City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers
Wednesday, December 17, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of October 28, 2025 Minutes
Approval of November 19, 2025 Minutes

III. EXTENSION REQUESTS

1. 31 & 39 MARKET STREET
The conversion of the existing office buildings at 31 and 39 Market Street to a mixed-use building with restaurants, box office/lobby space and office space of the first floors, and a total of 49 dwelling units of the upper floors, including construction of two additional stories on the building at 39 Market Street and the combining of the two lots into a single lot of record. Owner/Applicant: 31 Market LLC; Consultant: Natalie Quinn, KARC Planning Consultants; Grid # 6162-77-030072 and 031066; Zoning District: PID-HC; File #2024-061

2. 47-51 CANNON STREET:SITE PLAN
Construction of a 6-story mixed use building at 47-51 Cannon Street, with first floor restaurant/artisanal beverage production and 140 dwelling units on the upper stories. The proposal includes the demolition of two existing buildings and combining two lots of record into a single lot of record. Owner: 47 Cannon Street, LLC; Applicant: James Sullivan; Consultant: LRC Engineering & Surveying; Grid # 6162-77-086045 and 092041; Zoning District: PID-UV; File #2024-060

IV. REVIEW OF RESOLUTIONS

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 Bombardieri, Day Stokosa Engineering, PPLC; Grid #6162-55-257435; Zoning District: W-G File #PB2025-045

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

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

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

VI. SEQRA REVIEW

1. 49 & 85 CIVIC CENTER PLAZA: SITE PLAN

Application for site plan review for the expansion and reconfiguration of the existing accessory parking lots at 49 and 85 Civic Center Plaza. Owner/Applicant: Journal Plaza LLC/ Page Park Associates LLC; Consultant: KARC Planning, Kelly Libolt & LRC Group; Grid # 6162-69-065177 & 6162-69-090193; Zoning District: PID-B; File # PB2025-126

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 654 & 698 MAIN STREET, PARCELS 6161-33-526859 THROUGH 6161-33-567848 REYNOLDS AVENUE: SITE PLAN, SPECIAL PERMIT AND SUBDIVISION

Application for subdivision, site plan and special permit review relative to a proposed development that will include the reconfiguration of fourteen lots

of record into three lots. One lot, 654 Main Street, contains an existing building with a supermarket which will not be altered. Another lot, 698 Main Street, will contain a mixed-use building with commercial on the first floor and 7 dwelling units. The third lot will front Reynold Avenue and contain 28 dwelling units. The residential developments will contain usable open space. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties; Owner/Applicant: EFDS Realty Corp; Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6161-33-543870, 543870, 543864, 543859, 543858, 543857, 543856, 543855, 543854, 543853, 543852, 543851, 543850, 543849, 543848; Zoned: C-2A, R-4; File #PB2024-006

VIII. ADJOURNMENT

1. Meeting adjourned to January 27, 2026

The City of Poughkeepsie New York

Planning Board Meeting Minutes

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

I. ROLL CALL

Present: Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Holland

Excused: Member Egan, Member

Veltre Staff:
Joanna Longcore, Assistant Corporation Council
Europa McGovern, Commissioner of
Development Tyler Maegerle, City Planner
Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

1. Approval of September 23, 2025 meeting minutes

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

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

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

Presenting: Amy Bombardieri, Day Stokosa Engieering, PPLC

A motion to declare Lead Agency with regard to SEQRA was made by Member Andujar-McNeil and seconded by Member Holland.

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

A motion to establish a $1500 escrow was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of October 28, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Egan, Member Veltre
Result:	Passes

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

Presenting: Natalie Quin, KARC Planning Consultants, Inc.
Jason Anderson, ADG Architects

A motion to declare Lead Agency with regard to SEQRA was made by Member Andujar-McNeil and seconded by Member Holland.

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

A motion to establish a $3,000 escrow was made by Member Andujar-McNeil and seconded by Member Holland.

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

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.

Presenting: Ernie Martin, Owner

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

Minutes of October 28, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Egan, Member Veltre
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 Approve was made by Member Andujar-McNeil and seconded by Member Holland.

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

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

Presenting: Jason Lichwick, JL Architecture

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, Kirchener Realty, Inc.

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

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

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

Presenting: Mary Linge, Hudson River Housing, Inc.
Christian Moore, CPL Architecture, Engineering, Planning

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

Presenting: Natalie Quinn, KARC Planning Consultants, Inc.

Review moved to second application on agenda and adjourned by applicant to November meeting

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

Presenting: Bruce Phipps, PHI-TAN, LLC

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

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

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

Presenting: Robert Turner, Tinkelman Architecture
Shawn Curen, LRC Group

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

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

VI. BOARD BUSINESS

1. Approval of 2026 Meeting Dates

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

inutes of October 28, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Egan, Member Veltre
Result:	**Passed**

VII. ADJOURNMENT

1. Meeting Adjourned to WEDNESDAY , November 19.

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

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

KARC
PLANNING CONSULTANTS, INC.

November 24, 2025

Anne Saylor, Planning Board Chair
Lori Garcia, Board Administrative Assistant
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 31 & 39 Market Street
131300-6162-77-030072 & 131300-6162-77-031066
City of Poughkeepsie
Site Plan Approval Extension Request

Dear Chair Saylor & Ms. Garcia:

We respectfully request an extension of the site plan approval for 31 & 39 Market, originally granted on January 28, 2025, for the renovation of the buildings located on the referenced parcels. In addition to addressing remaining comments from the Engineering Department, the applicant has not yet received full approval from SHPO and NPS which is required for development of this historic property.

We kindly request to be placed on the December 17th, 2025 Planning Board meeting, if space permits.

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

Date: December 4, 2025

To: City of Poughkeepsie Planning Board
c/o Lori Garcia, Board Administrative Assistant
Development Department
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Request for Extension – 47-51 Cannon Street Site Plan Approval

Dear Ms. Garcia and Members of the Planning Board,

On behalf of James J Sullivan Corporation, I respectfully request an extension of the site plan approval for 47-51 Cannon Street.

The reason for this request is that we are awaiting decisions on two critical funding sources: the Downtown Revitalization Initiative (DRI) and the 2025 Consolidated Funding Application (CFA). These determinations are necessary to finalize the capital stack for the project. Once funding is secured, we will be in a position to promptly apply for the required building permit and move forward with construction.

We appreciate the Planning Board's consideration of this extension request and remain committed to fulfilling all conditions of approval.

Thank you for your time and assistance.

Sincerely,

Jim Sullivan
President

PO Box 305
Pawling, NY 12564

Tel: 845-380-1448
Fax: 877-889-2093
Jim@JSullivanCorp.com

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
1303
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):

_____

_____

_____

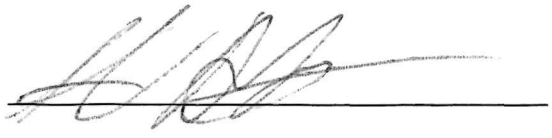
_____

_____

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.



Signature of Applicant

06/09/2025

Date

DAY STOKOSA
ENGINEERING P.C.

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

December 4, 2025

City of Poughkeepsie Planning Department
City of Poughkeepsie Zoning Department
62 Civic Center Plaza
Second Floor
Poughkeepsie, NY 12601

Re: 136 Parker Avenue
Amended Site Plan
ID: 371200 (refer to zoning request PD-2025-025)
Parcel: 131300-6162-55-257435

Chairwoman Saylor, Chairman Parker and Board Members,

In response to the recommendations during the site visit and from Chris Kroner (letter attached), there have been revisions to the elevations (also attached). The per-side first floor proposed transparency is now between 5% and 21%. The per-side second-floor transparency is between 6% and 16%.

We look forward to further discussing the project with Board Members at the upcoming meetings.

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

Sincerely,

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

November 25, 2025

City of Poughkeepsie Planning Board
Attn: Anne Saylor, Chairperson
63 Civic Center Plaza
Poughkeepsie, NY 12601

cc: Lori Garcia, City of Poughkeepsie

RE: 2025-045 136 Parker Avenue Architectural Review

MASS.

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,

MASS appreciates the opportunity to review the latest design discussions for the project proposed at Parker Avenue. We were able to have a site visit on November 18th to understand the project and context better in person. We offer the following comments to support the Board's ongoing review. These observations reflect both field conditions and the design considerations raised during our recent working session with the applicant.

We also want to acknowledge that this is a fascinating and unusual building situated within what remains a mixed use commercial/office/industrial corridor on Parker Avenue. Its late–20th century modern aesthetic gives it a distinct character—one that feels quirky, but not unloved—and we believe there is real value in enhancing these qualities rather than mitigating them. While zoning requirements understandably push for additional transparency and window openings, we also see architectural merit in the building's existing massing and its understated, monolithic expression. Our goal in offering these comments is to help the project evolve in a way that respects these idiosyncrasies while meeting contemporary code, safety, and planning requirements.

Balancing Transparency and Interior Constraints
As discussed, certain transparency goals for zoning requirements will need to be balanced with existing interior layout, plumbing locations, and structural conditions. We recommend that the applicant clearly document where windows are being added, retained, or relocated, and provide brief justification for each condition. This will help the Board evaluate compliance without ambiguity.

Window Types, Sizes, and Alignment
The applicant has begun studying a mix of window types—including gliders, casements, and fixed units. We encourage further refinement of this approach for clarity and consistency. Unless there's a great functional reasoning, we encourage using a single operable window type wherever feasible will help establish a coherent rhythm for the façade. At the one large exterior glass sliding door on the second floor for example, we encouraged the designer to think of replacing the opening with a three-part window to fit in the existing opening (ie. two lites above a horizontal window below) instead of trying to infill locations that will necessitate matching an aged exterior siding.

We also discussed the potential benefit of raising window heads so they align cleanly, reducing visual irregularities. If some window positions must remain due to interior constraints, we suggest illustrating these with dotted lines and annotating their “former positions” to help the Planning Board understand where functional requirements govern design choices.

For this particular building, we encouraged the use of darker frames—gray or dark bronze instead of white—as these would align with the building’s contemporary character and provide a cleaner overall appearance. Existing operable wood windows may be retained and painted to match.

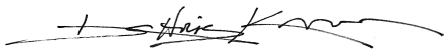
Entry Doors and Street-Facing Conditions
We encourage the applicant to consider upgrading the entry doors to better reflect the evolving design direction. A tall glass panel (perhaps frosted for privacy) might mate well proportionately with the windows, and a consistent color palette could significantly improve the building’s presentation and help reinforce a unified architectural language across the project. Where budget constraints are a concern, painting the existing doors in a coordinated color might still represent a meaningful improvement.

Landscape and Site Improvements
We note opportunities to reduce paved area and introduce more planted surfaces. Pulling back existing concrete, removing unnecessary hardscape, and adding green strips or small planting areas would help soften the building’s relationship to the street and address lot coverage concerns. These changes will also support better stormwater performance and meet ongoing goals for ecological awareness and responsiveness.

Material Condition and Exterior Repairs
Several existing angled wood surfaces on the building are showing signs of aging and deterioration. The applicant may want to explore repainting (at a minimum), replacing these materials, or even skinning over them with a second material (ie. metal roofing). We discussed introducing a secondary color—such as a darker gray or an off white—on these angled planes and adjacent surfaces so that they read volumetrically could add visual interest and strengthen the building’s overall composition.

MASS remains committed to assisting the applicant and the Planning Board as this project develops. We hope these preliminary comments support a clear, constructive path forward and contribute to the continued improvement of the Parker Avenue corridor.

Sincerely,



Chris Kroner
Principal

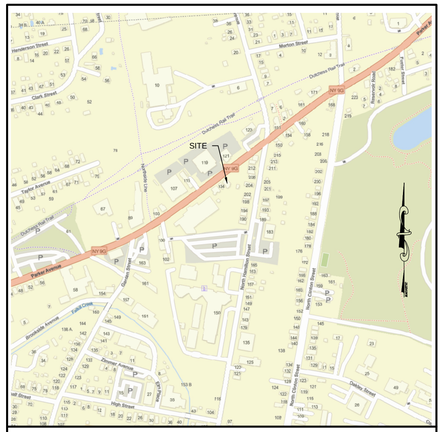
MASS.

1 Chandler Street Suite 101
Boston, MA 02116

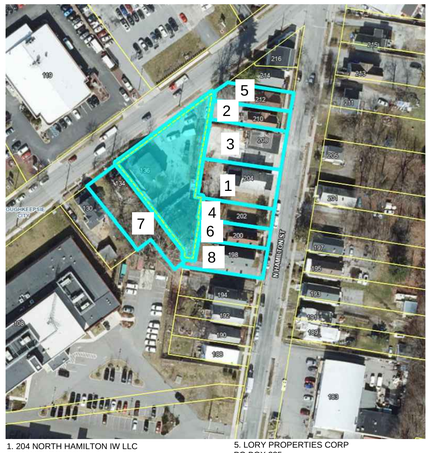
289 Main Street Suite 101
Poughkeepsie, NY 12601

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

massdesigngroup.org



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

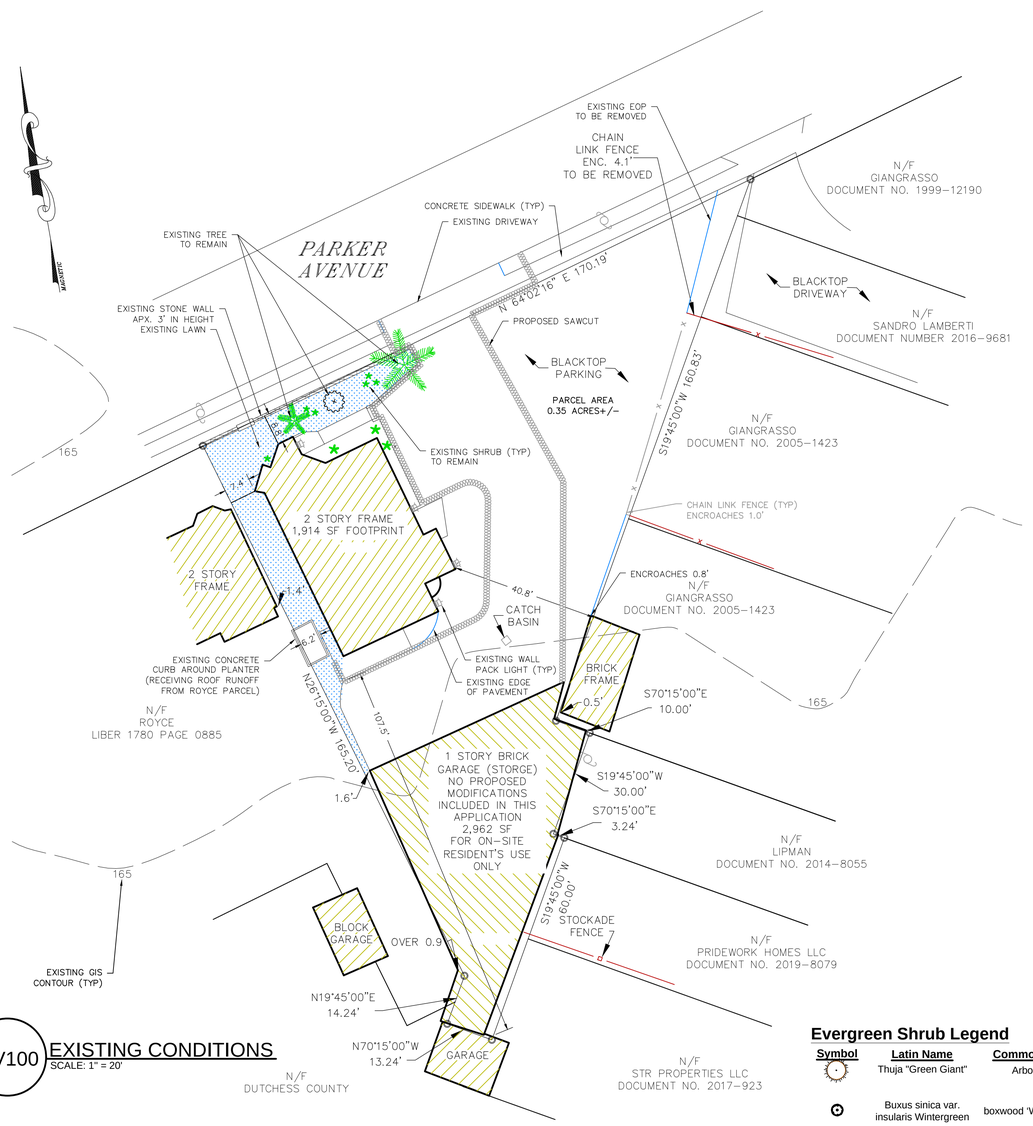
4. KENNETH A. LIPMAN
25 ALDA DR
POUGHKEEPSIE, NY 12603
FOR PROPERTY: 131300006162005526642 9

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

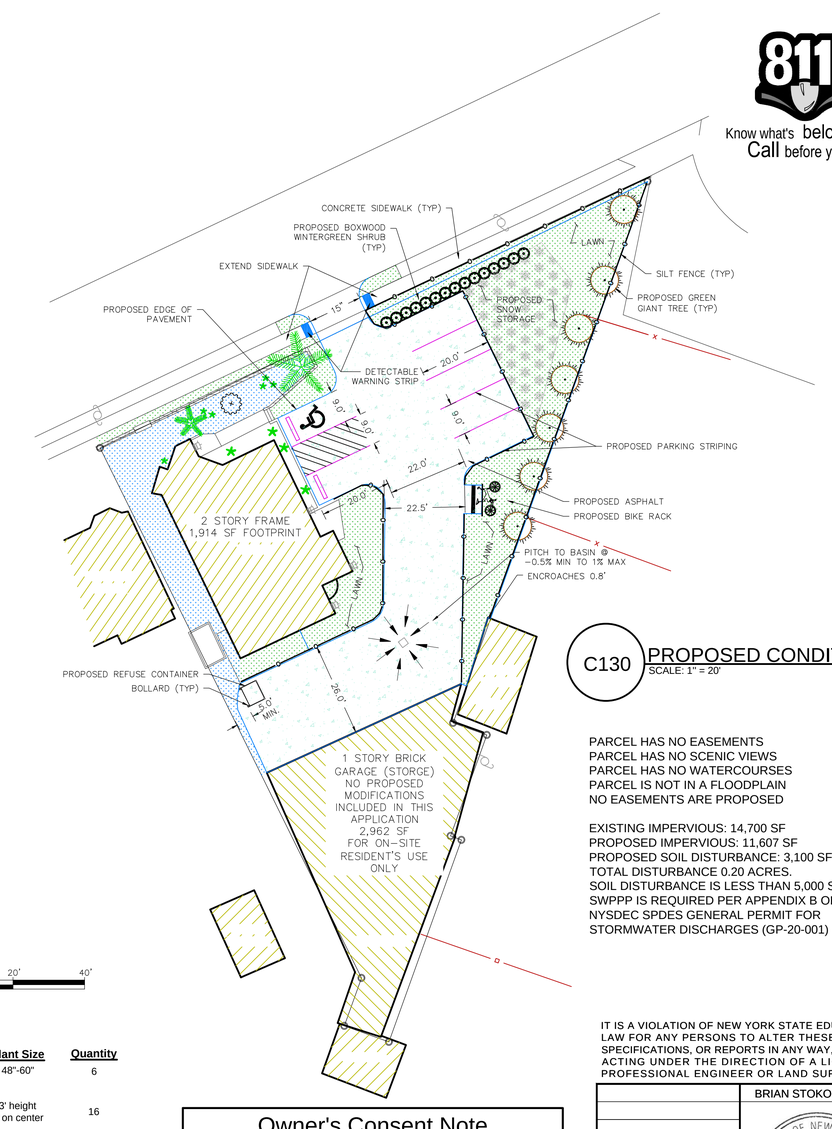
6. PRIDEWORK HOMES LLC
360 VIOLET AVE
STE 1
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300006162005526642 6

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'



C130 PROPOSED CONDITIONS SCALE: 1" = 20'

0 20' 40'

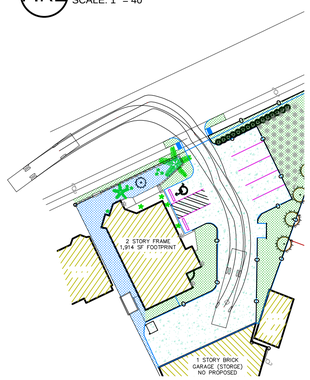
PARCEL HAS NO EASEMENTS
PARCEL HAS NO SCENIC VIEWS
PARCEL HAS NO WATERCOURSES
PARCEL IS NOT IN A FLOODPLAIN
NO EASEMENTS ARE PROPOSED

EXISTING IMPERVIOUS: 14,700 SF
PROPOSED IMPERVIOUS: 11,607 SF
PROPOSED SOIL DISTURBANCE: 3,100 SF
TOTAL DISTURBANCE 0.20 ACRES.
SOIL DISTURBANCE IS LESS THAN 5,000 SF; NO SWPPP IS REQUIRED PER APPENDIX B OF THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES (GP-20-001)

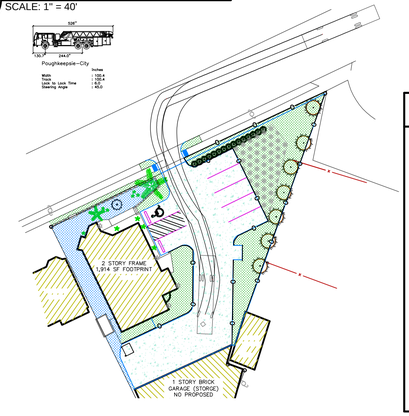
Evergreen Shrub Legend

Symbol	Latin Name	Common Name	Plant Size	Quantity
	Thuja "Green Giant"	Arborvitae	48"-60"	6
⊙	Buxus sinica var. insularis Wintergreen	boxwood 'Wintergreen'	3' height 3' on center	16

FIRE RIGHT TURN SCALE: 1" = 40'



FIRE LEFT TURN SCALE: 1" = 40'



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 / OWNER: DNH VALLEY, LLC SITE PLAN / 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	44.1%	64.6%**
UPPER STORY TRANSPARENCY	25% MIN	32.5%	45.7%**

*PRE-EXISTING NON-CONFORMANCE
**REQUIRES VARIANCE
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

Know what's below. Call before you dig.

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 08.14.2025
Project No. 2025.067 License No. 083970

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

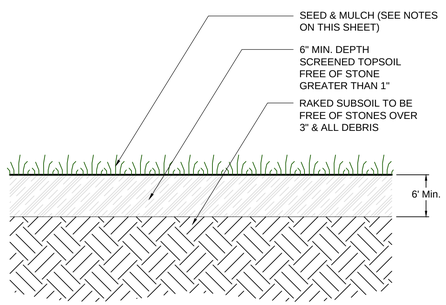
PROJECT
DNH VALLEY, LLC
CITY OF POUGHKEEPSIE DUTCHESS COUNTY, NY

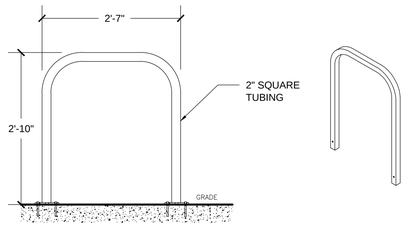
DRAWING
EXISTING / PROPOSED CONDITIONS

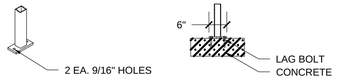
SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	C130
DATE	CHECKED BY	
06/09/2024	BJS	

SITE PLAN NOTES

1. *SIGNIFICANT OR BACK TO BACK SNOW EVENTS MAY REQUIRE MORE STORAGE CAPACITY THAN DEPICTED HEREIN. SUCH EVENTS MAY REQUIRE SNOW REMOVAL TO AN OFFSITE LOCATION BY A THIRD PARTY.*

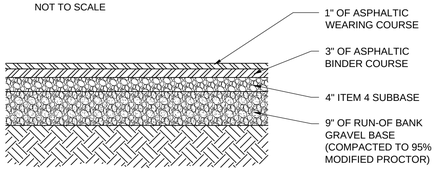






BIKE RACK DETAIL

NOT TO SCALE

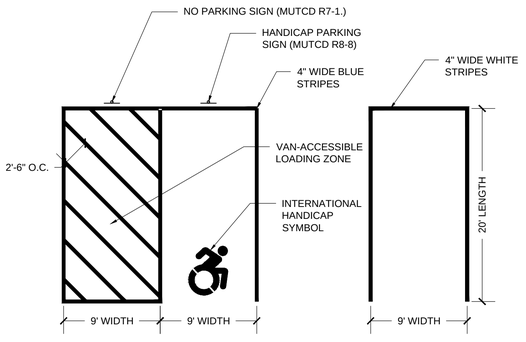


NOTE:

1. THICKNESS INDICATED REFERS TO COMPACTED MEASURE.
2. ALL NEW PAVEMENT SECTIONS OUTSIDE OF NYSDOT PAVING LIMITS TO CONFORM THE ABOVE REFERENCED CROSS SECTION.
3. INDUSTRY STANDARDS AND BEST PRACTICES SHALL BE FOLLOWED REGARDING INSTALLATION PROCEDURES AND ACCOMMODATING PREVAILING CONDITIONS.

PAVEMENT SECTION

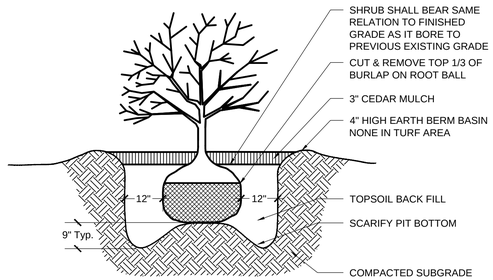
NOT TO SCALE



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

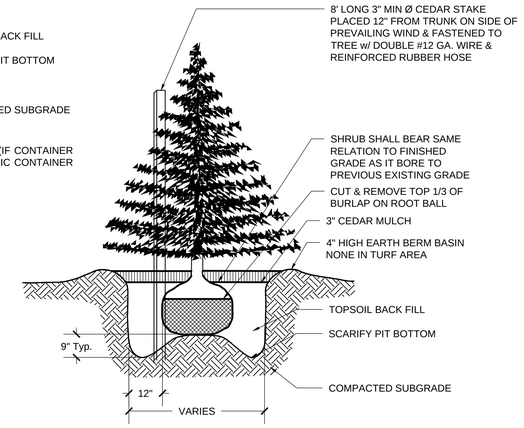
NOT TO SCALE



NOTES:
1. IF CONTAINERS ARE USED CAREFULLY REMOVE TOP 1/3 OF CONTAINER (IF CONTAINER IS NON-ORGANIC, REMOVE COMPLETELY). CUT VARIOUS SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION (OR REMOVE CONTAINER BOTTOM).
2. DO NOT ALLOW ANY PORTION OF CONTAINER TO REMAIN EXPOSED.
3. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.

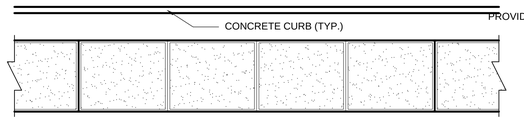
4 SHRUB PLANTING DETAIL

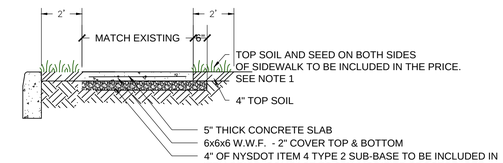
NOT TO SCALE



3 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

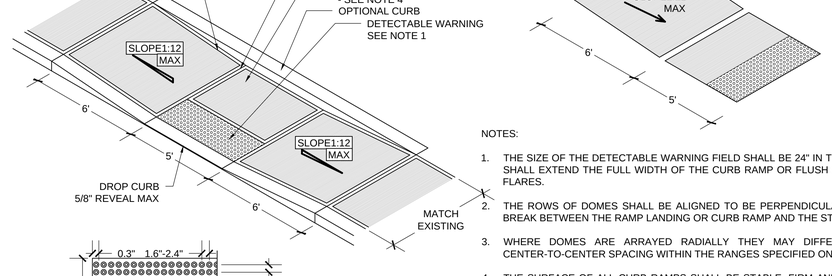




NOTE:
1. ALL CONCRETE SHALL HAVE A 28 COMPRESSIVE STRENGTH OF 4,000 PSI
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHKEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APPROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAID UNDER APPROPRIATE ITEMS.
3. UPON COMPLETION OF CURBING ALL CONCRETE SURFACES SHALL BE COATED WITH SODIUM CHLORIDE INHIBITING SEALER AS REQ'D.

CAST-IN-PLACE CONCRETE SIDEWALK

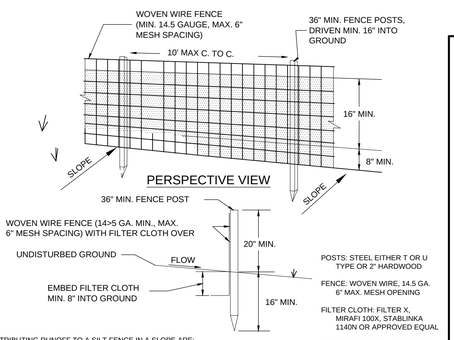
NOT TO SCALE



NOTES:
1. 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.
2. 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.
3. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
4. 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 SURFACE, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
5. ALL DETAILS, NOTES AND SPECIFICATIONS NOTED ON THE "CAST-IN-PLACE CONCRETE SIDEWALK" DETAILS SHALL APPLY UNLESS OTHERWISE NOTED

ADA CURB RAMP DETAIL

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1) WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER T OR U TYPE OR HARDWOOD.

2) FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

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

4) PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

5) MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCING DETAIL

NOT TO SCALE

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

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

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

LANDSCAPE NOTES:

NO TRESS OR SHRUBS SHALL BE PLANTED ON EXISTING FOR PROPOSED UTILITY LINES

THE OWNER IS RESPONSIBLE FOR MAINTAINING THE SITE LANDSCAPING AS SHOWN ON THE APPROVED SITE PLAN THROUGHOUT THE DURATION OF USE.

THE LANDSCAPE CONTRACTOR SHALL CAREFULLY CORRELATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.

THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.

THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.

THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE. ALL LANDSCAPED AREAS MULCHED UNLESS OTHERWISE NOTED.

WARRANTY:
ALL PLANT MATERIAL (LAWNS, TREES, SHRUBS, ETC.) AND PLANTING SUPPLIES (EDGING, BARK, MULCH, ETC.) SHALL BE WARRANTED FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF COMPLETION OF THE LANDSCAPING INSTALLATION. ALL REPLACEMENT STOCK SHALL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. ANY DAMAGE DUE TO REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR. AT THE END OF THE WARRANTY PERIOD, INSPECTIONS SHALL BE MADE JOINTLY BY LANDSCAPE ARCHITECT, OWNER, TENANT AND LANDSCAPE CONTRACTOR. ALL PLANT AND LAWN AREAS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTS AND TURF COVER OF A LIKE KIND AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON.

SPECIES AND VARIETY AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY AND AS DEFINED WITHIN THE CURRENT EDITION OF INTERNATIONAL CODE OF NOMENCLATURE FOR CULTIVATED PLANTS, ISSUED BY THE INTERNATIONAL UNION OF BIOLOGICAL SCIENCES. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT TENANT'S LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALD, WINDBURN, ABRASION, AND HARMFUL INSECTS AND INSECT EGGS; AND SHALL HAVE HEALTHY, NORMAL, UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS AR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED SHALL BE USED. PLANTS BUDDING INTO LEAF OR HAVING SOFT GROWTH SHALL BE SPRAYED WITH AND ANTI-DESICCANT AT THE NURSERY BEFORE DIGGING.

ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE.

LANDSCAPING NOTES

SEED:

EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%
CREEPING RED FESCUE	40%
RYE GRASS	20%

GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.

SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.

SEED SHALL BE A BLEND OF CERTIFIED LAWN GRASS AND/OR GROUND COVER PLANT SEEDS COMMON TO THE SITE LOCATION.
PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH ESTABLISHED TOLERANCES FOR GERMINATION AND PURITY IN

ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE LATEST EDITION OF THE FEDERAL SEED ACT, SEED SHALL BE MIXED BY THE DEALER AND SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS WHICH SHALL BEAR THE DEALER'S GUARANTEED ANALYSIS.

MULCHES FOR PLANTINGS:
SHREDDED BARK MULCH, MEDIUM SIZE, FROM HARDWOOD TREES. NO PIECES OVER TWO INCHES (2") IN GREATEST DIMENSION. FREE FROM SAWDUST, STONES, DEBRIS, AND DELETERIOUS MATERIALS.

ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
ALL AREAS OF SITE NOT OCCUPIED BY BUILDINGS OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE SEEDED.

NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

LONGTERM PLANTING MAINTENANCE NOTES
THE OWNER/OPERATOR SHALL BE RESPONSIBLE FOR THE LONG-TERM MONITORING AND MAINTENANCE OF THE PLANTINGS WITHIN THE THE SITE IN PERPETUITY AND TO THE SATISFACTION OF THE MUNICIPALITY.

THE COVERAGE OF THE SEEDED AREAS SHALL BE UNIFORM WITH NO BARE AREAS LARGER THAN ONE-HALF SQUARE FEET.

THE ACCEPTABLE DENSITY OF COVERAGE SHALL BE A MINIMUM OF EIGHTY-FIVE PERCENT (85%) OF LANDSCAPE QUANTITY PLANTS SHOWN ON THE APPROVED PLANTING PLAN. IF LESS THAN EIGHTY-FIVE (85%) OF A PARTICULAR PLANT SPECIES SURVIVES, REPLACEMENT WITH SAME AND/OR ALTERNATIVE PLANT SPECIES ACCEPTABLE TO THE CITY PLANNING BOARD SHALL OCCUR, SERVING THE INTENDED FUNCTION OF THE ORIGINALLY PROPOSED PLANTINGS.

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

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.

Owner's Consent Note

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

OWNER DATE

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

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 / OWNER: DNH VALLEY, LLC SITE PLAN / 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):

BRIAN STOKOSA, PE

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

Revisions	08.14.2025
Project No.	2025.067
	License No. 083970

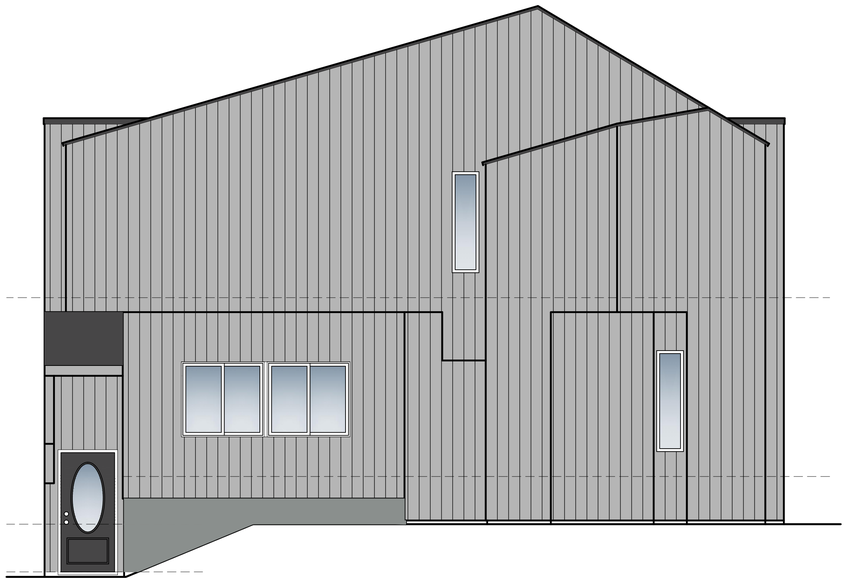
DAY | STOKOSA ENGINEERING P.C.

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

PROJECT
DNH VALLEY, LLC
CITY OF POUGHKEEPSIE DUTCHESS COUNTY, NY

DRAWING
DETAILS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	C500
DATE	CHECKED BY	
06/09/2024	BJS	



FRONT ELEVATION (NORTH FACING)

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

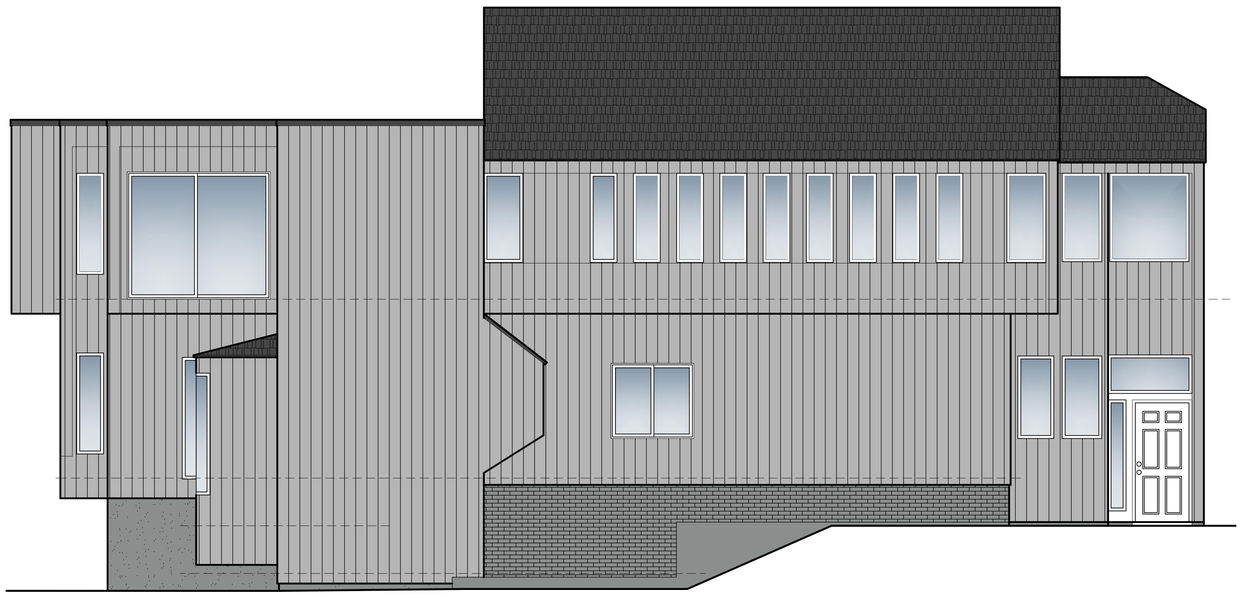


RIGHT SIDE ELEVATION (WEST FACING)

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

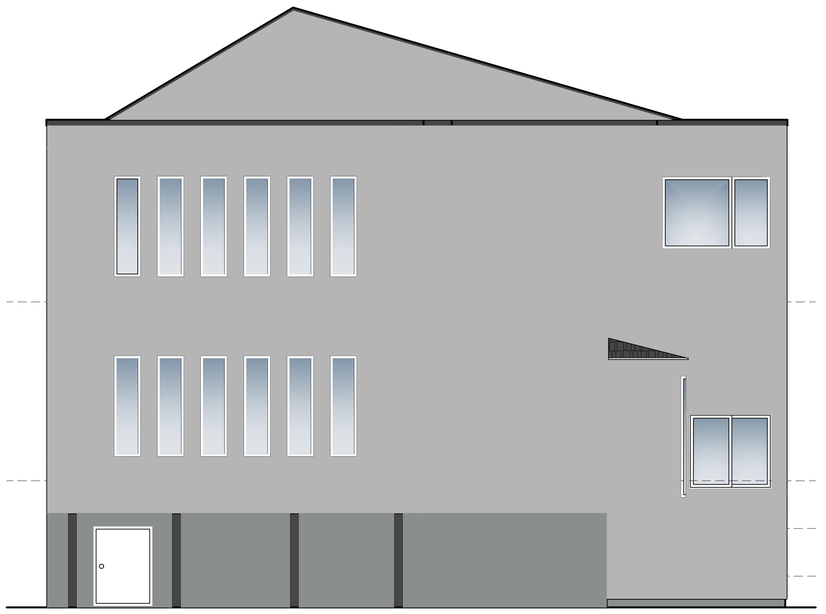
MATERIALS LIST

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

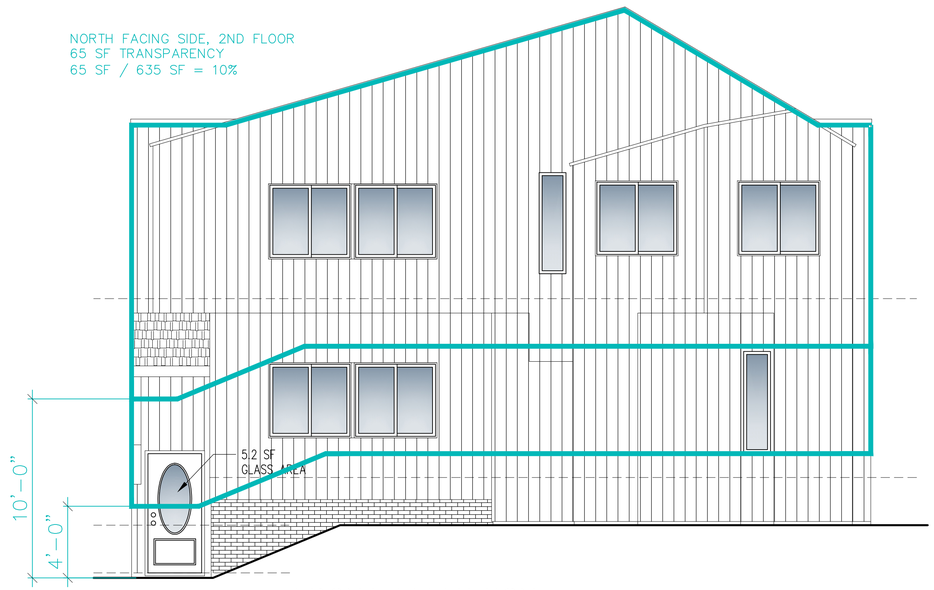
City of Poughkeepsie Dutchess County, New York

DRAWING

EXISTING ELEVATIONS

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

NORTH FACING SIDE, 2ND FLOOR
65 SF TRANSPARENCY
65 SF / 635 SF = 10%

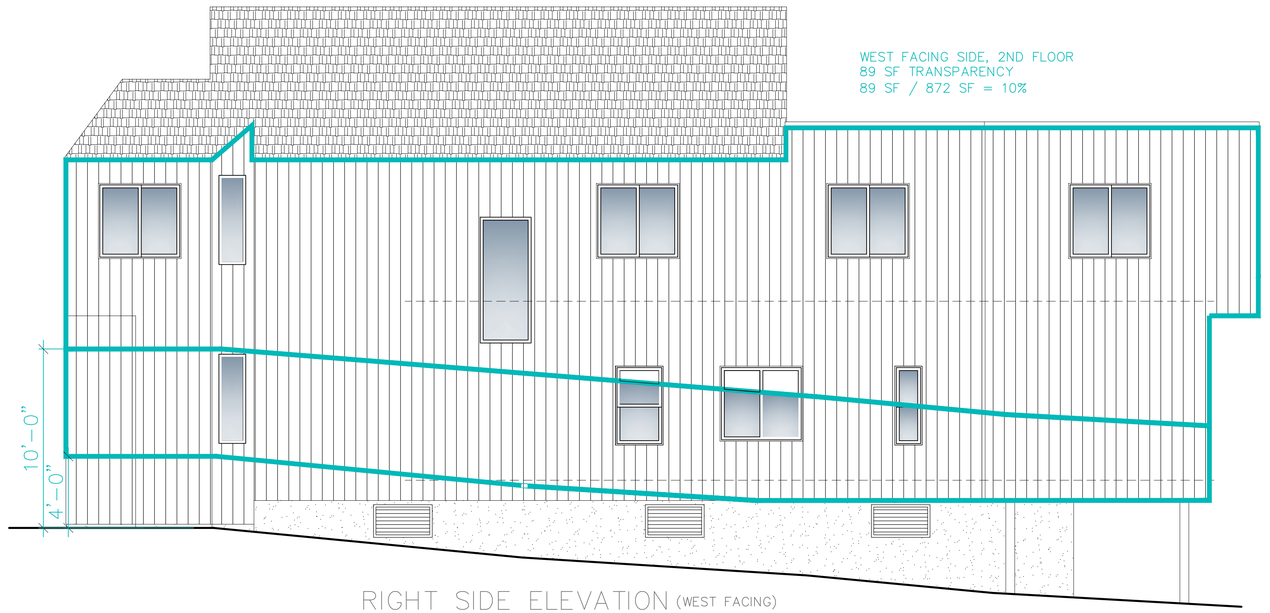


FRONT ELEVATION (NORTH FACING)

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

NORTH FACING SIDE, 1ST FLOOR
40 SF TRANSPARENCY
40 SF / 251 SF = 16%

WEST FACING SIDE, 2ND FLOOR
89 SF TRANSPARENCY
89 SF / 872 SF = 10%



RIGHT SIDE ELEVATION (WEST FACING)

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

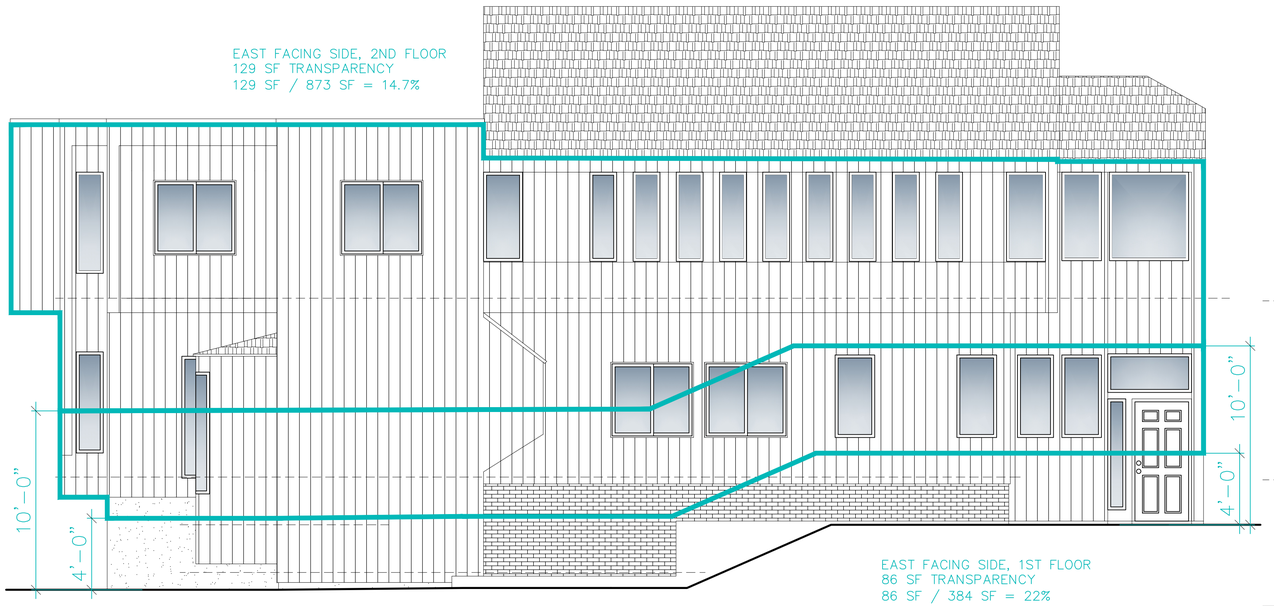
WEST FACING SIDE, 1ST FLOOR
24 SF TRANSPARENCY
24 SF / 363 SF 6.6%

TRANSPARENCY
THE ABILITY TO TRANSMIT LIGHT SO OBJECTS ON THE OTHER SIDE OF THE MATERIAL ARE VISIBLE. AS APPLIED TO WINDOWS, THE TRANSPARENT MATERIAL MUST PIERCE THE BUILDING FACADE WITH A MINIMUM DISTANCE OF 4 FEET MAINTAINED FREE OF BUILDING MATERIALS, SHELVING OR OTHER IMPEDIMENT SO THAT VIEWS ARE PROVIDED INTO AND OUT OF THE BUILDING. GROUND FLOOR TRANSPARENCY IS MEASURED BETWEEN 4 FEET AND 10 FEET FROM FINISHED GRADE OR SIDEWALK.
TRANSIENT/TEMPORARY

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)
Transparency 1st floor: 65.6%
Transparency 2nd floor: 45.7%

EAST FACING SIDE, 2ND FLOOR
129 SF TRANSPARENCY
129 SF / 873 SF = 14.7%

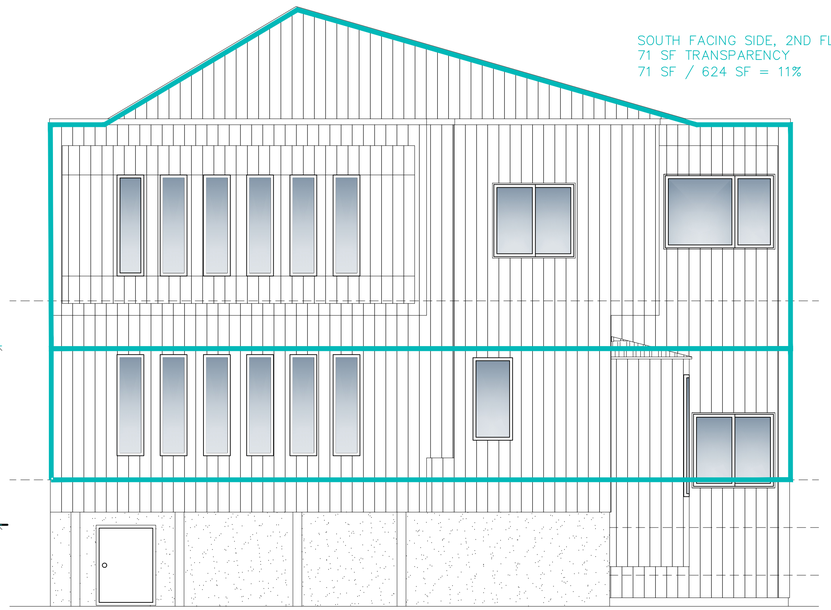


LEFT SIDE ELEVATION (EAST FACING)

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

EAST FACING SIDE, 1ST FLOOR
86 SF TRANSPARENCY
86 SF / 384 SF = 22%

SOUTH FACING SIDE, 2ND FLOOR
71 SF TRANSPARENCY
71 SF / 624 SF = 11%



REAR ELEVATION (SOUTH FACING)

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

SOUTH FACING SIDE, 1ST FLOOR
60 SF TRANSPARENCY
60 SF / 303 SF = 20%

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Brian J. Stokosa, PE

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

Revisions
August 14, 2025
July 23, 2025

Project No. 2024:067

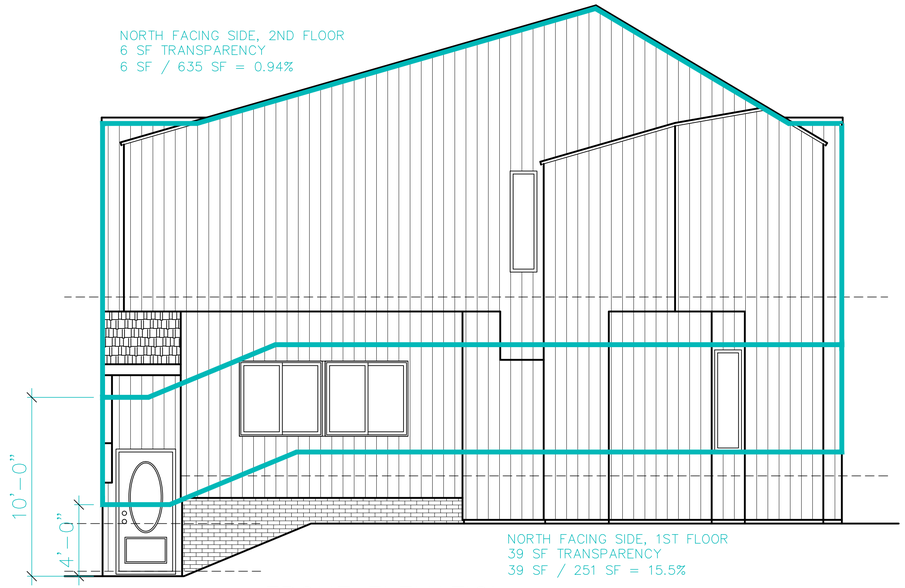
License No. 083970

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

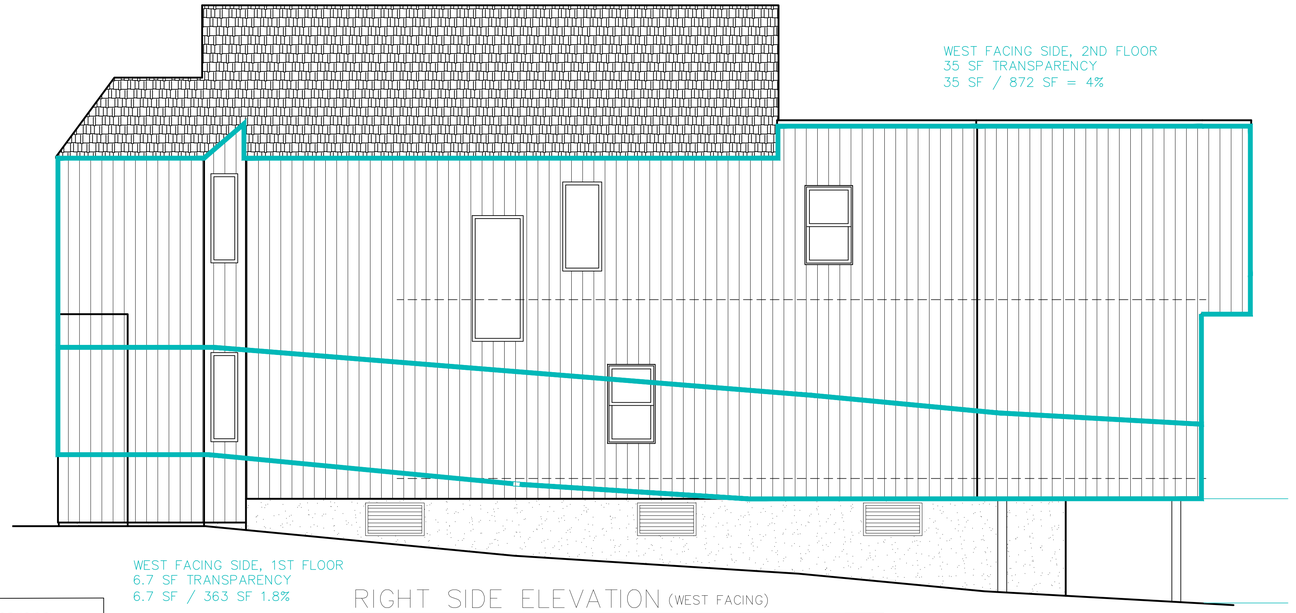
DRAWING
PROPOSED ELEVATIONS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	GPL	P200
DATE 04-24-25	CHECKED BY BJS	



FRONT ELEVATION (NORTH FACING)

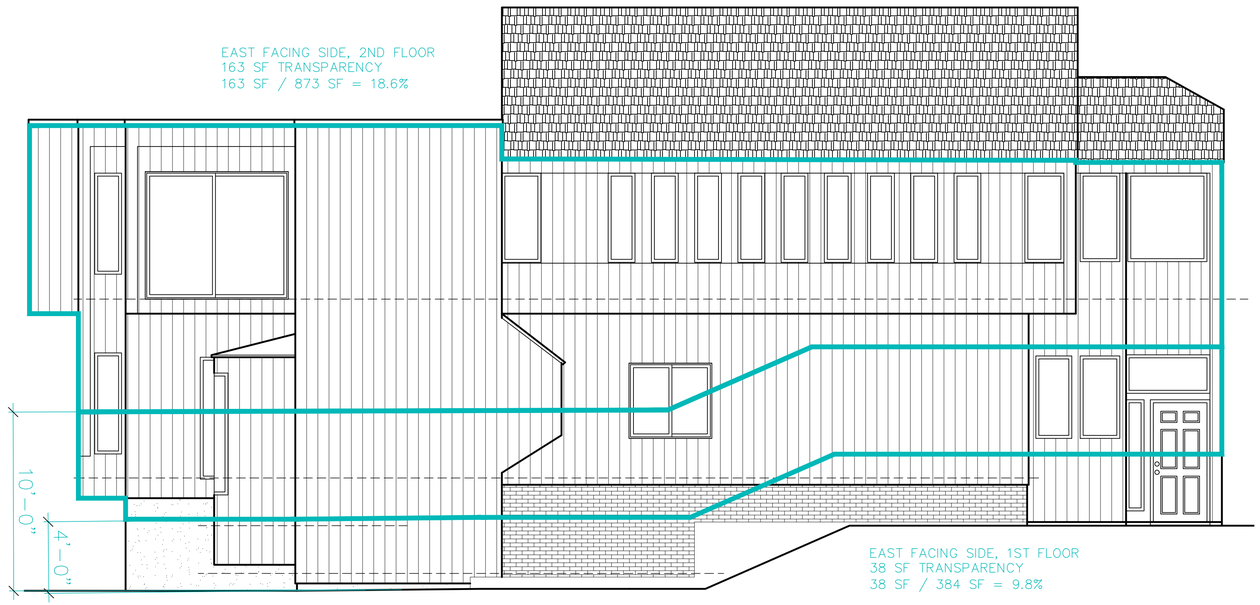
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION (WEST FACING)

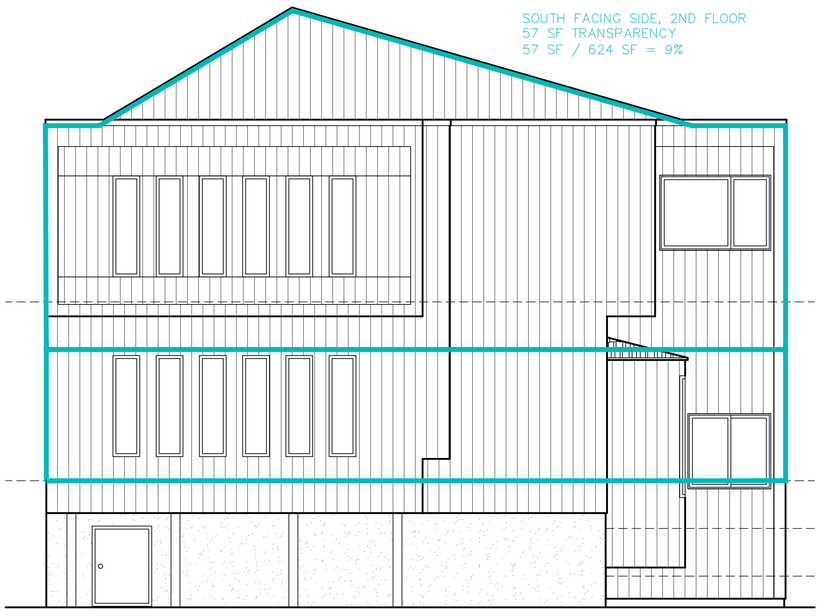
SCALE: 1/4" = 1'-0"

Existing Transparency
Transparency 1st floor: 44.1%
Transparency 2nd floor: 32.54%



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
License No. 083970

December 3, 2025
Revisions July 22, 2025
Project No. 2024:067

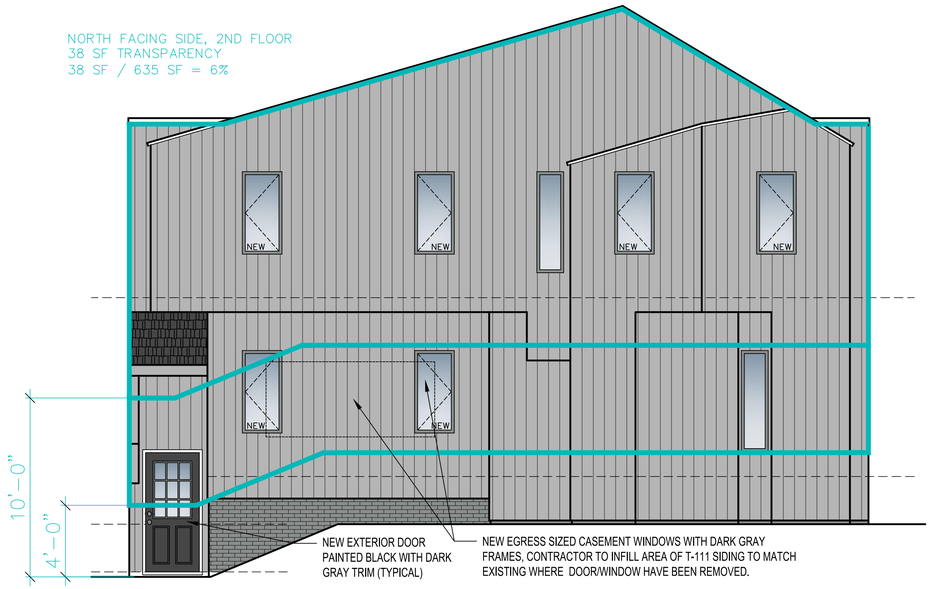
DAY|STOKOSA ENGINEERING P.C.
3 Van Wyck
Wappingers Falls, New York 12590
(845)-223-3202

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	

NORTH FACING SIDE, 2ND FLOOR
38 SF TRANSPARENCY
38 SF / 635 SF = 6%



NORTH FACING SIDE, 1ST FLOOR
22 SF TRANSPARENCY
22 SF / 251 SF = 9%

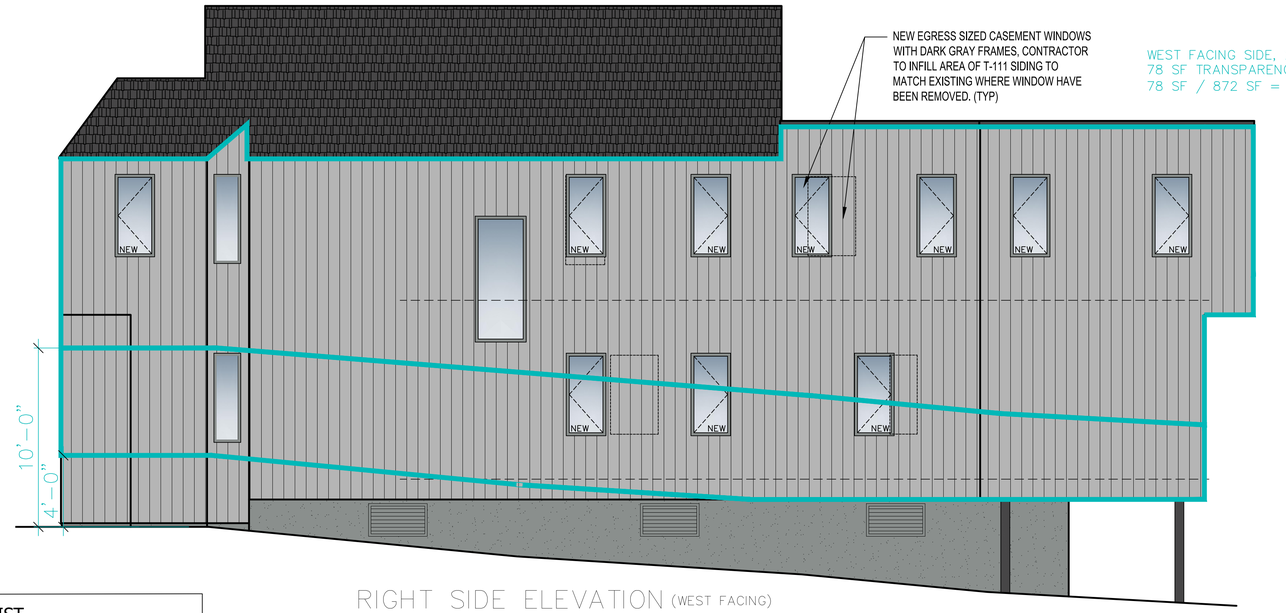
FRONT ELEVATION (NORTH FACING)

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

TRANSPARENCY
THE ABILITY TO TRANSMIT LIGHT SO OBJECTS ON THE OTHER SIDE OF THE MATERIAL ARE VISIBLE. AS APPLIED TO WINDOWS, THE TRANSPARENT MATERIAL MUST PIERCE THE BUILDING FACADE WITH A MINIMUM DISTANCE OF 4 FEET MAINTAINED FREE OF BUILDING MATERIALS, SHELVING OR OTHER IMPEDIMENT SO THAT VIEWS ARE PROVIDED INTO AND OUT OF THE BUILDING. GROUND FLOOR TRANSPARENCY IS MEASURED BETWEEN 4 FEET AND 10 FEET FROM FINISHED GRADE OR SIDEWALK.
TRANSIENT/TEMPORARY

MATERIALS LIST

Roof: Tamko-Architectural Shingles in Black
(Existing to remain, New on low slopes)
Siding: Painted wood siding to remain.
(New infilled siding to be painted to match.)
Windows: Exterior cladding in Gray
(New windows to be added for egress)
Entry Doors: Exterior Insulated Fiberglass
(New doors to be painted black)
Transparency 1st floor: 55.6% (11.5% Increase)
Transparency 2nd floor: 42.25% (9.71% Increase)

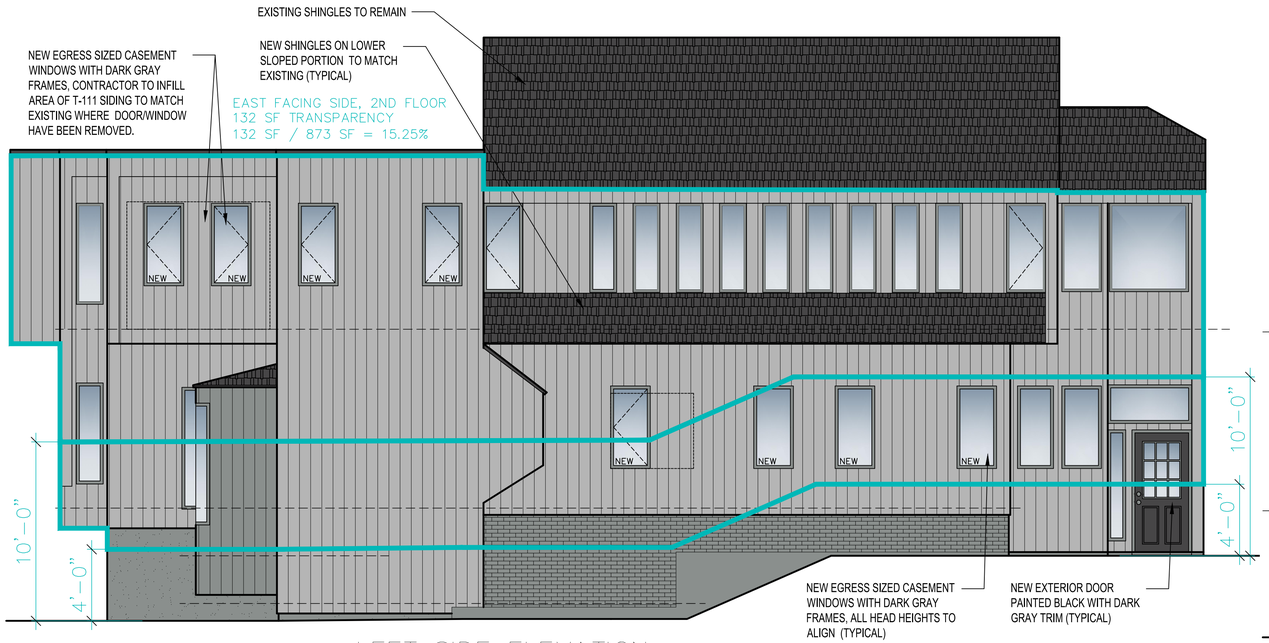


WEST FACING SIDE, 2ND FLOOR
78 SF TRANSPARENCY
78 SF / 872 SF = 9%

RIGHT SIDE ELEVATION (WEST FACING)

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

WEST FACING SIDE, 1ST FLOOR
20 SF TRANSPARENCY
20 SF / 363 SF 5.6%

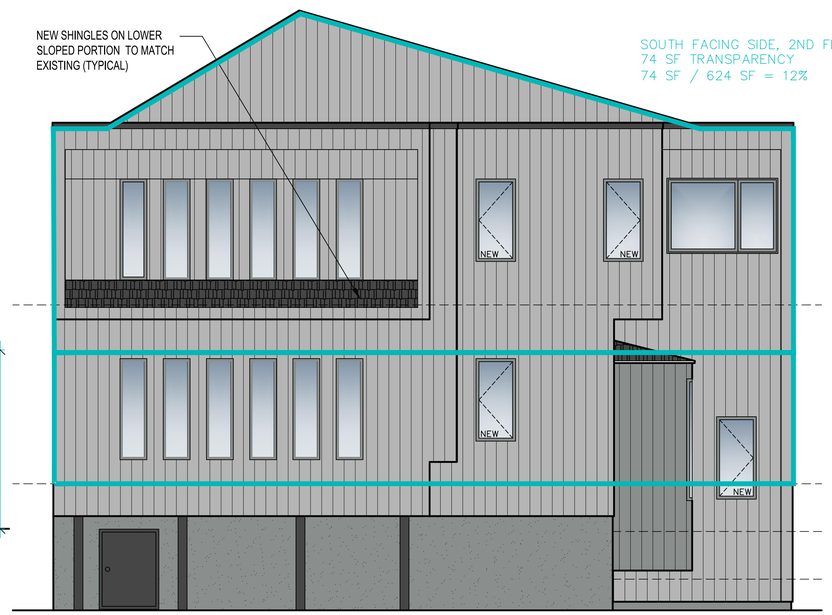


EAST FACING SIDE, 2ND FLOOR
132 SF TRANSPARENCY
132 SF / 873 SF = 15.25%

LEFT SIDE ELEVATION (EAST FACING)

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

EAST FACING SIDE, 1ST FLOOR
79 SF TRANSPARENCY
79 SF / 384 SF = 21%



SOUTH FACING SIDE, 2ND FLOOR
74 SF TRANSPARENCY
74 SF / 624 SF = 12%

REAR ELEVATION (SOUTH FACING)

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

SOUTH FACING SIDE, 1ST FLOOR
60 SF TRANSPARENCY
60 SF / 303 SF = 20%

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Brian J. Stokosa, PE

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

December 3, 2025
August 14, 2025
Revisions July 23, 2025
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
PROPOSED ELEVATIONS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	GPL	P200
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 (requiring area variances)

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, reduction in existing impervious, increase in lawn area and vegetative plantings.
Exterior changes to the building will result in greater transparency by adding numerous windows on both levels and all sides.

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: City Planning, Zoning Boards, City Building Department	☐	☑

3. a. Total acreage of the site of the proposed action? 0.35 acres
   b. Total acreage to be physically disturbed? .20 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?	☑	☐
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)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
~~1~~9. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe: See below and attached		

From 01/1970 - 11/2025 no spills are listed on the NYSDEC website on this site (136 Parker Avenue). Three spills were listed for 150 Parker Ave; 9516288, 9606536 and 1508880 in 1996 and 2015. The spill site (150 Parker) is apx. 275' to the NE of 136 Parker.

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

Applicant/sponsor/name: Amy Bombardieri Date: 09.09.25 Revised 11.11.2025

Signature: _____ Title: Agent for Applicant

PRINT FORM

An official website of New York State.
Here's how you know

Search Results from Environmental Remediation Databases

No search results found for the following criteria:
Site Name:
Program: All Programs
Site Class: All Classes
County: Dutchess
Region: 3
City: Poughkeepsie
Street: 136 Parker
Control Type: All
Engineering Controls: All
Institutional Controls: All

Refine This Search

November 25, 2025

City of Poughkeepsie Planning Board
Attn: Anne Saylor, Chairperson
63 Civic Center Plaza
Poughkeepsie, NY 12601

cc: Lori Garcia, City of Poughkeepsie

RE: 2025-045 136 Parker Avenue Architectural Review

MASS.

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,

MASS appreciates the opportunity to review the latest design discussions for the project proposed at Parker Avenue. We were able to have a site visit on November 18th to understand the project and context better in person. We offer the following comments to support the Board's ongoing review. These observations reflect both field conditions and the design considerations raised during our recent working session with the applicant.

We also want to acknowledge that this is a fascinating and unusual building situated within what remains a mixed use commercial/office/industrial corridor on Parker Avenue. Its late–20th century modern aesthetic gives it a distinct character—one that feels quirky, but not unloved—and we believe there is real value in enhancing these qualities rather than mitigating them. While zoning requirements understandably push for additional transparency and window openings, we also see architectural merit in the building's existing massing and its understated, monolithic expression. Our goal in offering these comments is to help the project evolve in a way that respects these idiosyncrasies while meeting contemporary code, safety, and planning requirements.

Balancing Transparency and Interior Constraints
As discussed, certain transparency goals for zoning requirements will need to be balanced with existing interior layout, plumbing locations, and structural conditions. We recommend that the applicant clearly document where windows are being added, retained, or relocated, and provide brief justification for each condition. This will help the Board evaluate compliance without ambiguity.

Window Types, Sizes, and Alignment
The applicant has begun studying a mix of window types—including gliders, casements, and fixed units. We encourage further refinement of this approach for clarity and consistency. Unless there's a great functional reasoning, we encourage using a single operable window type wherever feasible will help establish a coherent rhythm for the façade. At the one large exterior glass sliding door on the second floor for example, we encouraged the designer to think of replacing the opening with a three-part window to fit in the existing opening (ie. two lites above a horizontal window below) instead of trying to infill locations that will necessitate matching an aged exterior siding.

We also discussed the potential benefit of raising window heads so they align cleanly, reducing visual irregularities. If some window positions must remain due to interior constraints, we suggest illustrating these with dotted lines and annotating their “former positions” to help the Planning Board understand where functional requirements govern design choices.

For this particular building, we encouraged the use of darker frames—gray or dark bronze instead of white—as these would align with the building’s contemporary character and provide a cleaner overall appearance. Existing operable wood windows may be retained and painted to match.

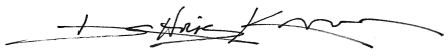
Entry Doors and Street-Facing Conditions
We encourage the applicant to consider upgrading the entry doors to better reflect the evolving design direction. A tall glass panel (perhaps frosted for privacy) might mate well proportionately with the windows, and a consistent color palette could significantly improve the building’s presentation and help reinforce a unified architectural language across the project. Where budget constraints are a concern, painting the existing doors in a coordinated color might still represent a meaningful improvement.

Landscape and Site Improvements
We note opportunities to reduce paved area and introduce more planted surfaces. Pulling back existing concrete, removing unnecessary hardscape, and adding green strips or small planting areas would help soften the building’s relationship to the street and address lot coverage concerns. These changes will also support better stormwater performance and meet ongoing goals for ecological awareness and responsiveness.

Material Condition and Exterior Repairs
Several existing angled wood surfaces on the building are showing signs of aging and deterioration. The applicant may want to explore repainting (at a minimum), replacing these materials, or even skinning over them with a second material (ie. metal roofing). We discussed introducing a secondary color—such as a darker gray or an off white—on these angled planes and adjacent surfaces so that they read volumetrically could add visual interest and strengthen the building’s overall composition.

MASS remains committed to assisting the applicant and the Planning Board as this project develops. We hope these preliminary comments support a clear, constructive path forward and contribute to the continued improvement of the Parker Avenue corridor.

Sincerely,



Chris Kroner
Principal

MASS.

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

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): **2574350000**

Project Name: **136 Parker Ave**

Applicant: **Hammad Ahmed**

Address of Property: **136 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: **11/4/2025**	Notes:	☐ Major Project
Date Received: **11/5/2025**		Referral #: **ZR25-324**
Date Requested:		
Date Required: **12/5/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **11/17/2025**		

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

November 17, 2025

To: Planning Board, City of Poughkeepsie
Re: ZR25-324, 136 Parker Ave
Parcel: 257435

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 convert an existing office building into a 5-unit multifamily building.

COMMENTS

- An accessible parking space is provided, but it is not clear if an accessible path is provided to one or more entrances. If it is, that should be noted.

- No lighting is shown. If any building-mounted fixtures are proposed, that should be shown and the fixtures should be dark-sky compliant with a maximum color temperature of 3,000K.

- A bike rack is provided. Bike parking at multifamily housing sites should be considered long-term parking, and a roof or enclosure is strongly suggested.

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
DEVELOPMENT DEPARTMENT
DECEMBER 17, 2025

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 Bombardieri, Day Stokosa Engineering, PPLC; Grid #6162-55-257435; Zoning District: W-G File #PB2025-045

Project Description
The project has been determined to be an ~~Unlisted~~ Type II Action under SEQRA.

Recommendation

- Applicant has indicated that the property is vacant, in turn staff has re evaluated the SEQRA action from Unlisted to Type 2 under 617.5(c)(18) "reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part;
- The ZBA has approved area variances regarding upper and ground story transparency.
- Review architectural review letter and revisions to elevations.

Project History
Application Received 6/13/25
Lead Agency Declared 10/28/25, Revised to a Type II action which no longer needs Neg Dec
Escrow established for $1,500 10/28/25

Documents Entered into Record

Date	Description	Author	Comments
6/13/25	Application	Hammad Ahmed	5 unit conversion
6/13/25	Letter	Amy Bombardi, Day Stokosa Engineering, PPLC	Cover Letter describing project
6/13/25	SEQRA	Amy Bombardi, Day Stokosa Engineering, PPLC	Short EAF

6/13/25	Site Plan	Day Stokosa Engineering, PPLC	C130, EX200
9/10/25	Site Plan	Day Stokosa Engineering, PPLC	C130, C500, EX200, P200
11/10/25	Letter	Amy Bombardi, Day Stokosa Engineering, PPLC	
11/10/25	SEQRA	Amy Bombardi, Day Stokosa Engineering, PPLC	Short EAF

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	
11/18/25	Eric Philipp, COP Bldg Inspector	ok
11/17/25	Dylan Tuttle, DC Dept of Planning	Comments

Motions and Resolutions;

With regard to the City's file number #2025-045, 136 Parker Avenue;

If the Board feels the applicant has provided sufficient information regarding the proposed project they may move on the drafted resolution/denial OR the Board may request the applicant to submit further documentation.

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

6116 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: _____

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

RECEIVED
JUN 24 2025
By YC

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: _____

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

December 3, 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:

CPL is submitting the materials referenced at the end of this letter for consideration by the Planning Board for the upcoming regular meeting schedule for the 17th of December. We have made minor revisions to the site plan as follows:

1. Minor adjustments to site lighting.
2. The building footprint has been modified as per ongoing discussions with the City's architectural consultant.

We are awaiting responses from the City Engineering department regarding plan changes that were submitted in November. Enclosed with this cover letter are (6) copies of the following submission materials:

- Site Plan Set, 21 sheets, rev. 12/02/2025
- Revised building elevations prepared by Coppola Associates, rev 12/02/2025
- Proposed landscaping planting palette
- Parking research memorandum prepared by Hudson River Housing

The above materials have also been provided electronically on the enclosed flash drive. We look forward to discussing this project with the Board at the December Planning Board meeting. Should you have any questions or need additional information, please call me at (845) 686-2330 or by e-mail at *cmoore@cplteam.com*.

Very truly yours,

Christian T. Moore, P.E.
Sr. Engineering Project Manager
Enc.
Cc: Mary Linge, HRH; File

HUDSON RIVER HOUSING
WINDOWS ON MAIN
MIXED-USE SITE PLAN
DESIGN
DECEMBER 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
C206	LIGHTING PLAN
C300	DETAILS 1
C301	DETAILS 2
C302	DETAILS 3
C303	DETAILS 4
C304	DETAILS 5
C305	DETAILS 6
C306	DETAILS 7
L001	LANDSCAPE NOTES
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS

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 PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED AT THE PLANNING BOARD MEETING HELD THE ___ DAY OF ___ 2025
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

OWNER CONSENT

THE UNDERSIGNED OWNER(S) OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH ALL PLANS LISTED ON THE DRAWING LIST, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAT IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS..

OWNER SIGNATURE DATE

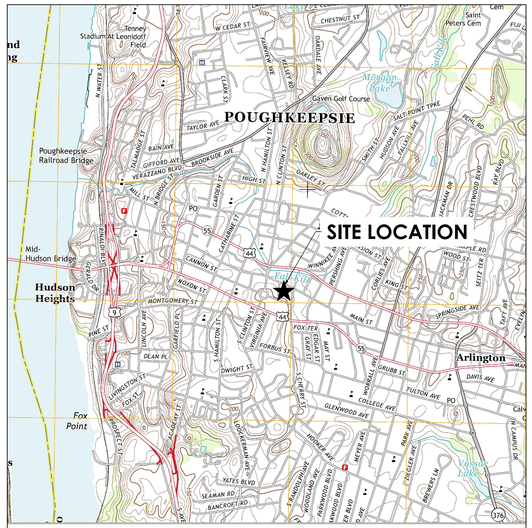
FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

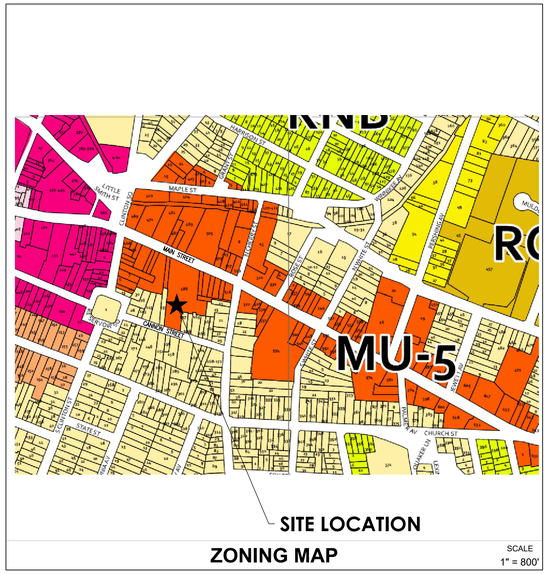
CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS



Location Map:

SCALE:1"=2000'



ZONING MAP

SCALE
1" = 800'

City of Poughkeepsie

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
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT

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	GUY ANCHOR POLE	DECIDUOUS SHRUB	
BOULDER	GAS VALVE	EVERGREEN SHRUB	
BASELINE STATION	HAND HOLE	SPIGOT	
BENCHMARK	FIRE HYDRANT	SPRINKLER HEAD	
BOLLARD	INLET MANHOLE	DRAINAGE (STORM) MANHOLE	
BORING	IRON PIN	STUMP	
CATCH BASIN SQUARE	LIGHT POLE 1	TELEPHONE BOX	
CATCH BASIN ROUND	LIGHT POLE 2	TELEPHONE MANHOLE	
CLEANOUT	LAMP POST	DECIDUOUS TREE	
CURB STOP	MAIL BOX	CONIFEROUS TREE	
CATV BOX	MONUMENT	TEST PIT	
DROP INLET	PULL BOX	UTILITY BOX	
DRILL HOLE	PEDESTRIAN SIGNAL POLE	WELL	
DRY HYDRANT	POST	WETLAND FLAG	
ELECTRIC BOX	UTILITY POLE	WATER METER	
ELECTRIC MANHOLE	SANITARY MANHOLE	WATER MANHOLE	
FLARED END SECTION	SANITARY VALVE	WOOD POST SQUARE	
FIBER OPTIC BOX	SATELLITE DISH	WOOD POST ROUND	
FILL CAP	SIGN POST	WATER VALVE	
FLAGPOLE	DOUBLE SIGN POST	YARD INLET SQUARE	
GAS METER	SIGN DOUBLE POST	YARD INLET ROUND	
GAS LINE MARKER	DOUBLE SIGN AND POST	MANHOLE GENERIC	
GUY ANCHOR WIRE	STREET SIGN (4-WAY)	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. 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



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
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT

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 ARCHITECT, ENGINEER OR SURVEYOR SHALL AFFIX TO THE ITEM HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

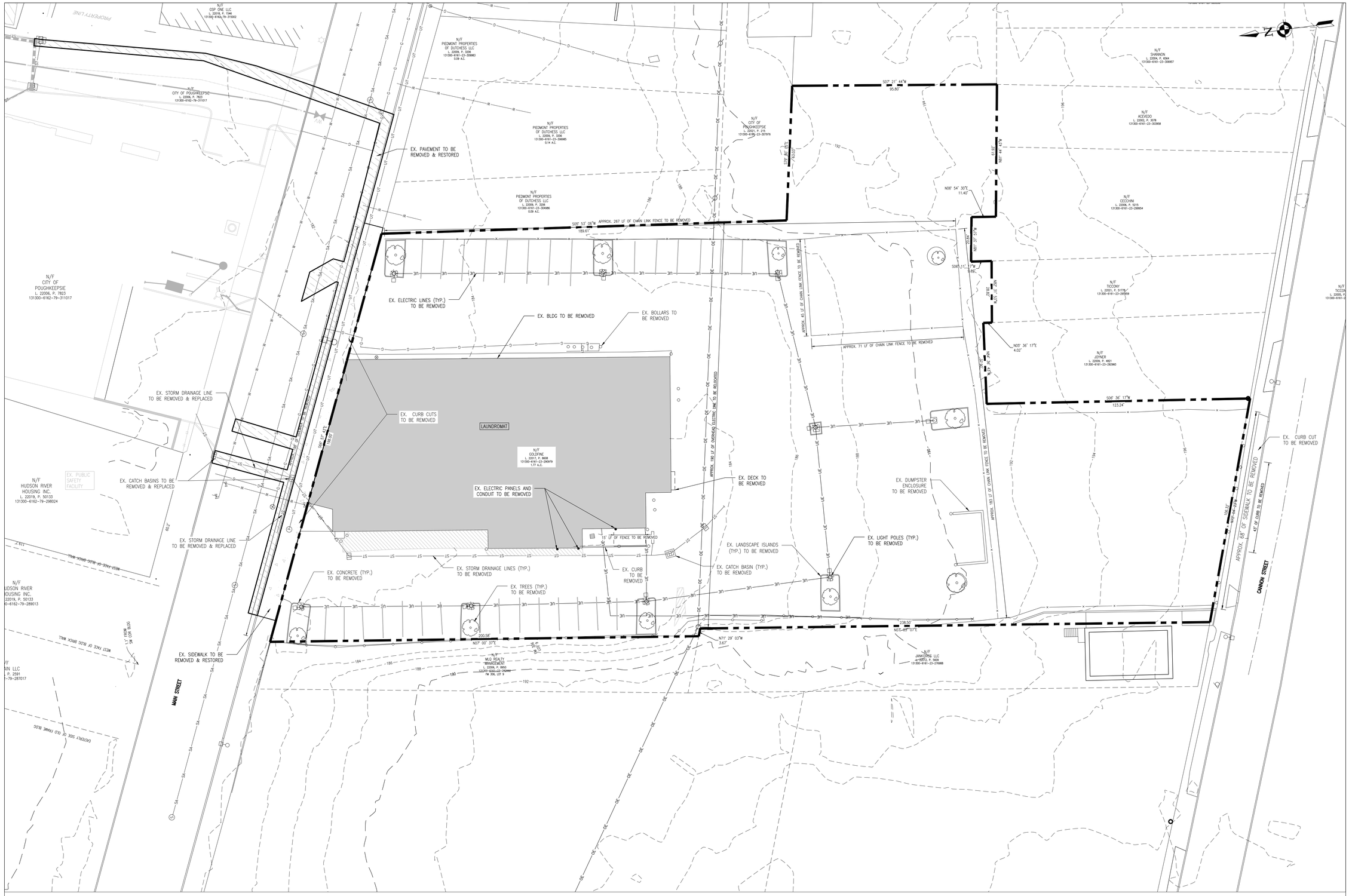
SHEET INFORMATION

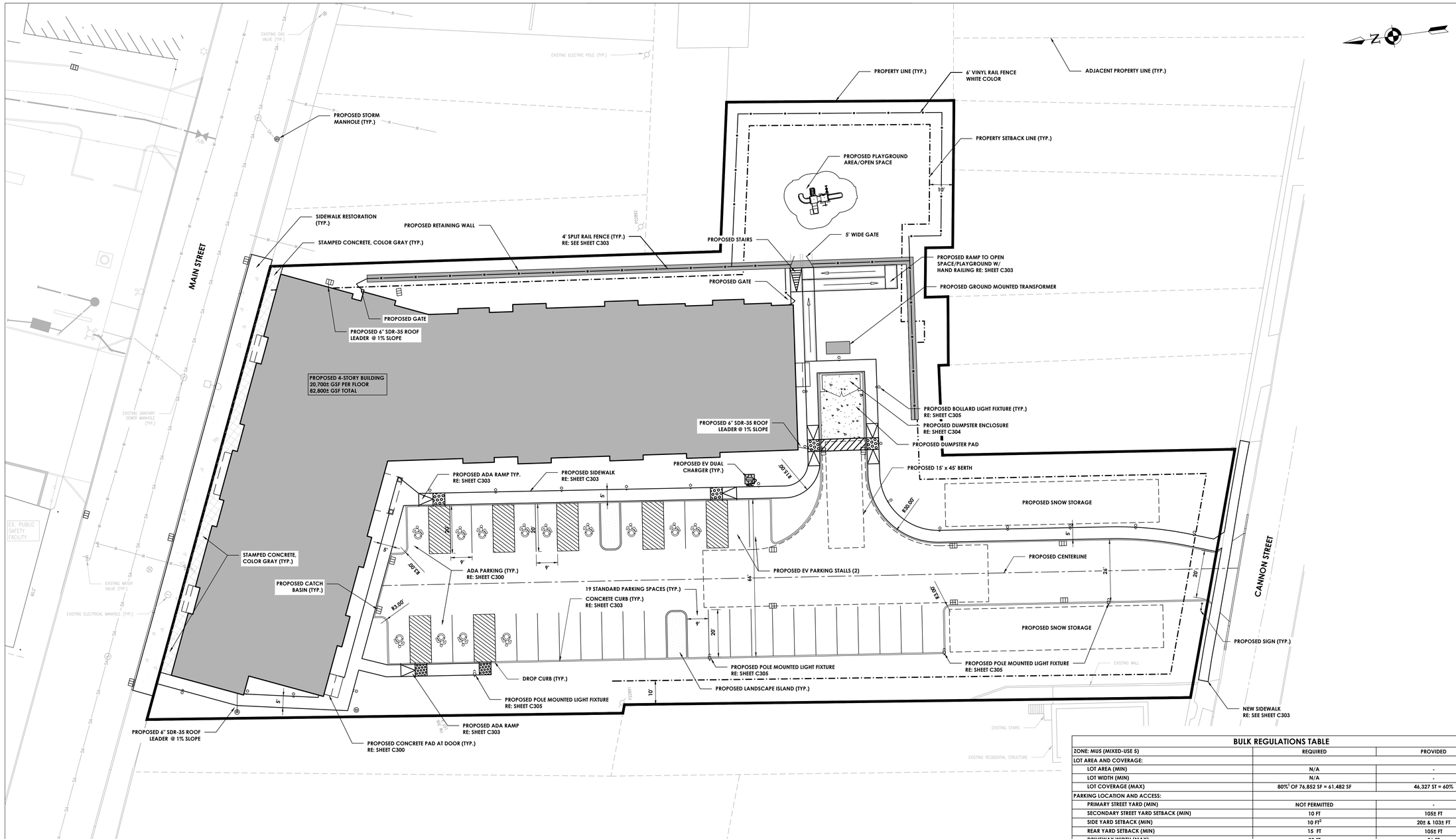
Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
KRS, ACL	ALL

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: 12/2/2025 1:58 PM
Date last plotted: 12/3/2025 8:50 AM
Plotted By: Christian Moore


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. 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. CURB TO BE REMOVED
EX. STORM DRAINAGE LINES (TYP.) TO BE REMOVED
EX. CONCRETE (TYP.) TO BE REMOVED
EX. TREES (TYP.) TO BE REMOVED
EX. SIDEWALK TO BE REMOVED & RESTORED
EX. CURB CUT TO BE REMOVED
EX. 45' CURB TO BE REMOVED
APPROX. 68' OF SIDEWALK TO BE REMOVED
MAIN STREET
CANNON STREET
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. 15' OF FENCE TO BE REMOVED
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 GSP ONE LLC L. 22018, P. 1546 131300-6162-79-315002
N/F PIEDMONT PROPERTIES OF DUTCHESS LLC L. 22009, P. 3206 131300-6161-23-306983 0.09 A.C.
N/F PIEDMONT PROPERTIES OF DUTCHESS LLC L. 22009, P. 3206 131300-6161-23-306985 0.14 A.C.
N/F PIEDMONT PROPERTIES OF DUTCHESS LLC L. 22009, P. 3206 131300-6161-23-304986 0.09 A.C.
N/F CITY OF POUGHKEEPSIE L. 22021, P. 373 131300-6106-23-307976
N/F GOLDFINE L. 22017, P. 8608 131300-6161-23-290979 1.77 A.C.
N/F M+D REALTY MANAGEMENT L. 22006, P. 8950 131300-6061-23-283998 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. 5015 131300-6161-23-299954
N/F TICCONY L. 22021, P. 5178 131300-6161-23-295959
N/F TICCON L. 22005, P 131300-6161-2
N/F JOYNER L. 22009, P. 4821 131300-6161-23-282980
N/F JANKOWSKE LLC L. 22021, P. 7609 131300-6161-23-276988
N/F DATELEY, SIDE OF OLD FRAME BLDG
N/F HUDSON RIVER HOUSING INC. L. 22019, P. 50133 131300-6162-79-289013
N/F LLC L. P. 2591 -79-287017
WEST FACE OF BLDG BRICK WALL
WEST FACE OF BLDG BRICK WALL
S07° 53' 06"W 189.61'
S78° 50' 57"E 95.80'
N07° 21' 44"W 95.80'
N11° 44' 43"W 193.92'
N06° 54' 30"E 11.40'
N11° 57' 37"W 20.83'
S06° 11' 17"W 9.66'
N05° 36' 17"E 4.02'
N11° 34' 34"W 96.43'
S06° 36' 17"W 123.24'
N07° 00' 37"E 200.56'
N07° 29' 03"W 3.67'
N07°-09' 07"E 238.50'
N11° 44' 43"W 193.92'
N11° 57' 37"W 20.83'
N11° 34' 34"W 96.43



SITE PLAN

SCALE: 1" = 20'

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)*

SITE PLAN NOTES:

1. INSTALL NEW IRON REBAR MONUMENTS FOR ALL NEW OR EXISTING PROPERTY CORNERS ALONG THE RIGHT-OF-WAY.

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.

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 SF = 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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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
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT

PROFESSIONAL STAMPS

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SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
KRS, ACL	ALL

Drawing Title
SITE PLAN

Drawing Number
WOM
C200

Sheet size: 24x36
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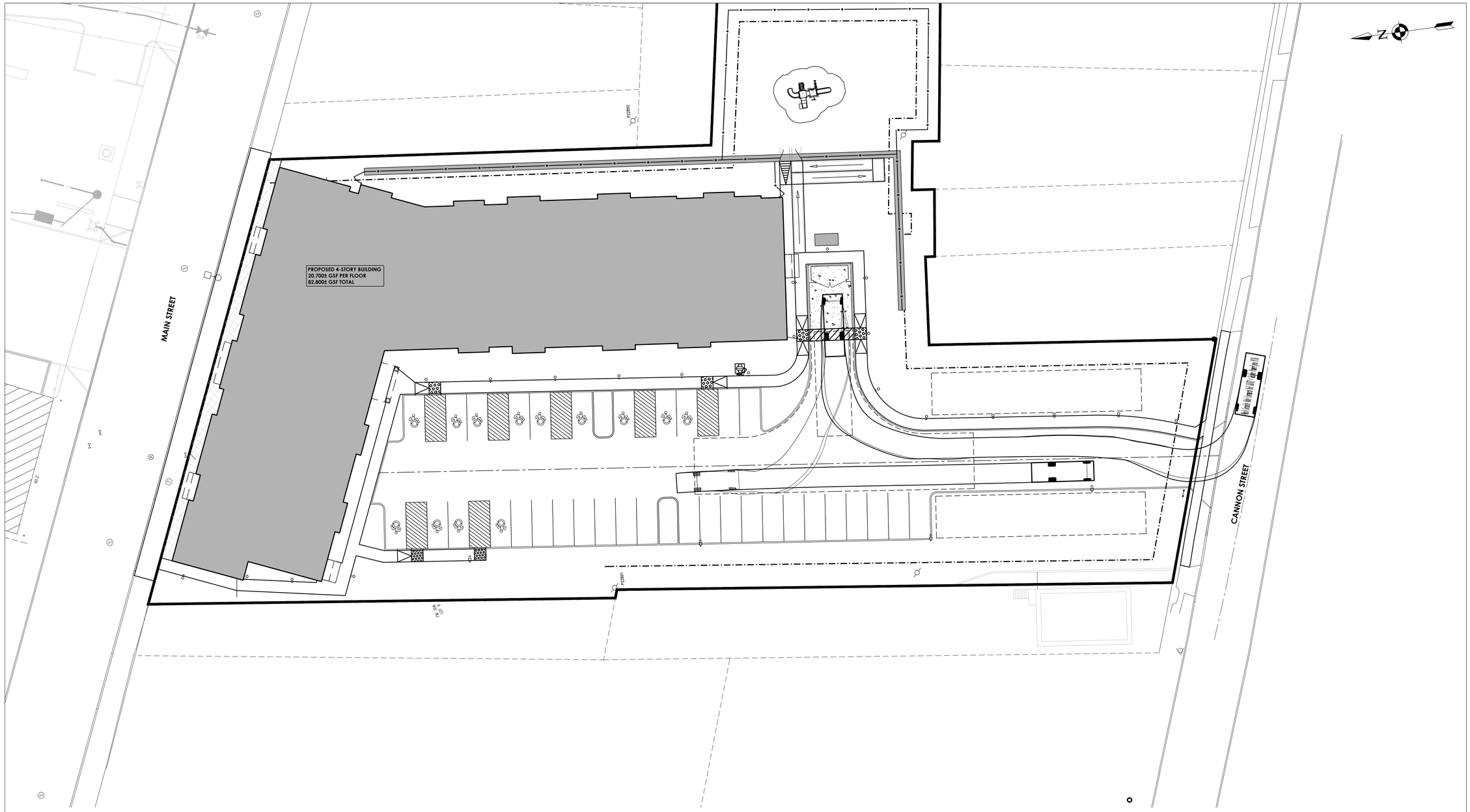
Date last accessed: 12/3/2025 8:48 AM
Date last plotted: 12/3/2025 8:50 AM
Plotted By: Christian Moore

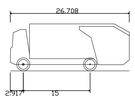


20 0 20 40 60

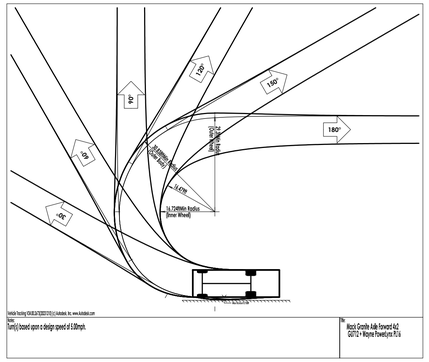
SCALE: 1" = 20'

TURNING PLAN - GARBAGE TRUCK

SCALE: 1" = 20'



Mack Granite Axle Forward 4x2 GU712 + Wayne PowerLynx PL16	
Overall Length	26.708ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.375ft
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
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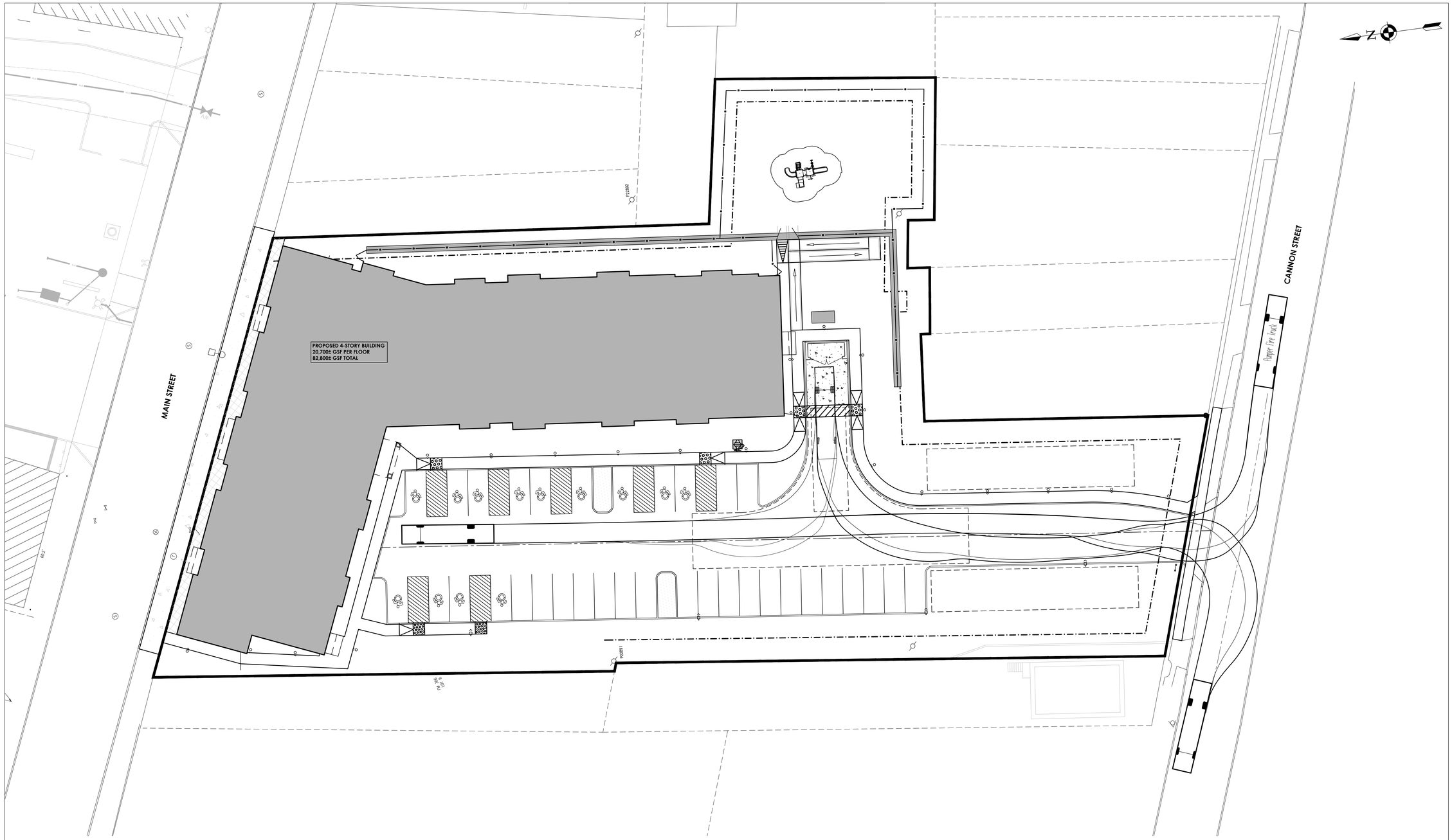
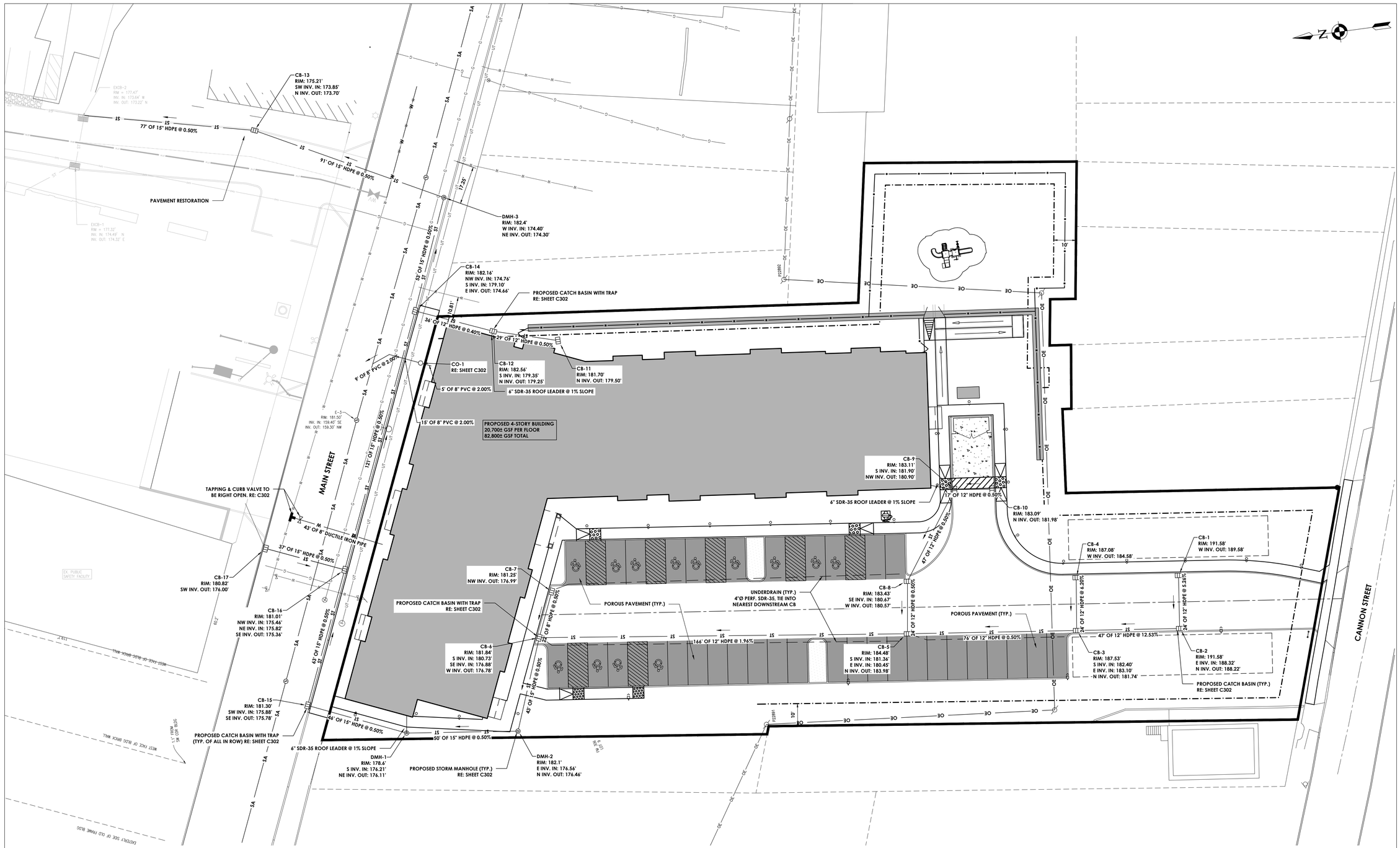
Date last plotted: 12/3/2025 8:51 AM
Plotted By: Christian Moore


PROPOSED 4-STORY BUILDING
20,700± GSF PER FLOOR
82,800± GSF TOTAL
MAIN STREET
CANNON STREET
Pumper Fire Truck
N/F
N/F
N/F



UTILITY PLAN

SCALE: 1" = 20'

UTILITY PLAN NOTES:

1. MAINTENANCE RECORDS ARE TO BE PROVIDED TO THE STORMWATER MANAGEMENT OFFICER (SMO) FOR POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (PCSMP).

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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

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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
UTILITY PLAN

Drawing Number
WOM
C203

Plotted By: Christian Moore | Date last plotted: 12/3/2025 8:51 AM | Date last accessed: 12/3/2025 8:39 AM | Sheet size: 24x36
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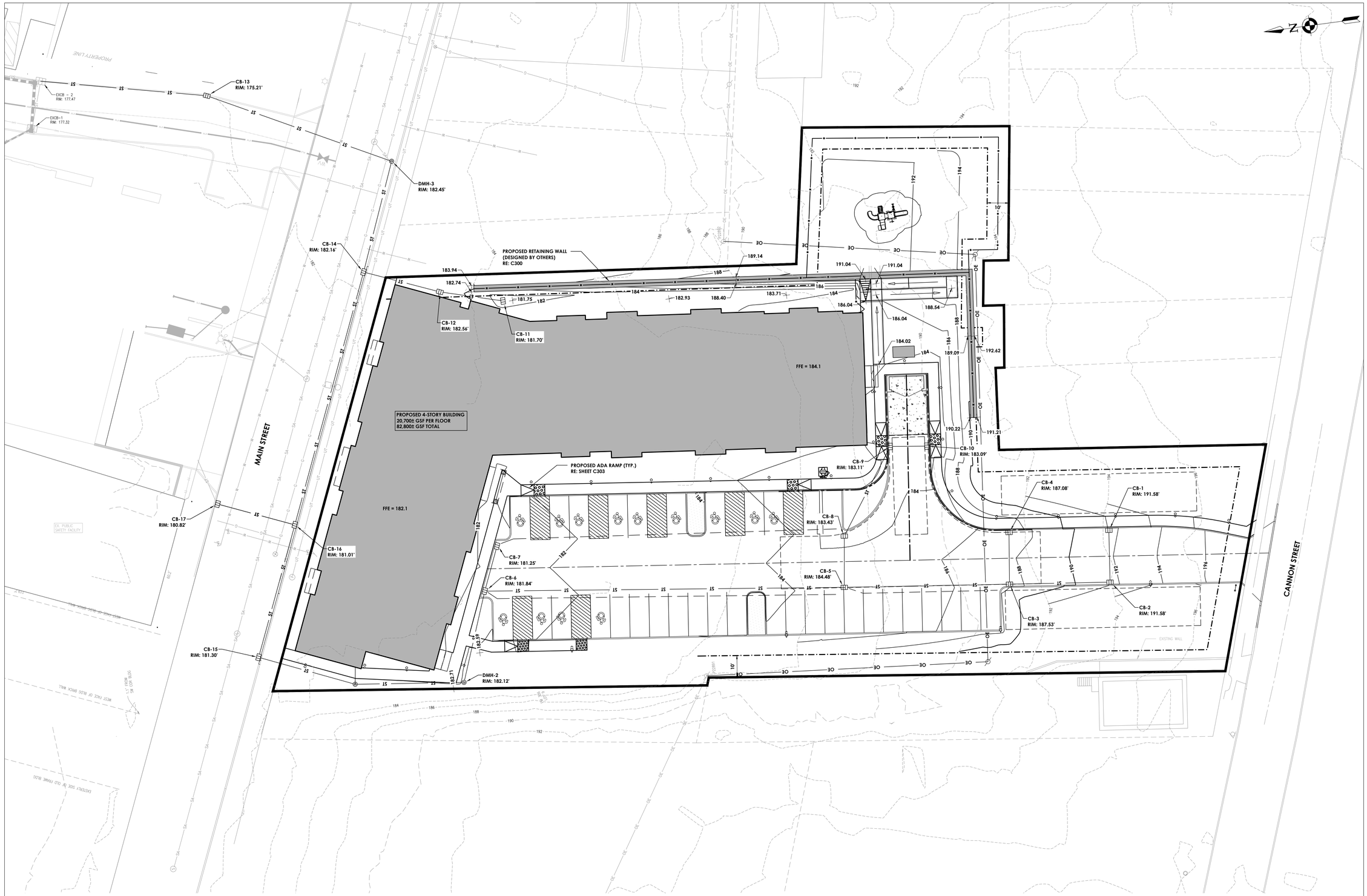

SCALE: 1" = 20'

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

Sheet size: 24x36
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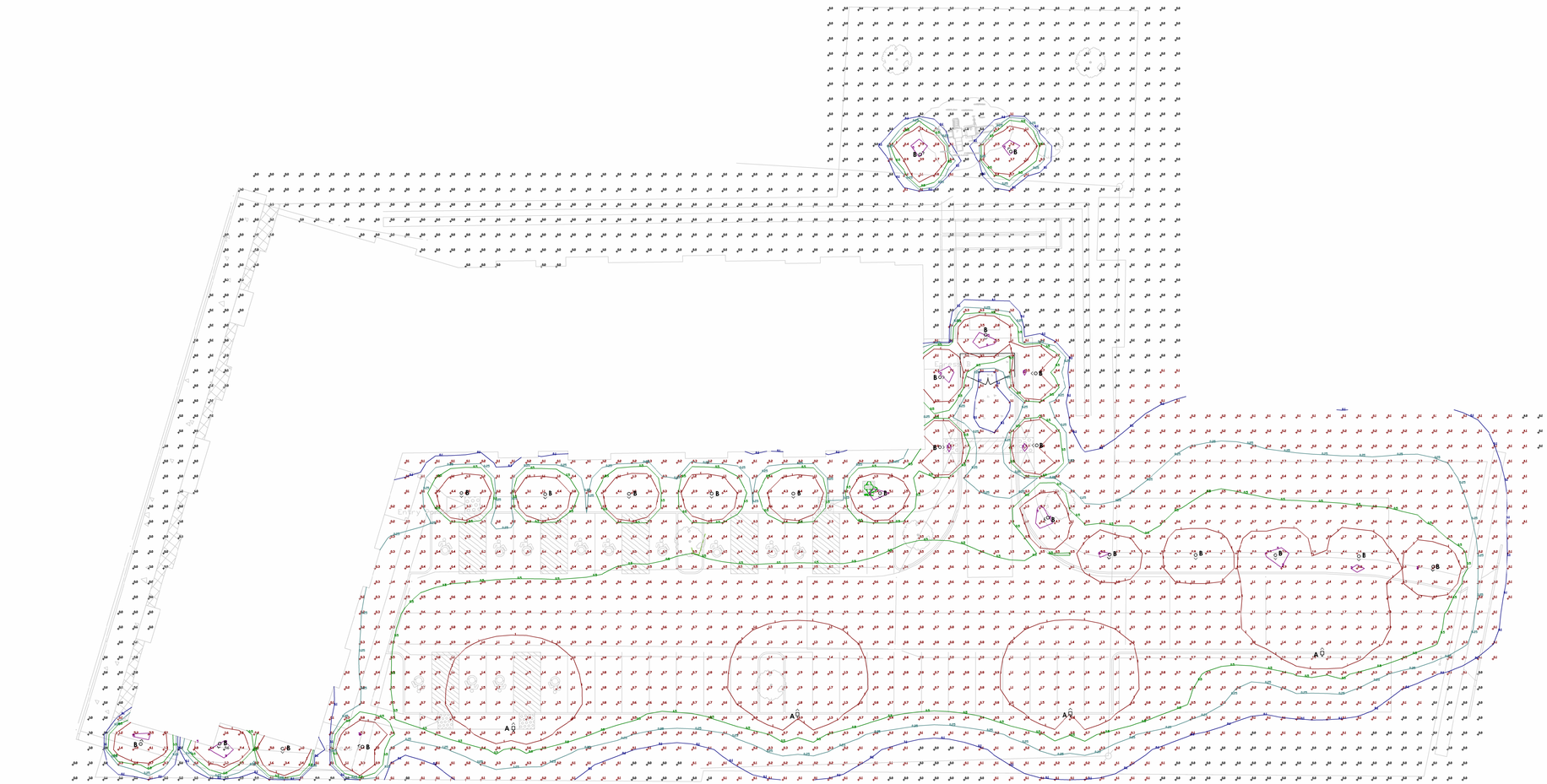

20 0 20 40 60

SCALE: 1" = 20'

LIGHTING PLAN

SCALE: 1" = 20'

ISOLUMENS LEGEND

- 0.1 FOOTCANDLES
- 0.25 FOOTCANDLES
- 0.5 FOOTCANDLES
- 1.0 FOOTCANDLES
- 2.0 FOOTCANDLES
- 3.0 FOOTCANDLES

LUMINAIRE SCHEDULE

FIXTURE	TYPE	MODEL[1]	MOUNTING HEIGHT	COUNT
A	POLE MOUNTED	DSX1-P1-30K-70CRI-TFTM-MVOLT-SPA-PER7-EGS-DBLBXD	20 FEET	3
B	BOLLARD	KBC8-12C-350-30K-ASY-MVOLT-DBLBXD	3 FEET	21

[1] - CONTRACTOR TO SUPPLY LISTED MODEL OR APPROVED EQUAL.

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RTEXT: file open error

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Hudson River Housing, Inc.

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SHEET INFORMATION

Issued: 06/24/25	Scale: AS NOTED
Project Status: DESIGN	Civil Revision Number: 0
Drawn By: JBT	Checked By: ARM

Drawing Title
LIGHTING PLAN

Drawing Number
WOM
C206

Sheet size: 24x36
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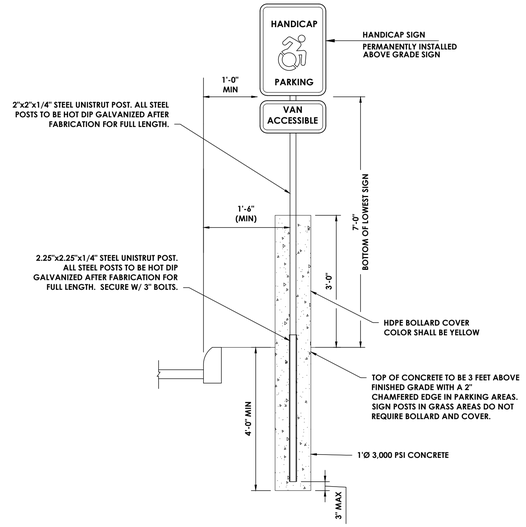
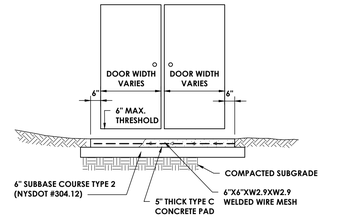
ASPHALT PAVEMENT & STRIPING NOTES:

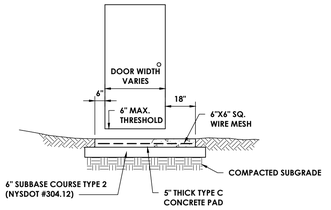
1. ALL TOP COURSE PAVEMENT AND FINAL STRIPING SHALL BE PLACED ONLY AFTER COMPLETION OF ALL SITE WORK UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING TEMPORARY PAVEMENT MARKINGS ON TOP OF BINDER COURSE. ALL STRUCTURES, RIMS, AND GRATES SHALL BE PROTECTED WITH TEMPORARY ASPHALT BINDER.
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.



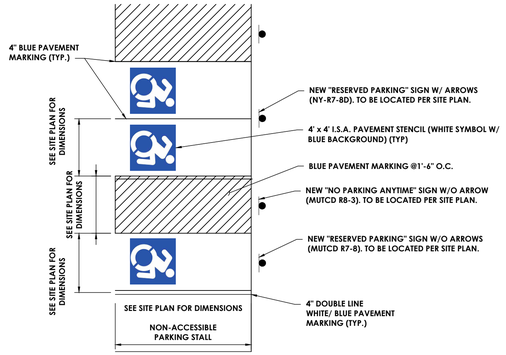


NOTES:

1. CONCRETE SLAB SHALL PROJECT 5'-0" OUT FROM BUILDING FACE.
2. MIN. 1% SLOPE DOWN AWAY FROM BUILDING.

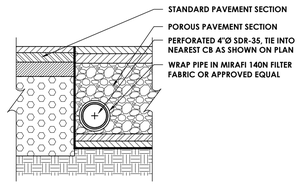
CONCRETE PAD AT DOOR

N.T.S.



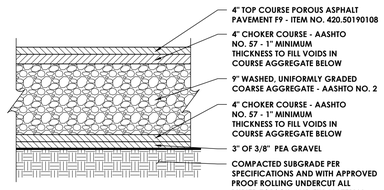
TYPICAL ACCESSIBLE PARKING STRIPING

N.T.S.



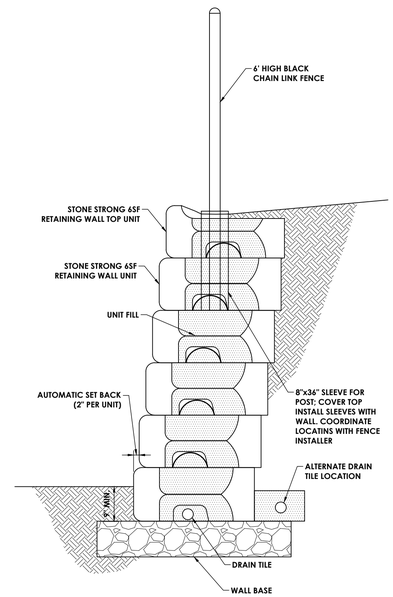
POROUS PAVEMENT UNDERDRAIN

N.T.S.



POROUS PAVEMENT SECTION

N.T.S.



NOTE:
WALL DETAILS AND ACTUAL DESIGN BASED ON SITE PLAN TO BE PREPARED BY A NYS PROFESSIONAL ENGINEER AND SUBMITTED TO DESIGN ENGINEER FOR REVIEW AND APPROVAL. TOWN ENGINEER SHALL BE COPIED ON ALL APPROVED WALL DESIGNS.

REDI-ROCK WALL SECTION

N.T.S.

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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
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT

PROFESSIONAL STAMPS

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NEW YORK STATE EDUCATION STATEMENT

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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 1

Drawing Number
WOM
C300

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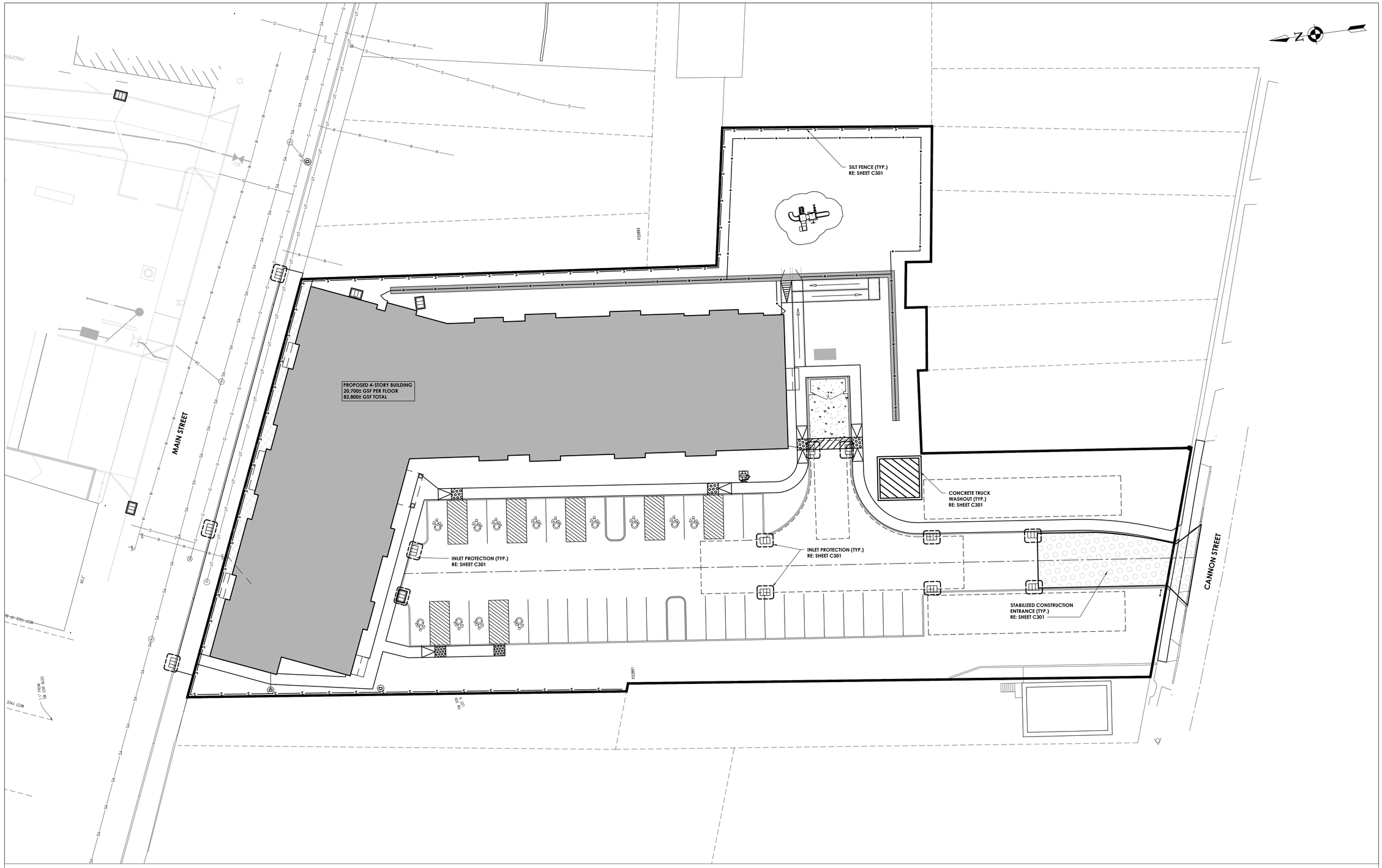
Date last accessed: 11/10/2025 4:28 PM
Date last plotted: 12/3/2025 8:52 AM
Plotted By: Christian Moore



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

Plotted By: Christian Moore
Date last plotted: 12/3/2025 8:52 AM
Date last accessed: 12/3/2025 8:39 AM
Drawing Name: S:\Projects\WRH Windows on Main\D Design\ACAD\Civil\Site\WOM_R19.15066.00_ESC_c.dwg
Sheet size: 24x36

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Poughkeepsie, NY 12601
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Hudson River Housing, Inc.

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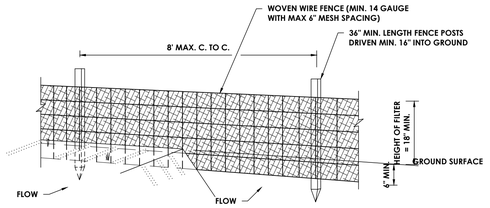
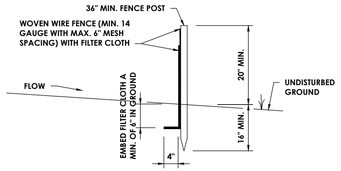
ACL	ALL

Drawing Title
EROSION & SEDIMENT CONTROL PLAN

Drawing Number
WOM C205



PERSPECTIVE VIEW



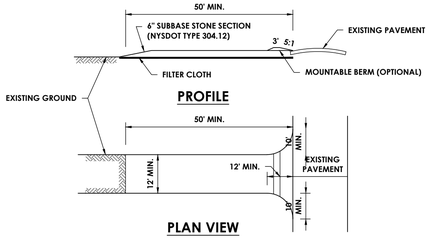
SECTION

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIRES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP OF MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

SILT FENCE

N.T.S.



PROFILE

PLAN VIEW

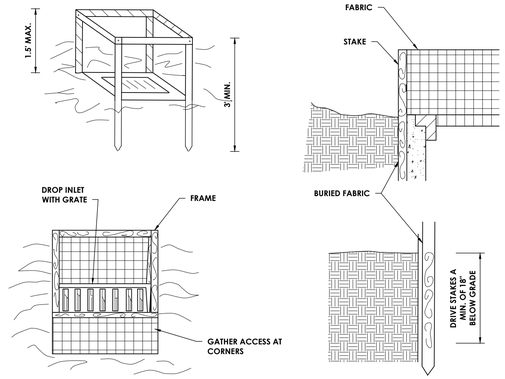
CONSTRUCTION NOTES:

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES
4. WIDTH - TWELEVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWATD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTIVAL, A MOUNTABLE BERM WITH 5% SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE/DRIVEWAY

N.T.S.

2"X4" WOOD FRAME



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.

2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.

3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.

4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.

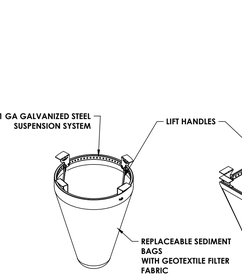
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.

6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

*MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION

N.T.S.

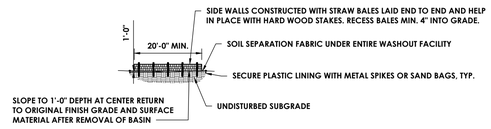


MANUFACTURER'S NOTES:

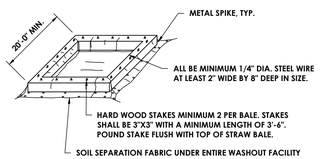
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

FLEXSTORM CATCH-IT CATCH BASIN INSERT

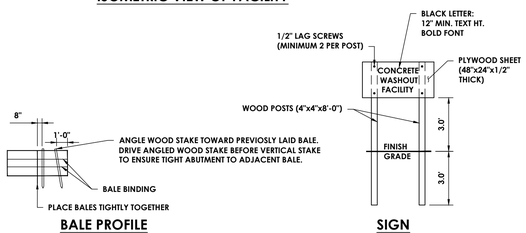
N.T.S.



PROFILE OF FACILITY



ISOMETRIC VIEW OF FACILITY

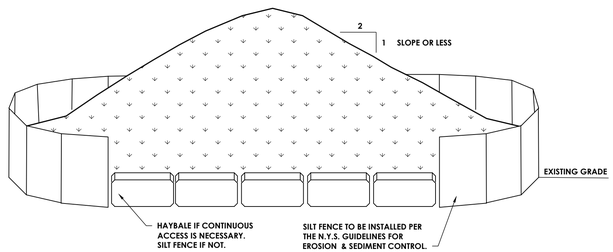


BALE PROFILE

SIGN

CONCRETE TRUCK WASHOUT

N.T.S.



NOTES:

1. AREA CHOSEN FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES AND STABILIZED SEED AND MULCH OR JUTE MESH.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE AND HAY BALES.
5. SIZE OF STOCKPILE SHALL NOT EXCEED THE LIMITATIONS OF DRAINAGE AREA PER SILT FENCE SPECIFICATIONS.
6. INSTALL SILT FENCE AND OR HAY BALES A MINIMUM OF 10' FROM THE TOE OF THE STOCKPILE.

SOIL STOCKPILE STABILIZATION DETAIL

N.T.S.

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26 IBM Road
Poughkeepsie, NY 12601
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Hudson River Housing, Inc.

PROJECT INFORMATION

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15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

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Drawing Title
DETAILS 2

Drawing Number
WOM C301

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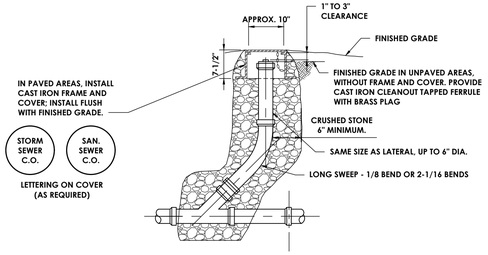

SEWER CLEAN-OUT

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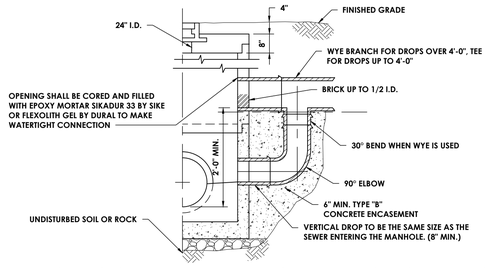
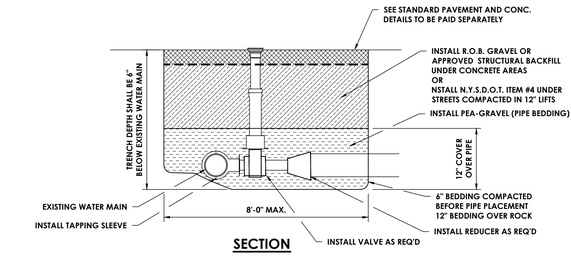
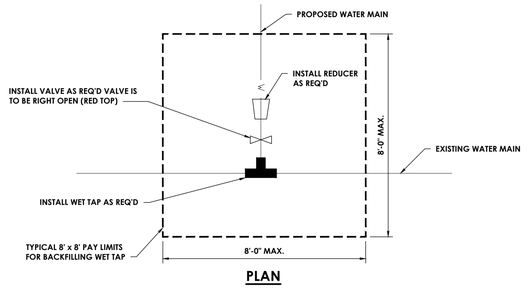


EXISTING SANITARY MANHOLE WITH OUTSIDE DROP PROTECTION

N.T.S.



SECTION

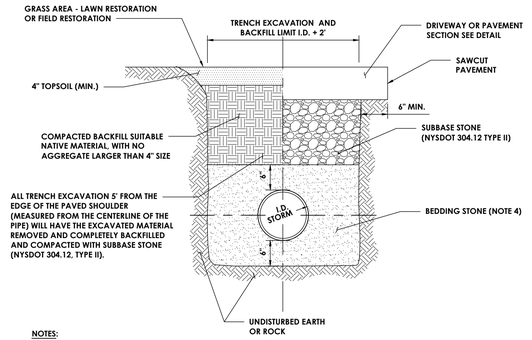


PLAN

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

TAPPING SLEEVE & VALVE

N.T.S.



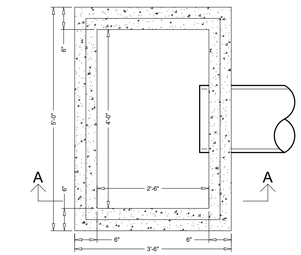
NOTES:

1. CONTRACTOR TO PROVIDE SAFE EXCAVATION; SLOPE TRENCH WALLS, USE TRENCH BOX, OR SHEETING & BRACING PER OSHA SPECIFICATIONS. TRENCH BOX OR SHEETING AND BRACING TO BE LIFTED ABOVE THE SPRING LINE OR PIPE BEFORE BACKFILLING ABOVE SPRING LINE.
2. PAVEMENT BACKFILL AND RESTORATION REQUIREMENTS SHALL APPLY TO WORK PERFORMED UNDER PROPOSED ROADWAYS.
3. ALL WORK FOR STORM SEWER TRENCHING SHALL BE INCLUDED. THIS WORK INCLUDES, BUT IS NOT LIMITED TO TRENCHING, EXCAVATION AND ALL BACKFILL. NO ADDITIONAL PAYMENTS WILL BE MADE FOR BACKFILL.
4. PROVIDE BEDDING STONE MEETING NYSDOT 203.07 GRADED WITHIN THE FOLLOWING LIMITS:

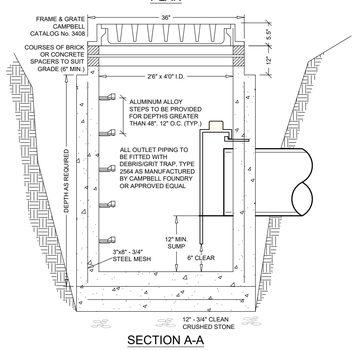
SIEVE SIZE	PERCENT PASSING
1 INCH	100
1/4 INCH	35 TO 60
#40	10 TO 25
#200	5 TO 10

STORM SEWER TRENCH

N.T.S.



PLAN



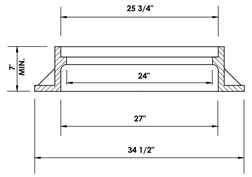
SECTION A-A

NOTES:

1. FRAME AND GRATE PROVIDE NEENAH R4832B, HS-20-44 LOADING GRATE OR EQUAL.
2. REINFORCEMENT SHALL HAVE A COVER OF 2" UNLESS OTHERWISE SHOWN.
3. ALL CONCRETE FOR CATCH BASINS SHALL BE 4000 PSI CAST-IN-PLACE CONCRETE OR PRECAST CONCRETE.
4. FILL WITH CEMENT MORTAR AND SEAL WITH ASPHALT EMULSION TACK COAT BETWEEN FRAME AND CURB.
5. DESIGN LOADING: AASHTO H-20
6. THE INTERIOR AND EXTERIOR OF CATCH BASIN SHALL BE COATED WITH TWO COATS OF KOPPERS SUPER SERVICE BLACK OR APPROVED EQUAL.
7. WATER TIGHT GROUT ALL CONNECTIONS. USE NON-SHRINK GROUT.

CATCH BASIN DETAIL

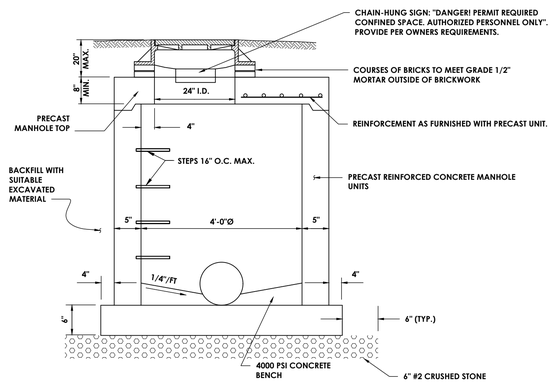
N.T.S.



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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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:

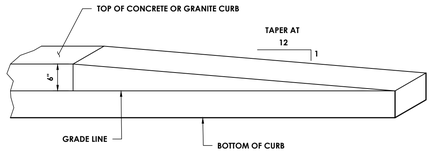
23. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).
24. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM 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.

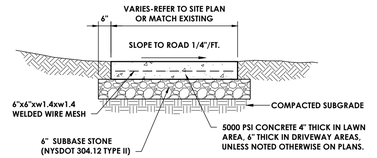
COLOR REQUIREMENTS:

27. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

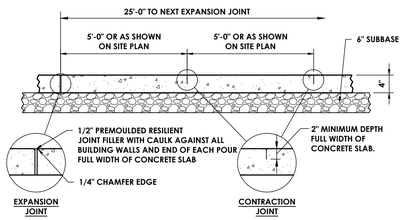


CURB TRANSITION / TERMINAL

N.T.S.



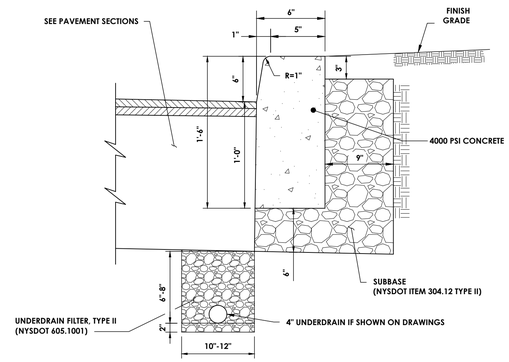
CROSS-SECTIONAL VIEW



SIDE VIEW

TYPICAL CONCRETE SIDEWALK

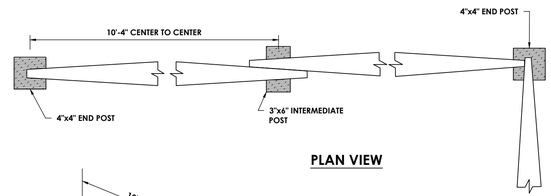
N.T.S.



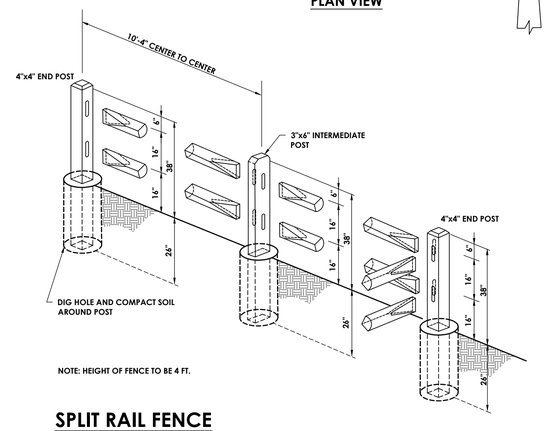
1. CONTRACTION JOINTS TO BE AT 10 FOOT INTERVALS AND SHALL BE FORMED OR SAW CUT TO A DEPTH OF 1/2 INCH BELOW THE SURFACE OF THE CURB.
2. EXPANSION JOINTS TO BE AT 50 FOOT INTERVALS AND SHALL BE FORMED WITH 3/4 INCH WIDE PREMOLDED BITUMINOUS JOINT FILLER. THE FILLER MATERIAL SHALL BE CUT TO CONFORM TO 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 4 FT.

SPLIT RAIL FENCE

N.T.S.

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26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
1	8/13/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT

PROFESSIONAL STAMPS

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SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 4

Drawing Number
WOM
C303

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Plotted By: Christian Moore
Date last accessed: 11/10/2025 4:28 PM
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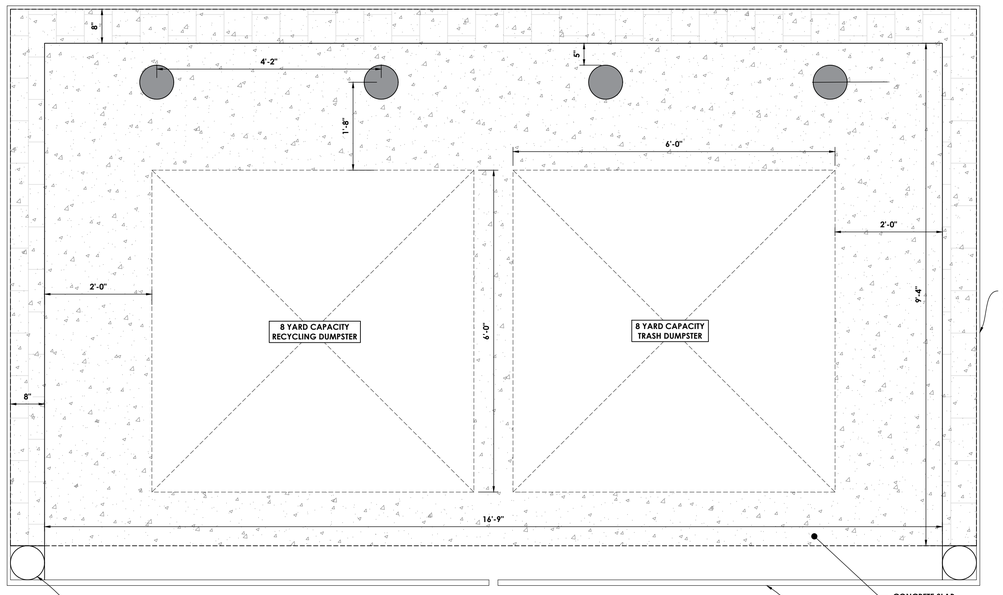
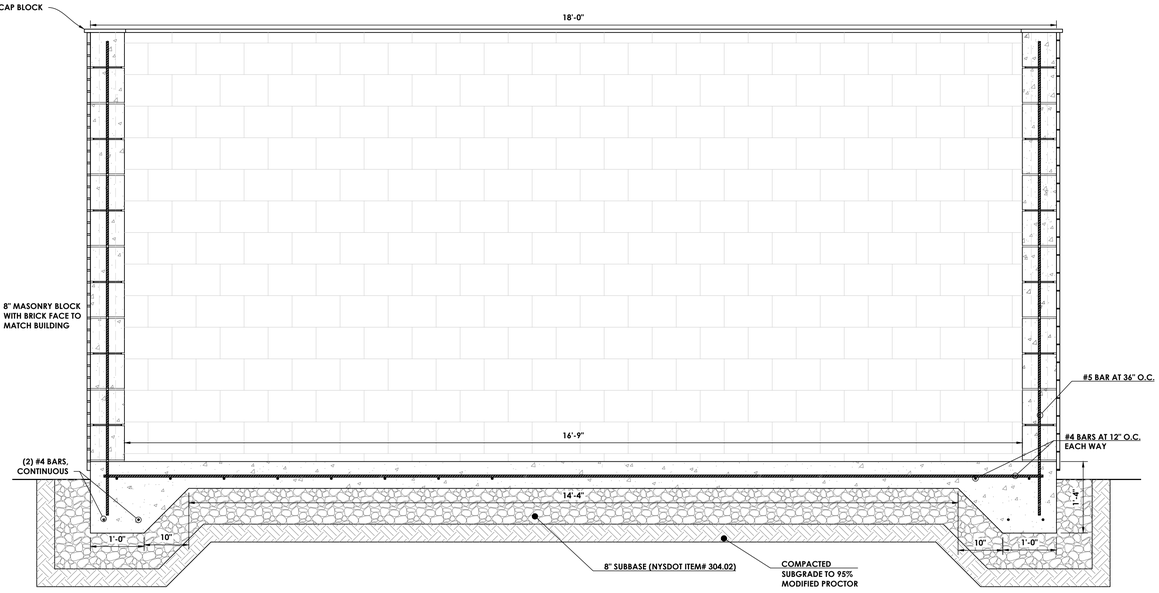
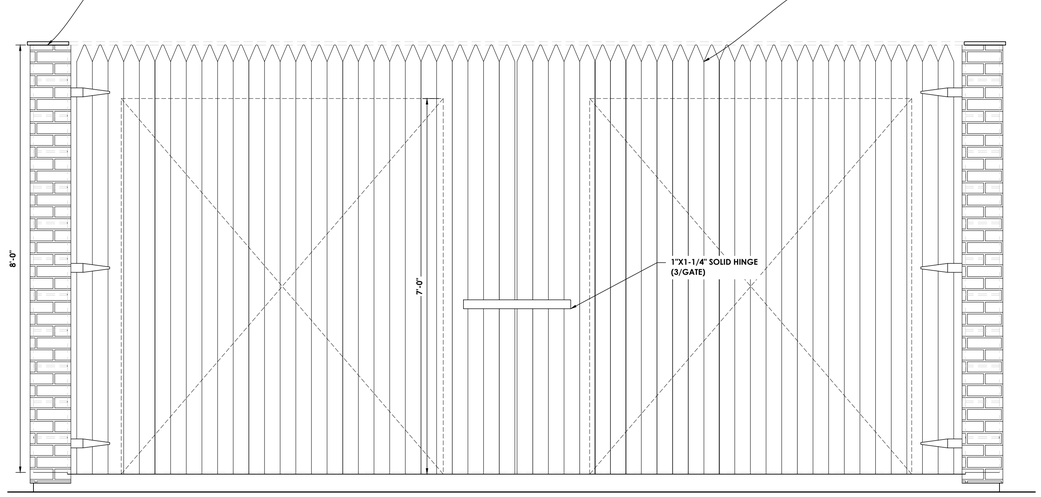


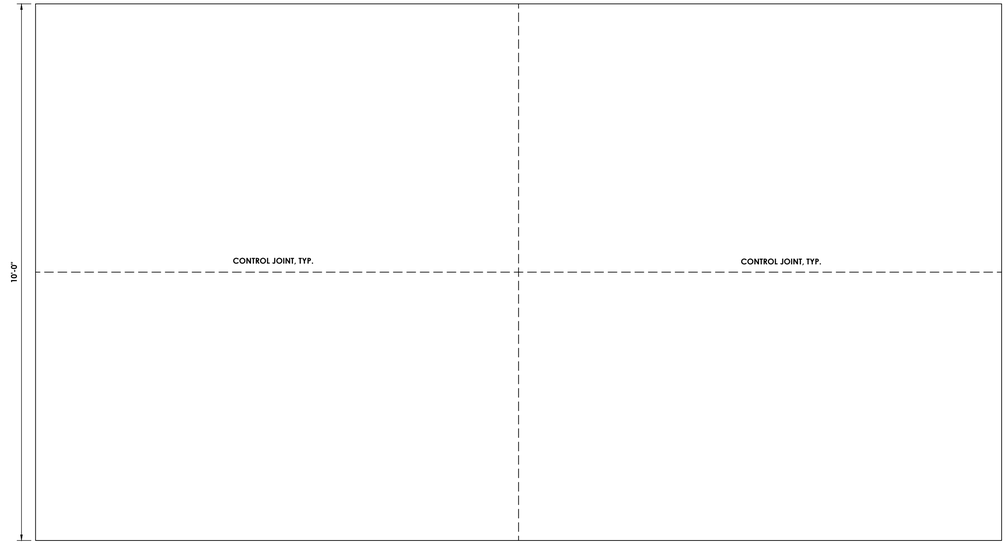
DUMPSTER ENCLOSURE PLAN



DUMPSTER ENCLOSURE TYPICAL SECTION



DUMPSTER ENCLOSURE FRONT ELEVATION



DUMPSTER ENCLOSURE SLAB PLAN

DUMPSTER ENCLOSURE DETAILS

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

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26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

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15066.00

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SHEET INFORMATION

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Project Status	Civil Revision Number
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Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 5

Drawing Number
WOM
C304

Plotted By: Christian Moore
Date last plotted: 12/3/2025 8:53 AM
Date last accessed: 11/10/2025 4:28 PM
Sheet size: 24x36
Drawing Name: S:\Projects\HRH\Windows on Main\D Design\ACAD\Civil Details\WOM_819-15066.00_DET_C.dwg



D-Series Size 1
LED Area Luminaire

d-series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.69 ft² (0.06 m²)

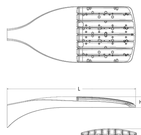
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4,5] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[5,7] 120[5,8] 208[5,8] 240[5,8] 277[5,8] 347[5,8] 480[5,8]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13]	SPDX20KV	20kV surge protection	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,13,21]	HS	Houseside shield (black finish standard)[22]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately)[14,21]	L90	Left rotated optics[1]	DWHXD	White
PER5	Five-pin receptacle only (controls ordered separately)[14,21]	R90	Right rotated optics[1]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separately)[14,21]	CCE	Coastal Construction[23]	DBLBXD	Textured black
FAO	Field adjustable output[15,21]	HA	50°C ambient operation[24]	DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30%[16,21]	BAA	Buy America(n) Act and/or Build America Buy America Qualified	DWHGXD	Textured white
BL50	Bi-level switched dimming, 50%[16,21]	SF	Single fuse (120, 277, 347V)[26]		
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DF	Double fuse (208, 240, 480V)[26]		
DS	Dual switching[16,18,21]	**Shipped separately**			
		EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
		BSDB	Bird Spikes (field install required)		

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KBC8 LED
LED Specification Bollard

BAA BABA

Catalog Number

Notes

Type

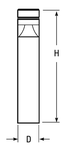
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

8" Round (20.3 cm)

Height: 42" (106.7 cm)

Weight (max): 27lbs (12.25 kg)



Introduction

The KBC8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBC8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBC8 LED 16C 700 40K SYM MVOLT DDBXD

KBC8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBC8 LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA[3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength[3,5]	ASY Asymmetric[1] SYM Symmetric[2]	MVOLT[5,6] 120[6] 208[6] 240[6] 277[6] 347[6,7]	**Shipped installed** PE Photoelectric ctrl, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, CA Title 20 Noncompliant[8]	**Shipped installed** SF Single fuse (120, 277, 347V)[4,7] DF Double fuse (208, 240V)[4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts[8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBC8 LED[8]

NOTES

1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

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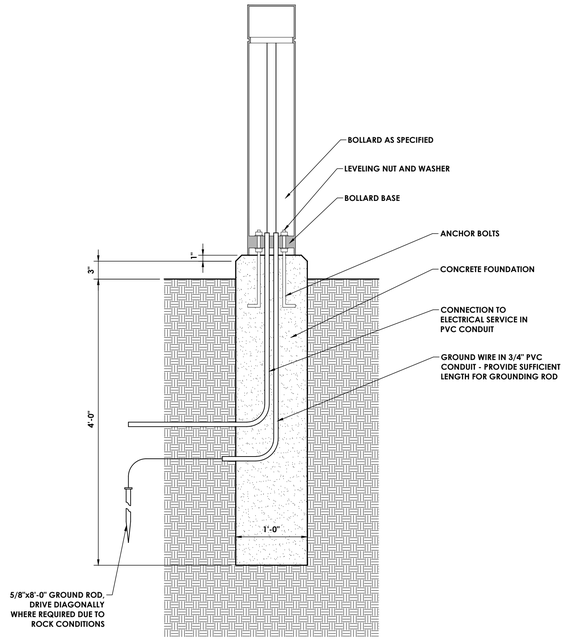
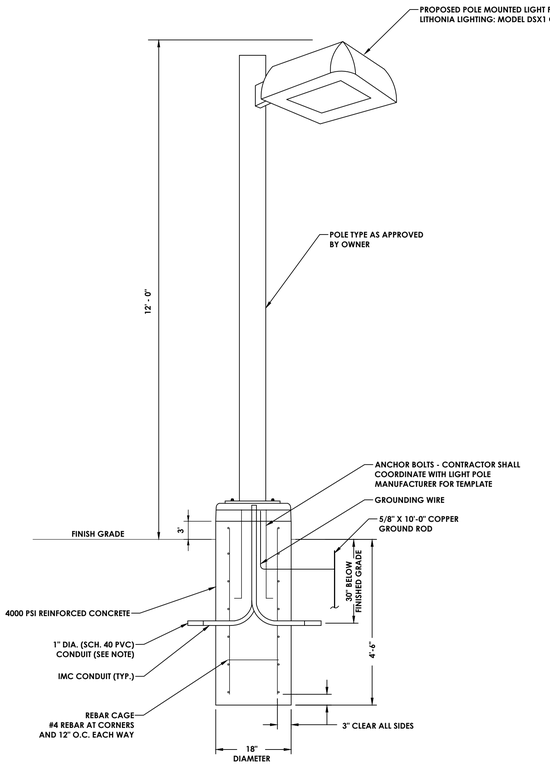


BOLLARD FOUNDATION

N.T.S.



ADDITIONAL POLE FEATURES:

1. PROVIDE WEATHERPROOF RECEPTACLE AND COVER.
2. PROVIDE UPLIGHT SHIELD.

NOTES:

1. ELECTRICAL CONTRACTOR TO DETERMINE SIZE OF CONDUIT REQUIRED TO COMPLETE THE INSTALLATION.
2. PROVIDE 2 COPIES OF SHOP DRAWINGS FOR BASE, POLE, AND FIXTURE TO ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL.

TYPICAL CONCRETE LIGHT BASE & POLE DETAIL

N.T.S.

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26 IBM Road
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

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SHEET INFORMATION

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06/24/25	AS NOTED
Project Status	Civil Revision Number
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Drawn By	Checked By
ACM	ALL

Drawing Title
DETAILS 6

Drawing Number
WOM C305

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Date last plotted: 12/3/2025 8:53 AM
Date last accessed: 11/10/2025 4:28 PM
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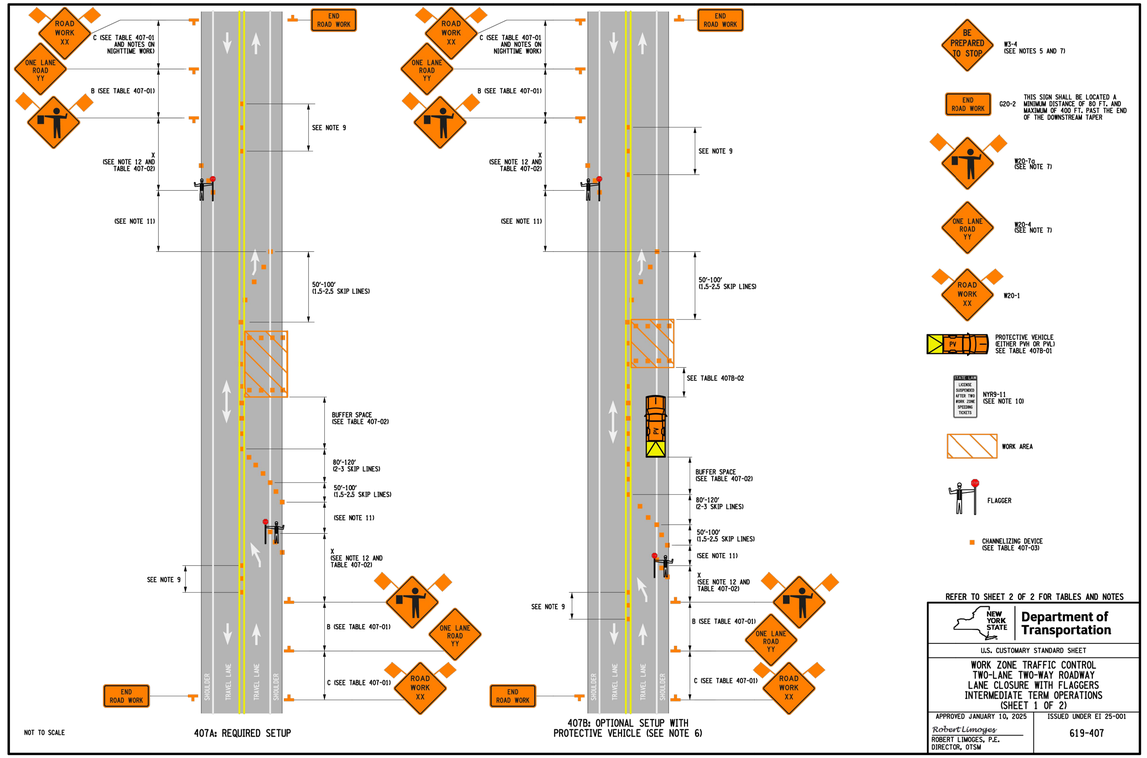


REFER TO SHEET 2 OF 2 FOR TABLES AND NOTES

NEW YORK STATE — Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
INTERMEDIATE TERM OPERATIONS
(SHEET 1 OF 2)

APPROVED JANUARY 10, 2025	ISSUED UNDER EI 25-001
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-407

TABLE 407-01: ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.

* PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 407-02: LONGITUDINAL BUFFER SPACE / STOPPING SIGHT DISTANCE (X)

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE (FT.)/ # OF SKIP LINES
25	155/4
30	200/5
35	250/6
40	305/8
45	360/9
50	425/11
55	495/13

TABLE 407-03: CHANNELIZING DEVICE APPLICATION FOR INTERMEDIATE-TERM STATIONARY WORK ZONES

WORK ZONE PROVISIONS		MUTCD COMPLIANT CHANNELIZING DEVICE								
	MAXIMUM DEVICE SPACING (CENTER TO CENTER)	DRUMS	STANDARD CONES	TALL CONES	EXTRA TALL CONES	TEMPORARY TUBULAR MARKERS	INTERIM TUBULAR MARKERS	VERTICAL PANELS	OVERSIZED VERTICAL PANELS	TYPE III BARRICADES
INTERMEDIATE-TERM STATIONARY WORK ZONES INVOLVE WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 DAYLIGHT PERIOD UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR										
SHOULDER/MERGING/ SHIFTING TAPERS	20 FT. *	X							X	
	40 FT.	X							X	
MARKING FOR TRANSVERSE BUMPS[1]	N/A	X^2			X^2				X^2	
TRANSVERSE DEVICE WITHIN CLOSED TRAFFIC LANE AND/OR SHOULDER	80 FT.	X		X	X			X	X	O
REMOVAL OF EXISTING GUIDE RAIL	40 FT.	X		X	X	X		X	X	O

NOTES: X= ALLOWED, BLANK = NOT ALLOWED, O = OPTIONAL
1. - A TYPE 1 OBJECT MARKER MAY BE USED IN LIEU OF CHANNELIZING DEVICE.
2. - CHANNELIZING DEVICES SHALL BE EQUIPPED WITH A FLASHING WARNING LIGHT.

* SEE NOTE 4 ON SHEET 1 OF 2.

TABLE 407-04: 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 407B-01: PROTECTIVE VEHICLE REQUIREMENTS

CLOSURE TYPE	ROAD TYPE & SPEED	NON-FREEWAY		
		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
	EXPOSURE CONDITIONS (SEE NOTE 1)			
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	PVL+TMA	SEE NOTE 2
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS)	PVH+TMA	SEE NOTE 2	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	SEE NOTE 2	SEE NOTE 2
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS, EXCAVATION)	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS. OR GREATER) (SEE NOTE 4)
PVH - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS. OR GREATER)
TMA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

NOTES
1. - THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. - EITHER A PROTECTIVE VEHICLE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 407-02) SHALL BE PROVIDED.
3. - TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMA.
4. - THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMITS IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 407B-02: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

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

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 HELMET AND NIGHTTIME APPAREL IN ACCORDANCE WITH §107-06A, HIGH VISIBILITY APPAREL AT ALL TIMES. HIGH VISIBILITY APPAREL MEETING THE REQUIREMENTS OF SECTION 6C.04 OF THE 2023 MUTCD FOR CLASS 3 HIGH VISIBILITY APPAREL IS ALSO ACCEPTABLE AND RECOMMENDED.

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

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

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

N7. LEVEL III ILLUMINATION SHALL BE PROVIDED FOR PAVEMENT OR STRUCTURAL CRACK FILLING, JOINT REPAIR, PAVEMENT PATCHING AND REPAIRS, INSTALLATION OF SIGNAL EQUIPMENT OR OTHER ELECTRICAL/MECHANICAL, 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.

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

NOTES:

1. 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.
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. NO WORK ACTIVITY, EQUIPMENT, OR STORAGE OF VEHICLES, OR MATERIAL SHALL OCCUR WITHIN THE BUFFER SPACE AT ANY TIME.
3. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 20' IN THE ACTIVE WORK SPACE.
4. 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'.
5. IF THE TRAFFIC IS EXPECTED TO QUEUE PAST THE W20-4 SIGN, A W3-4 SIGN SHOULD BE ADDED HALFWAY BETWEEN THE W20-4 AND W20-1 SIGNS.
6. PROTECTIVE VEHICLE WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA, IF DEEMED NECESSARY BY THE DOT ENGINEER OR THEIR DESIGNEE, TO USE PROTECTIVE VEHICLE, SEE DETAIL 407B. WHEELS SHALL BE ALIGNED WITH THE STRIPING LANE.
7. 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.
8. ALL FLAGGERS SHALL USE 24" (MIN.) OCTAGON SHAPED STOP/SLOW PADDLES HAVING 6' STAFF. THE PADDLE IS THE PREFERRED DEVICE, BUT THE FLAG MAY BE USED AT INTERSECTIONS WHERE THE STOP/SLOW PADDLE WOULD OFFER CONTRADICTING INFORMATION TO DRIVERS TRAVELING IN OPPOSITE DIRECTIONS/LEGS OF THE INTERSECTION OR DURING INCIDENT MANAGEMENT SITUATIONS.
9. CENTERLINE CONES MAY BE ADDED TO ENHANCE THE VISIBILITY OF THE FLAGGER STATION. IF CONES ARE USED, PLACE THEM 100 FT. (MINIMUM) FROM FLAGGER.
10. THE NYRR-11 SIGN IS RECOMMENDED, WHEN USED, IT SHALL BE PLACED IN ADVANCE OF THE FIRST ADVANCE WARNING SIGN. THE PLACEMENT DISTANCE SHALL BE 1000' FOR POSTED SPEED LIMITS OF 45 MPH OR HIGHER, AND 300' - 500' FOR POSTED SPEED LIMITS OF LESS THAN 45 MPH.
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 407-02 TO ENSURE ADEQUATE STOPPING SIGHT DISTANCE (X) FOR THE APPROACHING ROAD USERS. IF THE REQUIRED DISTANCE (X) CANNOT BE ACHIEVED DUE TO AN OBSTRUCTION CAUSED BY HORIZONTAL/VERTICAL CURVES OR OTHER FEATURES THEN THE ACTIVITY AREA SHOULD BE MODIFIED TO A POINT WHERE ADEQUATE STOPPING SIGHT DISTANCE CAN BE ACHIEVED OR PROTECTIVE VEHICLE SHALL BE UTILIZED AS SHOWN ON DETAIL 407B.
13. TO PROVIDE COORDINATION OF THE CONTROL OF THE TRAFFIC, THE FLAGGERS MUST BE ABLE TO COMMUNICATE WITH EACH OTHER ORALLY, ELECTRONICALLY VIA TWO WAY RADIOS OR VISUALLY. IF NECESSARY, AN ADDITIONAL FLAGGER(S) MAY POSITIONED WITHIN VISIBILITY OF THE OTHER FLAGGERS TO COORDINATE THE FLAGGING OPERATION IN AREAS WHERE HILLS, CURVES OR OTHER OBJECTS HINDER EFFECTIVE COMMUNICATION BETWEEN THE FLAGGERS.

NEW YORK STATE — Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

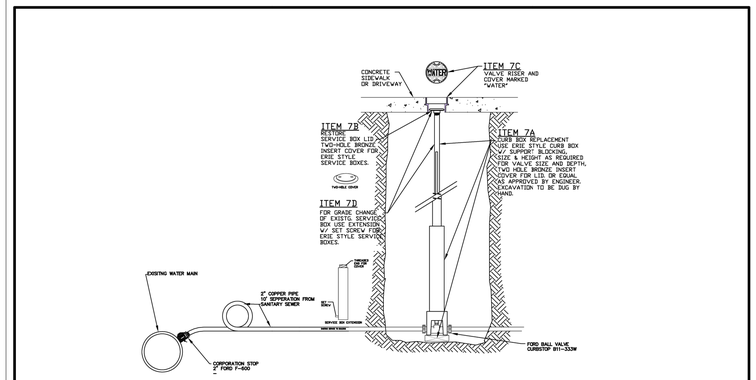
WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
INTERMEDIATE TERM OPERATION
(SHEET 2 OF 2)

APPROVED JANUARY 10, 2025	ISSUED UNDER EI 25-001
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-407

NYSDOT ROW TRAFFIC MAINTENANCE & PROTECTION PLANS AND NOTES

N.T.S.

NOTE: CONTRACTOR TO COORDINATE ALL LANE CLOSURES, SHIFTS, AND DETOURS WITH THE FIRE DEPARTMENT WHICH IS LOCATED DIRECTLY ACROSS THE STREET (505 MAIN STREET, POUGHKEEPSIE, NY 12601).



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

CITY OF THE CITY OF POUGHKEEPSIE 1799 1854

CURB BOX AND SERVICE CONNECTION

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

PAGE NO. 1

CITY OF POUGHKEEPSIE CURB BOX AND SERVICE CONNECTION DETAIL

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
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT

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 CO-MMENDMENTS REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED ARCHITECT, TO ALTER ANY ITEM ON A PLAN 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
ACM	ALL

Drawing Title: DETAILS 7

Drawing Number: WOM C306

Sheet size: 24x36
Drawing Name: S:\Projects\WIN Windows on Main\D Design\ACAD\Civil\Details\WOM_819.15066.00_DET_C-4.dwg
Date last accessed: 11/10/2025 4:28 PM
Date last plotted: 12/3/2025 8:53 AM
Plotted By: Christian Moore

GENERAL:

1. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.

2. THE CONTRACTOR'S PRICE SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, INCLUDING BUT NOT LIMITED TO, MULCH, PLANTING MATERIAL, SOIL MIX, STAKING MATERIAL, WATERING, MAINTENANCE DURING CONSTRUCTION, GROUND CULTIVATION TO A MINIMUM DEPTH OF *6 INCHES* OR AS INDICATED ON PLANS FOR PLANTING BEDS AND SOD AREAS, ETC.

3. GROUND CULTIVATION INCLUDES SCALPING AND REMOVING EXISTING VEGETATION DOWN TO THE SUB-GRADE. ROTOTIL *3 INCHES* OF ADDITIVES SUCH AS TOP SOIL, SAND OR COMPOST (PER SOIL TEST ANALYSIS INTO THE SUBGRADE TO BREAK THROUGH AND REMOVE ALL HARDPAN, ROCKS AND DEBRIS. THIS WILL ALLOW PERCOLATION AND POSITIVE DRAINAGE. IF A ROTOTILLER IS NOT SUFFICIENT TO BREAK UP THE SUBGRADE, THE CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL EQUIPMENT NEEDED TO COMPLETE THE WORK AT NO ADDITIONAL EXPENSE TO THE OWNER.

4. CONTRACTOR SHALL PROVIDE INVOICES OF ALL PLANT MATERIAL TO OWNER AND LANDSCAPE ARCHITECT DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES TO PREVENT AND MINIMIZE EROSION AND SEDIMENTATION. BMPS SHALL BE CONSISTENT WITH, AND NO LESS STRINGENT THAN, THOSE PRACTICES CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION.

6. IN CONFORMANCE WITH GDOT STANDARD SPECIFICATIONS, PLANT INSTALLATION SHALL OCCUR BETWEEN THE DATES OF *OCTOBER 15 AND MARCH*.

7. THE LANDSCAPE CONTRACTOR SHALL IMPLEMENT ALL MEASURES REQUIRED BY THE *CITY OF POUGHKEEPSIE*.

8. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, EQUIPMENT MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES SHOWN ON THESE DRAWINGS BEFORE PRICING THE WORK, AND WILL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO PLANS. THE PLANT SCHEDULE IS PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY.

10. PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERY MEN.

11. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.

ELIMINATION OF EXISTING VEGETATION AND REPLACEMENT WITH PROPOSED VEGETATION:

1. THIS PROJECT MAY REQUIRE THE ELIMINATION OF EXISTING VEGETATION IN ORDER TO INSTALL LANDSCAPING AS SHOWN ON PLANS. EXISTING VEGETATION CONSISTS OF VARIOUS TURF GRASSES AND WEEDS. IF SO, THE CONTRACTOR SHALL ELIMINATE EXISTING VEGETATION BY SPRAYING WITH 2 SEPARATE APPLICATIONS OF ROUNDUP HERBICIDE (GLYPHOSATE), OR APPROVED EQUAL PER MANUFACTURERS RECOMMENDATIONS. THE FIRST HERBICIDE APPLICATION SHALL OCCUR ON THE ENTIRE PROJECT AREA AFTER WINTER DORMANCY WHEN THERE IS SIGNIFICANT ACTIVE GROWTH OF GRASSES AND WEEDS. THE OPTIMAL TIME FOR THIS HERBICIDE APPLICATION IS THE FIRST WEEK IN APRIL. THE SECOND APPLICATION SHALL OCCUR ON ALL PROPOSED REVEGETATED AREAS WHEN THERE IS SIGNIFICANT ACTIVE GROWTH AFTER THE FIRST HERBICIDE APPLICATION. THE SECOND APPLICATION SHALL OCCUR AT LEAST 4 WEEKS (28 DAYS) AFTER THE FIRST APPLICATION. BOTH SPRAYINGS SHALL OCCUR ON ALL LANDSCAPE MEDIAN AREAS. SUBSEQUENT INSTALLATION WORK SHALL BE DIVIDED INTO PHASES AS DELINEATED ON THE PLANS.

2. CONTRACTOR SHALL COMMENCE EACH PHASE BY SCALPING (MOWING AS CLOSELY TO THE ROUND AS POSSIBLE) ALL EXISTING VEGETATION WITHIN THE LIMITS OF DISTURBANCE FOR THAT PHASE. THE CONTRACTOR SHALL NOT SCALP UNTIL AT LEAST 10 DAYS HAVE PASSED FOLLOWING THE FINAL HERBICIDE APPLICATION. PLANTING OPERATIONS SHALL OCCUR IMMEDIATELY FOLLOWING THE SCALPING OF THE EXISTING VEGETATION. THE CONTRACTOR SHALL COMPLETE ALL WORK ON A PHASE AND SHALL HAVE THAT WORK INSPECTED AND APPROVED BY AN AUTHORIZED REPRESENTATIVE OF THE *CITY OF CITY OF POUGHKEEPSIE* PRIOR TO COMMENCING WORK ON ANY OTHER PHASE.

NURSERY STOCK SELECTION:

1. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.

2. PLANTS SHALL BE SPECIMEN QUALITY, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF DISEASES, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND/OR DISFIGUREMENT.

3. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 50 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.

4. HARDWOOD TREES SHALL HAVE STRAIGHT TRUNKS WITH CENTRAL LEADERS. DO NOT HANDLE PLANTS BY THE TRUNK.

5. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.

6. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.

7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPINGS MUST BE CUT AND REMOVED PRIOR TO BACKFILL.

8. TREES LESS THAN THE CALIPER INCH SHOWN ON THE PLANS WILL NOT BE ACCEPTED.

9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOP MOST GROWTH.

11. SEE CROWN AND ROOT OBSERVATIONS DETAILS ON LANDSCAPE DETAILS SHEETS.

PLANTING SOIL MIX:

1. CONTRACTOR SHALL SUPPLY TOP SOIL AND PLANTING SOIL MIX.

2. THE CONTRACTOR SHALL SUPPLY A SOIL REPORT THROUGH THE LOCAL EXTENSION SERVICE OF EXISTING SOILS TO SHOW RECOMMENDED AMENDMENTS.

3. THE CONTRACTOR SHALL SUPPLY A SECOND SOIL REPORT OF PROPOSED SOIL MIX WHICH SHALL MEET THE RECOMMENDATIONS IN THE FIRST SOIL REPORT.

4. EXISTING AND PROPOSED SOIL REPORTS MUST BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO ANY BACKFILLING.

5. THE PROPOSED PLANTING SOIL MIX MUST BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO ANY BACKFILLING.

ALLOWANCES:

6. THE PLANTING SOIL MIX FOR ON-GRADE PLANTINGS (TREES, SHRUBS & GROUND COVERS) SHALL CONSIST OF THE FOLLOWING:
   80% SANDY LOAM TOPSOIL (AS SPECIFIED AND AMENDED PER SOIL REPORT)
   20% PREPARED ADDITIVES SHALL BE PER SOIL REPORT OR BY VOLUME AS FOLLOWS:
   2 PARTS HUMUS AND/OR PEAT
   1 PART STERILIZED COMPOSTED COW MANURE
   1 PART SHREDDED, COMPOSTED HARDWOOD MULCH

7. PLANTING SOIL MIX FOR PERENNIAL BEDS CONSIST OF THE FOLLOWING:
   70% SANDY LOAM TOPSOIL (AS SPECIFIED AND AMENDED PER SOIL REPORT)
   30% PREPARED ADDITIVES SHALL BE PER SOIL REPORT OR BY VOLUME AS FOLLOWS:
   2 PARTS HUMUS AND/OR PEAT
   1 PARTS SHREDDED, COMPOSTED HARDWOOD MULCH
   1 PART (50% STERILIZED COMPOSTED COW MANURE AND 50% ANGULAR BUILDERS SAND)

8. GYPSUM, LIME AND COMMERCIAL FERTILIZER SHALL ONLY BE USED AS PRESCRIBED IN THE SOIL REPORT**.**

9. ALLOWANCES SUBJECT TO CHANGE BASED ON SOIL REPORT.

WATERING AND IRRIGATION:

1. WATERING AFTER INSTALLATION AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

2. USE OF TREE CAMEL, OOZE TUBES OR TREE GATOR BAGS FOR TREES ARE ACCEPTABLE.

3. MULCH SHOULD BE INSPECTED EVERY 3 MONTHS TO ENSURE A DEPTH OF 4-INCHES AND REPLENISHED WHERE NECESSARY.

4. INSTALLATION OF A PERMANENT IRRIGATION SYSTEM IS NOT PROPOSED. THE CONTRACTOR MAY CHOOSE TO INSTALL A TEMPORARY IRRIGATION SYSTEM IN ORDER TO ESTABLISH INSTALLED PLANT MATERIAL. SUBMIT A PLAN FOR A TEMPORARY SYSTEM TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION, AND OBTAIN APPROVAL AS WARRANTED BY ALL GOVERNING AGENCIES HAVE JURISDICTION. THE SYSTEM SHALL BE DESIGNED TO PROVIDE FULL AND COMPLETE COVERAGE TO ALL LANDSCAPED AREAS OF THE SITE INDICATED ON THE LANDSCAPE PLAN.

5. ALL MATERIALS USED IN THE DESIGN OF THE TEMPORARY SYSTEM, INCLUDING SPRINKLER HEADS, VALVES, VALVE BOXES, CONTROLLERS, PUMPS, BACKFLOW PREVENTORS, RAIN AND FREEZE SENSORS, DRIP EQUIPMENT, WIRE, ELECTRICAL CONNECTIONS, AND PVC PIPE AND FITTINGS, SHALL MEET MINIMUM INDUSTRY STANDARDS. MANUFACTURER AND MODEL MUST BE SPECIFIED.

6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY SYSTEM AFTER SUBSTANTIAL COMPLETION IS OBTAINED.

7. IF NO TEMPORARY SYSTEM IS PROPOSED, THE CONTRACTOR SHALL DEVELOP A SCHEDULE FOR MANUAL WATERING OF PLANTS.THIS SCHEDULE SHOULD BE INCLUDED IN ANY MAINTENANCE AGREEMENT AND/OR BONDING OF LANDSCAPE MATERIAL AND SHOULD INDICATE THE PARTY RESPONSIBLE FOR PERFORMING THE MANUAL WATERING. THE DURATION OF THE SCHEDULE OF MANUAL WATERING SHOULD BE EQUAL TO THE DURATION OF THE BOND PERIOD OR 12 MONTHS STARTING FROM THE INSTALLATION DATE, WHICHEVER IS GREATER. THE SCHEDULE SHOULD ALSO INDICATE THE AMOUNT OF WATER TO BE APPLIED PER WEEK. THE FOLLOWING IRRIGATION RATES ARE OFFERED AS A GUIDELINE; HOWEVER, THE SUPPLIER OF THE LANDSCAPE MATERIAL SHOULD BE CONSULTED FOR THEIR RECOMMENDATIONS.

TREES: SHOULD BE WATERED DAILY FOR MONTH 1, EVERY OTHER DAY FOR MONTHS 2-4, AND WEEKLY FOR MONTHS 5-12. APPLY 8 GALLONS PER 4" CALIPER TREE PER APPLICATION. ADJUST RATE TO LOCAL RAINFALL AMOUNT. (ASSUME 30 GALLONS PER TREE FOR EVERY INCH OF RAINFALL).

SHRUBS: SHOULD BE WATERED DAILY FOR MONTH 1, EVERY OTHER DAY FOR MONTHS 2-4, AND WEEKLY FOR MONTHS 5-12. APPLY 1 GALLON PER SHRUB PER APPLICATION. ADJUST RATE TO LOCAL RAINFALL AMOUNT. (ASSUME 2 GALLONS PER SHRUB FOR EVERY INCH OF RAINFALL)

TURF: SHOULD RECEIVE 1-INCH OF IRRIGATION PER WEEK APRIL THROUGH SEPTEMBER, 1 /2-INCH OF IRRIGATION OCTOBER THROUGH MARCH. ADJUST RATE TO LOCAL RAINFALL AMOUNT.

NATIVE GRASS BEDS: WATER EVERY OTHER DAY FOR THE FIRST MONTH. ONLY CONTINUE WATERING AFTER THAT ONLY DURING EXTENDED OR FORECASTED DRY PERIODS, AND THEN, ONLY ONCE PER WEEK.

SOD:

1. GROUND TO BE CULTIVATED AS INDICATED TO A MINIMUM DEPTH OF 6 INCHES PRIOR TO SOD INSTALLATION. IN AREAS TO RECEIVE SOD ONLY. CONTRACTOR SHALL REMOVE THE SCALPED CLIPPINGS EITHER DURING SCALPING OR AFTER THE EXISTING GRASS IS SCALPED. CONTRACTOR SHALL ADD PELLETIZED LIME TO THESE AREAS AT A RATE OF 220 LBS/ACRE (5 LBS/1,000 SF). CONTRACTOR SHALL THEN AERATE THE AREAS WITH A CORE AERATOR. IMMEDIATELY PRIOR TO SOD INSTALLATION, CONTRACTOR SHALL RAKE THE SOIL (EITHER MANUALLY OR USING A POWER RAKE) TO A DEPTH OF 1", MIXING THE PREVIOUSLY ADDED LIME INTO THE EXISTING SOIL AND BREAKING UP CORES. CONTRACTOR SHALL ONLY RAKE THE AREAS WHICH ARE TO BE SODDED THAT DAY.

2. SOD SHALL BE STRONGLY ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES, AND UNIFORM IN THICKNESS. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)

3. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING. DO NOT PLANT DORMANT SOD OR IF GROUND IS FROZEN.

4. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.

5. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.

SOD CONTINUED:

6. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1.

7. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.

8. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.

9. CONTRACTOR SHALL REMOVE NETTING FROM THE BACK OF SOD PRIOR TO INSTALLATION.

10. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

INSTALLATION:

1. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION.

2. MULCH: PROVIDE 4" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. UTILIZE SHREDDED, AGED HARDWOOD MULCH.

4. LEAVES: MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCULENCE.

5. IF DRAINAGE IS NOT SUFFICIENT NOTIFY PROJECT OWNER'S REPRESENTATIVE IN WRITING BEFORE INSTALLING THE PLANTS, OTHERWISE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.

6. UNLESS OTHERWISE SPECIFIED DUE TO SOIL CONDITIONS, SET ROOT FLARE OF ROOTBALL LEVEL WITH SURROUNDING GRADE. ROOT SYSTEM SHALL BE AS SPECIFIED IN PLANT SCHEDULE:

BALLED AND BURLAPPED:
ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED. WHERE WIRE BASKETS ARE USED ON TREES OR SHRUBS, CUT BURLAP AND WIRE BACK TO 1/4 THE BASE OF ROOTBALL AND REMOVE FROM PLANTING HOLE. REMOVE ALL STRAPS, WIRE STRAP HANGERS, ETC. FROM ROOTBALL. DO NOT ALLOW REMAINING WIRE TO PROTRUDE INTO MULCH OR TOPSOIL AREAS.

CONTAINER GROWN:
CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING DESIGN PROFESSIONAL OF ROOT BOUND SPECIMENS. REMOVE CONTAINER AND SCARIFY OR SHAVE ROOTBALL AS NEEDED TO REMEDIATE ROOT BOUND CONDITION. PULL SURFACE ROOTS AT TOP OF ROOTBALL OUT IN A DIRECTIONAL PATTERN TO DISCOURAGE CIRCLING ROOTS.

7. STAKING IS ONLY TO BE INSTALLED IN SPECIAL CIRCUMSTANCES AT THE DIRECTION OF THE DESIGN PROFESSIONAL. ANY STAKING MATERIAL MUST BE REMOVED AT THE END OF THE WARRANTY PERIOD.

8. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND/OR EASEMENT. ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, ETC.) MUST BE INSTALLED AT LEASE FIVE (5) FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.

9. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

10. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

11. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.

12. NO TRENCHING IS ALLOWED IN TREE SAVE AREAS, INCLUDING FOR THE INSTALLATION OF IRRIGATION.

13. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED UPON BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

14. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE *CITY OF POUGHKEEPSIE* IN ORDER TO CREATE A YEAR-ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

INSPECTION:

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

2. ALL PLANTING AND PLANT MATERIAL REQUIRED BY THIS CONTRACT SHALL BE IN A SATISFACTORY AND ACCEPTABLE CONDITION WHEN THE CONTRACTOR APPLIES FOR PAYMENT.

3. DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.

WARRANTY:

1. THE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL AS INDICATED IN THE SPECS, BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD (AS DIRECTED BY THE OWNER).

2. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL THE PLANT LIST SPECIFICATIONS.

3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

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26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

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Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

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3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25

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Drawn By	Checked By
JF	- -

Drawing Title
LANDSCAPE NOTES

Drawing Number
WOM
L001

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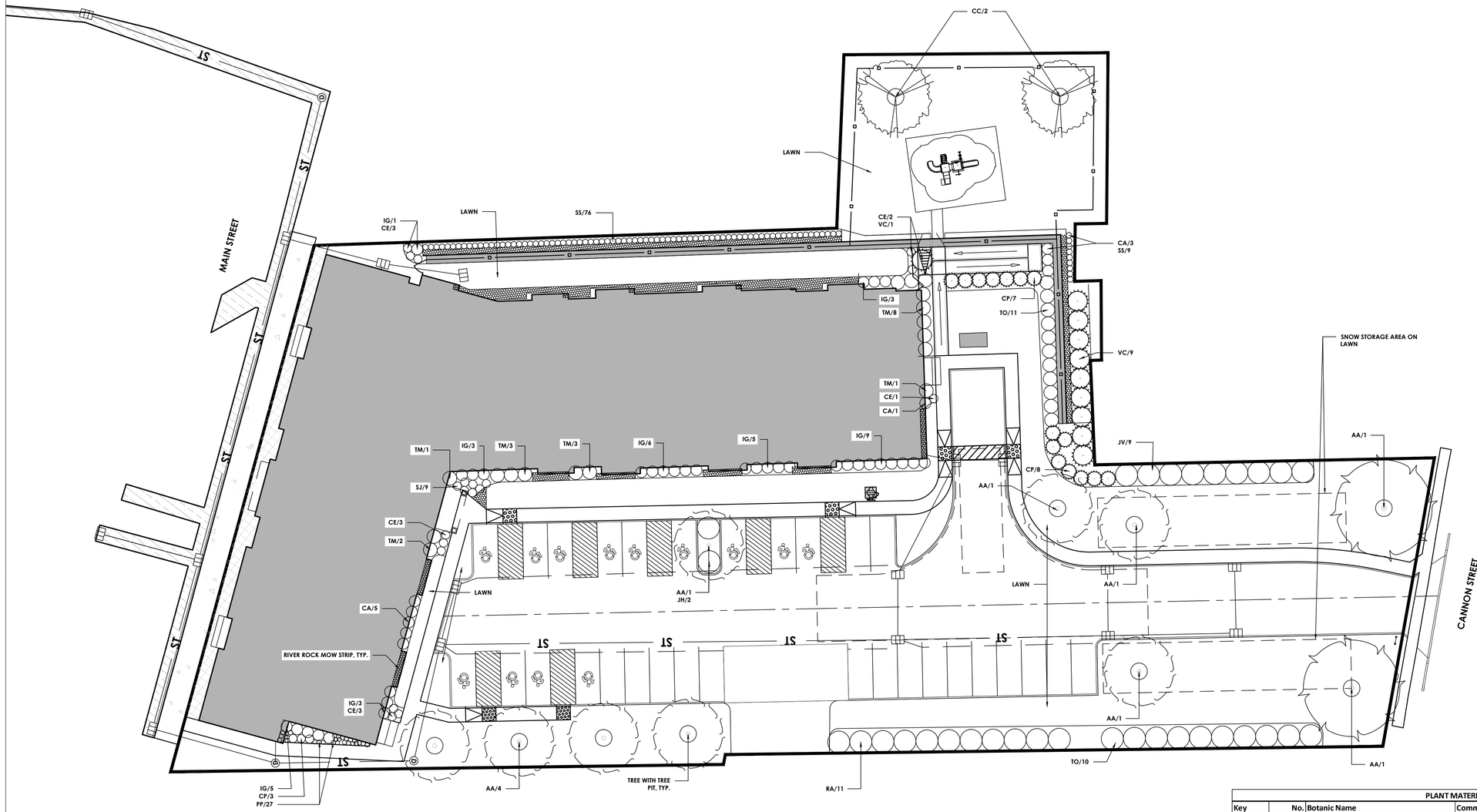

LANDSCAPE PLAN

SCALE: 1" = 20'

SCALE: 1" = 20'

SEEDING NOTES:

1. ALL DISTURBED SOILS IN LAWN AREAS ARE TO RECEIVE 6" OF APPROVED TOPSOIL AND BE SEEDED WITH TRIO SUPREME BY PREFERRED SEED @ 5 POUNDS PER 1,000 SF.

   34% BLEND OF PARADOX GLR, PARAGON 2 GLR AND INFUSION GLX PERENNIAL RYEGRASS

   33% BLEND OF INTRIGUE CHEWINGS FESCUE, CELESTRIAL CRF AND ECO STAR HARD FESCUE

   33% BLEND OF BROOKLAWN, FIELDER AND SR2100 KENTUCKY BLUEGRASS

PLANT MATERIAL SCHEDULE

Key	No.	Botanic Name	Common Name	Root	Size	Notes
AA	10	Amelanchier arborea 'Autumn Brilliance'	Autumn Brilliance Downy Serviceberry	BB	2-2.5"	Tree form
CF	2	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	BB	7'-8'	Tree form
CA	9	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	CG	No. 3	
CE	15	Ceanothus americanus	New Jersey Tea	CG	No. 3	
CP	18	Comptonia peregrina	Sweetfern	CG	No. 3	
IG	35	Ilex glabra 'Shamrock'	Inkberry	CG	No. 5	
JH	2	Juniperus horizontalis 'Blue Rug'	Blue Rug Creeping Juniper	CG	No. 3	
PP	27	Pachysandra procumbens	Allegheny Spurge	CG	Flats	
RA	11	Rhus aromatica 'Gro-low'	Gro-Low Fragrant Sumac	CG	No. 4	
SS	85	Schizachyrium scoparium	Little Bluestem	CG	No. 1	
TM	16	Taxus x media 'Everlow'	Everlow Dense Anglojap Yew	BB	18"-24"	
TO	18	Juniperous virginiana 'Emerald Sentinel'	Emerald Sentinel Eastern Redcedar	BB	6'	
VC	10	Viburnum carlesii	Koreanspice Viburnum	BB	3'-4'	

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LANDSCAPE PLAN

Drawing Number
WOM
L100

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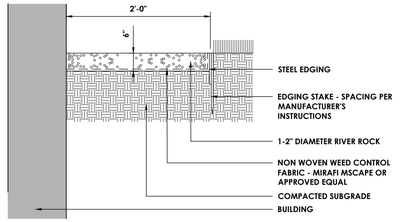

RIVER ROCK MOW STRIP

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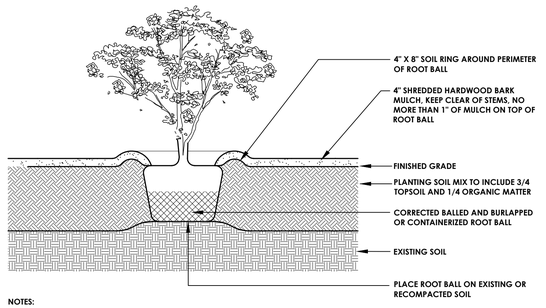


NOTES:

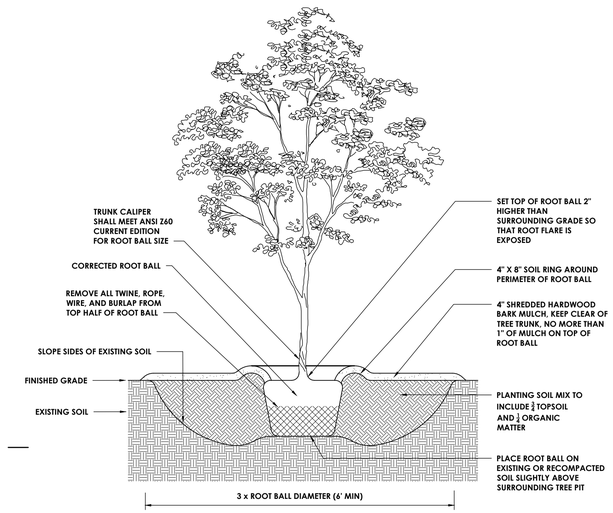
1. DO NOT HEAVILY PRUNE SHRUBS AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

2. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED POUR WATER AROUND THE ROOT MASS TO SETTLE THE SOIL.

3. ROOT BALLS OF BOTH CONTAINERIZED AND BALLED AND BURLAPPED PLANTS SHALL BE CORRECTED PRIOR TO PLANTING PER THE ROOT BALL CORRECTION DETAILS.

SHRUB

N.T.S.



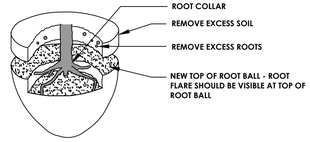
NOTES:

1. DO NOT HEAVILY PRUNE TREES AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
3. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. ROOT BALLS SHALL BE CORRECTED PRIOR TO PLANTING PER THE ROOT BALL CORRECTION DETAILS.

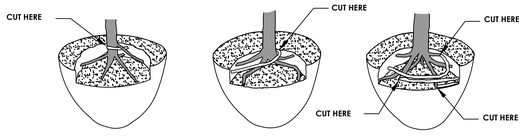
TREE PIT

N.T.S.

STEP 1 - REMOVE SOIL AND ROOTS OVER THE ROOT COLLAR



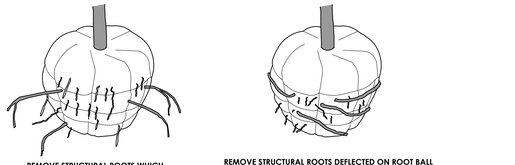
STEP 2 - REMOVE DEFECTS



REMOVE STRUCTURAL ROOTS WHICH WRAP THE ROOT COLLAR

REMOVE STRUCTURAL ROOTS WHICH ARE GROWING OVER OTHER STRUCTURAL ROOTS

REMOVE STRUCTURAL ROOTS WHICH WRAP THE ROOT COLLAR BY CUTTING THEM JUST BEFORE THEY MAKE AN ABRUPT TURN



REMOVE STRUCTURAL ROOTS WHICH EXTEND BEYOND THE ROOT BALL

REMOVE STRUCTURAL ROOTS DEFLECTED ON ROOT BALL PERIPHERY. SMALL ROOTS (¼" OR LESS) AT THE PERIPHERY OF THE ROOT BALL ARE NOT DEFINED AS DEFECTS AND DO NOT NEED TO BE REMOVED.

NOTES:

1. ALL TREES ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.

2. ADJUST HOLE DEPTH TO ACCOUNT FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE COLLAR AND ACHIEVE APPROPRIATE ELEVATION OF ROOT FLARE.

ROOT CORRECTION FOR BALLED AND BURLAPPED PLANTS

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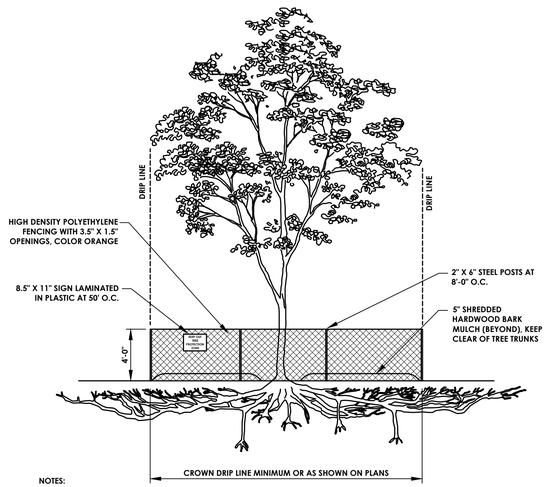


NOTES:

1. INDIVIDUAL TREES AND PLANT GROUPS TO RECEIVE THIS PROTECTIVE TREATMENT ARE INDICATED ON THE DEMOLITION PLAN. WHERE SPATIAL CONSTRAINTS PREVENT INSTALLATION OF THE FENCING AS SHOWN ON THE PLANS AND THIS DETAIL, CONSULT WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

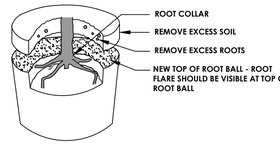
2. NO CROWN OR ROOT PRUNING SHALL BE PERFORMED INSIDE OF THE PROTECTIVE FENCING EXCEPT BY AN APPROVED ARBORIST.

3. NO EQUIPMENT SHALL BE OPERATED INSIDE THE PROTECTIVE FENCING INCLUDING DURING THE TIMES OF FENCE INSTALLATION AND REMOVAL.

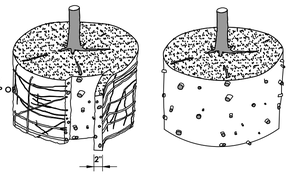
TREE PROTECTION FENCING

N.T.S

REMOVE SOIL AND ROOTS ABOVE ROOT COLLAR



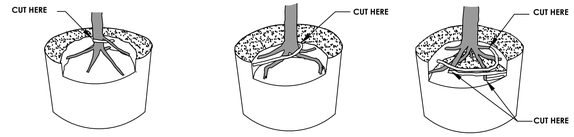
SHAVE ROOT BALL



SHAVE PERIMETER OF ROOT BALL A MAXIMUM OF 2" THICK TO REMOVE ALL ROOTS GROWING ON THE PERIPHERY

ROOT TIPS EXPOSED AT PERIPHERY OF ROOT BALL - ALL ROOTS GROWING AROUND PERIPHERY ARE REMOVED

REMOVE DEFECTS



REMOVE STRUCTURAL ROOTS WHICH WRAP THE ROOT COLLAR AND/OR ARE GROWING OVER OTHER STRUCTURAL ROOTS BY CUTTING THEM (PARALLEL TO THE TRUNK) JUST BEFORE THEY MAKE AN ABRUPT TURN

NOTES:

1. ALL PLANTS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.

2. SMALL ROOTS (¼" OR LESS) ON THE PERIPHERY OF THE ROOT BALL ARE COMMON WITH CONTAINER PLANT PRODUCTION. THESE SMALL ROOTS ARE NOT DEFINED AS DEFECTS BUT SHOULD BE ADDRESSED AT THE TIME OF INSTALLATION.

3. SHAVING TO BE DONE USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF THE ROOT BALL.

4. SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING THE ROOT BALL IN THE HOLE.

ROOT CORRECTION FOR CONTAINER PLANTS

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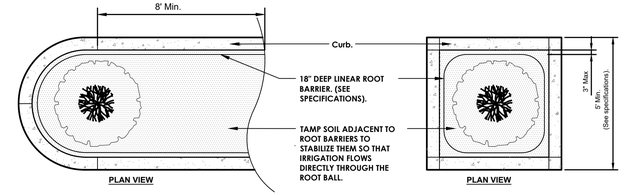

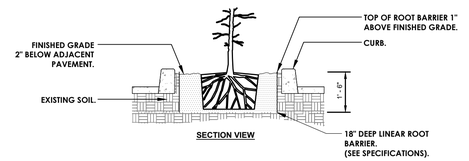

NOTES:
1- ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

2- ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT.

ROOT BARRIERS - PARKING LOT ISLANDS

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Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
JF	- -

Drawing Title
LANDSCAPE DETAILS

Drawing Number
WOM L200

Plotted By: Christian Moore
Date last plotted: 12/3/2025 8:53 AM
Date last accessed: 11/10/2025 4:50 PM
Sheet size: 24x36
Drawing Name: S:\Projects\WRH\Windows on Main\D Design\ACAD\Civil\Details\WOM_B19_15066.00_DET_B.dwg



1 A6 South Elevation (North Wing)
Scale: 1/8" = 1'-0"

Exterior Finishes:
4" Brick- Watsontown Latrobe
4" Brick @ Main St 1st Fl- Belden Graphite Black
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



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
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

Elevations

REVISIONS

DATE
12/2/25

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

6 Old North Plank Road
Suite 101
Newburgh, NY 12550
TEL: 845-561-3559
FAX: 845-561-2051
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18-18

SHEET NUMBER
A7

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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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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ENGINEERING
PLANNING
CPLteam.com

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Appendix B
Project Location Map

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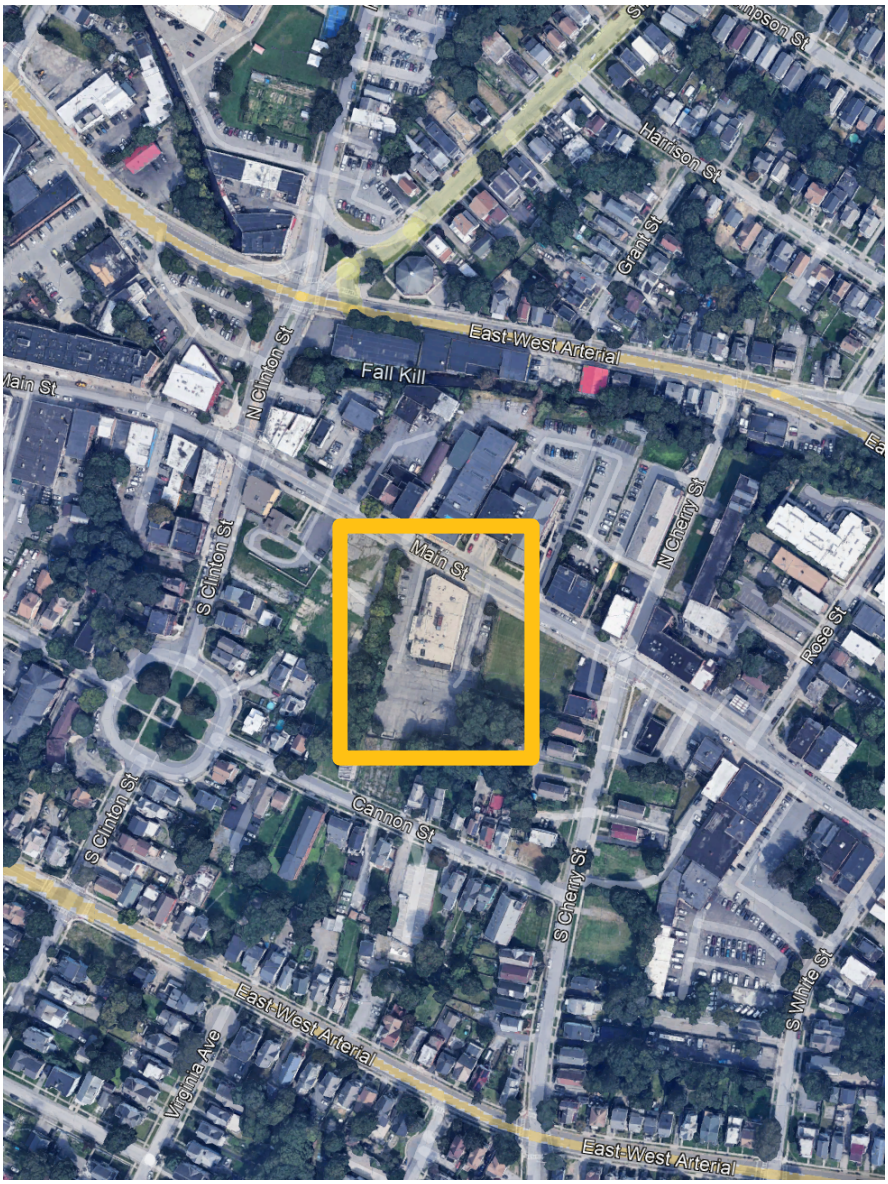
Project Location Map

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)

Appendix E
Notice of Permit Coverage

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[PLACEHOLDER FOR NOTICE OF PERMIT COVERAGE]

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 *discharges* 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 discharges* 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 discharges* 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 *discharges* 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*

Discharges 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

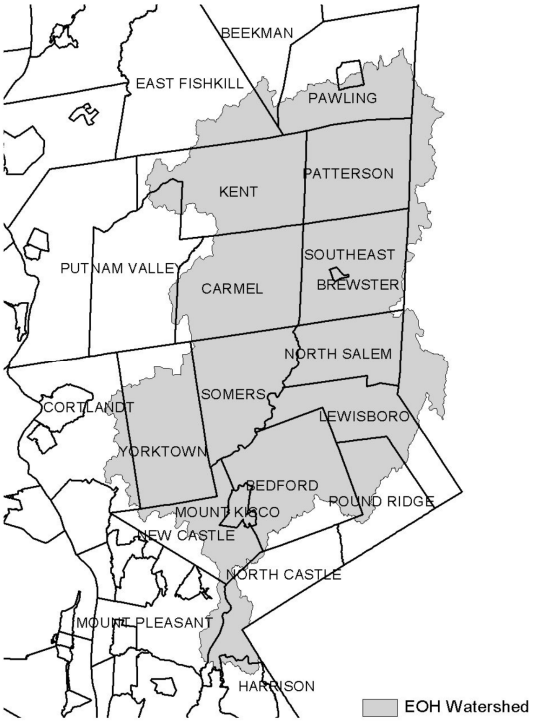


Figure 2 - Onondaga Lake Watershed



Figure 3 - Greenwood Lake Watershed

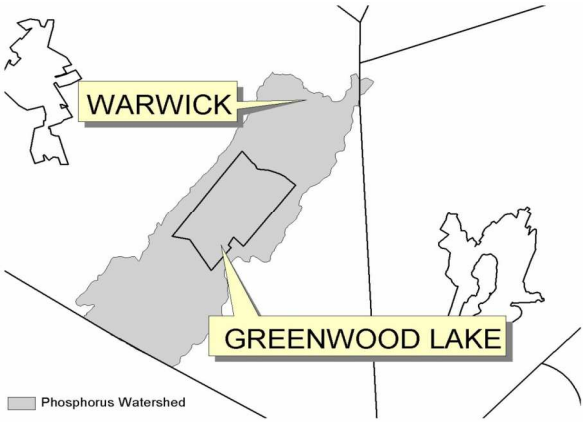


Figure 4 - Oscawana Lake Watershed

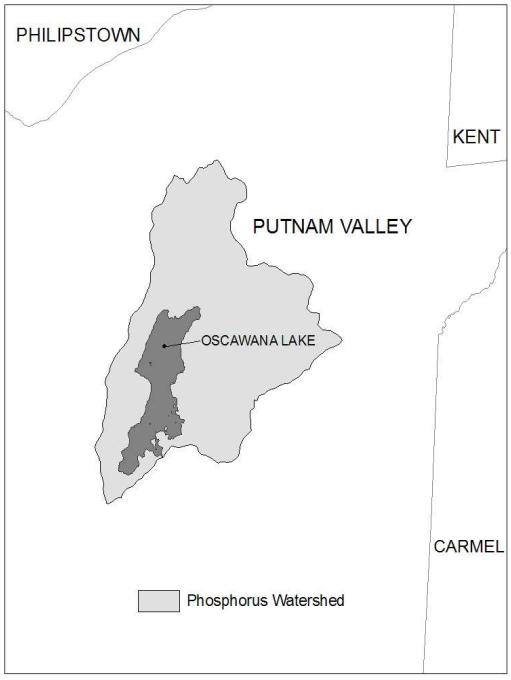
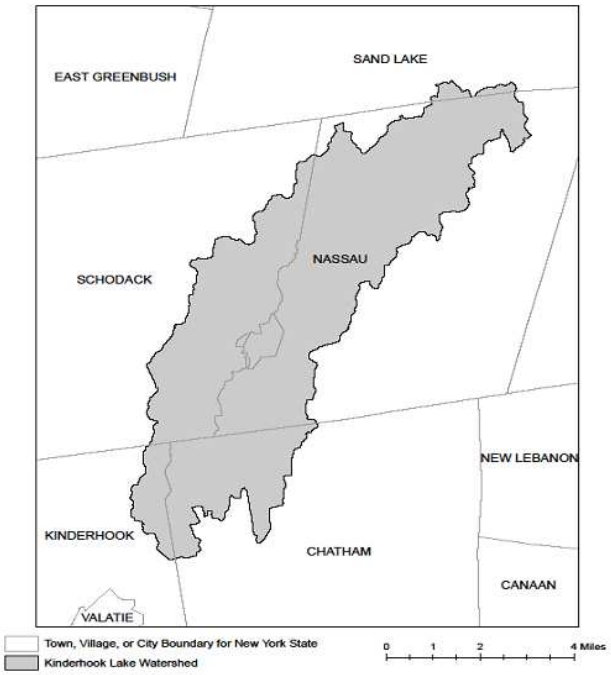


Figure 5 - Kinderhook Lake Watershed



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.

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]

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.

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								

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

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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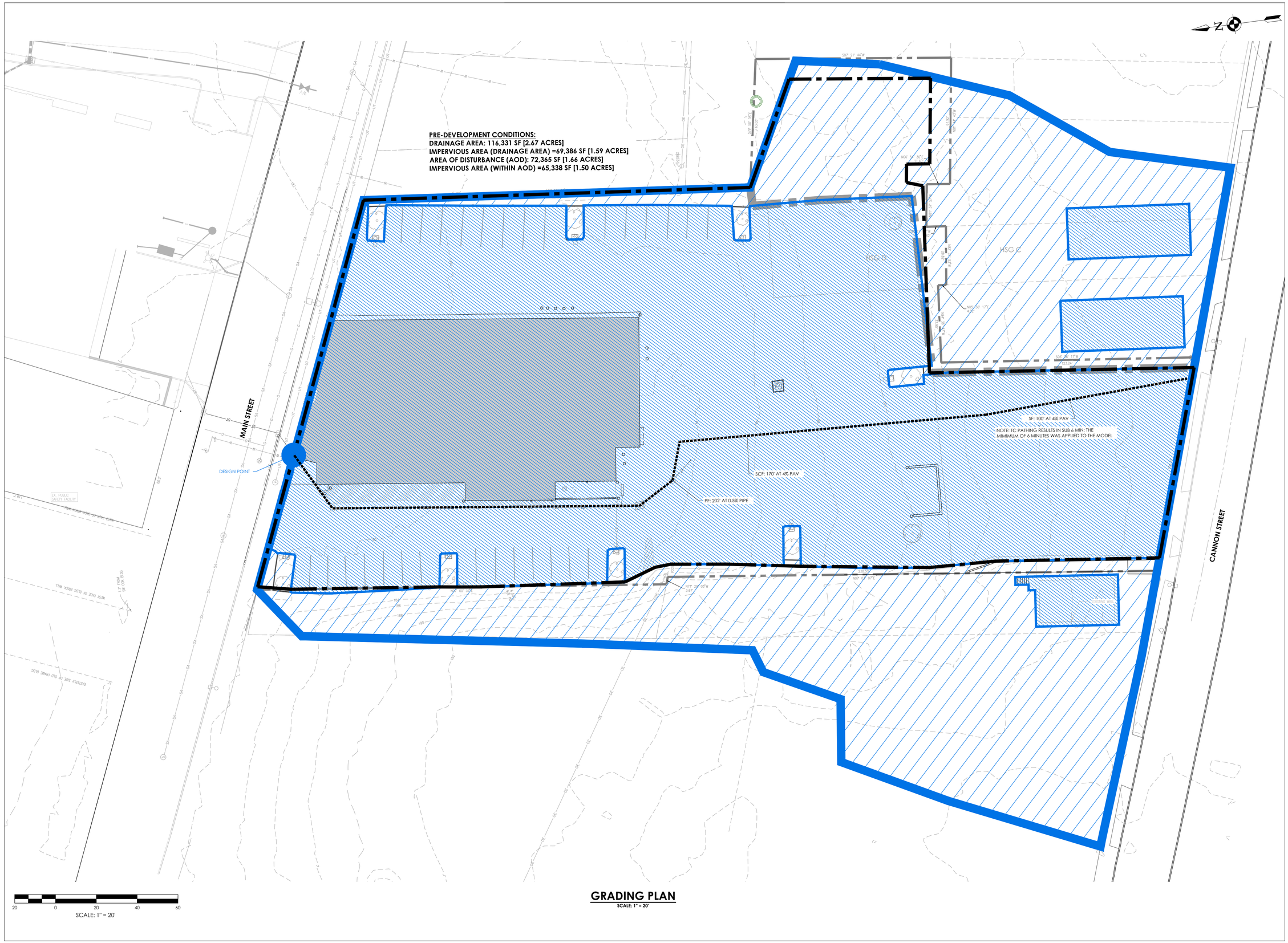

GRADING PLAN

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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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

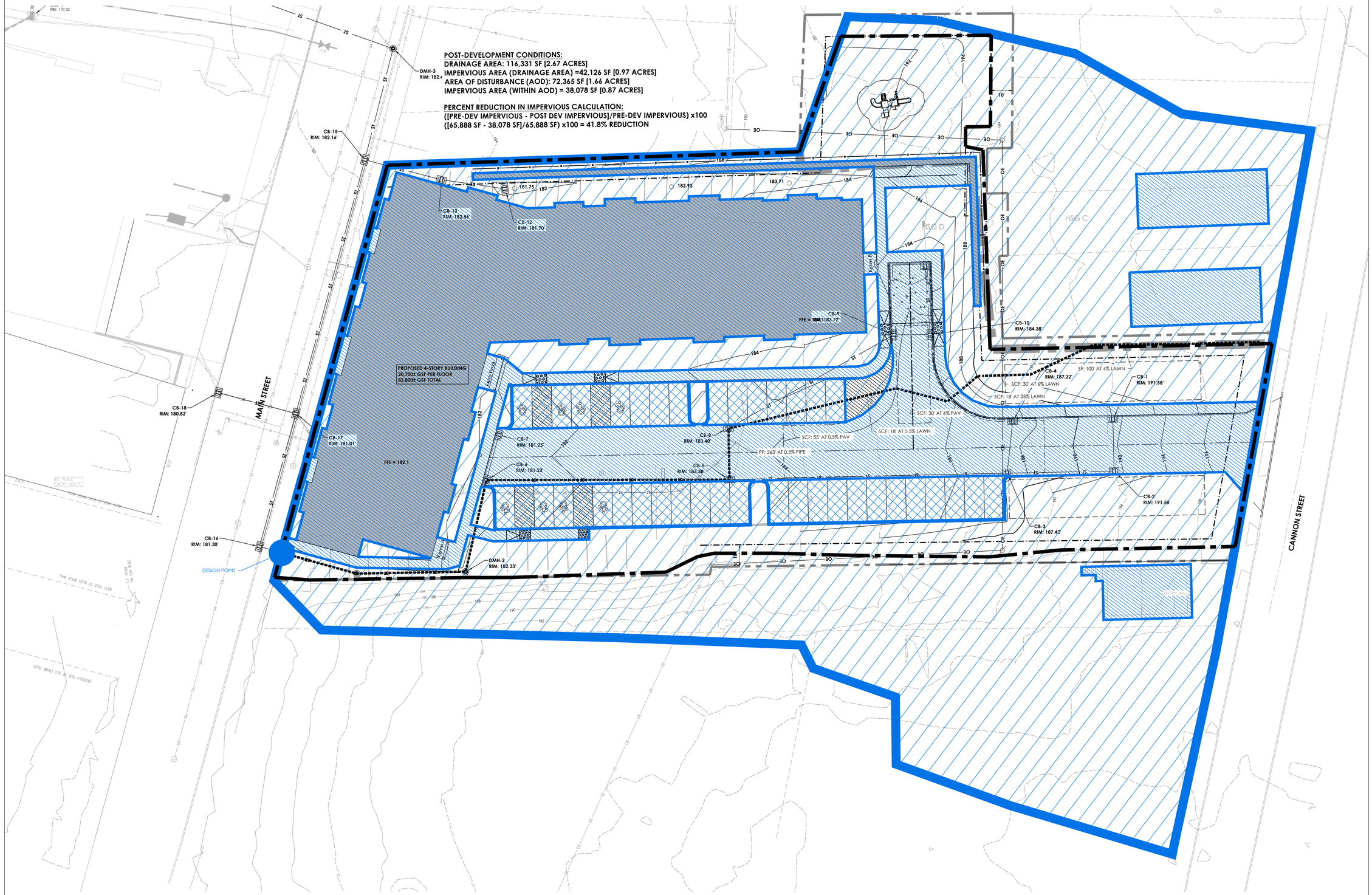
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED, THE 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



GRADING PLAN

SCALE: 1" = 20'

Sheet size: 24x36
Drawing Name: S:\Projects\WRH\Windows on Main\D Design\ACAD\Civil\Sht\SWPPP dwgs\WOM_SWPPP DRAINAGE AREA MAPPING.dwg
Date last accessed: 8/7/2025 3:52 PM
Date last plotted: 8/7/2025 4:53 PM
Plotted By: Dan Nead

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description

PROFESSIONAL STAMPS

FOR REVIEW ONLY
NOT FOR PERMIT OR CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR 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 06/24/25	Scale AS NOTED
Project Status DESIGN	Civil Revision Number [ ]
Drawn By DMN	Checked By

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

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.

CPL
ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

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

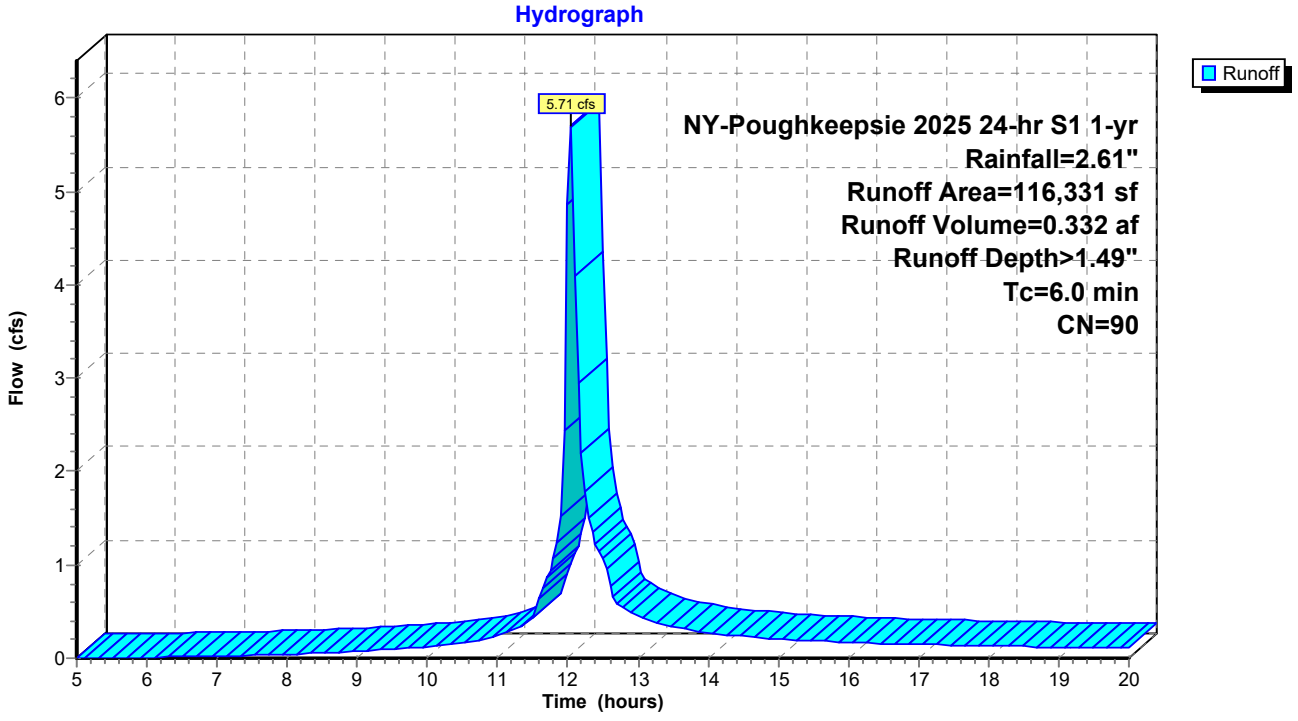
Runoff = 5.71 cfs @ 12.04 hrs, Volume= 0.332 af, Depth> 1.49"

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

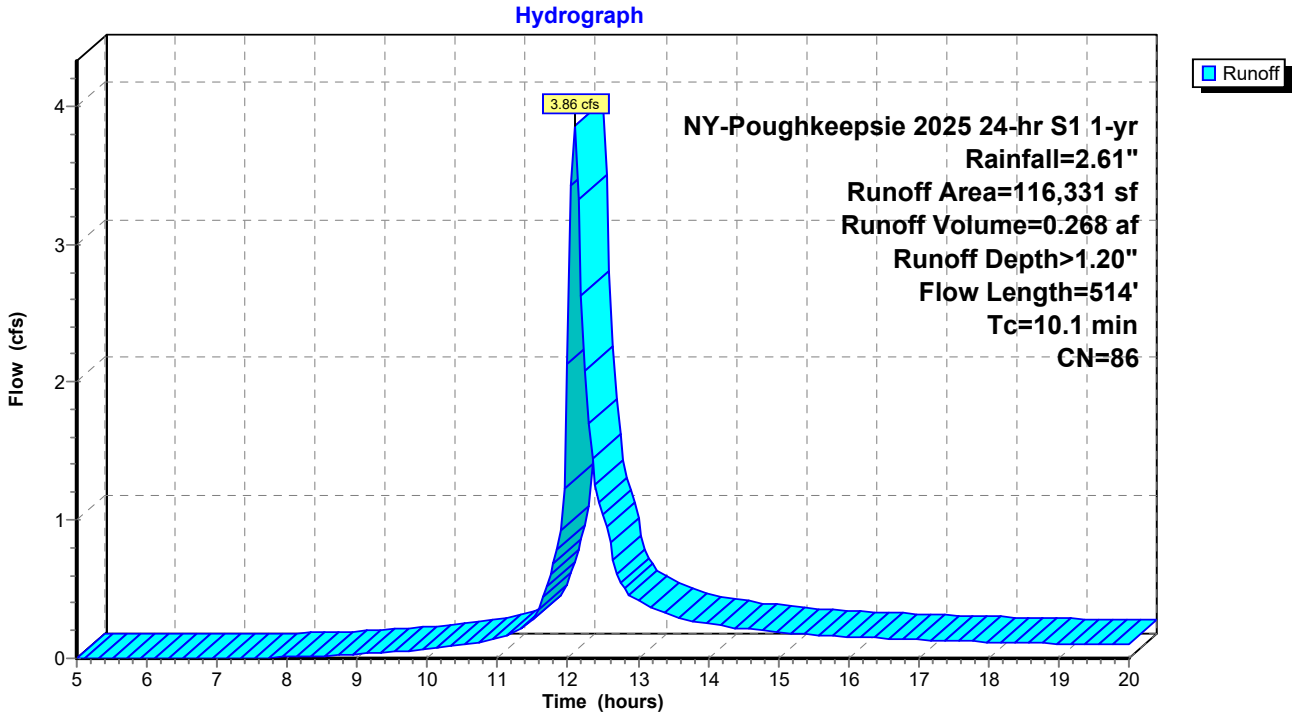
Runoff = 3.86 cfs @ 12.10 hrs, Volume= 0.268 af, Depth> 1.20"

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

SubcatchmentPOST: 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

SubcatchmentPRE: 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

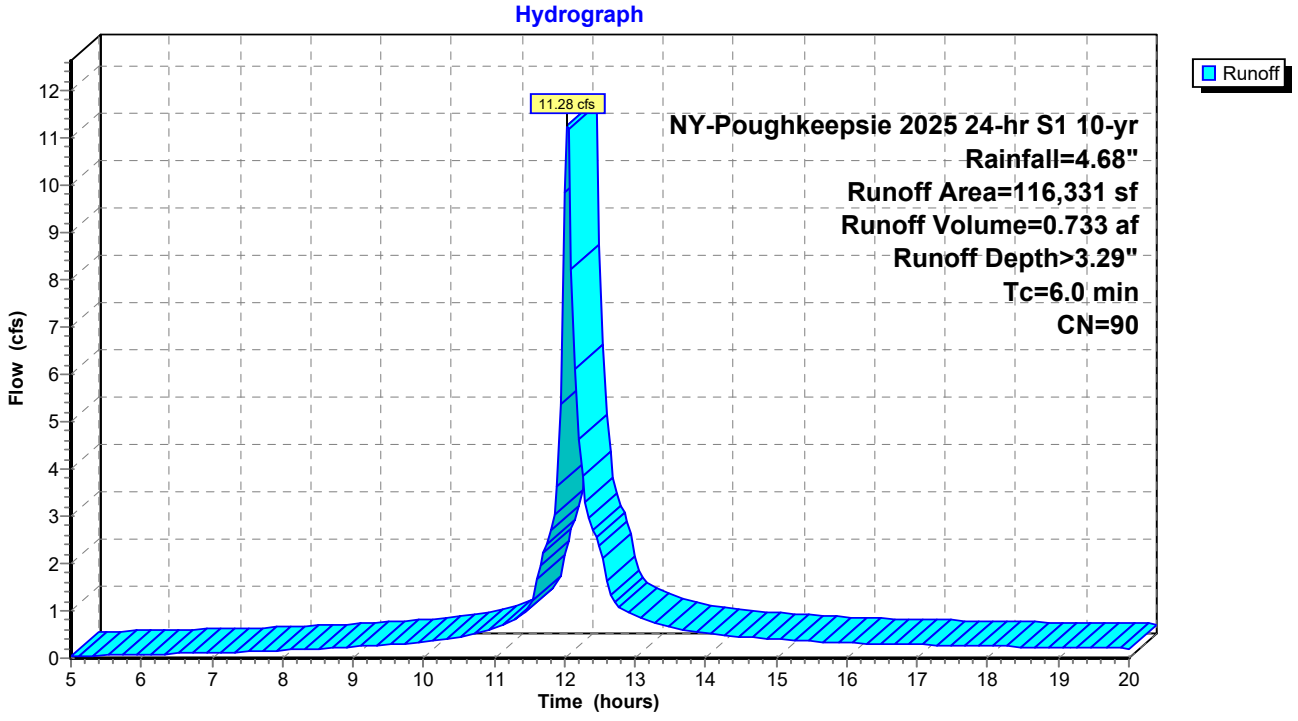
Runoff = 11.28 cfs @ 12.04 hrs, Volume= 0.733 af, Depth> 3.29"

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

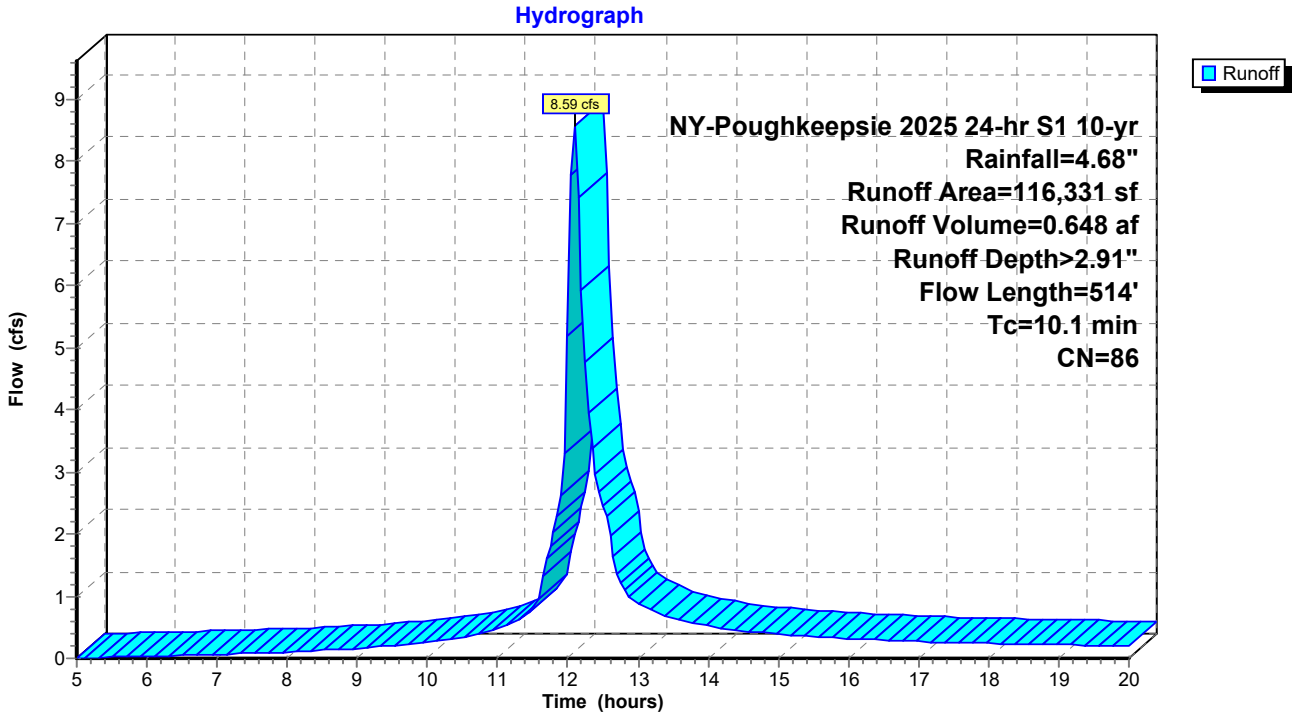
Runoff = 8.59 cfs @ 12.10 hrs, Volume= 0.648 af, Depth> 2.91"

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

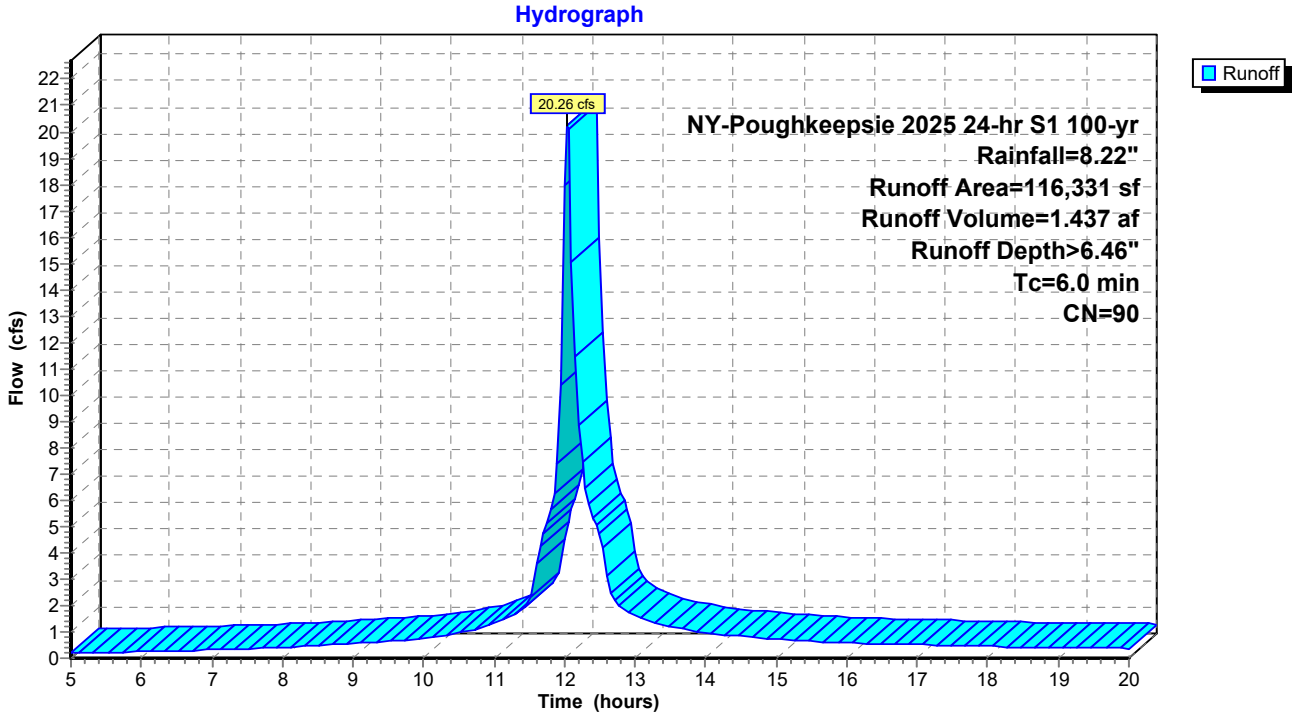
Runoff = 20.26 cfs @ 12.04 hrs, Volume= 1.437 af, Depth> 6.46"

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"

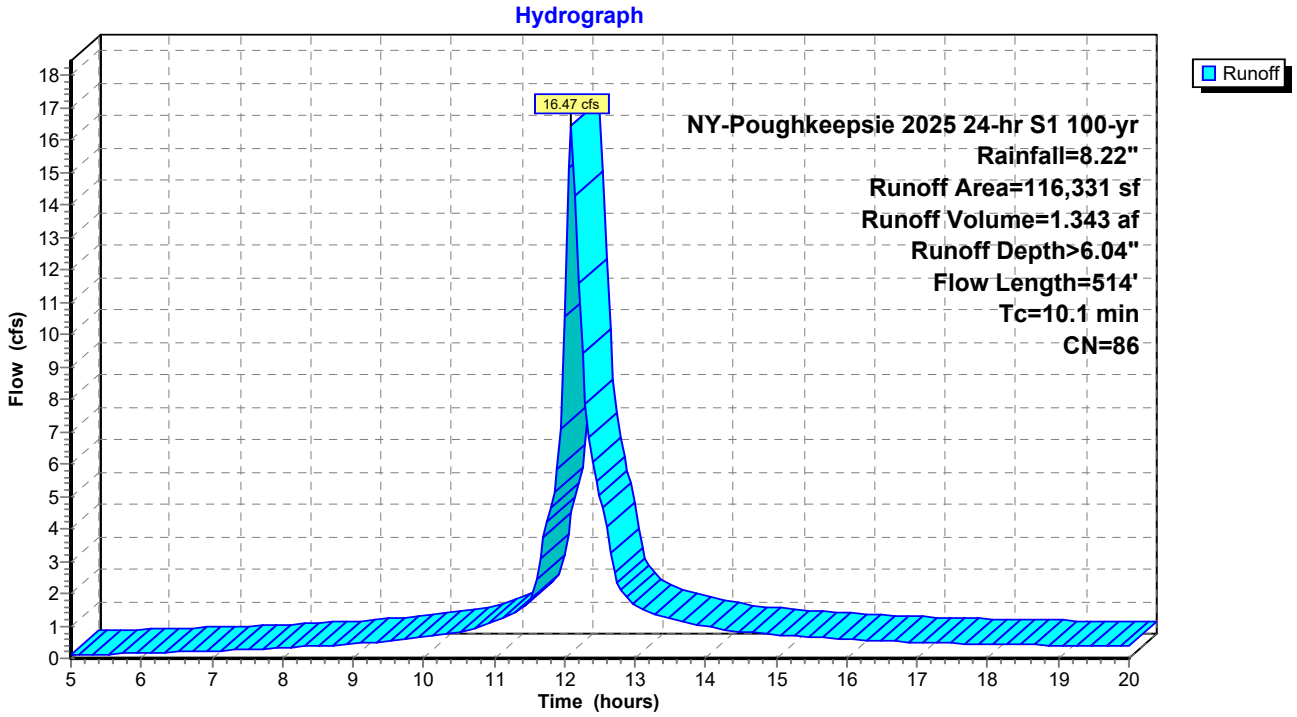
	Area (sf)	CN	Description
*	69,386	99	IMP PRE
	22,065	74	>75% Grass cover, Good, HSG C
	24,880	80	>75% Grass cover, Good, HSG D
	116,331	90	Weighted Average
	46,945		40.35% Pervious Area
	69,386		59.65% Impervious Area

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



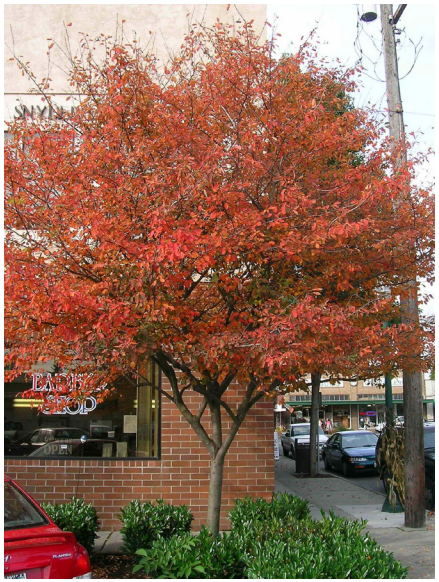
WINDOWS ON MAIN - PLANTING PALETTE

TREE

Appalachian Red Eastern Redbud
Cercis canadensis 'Appalachian Red', 25' Ht.



Autumn Brilliance Downy Serviceberry
Amelanchier arborea, 25' Ht.



Holmstrup Eastern Arborvitae
Thuja occidentalis 'Holmstrup',15' Ht.



GROUNDCOVER

Gro-Low Fragrant Sumac
Rhus aromatica 'Gro-low'



Allegheny Spurge
Pachysandra procumbens



Blue Rug Creeping Juniper
Juniperus horizontalis 'Blue Rug'



SHRUB/GRASS/FERN

Koreanspice Viburnum
Viburnum carlesii, 6' Ht. x 7' wide



Shamrock Inkberry
Ilex glabra 'Shamrock', 4' Ht.



Little Bluestem
Schizachyrium scoparium, 4' Ht.



Hummingbird Clethra
Clethra alnifolia, 4' Ht.



Everlow Dense Anglojap Yew
Taxus x media, 1.5' Ht. x 5' Wide



New Jersey Tea
Ceanothus americanus, 3' Ht.



Sweetfern
Comptonia peregrina, 3' Ht. x 4' Wd.



November 11, 2025

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

RE: Windows on Main, Hudson River Housing Parking Research

Dear Mr. Parker,

Hudson River Housing (HRH) conducted research on parking counts for five City properties to support our request for a parking variance for Windows on Main, a housing project we are proposing at 488 Main Street. The five properties are:

1.) Fallkill Commons of Rose, a 78-unit housing complex targeted for low- to moderate-income households, located at 17-18 Rose Street.
2.) Crannell Square, a 78-unit housing complex targeted for moderate- to middle-income households, located at 35 Catherine Street.
3.) The Poughkeepsie Underwear Factory, a mixed-use property with 15 housing units and 6,645 square feet of commercial space. 11 of the residential units are targeted to low- to moderate-income households and 4 are market rate units.
4.) Queen City Lofts, a 70-unit housing complex targeted for moderate- to middle-income households, located at 178 Main Street.

All four of the properties listed above received parking variances from the ZBA (see notations listed under each property name on the accompanying chart). The Planning Board requested that HRH conduct research on the utilization of the parking spaces for properties that were granted variances.

The fifth property, listed below, has requested a parking variance from the ZBA (see notations listed under the property name on the accompanying chart).

5.) 488 Main Street, a 1.76 acre parcel with one building that houses an operating laundromat, HRH's Housing Resource Center and storage space. The concept for Windows on Main proposes building a newly constructed 60,219 square foot building with 81 units of housing and 5,082 square feet of commercial space. The two tenants of the current building will be relocated before the building is demolished.

The Planning Board requested that HRH conduct research on the utilization of the parking spaces currently located at 488 Main Street that primarily service the laundromat on the northwest portion of the building.

HRH conducted the research for both Planning Board requests between October 14th and November 9th. During this period HRH staff conducted parking counts at various days and times. The results are included on the accompanying chart labeled "City of Poughkeepsie Parking Counts".

Notes and Observations

a.) A total of 66 parking counts were conducted. 39 (59%) took place after normal business hours or on weekends, when the need for parking spaces is typically higher for residential properties. 27 (41%) counts took place Monday – Friday between 8:00 am and 4:00 pm, when the need for residential parking typically decreases.

b.) Of the 66 counts that took place, 64 (97%) found the utilization less or equal to the parking provided. Of the 64 counts that were less or equal to parking provided, the available parking spaces that exceeded the number of utilized parking spaces was 56% (37).

c.) In only 2 out of 66 instances (3%), the parking count exceeded what was provided. Both took place at Queen City Lofts; one at 6:00 pm on a Friday, and the second at 9:00 pm on a Saturday. One of Queen City Lofts' commercial spaces is occupied by a high-traffic generator, Zeus Brewing Company. It is important to note that in both instances, the cars did not block any other cars, building entrances, thoroughfares, parking lot exits, or fire hydrants. The 6 and 7 cars occupied a portion of the parking lot that is not designated for parking. It is projected that the Windows on Main commercial units will generate more foot traffic than vehicle traffic.

d.) The low to non-existent utilization of the 12 spaces located at 488 Main Street during all times of the day indicates there is not a current need for parking in that neighborhood by residents or laundromat users.

e.) The table below shows the parking ***averages*** per property:

PROPERTY	# OF RES. UNITS	COMM. SQUARE FOOTAGE	SPACES PROVIDED	AVERAGE SPACES UTILIZED	AVERAGE SPACES AVAILABLE
Fallkill Commons on Rose*	78	N/A	34	17	17
Crannell Square*	75	N/A	30	22	8
Poughkeepsie Underwear Factory*	15	6,645	18	7	11
Queen City Lofts*	70	9,052	48	32	11
488 Main Street	N/A	4,100	12	< 1	> 11

f.) Combining the four properties that are currently occupied with residents (indicated by an asterisk), a total of 192 required parking spaces were granted a waiver. Has this not taken place, there would be an additional 192 empty parking spaces in this approximate one-mile area of the City of Poughkeepsie.

Windows on Main is one-half block from a Dutchess County Transit Stop, walkable to many locations including parks, a grocery store, other retail, government offices, restaurants, schools and medical facilities/offices. A bike room will be provided for secure and convenient storage for bikes and scooters, and HRH also provides shuttle service for its residents on a regular basis during popular times of the day, depending on the need.

One of the goals of the City of Poughkeepsie's Comprehensive Plan was to make parts of the City more walkable and less dependent on automobiles, including the Main Street section where Windows on Main will be located. HRH's historical experience, as well as this parking research, supports the request for the Zoning Board of Appeals to grant the parking waiver for the Windows on Main development. Thank you for your consideration of this request.

Sincerely,

Mary F. Linge
Vice-President of Real Estate Development
Hudson River Housing, Inc.

City of Poughkeepsie

PARKING COUNTS

October 14 - November 9, 2025

1.) Fallkill Commons On Rose	
Location	5, 17-18 Rose Street
Residential Units	78
# of Bedrooms	99
Commercial Square Footage	N/A
Parking Spaces Required	97
Parking Spaces Provided	34
Waiver Granted	**63**
	Parking Count

	5 Rose Street **	17 Rose Street**	18 Rose Street**	Total FCR	Spaces Available
Tuesday, 10/14 @ 12:00pm	4	0	3	7	**27**
Wednesday, 10/15 @ 8:00am	4	3	6	13	**21**
Friday, 10/17 @ 9:00am	5	1	7	13	**21**
Saturday, 10/18 @ 4:30pm*	5	7	4	16	**18**
Sunday, 10/19 @ 2:00pm*	6	3	7	16	**18**
Tuesday, 10/21 @ 8:00am	3	2	8	13	**21**
Wednesday, 10/22 @8:00am	6	3	7	16	**18**
Tuesday, 10/28 @ 8:00am	6	4	6	16	**18**
Tuesday, 10/28 @ 8:00pm*	9	4	8	21	**13**
Wednesday, 10/29 @ 8:00am	7	4	10	21	**13**
Thursday, 11/6 @ 8:00pm*	6	6	12	24	**10**
Friday, 11/7 @ 1:15am*	10	3	10	23	**11**
Friday 11/7 @ 6:00pm*	6	6	6	18	**16**
Saturday, 11/8 @ 9:00pm*	6	4	7	17	**17**
Sunday, 11/9 @ 8:00pm*	10	4	8	22	**12**

**These three lots comprise the 34 parking spaces provided for Fallkill Commons on Rose.

2.) Crannell Square		
Location	35 Catherine Street	
Residential Units	75	
# of Bedrooms	99	
Commercial Square Footage	N/A	
Parking Spaces Required	94	
Parking Spaces Provided	30	
Waiver Granted	**64**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	12	**18**
Wednesday, 10/15 @ 8:00am	20	**10**
Friday, 10/17 @ 9:00am	12	**18**
Saturday 10/18 @ 4:30pm*	17	**13**
Sunday 10/19 @ 2:00pm*	17	**13**
Tuesday, 10/21 @ 8:00 am	18	**12**
Wednesday, 10/22 @ 8:00am	18	**12**
Tuesday, 10/28 @ 8:00am	18	**12**
Tuesday, 10/28 @ 8:00pm*	25	**5**
Wednesday, 10/29 @ 8:00am	22	**8**
Thursday, 11/6 @ 8:00pm*	29	**1**
Friday 11/7 @ 1:15am*	30	**0**
Friday 11/7 @ 6:00pm*	26	**4**
Saturday, 11/8 @ 9:00pm*	30	**0**
Sunday, 11/9 @ 8:00pm*	30	**0**

3.) Poughkeepsie Underwear Factory		
Location	8 N. Cherry Street	
Residential Units	15	
# of Bedrooms	15	
Commercial Square Footage	6,645	
Parking Spaces Required	36	
Parking Spaces Provided	18	
Waiver Granted	**18**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	9	**9**
Wednesday, 10/15 @ 8:00am	3	**15**
Friday, 10/17 @ 9:00am	4	**14**
Saturday, 10/18 @ 4:30pm*	6	**12**
Sunday, 10/19 @ 2:00pm*	6	**12**
Tuesday, 10/28 @ 8:00pm*	7	**11**
Thursday, 11/6 @ 8:00pm*	12	**6**
Friday, 11/7 @ 1:15am*	10	**8**
Friday, 11/7 @ 6:00pm*	7	**11**
Saturday, 11/8 @ 9:00pm*	8	**10**

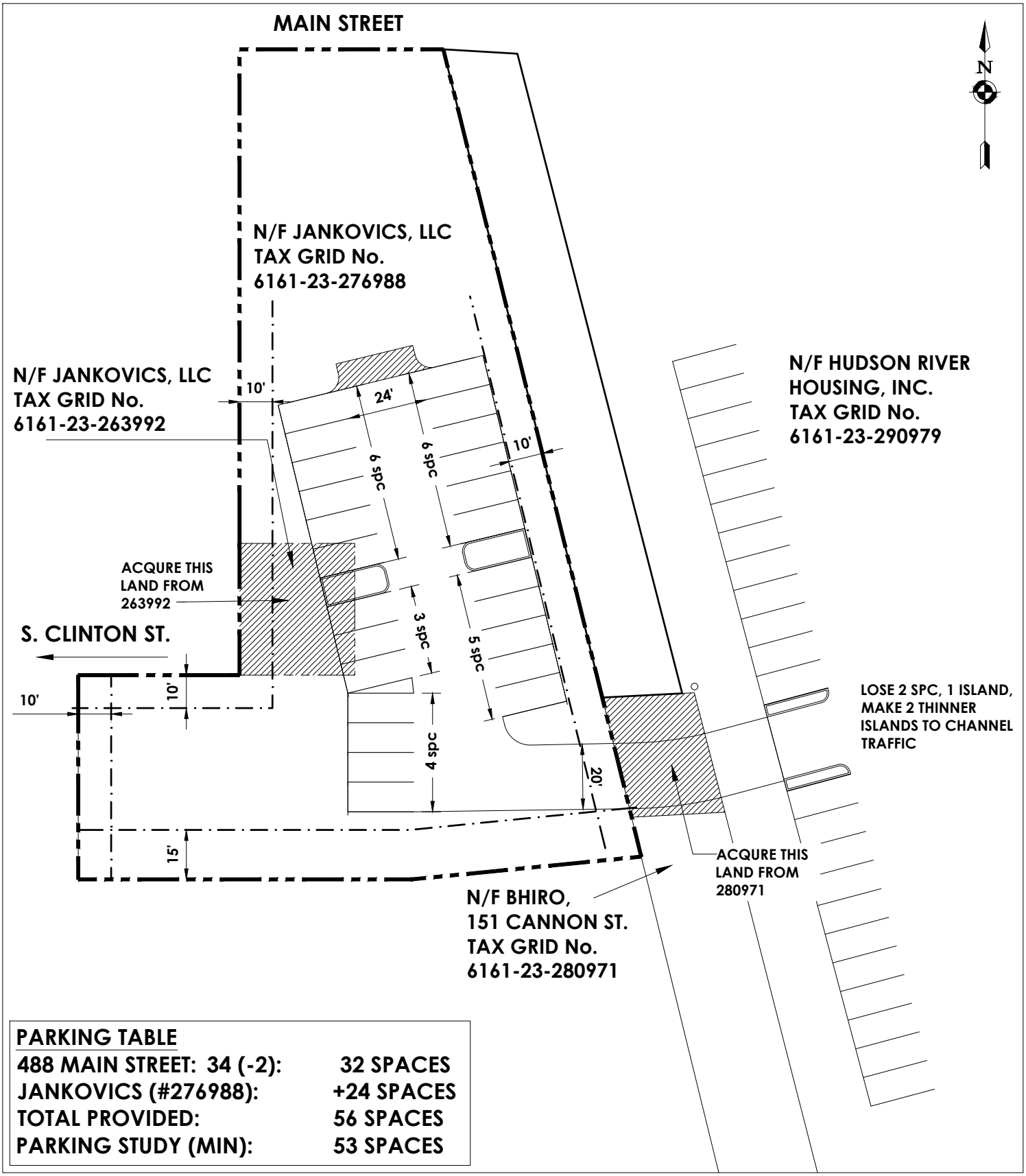
4.)Queen City Lofts		
Location	178 Main Street	
Residential Units	70	
# of Bedrooms	93	
Commercial Square Footage	9,052	
Parking Spaces Required	144	
Parking Spaces Provided	48	
Waiver Granted	**96**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	11	**37**
Wednesday, 10/15 @ 8:00am	14	**34**
Friday, 10/17 @ 9:00am	13	**35**
Saturday, 10/18 @ 4:30pm*	24	**24**
Sunday, 10/19 @ 2:00pm*	21	**27**
Tuesday, 10/28 @ 8:00pm*	26	**22**
Thursday, 11/6 @ 8:00 pm*	60	**0**
Friday, 11/7 @ 1:15am*	30	**18**
Friday, 11/17 @ 6:00pm*	55	**-7**
Saturday, 11/8 @ 9:00pm*	54	**-6**
Sunday, 11/9 @ 8:00pm*	40	**8**

5.)Windows on Main		
Location	488 Main Street	
Residential Units	81	
# of Bedrooms	99	
Commercial Square Footage	5,082	
Parking Spaces Required	119	
Parking Spaces Proposed	34	
Waiver Requested	**85**	
2025 Parking Spaces Provided	12	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	1	11
Wednesday, 10/15 @ 8:00am	0	12
Friday, 10/17 @ 9:00am	0	12
Saturday, 10/18 @ 4:30pm*	2	10
Sunday, 10/19 @ 2:00pm*	3	9
Tuesday, 10/21 @ 8:00am	0	12
Wednesday, 10/22 @ 8:00am	0	12
Tuesday, 10/28 @ 8:00am	0	12
Tuesday, 10/28 @ 8:00pm*	0	12
Wednesday, 10/29 @ 8:00am	0	12
Thursday, 11/6 @ 8:00pm*	0	12
Friday, 11/17 @ 1:15am*	1	11
Friday, 11/17 @ 6:00pm*	0	12
Saturday, 11/8 @ 9:00pm*	0	12
Sunday, 11/9 @ 8:00pm*	0	12

Total Spaces Waived - 4 Occupied Properties - 192

* indicates after hours & weekend counts (39)

indicates the number of available spaces exceeds the number of utilized spaces (37)



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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ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

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.

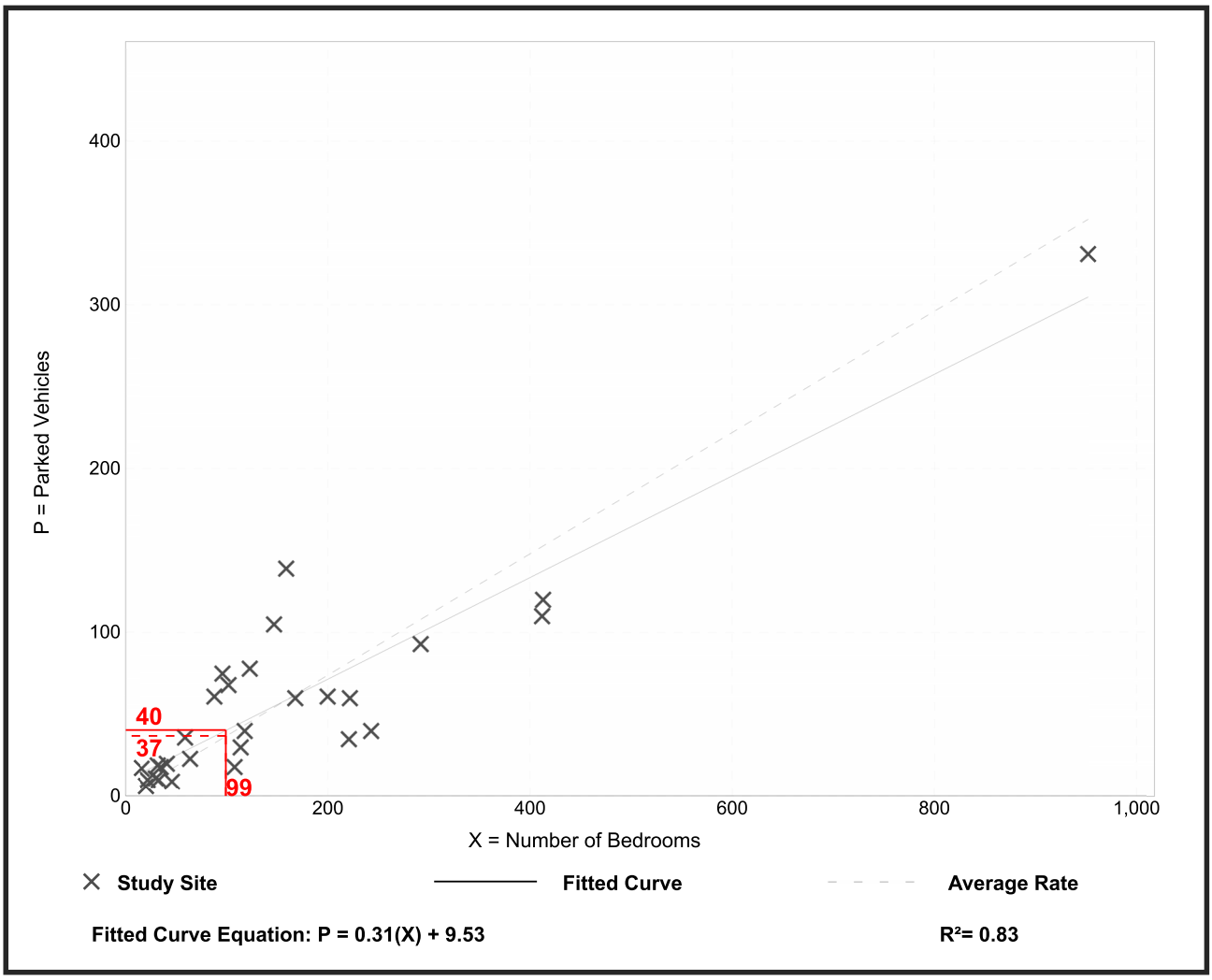
Affordable Housing - Income Limits
(223)

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

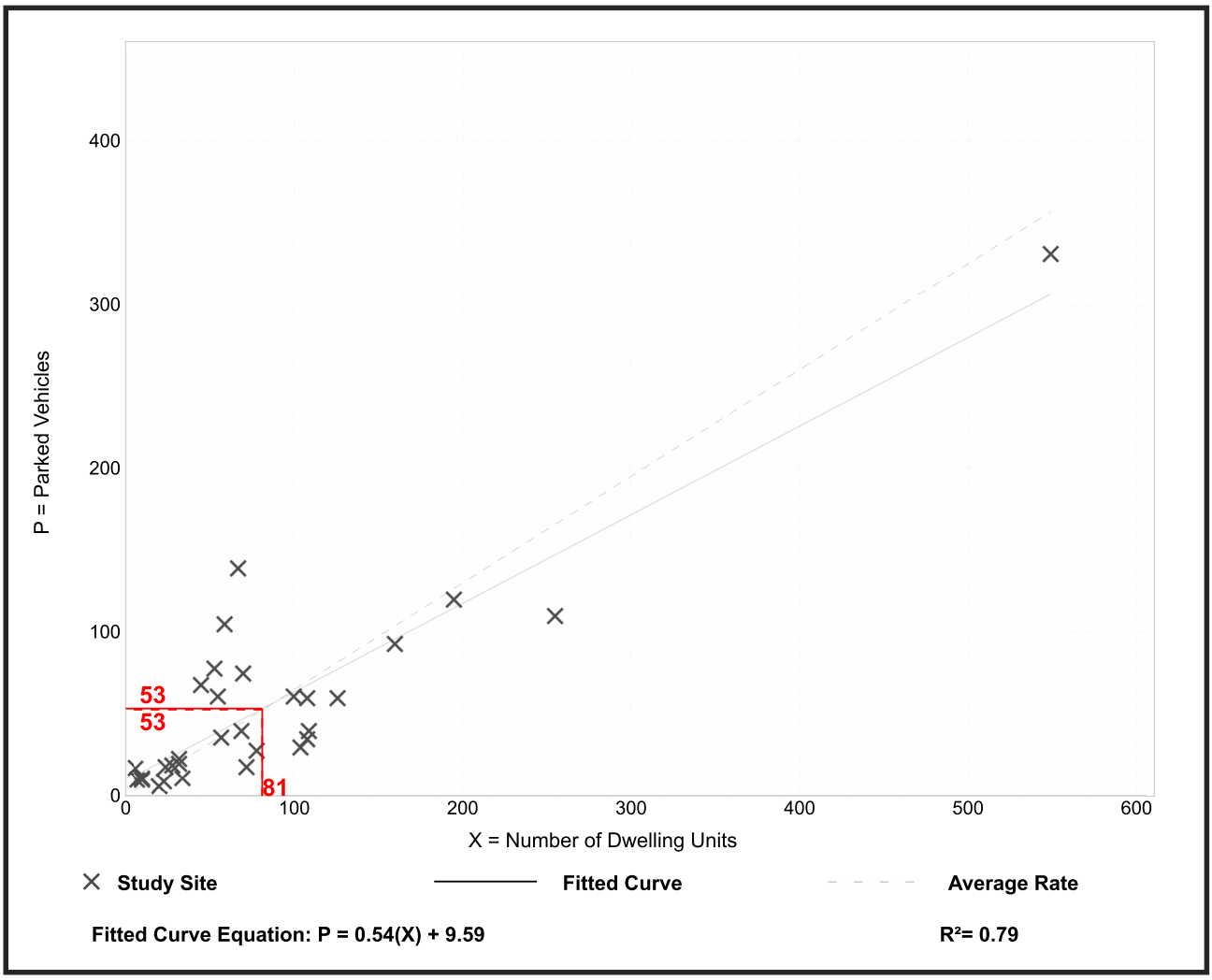
Affordable Housing - Income Limits
(223)

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

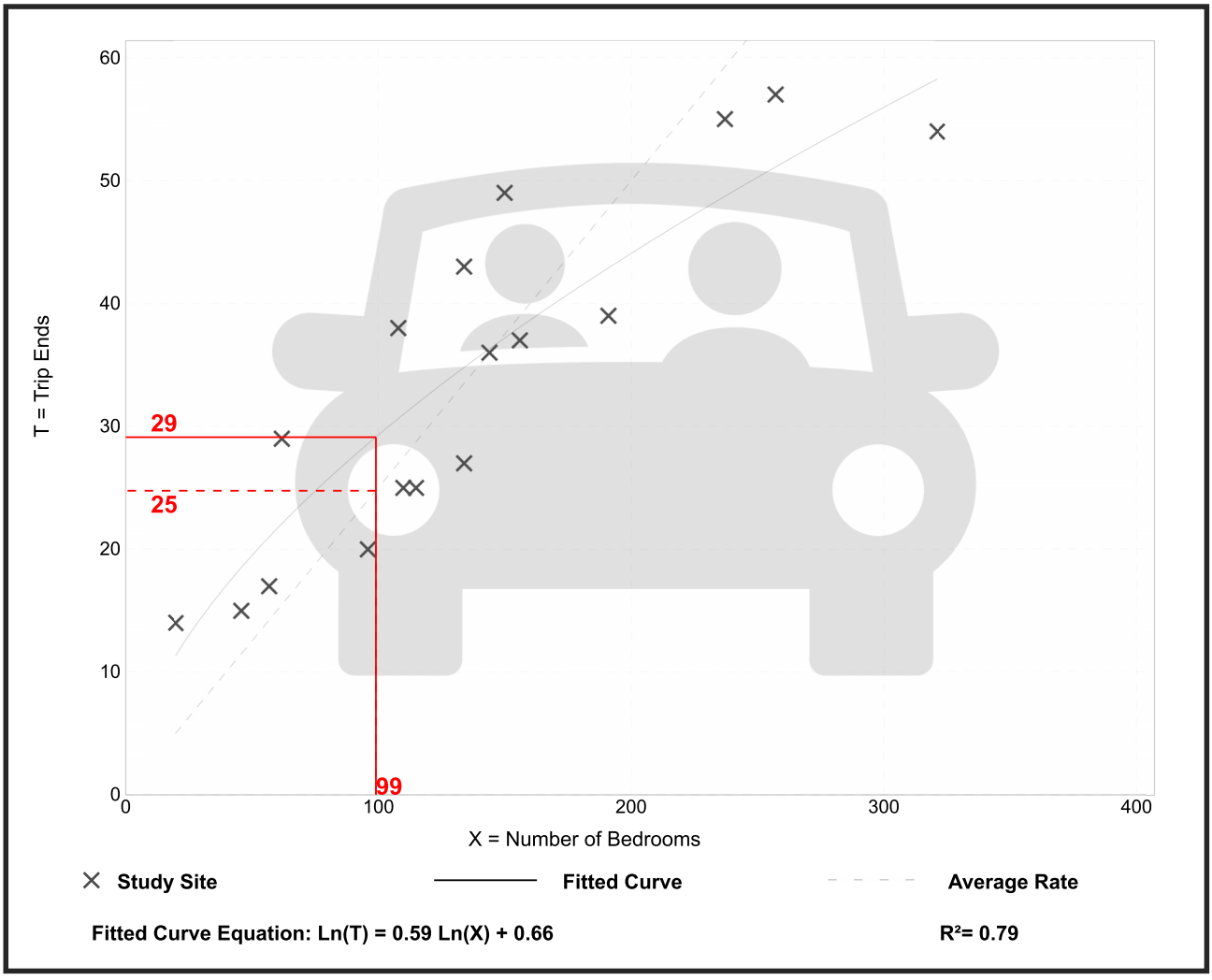
Affordable Housing - Income Limits
(223)

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

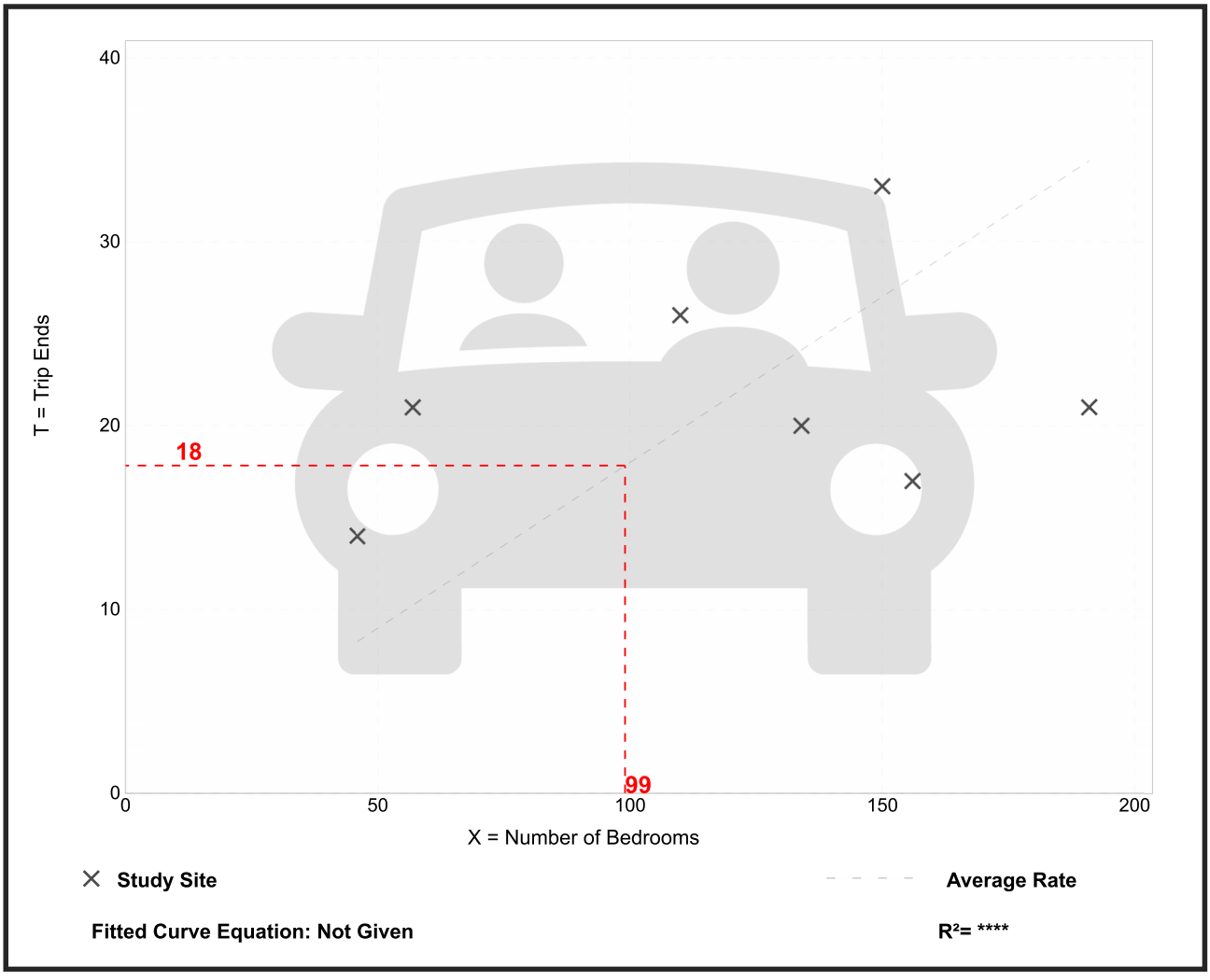
Affordable Housing - Income Limits
(223)

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


Commercial 01
Commercial 02
Commercial 03


Hudson River Housing, Inc
Windows on Main

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.

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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

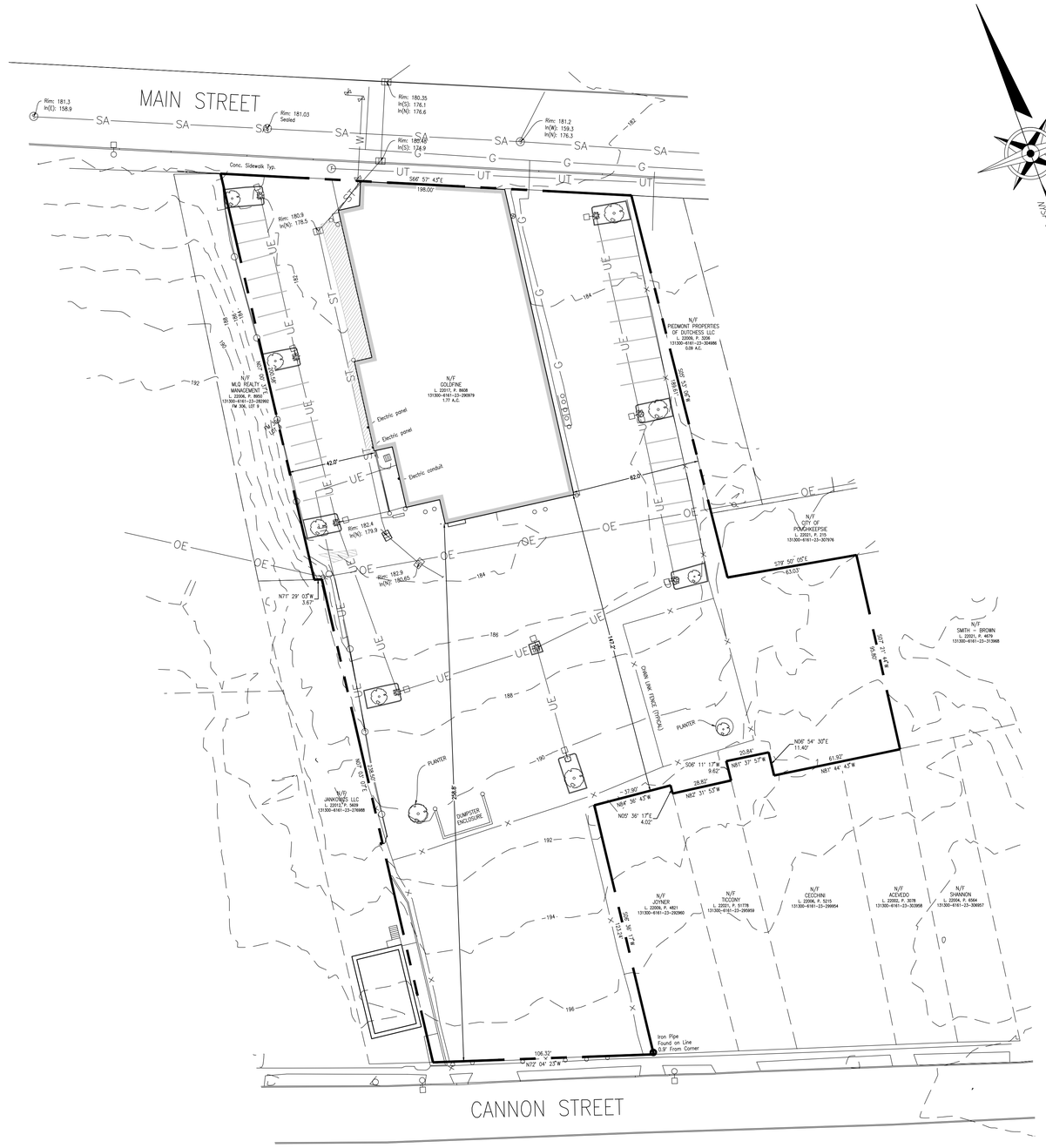
Hudson River Housing, Inc.
NeighborWorks Capital Corporation, its successors and assigns
Stewart Title Insurance Company

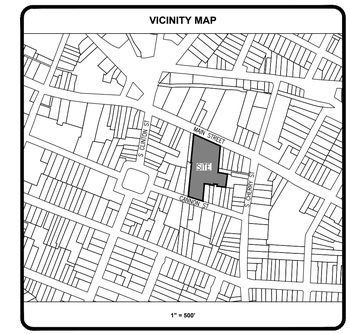
DATE OF SURVEY

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
- 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 Aceveto (Doc 02-2002-3078);

Thence N 81° 44' 43" W for a distance of 61.92 feet to a point on the north line of lands Now or Formerly of Cecchini (Doc 02-2006-5215);

Thence along said lands the following 3 courses:
1) N 06° 54' 30" E for a distance of 11.40 feet;
2) N 81° 37' 57" W for a distance of 20.84 feet;
3) S 06° 11' 17" W for a distance of 9.62 feet to the northeast corner of lands Now or Formerly of Ticcony (Doc 02-2021-51778);

Thence N 82° 31' 53" W for a distance of 28.82 feet to the eastern line of lands Now or Formerly of Joyner (Doc 02-2009-4821);

Thence along said lands the following 3 courses:
1) N 05° 36' 17" E for a distance of 4.02 feet;
2) N 84° 36' 43" W for a distance of 37.90 feet;
3) S 06° 36' 17" W for a distance of 123.24 feet to the northerly line of Cannon Street;

Thence along said road N 72° 04' 23" W for a distance of 106.32 feet to the southeast corner of lands Now or Formerly of Jankovics LLC (Doc 02-2012-5609);

Thence along said lands the following 2 courses:
1) N 07° 03' 07" E for a distance of 238.50 feet;
2) N 71° 29' 03" W for a distance of 3.67 feet to the southeast corner of said lands of MLQ Realty Management;

Thence N 07° 00' 37" E for a distance of 200.58 feet to the Point of Beginning.

ROBERT H. CAPUCILLI, L.S. # 051028

REVISIONS				
NO.	DATE	BY	CHKED	DESCRIPTION

26 IBM ROAD
POUGHKEEPSIE, NEW YORK 12601
TEL (845) 454-3411
FAX (845) 473-1962
CPLteam.com
ARCHITECTURE = ENGINEERING = PLANNING

STATE OF NEW YORK · ROBERT H. CAPUCILLI · 051028 · LICENSED LAND SURVEYOR

Digitally signed by Robert H. Capucilli, PLS
Date: 2023.02.17 14:22:51-05'00'

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

HUDSON RIVER HOUSING, INC.

CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS STATE OF NEW YORK

DATE:	12/1/22
DRAWN:	RHC
DESIGNED:	
CHECKED:	RHC
SCALE:	1" = 30'

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

488 MAIN STREET

PROJECT NUMBER 15066.00

DRAWING NUMBER 1-1

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Plotted By: Bob Capucilli
Date last plotted: 2/17/2023 2:21 PM
Date last accessed: 2/17/2023 2:20 PM
Referenced Drawings: None
Drawing Name: S:\Projects\HRH\Las Ventanas on Main\D Design\Job Info\Survey\CAD\15066.00 HRH Las Ventanas svy-working.dwg

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SWPPP REVIEW

Form #1

1. Date: October 28, 2025
2. Name of Site Plan: Windows on Main
3. Address or Location: 448 Main Street
4. Owner: Hudson River Housing
5. Engineer/ Architect: Hudson River Housing
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 SWPPP as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

ENGINEERING SITE PLAN REVIEW COMMENTS:

1. Provide a water and sewer report. The report should include 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. Include a discussion of fire flows.
2. Provide landscaping plan.
3. Indicate diameter of downstream storm sewer line from connection point. A meeting is scheduled for 10/31/2025 to discuss storm water options and other comments as necessary.
4. Show roof leaders on site plan and indicate where they drain.
5. Indicate diameter of sanitary sewer and water mains at Main Street.
6. Provide traffic control plans for all utility connections in the street.
7. Show existing water and sewer services on the site plan. Provide an abandonment detail for the water service. If 2” diameter or less abandon at water main (close corporation valve and physically cut water pipe, City standard detail avavilble). If greater than 2”, the service will need to be abandoned as close to the main as feasible with a fully restrained mechanical cap, and gate valve closed. Cap existing sewer at building foundation prior to demolition.
8. Provide wet tap detail. Show tapping valve and curb valve on utility plan. Indicate they are to be right open.
9. Provide top and bottom wall elevations of proposed retaining wall east and south of proposed building. Provide a detail for retaining wall. Provide stability calculations if the wall exceeds 5’.
10. Provide catch basin traps for CB-6 and proposed catch basins in the City ROW. Traps should be considered at other on-site catch basins.
11. Include note to provide maintenance records to SMO for PCSMPs.
12. Install new iron rebar monuments for all new or existing property corners along the right-of-way. Include note on site plan.
13. Provide concrete washout detail on Sheet C301 and indicate location on C205.

ENGINEERING SWPPP REVIEW COMMENTS:

1. Include a printed copy of the eNOI with SWPPP
2. Append a map(s) identifying areas requiring soil restoration (all areas to be converted from impervious to pervious) to the SWPPP. Any changes in post development hydrology should be documented with pre and post hydrology maps. Location and size of PCSMP (porous pavement) should be shown on post-hydrology map.
3. Include discussion of porous pavement in SWPPP including dimensions, material spec, and installation details.
4. Provide verification SWPPP has been prepared by Qualified Professional.
5. Include soil testing results and show test pits and/or boring locations on map. Include infiltration test results.
6. Provide O&M plan including inspection and maintenance schedules. Identify responsible party(ies).

Joseph A. Chenier, Jr.

Digitally signed by Joseph A. Chenier, Jr.
Date: 2025.10.28 11:13:26 -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.

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

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Boston, MA 02116

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Poughkeepsie, NY 12601

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

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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.

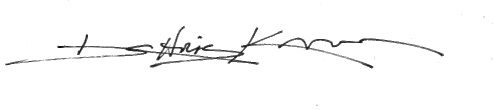
5. Material and Color Palette
At our first workshop, we had discussed exploring more variety in both color and material to avoid a flat, repetitive elevation. We encourage re-examining the overall façade strategy to ensure that the architectural expression feels rooted in Poughkeepsie's material heritage. 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)

From:	Mary Linge
To:	Christopher Kroner
Cc:	Mario Salpepi; Lori Garcia; Tyler Maegerle; Rosaura Andujar-McNeil; Anne Saylor; Europa McGovern; Andrew Learn (ALearn@CPLteam.com); Christian Moore
Subject:	Re: Windows on Main- Front Elevation
Date:	Wednesday, November 26, 2025 10:04:31 AM
Attachments:	image.png image.png

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chris,

Mario and I just spoke. We're good with your preference for the boxed entries. I have to push back on the full glass doors, we have converted many of our properties due to it becoming a maintenance issue. As far as the brick on the elevations off of Main Street, we will agree to bring it up to the third floor and keep it on the first floor at the entries. It is just too costly to have more brick than that. As it is, the construction costs are 97% higher than Fallkill Commons, that was only completed 5 years ago. As far as the Hardie colors, I'm not a fan of the multiple colors on, we're going to stick with the green on the fourth floor tower and the tan on the recessed areas. By the way...how did you get those colors on the rendering? It cost me $1,500 to do that!!!

Mario will work on these changes, and we'll be ready for our submission to the Planning Board next week. Thank you. Happy Thanksgiving to all!

- - - Mary.

Mary F. Linge
V.P. of Real Estate Development & Housing Counseling
Hudson River Housing, Inc.
313 Mill Street
Poughkeepsie, NY 12601

(845) 454-5176 ext. 114
www.hudsonriverhousing.org

On Tue, Nov 25, 2025 at 3:19 PM Christopher Kroner <ckroner@mass-group.org> wrote:

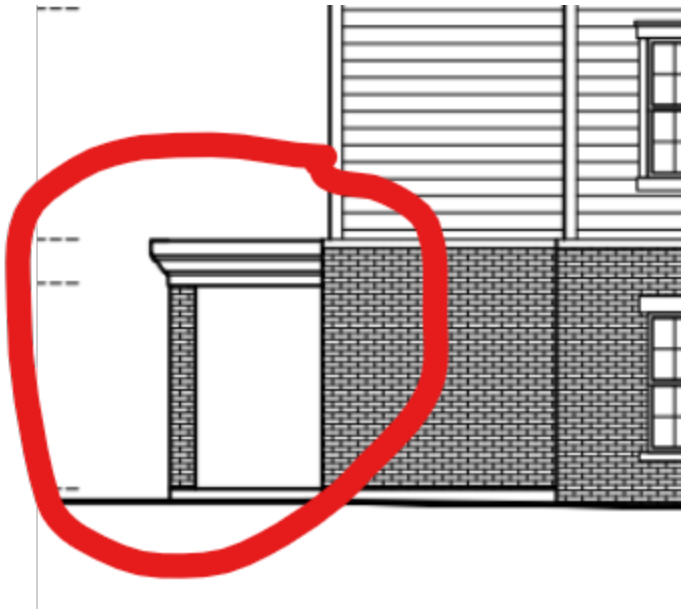
> Hi Mario and Mary--
>
> Thank you again for sharing updated line drawings for your proposed *Windows on Main* at 488 Main Street. We acknowledge and appreciate the continued effort to refine the project and respond to feedback from earlier workshops and conversations.
>
> From this set of drawings, the Main Street elevation is reading much stronger. The greater consistency and alignment of the windows helps bring clarity to the façade, and the overall proportioning along Main Street feels more unified and intentional. I am also encouraged that the latest storefront awnings will reinforce the character of Main Street's streetscape.

Now seeing the latest backsides of the building, I do have some suggestions about the rear and side elevations, particularly the way the brick base steps up by one floor in certain locations. I think I mentioned this in the last meeting but this move creates a crenelated effect (reminiscent of fortified walls of a castle) that also reinforces the building as a series of stacked horizontal layers. One goal with such a large footprint might be to avoid that strong horizontal read and instead create a sense of vertical groupings or volumes. This is working better on the front to help the building feel like a collection of smaller buildings standing together. We encourage exploring whether these projection bays could extend the full height of the building to achieve that more vertical rhythm?

Related to that, and maybe this gives you another solution (and perhaps cheaper?). You might consider introducing additional siding colors into the palette so that the volumes read like different buildings. The current elevations rely on a primary siding tone supplemented by the green Hardie board, and you could reference how many of the historic Victorian structures on the south side of Poughkeepsie use three or four colors to help articulate their massing, highlight architectural details, and give each volume a distinctive identity. Please allow me to share a quick sketch below on your old renderings to test swapping some colors (*admittedly, these are slightly random*) -- this might help you consider this comment for your own tastes and preferences for how a second or third siding color within the vertical massing could help break down the bulk and add more relief and richness to the façade composition.



Another couple details I am seeing that I wanted to highlight to your attention for consideration:
1) the entrance porches on the residential side - could these be similar projections to your storefronts?



2) Under a couple of those porches, there also appear to be some half lite egress doors that give a slightly institutional feel-- is there a reason these need a solid bottom panel and couldnt be full glass?

I hope you see these observations as intending to support the continued improvement of the project, and we remain available to review or discuss additional studies or design options as they develop.

Sincerely,
Chris

Christopher Kroner
Principal
Direct: 845.243.3755
Office: 845.473.4003
Mobile: 540.270.4866

MASS | 2022 AIA Architecture Firm Award

On Mon, Nov 24, 2025 at 3:45 PM Lori Garcia <LGarcia@cityofpoughkeepsie.com> wrote:

> Mary to your note, if you consider this as a final version for submission, be sure we get a hard copy for the file. I will place them in your current digital file for now.
>
> Best,
>
> Lori Garcia

Board Administrative Assistant

Development Department

City of Poughkeepsie

(845) 451-4263

PLEASE NOTE: There has been an ongoing scam involving fraudulent emails from a group impersonating City officials. These emails generally include fake invoices and request payment from land-use board applicants. The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

From: Mary Linge <mlinge@hudsonriverhousing.org>
Sent: Monday, November 24, 2025 3:32 PM
To: Mario Salpepi <msalpepi@coppola-associates.com>
Cc: Christopher Kroner <ckroner@mass-group.org>; Lori Garcia <LGarcia@cityofpoughkeepsie.com>; Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Rosaura Andujar-McNeil <andujr@gmail.com>; Anne Saylor <ASaylor@cityofpoughkeepsie.com>; Europa McGovern <emcgovern@cityofpoughkeepsie.com>; Andrew Learn (ALearn@CPLteam.com) <ALearn@cplteam.com>; Christian Moore <cmoore@cplteam.com>
Subject: Re: Windows on Main- Front Elevation

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Mario. For everyone's benefit, these present much better when printed on ledger paper rather than viewing them on your computer screen. At least on mine they do.

Mary F. Linge

V.P. of Real Estate Development & Housing Counseling

Hudson River Housing, Inc.

313 Mill Street

Poughkeepsie, NY 12601

(845) 454-5176 ext. 114

www.hudsonriverhousing.org

On Mon, Nov 24, 2025 at 3:26 PM Mario Salpepi <msalpepi@coppola-associates.com> wrote:

> Chris,
>
> Thanks for your quick reply and suggestions.
>
> Attached is a full set of elevations as follows:
>
> 1. Front elevation, per your notes below-
>   a. We prefer to keep the darker brick across the first floor, and wrap it around the sides.
>   b. We like the single windows and updated all the windows on the front elevation, so all bays now read the same.
>   c. I revised the commercial 1 and 3 entry canopies to a “box” projection with a flat roof. We can frame it that way.
> 2. Other elevations-
>   a. We tried an option with less brick, but returned to the brick pattern as shown.
>   b. The two siding colors will reverse from the rendering, to be consistent with the Monterey Taupe inset panels on the front.
>
> Please let us know if you have any further suggestions. We have a couple of days left prior to the Planning Board submission.
>
> Thanks again.
>
> **Mario Salpepi**
>
> Project Architect

Coppola Associates

100 Stony Brook Court

Newburgh, NY 12550

(845)561-3559 ext 203

From: Christopher Kroner <ckroner@mass-group.org>
Sent: Friday, November 21, 2025 5:14 PM
To: Mary Linge <mlinge@hudsonriverhousing.org>; Mario Salpepi <msalpepi@coppola-associates.com>
Cc: Garcia, Lori <LGarcia@cityofpoughkeepsie.com>; Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Rosaura Andujar-McNeil <andujr@gmail.com>; Saylor, Anne <ASaylor@cityofpoughkeepsie.com>; Europa McGovern <emcgovern@cityofpoughkeepsie.com>
Subject: Re: Windows on Main- Front Elevation

Hi Mary and Mario,

Thanks for sending updates along (and cc'ing city planning staff as req'd).

I do think this is getting stronger— the overall organization of the façade feels clearer. I'm curious what these changes will mean for the back, and look forward to seeing how this turns the corners. Acknowledging that this is a line drawing at this moment, please let me share a few thoughts as you continue refining:

• Corner volumes:
At the corners, you might try allowing the red brick to extend all the way up and down those primary masses. That continuity could help anchor the building at the edges and reinforce the sense of solidity.

• Window proportions in masonry bays:
There's something nicely tall and dense about the window proportions in the center masonry bay. Depending upon your layout and intent there might be lots of ways to make the bays each read differently, or more similarly (so i'd love to learn more). But if budget would allow, you might consider using that proportion and number of windows in the red brick areas to help unify the elevations. (I acknowledge that you may not have more budget to add windows).

• Storefront expression:

- The projection/awning storefronts on Main Street with the angled roofs read a bit suburban to my eyes (this might be because they are angled roofs isolated to the commercial bays, not across the whole main street facade; and I might not understand from this view if you intend to keep these open or closed on the

sides). This detail approach is often seen more in the Town of Poughkeepsie than on Main Street itself. One thought - you might look at Architectural Products - Turnkey Canopies, Balconies - USA Made for some more ideas for some other conventional but more urban, commercial storefront expressions. Or if you love what your showing, it might be worth sharing a Main Street reference/inspiration image or two, and your rendering might help convince the board.

- If you do extend the red brick down elsewhere, could you consider using gray brick at storefronts? It's more durable for the commercial entranceways.

• Two-window bays:
Where feasible, continue looking for opportunities to use paired windows instead of single openings within the bays. That approach seems to scale the façade nicely.

Thanks again — this is moving in a positive direction. Appreciate being able to offer feedback early.

Best,
Chris

Christopher Kroner
Principal
Direct: 845.243.3755
Office: 845.473.4003
Mobile: 540.270.4866

MASS | 2022 AIA Architecture Firm Award

On Fri, Nov 21, 2025 at 4:05 PM Mary Linge <mlinge@hudsonriverhousing.org> wrote:

> Chris,
>
> You have to zoom in to see the material and color notes, but we have charcoal brick at the commercial level and red brick at the residential levels. The Hardie board is the same tan as the previous elevation (with no green Hardie on the Main Street side), as is the red brick the same as the last elevation. There won't be much change to the other elevations, with the exception of taking to Hardie all the way to the floor level where it was showing brick at the first level. We've got to compensate for the cost of all that brick on the Main Street side somewhere! I'm feeling really good about this...looking forward to hearing your thoughts!
>
> - - - Mary.

Mary F. Linge

V.P. of Real Estate Development & Housing Counseling

Hudson River Housing, Inc.

313 Mill Street

Poughkeepsie, NY 12601

(845) 454-5176 ext. 114

www.hudsonriverhousing.org

On Fri, Nov 21, 2025 at 6:19 AM Mario Salpepi <msalpepi@coppola-associates.com> wrote:

> Hi Chris,
>
> I modified the massing, finishes, and colors of the front elevation per the conference on Monday.
>
> Attached is a sketch view for your opinion, and a very basic autocad colored elevation (the tan reads as yellowish).
>
> Let us know your thoughts.
>
> I can work on a full set of elevations early next week, and hopefully we can arrive at a final submission set for the PB by the 3rd.
>
> Thanks for your input.
>
> **Mario Salpepi**
>
> Project Architect
>
> Coppola Associates
>
> 100 Stony Brook Court
>
> Newburgh, NY 12550

(845)561-3559 ext 203

MASS | *Join us at Abundant Futures / Live in Boston on November 10, 2025!*

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

MASS | *Join us at Abundant Futures / Live in Boston on November 10, 2025!*

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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

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
DECEMBER 17, 2025

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. Owner/Applicant: Hudson River Housing, Inc.; Consultant: CPL, Architecture, Engineering, Planning; Grid #6161-23-290979; Zoning District: MU-5; File #PB2025-048

Project Description
The project has been determined to be Type 1 Action under SEQRA.

Recommendation
- Lighting plan and elevations show no lighting features fronting Main St, confirm that that's the applicant's intention
- Applicant has submitted an application for an area variance of 85 parking spaces. 9/23/25 negative declaration was for a project providing 56 parking spaces. Consider re-examining SEQRA negative declaration if project is to move forward with 34 parking spaces.
    - Per SEQR regulations following substantive changes being proposed to a project, the lead agency may amend or rescind its negative declaration. Determine whether or not changes are substantive. For any recission of a negative declaration, "reasonable opportunity" must be given for the project sponsor to respond.
- Landscaping plan submitted for review
- Architectural review letter drafted for review.
- Review applicant's parking evaluation, evaluation recommends 57 parking spaces, City code requires 119 parking spaces, project would provide 34 parking spaces.
- Metro-North requested from the applicant an estimate of the future use of Metro-North services from the proposed action.
- Action has been classified as a Type 1 based on being "substantially contiguous" with the historic Trolley Barn, and exceeding 25% of the unit threshold for being a Type 1 action.

Project History
First appearance 7/22/25, lead agency declared, escrow set.
9/23/25 Negative declaration

Documents Entered into Record

Date	Description	Author	Comments
6/24/25	Application	Andrew Learn, PE, CPL	Multi-unit affordable housing
6/24/25	Cover letter	Andrew Learn, PE, CPL	Letter detailing project
6/24/25	SEQRA	Andrew Learn, PE, CPL	FEAF
6/24/25	Letter	Mary Linge, Hudson River Housing, Inc	6/16/25 letter of consent

6/24/25	Site Plan	CPL Architecture, Engineering, Planning	6/24/25 C001, C002, C100, C101, C200, C201 thru C205, C300 thru C304, 12/1/22 Survey 1-1 6/6/25 A1, A5
8/12/25	SEQRA	Robyn Hollander, AICP, MTA Metro-North Railroad	Letter regarding Lead Agency
8/13/25	Letter	Andrew Learn, PE, CPL	Letter addressing submission changes and SWPPP
8/13/25	SWPPP	CPL Architecture, Engineering, Planning	
8/13/25	Site Plan	CPL Architecture, Engineering, Planning	9/10/25 C001, C002, C100, C101, C200, C201 thru C205, C300 thru C304, 12/1/22 Survey 1-1 8/6/25 A1, A6, A7
8/14/25	Letter	Mariana Staines, Historic Site Restoration Coordinator, SHPO	Response to proposed project
8/14/25	Letter	David Hastings, PE, PTOE, Clark Patterson Lee	Parking Study
8/18/25	Letter	Scott Parker, Zoning Board Chair	Consent for PB to be Lead Agency
9/11/25	Letter	Andrew Learn, PE, CPL	Comments regarding parking
9/11/25	Site Plan	CPL Architecture, Engineering, Planning	8/13/25 C001, C002, C100, C101, C200, C201 thru C205, C300 thru C304, 2 Rendering pages
10/19/25	Letter	Chris Kroner, MASS Design	Architectural review
11/12/25	Letter	Christian Moore, PE, Clark Patterson Lee	Letter addressing planning board comments
11/12/25	SEQRA	Andrew Learn, PE, CPL	10/30/25 FEAF
11/12/25	Letter	David Hastings, PE, PTOE, Clark Patterson Lee	8/19/25 Parking Study
11/12/25	Site Plan	CPL Architecture, Engineering, Planning	11/11/25 C001, C002, C100, C101, C200 thru C206, C300 thru C306, L001, L100, L200
12/3/25	Letter	Christian T. Moore, CPL Architecture, Engineering, Planning	Cover letter
12/3/25	Letter	Mary Linge, Hudson River Housing, Inc	Copy of 11/11/25 letter to ZBA re: Parking Research`
12/3/25			Planting Palette
12/3/25	Site	Site Plan	12/2/25 C001, C002, C100, C101, C200, C201 thru C206, C300 thru C306, L100, L200 11/11/25 L001
12/3/25	Elevations	Coppala Associates	12/2/25 A6, A7

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
10/28/25	Engineering Department	Comments
8/25/25, 9/22/25	Captain John Zeltman, COP PD	Acceptable
9/17/25	Eric Philipp, COP Bldg Inspector	Acceptable
9/4/25	Dylan Tuttle, DC Dept of Planning	Comments

Motions and Resolutions
With regard to the City's file number #PB2025-048 and 488 Main Street

The Planning Board opens the public hearing.
Motion:
Second:
Carried:

The Planning Board closes the public hearing.
Motion:
Second:
Carried:

The Planning Board declares its intention to re-examine the negative declaration of environmental significance dated 9/23/25 following significant proposed changes to the project.
Motion:
Second:
Carried:

THE CITYOF POUGHKEEPSIE
NEWYORK
ZONING BOARD OF APPEALS

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

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

AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 488 MAIN STREET

ZONING DISTRICT: MU-5

OWNER INFORMATION:

Name: Hudson River Housing, Inc.
Address: 313 Mill Street
New York 12601
Phone: 845-454-5176
Email:

APPLICANT INFORMATION:

Name: Hudson River Housing, Inc.
Address: 313 Mill Street
New York 12601
Phone:
Email:

CONSULTANT INFORMATION:

Name: CPL, Architecture, Engineering, Planning
Address: 26 IBM Road
Poughkeepsie, NY 12601
Phone: 845-686-2306
Email:

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:_____

Date of decision/determination/violation:_____

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

Revised 12/24: Previous Editions Obsolete

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 488 MAIN STREET

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
Sec. 19-6.2(11)(a) Sec. 19-6.2(11)(b)	119 PARKING SPACES	85 PARKING SPACES

VARIANCE REQUEST JUSTIFICATION

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

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

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

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

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

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

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

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

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 4686 MAIN STREET

AREA VARIANCE REQUESTS

LIST OF REQUIRED ATTACHMENTS

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

Parking Study Results
HDH Letter to ZBA

SIGNATURE AND VERIFICATION

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

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

SIGNATURE OF APPLICANT

11/20/25
DATE

MATT H. LINGG
Print Name

Revised 12/24: Previous Editions Obsolete

November 12, 2025

Zoning Board of Appeals
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Attn: Lori Garcia, Zoning Board Administrative Assistant
Re: Windows On Main Site Plan, 488 Main Street
Tax Grid No: 131300-6161-23-290979

Dear Chairperson Parker and Members of the Board:

On behalf of Hudson River Housing, Inc. (HRH), CPL is pleased to submit the enclosed materials regarding the proposed Windows on Main development located at 488 Main Street in the City of Poughkeepsie. The City of Poughkeepsie Planning Board circulated for, and subsequently declared themselves Lead Agency for the review of this project. This project received a Negative Declaration under SEQR from the City of Poughkeepsie Planning board on 9/16/2025. The Applicant is seeking a variance for the parking requirements under Section 19-6.2.

Based on City requirements, the required number of parking spaces is:

Residential:	1.25 spc/unit x 81 units	= 102 spaces	*(Sec. 19-6.2(11)(a))*
Commercial / office:	1 space / 300 sf x 5,100 sf	= 17 spaces	*(Sec. 19-6.2(11)(b))*
	Total	**= 119 spaces**	

The current site layout can currently support a total of **34** spaces (9'x20'), including thirteen (13) ADA complaint spaces and two (2) EV parking spaces. Therefore this Application is seeking a variance of **85 spaces** (119 – 34) from the Code requirement**.**

The enclosed parking evaluation comes to a recommendation that the City code requirement of 1.25 spaces per residential unit is excessive for this type of development, and that a value of **0.49** spaces per residential unit is appropriate.

In this case the parking requirement would be evaluated as follows:

Residential:	**0.49** spc/unit x 81 units	= 40 spaces
Commercial / office:	1 space / 300 sf x 5,100 sf	= 17 spaces
	Total	**= 57 spaces**

Questions from 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.

   Response: No, granting the requested variance will not produce an undesirable change due to the fact that the Code requirement for the residential component does not appear to agree with other accepted requirements for low income housing in similar urban environments.

   Currently, the laundromat use provides approximately 30 spaces alongside the existing building. There is additional parking behind the building, but it is fenced off and inaccessible to the public. The proposed plan eliminates the laundromat use; office/retail space is now proposed in addition to the 81 residential units.

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?

   Response: There are other public parking areas in the City of Poughkeepsie, but their lack of proximity to the Windows on Main site hinders their usefulness.

   - **North Hamilton Street and Crannell Street: 1,420± feet**
   - **Intersection of Cannon St and Academy Street: 2,050± feet**
   - **Cannon Street and Hurlihe Street: 2,350± feet**
   - **Municipal Parking garage at Garden Street: 2,570± feet**

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

   Response: It is our opinion that the requested variance is not substantial because the current City requirement of 1.25 parking spaces per residential dwelling unit is excessive, as this development is targeted for affordable housing, the beneficiaries of which will typically not have the number of vehicles the requirement implies.

   We have provided a parking evaluation memorandum supporting a parking requirement of 57 spaces, 40 for the residential units at 0.49 spaces/unit as opposed to the 1.25/unit per Code, and 13 for retail/office at 1 space per 300 square feet.

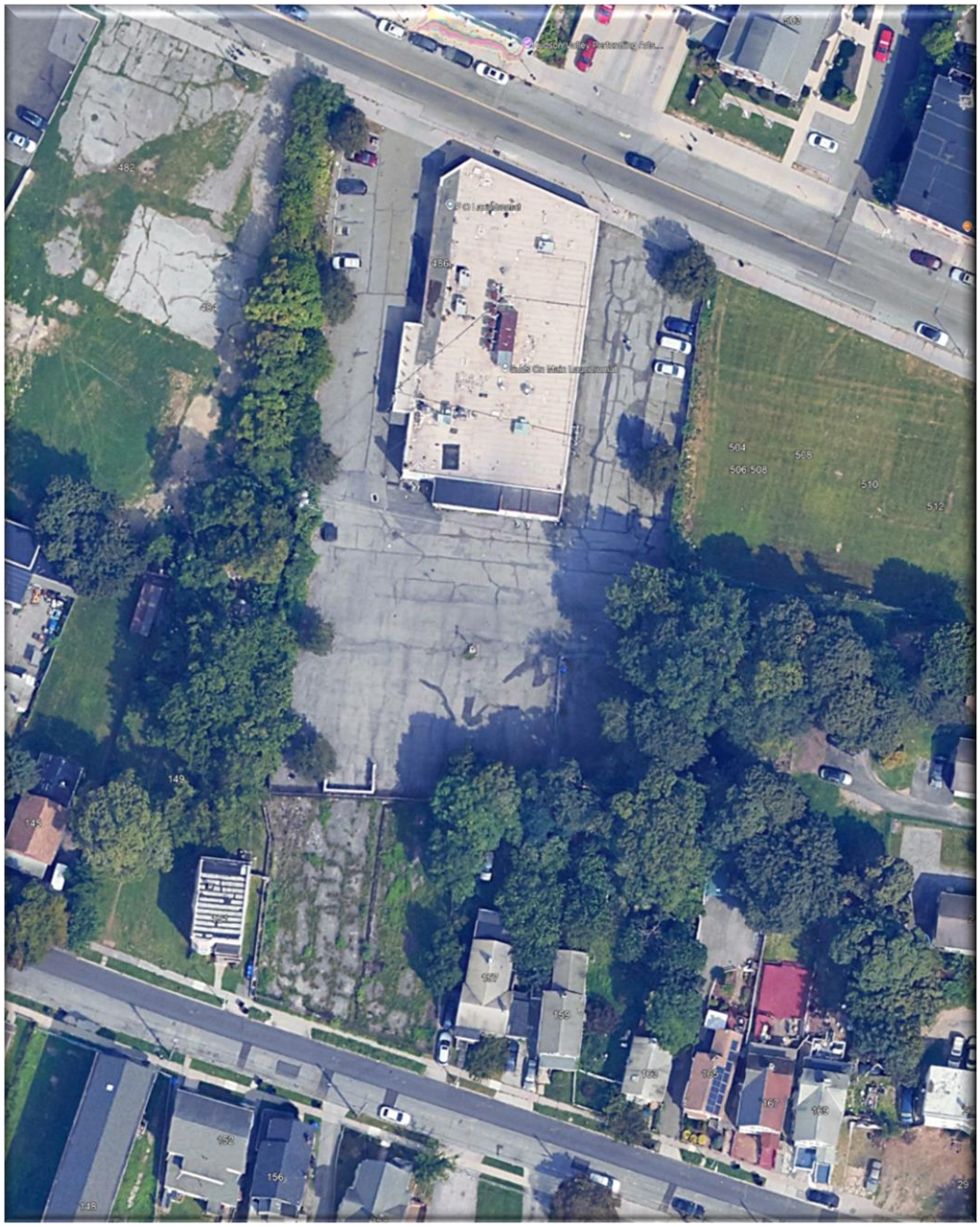
4. Will the variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Why not?

   The residential component is expected to generate lower-than-average vehicle ownership due to its affordable housing designation, as described in the parking evaluation memorandum. It is our position that the overall parking demand remains within the capacity of the site and surrounding street network and it

will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

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

   Response: The area variance requested is unique to the project and property. As discussed above, city parking requirements are excessive for the type of project proposed. The parking study prepared confirms that the combination of onsite and additional offsite parking will be sufficient for the anticipated number of vehicles.



Aerial View of Site



View from Main Street, Northeast Property Corner, Parking Area



View from Main Street, Existing Building



View from Main Street, Northwest Property Corner, Parking Area

Enclosed with this cover letter are (6) copies of the following submission materials:

- Application form
- Zoning review letter from Judith Knauss dated 7/10/2025
- Environmental Assessment Form
- Site Plan Set, selected sheets, revised 9/10/2025.
- Parking evaluation memorandum, dated 8/14/2025.

This project continues to align with the City's goals for inclusive, transit-accessible development and we remain committed to working collaboratively with the Board and community stakeholders. We look forward to discussing this matter with the Board at the next available meeting date. Should you have any questions or need additional information, please call me at (845) 686-2330 or by e-mail at cmoore@cplteam.com.

Very truly yours,



Christian T. Moore, P.E.
Sr. Engineering Project Manager

Enc.

Cc: Mary Linge, HRH,
File

CPL
ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

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.

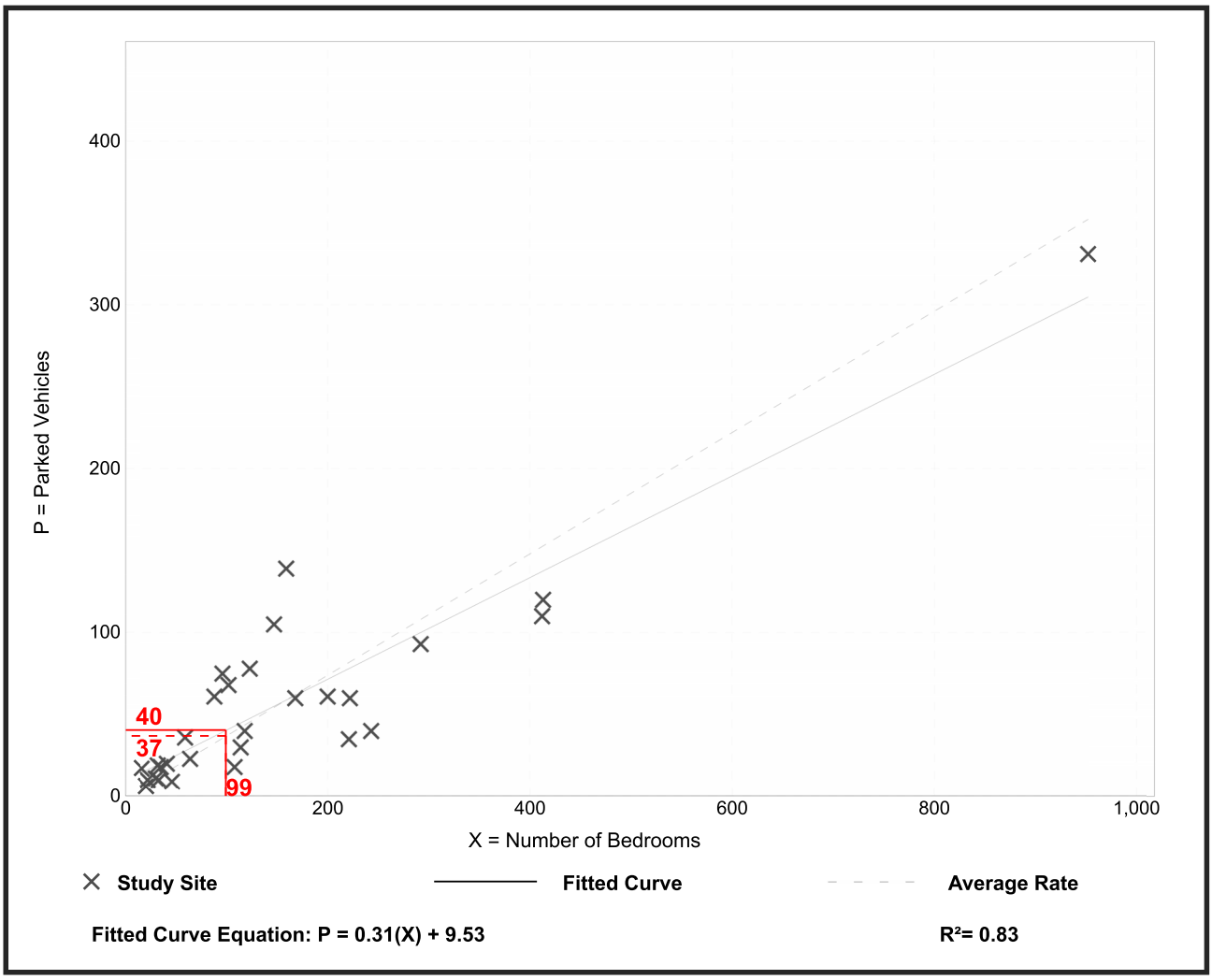
Affordable Housing - Income Limits
(223)

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

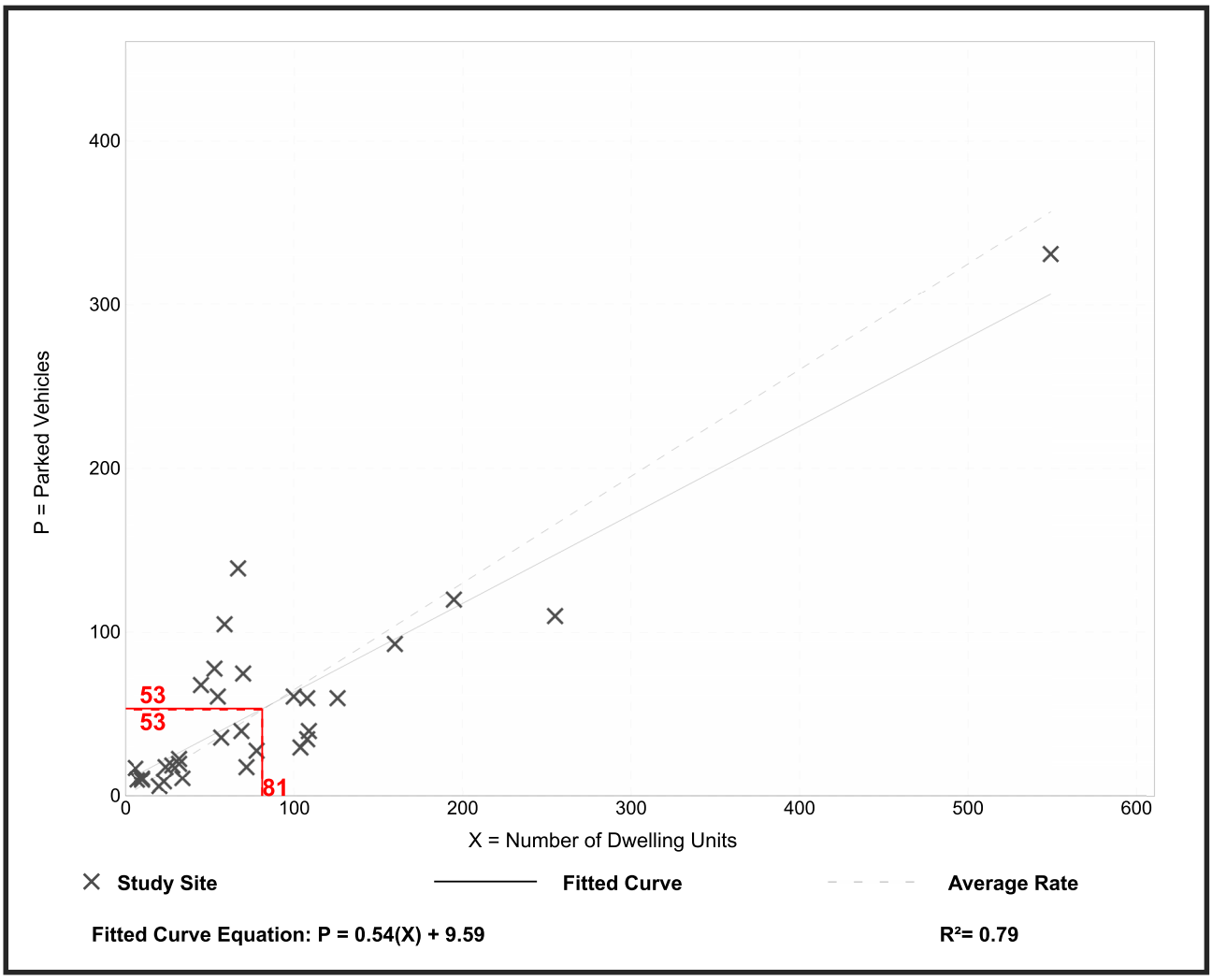
Affordable Housing - Income Limits
(223)

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

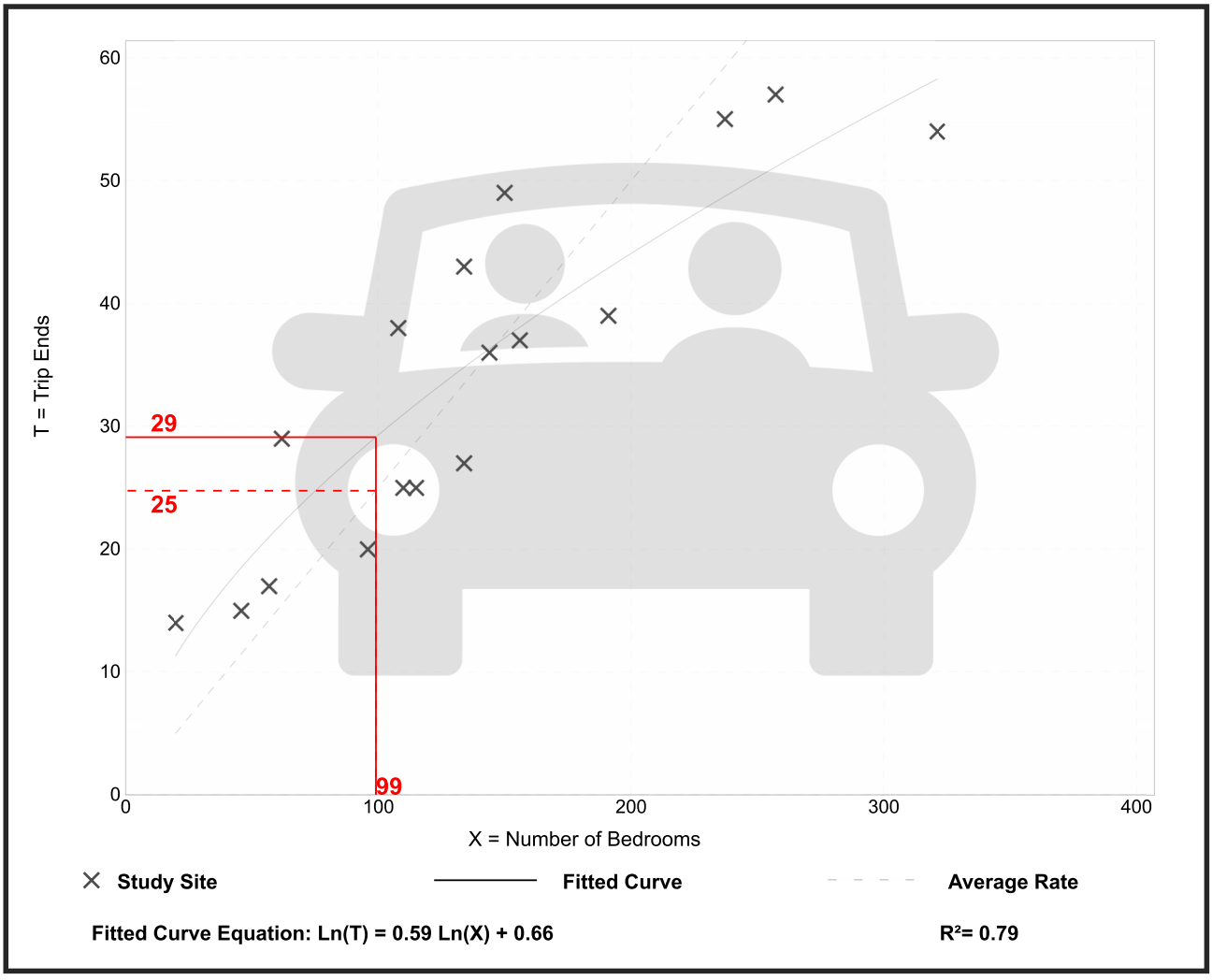
Affordable Housing - Income Limits
(223)

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

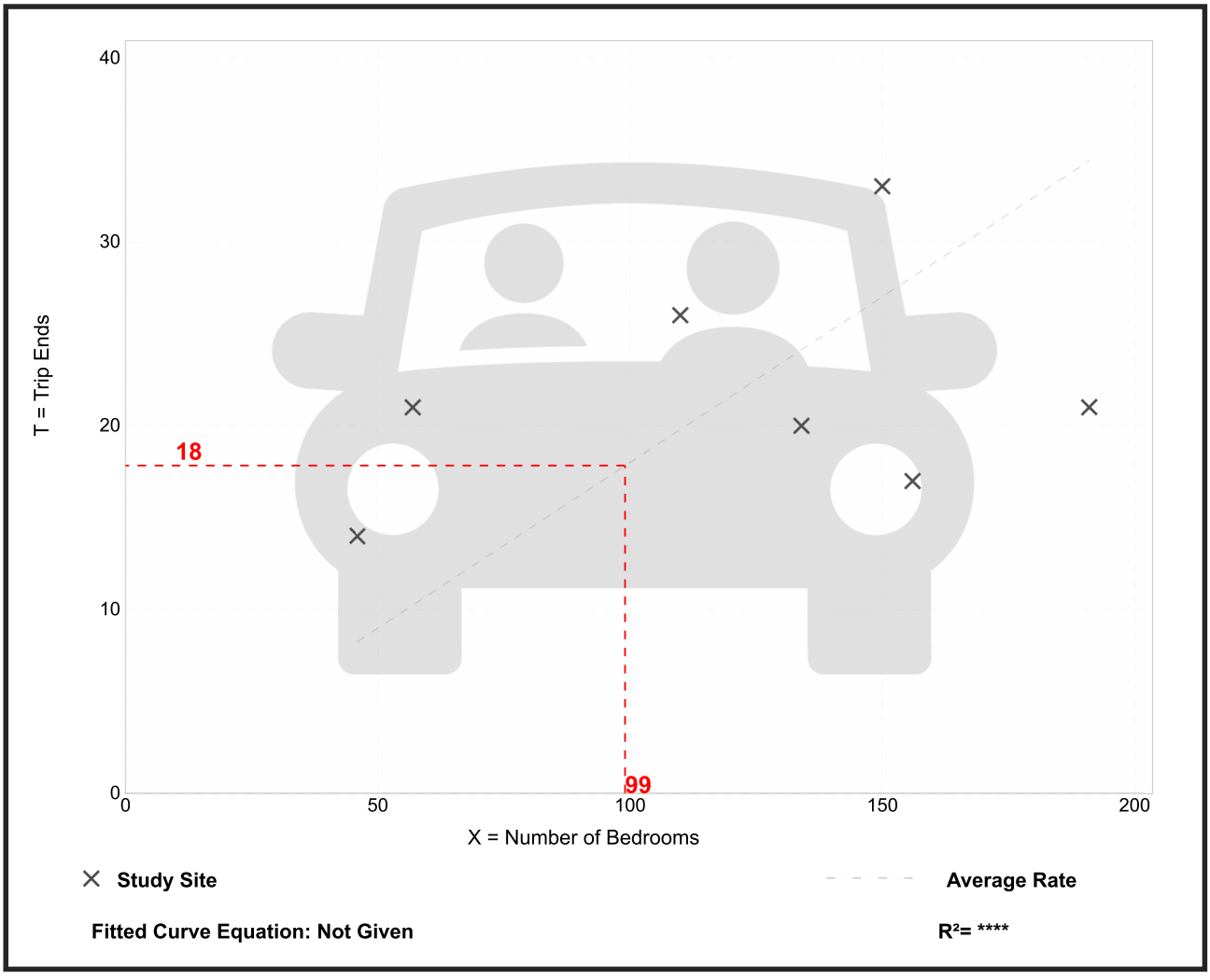
Affordable Housing - Income Limits
(223)

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

November 11, 2025

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

RE: Windows on Main, Hudson River Housing Parking Research

Dear Mr. Parker,

Hudson River Housing (HRH) conducted research on parking counts for five City properties to support our request for a parking variance for Windows on Main, a housing project we are proposing at 488 Main Street. The five properties are:

1.) Fallkill Commons of Rose, a 78-unit housing complex targeted for low- to moderate-income households, located at 17-18 Rose Street.
2.) Crannell Square, a 78-unit housing complex targeted for moderate- to middle-income households, located at 35 Catherine Street.
3.) The Poughkeepsie Underwear Factory, a mixed-use property with 15 housing units and 6,645 square feet of commercial space. 11 of the residential units are targeted to low- to moderate-income households and 4 are market rate units.
4.) Queen City Lofts, a 70-unit housing complex targeted for moderate- to middle-income households, located at 178 Main Street.

All four of the properties listed above received parking variances from the ZBA (see notations listed under each property name on the accompanying chart). The Planning Board requested that HRH conduct research on the utilization of the parking spaces for properties that were granted variances.

The fifth property, listed below, has requested a parking variance from the ZBA (see notations listed under the property name on the accompanying chart).

5.) 488 Main Street, a 1.76 acre parcel with one building that houses an operating laundromat, HRH's Housing Resource Center and storage space. The concept for Windows on Main proposes building a newly constructed 60,219 square foot building with 81 units of housing and 5,082 square feet of commercial space. The two tenants of the current building will be relocated before the building is demolished.

The Planning Board requested that HRH conduct research on the utilization of the parking spaces currently located at 488 Main Street that primarily service the laundromat on the northwest portion of the building.

HRH conducted the research for both Planning Board requests between October 14th and November 9th. During this period HRH staff conducted parking counts at various days and times. The results are included on the accompanying chart labeled "City of Poughkeepsie Parking Counts".

Notes and Observations

a.) A total of 66 parking counts were conducted. 39 (59%) took place after normal business hours or on weekends, when the need for parking spaces is typically higher for residential properties. 27 (41%) counts took place Monday – Friday between 8:00 am and 4:00 pm, when the need for residential parking typically decreases.

b.) Of the 66 counts that took place, 64 (97%) found the utilization less or equal to the parking provided. Of the 64 counts that were less or equal to parking provided, the available parking spaces that exceeded the number of utilized parking spaces was 56% (37).

c.) In only 2 out of 66 instances (3%), the parking count exceeded what was provided. Both took place at Queen City Lofts; one at 6:00 pm on a Friday, and the second at 9:00 pm on a Saturday. One of Queen City Lofts' commercial spaces is occupied by a high-traffic generator, Zeus Brewing Company. It is important to note that in both instances, the cars did not block any other cars, building entrances, thoroughfares, parking lot exits, or fire hydrants. The 6 and 7 cars occupied a portion of the parking lot that is not designated for parking. It is projected that the Windows on Main commercial units will generate more foot traffic than vehicle traffic.

d.) The low to non-existent utilization of the 12 spaces located at 488 Main Street during all times of the day indicates there is not a current need for parking in that neighborhood by residents or laundromat users.

e.) The table below shows the parking ***averages*** per property:

PROPERTY	# OF RES. UNITS	COMM. SQUARE FOOTAGE	SPACES PROVIDED	AVERAGE SPACES UTILIZED	AVERAGE SPACES AVAILABLE
Fallkill Commons on Rose*	78	N/A	34	17	17
Crannell Square*	75	N/A	30	22	8
Poughkeepsie Underwear Factory*	15	6,645	18	7	11
Queen City Lofts*	70	9,052	48	32	11
488 Main Street	N/A	4,100	12	< 1	> 11

f.) Combining the four properties that are currently occupied with residents (indicated by an asterisk), a total of 192 required parking spaces were granted a waiver. Has this not taken place, there would be an additional 192 empty parking spaces in this approximate one-mile area of the City of Poughkeepsie.

Windows on Main is one-half block from a Dutchess County Transit Stop, walkable to many locations including parks, a grocery store, other retail, government offices, restaurants, schools and medical facilities/offices. A bike room will be provided for secure and convenient storage for bikes and scooters, and HRH also provides shuttle service for its residents on a regular basis during popular times of the day, depending on the need.

One of the goals of the City of Poughkeepsie's Comprehensive Plan was to make parts of the City more walkable and less dependent on automobiles, including the Main Street section where Windows on Main will be located. HRH's historical experience, as well as this parking research, supports the request for the Zoning Board of Appeals to grant the parking waiver for the Windows on Main development. Thank you for your consideration of this request.

Sincerely,

Mary F. Linge
Vice-President of Real Estate Development
Hudson River Housing, Inc.

City of Poughkeepsie

PARKING COUNTS

October 14 - November 9, 2025

1.) Fallkill Commons On Rose	
Location	5, 17-18 Rose Street
Residential Units	78
# of Bedrooms	99
Commercial Square Footage	N/A
Parking Spaces Required	97
Parking Spaces Provided	34
Waiver Granted	**63**
	Parking Count

	5 Rose Street **	17 Rose Street**	18 Rose Street**	Total FCR	Spaces Available
Tuesday, 10/14 @ 12:00pm	4	0	3	7	**27**
Wednesday, 10/15 @ 8:00am	4	3	6	13	**21**
Friday, 10/17 @ 9:00am	5	1	7	13	**21**
Saturday, 10/18 @ 4:30pm*	5	7	4	16	**18**
Sunday, 10/19 @ 2:00pm*	6	3	7	16	**18**
Tuesday, 10/21 @ 8:00am	3	2	8	13	**21**
Wednesday, 10/22 @8:00am	6	3	7	16	**18**
Tuesday, 10/28 @ 8:00am	6	4	6	16	**18**
Tuesday, 10/28 @ 8:00pm*	9	4	8	21	**13**
Wednesday, 10/29 @ 8:00am	7	4	10	21	**13**
Thursday, 11/6 @ 8:00pm*	6	6	12	24	**10**
Friday, 11/7 @ 1:15am*	10	3	10	23	**11**
Friday 11/7 @ 6:00pm*	6	6	6	18	**16**
Saturday, 11/8 @ 9:00pm*	6	4	7	17	**17**
Sunday, 11/9 @ 8:00pm*	10	4	8	22	**12**

**These three lots comprise the 34 parking spaces provided for Fallkill Commons on Rose.

2.) Crannell Square		
Location	35 Catherine Street	
Residential Units	75	
# of Bedrooms	99	
Commercial Square Footage	N/A	
Parking Spaces Required	94	
Parking Spaces Provided	30	
Waiver Granted	**64**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	12	**18**
Wednesday, 10/15 @ 8:00am	20	**10**
Friday, 10/17 @ 9:00am	12	**18**
Saturday 10/18 @ 4:30pm*	17	**13**
Sunday 10/19 @ 2:00pm*	17	**13**
Tuesday, 10/21 @ 8:00 am	18	**12**
Wednesday, 10/22 @ 8:00am	18	**12**
Tuesday, 10/28 @ 8:00am	18	**12**
Tuesday, 10/28 @ 8:00pm*	25	**5**
Wednesday, 10/29 @ 8:00am	22	**8**
Thursday, 11/6 @ 8:00pm*	29	**1**
Friday 11/7 @ 1:15am*	30	**0**
Friday 11/7 @ 6:00pm*	26	**4**
Saturday, 11/8 @ 9:00pm*	30	**0**
Sunday, 11/9 @ 8:00pm*	30	**0**

3.) Poughkeepsie Underwear Factory		
Location	8 N. Cherry Street	
Residential Units	15	
# of Bedrooms	15	
Commercial Square Footage	6,645	
Parking Spaces Required	36	
Parking Spaces Provided	18	
Waiver Granted	**18**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	9	**9**
Wednesday, 10/15 @ 8:00am	3	**15**
Friday, 10/17 @ 9:00am	4	**14**
Saturday, 10/18 @ 4:30pm*	6	**12**
Sunday, 10/19 @ 2:00pm*	6	**12**
Tuesday, 10/28 @ 8:00pm*	7	**11**
Thursday, 11/6 @ 8:00pm*	12	**6**
Friday, 11/7 @ 1:15am*	10	**8**
Friday, 11/7 @ 6:00pm*	7	**11**
Saturday, 11/8 @ 9:00pm*	8	**10**

4.)Queen City Lofts		
Location	178 Main Street	
Residential Units	70	
# of Bedrooms	93	
Commercial Square Footage	9,052	
Parking Spaces Required	144	
Parking Spaces Provided	48	
Waiver Granted	**96**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	11	**37**
Wednesday, 10/15 @ 8:00am	14	**34**
Friday, 10/17 @ 9:00am	13	**35**
Saturday, 10/18 @ 4:30pm*	24	**24**
Sunday, 10/19 @ 2:00pm*	21	**27**
Tuesday, 10/28 @ 8:00pm*	26	**22**
Thursday, 11/6 @ 8:00 pm*	60	**0**
Friday, 11/7 @ 1:15am*	30	**18**
Friday, 11/17 @ 6:00pm*	55	**-7**
Saturday, 11/8 @ 9:00pm*	54	**-6**
Sunday, 11/9 @ 8:00pm*	40	**8**

5.)Windows on Main		
Location	488 Main Street	
Residential Units	81	
# of Bedrooms	99	
Commercial Square Footage	5,082	
Parking Spaces Required	119	
Parking Spaces Proposed	34	
Waiver Requested	**85**	
2025 Parking Spaces Provided	12	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	1	11
Wednesday, 10/15 @ 8:00am	0	12
Friday, 10/17 @ 9:00am	0	12
Saturday, 10/18 @ 4:30pm*	2	10
Sunday, 10/19 @ 2:00pm*	3	9
Tuesday, 10/21 @ 8:00am	0	12
Wednesday, 10/22 @ 8:00am	0	12
Tuesday, 10/28 @ 8:00am	0	12
Tuesday, 10/28 @ 8:00pm*	0	12
Wednesday, 10/29 @ 8:00am	0	12
Thursday, 11/6 @ 8:00pm*	0	12
Friday, 11/17 @ 1:15am*	1	11
Friday, 11/17 @ 6:00pm*	0	12
Saturday, 11/8 @ 9:00pm*	0	12
Sunday, 11/9 @ 8:00pm*	0	12

Total Spaces Waived - 4 Occupied Properties - 192

* indicates after hours & weekend counts (39)

indicates the number of available spaces exceeds the number of utilized spaces (37)

From: Judith Knauss <JKnauss@cityofpoughkeepsie.com>
Sent: Thursday, July 10, 2025 1:17 PM
To: Andy Learn; Mary Linge; Florence Hadshian
Cc: Europa McGovern; Tyler Maegerle; Richard Distel; Lori Garcia
Subject: 488 Main Street "Windows on Main"
Attachments: Site Plan Check Sheet.pdf

External email

Contains topics of a financial nature

Dear Ms. Linge and Mr. Learn:

The Development Department is in receipt of your application for site plan review relative to the proposed construction of a 4-story mixed use building containing ground floor commercial space and 81 dwelling units, with accessory parking and playground space, on the property at 488 Main Street. The application has been reviewed for compliance with the provisions of the Zoning Code relative to the MU-5 District in which the property is located and the following deficiencies were noted to exist:

1) Section 19-6.2(11) requires 115 off-street parking spaces be provided for the combination of uses proposed: only 37 spaces are shown on the plan;
2) Section 19-6.2(4)(a) requires that where a parking area for three or more vehicles abuts a residential property, it shall be screened from view by landscaping, opaque fence or wall or other means approved by the Planning Board. The parking area abuts a residential property to the west, while the entry and snow storage abuts a property to the east. It is not clear what kind of screening, if any, is proposed;
3) Section 19-6.2(4)(b) requires that whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line: there does not appear to be a planting strip along the west property line where the parking area faces adjoining properties;
4) Section 19-6.5(4) requires that a buffer strip 10 feet in width shall be provided where mixed use properties abut residentially zoned lot at the side or rear lot line, and that such buffer strip include solid fencing and trees, shrubs, grass, ground cover and other vegetation. While a 10 foot strip seems to be provided along the perimeter of the property where it abuts residentially zoned properties, no information relative to landscape and screening is provided;
5) Section 19-6.8(2) restricts the height of fences to a maximum of 6 feet: fencing proposed is 8 feet in height;
6) Section 19-3.2(2)(h) allows a maximum driveway width of 20 feet: the driveway is proposed to be 26 feet wide (acknowledging that this width is provided at the request of the City of Poughkeepsie Fire Department).

You may, within sixty (60) days of the date of this communication, either:

1) Amend the application to reflect compliance where possible; and/or,
2) Make application to the Zoning Board of Appeals requesting variances.

The submission has also been reviewed for completeness with reference to the criteria for site plan review. Attached please find a site plan check sheet annotated to reflect deficiencies noted to exist.

Though there are deficiencies, as it has been determined that the project is classified as a Type 1 Action pursuant to the provisions of SEQRA, and therefore subject to coordinated review, the application will be forwarded for placement on the July agenda of the Planning Board for that Board to consider declaring itself to be lead agency for the purposes of SEQRA.

Please feel free to contact us if you have any questions in this regard.

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

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: _____

(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: _____

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

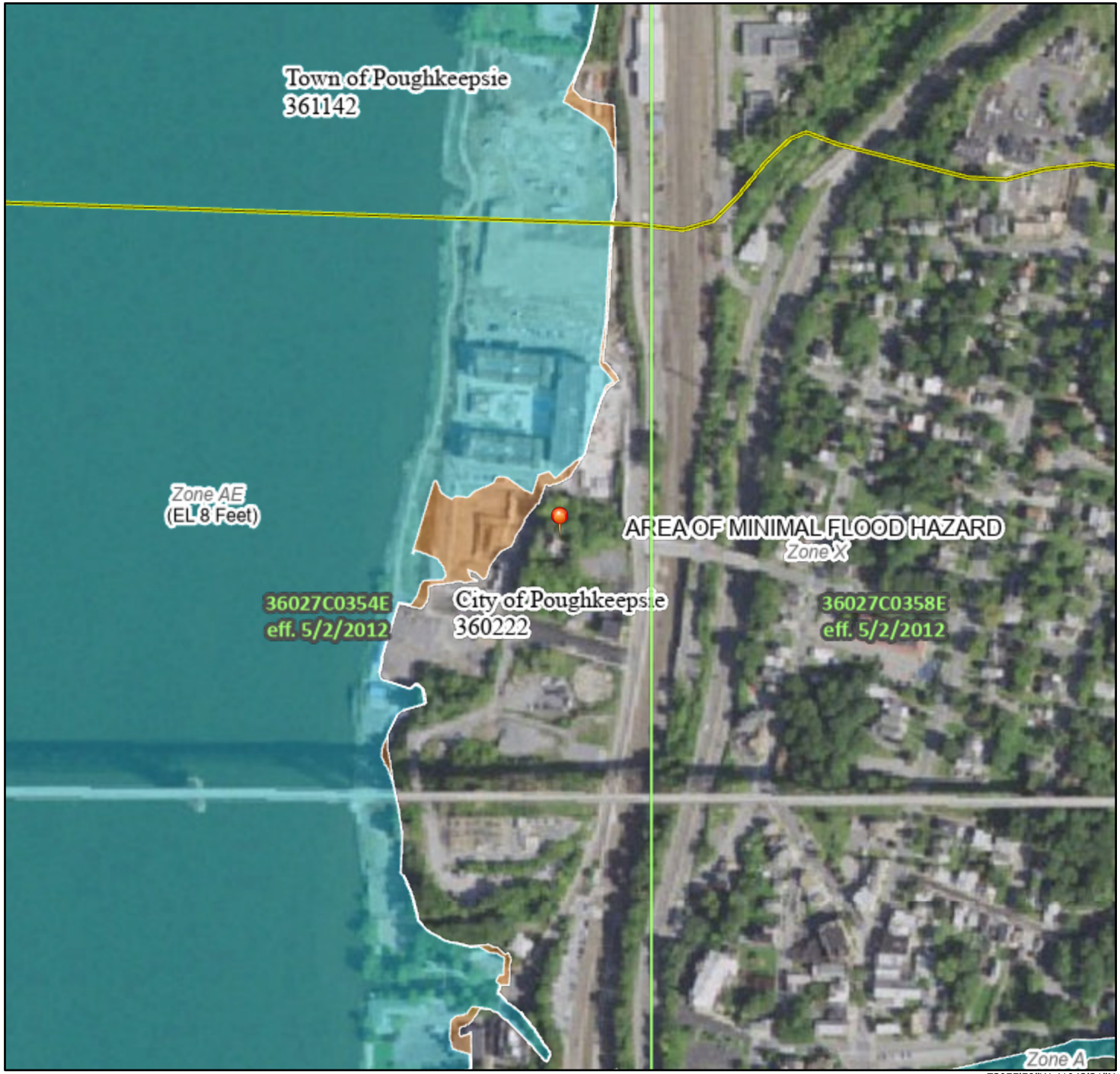
Telephone Number: (845) 874-7166

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.

December 3, 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:

As you are aware, the applicant is seeking to develop a 5-story residential structure with accessory parking at 141 N Water Street (Parcel #771405). The property is 1.028 acres and is located in the Waterfront (W) Zoning district.

The applicant is 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**

Only minor refinements have been made to the site plan and elevations since our last meeting and the Board's adoption of a negative declaration with regards to SEQRA. The following changes have been made to address comments received from City Departments and the Board's architectural consultant.

Below please find our responses to the verbal comments provided by Chris Kroner of MASS Design during the Architectural Workshop on November 18th, as well as to comments raised by the

Planning Board at prior meetings. A formal comment letter from the Board's Architectural Consultant was not received before the re-submission deadline.

Building Materials Narrative: The colors and materials selected were designed to be in keeping with the historic waterfront in Poughkeepsie, while maintaining a forward-thinking approach to the design. The terra-cotta panels are similar in color and texture to brick, and although they are being expressed in a more contemporary manner, Terra-cotta has been used for thousands of years. Additionally, the black windows are in line with similar historic references throughout the city, as well as the adjacent brick structure directly to the south of this property. The selected materials for the building's exterior and screening systems were carefully chosen to achieve a balance of aesthetic appeal, durability, and sustainability, ensuring the development complements its natural surroundings while meeting modern performance standards. The facade incorporates terracotta panels, which provide a timeless and elegant appearance with warm, earthy tones that harmonize with the landscape. These panels are highly durable, resistant to weathering, UV radiation, and temperature fluctuations, and when installed as part of a ventilated rainscreen system, they help regulate indoor temperatures and reduce energy consumption. Made from natural clay, terracotta is recyclable and eco-friendly, offering a lifespan that exceeds 50 years and making it a premium choice for a visually striking and environmentally responsible design. Alongside terracotta, Hardi fiber cement panels were selected for their strength, fire resistance, and design flexibility. Non-combustible, moisture-resistant, and impervious to pests, these panels maintain consistent color and durability while requiring minimal maintenance, further supporting sustainability goals. For the parking garage screens and railings, BŌK Modern aluminum panels introduce a contemporary aesthetic with precision laser-cut alternating patterns that allow creative configurations while meeting ventilation and safety requirements without the need for secondary guardrails. Their durable finishes ensure longevity and corrosion resistance, making them both functional and visually appealing. At the balconies and roof level, Arktura aluminum panels provide an innovative screening solution that combines technical performance required for a railing with design sophistication. Made from 100% recyclable aluminum, these elements reinforce the project's commitment to environmental responsibility where feasible. Together, these materials create a cohesive architectural language that enhances the visual character of the development, delivers long-term durability with low maintenance, meets fire safety and sustainability standards, and offers design flexibility to complement both the natural setting and the urban context.

Existing conditions update to show 9 Dutchess Existing Conditions: The massing study has been revised to accurately represent the existing conditions at the 9 Dutchess site. Updates include a clearer depiction of the intended south elevation development, specifically highlighting the full length of the proposed retaining wall and its integration with the greenscreen wall system. These enhancements provide a more realistic visualization of how the retaining wall and vegetative screening will function together to soften the visual impact and blend the development into the surrounding landscape. However, it should be noted that and physical development at 9 Dutchess will significantly obscure these views.

Below please find responses to comments prepared by Dutchess County Department of Development and Planning, dated November 7, 2025:

1. *The south wall of the building (which faces the Walkway) is entirely blank. We understand that this is due to fire code requirements for a building built right up to the property line. It appears that only a few feet of separation is required for windows to be permitted. We suggest that the Board and applicant work together to reconfigure the building slightly to allow for windows. If such an adjustment is truly not possible, we suggest that the Board and applicant consider additional decorative elements to increase the visual interest of this façade.*

   Response: Windows cannot be added to the south wall due to strict fire code requirements for structures built directly on the property line, which prohibit openings in this location. Currently the design incorporates high-quality architectural terra-cotta panels with an intentional 'random' color combination that enhances the facade while maintaining compliance. To further address the concern about visual interest, in addition to the pattern created with the terra-cotta panels, the south elevation features an Arktura 'mural' perforated aluminum wall system that introduces the option for a screen-printed image along with back lighting. The current rendering shows a photo simulation of the walkway over the Hudson when viewed from Poughkeepsie looking west. The intent is to incorporate a system that maintains the integrity of the terra-cotta panels along with their warranty, while providing a modern artistic texture that complements the overall design aesthetic and architectural narrative of the building. Additionally, on the large retaining wall below, which was necessitated in part due to excavation of this property by the neighboring property owner, additional aluminum wire mesh is being proposed in order to introduce vertical greenery, softening the retaining wall's appearance and creating a natural, dynamic aesthetic over time. These enhancements, as shown in the renderings, reflect a thoughtful and attractive design solution that balances safety, functionality, and visual appeal, ensuring the building contributes positively to the surrounding environment.

2. *The selected light fixtures for the bollards emit significant uplight. The board could request that the applicant choose a different bollard light. The fixture marked as "Ex" also produces uplight; it is not clear whether these are already in place or whether they are new fixtures intended to replicate nearby existing ones. In either case, as long as they are on the applicant's property, the board could request that they be replaces with a similar Dark Sky-approved option.*

   Response: The bollards have been revised to a fixture that does not emit any uplight. See updated photometry on sheet LP-1 of the site plan. The initial photometric plan showed uplight because the calculation inadvertently used IES data for a bollard head that allows uplight. Two different bollard heads were highlighted on the detail sheet, and the incorrect data file was used. The photometry has been re-run using the correct Dark Sky–compliant, no-uplight bollard

head. The plan and schedule have been updated accordingly, and the bollards now show a U value of 0. The fixtures labeled "Ex" are existing bollards on the adjacent property. They were modeled for comprehensive analysis but are not within the applicant's jurisdiction to change.

Below please find responses to comments prepared by the City of Poughkeepsie Engineering Department, dated November 14, 2025:

1. *Show survey boundary information on site plan.*

   Response: Survey boundary information has been provided on the site plan sheet SP-1.

2. *Show adjoiner(s) on site plan.*

   Response: The adjoining property owners have been added to the site plan sheet SP-1.

3. *Provide proposed sewer flow information.*

   Response: Sewer flow information has been provided in the engineering report.

4. *Verify water supply is sufficient for fire and domestic use. Flow data for the hydrant adjacent to the site is available from the Fire Department.*

   Response: Water flow information is provided in the engineering report. The flow data for the adjacent hydrant is in the process of being obtained.

5. *Revise note on detail 6, sheet DN-3. The note should indicate the valve is to be right open.*

   Response: Notation #6 on sheet DN-3 has been revised to indicate "clockwise, right open valving."

6. *Provide an engineer's estimate for site work.*

   Response: A cost estimate for site work has been provided.

7. *Provide maintenance plan and schedule for post construction stormwater practices. Include note indicating maintenance records are to be submitted to the City Engineering Department on an annual basis.*

   Response: The notation regarding the annual submission of maintenance record has been added as notation #5 under "Notes" on site plan sheet SP-1.

KARC
PLANNING CONSULTANTS, INC.

Enclosed please find the following:

1. Cover Letter with responses to comments
2. Revised Site Plan
3. Revised Architectural Massing Study
4. Cost Estimate for site work
5. Preliminary Engineering Report
6. Draft Utility Easement

We kindly request to discuss this matter at the December 17, 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

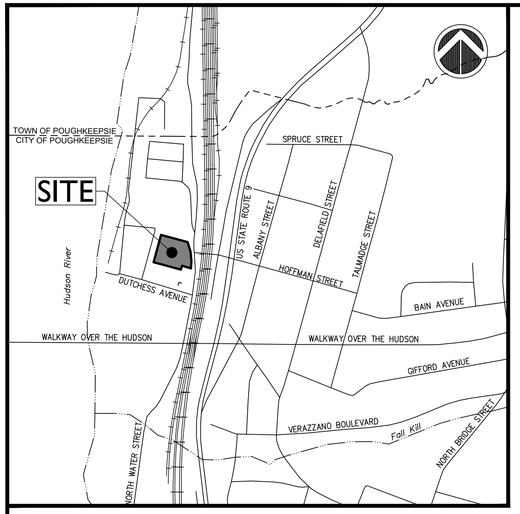
SITE PLAN SUBMISSION SET

WATER STREET DEVELOPMENT

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

TAX MAP ID# 6062-59-771405

REVISED: DECEMBER 3, 2025



LOCATION MAP

SCALE: 1"=500'



VICINITY MAP

SCALE: 1"=200'

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE _____DAY OF_____,2_____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S)

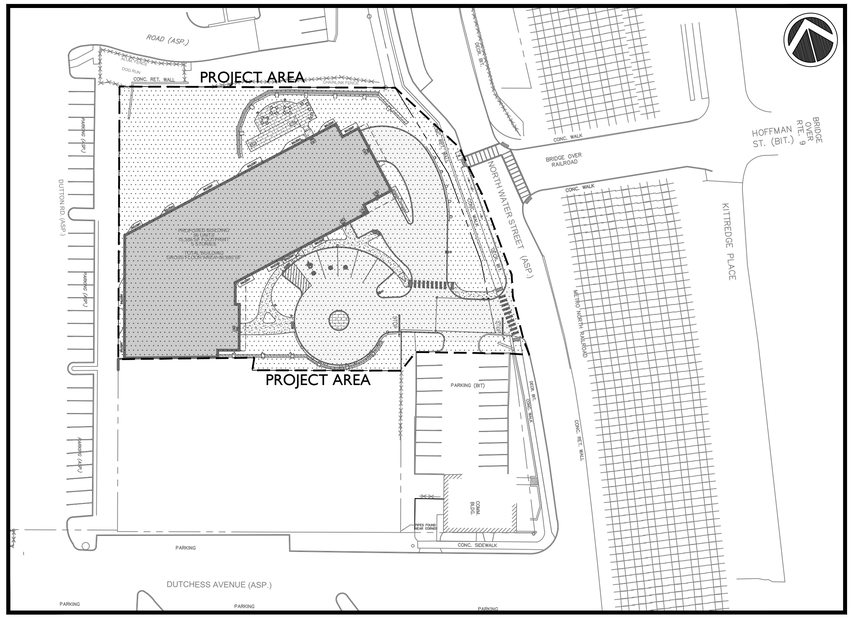
FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS



OVERALL SITE PLAN

SCALE: 1"=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
S010	RETAINING WALL
S011	RETAINING WALL DETAILS

CIVIL ENGINEER:

LRC Engineering & Surveying

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants
Engineering & Surveying, LLC
D.B.A. Loureiro NY, P.C.

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

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

www.lrcconsult.com

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

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 #3: 2025-12-03
REVISION NOTE #2: 2025-09-30
REVISION NOTE #1: 2025-09-09
ORIGINALLY SUBMITTED: 2025-07-22

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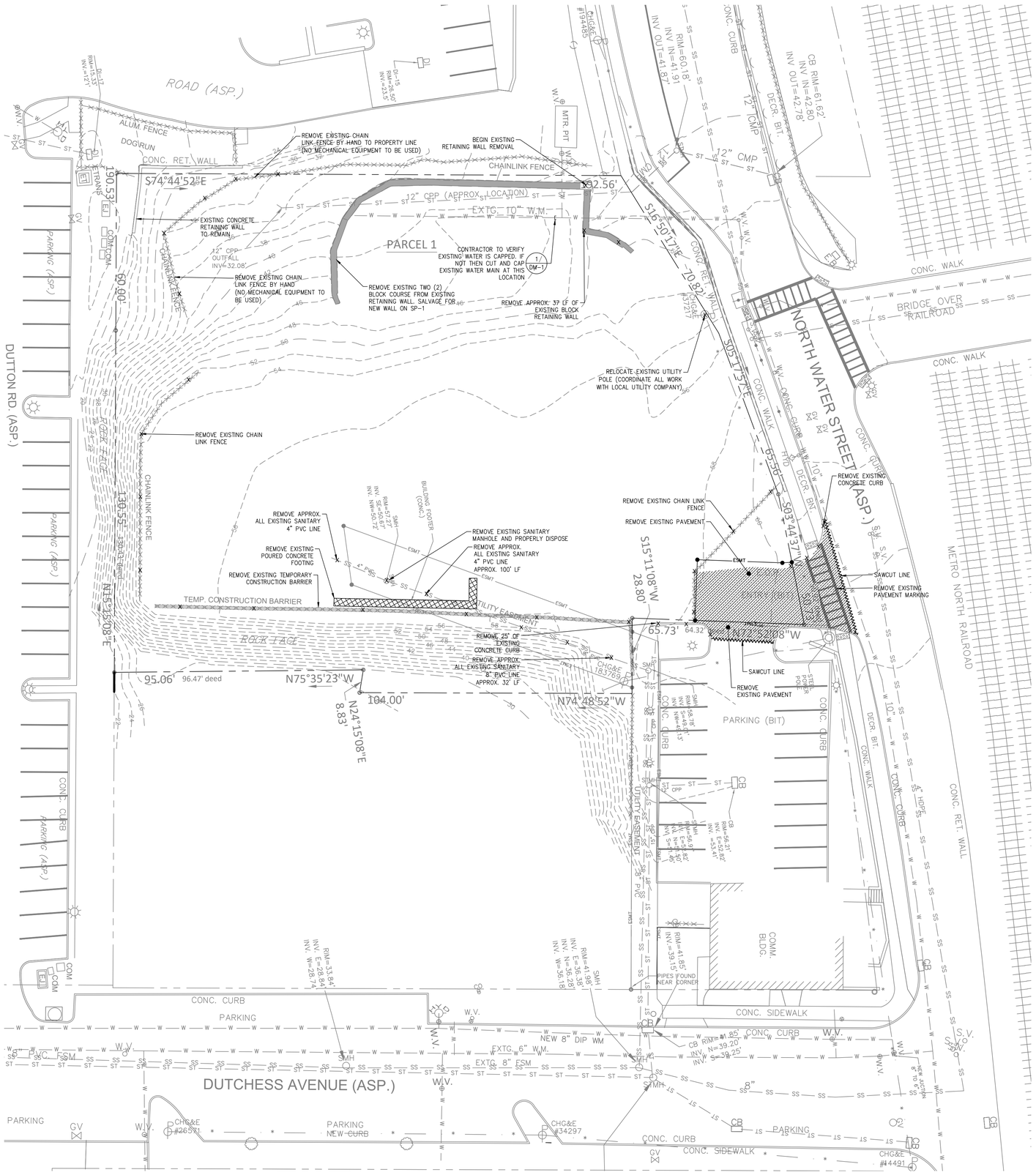
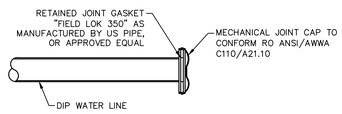


LEGEND

——— — — ———	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

Revisions		
1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30	CITY PLANNING BOARD SUBMISSION
3.	2025-12-03	CITY PLANNING BOARD SUBMISSION

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www.lrcconsult.com

DEMOLITION PLAN

WATER STREET DEVELOPMENT

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

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

Sheet No. DM-1 SHEET 2 OF 18

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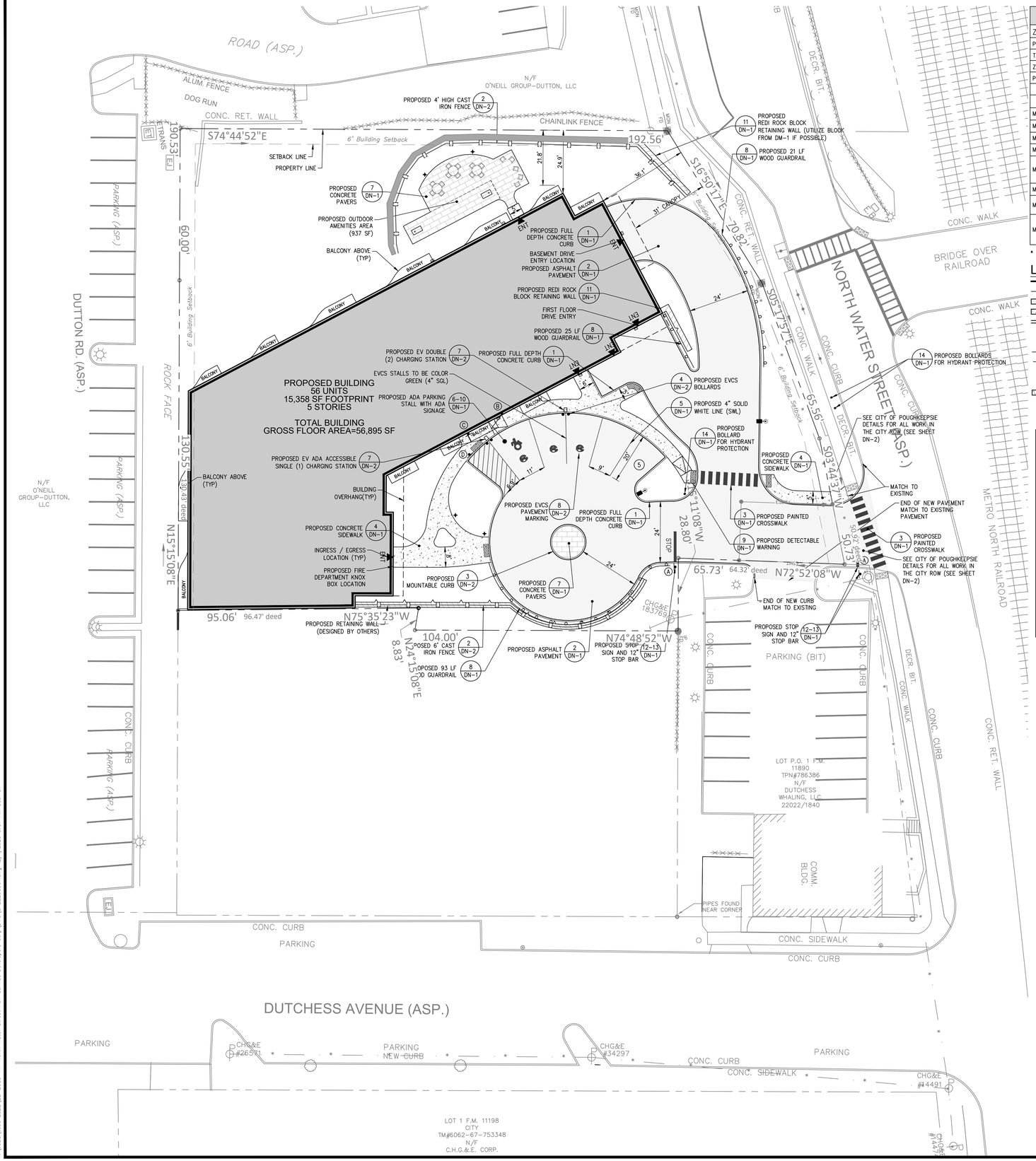


ZONING SUMMARY TABLE

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 EV CHARGING STATION 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)

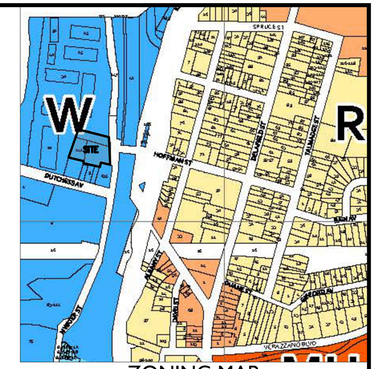
PROPOSED STORM WATER EASEMENT=.008± ACRES

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.
5. MAINTENANCE RECORDS FOR STROMWATER PRACTICES SHALL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT ON AN ANNUAL BASIS.

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 POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.
17. A SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH NPFA AND THE NYS FIRE CODE 2020.

GRAPHIC SCALE

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SCALE IN FEET

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

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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 18
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

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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 18

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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.

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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

GRAPHIC SCALE
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SCALE IN FEET

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

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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 18
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 · 074194 · LICENSED PROFESSIONAL ENGINEER

Revisions		
1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30	CITY PLANNING BOARD SUBMISSION
3.	2025-12-03	CITY PLANNING BOARD SUBMISSION

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Land Resource Consultants Engineering & Surveying, LLC
D.B.A. Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com

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		
Approved	LRC	Scale	1"=20'		SHEET 6 OF 18

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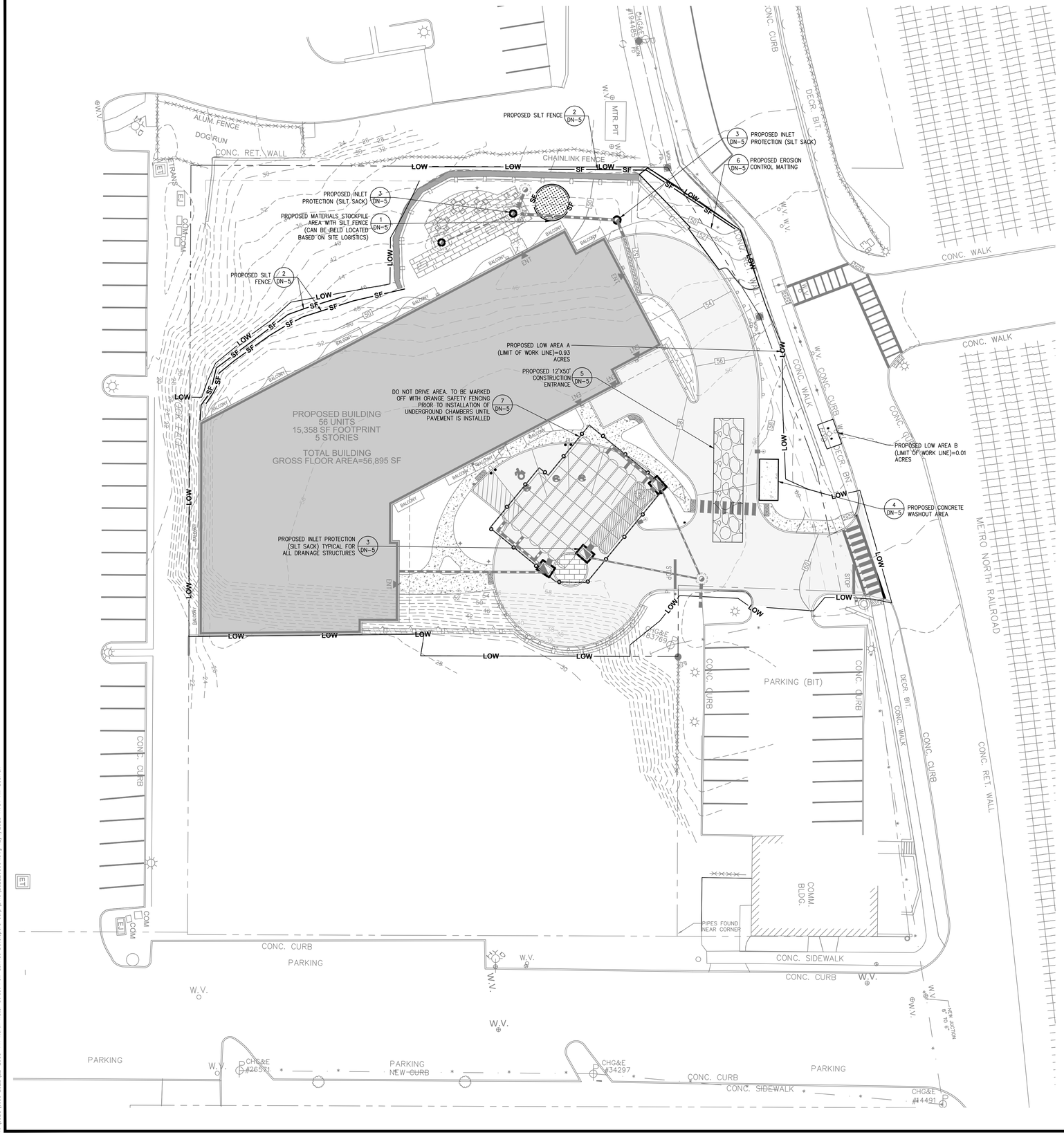

EROSION AND SEDIMENT CONTROL PLAN

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 — 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 — 074194 — LICENSED PROFESSIONAL ENGINEER

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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 18
Approved	LRC	Scale	1"=20'	

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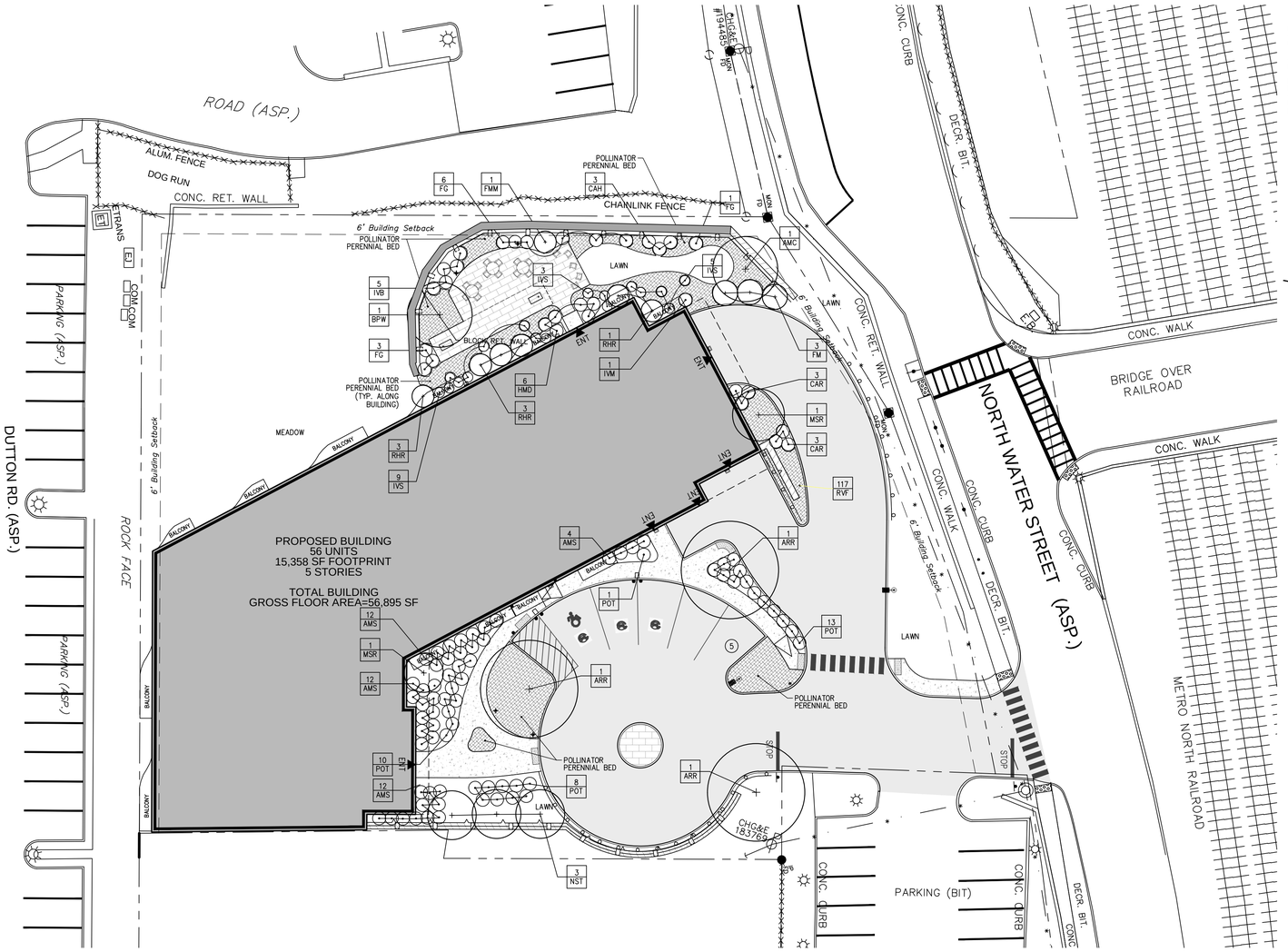
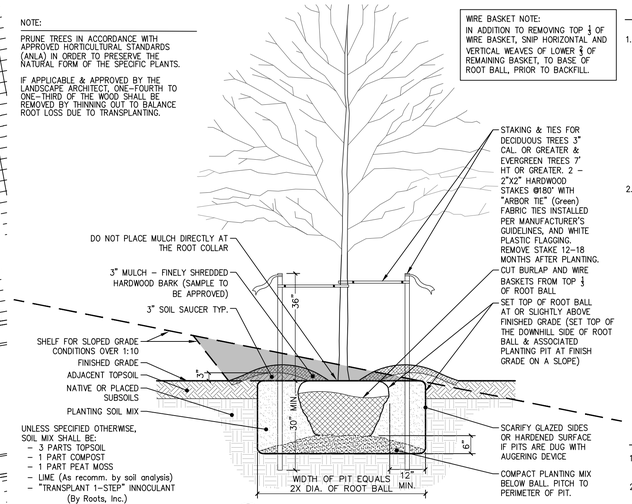


NOTE:

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.



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

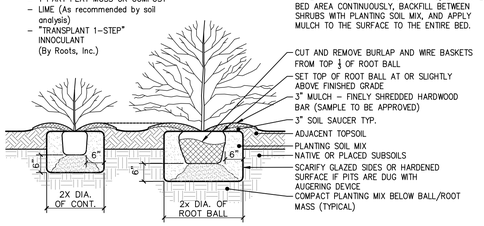
	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS/BLOOM TIME
SHRUBS:	AAB	11	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'B	BRILLIANTISSIMA RED CHOKEBERRY	CONT.	#3	6-10' ht.	
	AMS	40	ARONIA MELANOCARPA 'SMNAMPEM'	LOW SCAPE SNOWFIRE CHOKEBERRY	CONT.	#1	3-4' ht.	
	CAH	3	CLETHRA ALNIFOLIA '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.

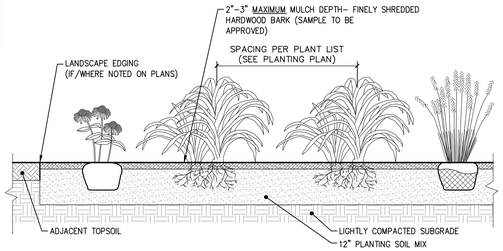
WIRE BASKET NOTE:
IN ADDITION TO REMOVING TOP ⅓ OF WIRE BASKET, SNIP HORIZONTAL AND VERTICAL WEAVES OF LOWER ⅔ OF REMAINING BASKET, TO BASE OF ROOT BALL, PRIOR TO BACKFILL.

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
3	2025-12-03	CITY PLANNING BOARD SUBMISSION

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- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
D.B.A. Loomis NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com

PLANTING PLAN & DETAILS

WATER STREET DEVELOPMENT

141 NORTH WATER STREET
CITY OF POUGHKEEPISE, 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. LL-1
SHEET 8 OF 18

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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-5QW	Single	12	VP-ST-1-36L-39-3K7-5QW	B3-U0-G2	1.000	4827	39.1	39.1
	2	B1	B-3	Single	0	PA7R-NU3-12L-010-3K7	B0-U0-G0	1.000	809	14.08	28.16
	2	B2	B-3-BC	Single	0	PA7R-NU3HS-12L-010-3K7	B0-U0-G0	1.000	684	14	28
	1	B3	B-5	Single	0	PA7R-NU5-12L-010-3K7	B1-U0-G0	1.000	908	14	14
●	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 design . performance . technology

VIPER Area/Site

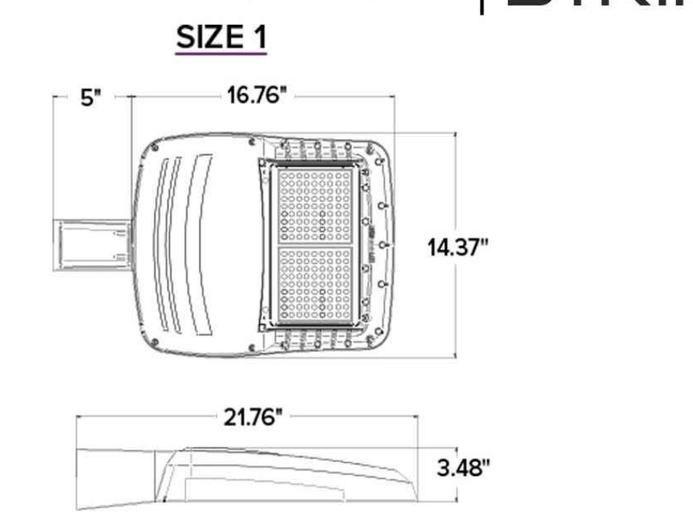
VIPER LUMINAIRE

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:



MICROSTRIKE | STRIKE OPTICS

SIZE 1



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STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L–39–3K7–2–UNV–A–BLT

CATALOG # VP-ST-1-36L-39-3K8-3/4F/5QM-X-UNV-BC

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper Area	ST Strike Optics	1 Size 1	36L-39 39W - 5,500 Lumens	27K8 2700K, 80 CRI	FR Auto Front Row	BLANK No Rotation	UNV 120-277V
			36L-55 55W - 7,500 Lumens	3K7 3000K, 70 CRI	2 Type 2	L Optic rotation left	120 120V
			36L-85 85W - 10,000 Lumens	3K8 3000K, 80 CRI	3 Type 3	R Optic rotation right	208 208V
			36L-105 105W - 12,500 Lumens	3K9 3000K, 90 CRI	4F Type 4 Forward		240 240V
			36L-120 120W - 15,000 Lumens	35K8 3500K, 80 CRI	4W Type 4 Wide		277 277V
		2 Size 2	72L-115 115W - 15,000 Lumens	4K7 4000K, 70 CRI	5QN Type 5 Square Narrow		347 347V
			72L-145 145W - 18,000 Lumens	4K8 4000K, 80 CRI	5QW Type 5 Square Wide		480 480V
			72L-180 180W - 21,000 Lumens	4K9 4000K, 90 CRI	5QM Type 5 Square Medium		
			72L-210 210W - 24,000 Lumens	5K7 5000K, 70 CRI	5W Type 5 Wide (Round)		
			72L-240 240W - 27,000 Lumens	5K8 5000K, 80 CRI	5RW Type 5 Rectangular		
		3 Size 3	108L-215 215W - 27,000 Lumens		C Corner Optic		
			108L-250 250W - 30,000 Lumens		TC Tennis Court Optic		
			108L-280 280W - 33,000 Lumens				
			108L-325 325W - 36,000 Lumens				
			108L-365 365W - 40,000 Lumens				
		4 Size 4	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-545 545W - 60,000 Lumens				
			CLO Custom Lumen Output				

Mounting	Color	Options
A Arm mount for square pole (B3 Drill Pattern) (Does not include round pole adapter)	BLT Black Matte Textured	F Fusing
A_ Arm mount for round pole	BLS Black Gloss Smooth	E Battery Backup
ASQU Universal arm mount for square pole	DBT Dark Bronze Matte Textured	2PF Dual Power Feed
A_U Universal arm mount for round pole	DBS Dark Bronze Gloss Smooth	2DR Dual Driver
AAU Adjustable arm for pole mounting (universal drill pattern)	GTT Graphite Matte Textured	TE Tooless Entry
AA_U Adjustable arm mount for round pole	LGS Light Grey Gloss Smooth	BC Backlight Control
ADU Decorative upswept Arm (universal drill pattern)	LGT Light Grey Gloss Textured	TB Terminal Block
AD_U Decorative upswept arm mount for round pole	PSS Platinum Silver Smooth	LS Lumen Switch
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	
K Knuckle	WHS White Gloss Smooth	
T Trunnion	VGT Verde Green Textured	
WB Wall Bracket, horizontal tenon with MAF	Color Option	
WM Wall mount bracket with decorative upswept arm	CC Custom Color	
WA Wall mount bracket with adjustable arm		

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WALL MOUNTED FIXTURE:

HOLOPHANE LEADER IN LIGHTING SOLUTIONS

Catalog Number
Notes | Type

HLWPC2

Wallpack® Full Cutoff LED



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

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

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

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

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

Government Procurement

BAA – Buy America(n) 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.

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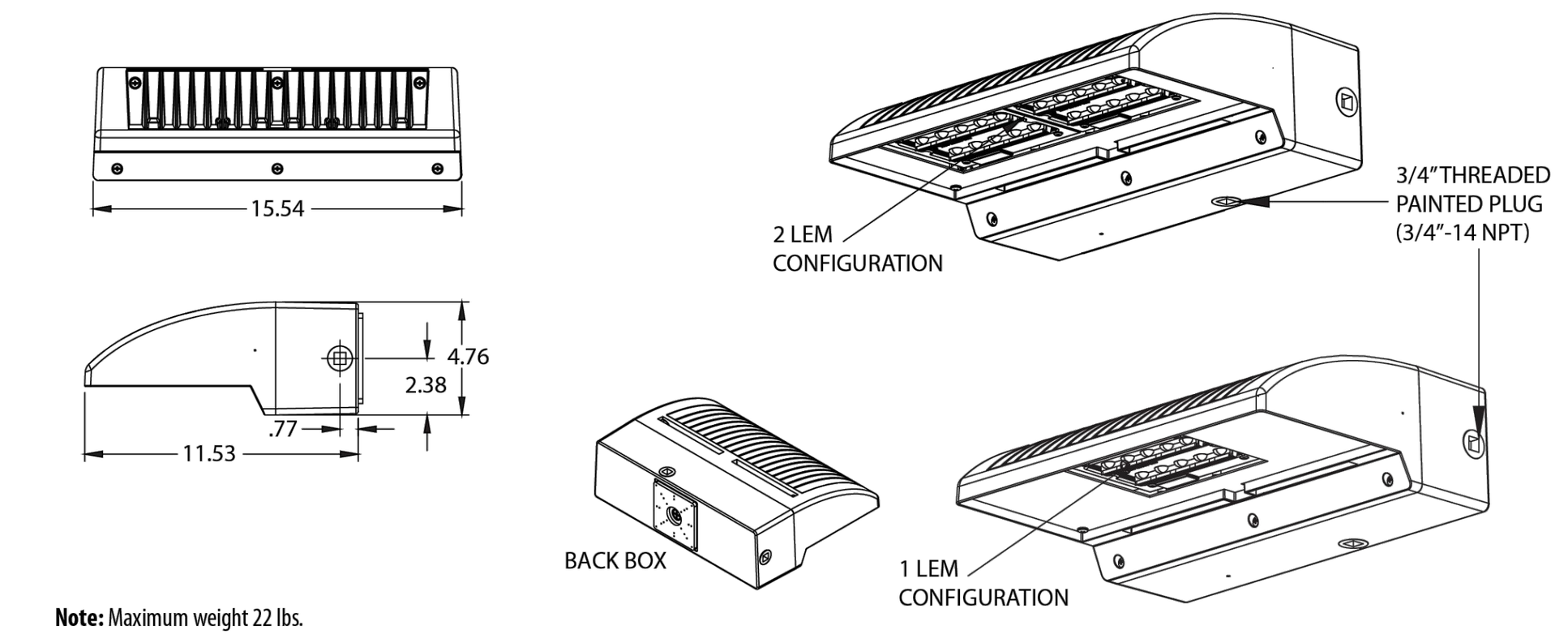

Note: Maximum weight 22 lbs.

AcuityBrands Holophane | 1 Acuity Way, Decatur, GA 30035 | Phone: 866-HOLOPHANE | www.holophane.com | TechSupport-Lighting@Acuitybrands.com

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HLWPC2 Page 1 of 8

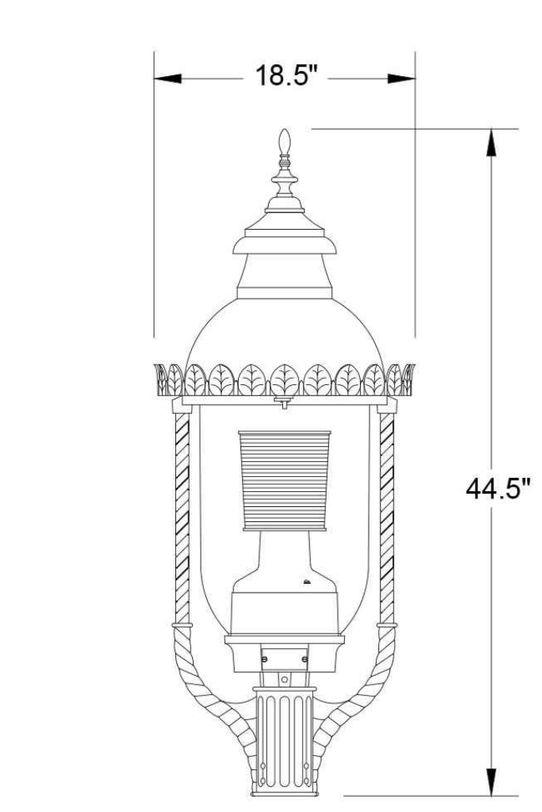
POST TOP LIGHT FIXTURE - SIMILAR TO EXISTING:

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

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	G1 Generation 1	27K 2700K CCT	MVOLT Auto-Sensing 120-277V 50/60 HZ	VC Victorian Style Standard Base
	P20 P20 LED Performance Package		30K 3000K CCT	HVOLT Auto-Sensing 347-480V 56/60 HZ	
	P30 P30 LED Performance Package		40K 4000K CCT		
	P40 P40 LED Performance Package				
	P50 P50 LED Performance Package				
	Refer to Option Matrix. Performance Package based on Optic				

Optics	Housing Colors	Options
3LS Type III, stalk	BK Black	**DRIVER ELECTRICAL OPTIONS** 20KV Extreme surge protection 20kV/10kA, fail off with indicator light
5LS Type V, stalk	BZ Bronze	**PARTIALLY FROSTED OUTER CYLINDER OPTIONS** VCOC Visual Comfort Outer Cylinder, bottom 25% frosted
	GH Graphite	**PREWIRED LEAD OPTIONS** L1H 1.5FT Prewired Leads; L03 3FT Prewired Leads; L10 10FT Prewired Leads; L20 20FT Prewired Leads
	GN Green	**NEMA LABEL OPTIONS** NL1X1 1"X1" ANSI Wattage Label; NL3X3 3" x 3" ANSI Wattage Label
	GR Grey	
	PP Prime Paint	
	WH White	
	CMC CustomMatchColor Finish	
	XX STD Finish, TBD	
	RALxxxxSDCR RAL Super Durable Corrision Resistant, 80% Gloss Paint, replace xxxx with RAL number.	

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DCLDs Page 1 of 4

BOLLARD LIGHT FIXTURE:

KIMLIGHTING

B A C

DATE: | LOCATION: 137 N. Chestnut, Village of New Paltz, NY
TYPE: H | PROJECT: TRAIL LINK
CATALOG #: PA7R-CT-LV-Type V-12L-020-3K7-42A-DBT-UNV

PA7R
BOLLARD

ORDERING GUIDE

Example: PA7R-FT-NU-1-12L-010-5K7-24A-BLS-UNV-EM

CATALOG # PA7R-CT-NU-Type III, III HS or V-12L-020-3K7-42A-DBT-UNV

HOUSING

Model	Top	Optics	Distribution	Light Engine
PA7R	CT	LV	CT	12L-020-3K7
PA7R Pavilion 7" Ø Round	FT Flat Top	NU No Up-light	1 Type I	12L-010-AMB 14W, Monochromatic Amber
	CT Crowned Top	CH Clear Horizontal Lens	2 Type II	12L-010-3K7 14W (1000 nominal lm), 3000K, 70 CRI
		CL Clear Vertical Lens	3 Type III	12L-010-4K7 14W (1000 nominal lm), 4000K, 70 CRI
		DL Diffuse Vertical Lens	3HS Type III + House side shield	12L-010-5K7 14W (1000 nominal lm), 5000K, 70 CRI
		LV Louvers	4 Type IV	12L-020-AMB 22W Monochromatic Amber
		GC Grille with clear vertical lens	5 Type V	12L-020-3K7 22W (2000 nominal lm), 3000K, 70 CRI
		GD Grille with diffuse vertical lens		12L-020-4K7 22W (2000 nominal lm), 4000K, 70 CRI
				12L-020-5K7 22W (2000 nominal lm), 5000K, 70 CRI
				Consult factory for other CCTs (2700K - 6500K) and CRIs (80, 90 CRI)

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

1. Adds .6 / 15mm to OAH (over all height).
2. CL and DL configurations shall be IK04
3. Only Available with 1 Type I or 5 Type V distributions only.
4. For GFCI/USB limited voltage to 120VAC only.
6. Dedicated input voltage, required for MW Motions sensing.
7. 0°C min starting temperature, 90+ minute run time, output equivalent to 12L-010-#K7
8. Adds +5 watts and 1" / 254mm to overall height.
9. SF for 120, 277 and 347 input voltage, DF for 208, 240 and 480 input voltage.
10. Turtle friendly
11. 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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No.	Date	Revisions
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2.	2025-09-30	CITY PLANNING BOARD SUBMISSION
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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	
Approved	LRC	Scale	1"=20'	SHEET 9 OF 18

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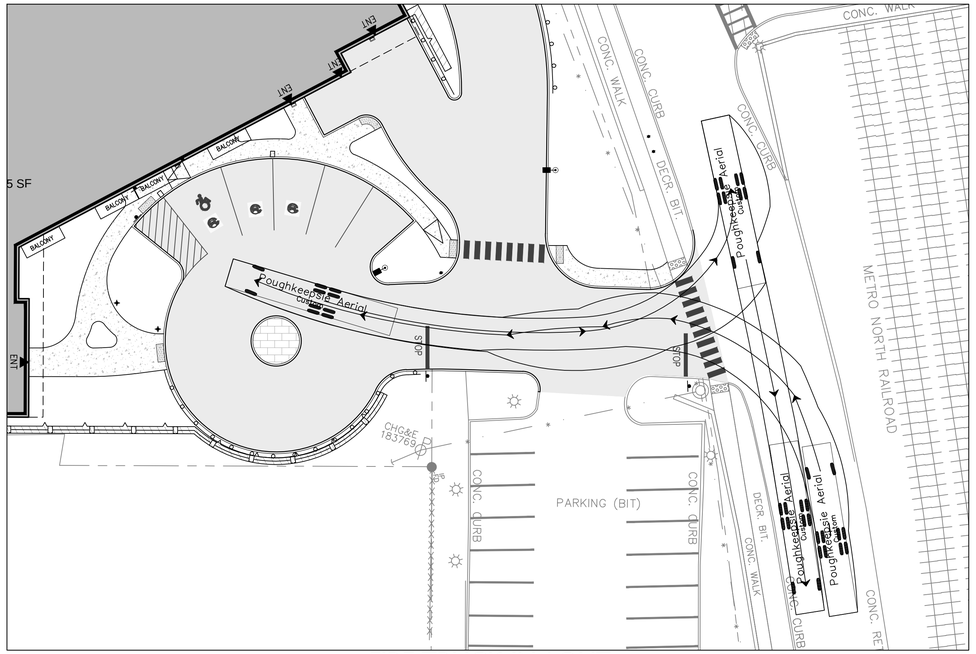
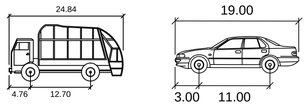


FIRE TRUCK IN / OUT

1"=20'

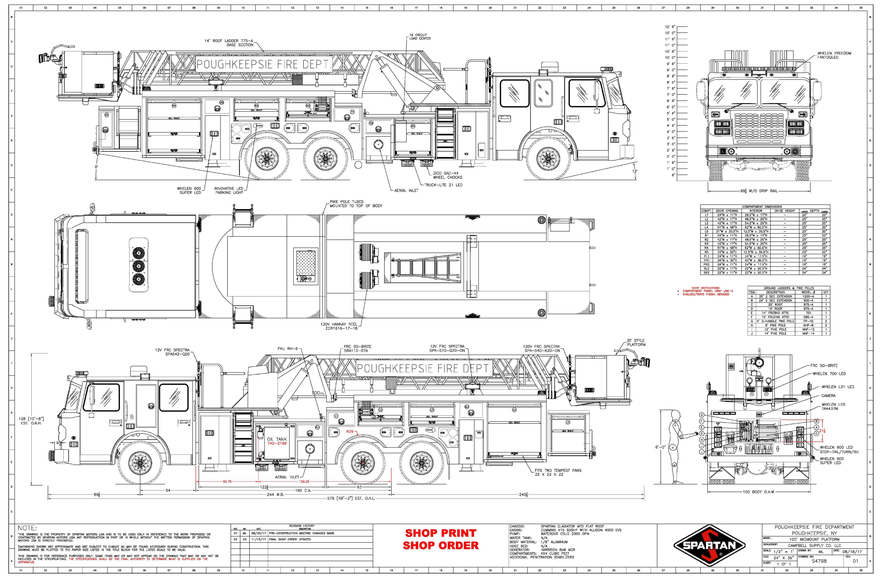


Refuse Vehicle

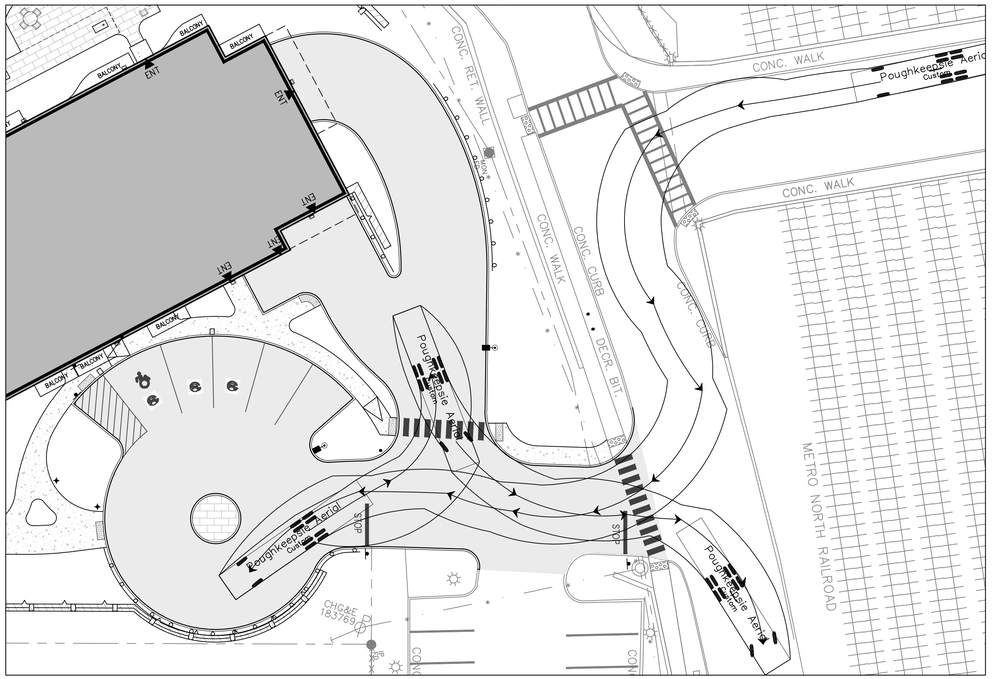
	feet
Width	: 7.87
Track	: 7.41
Lock to Lock Time	: 6.0
Steering Angle	: 26.5

P

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

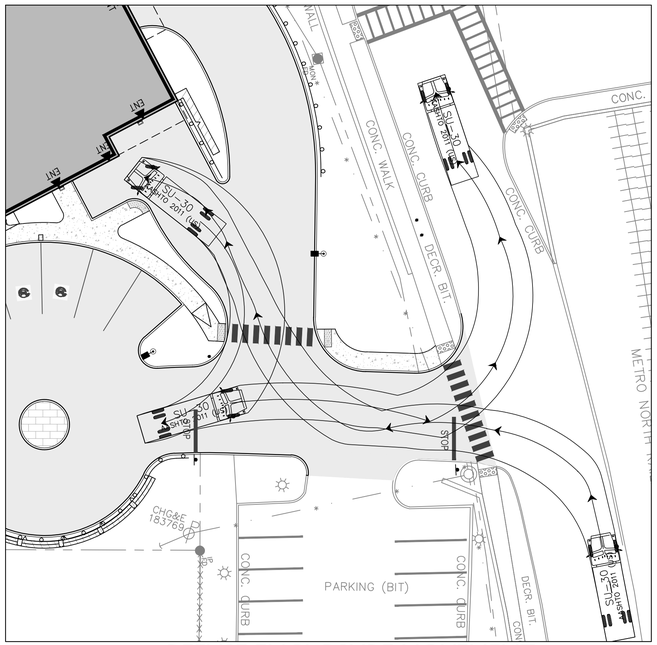


SPARTAN FIRE TRUCK UTILIZED FOR ALL FIRE TRUCK MOVEMENTS



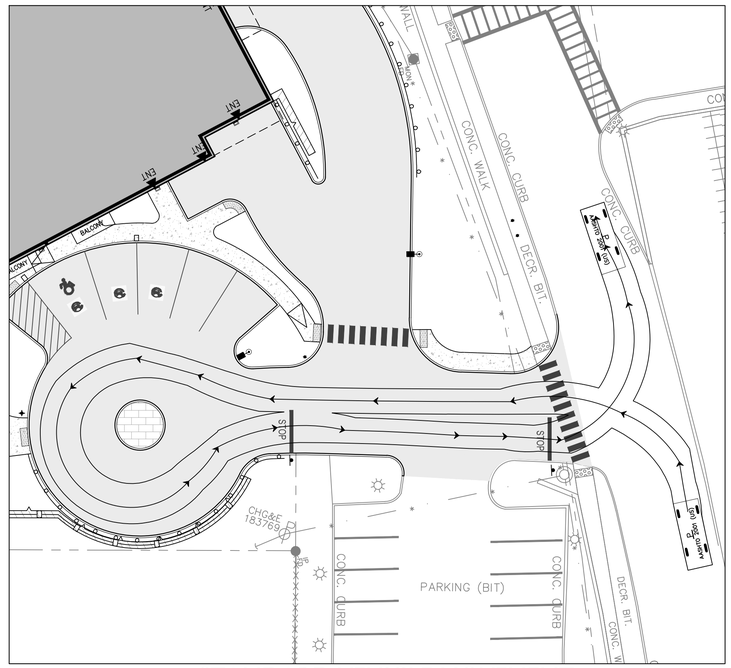
FIRE TRUCK IN

1"=20'



REFUSE ENCLOSURE MOVEMENT

1"=20'



STANDARD VEHICLE MOVEMENT

1"=20'

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

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

No.	Date	Revisions
1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30	CITY PLANNING BOARD SUBMISSION
3.	2025-12-03	CITY PLANNING BOARD SUBMISSION

LRC Engineering & Surveying

- Civil Engineering
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Land Resource Consultants Engineering & Surveying, LLC
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Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com

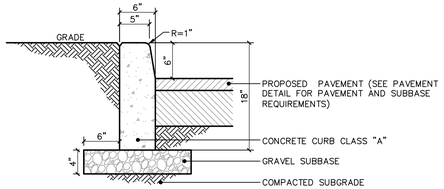
TRUCK TURNING PLAN

WATER STREET DEVELOPMENT

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

Design/Calcs	BLS	CAD File		Sheet No.
Drawn	SMC	Project No.	22-2985	TT-1
Checked	KFC	Date	2025-07-22	
Approved	LRC	Scale	1"=20'	SHEET 10 OF 18

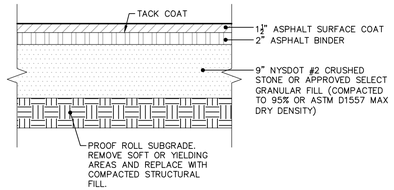
X:\JOBS\Jobs 2022\22-2985-141 North Water Street Pok-Sunrise Developers Corp\DWG\TT22298501.dwg 12/1/2025 11:06 AM SGurran



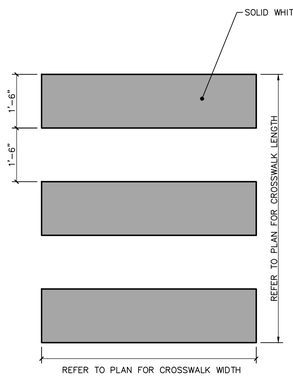
NOTES:

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

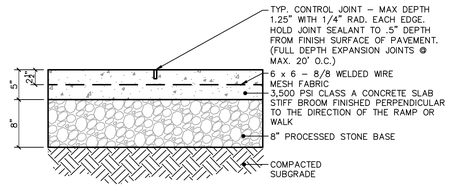
1 ON-SITE CONCRETE CURB DETAIL
SCALE: 1" = 1'-0"



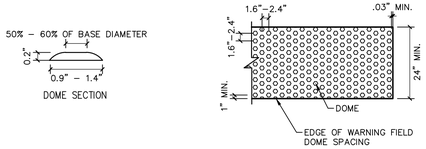
2 STANDARD ASPHALT PAVING DETAIL
SCALE: 1" = 1'-0"



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)

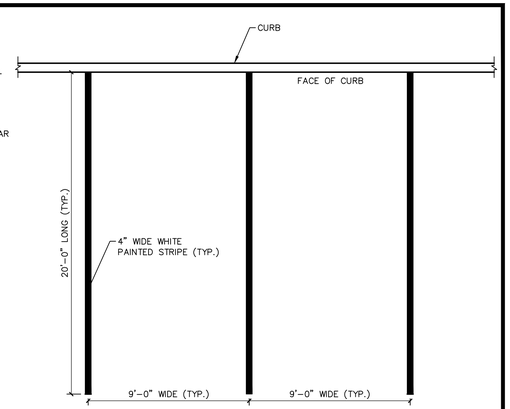
NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"

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

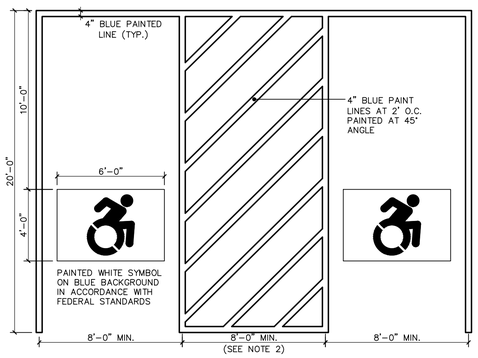
DETECTABLE WARNING TILE SPECS

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"



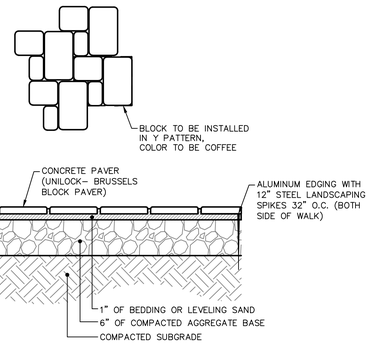
5 PARKING SPACE STRIPE DETAIL
SCALE: 1/4" = 1'-0"



NOTES:

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

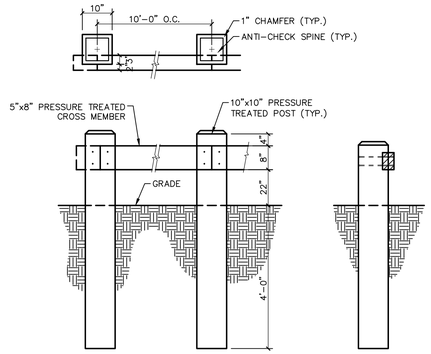
6 TYPICAL ACCESSIBLE PARKING SPACE DETAIL
SCALE: 1/4"=1'-0"



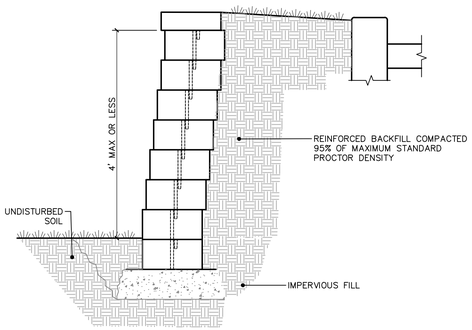
NOTES:

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

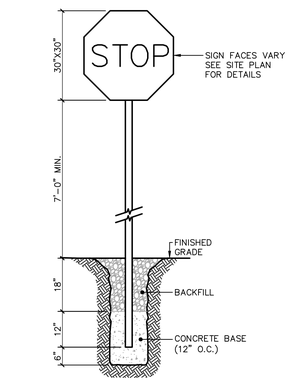
7 CONCRETE PAVER DETAIL
SCALE: 1" = 1'-0"



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



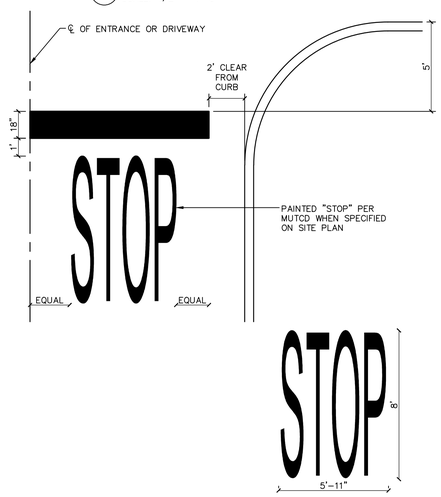
11 SEG BLOCK RETAINING WALL DETAIL
SCALE: N.T.S.



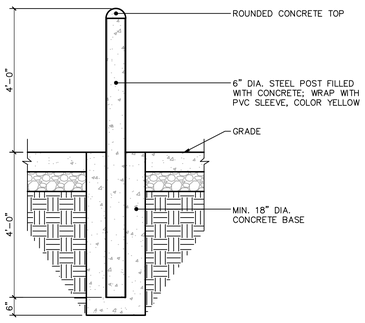
NOTE:

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

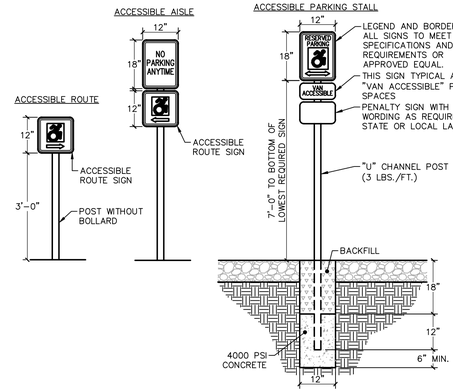
12 SIGN WITH CONCRETE BASE DETAIL
SCALE: 1/2" = 1'-0"



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



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



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



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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 18

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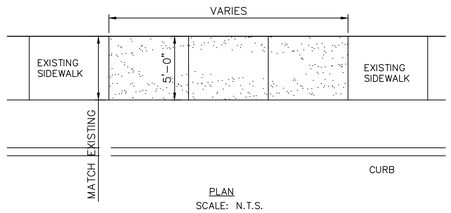
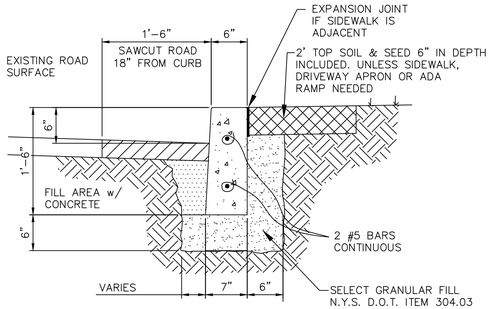


SIDEWALK DETAIL REPLACE & NEW

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.

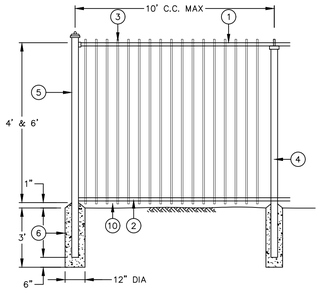


FORMED CURB DETAIL

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	

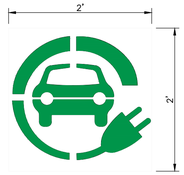
DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



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

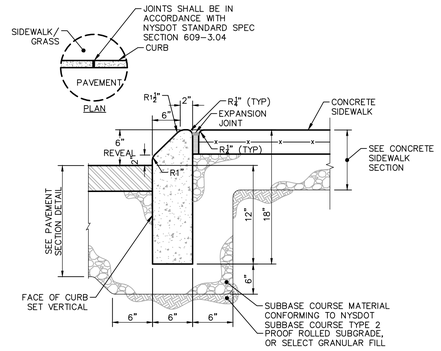
2 CAST IRON TYPE FENCE DETAIL

NOT TO SCALE (MADE OF ALUMINUM)



8 EV CHARGING STATION PAVEMENT MARKING DETAIL

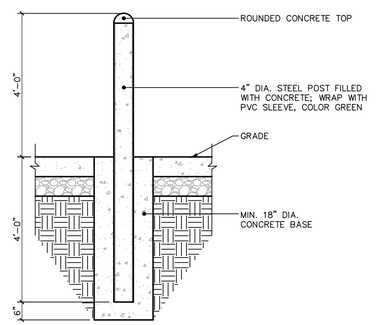
SCALE: 1" = 1'-0"



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.

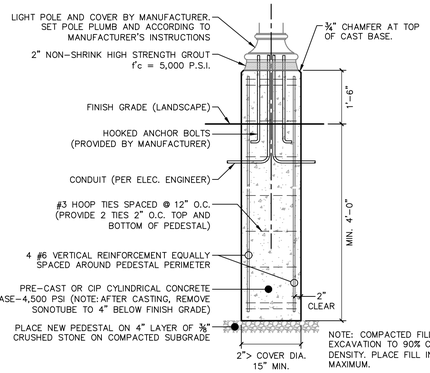
3 CAST IN PLACE MOUNTABLE CURB DETAIL

SCALE: NOT TO SCALE



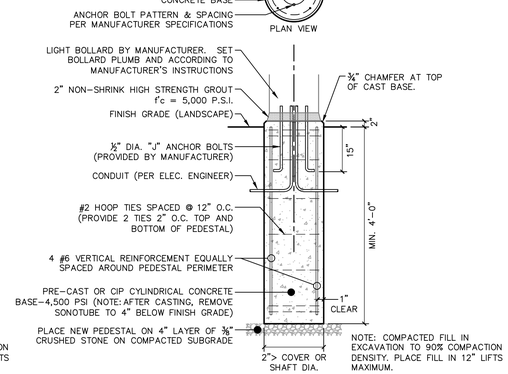
4 CONCRETE FILLED STEEL BOLLARD (EVCS)

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



7 EV CHARGING STATION UNIT

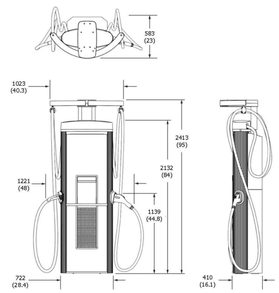
NOT TO SCALE

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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5



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SITE DETAILS

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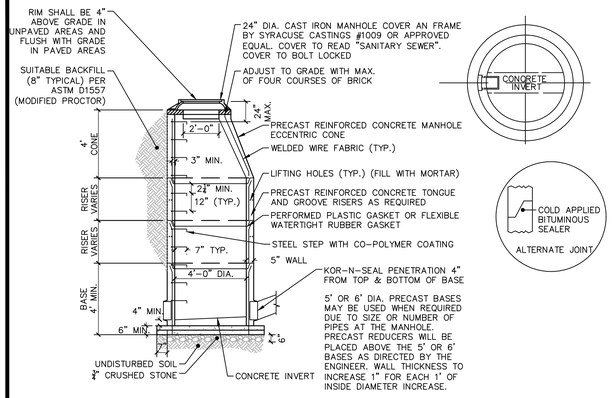
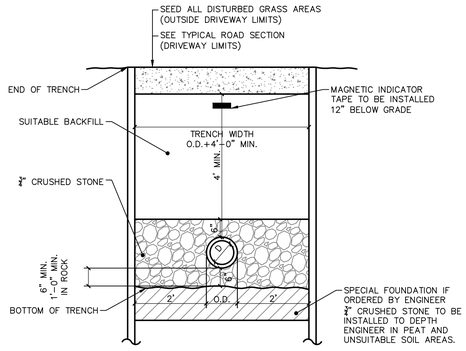
Drawn	SMC	Project No.	22-2985	
Checked	KFC	Date	2025-07-22	
Approved	LRC	Scale	AS NOTED	SHEET 12 OF 18

X:\JOBS\Jobs 2022\22-2985-141 North Water Street Pak-Sunrise Developers Corp\DWG\DN22298502-SITE.dwg 12/1/2025 11:07 AM SCurran



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

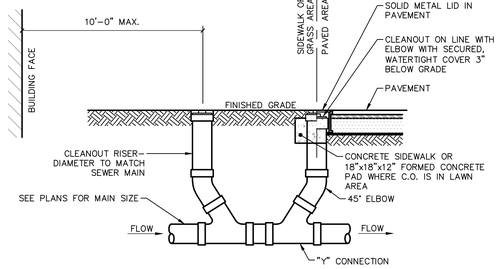


NOTES:
1. IF COVER IS LESS THAN 4 FEET, INSULATION IS REQUIRED.
2. SEE THIS SHEET FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.

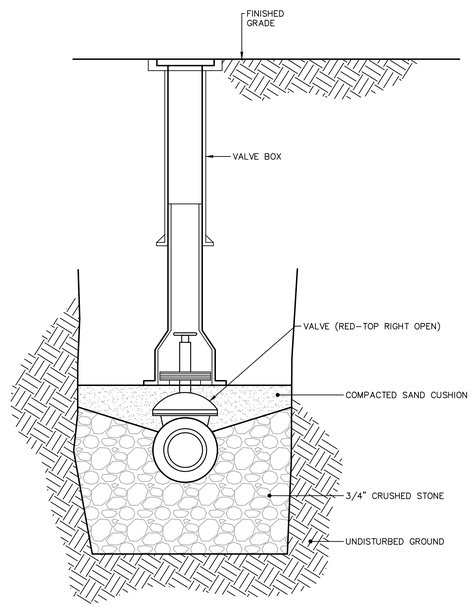
2 SANITARY SEWER TRENCH DETAIL
SCALE: 1/2" = 1'-0"

NOTES:

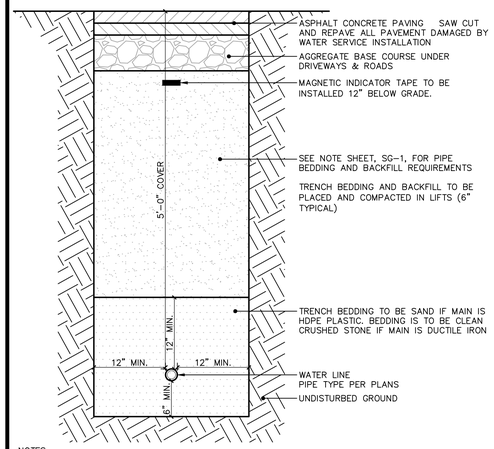
1. DOUBLE CLEANOUT TO BE INSTALLED ON ALL SEWER LATERALS WITHIN 10 FEET OF BUILDING FACE.
2. ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H-20 LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
3. ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.
4. IN LAWN 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.

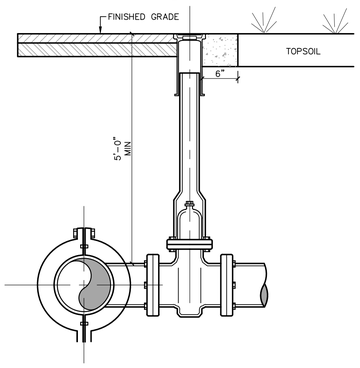


4 VALVE AND VALE BOX DETAIL
SCALE: 1" = 1'-0"



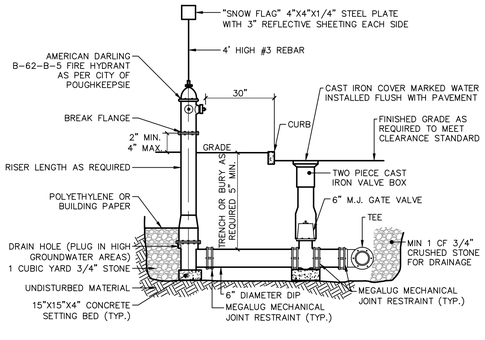
NOTES:
1. SEE NOTE SHEET SG-1 FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.
2. SEE WATER NOTES ON SHEET SG-1 FOR ADDITION DETAILS

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



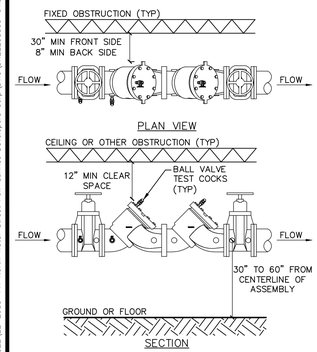
NOTES:
1. WET TAP OF WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.
2. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
3. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
4. VALVE OPERATING DIRECTION SHALL BE CLOCKWISE TO OPEN (TURNING RIGHT TO OPEN).
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"



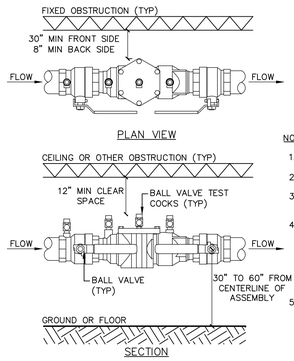
NOTES:
1. PROPOSED LOCATIONS OF HYDRANTS TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION
2. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED AS REQUIRED TO MEET THE 2" MIN. TO 4" MAX. CLEARANCE BETWEEN THE CENTER OF THE BREAK FLANGES AND THE 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.



Revisions		
1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30	CITY PLANNING BOARD SUBMISSION
3.	2025-12-03	CITY PLANNING BOARD SUBMISSION

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D.B.A. Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com

WATER / SANITARY DETAILS

WATER STREET DEVELOPMENT

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

Design/Calcs	BLS	CADD File	22298503-UTILITY.dwg	Sheet No.
Drawn	SMC	Project No.	22-2985	DN-3
Checked	KFC	Date	2025-07-22	SHEET 13 OF 18
Approved	LRC	Scale	AS NOTED	

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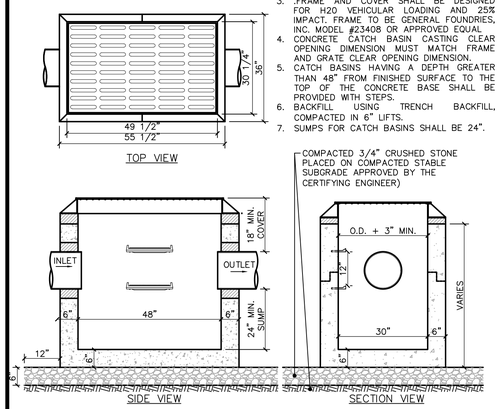
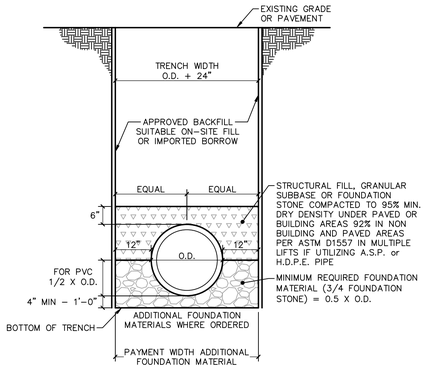
NOTES:

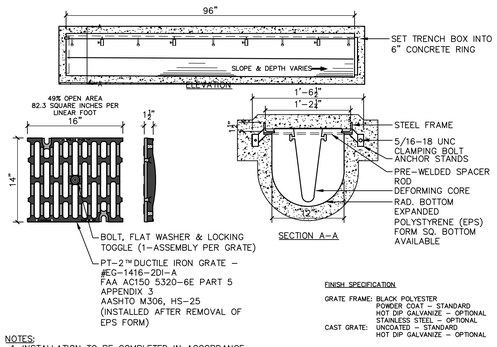
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL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

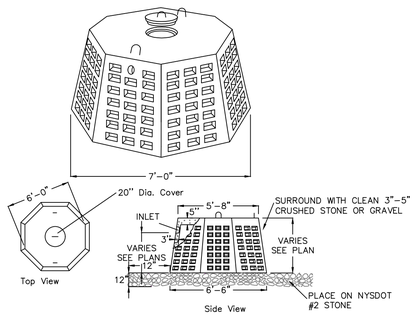


2 TYPICAL STORM SEWER TRENCH SECTION
SCALE: 1/2" = 1'-0"



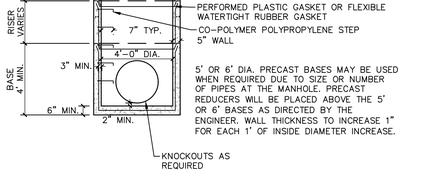
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

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



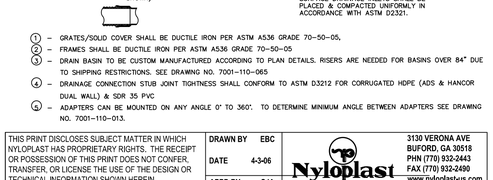
SPECIFICATIONS	PRECAST DRY WELLS MODEL
Concrete Minimum Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar Air Entrainment: 5% Capacity: AS NOTED Weight = 3600 lbs Sidewall Area: 60 square feet Load Rating: 300 psf (H20 loading on request)	Woodard's Concrete Products, Inc. 629 Lyhoit Road, Dalville,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

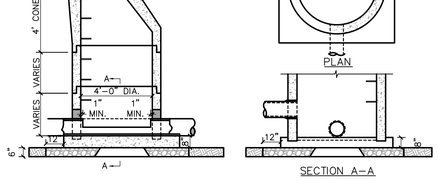
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY 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"

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Revisions		
1	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2	2025-09-30	CITY PLANNING BOARD SUBMISSION
3	2025-12-03	CITY PLANNING BOARD SUBMISSION

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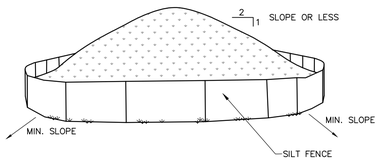
STORMWATER DETAILS

WATER STREET DEVELOPMENT

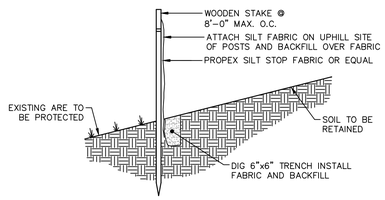
141 NORTH WATER STREET
CITY OF POUGHKEEPISE, DUTCHESS COUNTY, NEW YORK

Design/Calcs	BLS	CADD File	2298504-STORM.dwg	Sheet No.
Drawn	SMC	Project No.	22-2985	DN-4
Checked	KFC	Date	2025-07-22	SHEET 14 OF 18
Approved	LRC	Scale	AS NOTED	



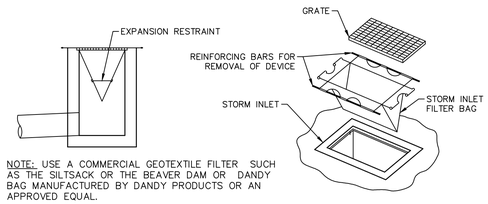
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.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

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



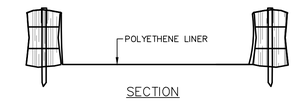
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

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

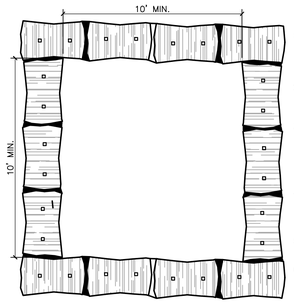


NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

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



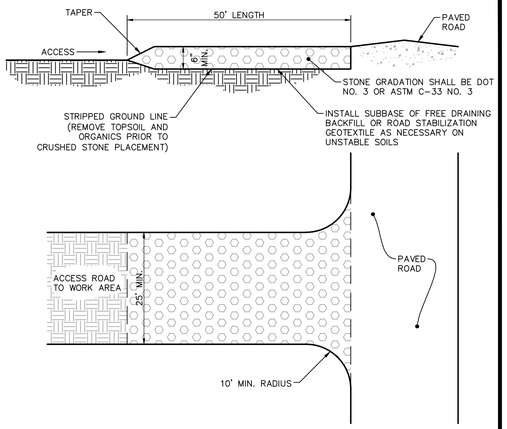
SECTION



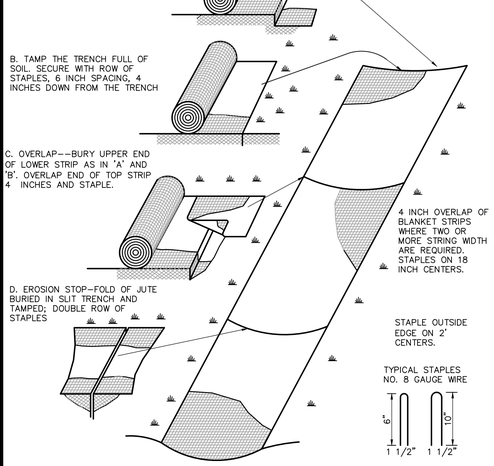
PLAN

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

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



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

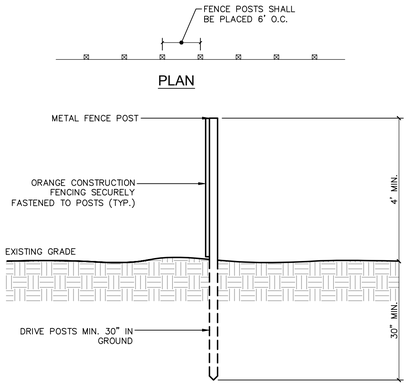


NOTES:

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.



PLAN



SECTIONAL ELEVATION

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

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

No.	Date	Revisions
1.	2025-09-09	SITE PLAN FOR ZBA SUBMISSION
2.	2025-09-30	CITY PLANNING BOARD 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.	DN-5
Drawn	SMC	Project No.	22-2985		
Checked	KFC	Date	2025-07-22		
Approved	LRC	Scale	AS NOTED	SHEET 15 OF	18

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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.

ADS SiteAssist™
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR WEBSITE

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.

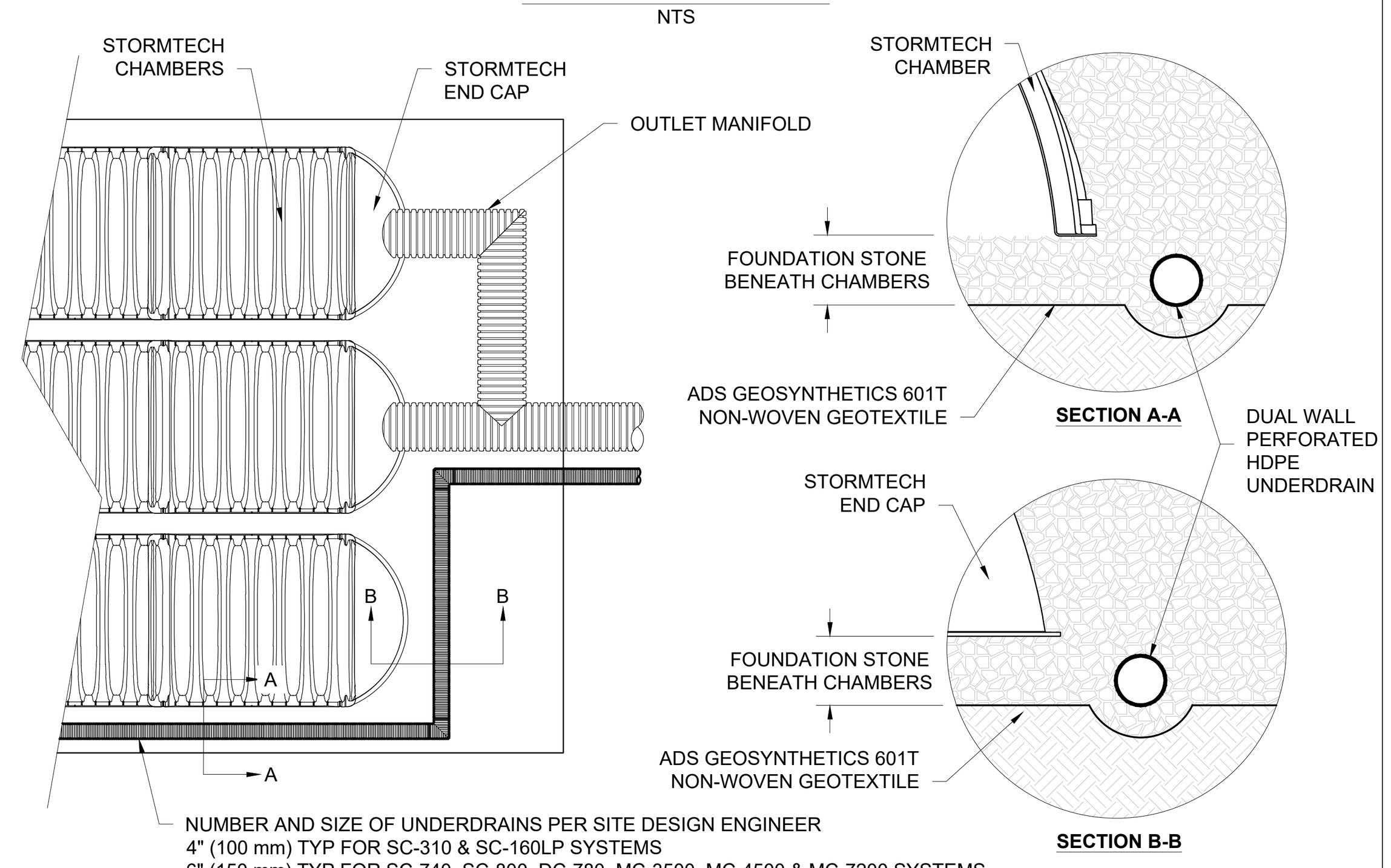
NOTES FOR CONSTRUCTION EQUIPMENT

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.

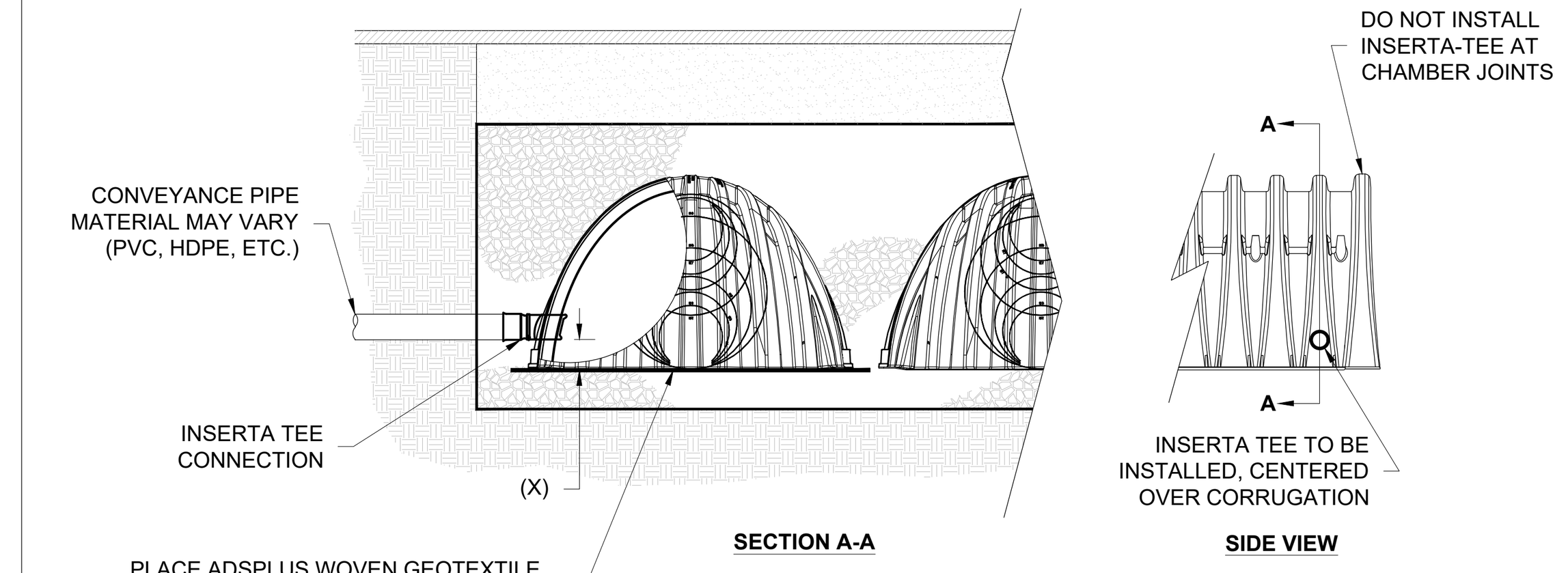
CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

UNDERDRAIN DETAIL
NTS



UNDERDRAIN DETAIL

INSERTA TEE DETAIL
NTS

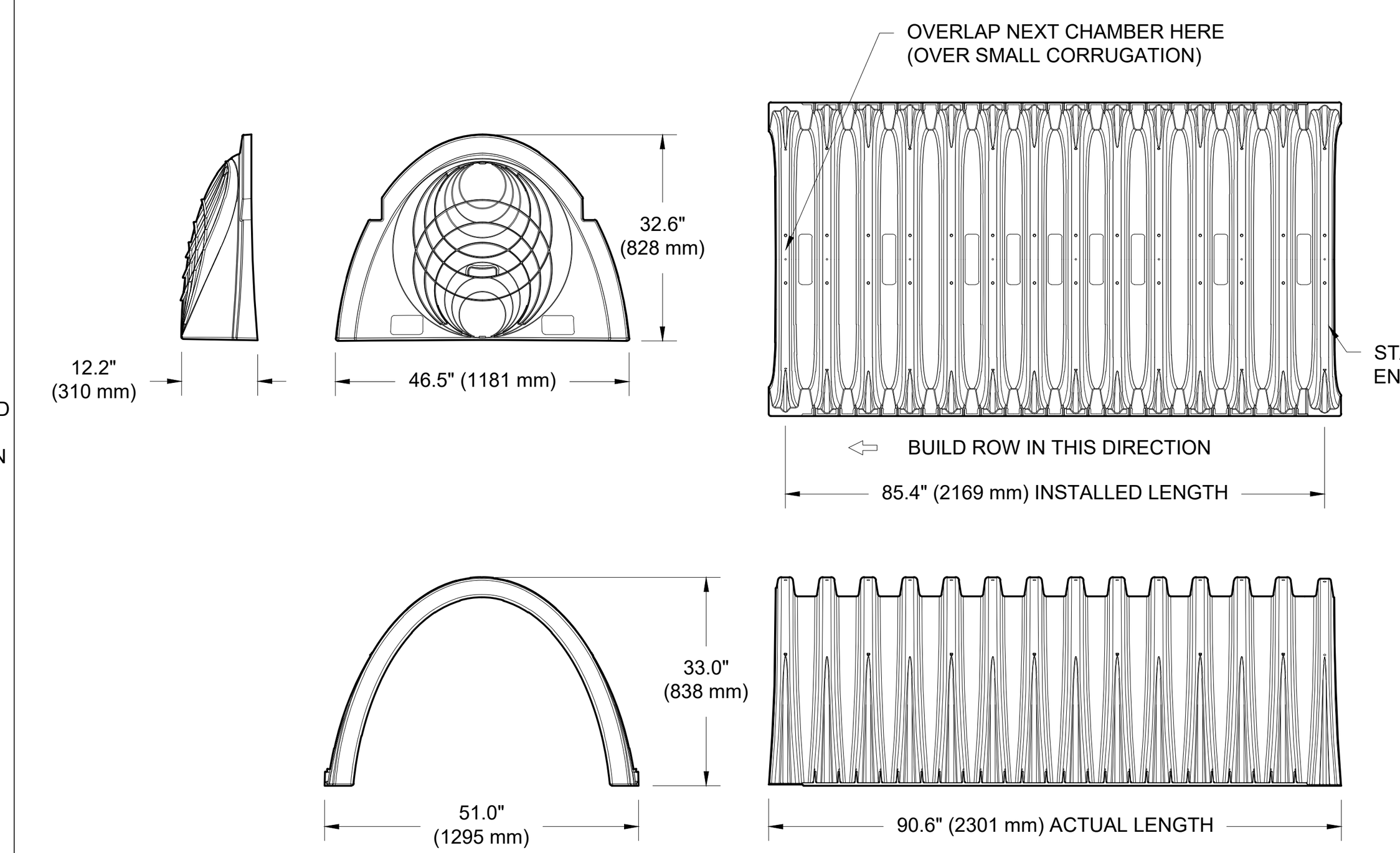


CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)
INSERTA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

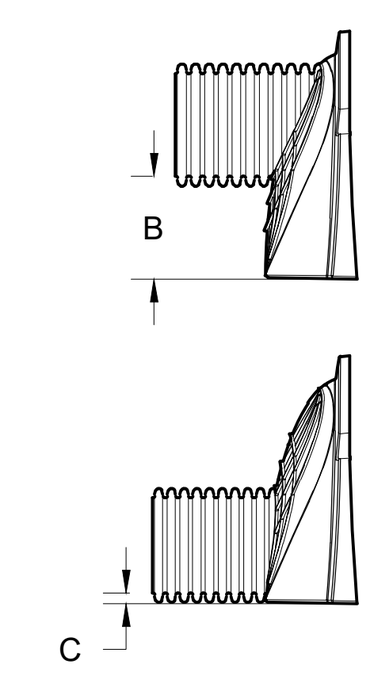
NOMINAL END CAP SPECIFICATIONS

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

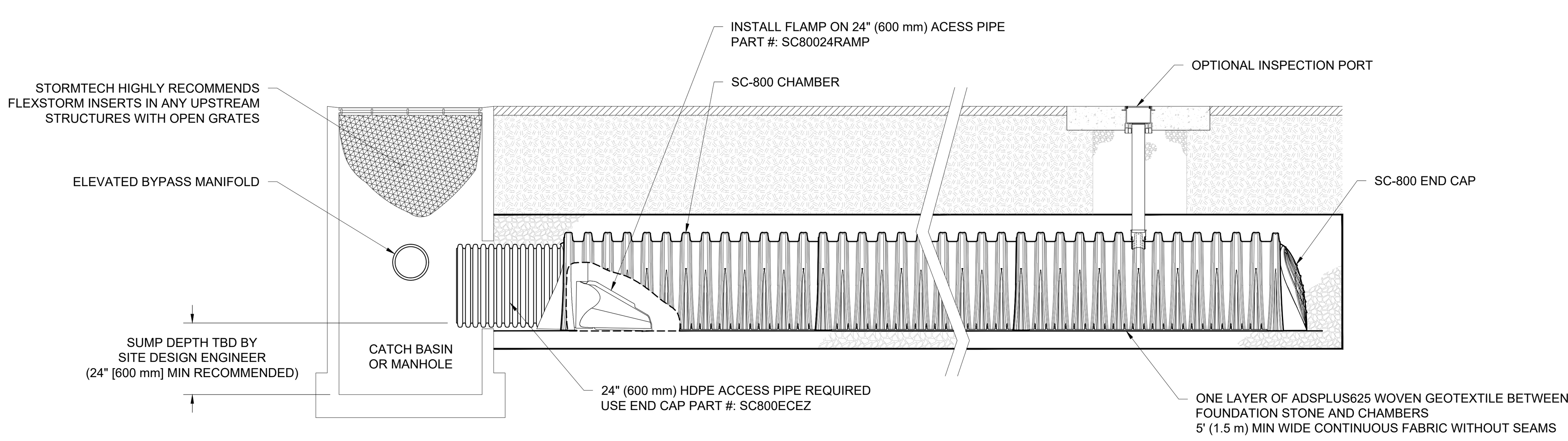
PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

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)



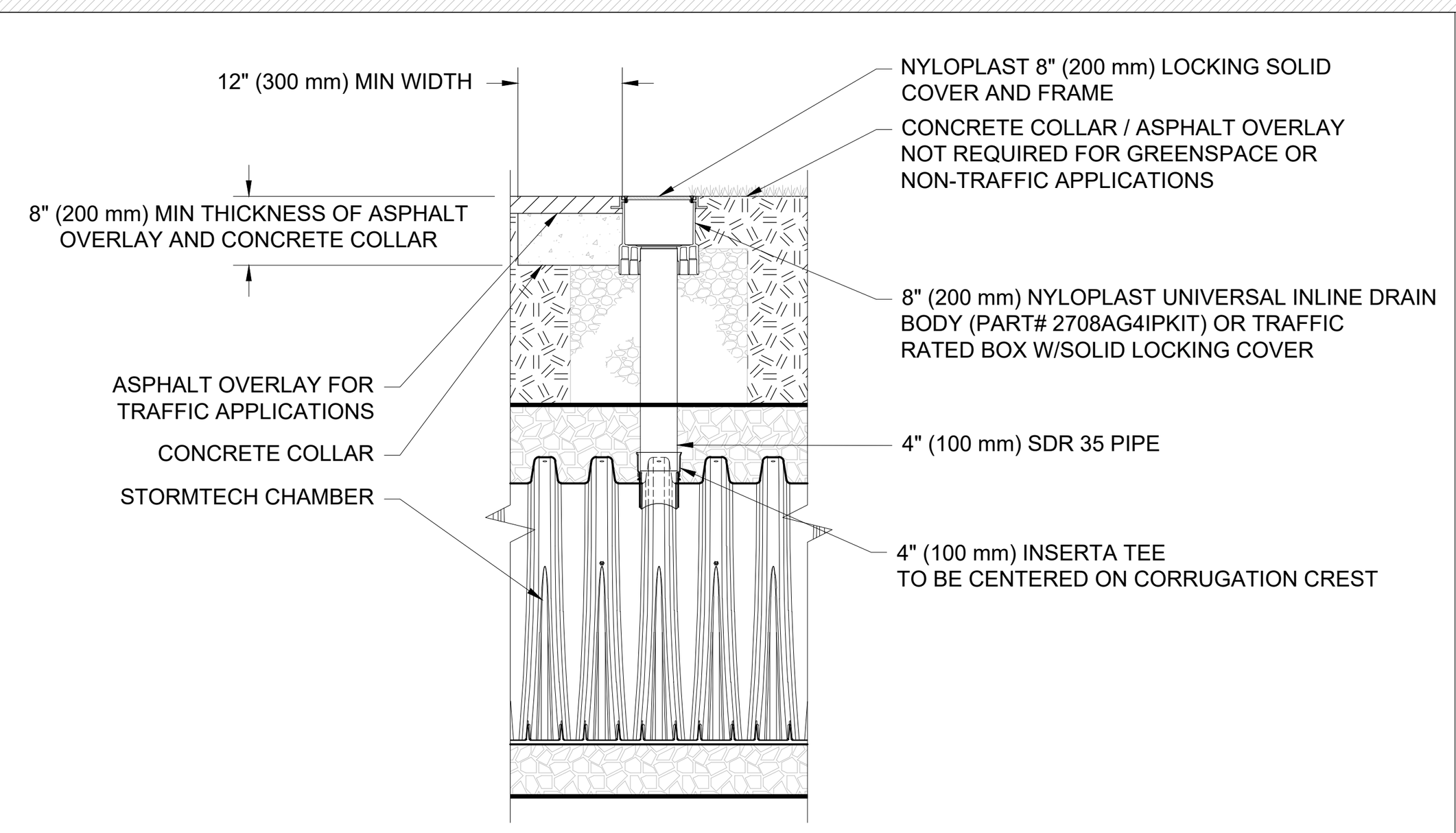
NOTE: ALL DIMENSIONS ARE NOMINAL

SC-800 TECHNICAL SPECIFICATIONS



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

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

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.

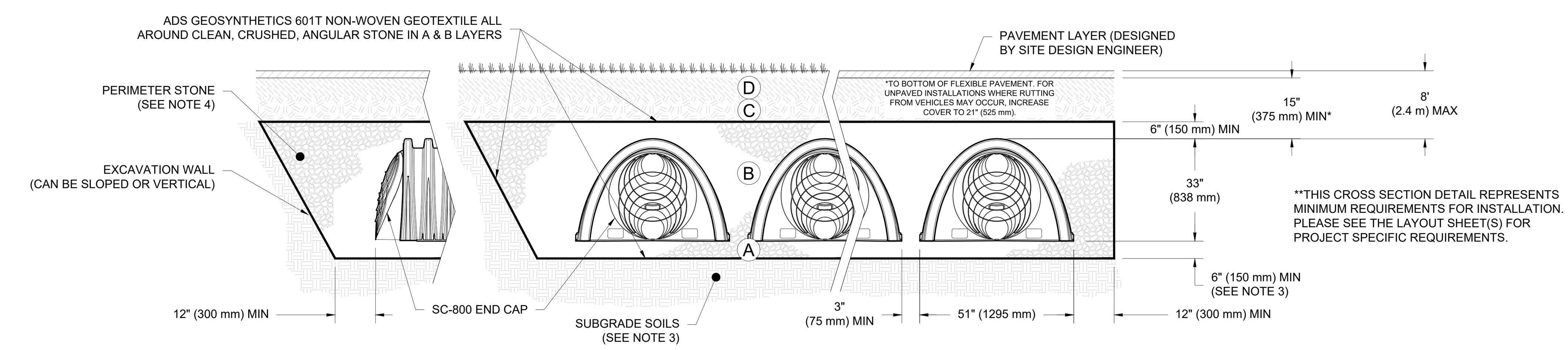
NOTES

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.

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

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

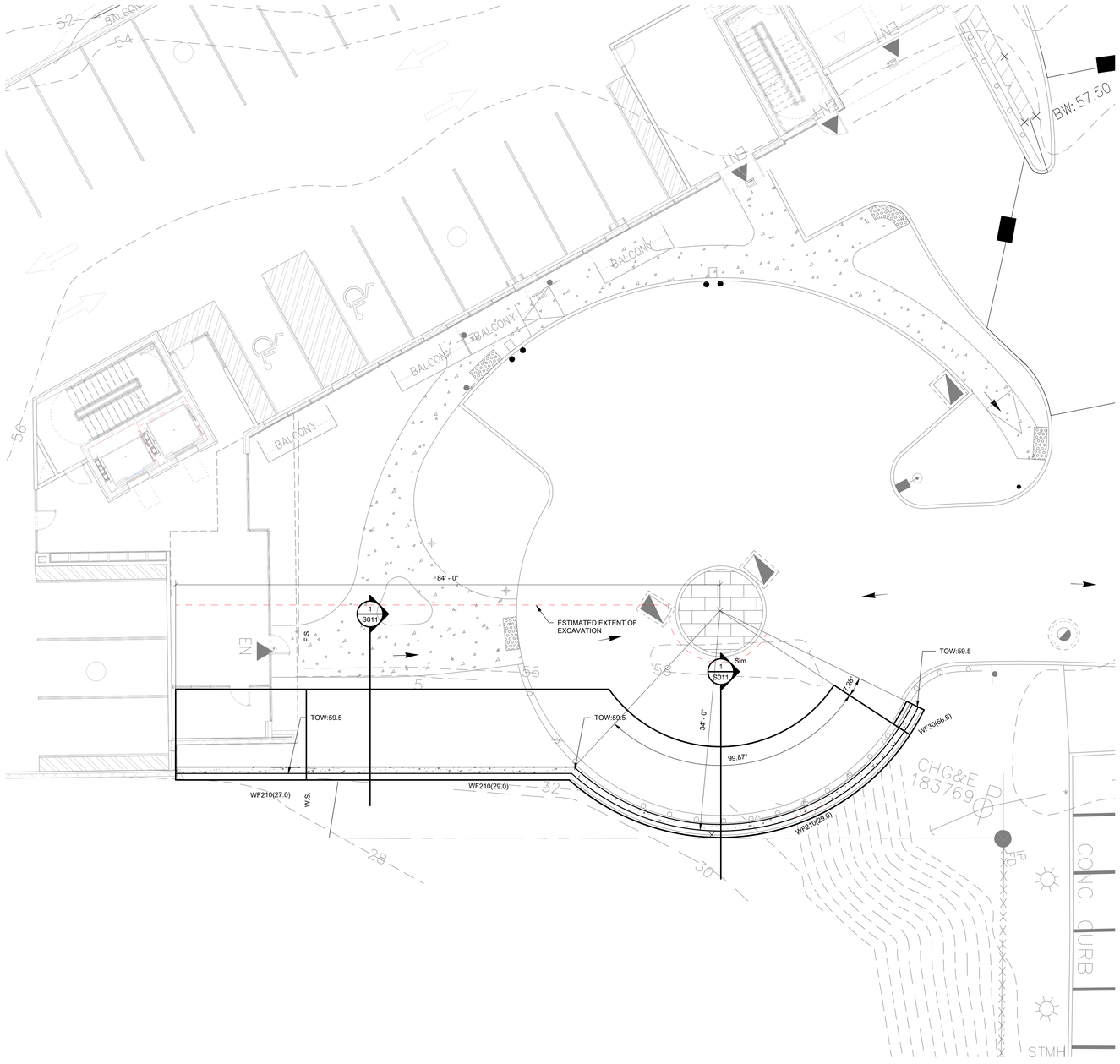
SC-800 STANDARD DETAILS

StormTech® Chamber System

Advanced Drainage Systems, Inc.
4640 TRUEMAN BLVD
HILLIARD, OH 43026

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 SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY 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.



1 S010 PLAN - RETAINING WALL
1/8" = 1'-0"

FOOTING SCHEDULE

TYPE	LENGTH	WIDTH	THICKNESS	TRANS. REINF.	LONG. REINF.
WF14	<varies>	14' - 0"	3'-0"	SEE SECTION	SEE SECTION
WF30	4' - 2 7/8"	3' - 0"	1'-0"	#4@18" O.C.	(4)-#4

CONCRETE:

1. CONCRETE SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN A.C.I. 301 AND SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH AND DENSITY, IN ACCORDANCE WITH THE FOLLOWING:

INTENDED USE	28 DAY STRENGTH f'c (K S.I.)	CONCRETE DENSITY	MAXIMUM W/C (INCLUDING FLY ASH)	MINIMUM CEMENT MATERIAL (#/CY INCLUDING FLY ASH)	MAXIMUM AGGREGATE (IN.)	SLUMP LIMITS (IN.) (+0", -2")	TOTAL AIR LIMITS (0%) (B)	REQUIRED ADMIXTURES (C)
FOOTINGS	4	145	0.48	564	1 1/2	4	-	-
CONCRETE EXPOSED TO DEICERS	4	145	0.40	564	3/4	4	6	AE, WR
INTERIOR TOPPING SLABS	3.5	145	0.50	541	3/4	4	-	-
INTERIOR SLABS ON GRADE	4	145	0.50	564	1 1/2	4	N	-
ALL CONCRETE NOT OTHERWISE SPECIFIED	4	145	0.40	564	3/4	4	6	-

CONCRETE TABLE NOTES:

A. FOR MAXIMUM COARSE AGGREGATE SIZE INDICATED, USE THE FOLLOWING AGGREGATE SIZE NUMBERS PER A.S.T.M. C33:

3/8" - #8 AGGREGATE
3/4" - #67 AGGREGATE
1" - #57 AGGREGATE
1 1/2" - #467 AGGREGATE

B. TOTAL AIR CONTENT LIMITS INCLUDE BOTH ENTRAINED AND ENTRAPPED AIR +/- 1 1/2%. "N" IN COLUMN INDICATES ADDITION OF ENTRAINED AIR IS NOT PERMITTED.

C. ABBREVIATIONS FOR REQUIRED ADMIXTURES AS FOLLOWS: AE - AIR-ENTRAINING ADMIXTURE, WR - WATER REDUCING ADMIXTURE

D. MAXIMUM SHRINKAGE FOR SLAB ON GRADE SHALL BE LIMITED TO 5/8" PER 100 FOOT.

E. PRECAST WALL PANEL GROUT SHALL CONTAIN A MINIMUM OF ITS CEMENTITIOUS MATERIAL AS EITHER 15% TYPE "K" CEMENT OR 8% TYPE "G" CEMENT.

1. REINFORCING SHALL CONFORM TO A.S.T.M. A615, GR. 60, INCLUDING TIES AND STIRRUPS. BARS REQUIRING WELDING OR FIELD BENDING SHALL BE A.S.T.M. A706, GRADE 60.
2. WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185.
3. LAP SPLICES SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS NOTED OTHERWISE. WHERE CLASSES ARE NOT CALLED OUT ON DRAWINGS, USE CLASS "B" SPLICES:

SPLICES: f'c = 4000 P.S.I., fy = 60,000 P.S.I.

STANDARD TENSION LAP SPLICE, GRADE 60												
CLASS A and B LAP SPLICE LENGTH (INCHES)												
		f'c = 3,000 P.S.I.				f'c = 4,000 P.S.I.				f'c = 5,000 P.S.I.			
BAR SIZE	CLASS	A		B		A		B		A		B	
	CASE	1	2	1	2	1	2	1	2	1	2	1	2
#3		16	25	21	32	14	21	18	28	13	19	17	25
#4		22	33	28	43	19	28	25	37	17	25	22	33
#5		27	41	36	53	24	36	31	46	21	32	28	41
#6		33	49	43	64	28	43	37	55	25	38	33	50
#7		48	72	62	93	42	62	54	81	37	56	48	72
#8		55	82	71	107	47	71	62	92	42	64	55	83
#9		62	93	80	120	54	80	70	104	48	72	62	93
#10		70	104	90	136	60	90	78	117	54	81	70	105
#11		77	116	100	151	67	100	87	130	60	90	78	117

"TOP BARS" ARE DEFINED AS ANY BAR WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BAR, SEE NOTE 4 IN TABLE NOTES.

COMPRESSION LAP SPLICE SCHEDULE	
LAP LENGTH (INCHES)	
f'c = 3,000 P.S.I. OR GREATER	
BAR SIZE	30 BAR DIA.
#3	12
#4	15
#5	19
#6	22
#7	26
#8	29
#9	33
#10	37
#11	41

TABLE NOTES:

A. TABLES ARE BASED A.C.I. 318. WHERE CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS AT LEAST 2 BAR DIAMETERS AND THE CLEAR COVER AT LEAST 1 BAR DIAMETER, USE CASE 1. USE CASE 2 FOR OTHER BAR ARRANGEMENTS.

B. ALL SPLICES TO BE CLASS "B" TENSION SPLICE UNLESS OTHERWISE NOTED.

C. SPLICE PLAIN WELDED WIRE FABRIC BY LAPPING ONE FULL MESH SPACE PLUS 2 INCHES.

D. FOR TOP BARS, MULTIPLY LENGTHS IN TABLE BY 1.3.

E. FOR EPOXY COATED REINFORCEMENT, MULTIPLY LENGTHS IN TABLE BY 1.5 FOR COVER LESS THAN 3db OR CLEAR SPACING LESS THAN 6db, MULTIPLY LENGTHS BY 1.2 FOR ALL OTHER EPOXY COATED REINFORCEMENT.

F. FOR LIGHT WEIGHT CONCRETE, MULTIPLY LENGTHS IN TABLE BY 1.3.

G. COMPRESSION DOWEL EMBEDMENT: 22 BAR DIAMETERS

H. COMPRESSION DOWEL EMBEDMENT: 22 BAR DIAMETERS.

CONCRETE NOTES (CONTINUED):

5. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED, IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. DETAILING MANUAL.
6. ALL REINFORCING SHALL BE SUPPORTED IN FORMS, SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WIRED TOGETHER, IN ACCORDANCE WITH C.R.S.I. "REINFORCING BAR DETAILING", LATEST EDITION.
7. MINIMUM CONCRETE COVER, UNLESS NOTED OTHERWISE:
   A. UNFORMED SURFACE IN CONTACT WITH THE GROUND: 3 IN.
   B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER: 1 1/2 IN. FOR #5 BAR OR SMALLER, 2 IN. FOR #6 BAR OR LARGER.
   C. FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER: WALLS, SLABS: 3/4 IN., BEAMS, GIRDERS AND COLUMNS (TO TIES OR STIRRUPS): 1 1/2 IN.
8. ALL CONSTRUCTION JOINTS SHOWN ON DRAWINGS SHALL BE INCORPORATED INTO THE STRUCTURE, UNLESS THEIR ELIMINATION IS APPROVED BY THE ENGINEER. ADDITIONAL CONSTRUCTION JOINTS, REQUIRED TO FACILITATE CONSTRUCTION, SHALL BE LOCATED AT POINTS OF MINIMUM SHEAR AND SHALL BE DETAILED ON SHOP DRAWINGS WITH LOCATIONS SUBJECT TO APPROVAL BY ENGINEER. REINFORCEMENT SHALL PASS CONTINUOUSLY THROUGH THE JOINT.
9. ALL ABUTTING CONCRETE MEMBERS SHALL BE DOWELED TOGETHER, UNLESS POURED MONOLITHICALLY. DOWELS SHALL BE EQUAL IN SIZE AND SPACING TO THE REINFORCING IN THE ADJACENT MEMBER.
10. UNLESS OTHERWISE SHOWN IN THE ARCHITECTURAL DRAWINGS, PROVIDE 3/4" CHAMFERS AT ALL EDGES THAT ARE EXPOSED TO VIEW IN THE FINISHED STRUCTURE.
11. SEE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIP SLOTS, REGLETS, MASONRY ANCHORS, PRECAST BEARING LEDGES, BRICK LEDGE ELEVATIONS AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC.
12. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES. WHERE FINISH IS NOT SPECIFIED, CONFORM TO REQUIREMENTS OF A.C.I. 301.
13. MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS SHALL BE REFERRED TO FOR DRAINS, SLEEVES, OUTLET BOXES, CONDUIT, ANCHORS, ETC. THE VARIOUS TRADES ARE RESPONSIBLE FOR PLACING THEIR ITEMS.
14. REFER TO MECHANICAL DRAWINGS FOR HOUSEKEEPING PADS AND INERTIA BASES AT MECHANICAL EQUIPMENT.
15. PROVIDE CONCRETE EQUIPMENT PADS, INERTIA BASES AND CURBS AS NOTED ELSEWHERE IN CONTRACT DOCUMENTS. UNLESS NOTED, DOWEL PADS WITH HOOKED #4 x 0'-6" PROJECTING 3" FROM CONCRETE BELOW AT18"O.C. EACH WAY. REINFORCE PADS WITH #4@18 EACH WAY, TOP AND BOTTOM, UNLESS OTHERWISEREQUIRED BY EQUIPMENT ANCHORAGE DESIGN.
16. REFER TO MECHANICAL DRAWINGS FOR UNDERFLOOR AND PERIMETER FOUNDATION DRAINS.
17. BASE PLATES, ANCHOR BOLTS, SUPPORT ANGLES, ETC., BELOW GRADE SHALL BE COVERED WITH A MINIMUM OF 3" CONCRETE.
18. PROVIDE CONTINUOUS WATERSTOP AT HORIZONTAL AND VERTICAL JOINTS BELOW GRADE.
19. SHORING OF COMPOSITE BEAMS AND GIRDERS IS THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR. SEE COMPOSITE BEAM AND DECK NOTES FOR SHORING REQUIREMENTS.
20. FILL SLABS INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE REINFORCED WITH 6x6- W1.4xW1.4 W.W.F., UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR PLAN DIMENSIONS, THICKNESSES, SLOPES TO DRAIN, ETC.
21. WHERE REINFORCING IS NOT INDICATED OR DEFINED, INCLUDE FOR BID PURPOSES ONLY:
   A. WALLS: #5 EACH WAY EACH FACE. SPACING IN INCHES = 140/(WALL THICKNESS IN INCHES) BUT NOT OVER 18" O.C.
   B. BEAMS: 1-#9 CONTINUOUS TOP AND BOTTOM FOR EACH 100 SQUARE INCHES OF BEAM CROSS SECTIONAL AREA AND #4 STIRRUPS SPACED AT 1/4 OF BEAM DEPTH FULL LENGTH OF BEAM.
   C. COLUMNS: 1-#9 VERTICAL PER 50 SQUARE INCHES OF CROSS SECTIONAL AREA AND #3 TIES @ 9"O.C.
   D. SLABS: #5 EACH WAY TOP AND BOTTOM. SPACING IN INCHES = 100/(SLAB THICKNESS IN INCHES) BUT NOT OVER 18" O.C.

   ON SHOP DRAWINGS, INDICTE ABOVE REINFORCING AS "PER GENERAL NOTES". SUCH REINFORCING MAY BE REVISED OR RELOCATED BY STRUCTURAL ENGINEER DURING SHOP DRAWING REVIEW.
22. MASONRY DOWELS: PROVIDE, PLACE, AND SPACE TO MATCH MASONRY REINFORCING.
23. PROVIDE STANDARD HOOKS ON BARS TERMINATING AT A CONCRETE FACE UNLESS NOTED (E.G. EDGES OF OPENINGS, SLAB EDGES, EXPANSION JOINTS, ENDS OF BEAMS, AND AT: TOP, BOTTOM AND ENDS OF WALLS, ETC...).
24. PROVIDE 2-#5 (MINIMUM) @ EACH SIDE OF OPENING. EXTEND 2'-0" BEYOND OPENINGS.
25. PROVIDE 2-#5 (MINIMUM) @ EACH SIDE OF OPENING. EXTEND 2'-0" BEYOND OPENINGS.

PROJECT
NORTH
KEY PLAN
AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

ANDERSON DESIGN GROUP
ARCHITECTURE
PLANNING
INTERIORS
25 WALLKILL AVE•MONTGOMERY•NY 12549
O. 845.294.2724 | F. 845.675.1230
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM

Project: 141 N WATER STREET DEVELOPMENT
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, N.Y.
Drawing Name: RETAINING WALL

Drawn: VAG | Scale: AS NOTED | Project: 25106 | Date: 11/24/2025

EDPONS ASSOCIATES, P.C. | STRUCTURAL ENGINEERS
385 Wyoming Avenue, Kingston, PA 18704
p 570|824-6340 f 570|824-6720 edpons.com

STATE OF NEW YORK — VINCENT A. OLIVIERI — 096942 — LICENSED PROFESSIONAL ENGINEER

Drawing Number: S010

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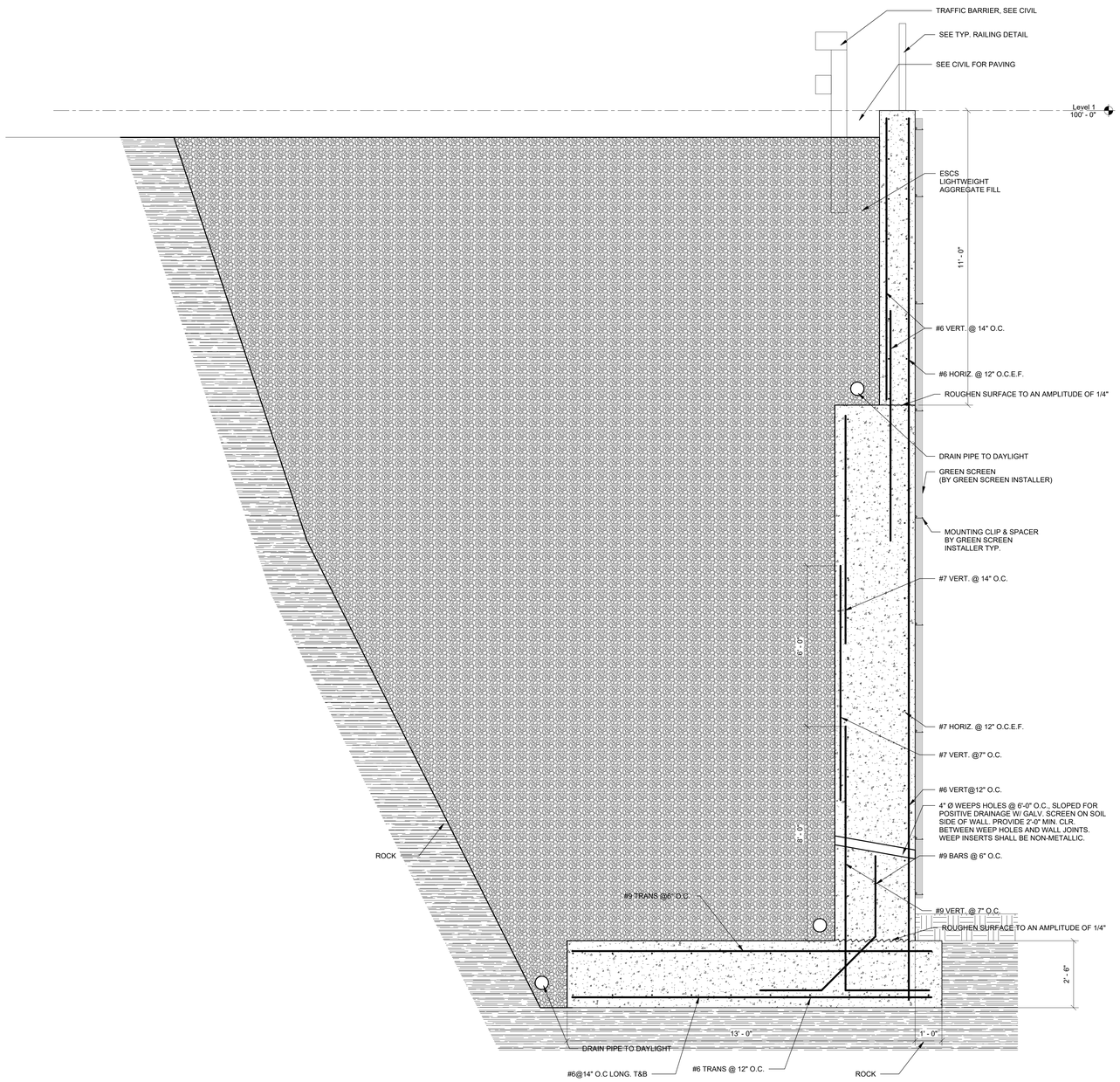
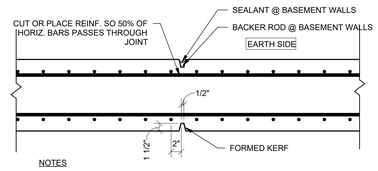


1 S011 SECTION - TYPICAL RETAINING WALL
1/2" = 1'-0"



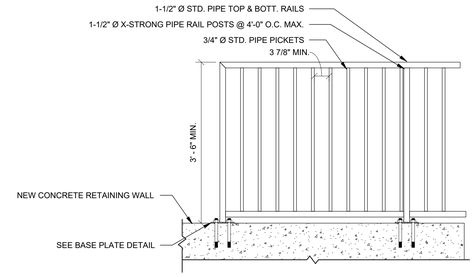
NOTES

1. INSTALL CONTROL JOINTS AT A MAXIMUM SPACING OF 30 TIMES THE WALL THICKNESS FOR WALLS LESS THAN 11" THICK AND 25'-0" ON-CENTER MAXIMUM FOR ALL OTHER WALLS. FOR WALLS TALLER THAN 12'-0" THE MAXIMUM CONTROL JOINT SPACING SHALL BE THE WALL HEIGHT.

2. AT EXTERIOR WALLS THE FOUNDATION WALL CONTROL JOINTS SHOULD BE LOCATED TO ALIGN WITH THE MASONRY CONTROL JOINTS SHOWN ON THE ARCHITECTURAL PLAN. WHERE THIS IS NOT POSSIBLE DUE TO A PIER AT THE CONTROL JOINT LOCATION THE CONTROL JOINT IN THE FOUNDATION SHOULD BE LOCATED ADJACENT TO THE PIER.

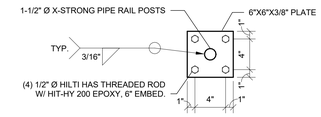
3. A CONTROL JOINTS SHOULD BE LOCATED WITHIN 10 TO 15 FEET OF A WALL CORNER.

2 S011 DETAIL-WALL CONTROL JOINT
N.T.S.

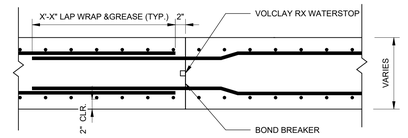


NOTE:
RAILING SHALL BE PAINTED WITH RUST INHIBITING PAINT. COLOR BY OWNER.

3 S011 DETAIL - RAILING
3/4" = 1'-0"



4 S011 DETAIL - RAILING BASE PLATE
1 1/2" = 1'-0"



5 S011 DETAIL - WALL CONSTRUCTION JOINT
1" = 1'-0"

FOUNDATIONS:

DESIGN:

1. THE FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE "SOILS AND FOUNDATION INVESTIGATION" BY DANIEL LOUCKS.
2. BACKFILLING:
   - A. DO NOT BACKFILL BASEMENT WALLS AND GRADE BEAMS UNTIL BRACING FLOORS ARE IN PLACE OR ADEQUATE TEMPORARY BRACING IS INSTALLED.
   - B. WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
   - C. BACKFILL UNDER FOUNDATIONS WITH CONCRETE OR AS APPROVED BY GEOTECHNICAL ENGINEER.

SPREAD FOOTINGS:

1. FOOTINGS SHALL BEAR ON APPROVED COMPACTED FILL CAPABLE OF SUSTAINING A NET BEARING PRESSURE OF 10 K.S.F. UNDER FULL SERVICE LIVE AND DEAD LOAD.
2. TOP OF FOOTING (T/F) ELEVATIONS ARE SHOWN ON THE PLANS.
3. FOOTINGS SHALL NOT BE POURED INTO AN EARTH-FORMED TRENCH U.N.O..
4. ALL BEARING MATERIAL SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT. THE GEOTECHNICAL ENGINEER SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
5. BOTTOM OF EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 48" BELOW FINAL GRADE FOR FROST PROTECTION.
6. SLIDING RESISTANCE (ALLOWABLE LOADS):
   - A. COEFFICIENT OF SLIDING FRICTION = 0.40
   - B. PASSIVE PRESSURE = 300 P.S.F./FT
7. SLAB-ON-GRADE HAVE BEEN DESIGNED USING A SUBGRADE MODULUS OF 175 P.C.I.

RETAINING WALLS:

1. ACTIVE DESIGN PRESSURE IS EQUAL TO AN EQUIVALENT FLUID PRESSURE OF 22 P.C.F.
2. PASSIVE DESIGN PRESSURE IS EQUAL TO AN EQUIVALENT FLUID PRESSURE OF 300 P.C.F.
3. SURCHARGE LOADS ARE 100 P.S.F. AT THE SURFACE.
4. COEFFICIENT OF SLIDING FRICTION:

   CONCRETE/SOIL = 0.40
5. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR SLABS AT TOP AND BOTTOM ARE IN PLACE.
6. WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
7. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED ITS 28 DAY STRENGTH.

ESCS BACKFILL MATERIAL:

1. AGGREGATE PHYSICAL PROPERTIES
   - A. SOUNDNESS LOSS: THE MAXIMUM SOUNDNESS LOSS SHALL BE 30% WHEN TESTED, WITH 4 CYCLES OF MAGNESIUM SULFATE, IN ACCORDANCE WITH AASHTO T 104.
   - B. ABRASION RESISTANCE: THE MAXIMUM ABRASION LOSS SHALL BE 40% WHEN TESTED IN ACCORDANCE WITH ASTM C 131.
   - C. CHLORIDE CONTENT: THE MAXIMUM CHLORIDE CONTENT SHALL BE 100 PPM WHEN TESTED IN ACCORDANCE WITH AASHTO T 291
   - D. GRADING: AGGREGATE GRADING COMES IN A WIDE VARIETY OF SIZES AND IS SPECIFIED BASED ON PERFORMANCE NEEDS. GRADING SHALL BE TESTED IN ACCORDANCE WITH ASTM 136.
2. PROJECT PERFORMANCE SPECIFICATION
   - A. IN-PLACE BULK DENSITY (UNIT WEIGHT): THE MAXIMUM IN-PLACE COMPACTED MOIST DENSITY SHALL BE 65 LBS/FT3 WHEN TESTED IN ACCORDANCE WITH THE METHOD SPECIFIED BY THE ENGINEER.
   - B. STABILITY THE MINIMUM ANGLE OF INTERNAL FRICTION SHALL BE 40 DEGREES WHEN TESTED IN ACCORDANCE WITH THE METHOD SPECIFIED BY THE ENGINEER.
3. CONSTRUCTION
   - A. METHOD OF CONSTRUCTION: LIGHTWEIGHT FILL SHALL BE PLACED IN UNIFORM LAYERS. THE ACTUAL LIFT THICKNESS, AND EXACT NUMBER OF PASSES BY EQUIPMENT USED WILL BE DETERMINED BY THE ENGINEER, DEPENDING ON THE PROJECT REQUIREMENTS (I.E., STABILITY, COMPACTION, DENSITY)
   - B. IN CONFINED AREAS VIBRATORY PLATE COMPACTION EQUIPMENT SHALL BE USED (5 HP TO 20 HP) WITH A MINIMUM OF TWO PASSES IN 6" LIFTS FOR A 5 HP PLATE AND 12" LIFTS FOR A 20 HP PLATE.
   - C. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN WORKING ADJACENT TO THE LIGHTWEIGHT FILL TO ENSURE THAT THE MATERIAL IS NOT OVER COMPACTED. CONSTRUCTION EQUIPMENT, OTHER THAN FOR PLACEMENT AND COMPACTION, SHALL NOT OPERATE ON THE EXPOSED LIGHTWEIGHT FILL.
   - D. AGGREGATE LOOSE BULK DENSITY (UNIT WEIGHT): THE MAXIMUM AGGREGATE LOOSE BULK DENSITY, SHALL BE 65 LBS/FT^3 WHEN TESTED IN ACCORDANCE WITH ASTM C 29.

EDPONS ASSOCIATES, P.C. | STRUCTURAL ENGINEERS
385 Wyoming Avenue, Kingston, PA 18704
p 570|824-6340 f 570|824-6720 edpons.com

PROJECT

NORTH

KEY PLAN: AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

ANDERSON DESIGN GROUP
ARCHITECTURE
PLANNING
INTERIORS
25 WALLKILL AVE•MONTGOMERY•NY 12549
O. 845.294.2724 | F. 845.675.1230
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM

Project: 141 N WATER STREET DEVELOPMENT
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, N.Y.

Drawing Name: RETAINING WALL DETAILS

Drawn: VAG	Scale: AS NOTED	Project: 25106	Date: 11/24/25

STATE OF NEW YORK · VINCENT A GRUNZ · 096942 · LICENSED PROFESSIONAL ENGINEER

Drawing Number: S011

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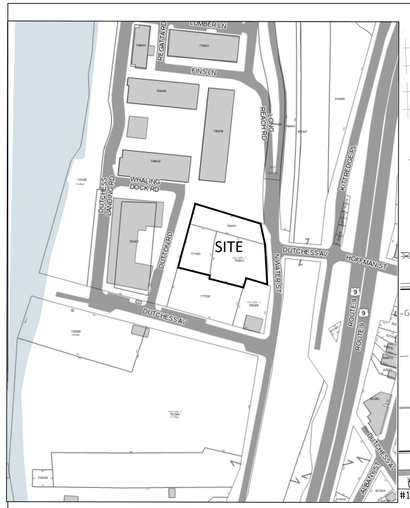
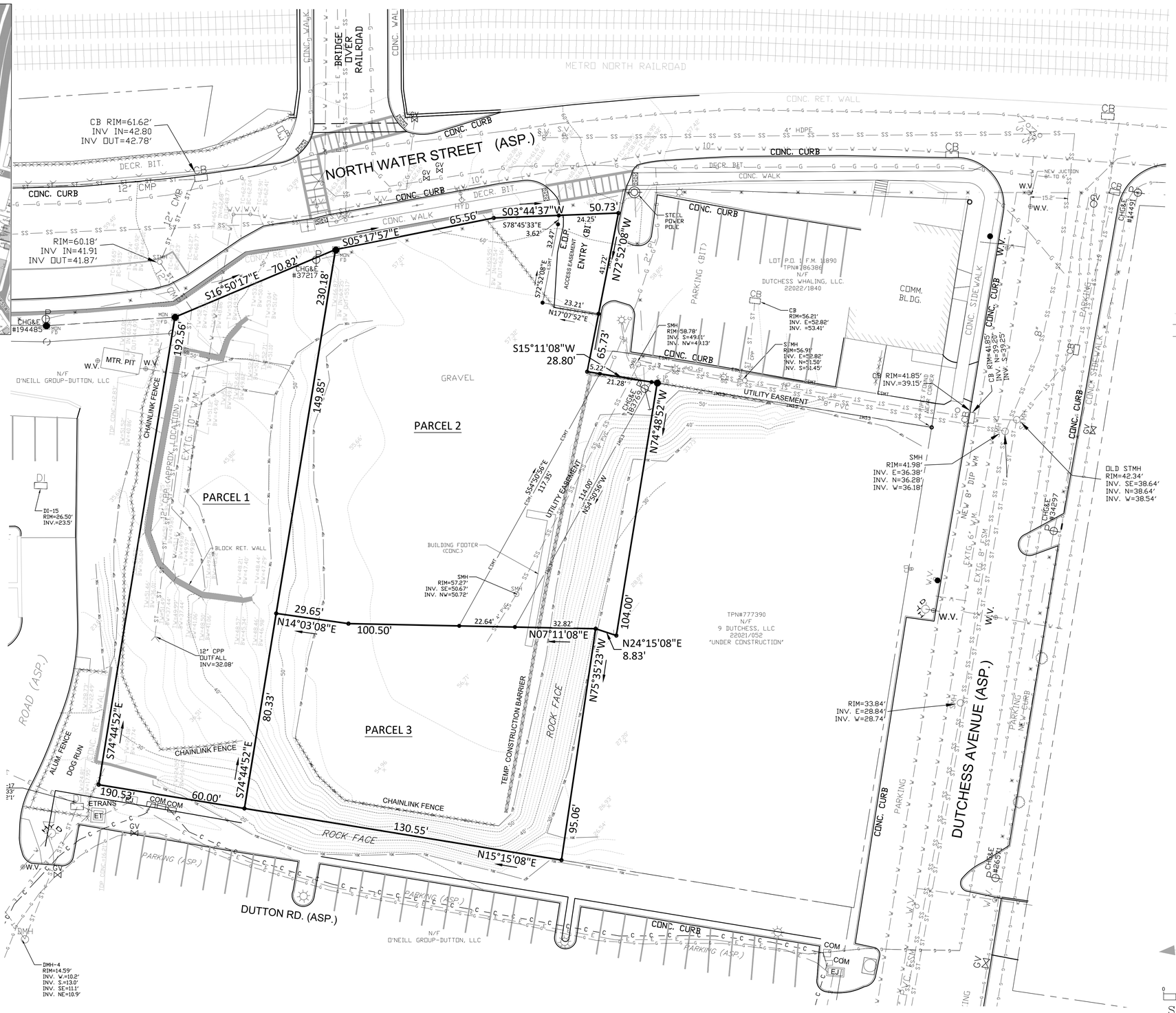


LOCATION MAP
1"=200'±



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)		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

N 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.
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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

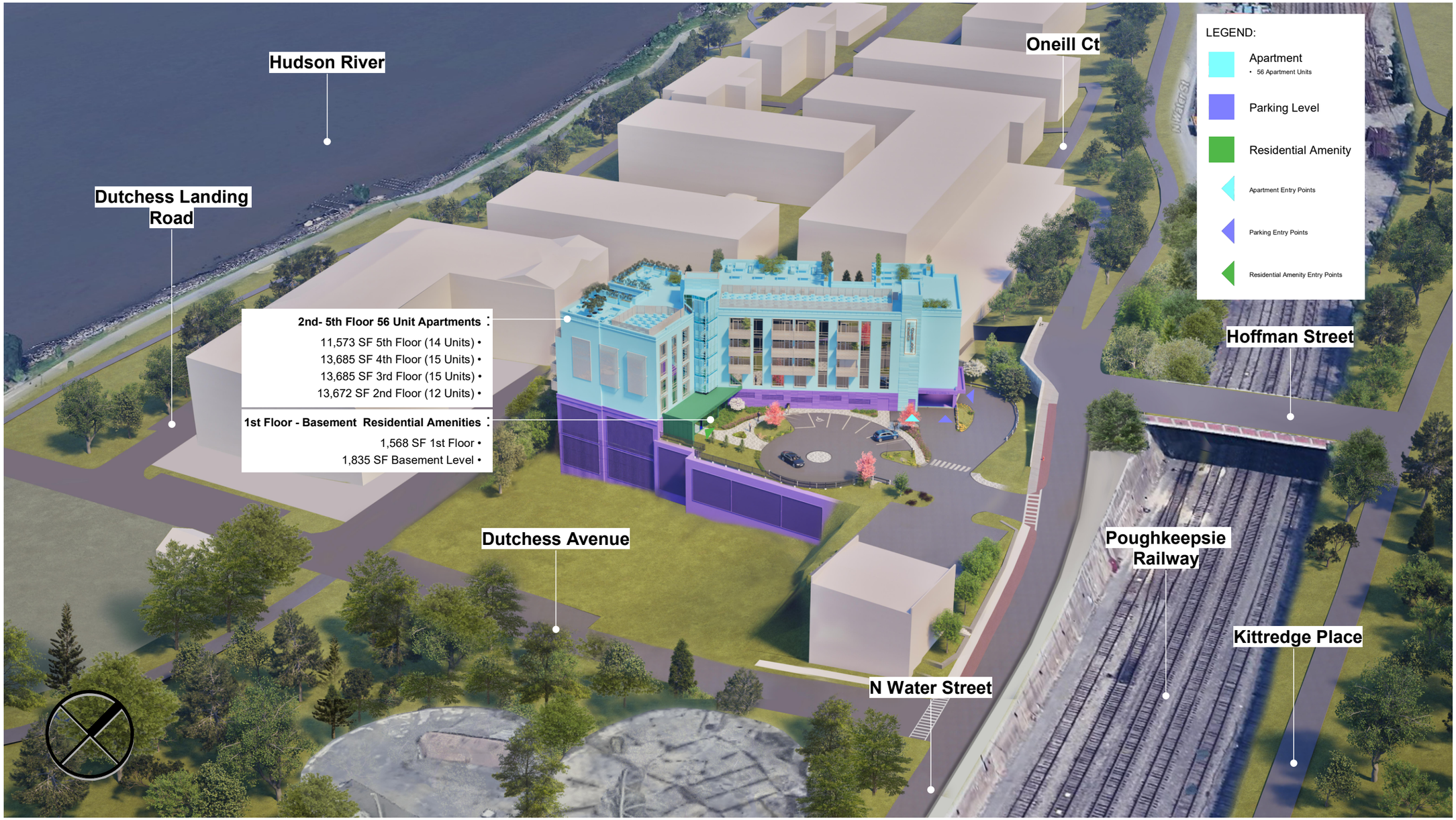
JSB
45-28

Schematic Block Study Concept



ADG ARCHITECTS

South Site Axonometric

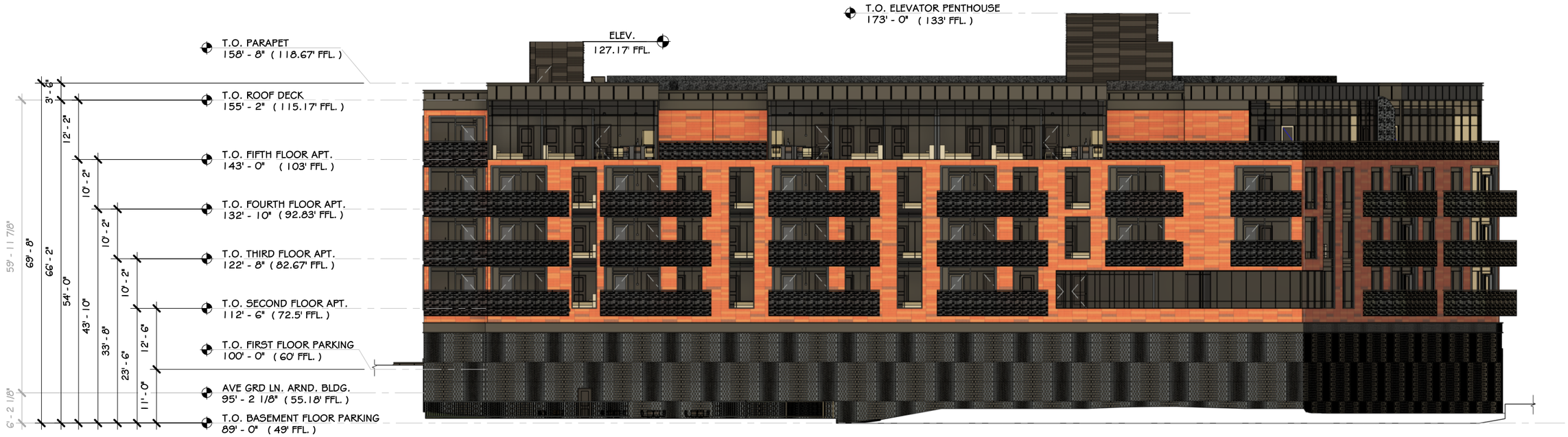


City Aerial View



North Elevation





South Elevation





ADG ARCHITECTS

East Elevation





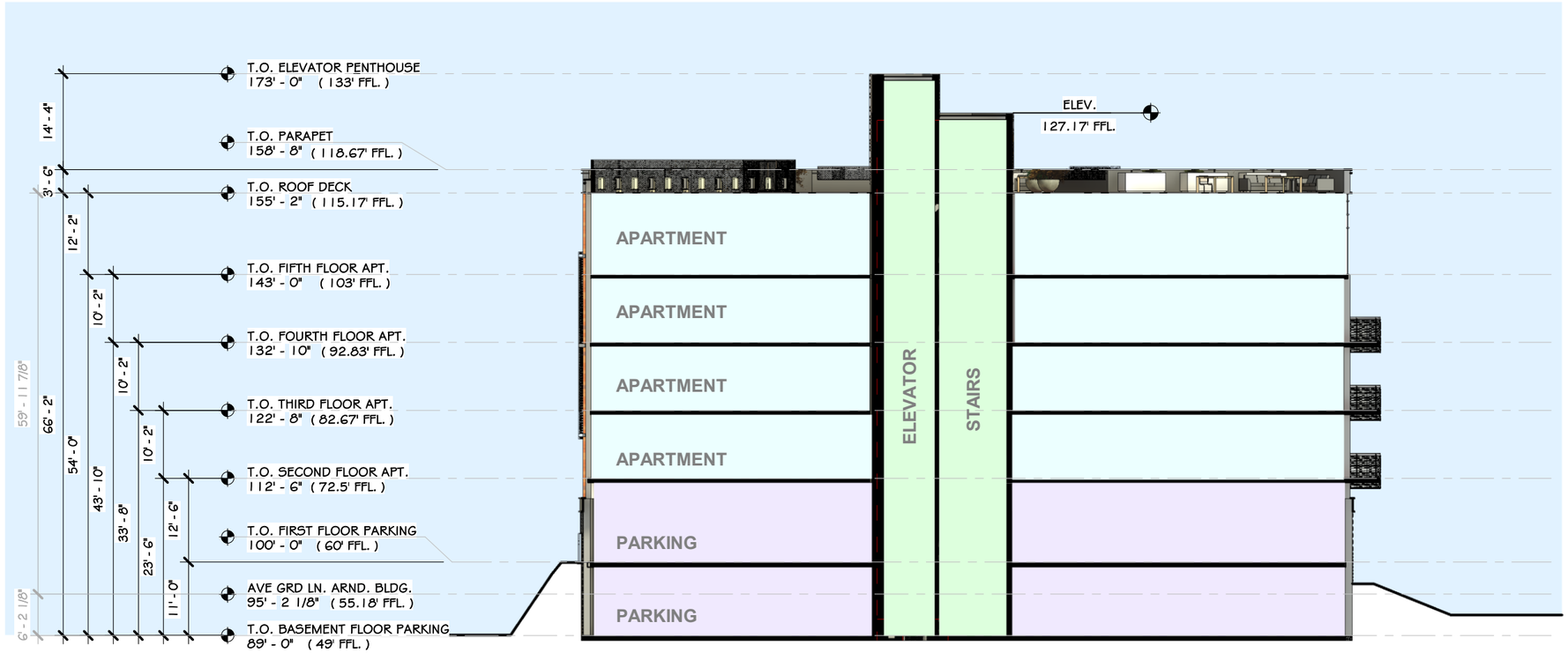
West Elevation





ADG ARCHITECTS

Section A - A'


T.O. ELEVATOR PENTHOUSE
173' - 0" (133' FFL.)
T.O. PARAPET
158' - 8" (118.67' FFL.)
T.O. ROOF DECK
155' - 2" (115.17' FFL.)
T.O. FIFTH FLOOR APT.
143' - 0" (103' FFL.)
T.O. FOURTH FLOOR APT.
132' - 10" (92.83' FFL.)
T.O. THIRD FLOOR APT.
122' - 8" (82.67' FFL.)
T.O. SECOND FLOOR APT.
112' - 6" (72.5' FFL.)
T.O. FIRST FLOOR PARKING
100' - 0" (60' FFL.)
AVE GRD LN. ARND. BLDG.
95' - 2 1/8" (55.18' FFL.)
T.O. BASEMENT FLOOR PARKING
89' - 0" (49' FFL.)
59' - 11 7/8"
66' - 2"
54' - 0"
43' - 10"
33' - 8"
23' - 6"
14' - 4"
3' - 6"
12' - 2"
10' - 2"
10' - 2"
10' - 2"
12' - 6"
11' - 0"
6' - 2 1/8"
ELEV.
127.17' FFL.
APARTMENT
APARTMENT
APARTMENT
APARTMENT
ELEVATOR
STAIRS
PARKING
PARKING
0
10
25
50

Section B - B'


T.O. ELEVATOR PENTHOUSE
173' - 0" (133' FFL.)
T.O. PARAPET
158' - 8" (118.67' FFL.)
T.O. ROOF DECK
155' - 2" (115.17' FFL.)
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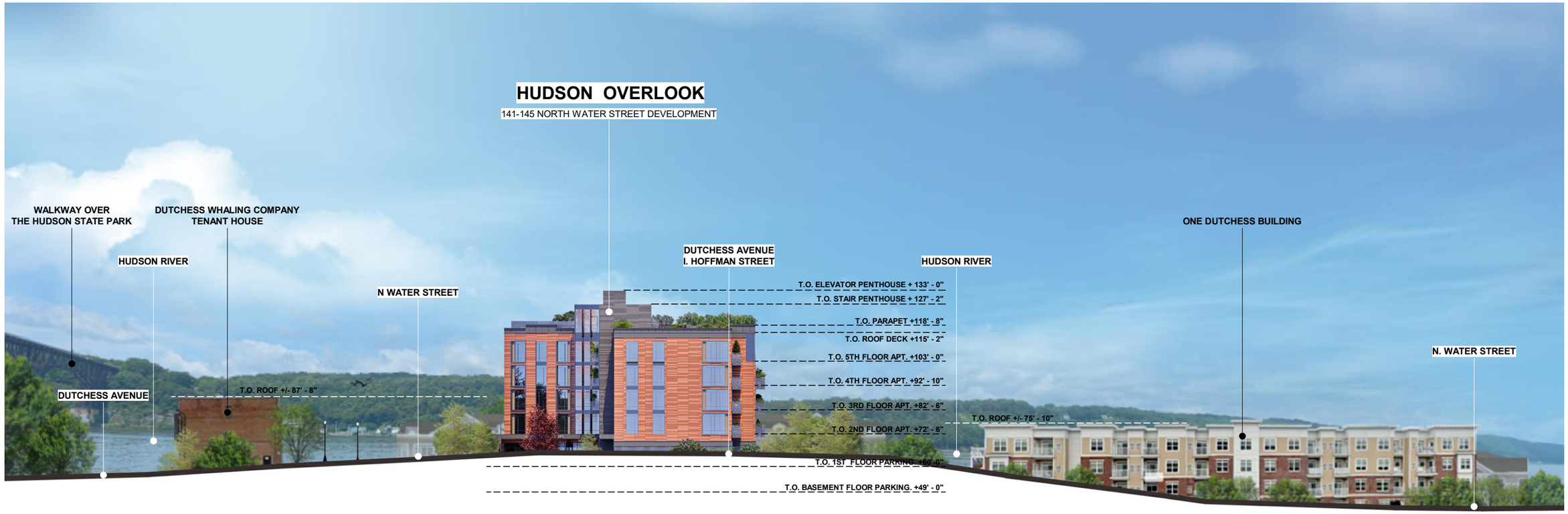
127.17' FFL.
14' - 4"
3' - 6"
12' - 2"
10' - 2"
10' - 2"
10' - 2"
12' - 6"
11' - 0"
23' - 6"
33' - 8"
43' - 10"
54' - 0"
66' - 2"
69' - 8"
59' - 11 7/8"
6' - 2 1/8"
STAIRS
APARTMENT
APARTMENT
APARTMENT
APARTMENT
APARTMENT
PARKING
PARKING
0
10
25
50

North Water Streetscape Rendering



Dutchess Avenue Streetscape Rendering



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



New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

October 30, 2025

Natalie Quinn
Director of Planning and Development
KARC Planning Consultants Inc
PO Box 924
Poughkeepsie, NY 12602

Re: SEQRA
Construction of a 56-unit Multi-Family Development
141 N Water St, Poughkeepsie, Dutchess County, NY 12601
25PR09263

Dear Natalie Quinn:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Mariana Montes Staines at the following email address:

Mariana.MontesStaines@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

December 3, 2025

Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer
The City of Poughkeepsie
Department of Public Works & Engineering
62 Civic Center Plaza, Second Floor
Poughkeepsie, NY 12601

RE: 141 North Water Street-Site Work Cost Estimate
6062-59-771405
141 North Water Street
Poughkeepsie, NY 12601

Dear Mr. Chenier,

As requested, please find a breakdown of costs for the redevelopment at 141 North Water Street project site work.

Concrete Sidewalk: $15,000
Concrete Curbing: $24,000
Asphalt Paving: $25,000
Retaining Walls (nonstructural): $8,000
Retaining Wall (structural): TBD on final design
Electric Vehicle Charging Stations: $30,000
Wooden Guardrail: $10,000
Concrete Pavers $16,000
Underground Water: $40,000
Underground Sewer: $28,000
Underground Stormwater Collection System: $50,000

Sincerely,
Land Resource Consultants Engineering & Surveying, LLC,

By: _____
Shawn Curran, Project Manager

PRELIMINARY ENGINEERING REPORT

Prepared for

WATER STREET DEVELOPMENT

Located at

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

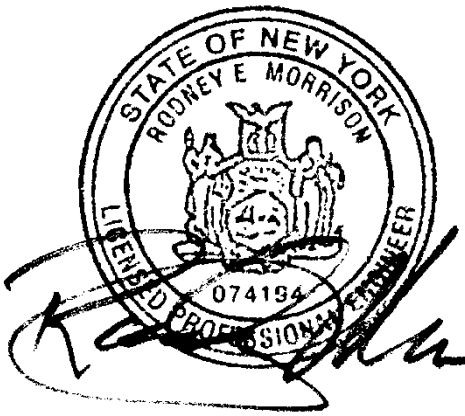
Submitted

December 3, 2025

Prepared for

141 North Water Street, LLC

135 North Water Street
Poughkeepsie, NY 12601



Prepared by

Land Resource Consultants Engineering & Surveying, LLC

D.B.A. Loureiro NY, P.C.

Civil Engineering ♦ Land Surveying ♦ Landscape Architecture ♦ Land Planning ♦ Laser Scanning & BIM ♦ Subsurface Utility Engineering

85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
Phone (845) 243-2880
www.lrcconsult.com

Offices in Connecticut and New York

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1.0 INTRODUCTION

1.1 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

1.2 Proposed 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 72 parking spaces provided. Of the 72 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, water, sewer and stormwater management features.

2.0 WATER SERVICES

2.1 Water Demand and Supply

The estimated consumption values are derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. A summary of the projected sanitary sewer flow/water consumption is as follows:

Water Street Development						
Sanitary Sewer Flow / Water Consumption Projections						
PROPOSED DEVELOPMENT						
Location	**Use**	**Size**		**Rate***		**Flow (GPD)**
Residential Building	Residential					
Studio		11	Units	110	per Bedroom	1,210
1-Bed		19	Units	110	per Bedroom	2,090
2-Bed		26	Units	110	per Bedroom	5,720
					Total Proposed Daily Flow:	**9,020**

2.2 Proposed Water Supply

Water supply for the project will be provided from the City of Poughkeepsie municipal water system. The water is supplied by the joint Town and City water treatment facility located at 3431 North Road, Poughkeepsie, NY 12601. The water is supplied from the municipal line located off of North Water Street. The proposed development will connect a 6" line into the existing 10" water main.

2.3 Water Infrastructure Improvements

A new water meter and backflow prevention device will be installed in the mechanical room in the proposed building. The building will include a new FDC connection and knox box located on the building frontage.

2.4 Fire Suppression

The proposed building will be equipped with sprinkler system in accordance with NFPA guidelines. There will be one new fire hydrant installed in the front of the building.

3.0 WASTEWATER SERVICES

3.1 Design Wastewater Flows

As discussed in Section 2.1, the estimated consumption values are derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. The total average day demand for sewer and water is 9,020 GDP for the project. Using a peaking factor of 4.0, as recommended by the NYSDEC, the design max hourly flow rate is 25.05 GPM.

3.2 Existing Wastewater Treatment

The project will connect to the existing municipal sewer collection system. Wastewater generated by the proposed project will be treated by the City/Town of Poughkeepsie Municipal Wastewater Treatment Plant. The plant is located off Hudson Street in the Town of Poughkeepsie.

3.3 Wastewater Infrastructure Improvements

The wastewater is discharged into an existing sanitary manhole that connects into the municipal system located in Dutchess Avenue. The propose building will include a new 6" sanitary sewer line connection.

4.0 WATER AND WASTEWATER SERVICES – CONCLUSION

Based on the planned development of water/wastewater consumption estimates, the site will have a maximum total sewer and water usage of 9,020 GPD. The water and sewer system will be connected to the City of Poughkeepsie water and sewer systems, using existing infrastructure located at the site. The proposed water and wastewater services, from the City of Poughkeepsie Department of Public Works, have adequate infrastructure and capacity to handle the proposed development.

The City of Poughkeepsie Engineering Department will, as part of the site plan approval process, review and approve the water and sewer connections. The required testing parameters are also reviewed by the City Engineering Department and included in the approved plan.

DEED

This Deed is made on [MONTH] _____, 2025, between 141 NORTH WATER STREET, LLC, of 135 N Water Street, Poughkeepsie, NY 12601, as grantor, and CITY OF POUGHKEEPSIE, of 62 Civic Center Plaza, Poughkeepsie, NY 12601, as grantee.

The grantor in consideration of $10.00 and other good and valuable consideration, given by the grantee to the grantor, the receipt of which is acknowledged, has granted, bargained, and conveyed, and does grant, bargain, and convey, to grantee the right to operate, reconstruct, replace, remove, maintain, and use stormwater infrastructure, sanitary lines and all necessary laterals, together with a right-of-way, on, along, and in all of the described easement strip of land located on the map entitled
_____ and described as follows:

(metes and bounds to be filled in post-approval)

Accompanying this right is the further right in grantee to enter and depart over and the lot as shown in Filed Map #_____and to make reasonable use of adjacent areas to effect the purposed of the easement. The right will be exercised in a reasonable manner.

Grantor will have the right to use the easement strip described in this deed for purposes not inconsistent with grantee's full enjoyment of the rights granted, provided that grantor will not erect or construct any building or other structure.

In the event the grantee enters the easement area, grantee will restore grantor's land as near as practicable to its prior condition, and will indemnify grantor against any loss and damage that will be caused by any wrongful or negligent act of omission of grantee or of its agents or employees in the course of their employment.

The provisions of this deed will inure to the benefit of and bind the heirs, successors, and assigns.

DRAFT

Grantor has signed this deed the day and year first above written.

141 NORTH WATER STREET, LLC

BY:_____
JACOB WAGSCHAL

STATE OF NEW YORK)
) ss:
COUNTY OF)

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared Jacob Wagschal, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or person upon behalf of which the individual(s) acted, executed the instrument.

_____
NOTARY PUBLIC

DRAFT

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

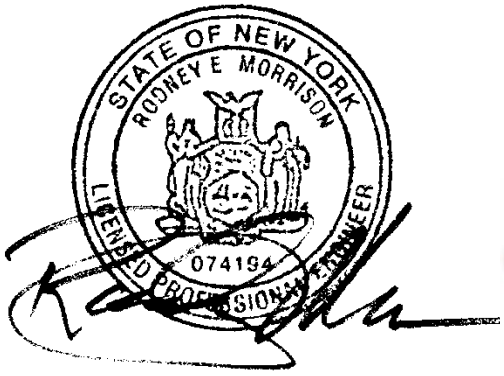
Revised:

September 30, 2025

Prepared for

141 North Water Street, LLC

135 North Water Street
Poughkeepsie, NY 12601



Prepared by

Land Planning ♦ Civil Engineering ♦ Environmental Services ♦ Land Surveying ♦ Landscape Architecture

85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
Phone 845-243-2880
Fax 845-265-8175
www.lrcconsult.com

Offices in Connecticut, New York, New Jersey & New Hampshire

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

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Appendix A: Construction Site Log Book
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Appendix D: Soils Map, Rainfall Data, Stormwater Calculations
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Appendix G: Map Pocket: Pre- & Post-Development Drainage Area Maps
Appendix H: 25-Year Hydraulic Analysis

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

Table of Contents

I. Pre-Construction Meeting Documents.

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.

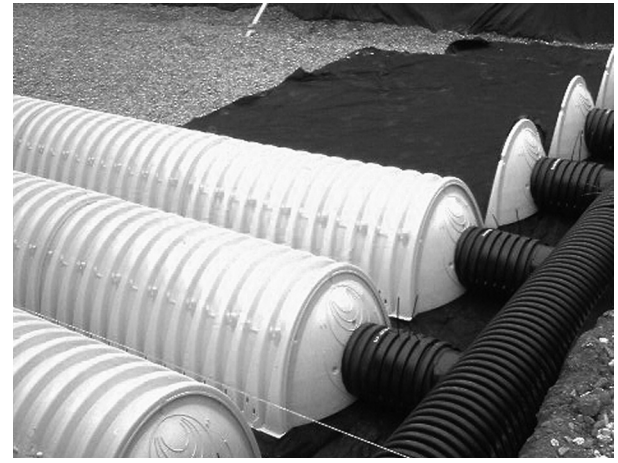


Place clean, crushed, angular stone foundation 6" (150 mm) min. Install underdrains if required. Compact to achieve a flat surface.

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).

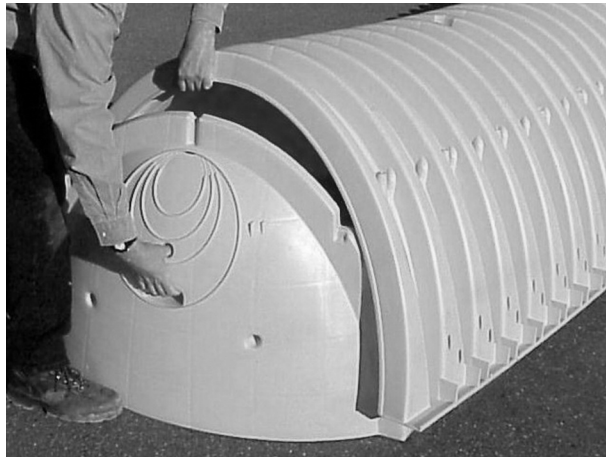


Align the first chamber and end cap of each row with inlet pipes. Contractor may choose to postpone stone placement around end chambers and leave ends of rows open for easy inspection of chambers during the backfill process.



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





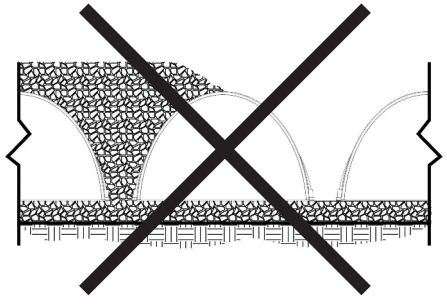
Initial embedment shall be spotted along the centerline of the chamber evenly anchoring the lower portion of the chamber. This is best accomplished with a stone conveyor or excavator reaching along the row.



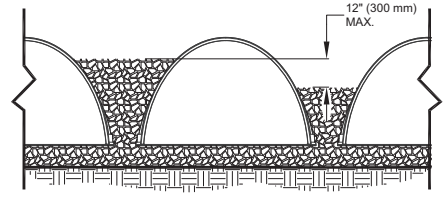


No equipment shall be operated on the bed at this stage of the installation. Excavators must be located off the bed. Dump trucks shall not dump stone directly on to the bed. Dozers or loaders are not allowed on the bed at this time.

Backfill of Chambers – Embedment Stone

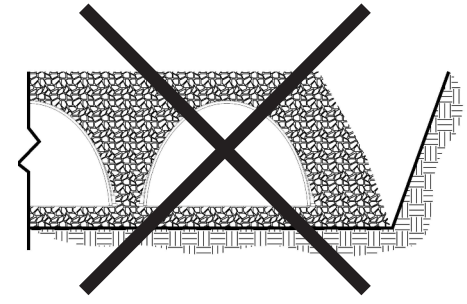


UNEVEN BACKFILL

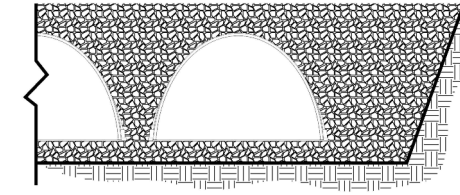


EVEN BACKFILL

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

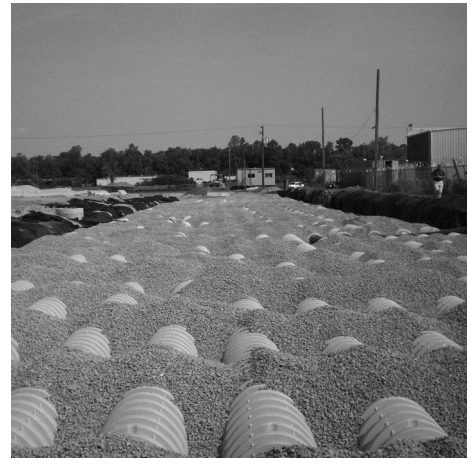


PERIMETER FULLY BACKFILLED

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.**

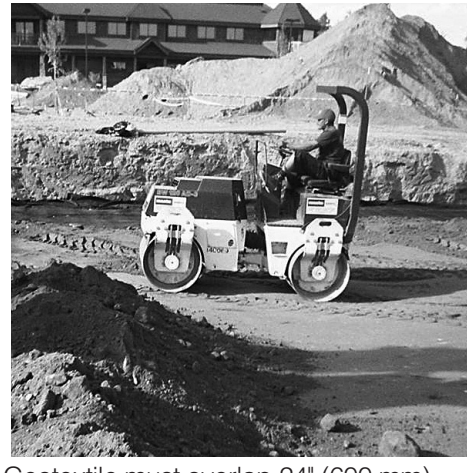




Small dozers and skid loaders may be used to finish grading stone backfill in accordance with ground pressure limits in Table 2. They must push material parallel to rows only. Never push perpendicular to rows. StormTech recommends that the contractor inspect chambers before placing final backfill. Any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

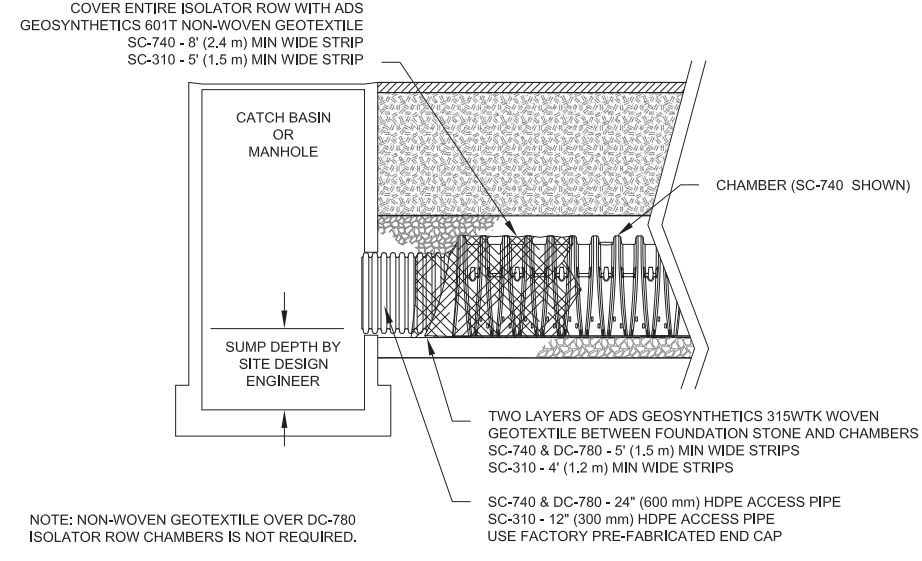


Table 1 – Acceptable Fill Materials

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

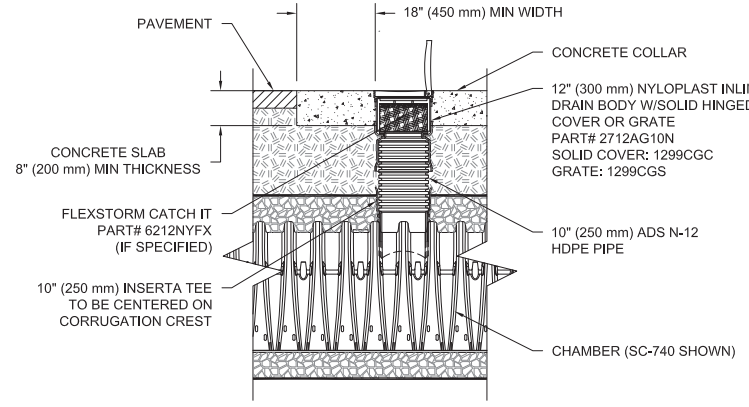
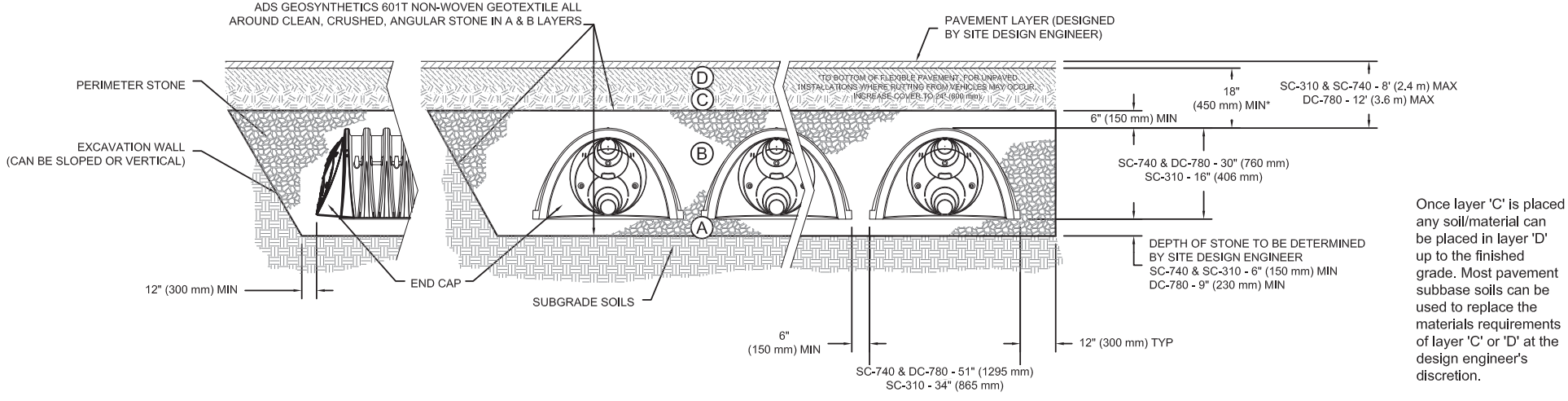


Figure 2 – Fill Material Locations



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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StormTech® and the Isolator® Row are registered trademarks of StormTech, Inc
#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:	

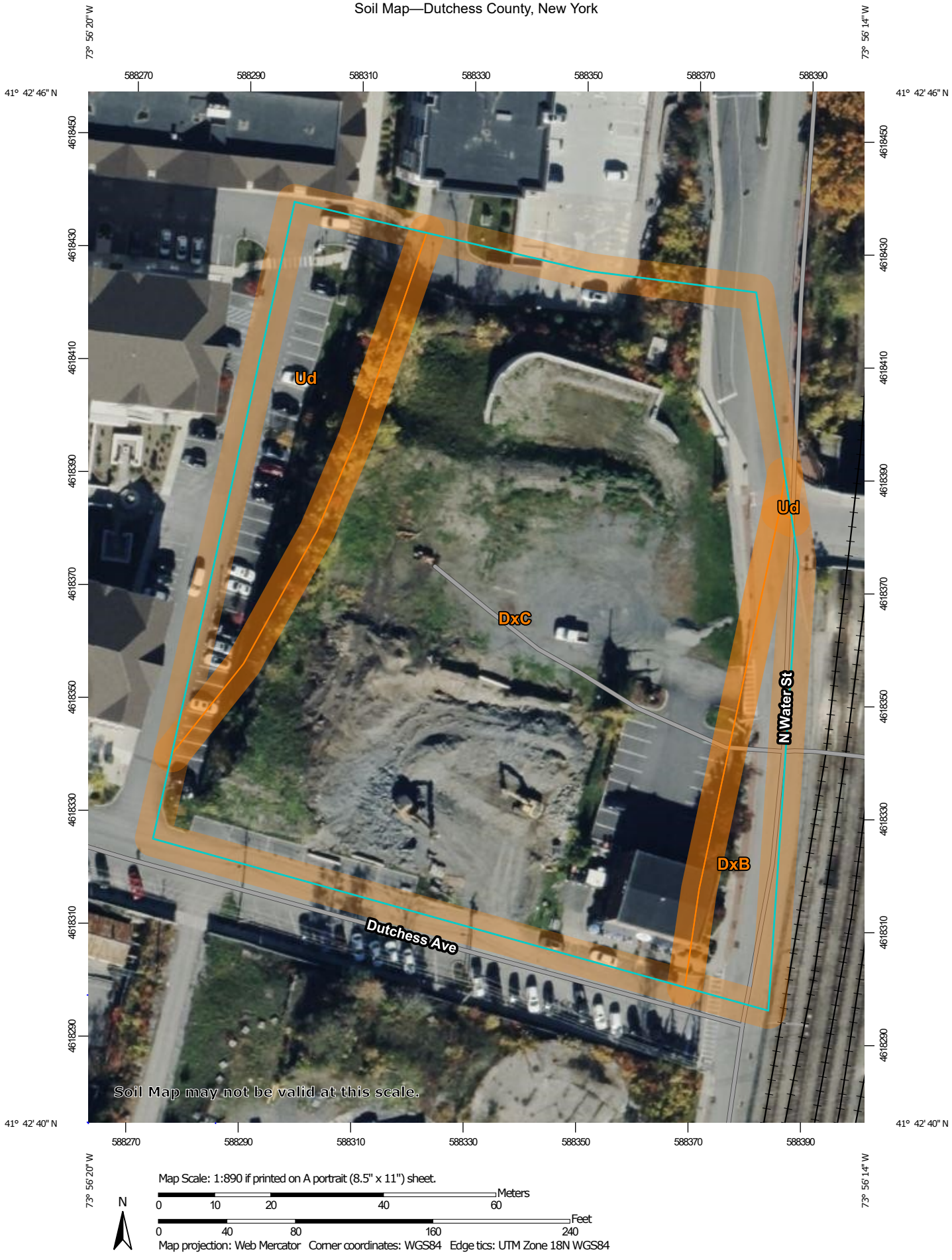
1. MONTHLY MAINTENANCE		
Maintenance Item	**Satisfactory / Unsatisfactory**	**Comments**
Inflow pipe clear of debris		
Outflow pipe clear of debris		
Contributory drainage area clear of debris		
No evidence of erosion within contributory drainage area		
Drywell drains between storms		
2. ANNUAL MAINTENANCE		
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'

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

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**

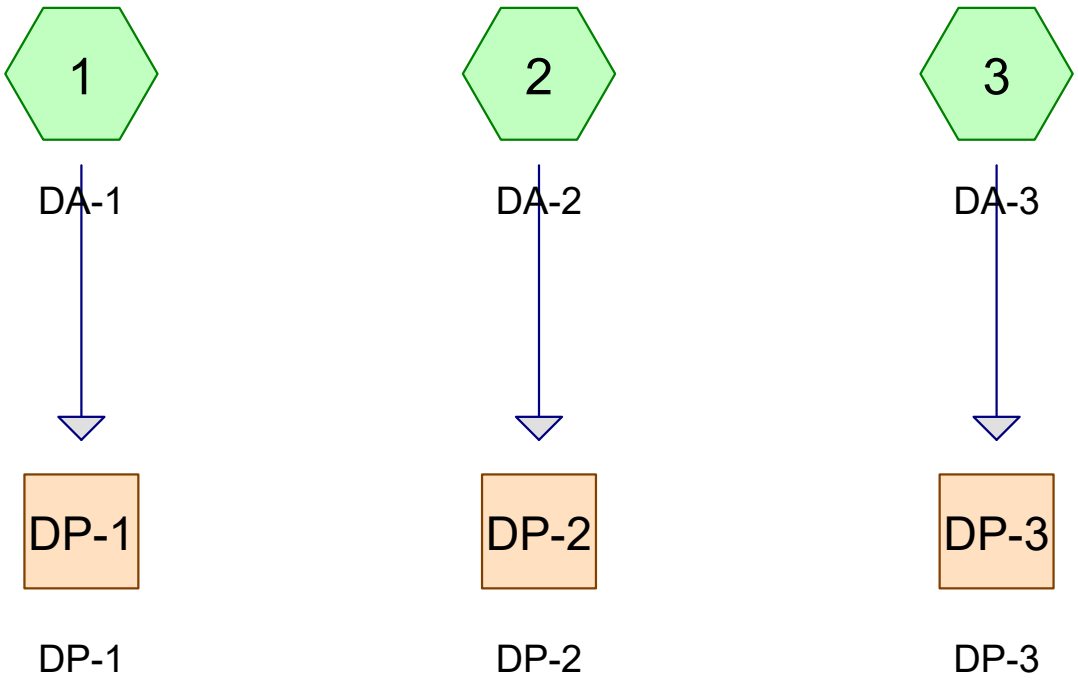
Peak Flow Discharge Rate DP-2			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	0.6	0.0	**-0.6**
2	0.8	0.0	**-0.8**
10	1.3	0.1	**-1.3**
100	2.5	0.2	**-2.3**

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

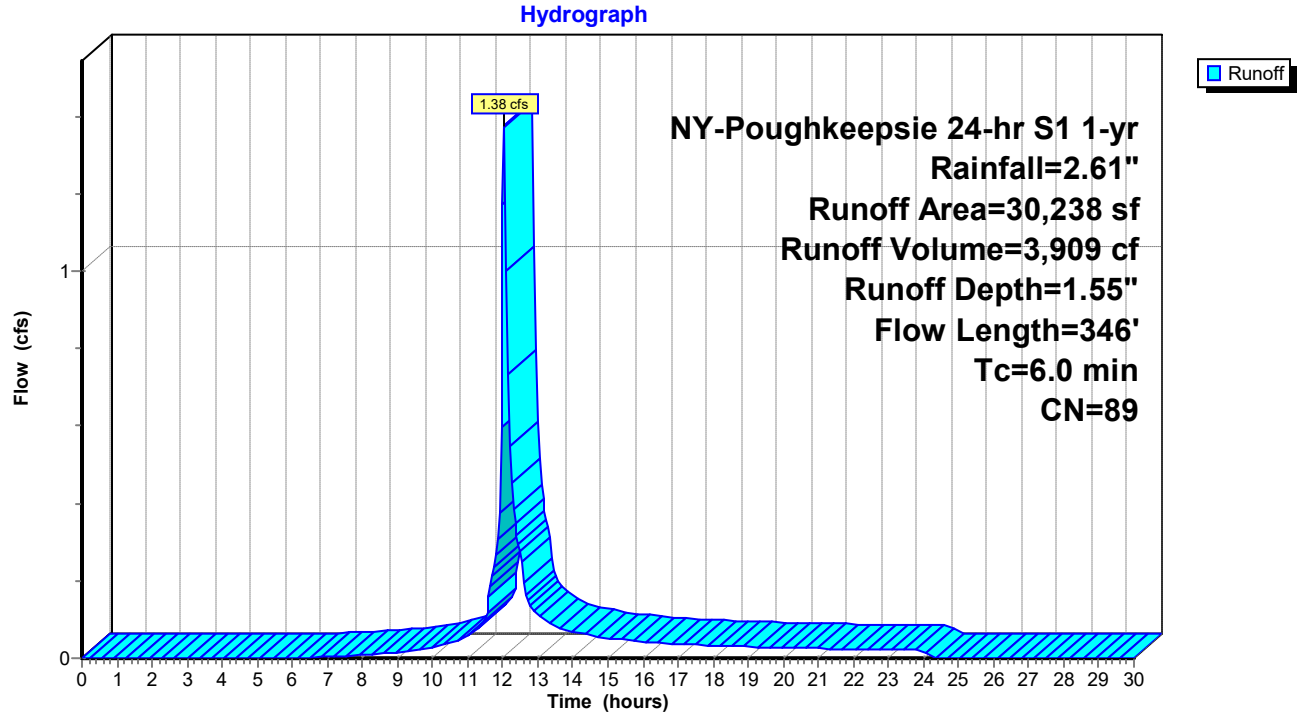
Runoff = 1.38 cfs @ 12.04 hrs, Volume= 3,909 cf, Depth= 1.55"
Routed to Reach DP-1 : DP-1

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

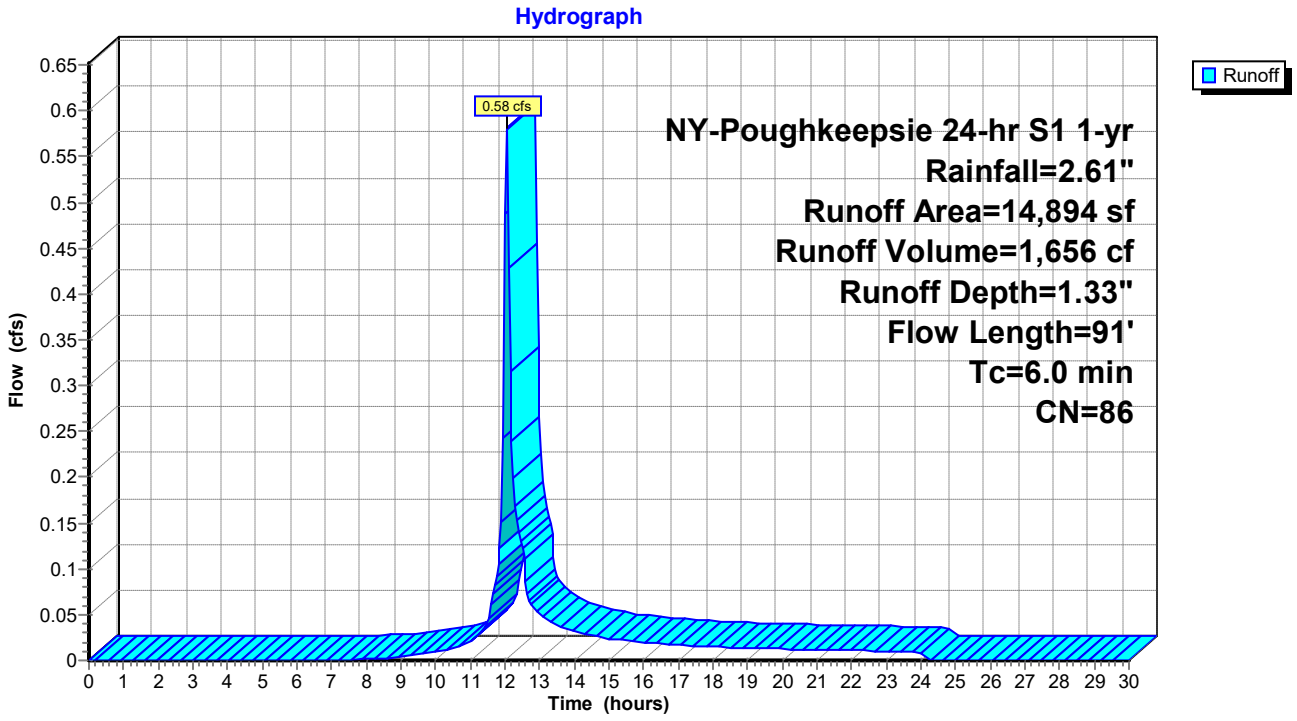
Runoff = 0.58 cfs @ 12.04 hrs, Volume= 1,656 cf, Depth= 1.33"
Routed to Reach DP-2 : DP-2

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



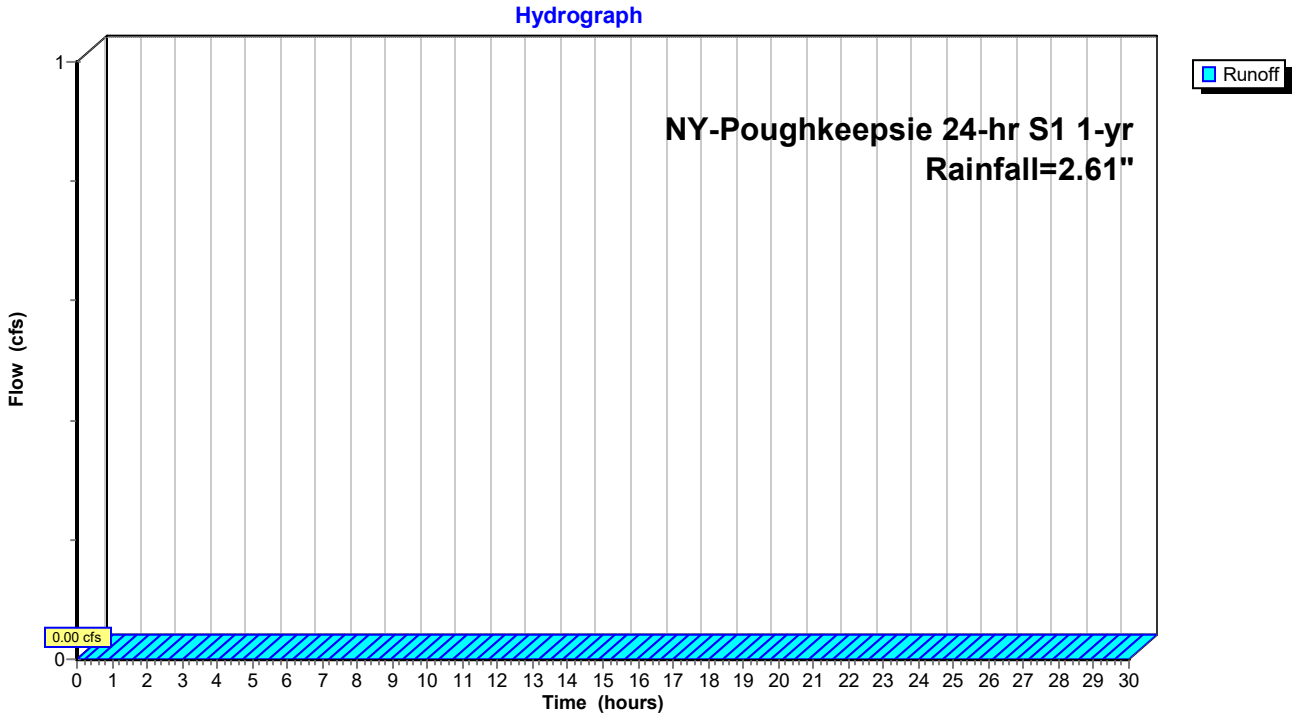
Summary for Subcatchment 3: DA-3

[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



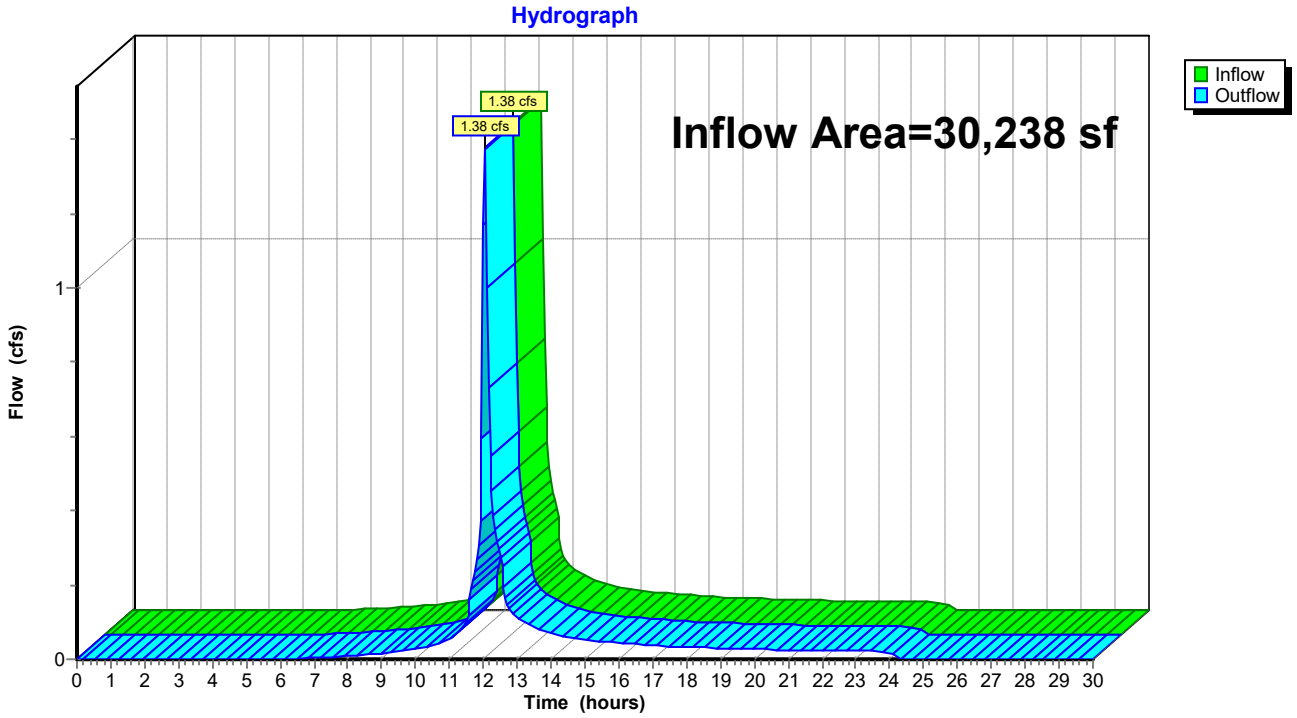
Summary for Reach DP-1: DP-1

[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



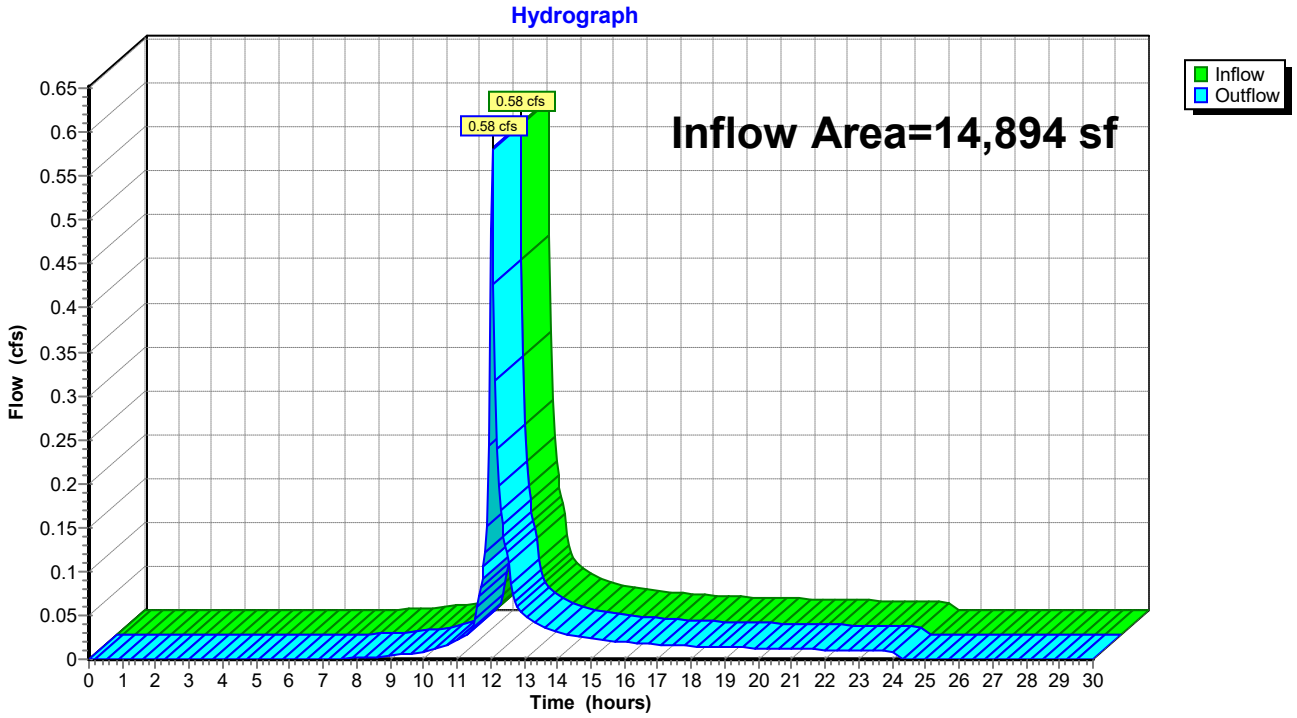
Summary for Reach DP-2: DP-2

[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



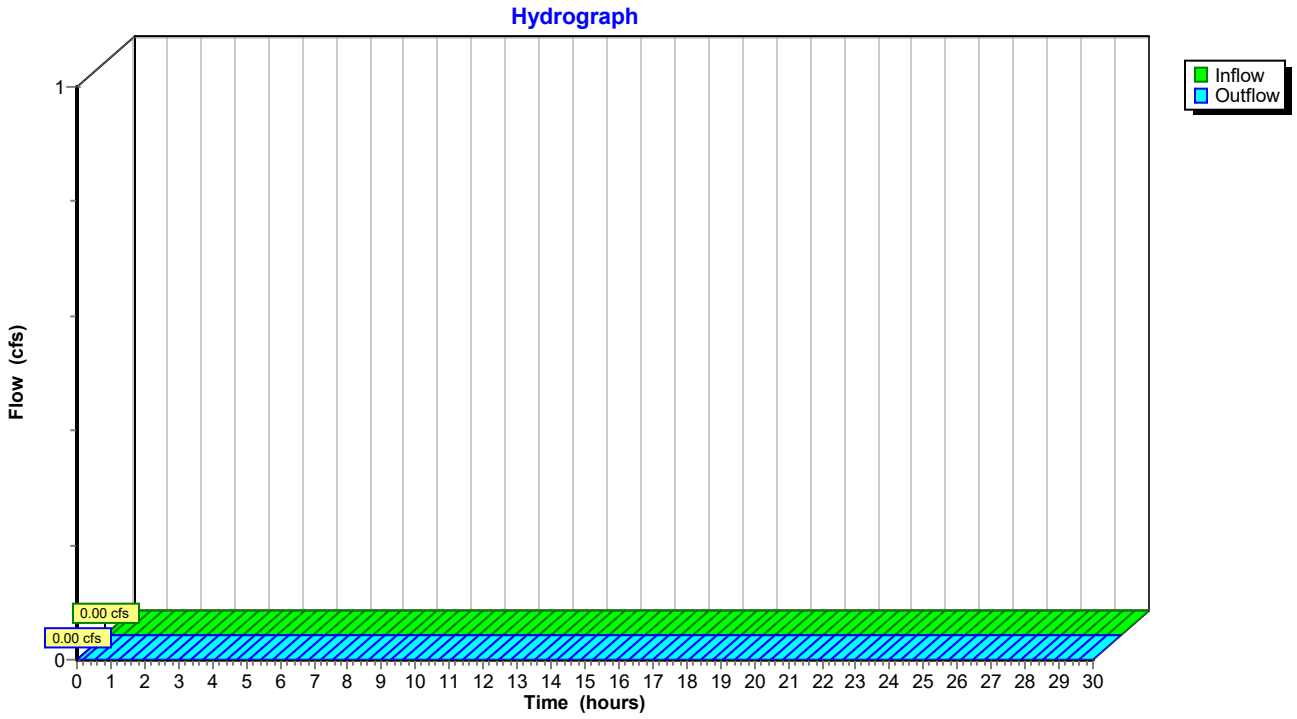
Summary for Reach DP-3: DP-3

[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

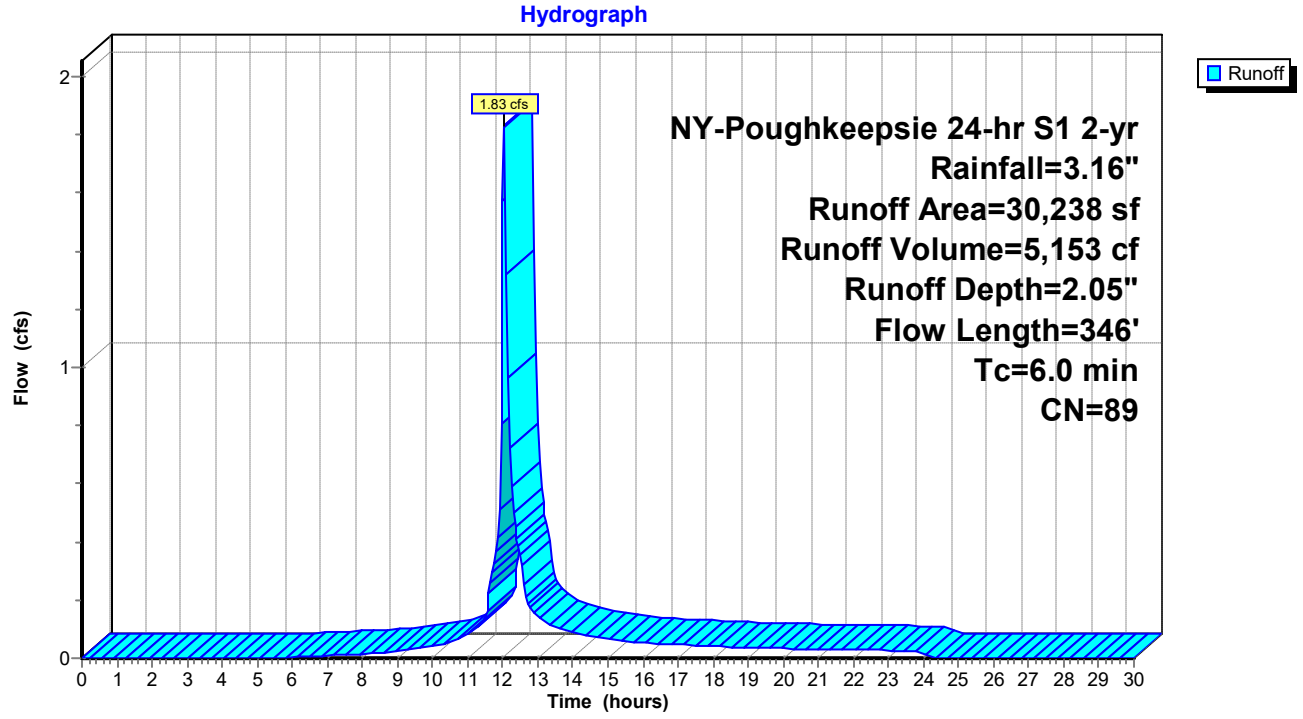
Runoff = 1.83 cfs @ 12.04 hrs, Volume= 5,153 cf, Depth= 2.05"
Routed to Reach DP-1 : DP-1

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

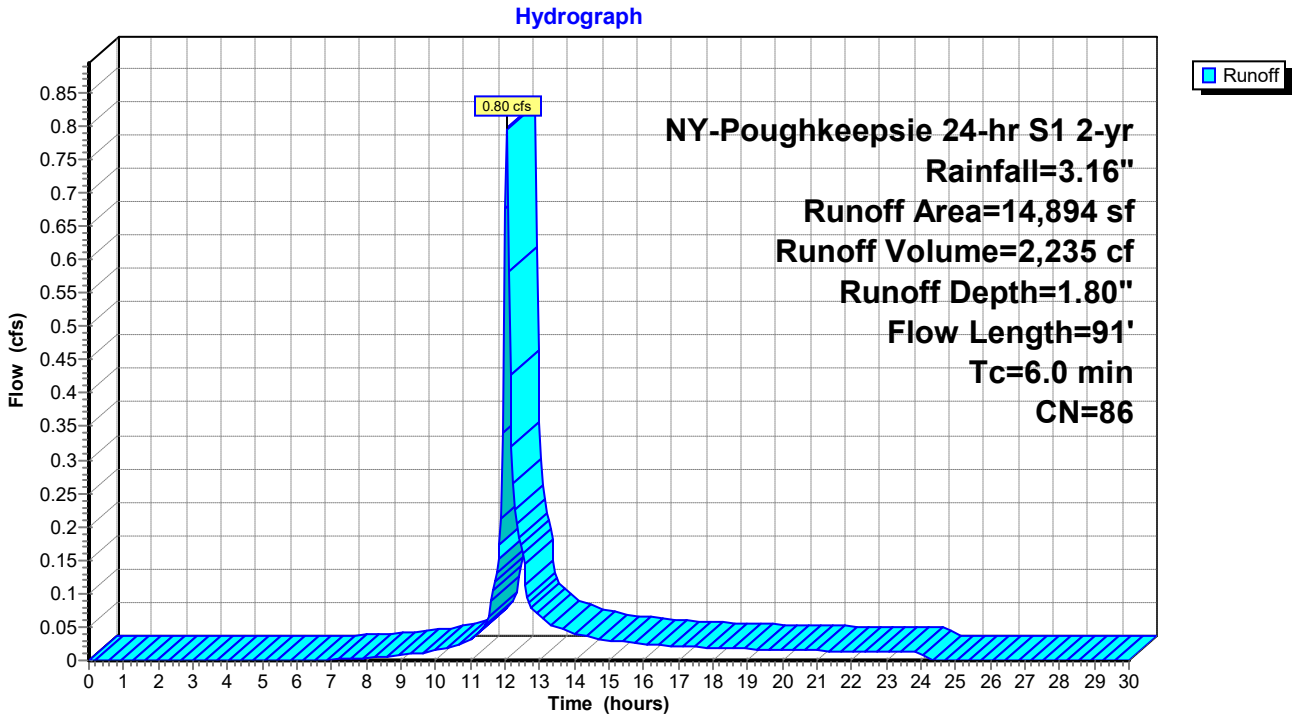
Runoff = 0.80 cfs @ 12.04 hrs, Volume= 2,235 cf, Depth= 1.80"
Routed to Reach DP-2 : DP-2

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



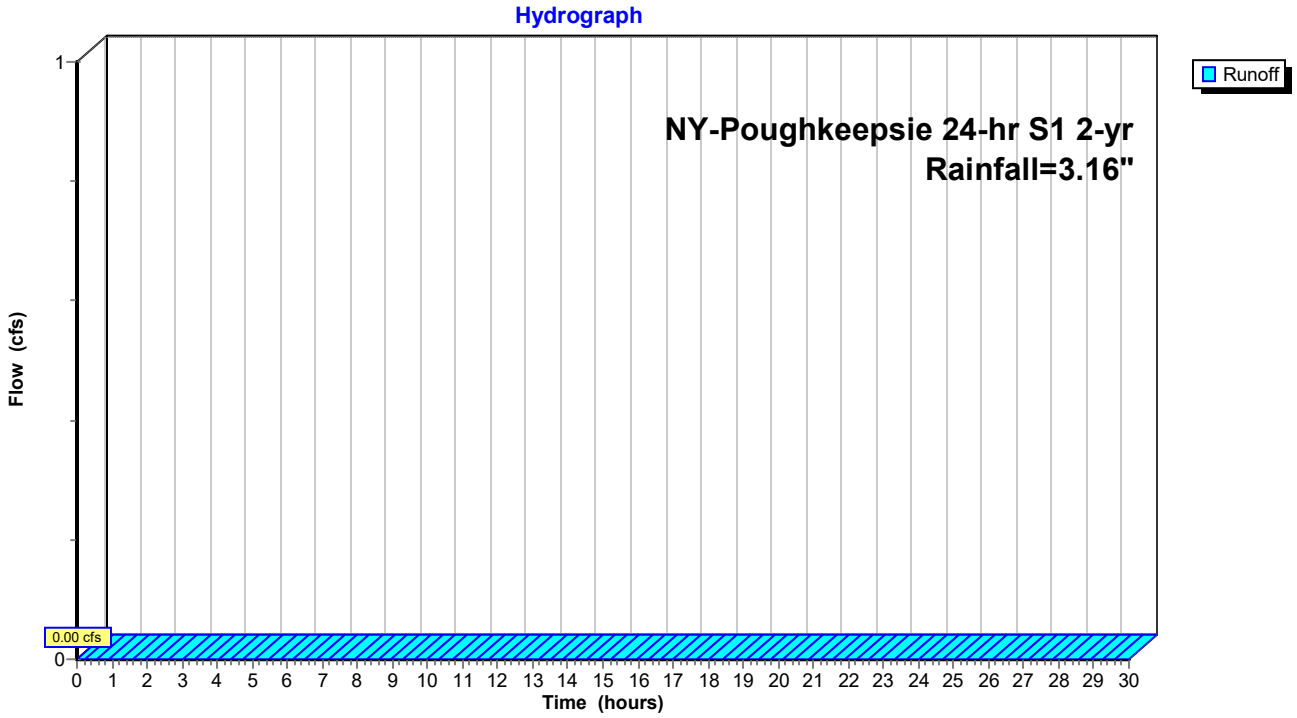
Summary for Subcatchment 3: DA-3

[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



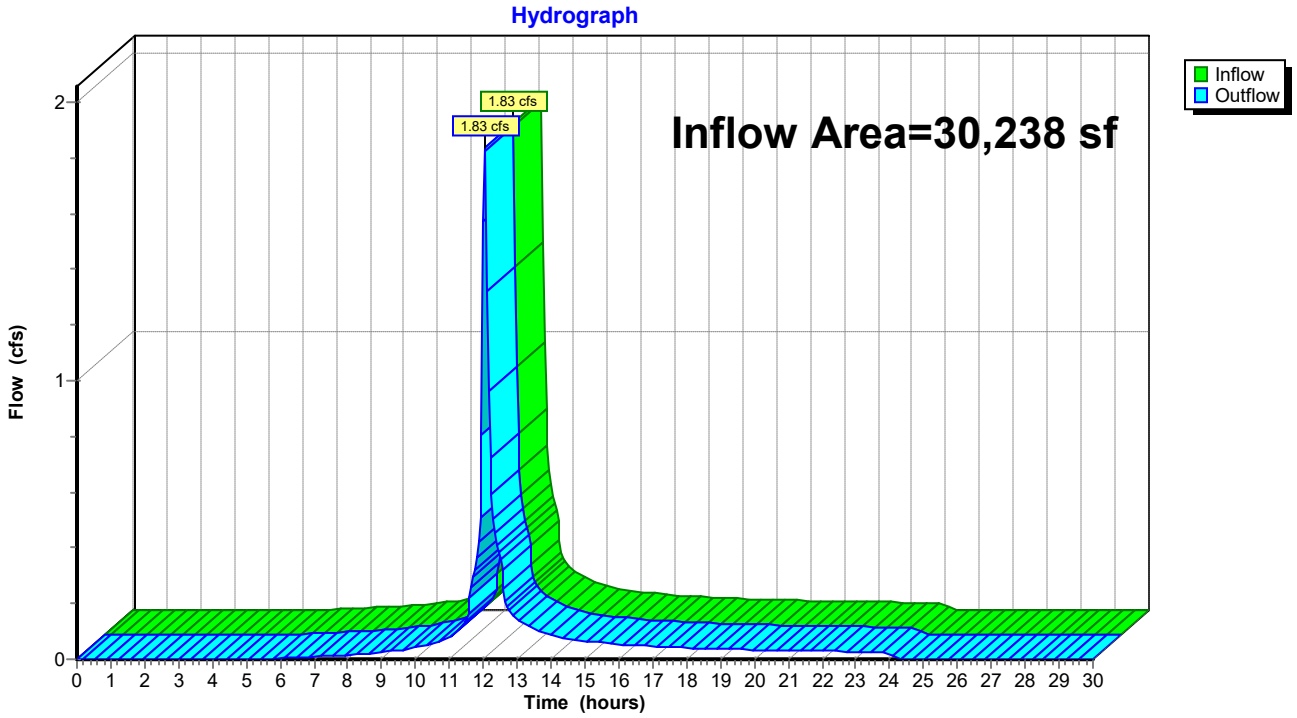
Summary for Reach DP-1: DP-1

[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



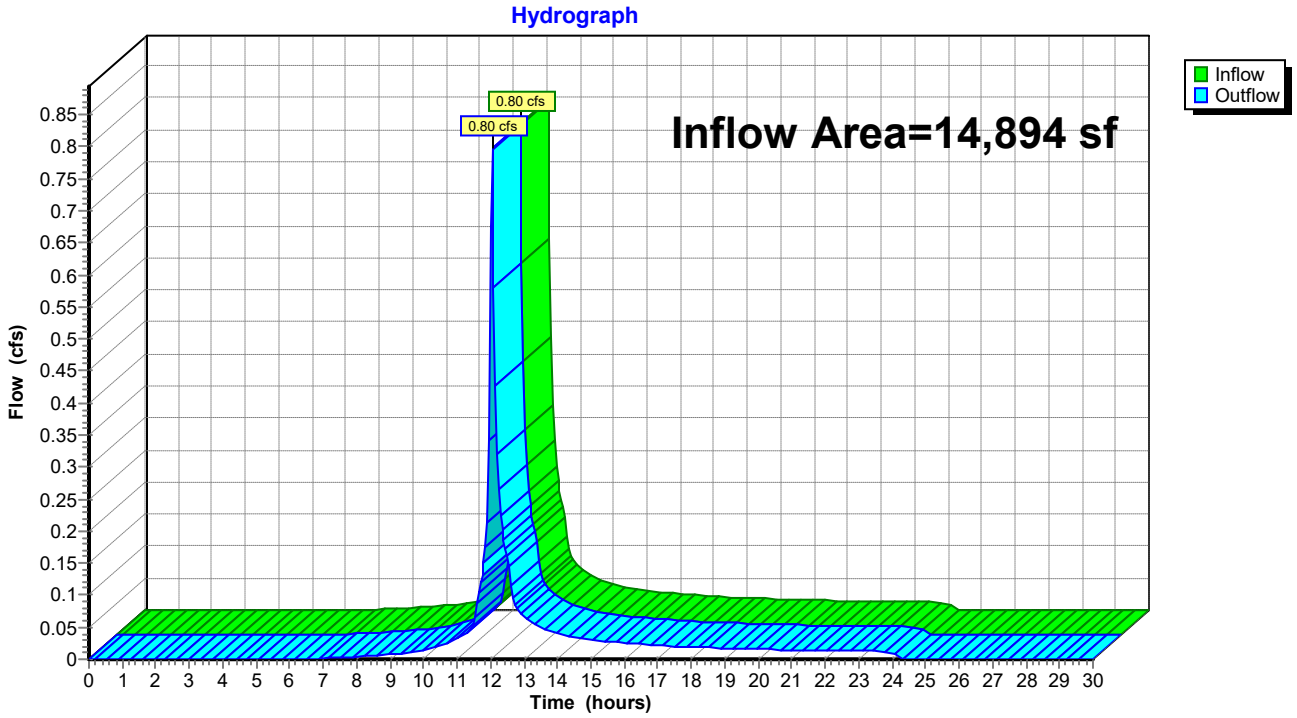
Summary for Reach DP-2: DP-2

[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



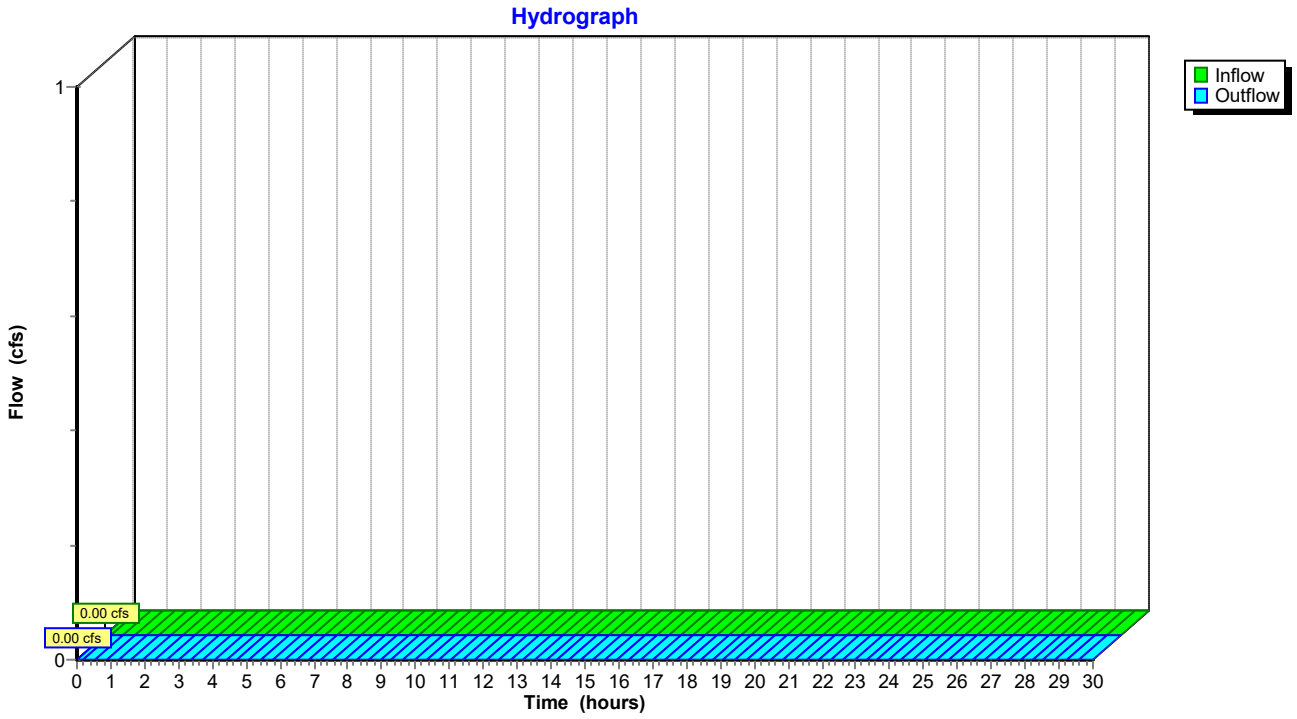
Summary for Reach DP-3: DP-3

[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

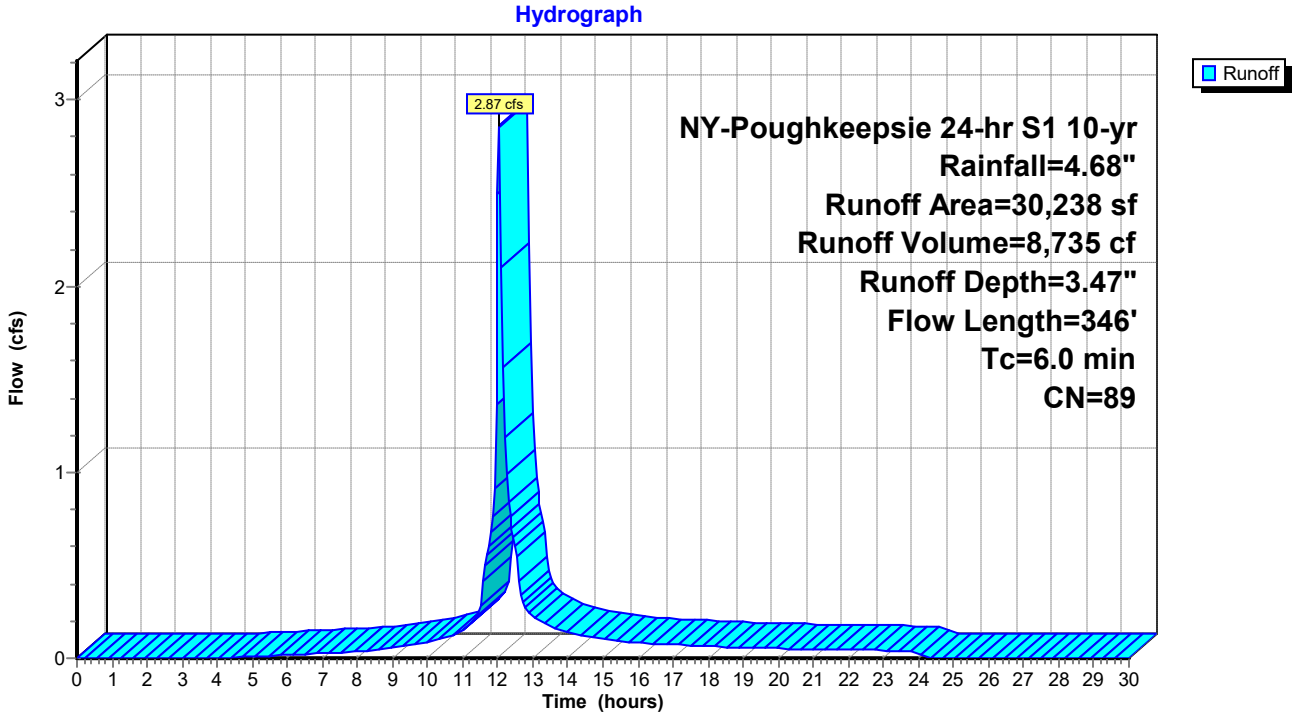
Runoff = 2.87 cfs @ 12.04 hrs, Volume= 8,735 cf, Depth= 3.47"
Routed to Reach DP-1 : DP-1

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

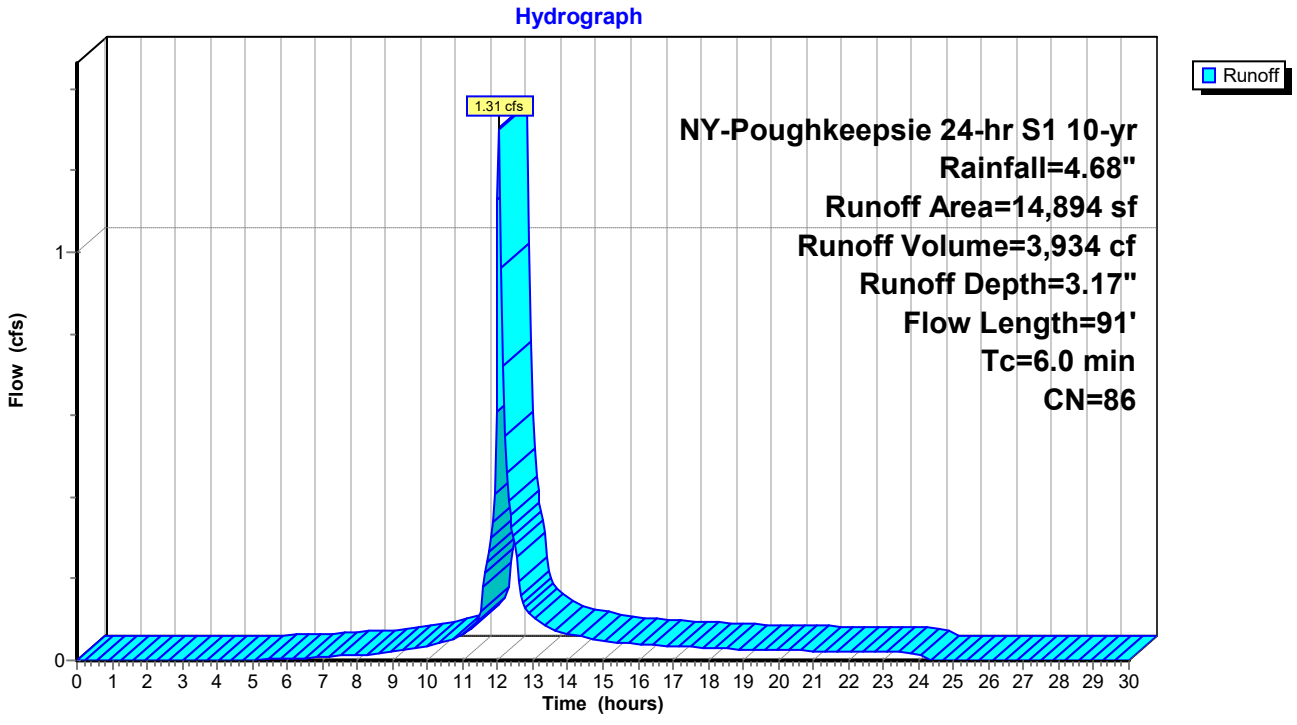
Runoff = 1.31 cfs @ 12.04 hrs, Volume= 3,934 cf, Depth= 3.17"
Routed to Reach DP-2 : DP-2

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



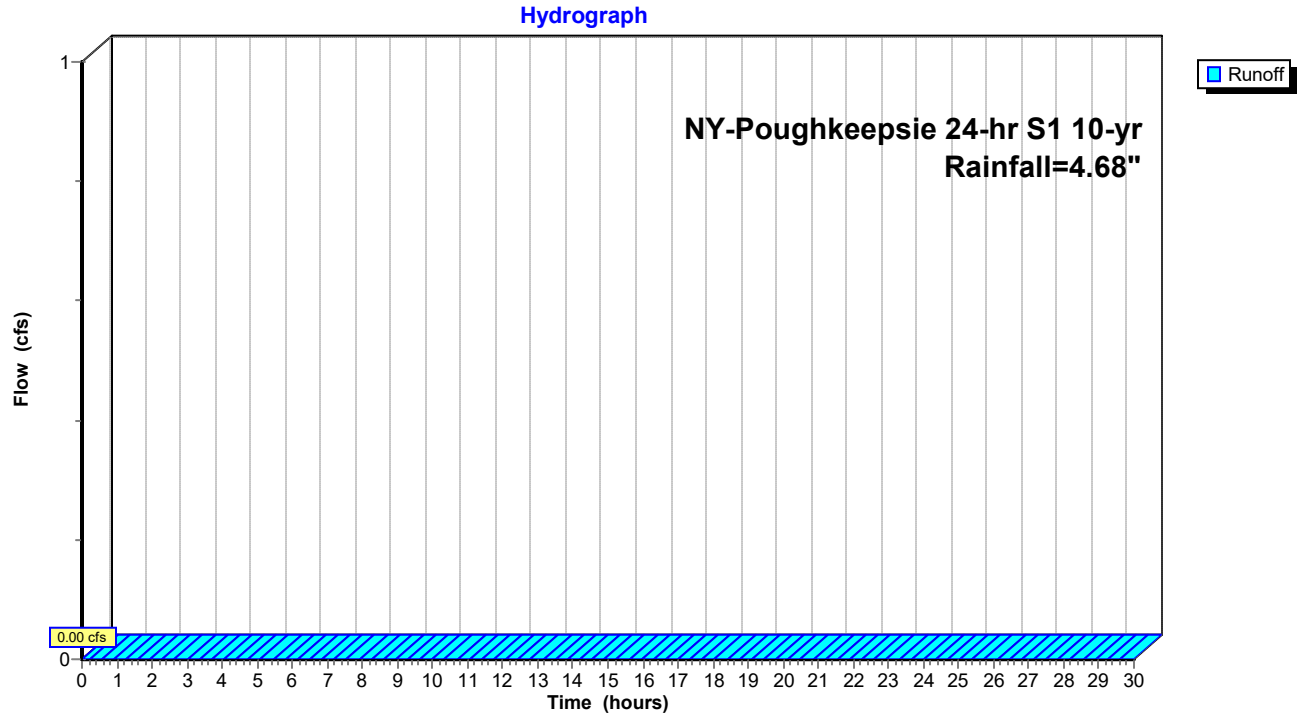
Summary for Subcatchment 3: DA-3

[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



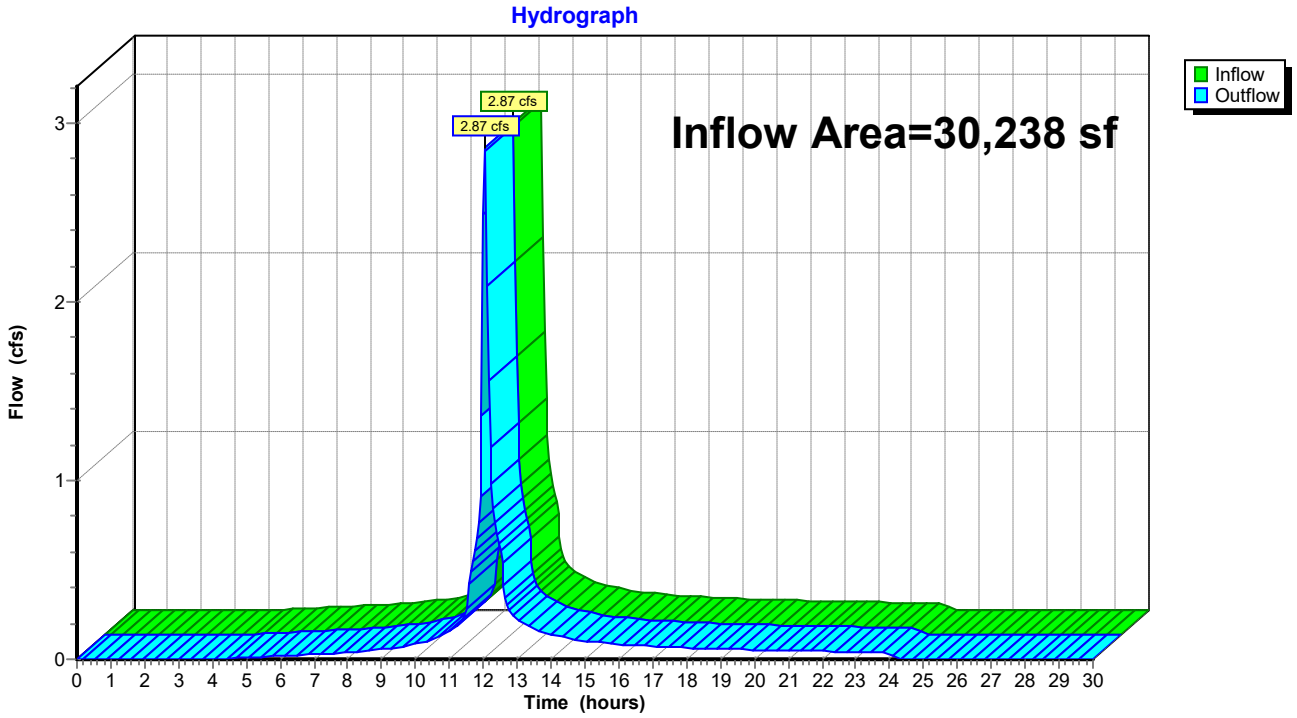
Summary for Reach DP-1: DP-1

[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



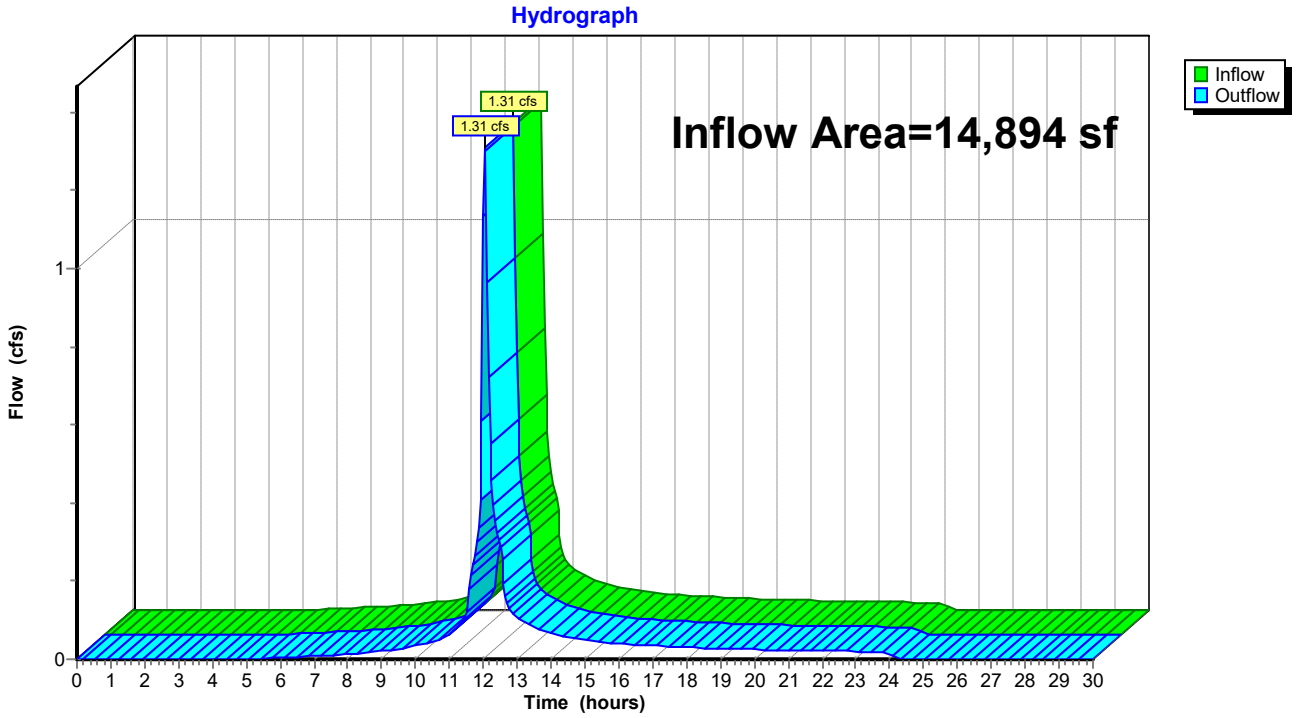
Summary for Reach DP-2: DP-2

[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



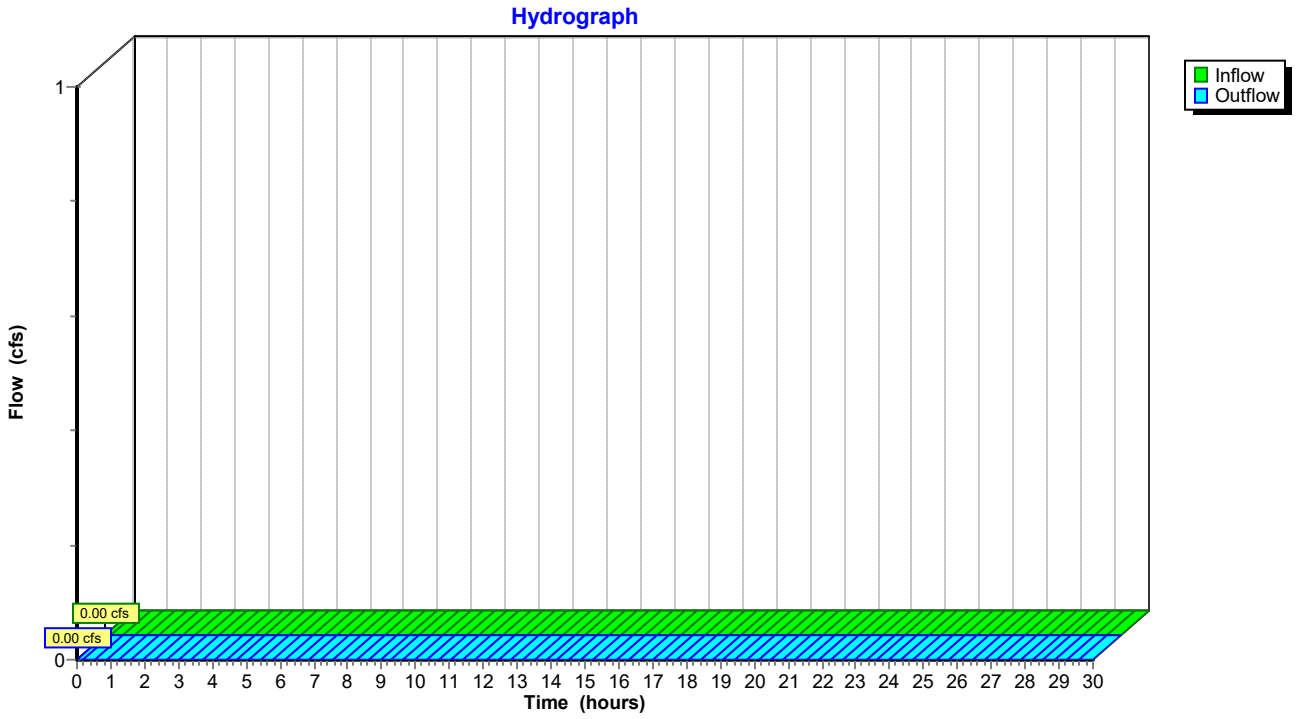
Summary for Reach DP-3: DP-3

[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

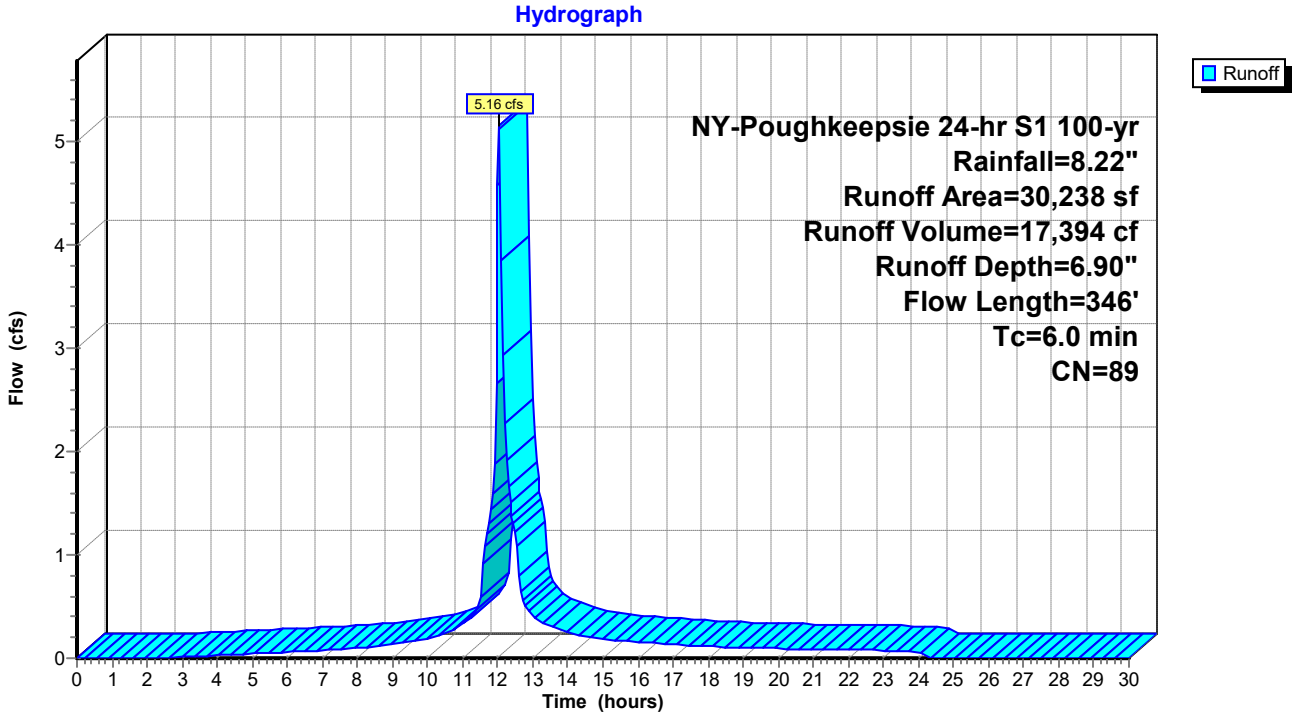
Runoff = 5.16 cfs @ 12.04 hrs, Volume= 17,394 cf, Depth= 6.90"
Routed to Reach DP-1 : DP-1

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

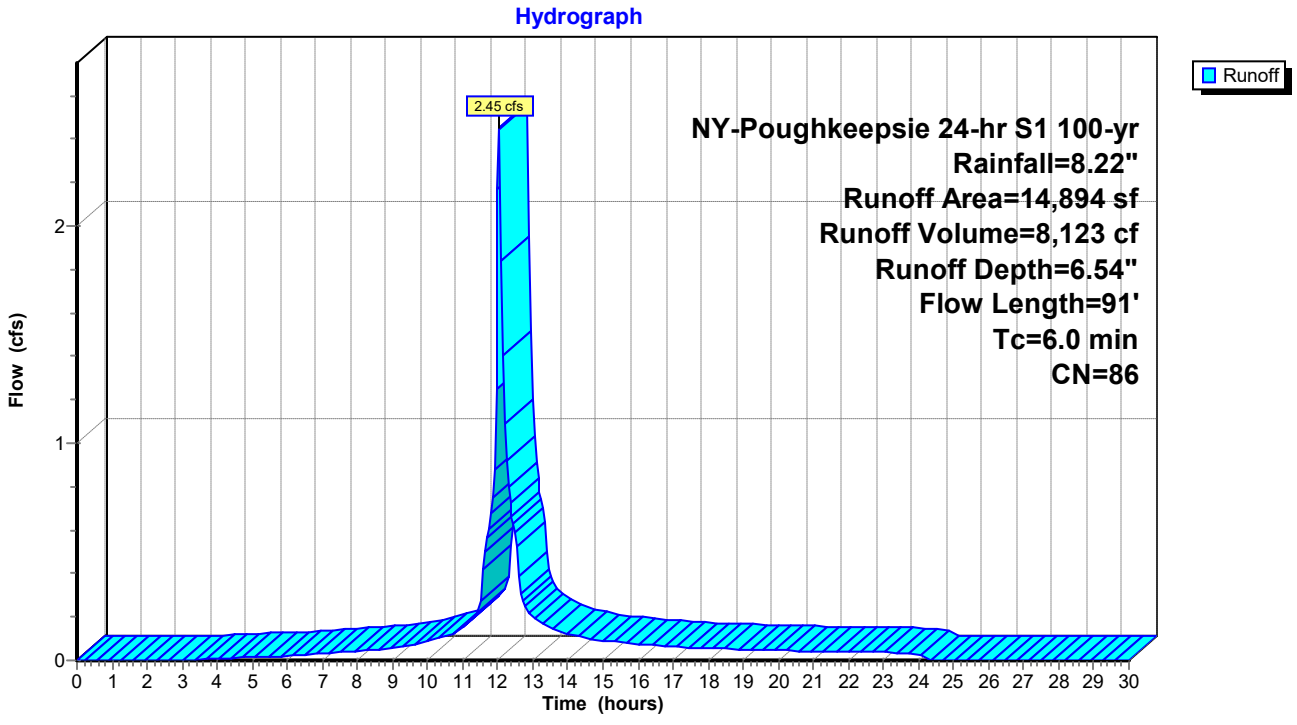
Runoff = 2.45 cfs @ 12.04 hrs, Volume= 8,123 cf, Depth= 6.54"
Routed to Reach DP-2 : DP-2

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



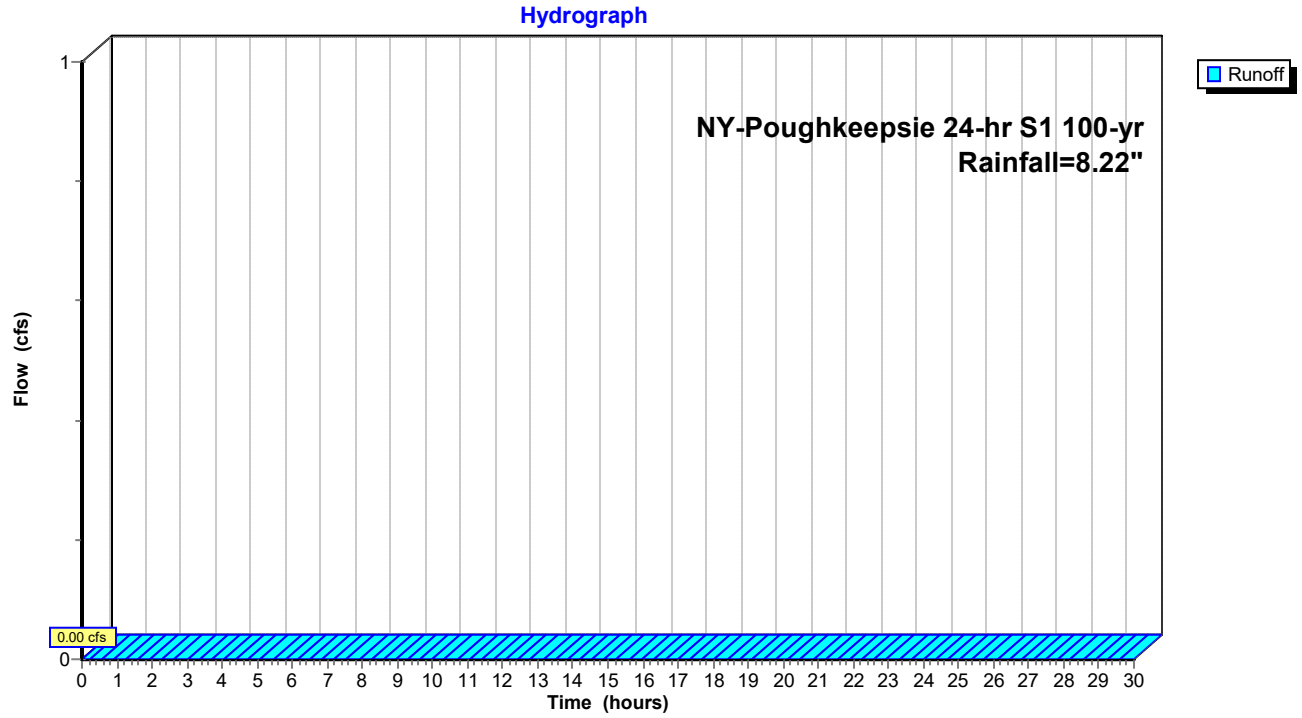
Summary for Subcatchment 3: DA-3

[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



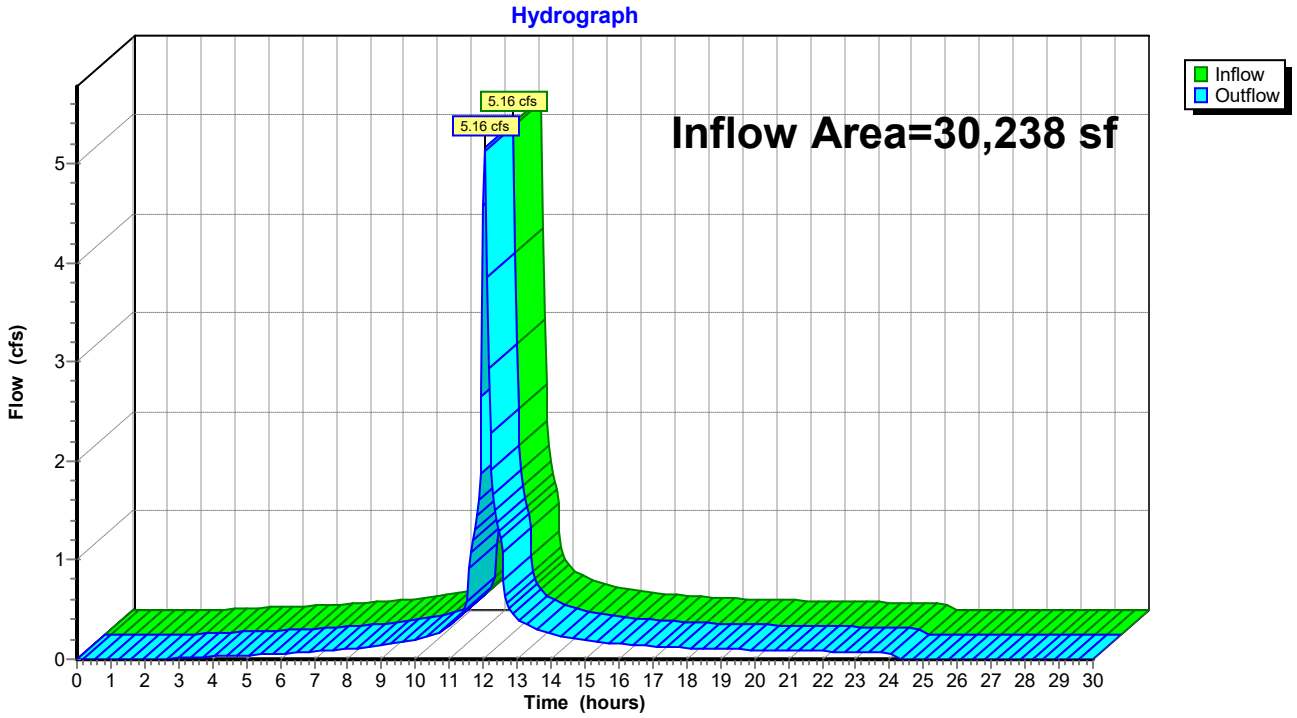
Summary for Reach DP-1: DP-1

[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



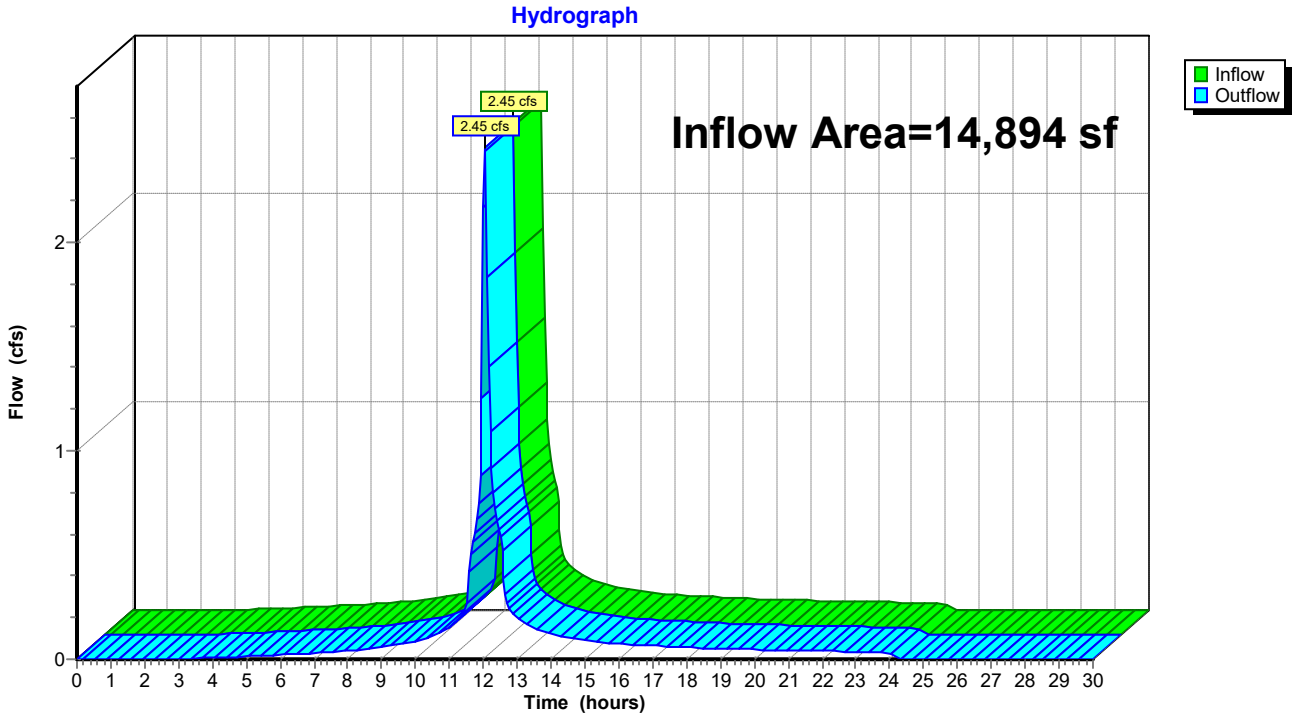
Summary for Reach DP-2: DP-2

[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



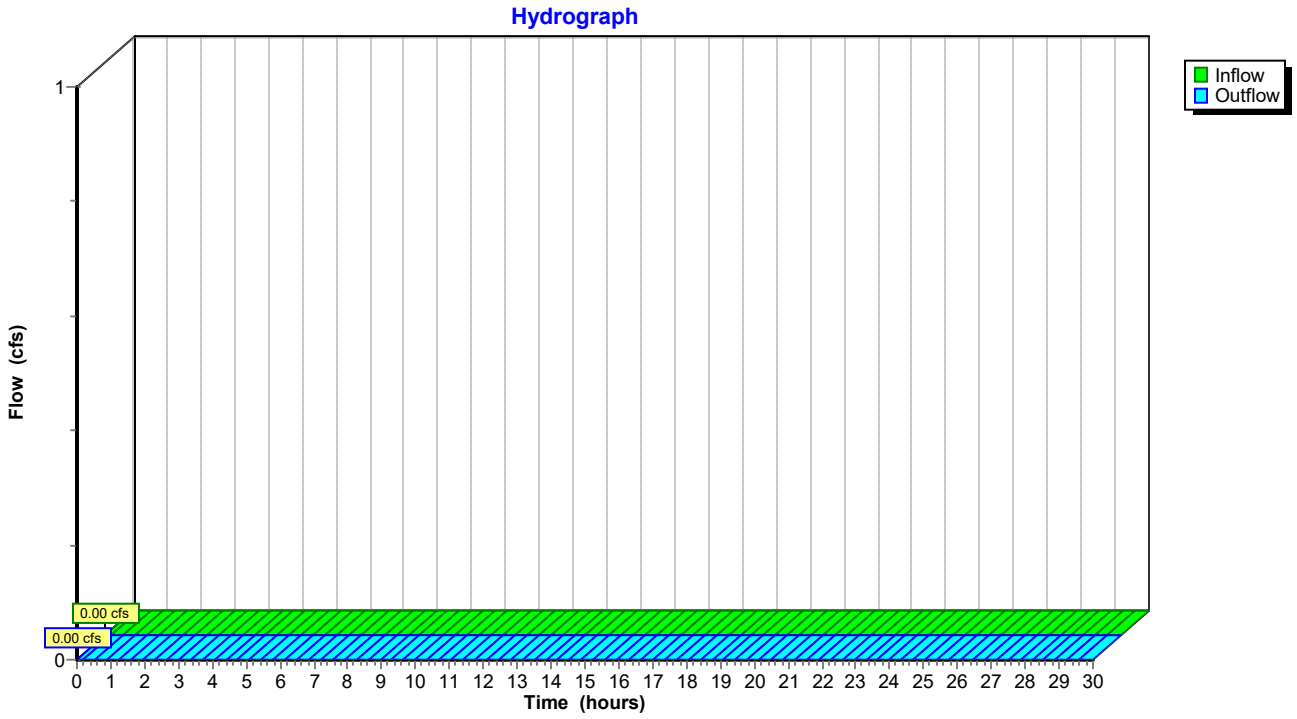
Summary for Reach DP-3: DP-3

[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

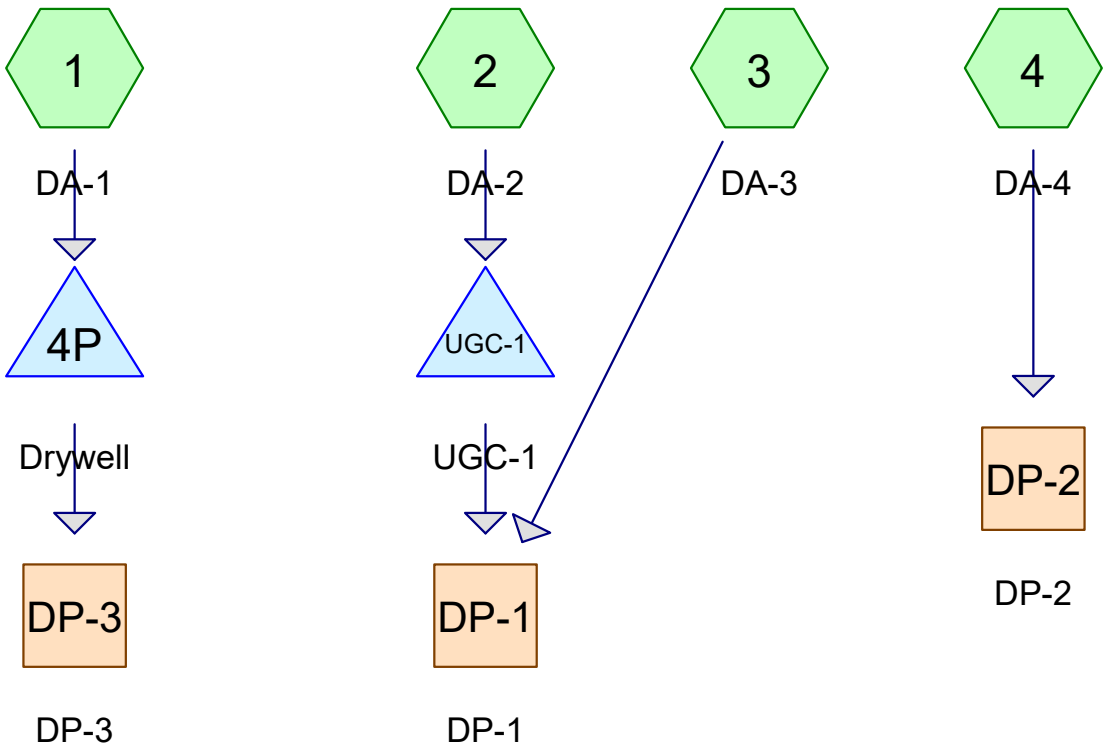
Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

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

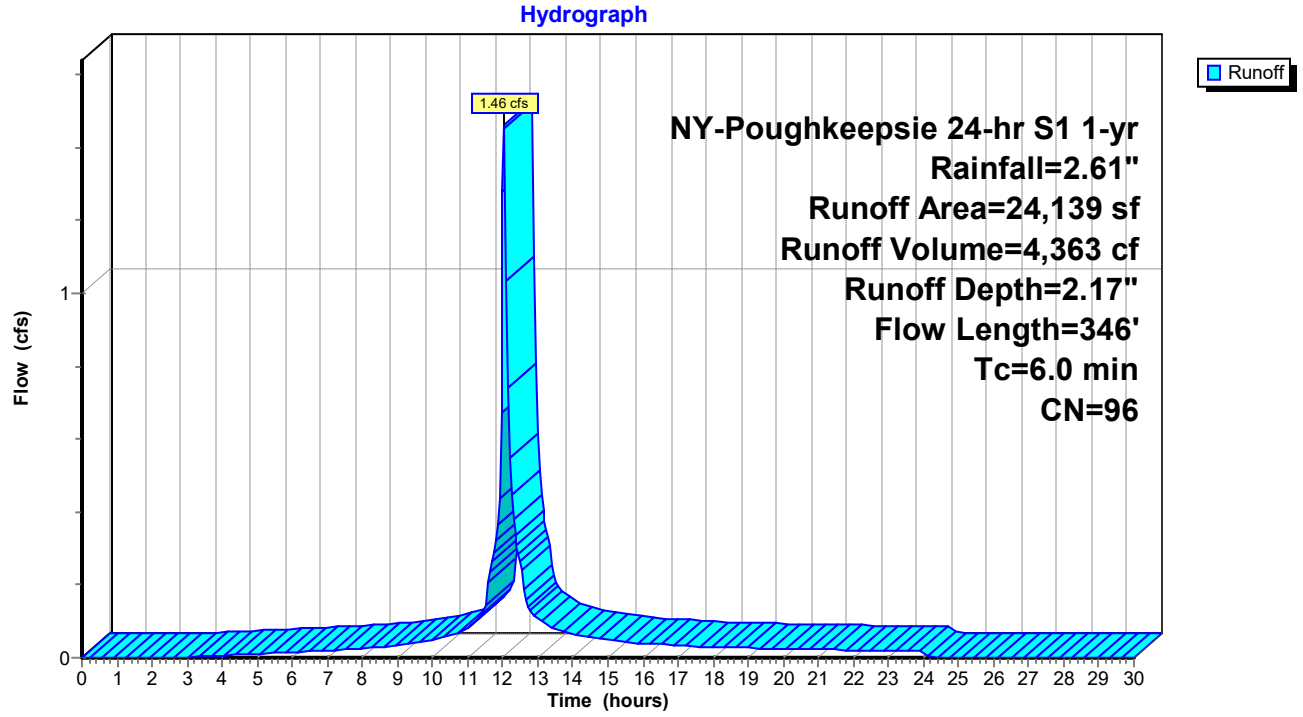
Runoff = 1.46 cfs @ 12.04 hrs, Volume= 4,363 cf, Depth= 2.17"
Routed to Pond 4P : Drywell

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

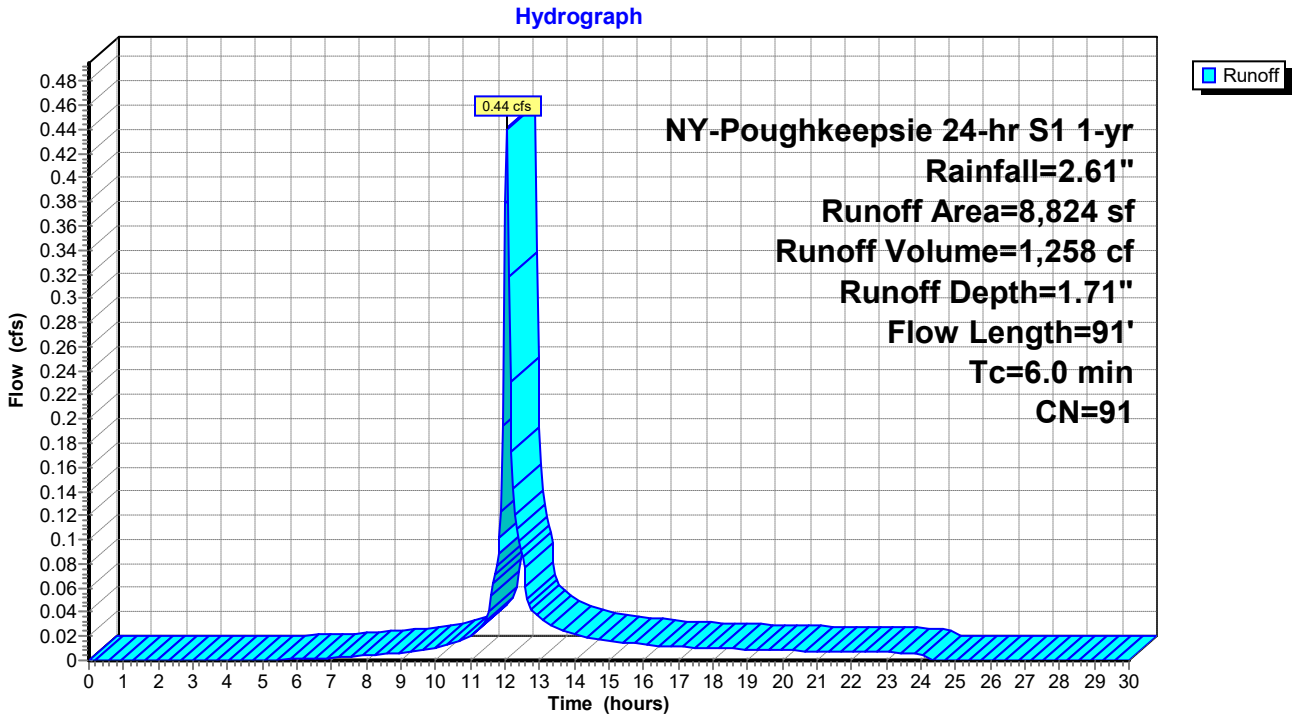
Runoff = 0.44 cfs @ 12.04 hrs, Volume= 1,258 cf, Depth= 1.71"
Routed to Pond UGC-1 : UGC-1

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

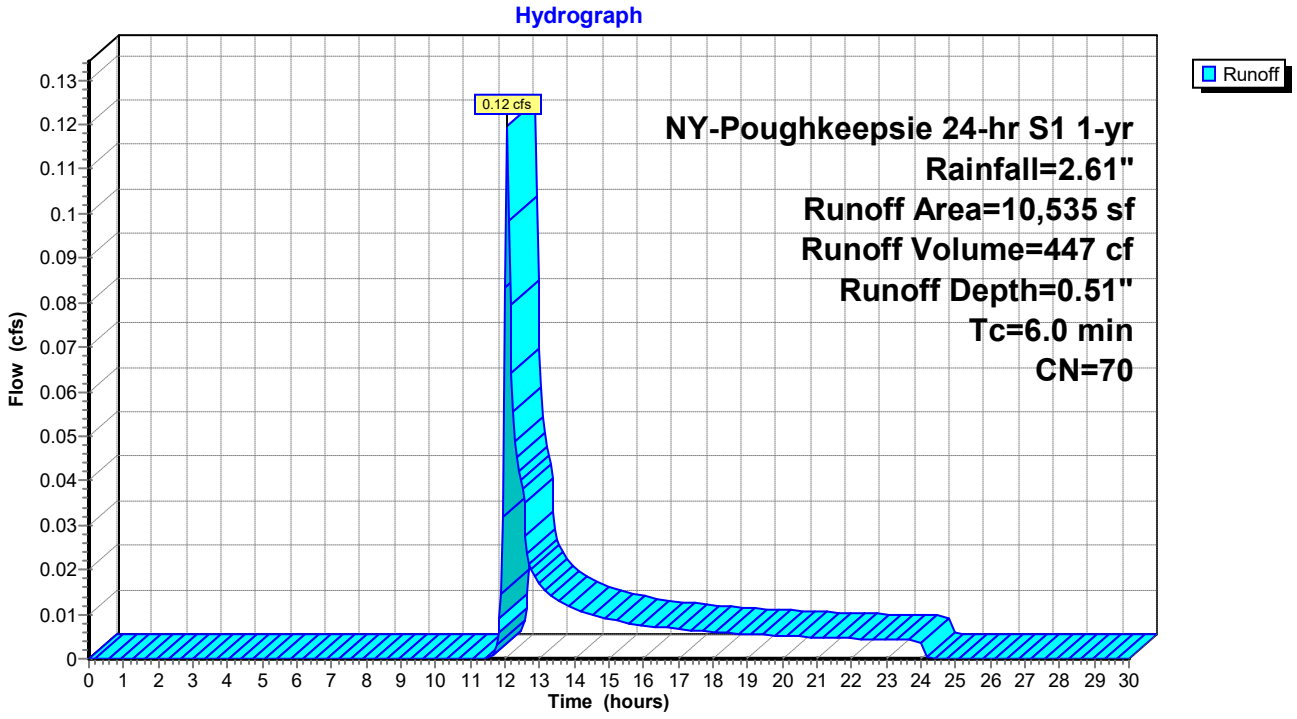
Runoff = 0.12 cfs @ 12.06 hrs, Volume= 447 cf, Depth= 0.51"
Routed to Reach DP-1 : DP-1

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

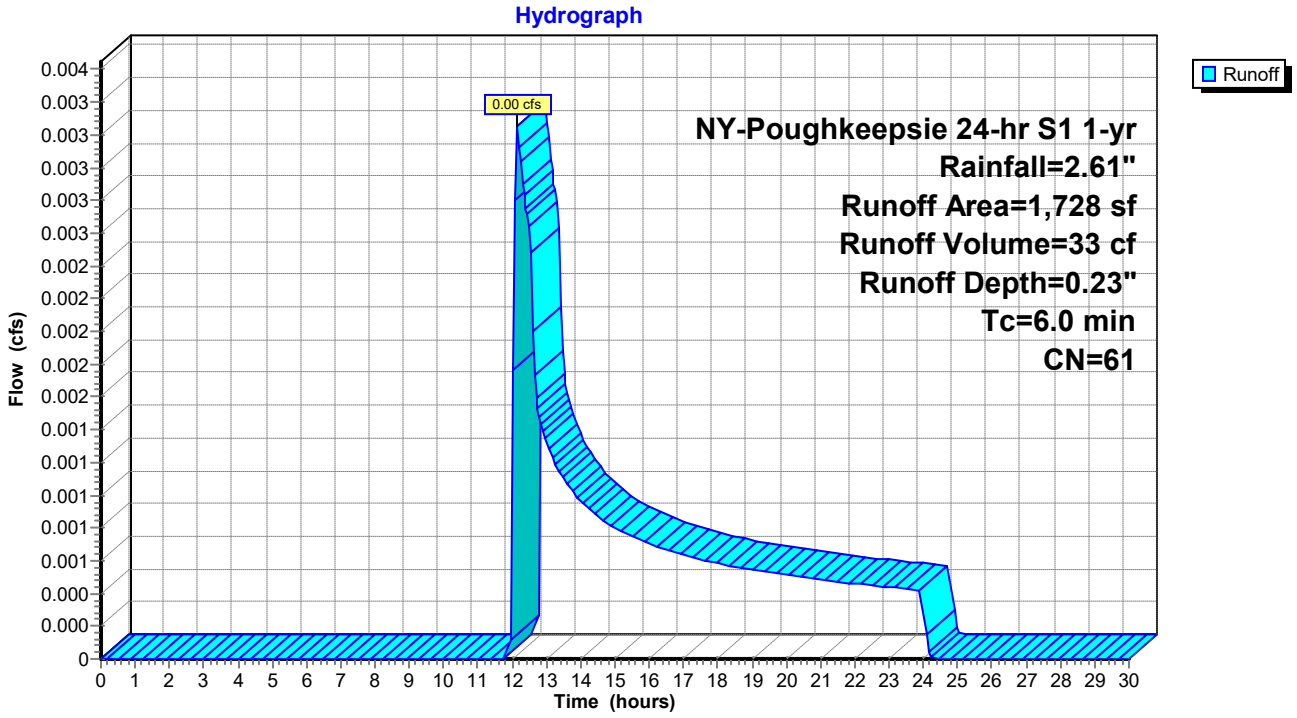
Runoff = 0.00 cfs @ 12.16 hrs, Volume= 33 cf, Depth= 0.23"
Routed to Reach DP-2 : DP-2

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



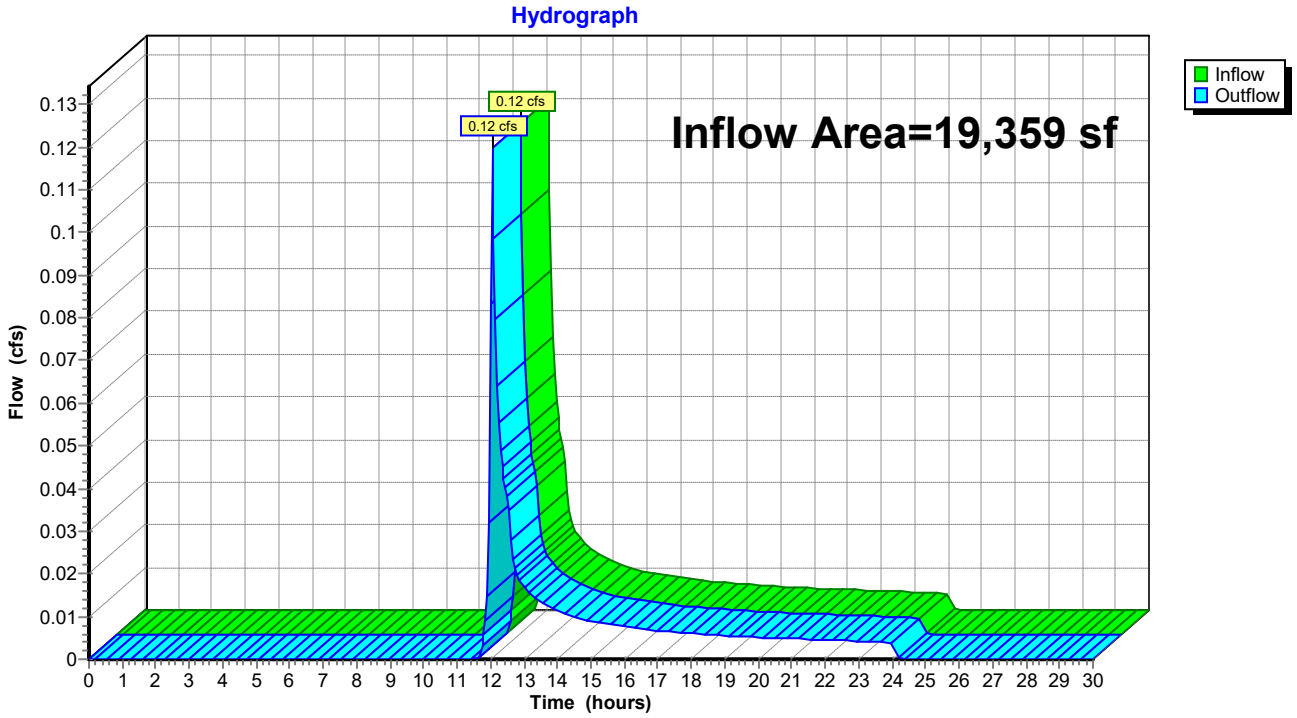
Summary for Reach DP-1: DP-1

[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



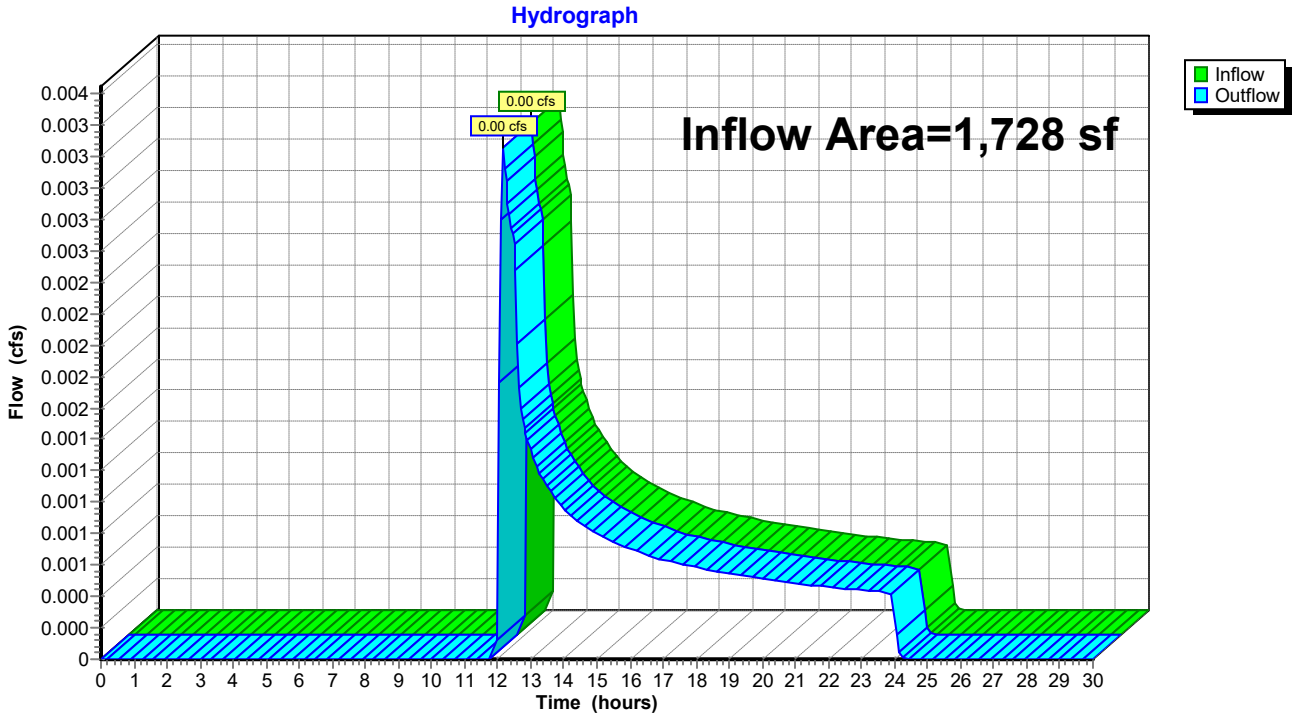
Summary for Reach DP-2: DP-2

[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



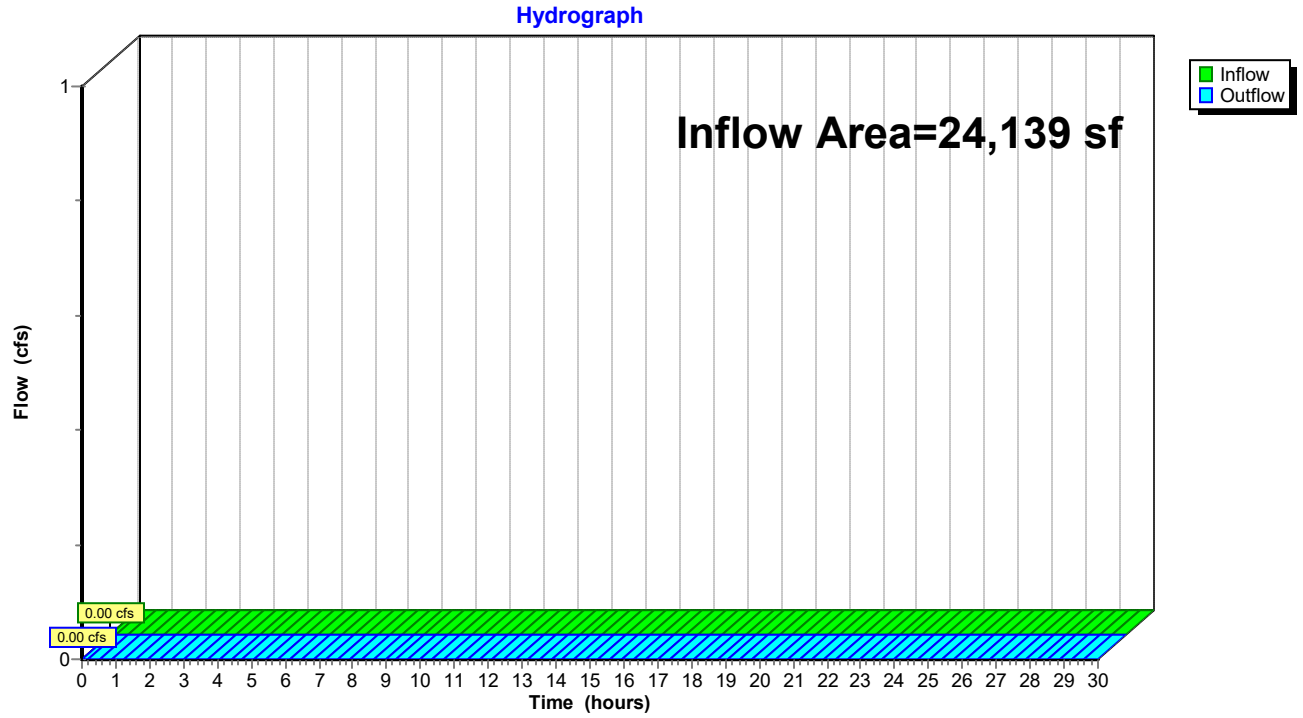
Summary for Reach DP-3: DP-3

[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

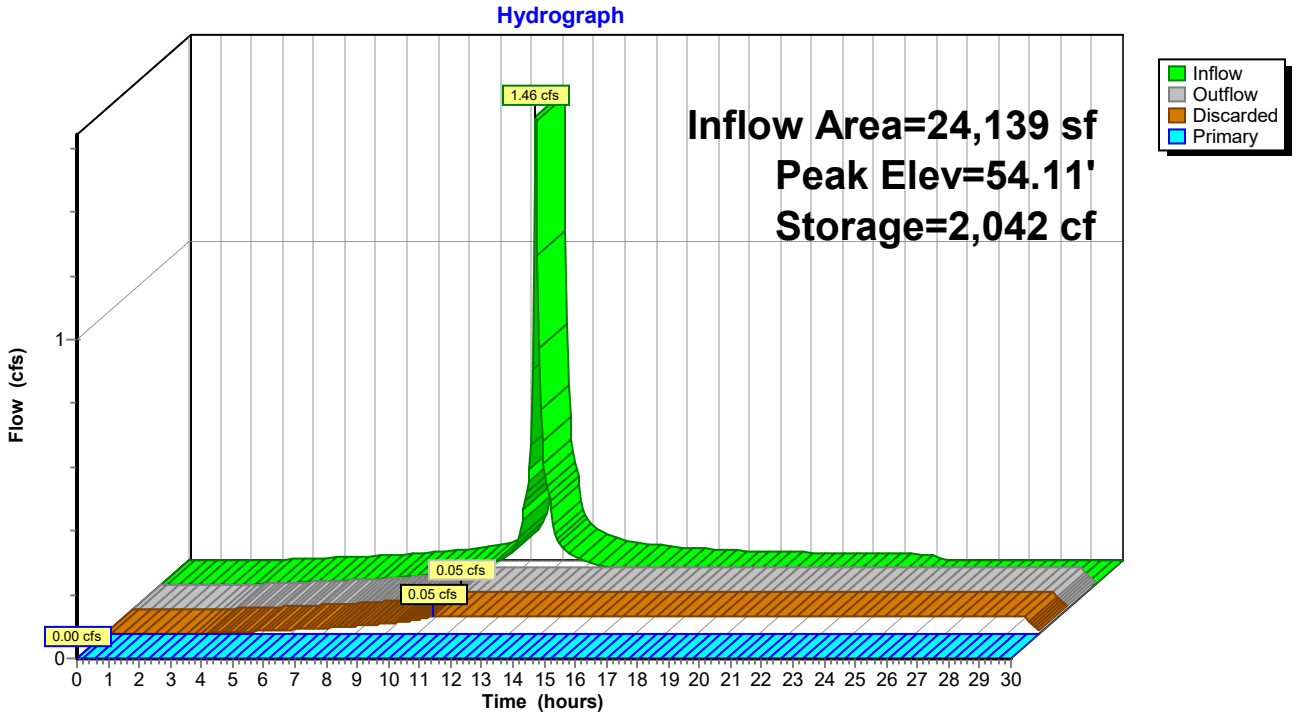
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
52.50	2,370	0	0
58.16	2,370	13,414	13,414

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**

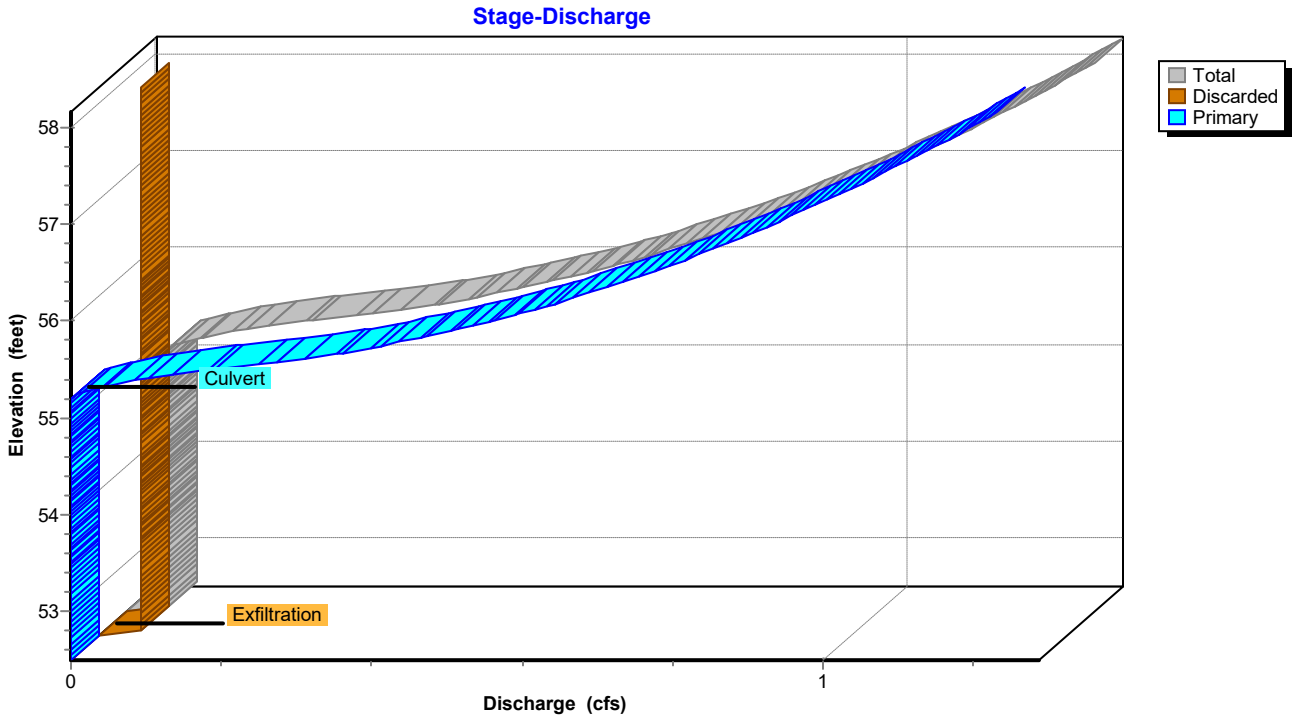
Discarded OutFlow Max=0.05 cfs @ 10.55 hrs HW=52.56' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.05 cfs)

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)

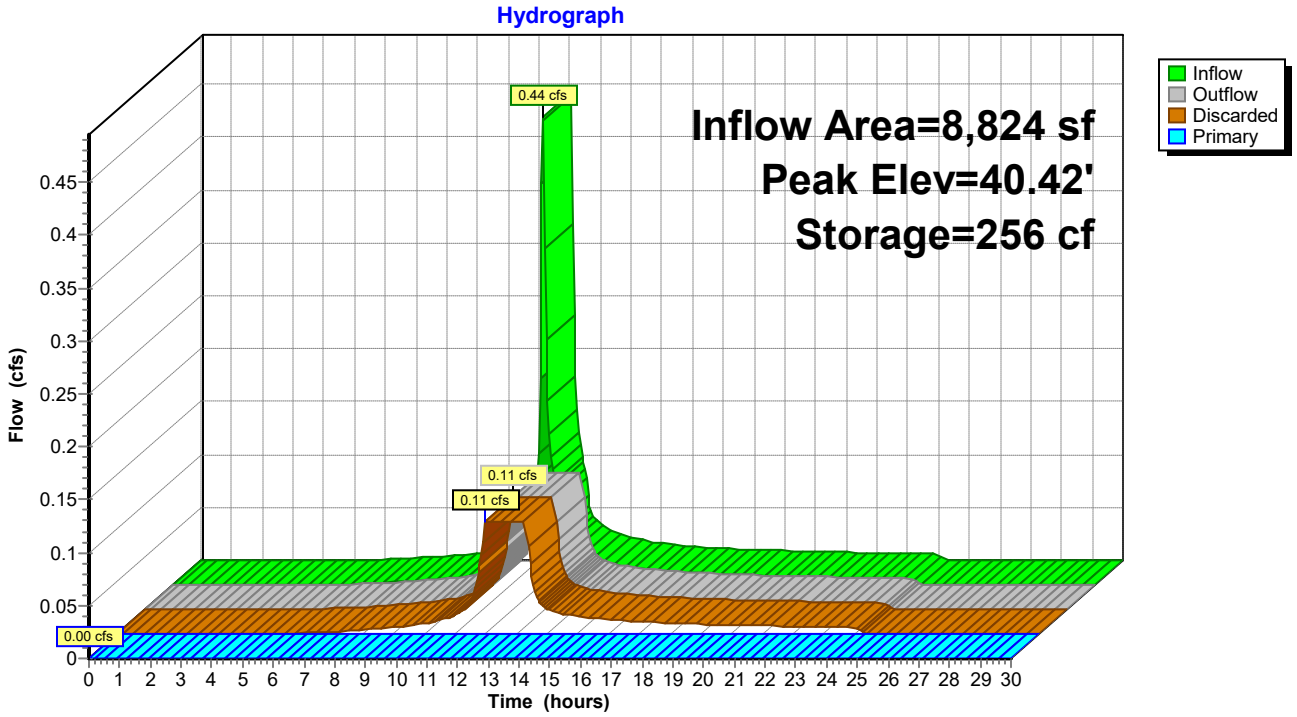
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	608	0	0
49.00	608	5,472	5,472

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

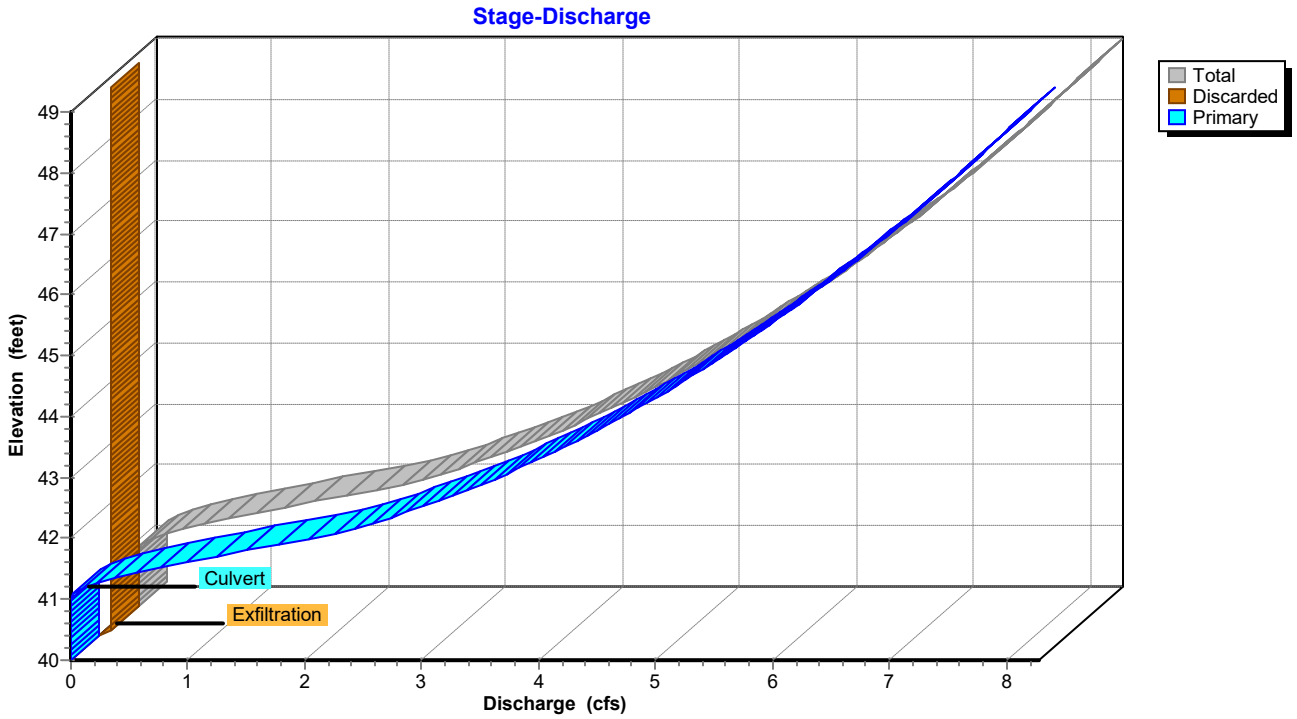
Discarded OutFlow Max=0.11 cfs @ 11.95 hrs HW=40.09' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

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

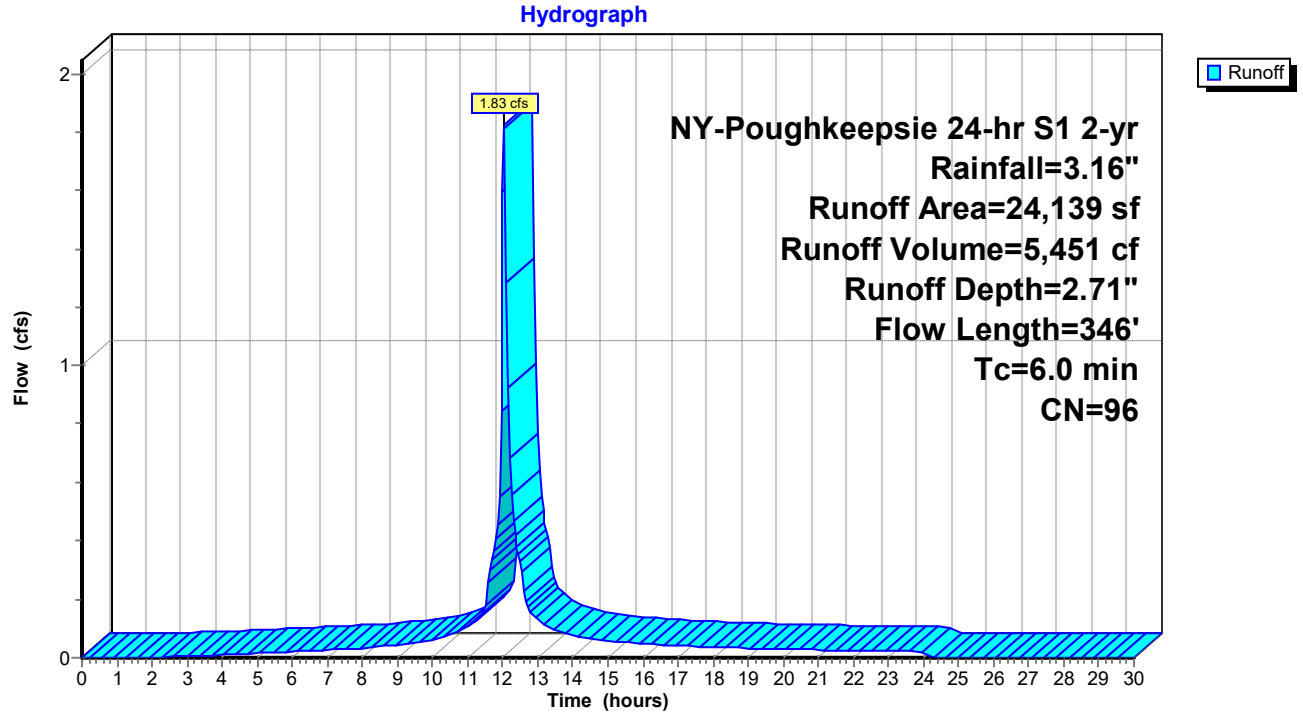
Runoff = 1.83 cfs @ 12.04 hrs, Volume= 5,451 cf, Depth= 2.71"
Routed to Pond 4P : Drywell

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

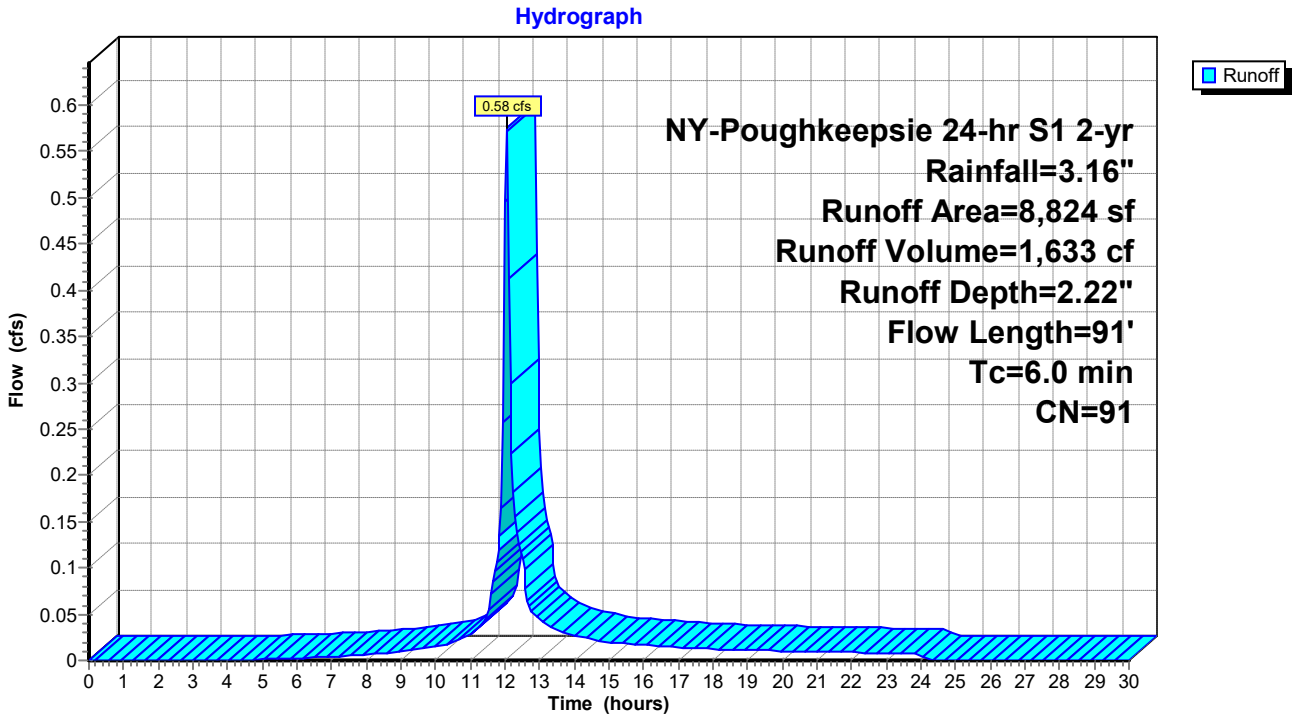
Runoff = 0.58 cfs @ 12.04 hrs, Volume= 1,633 cf, Depth= 2.22"
Routed to Pond UGC-1 : UGC-1

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

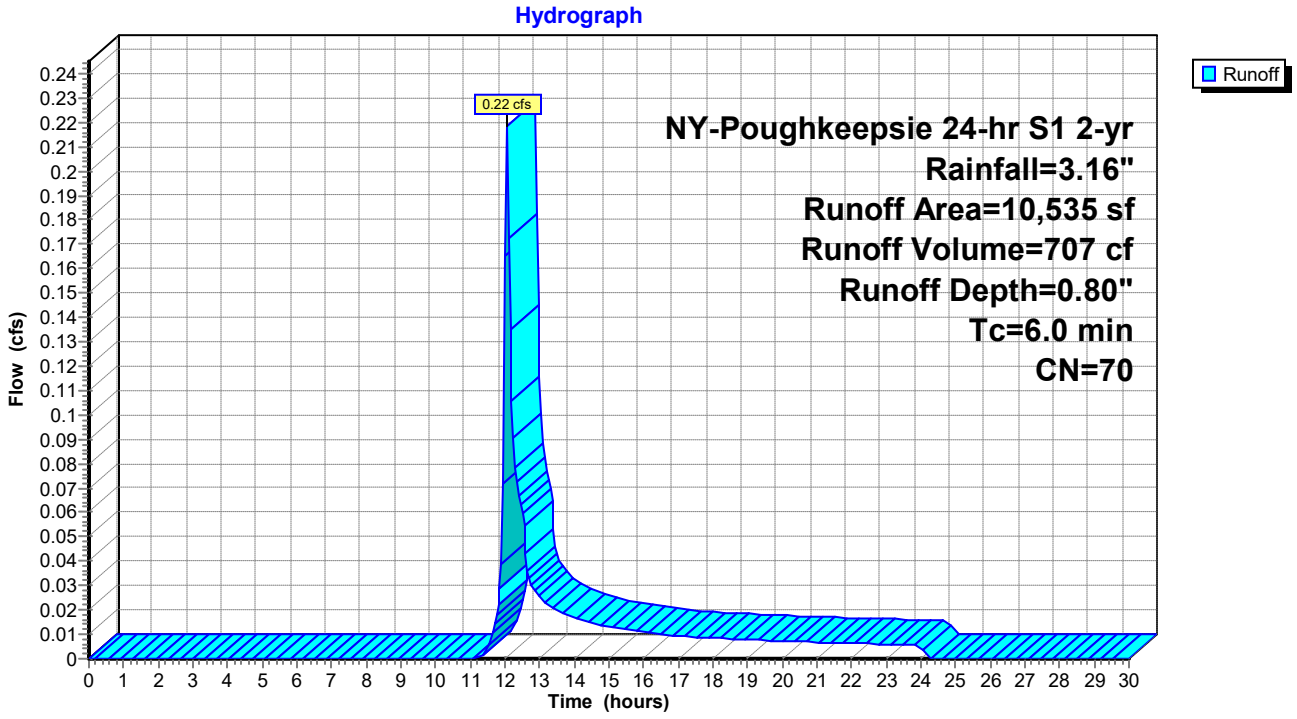
Runoff = 0.22 cfs @ 12.05 hrs, Volume= 707 cf, Depth= 0.80"
Routed to Reach DP-1 : DP-1

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

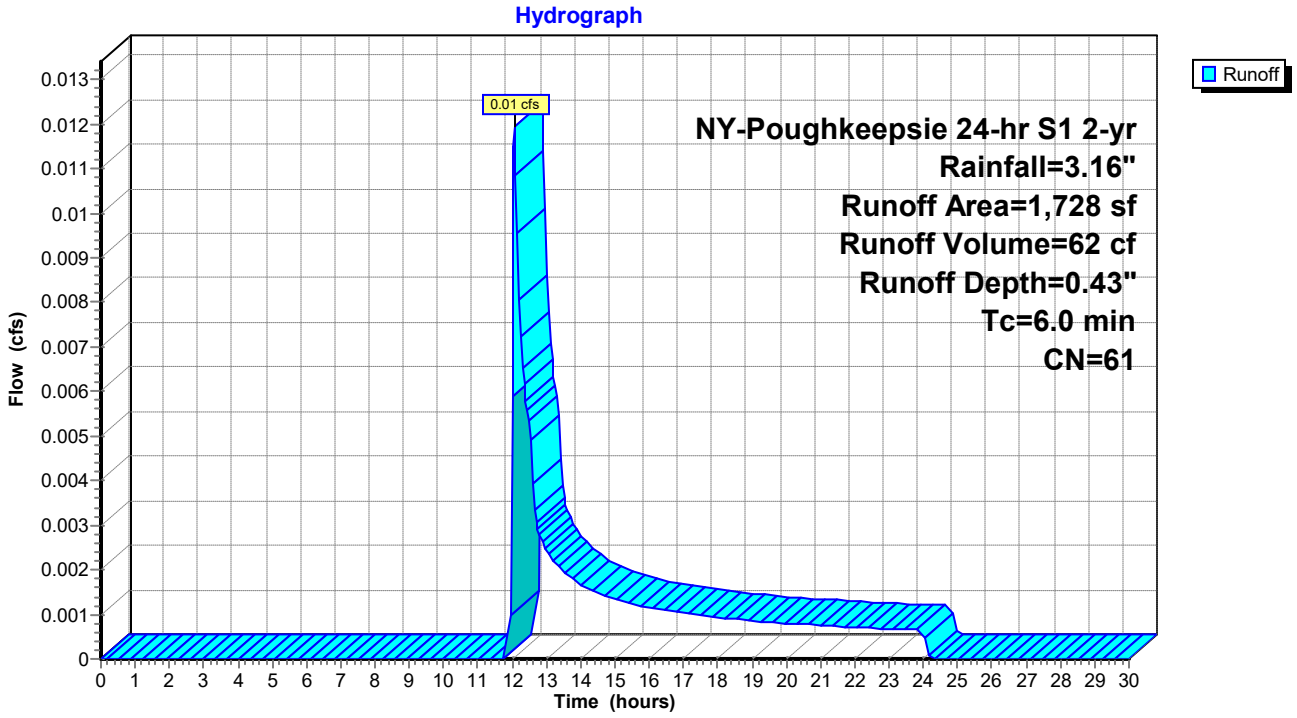
Runoff = 0.01 cfs @ 12.07 hrs, Volume= 62 cf, Depth= 0.43"
Routed to Reach DP-2 : DP-2

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



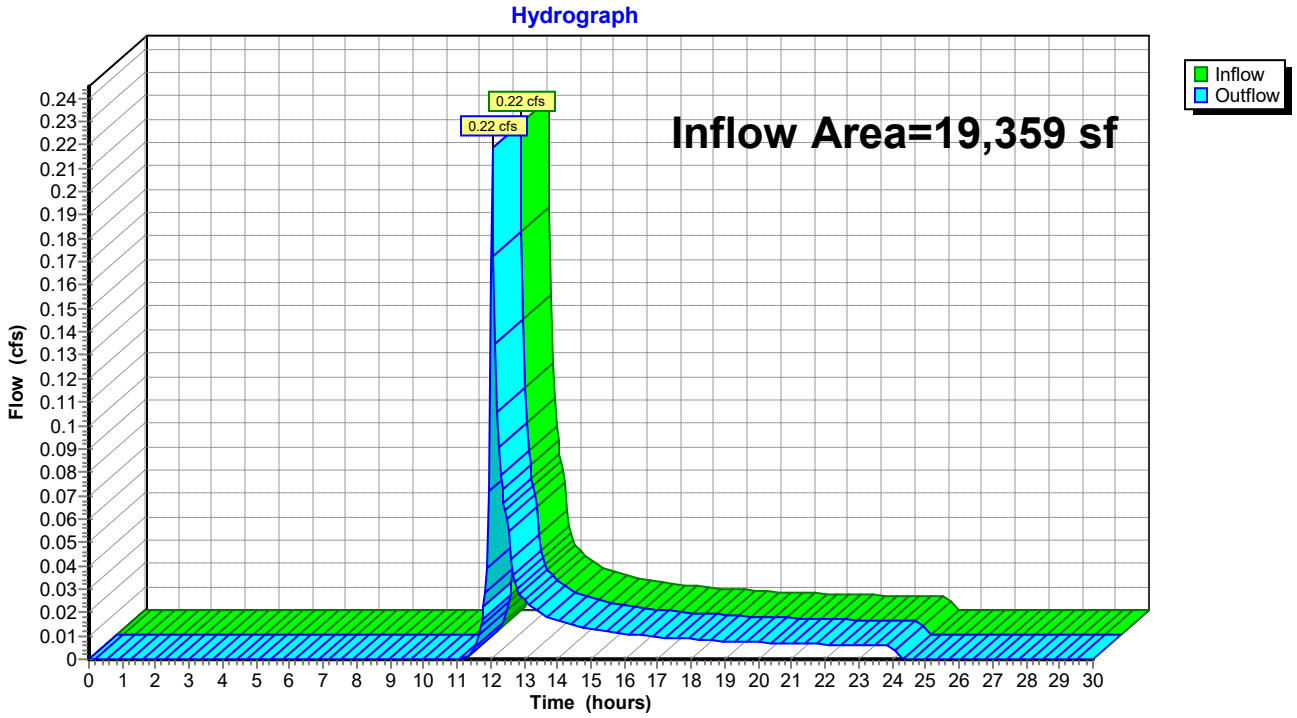
Summary for Reach DP-1: DP-1

[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



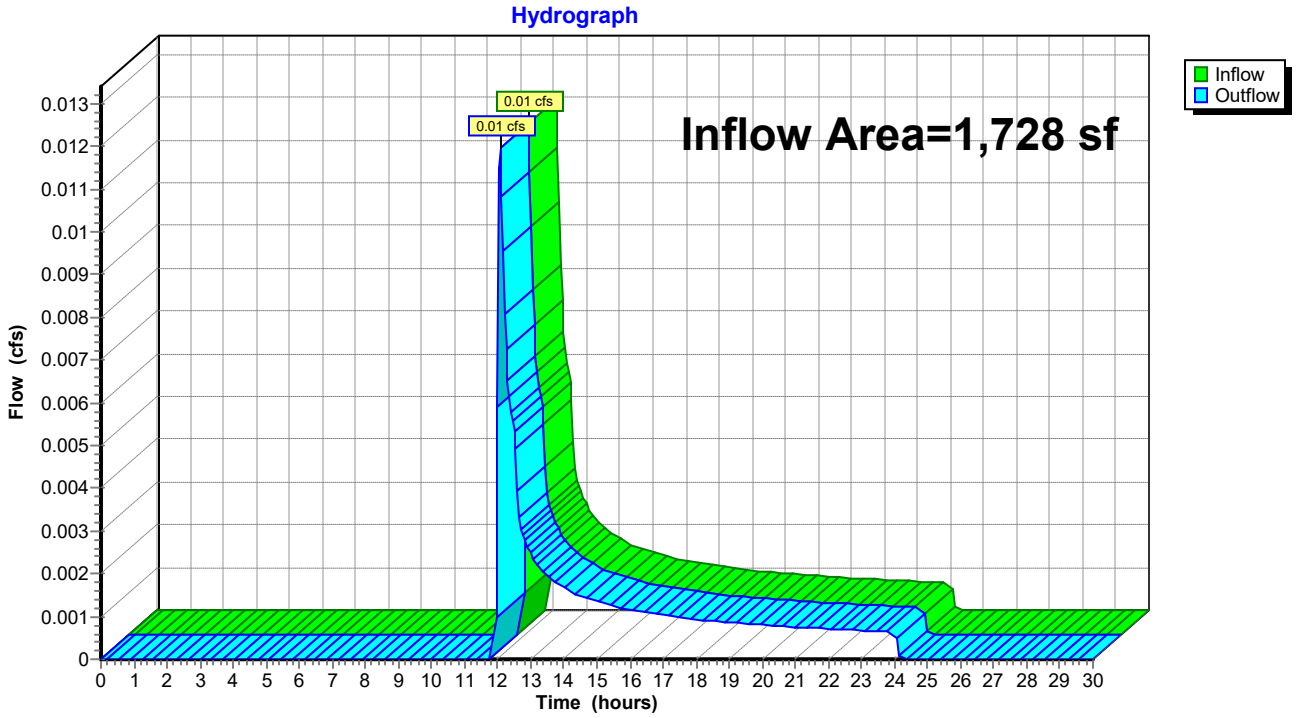
Summary for Reach DP-2: DP-2

[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



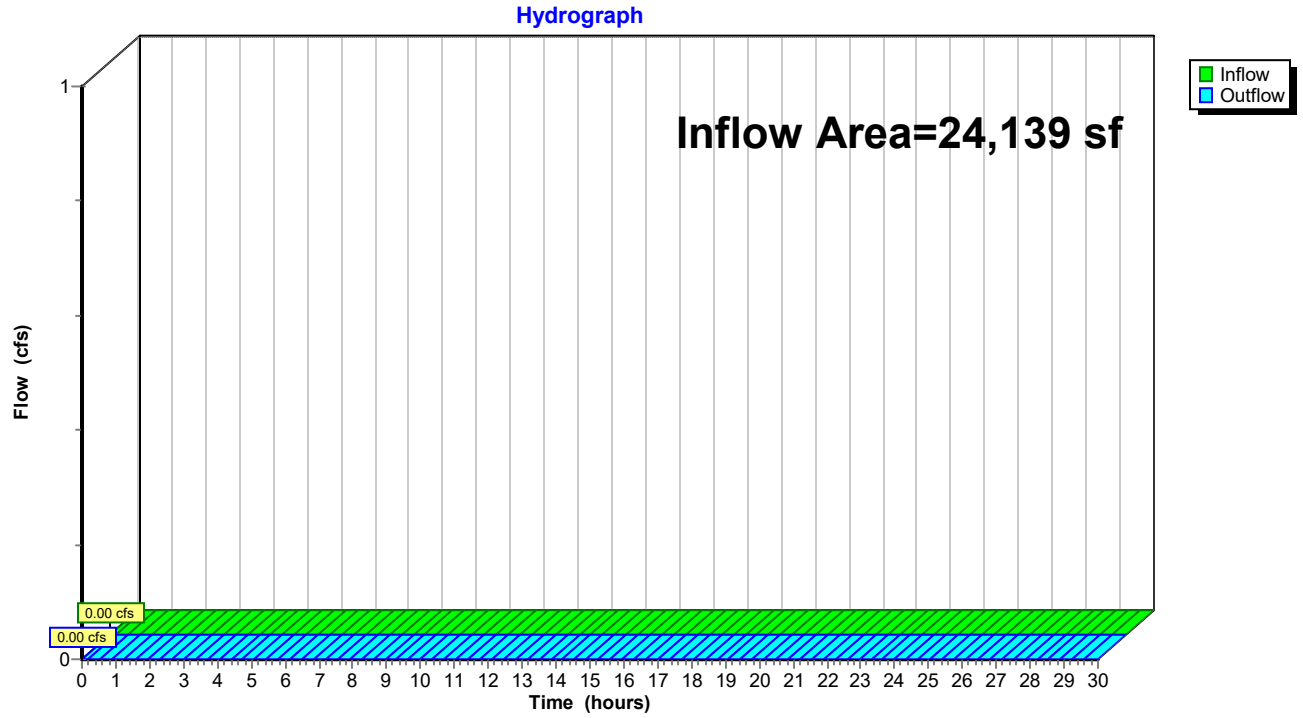
Summary for Reach DP-3: DP-3

[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

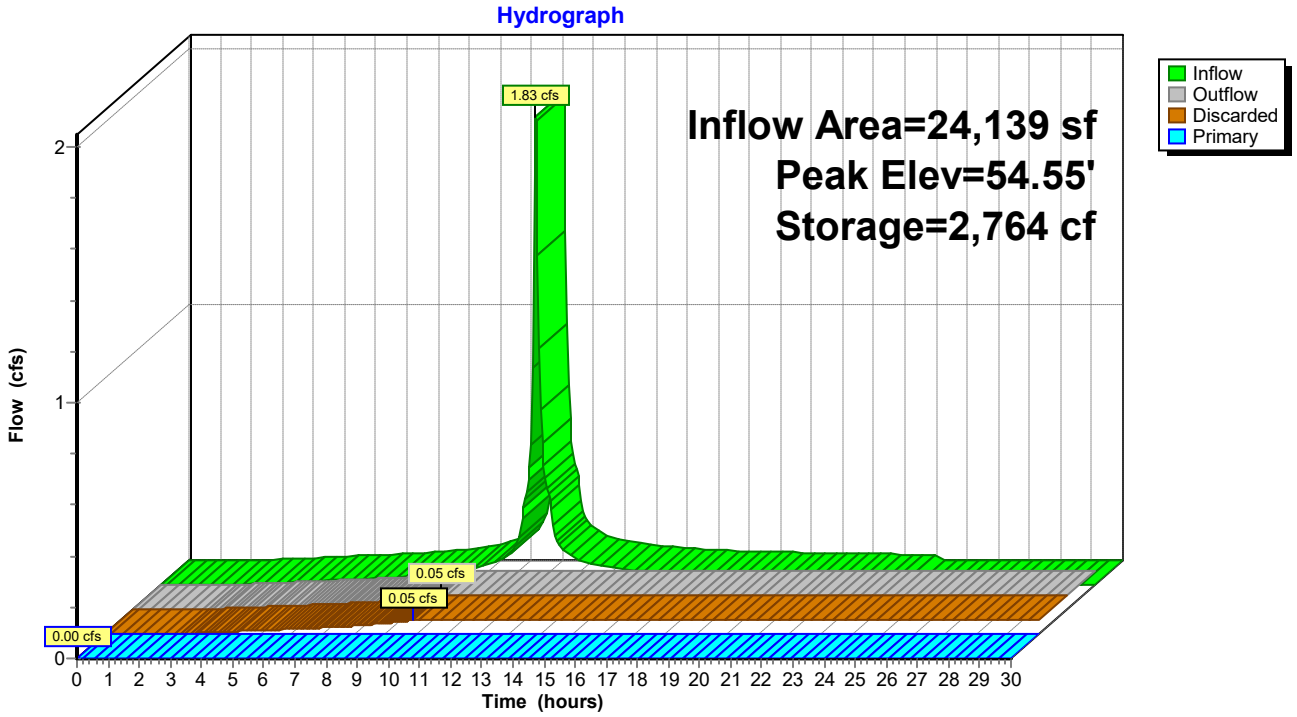
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
52.50	2,370	0	0
58.16	2,370	13,414	13,414

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**

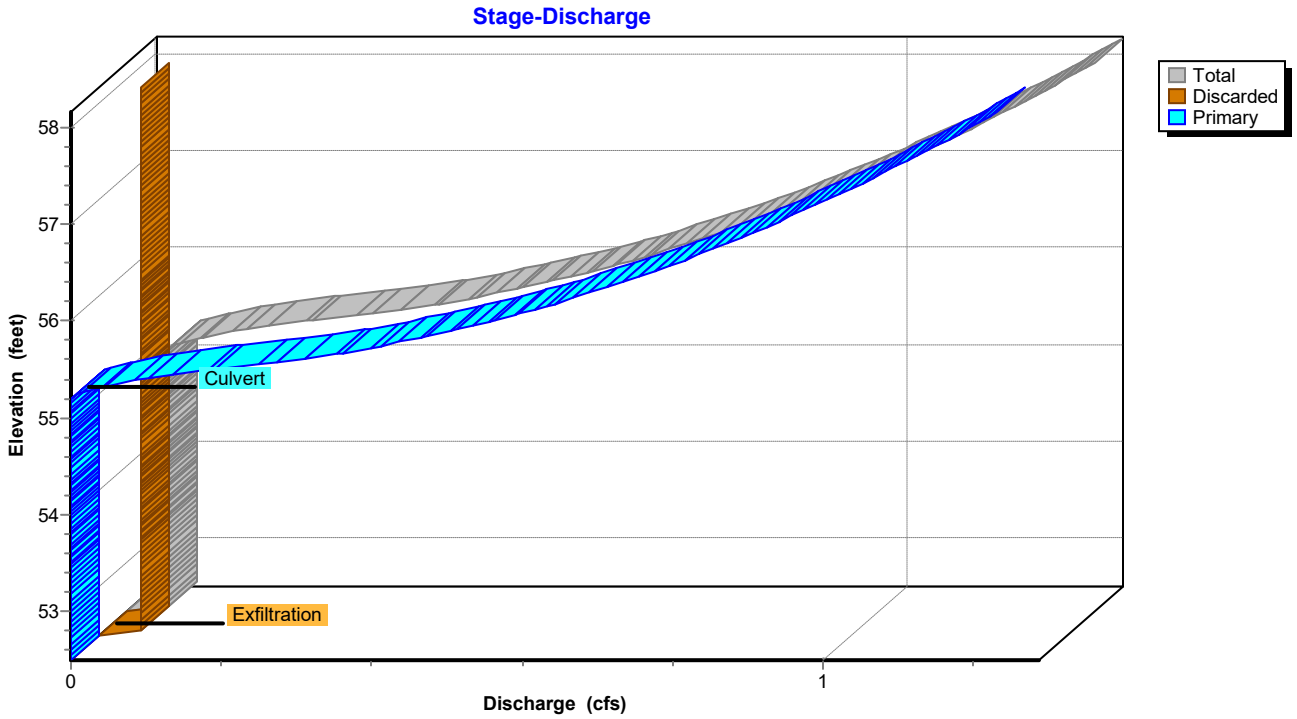
Discarded OutFlow Max=0.05 cfs @ 9.90 hrs HW=52.56' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.05 cfs)

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)

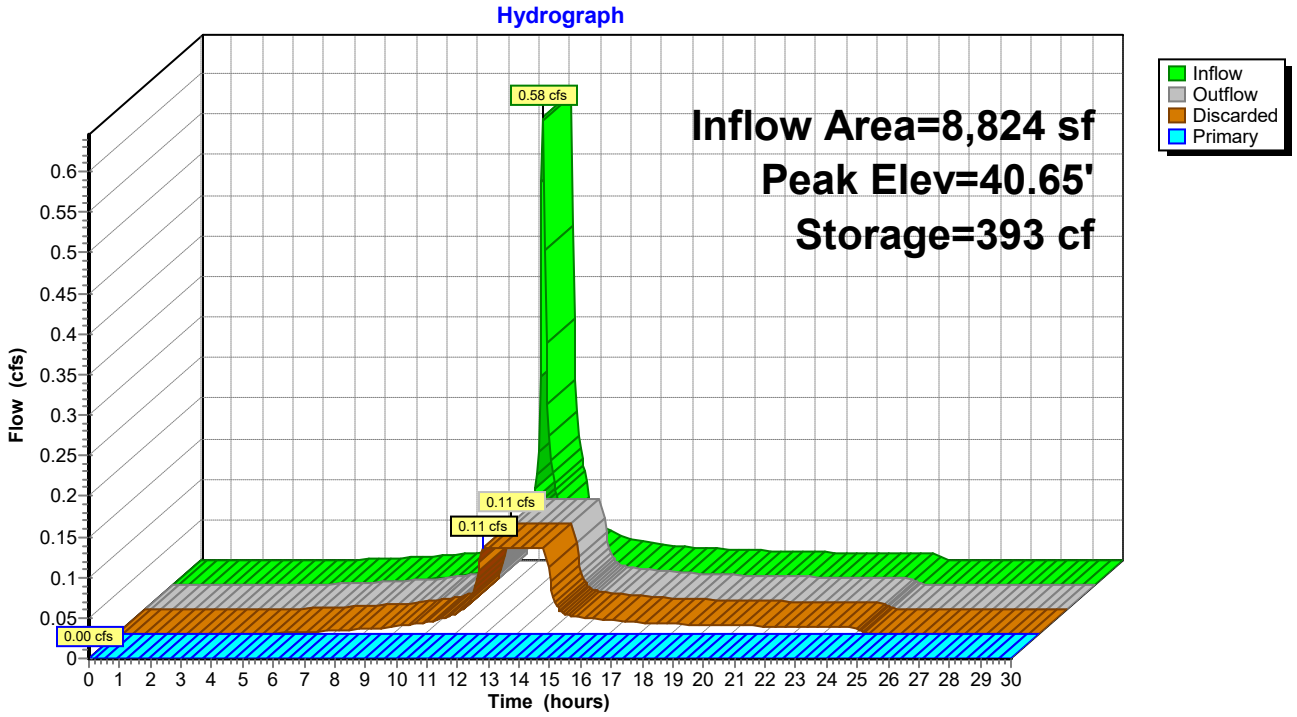
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	608	0	0
49.00	608	5,472	5,472

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

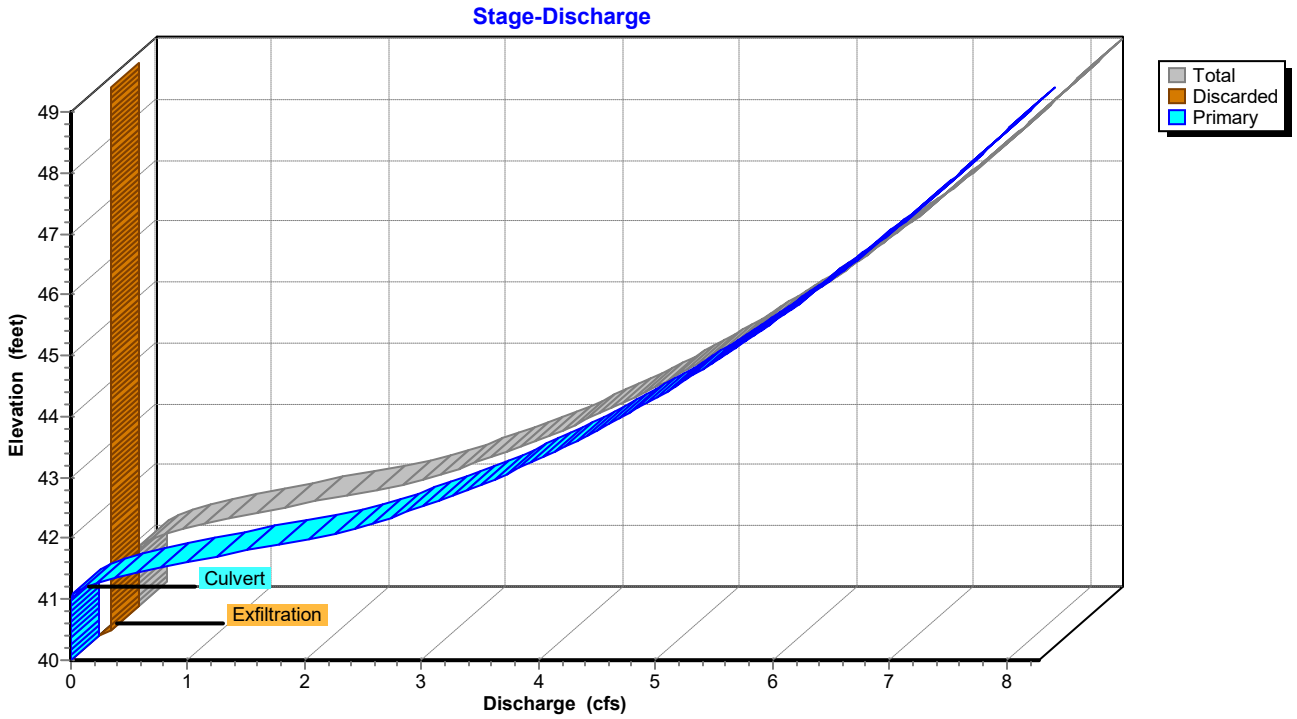
Discarded OutFlow Max=0.11 cfs @ 11.90 hrs HW=40.10' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

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

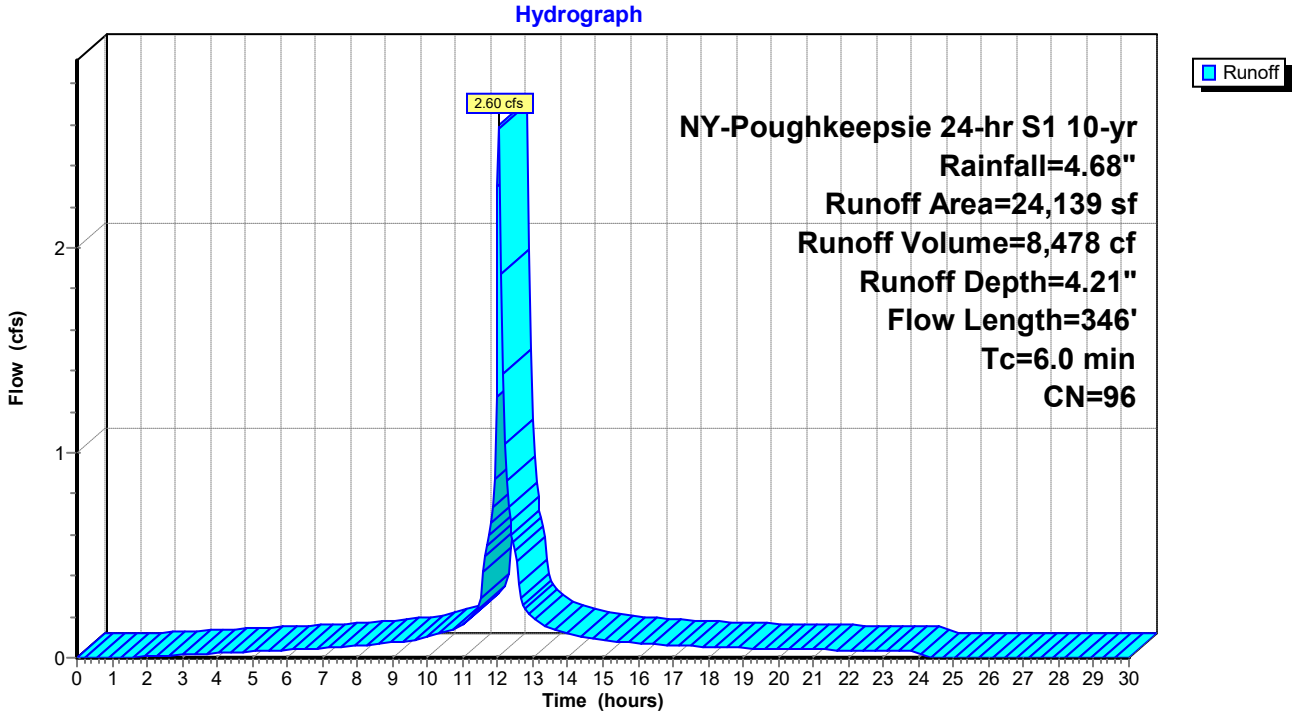
Runoff = 2.60 cfs @ 12.04 hrs, Volume= 8,478 cf, Depth= 4.21"
Routed to Pond 4P : Drywell

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

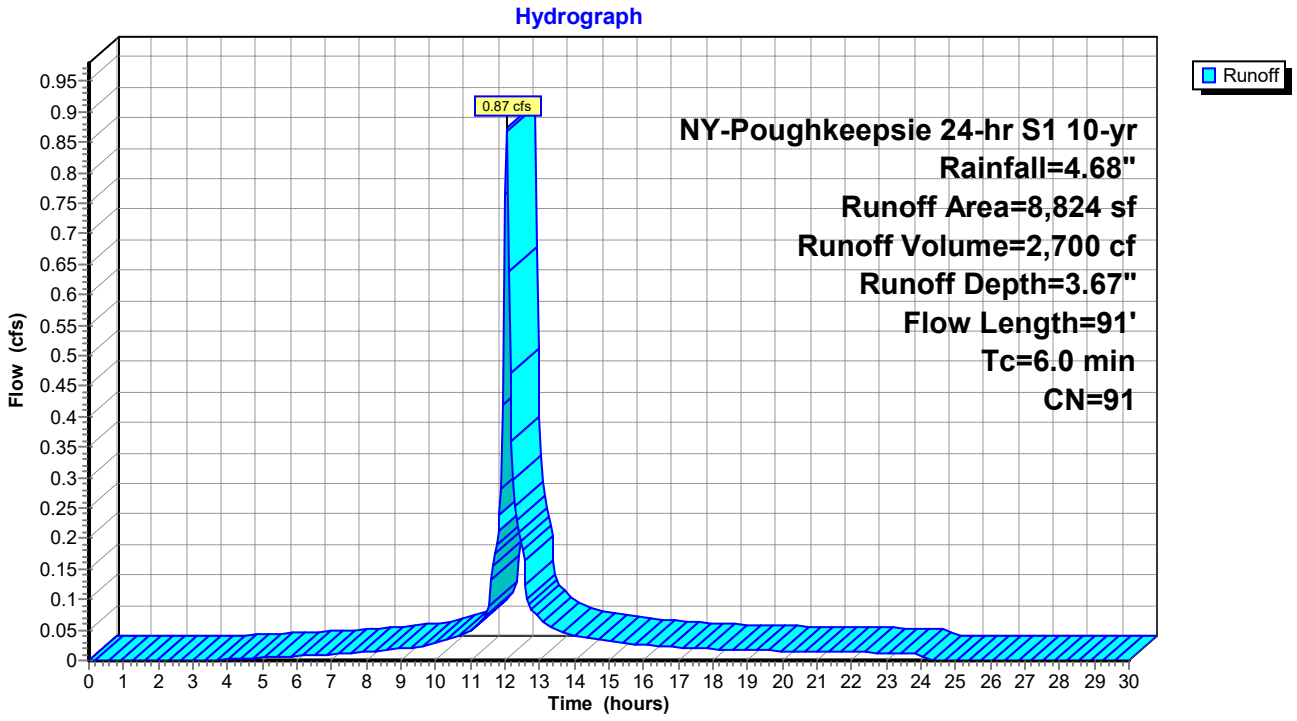
Runoff = 0.87 cfs @ 12.04 hrs, Volume= 2,700 cf, Depth= 3.67"
Routed to Pond UGC-1 : UGC-1

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

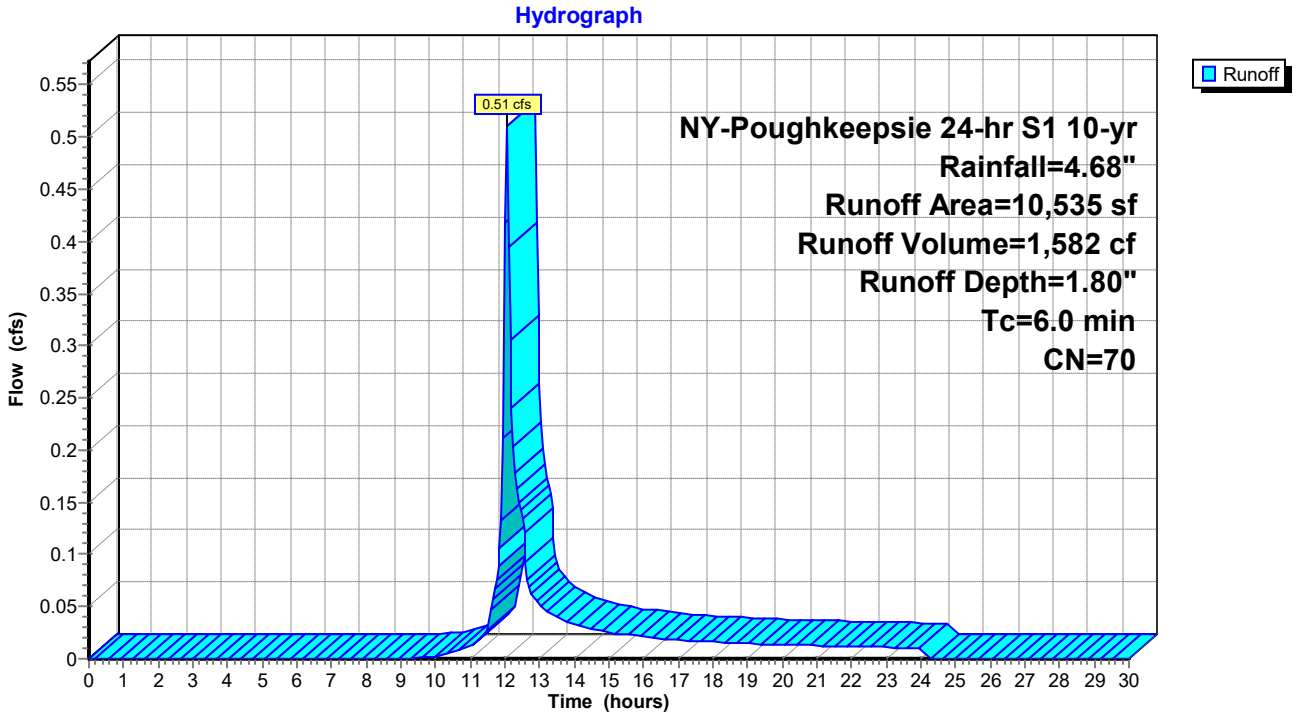
Runoff = 0.51 cfs @ 12.05 hrs, Volume= 1,582 cf, Depth= 1.80"
Routed to Reach DP-1 : DP-1

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

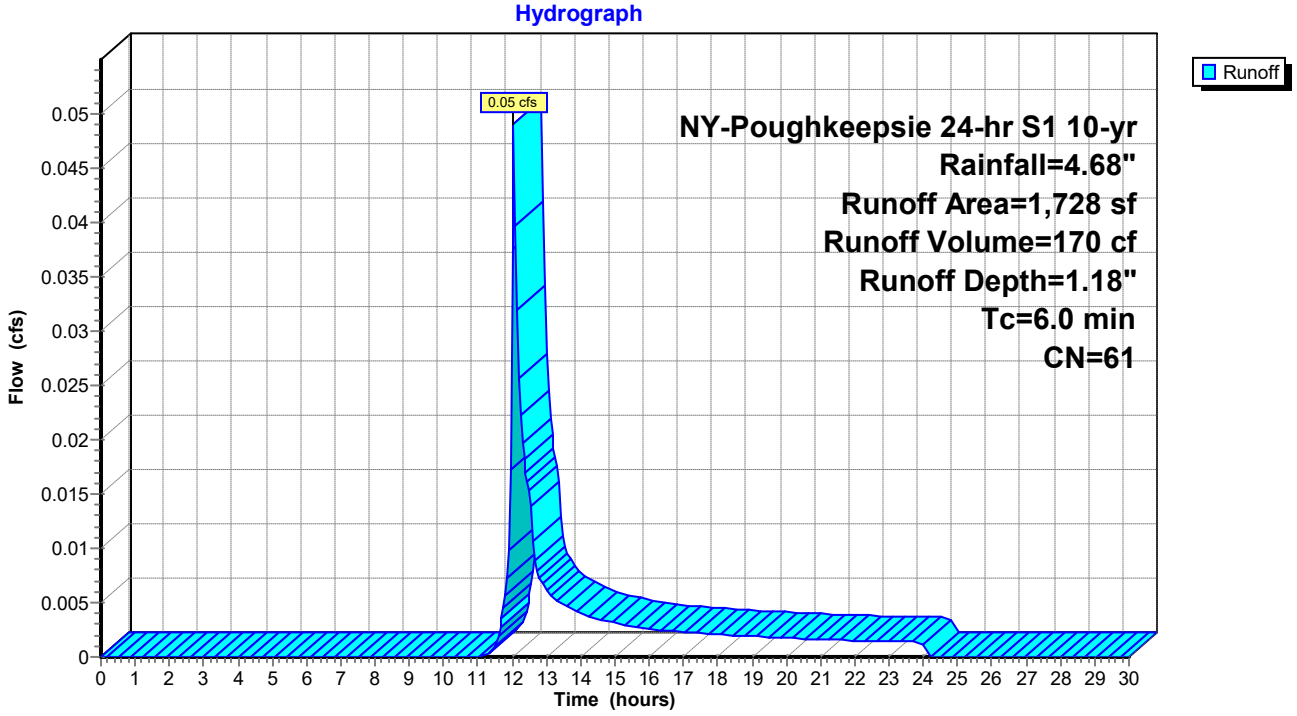
Runoff = 0.05 cfs @ 12.05 hrs, Volume= 170 cf, Depth= 1.18"
Routed to Reach DP-2 : DP-2

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



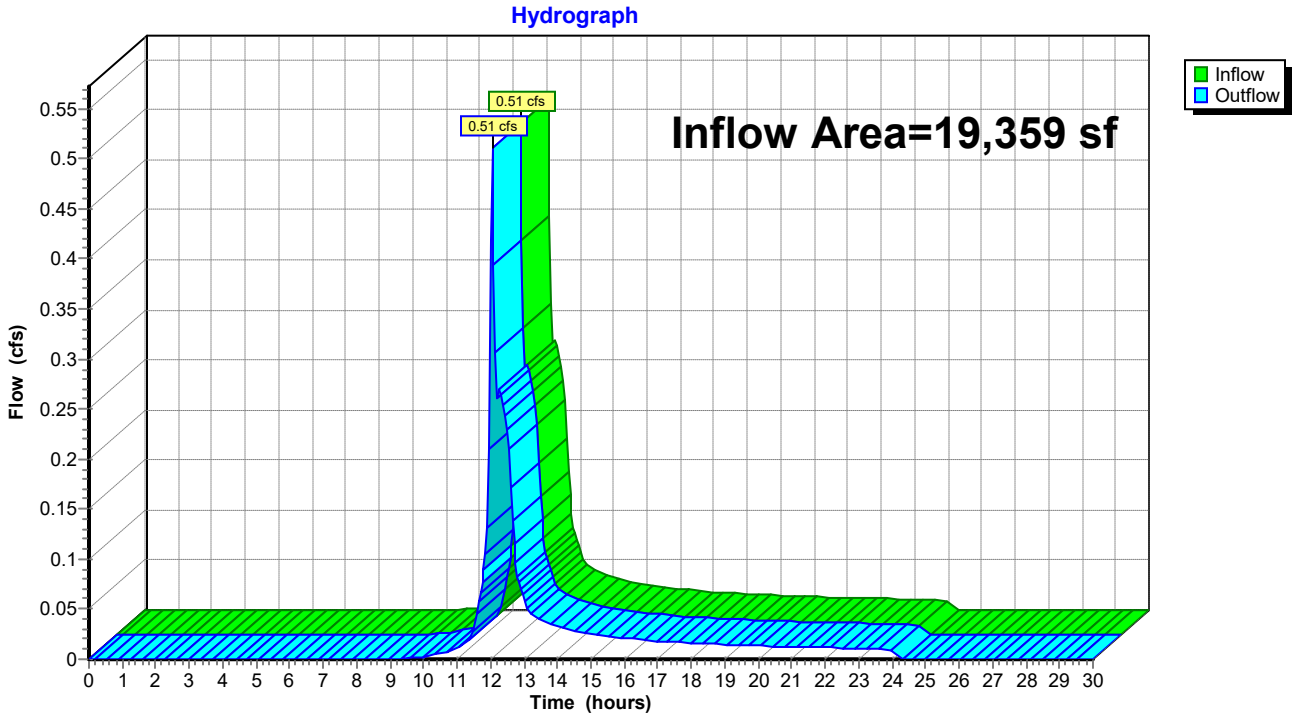
Summary for Reach DP-1: DP-1

[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



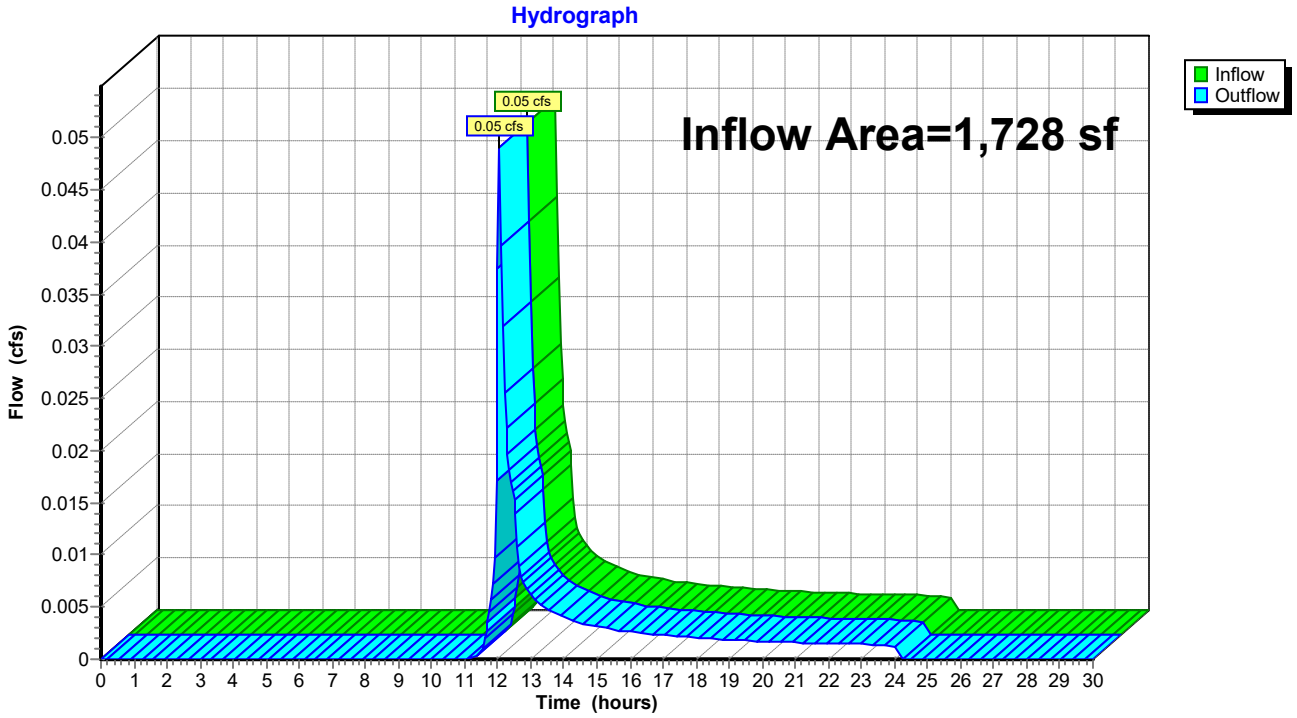
Summary for Reach DP-2: DP-2

[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



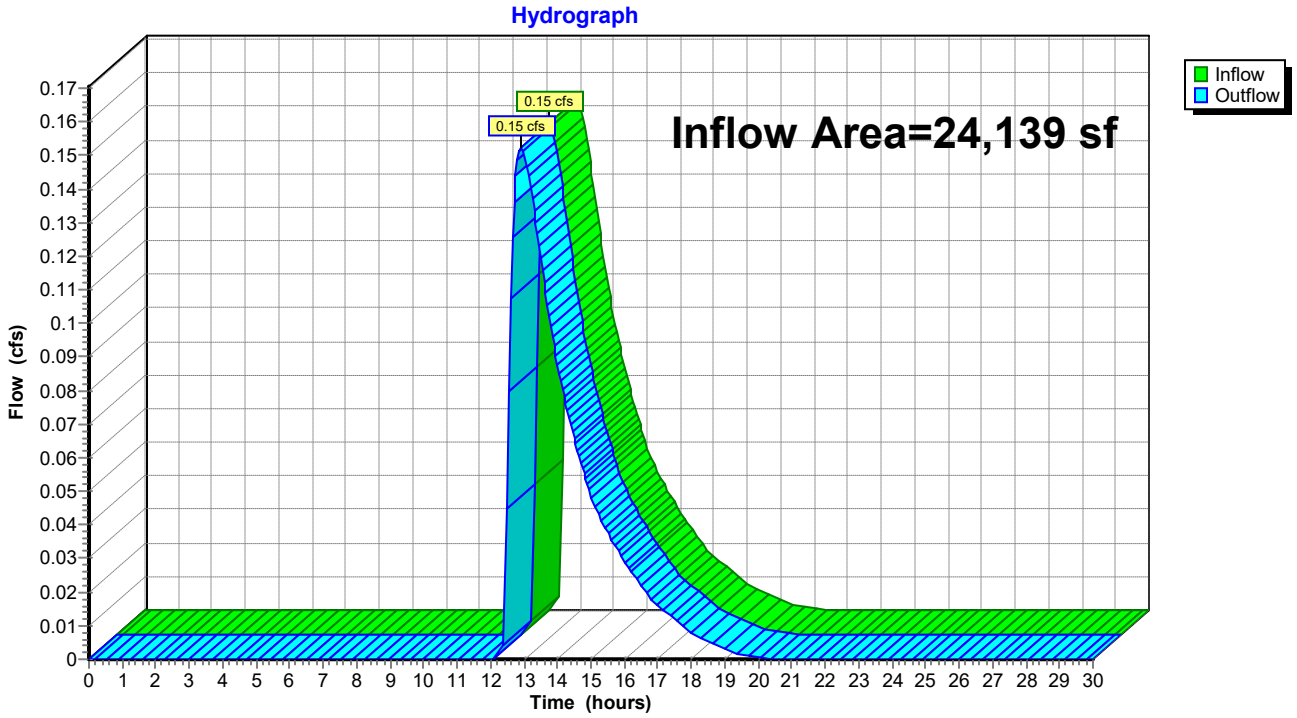
Summary for Reach DP-3: DP-3

[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

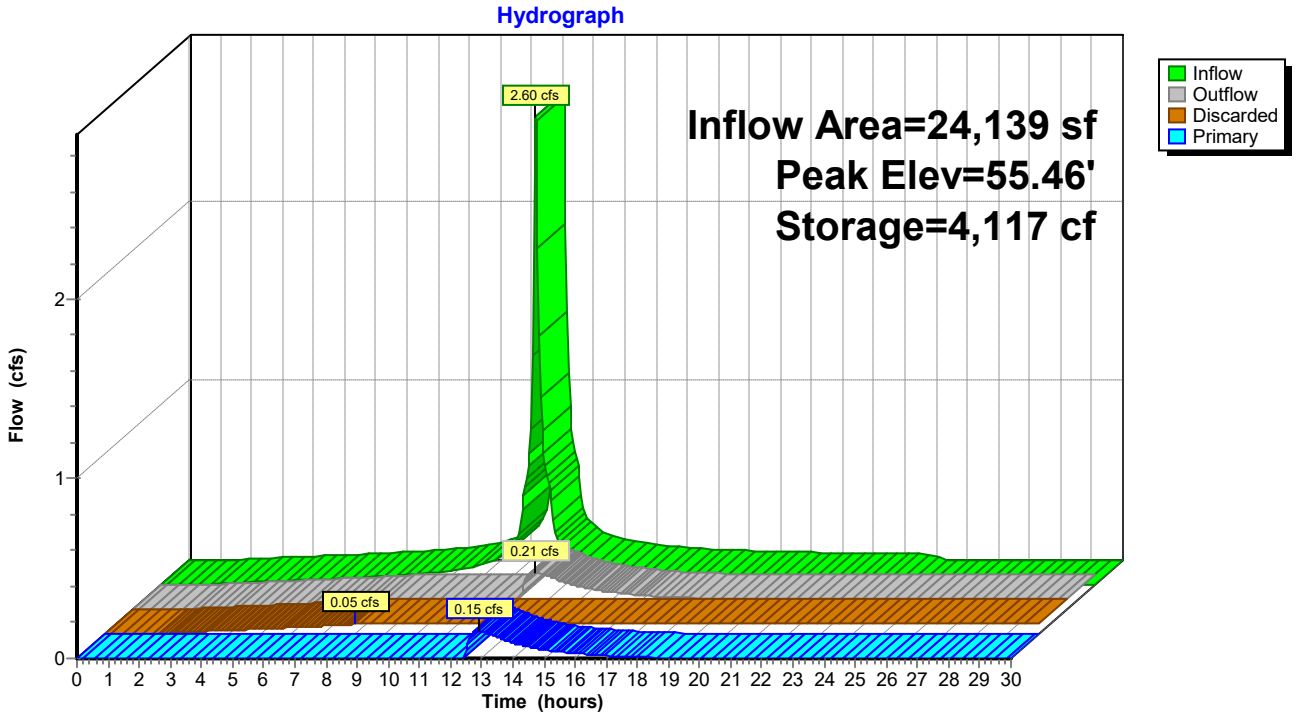
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
52.50	2,370	0	0
58.16	2,370	13,414	13,414

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**

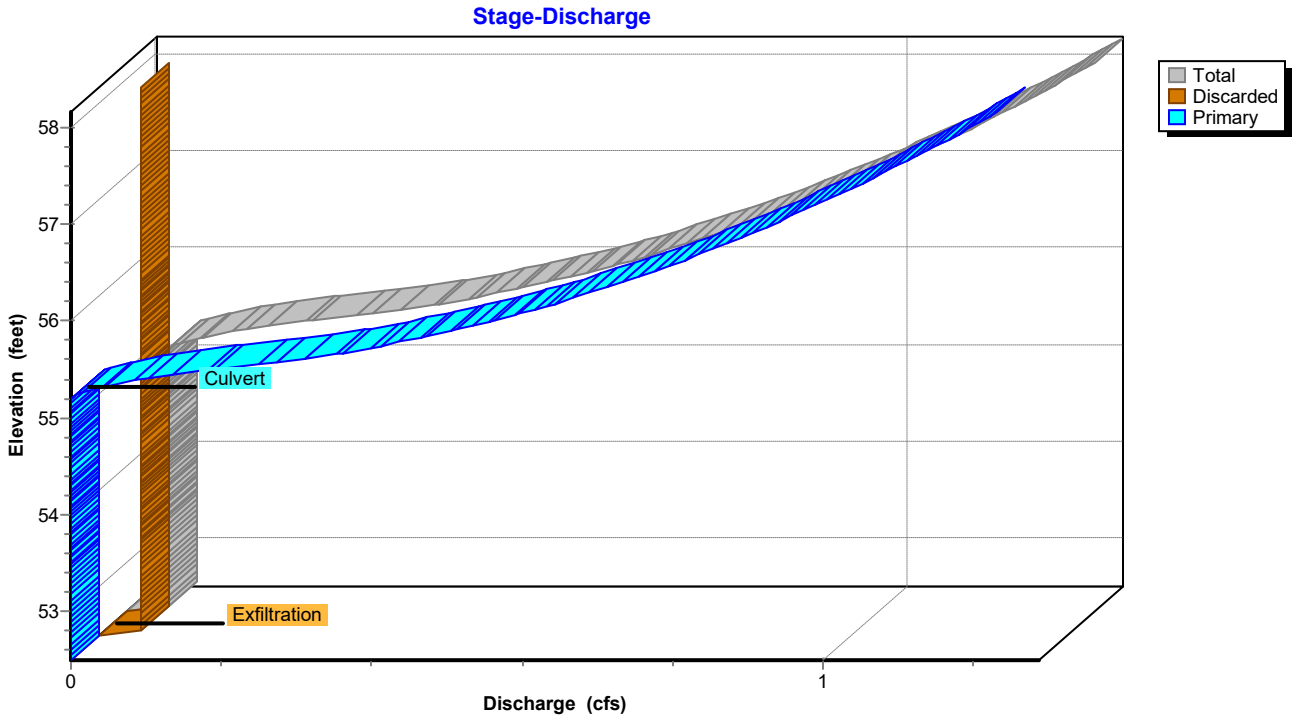
Discarded OutFlow Max=0.05 cfs @ 8.05 hrs HW=52.56' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.05 cfs)

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)

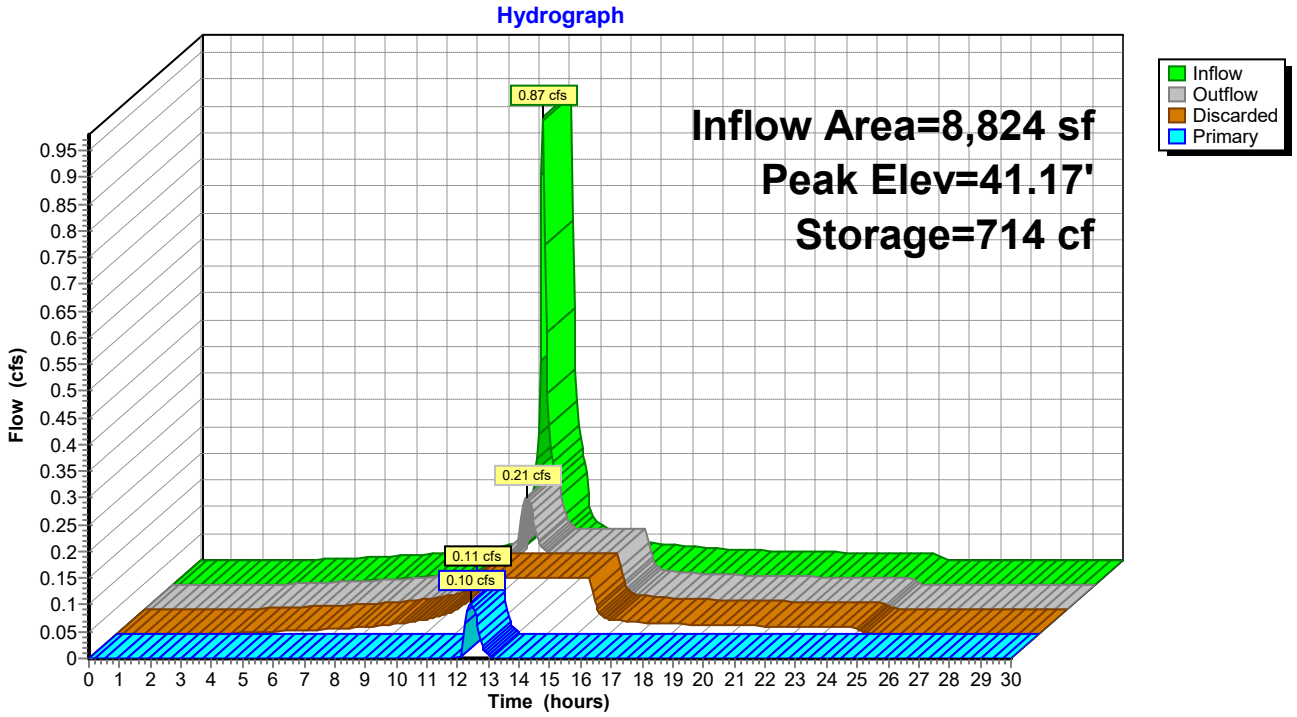
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	608	0	0
49.00	608	5,472	5,472

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

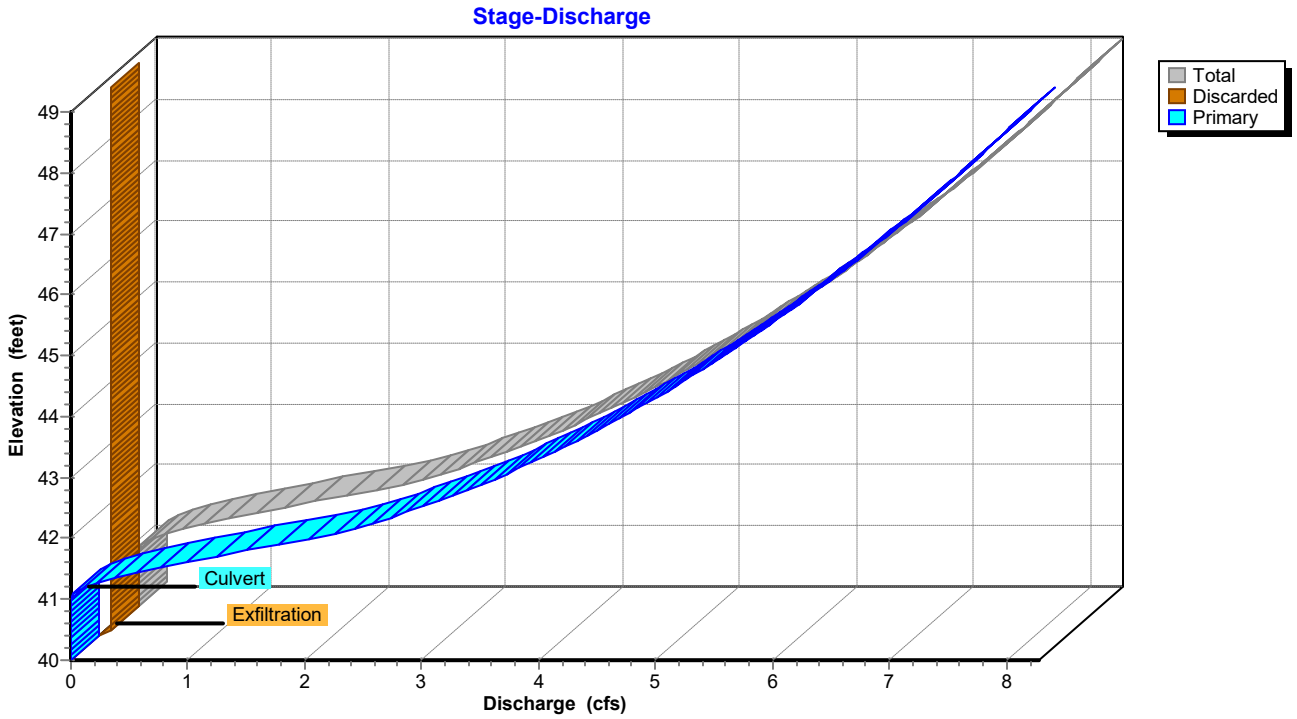
Discarded OutFlow Max=0.11 cfs @ 11.70 hrs HW=40.11' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

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

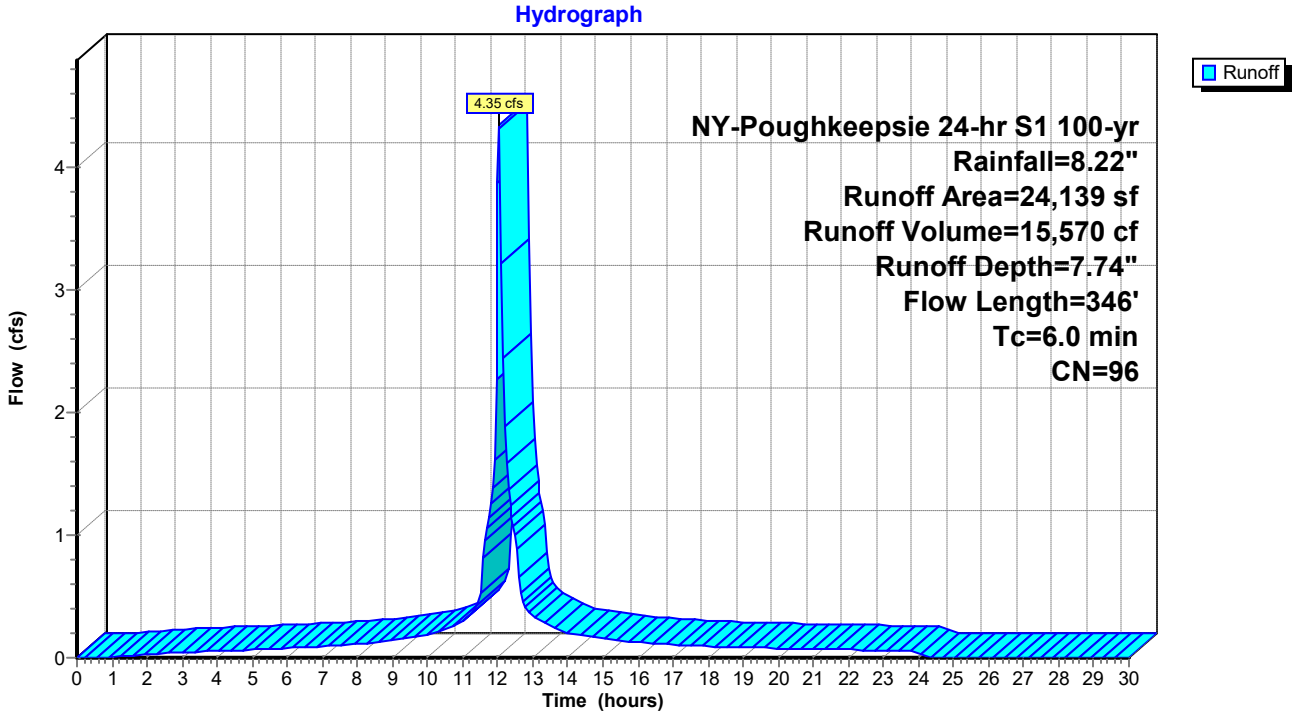
Runoff = 4.35 cfs @ 12.04 hrs, Volume= 15,570 cf, Depth= 7.74"
Routed to Pond 4P : Drywell

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

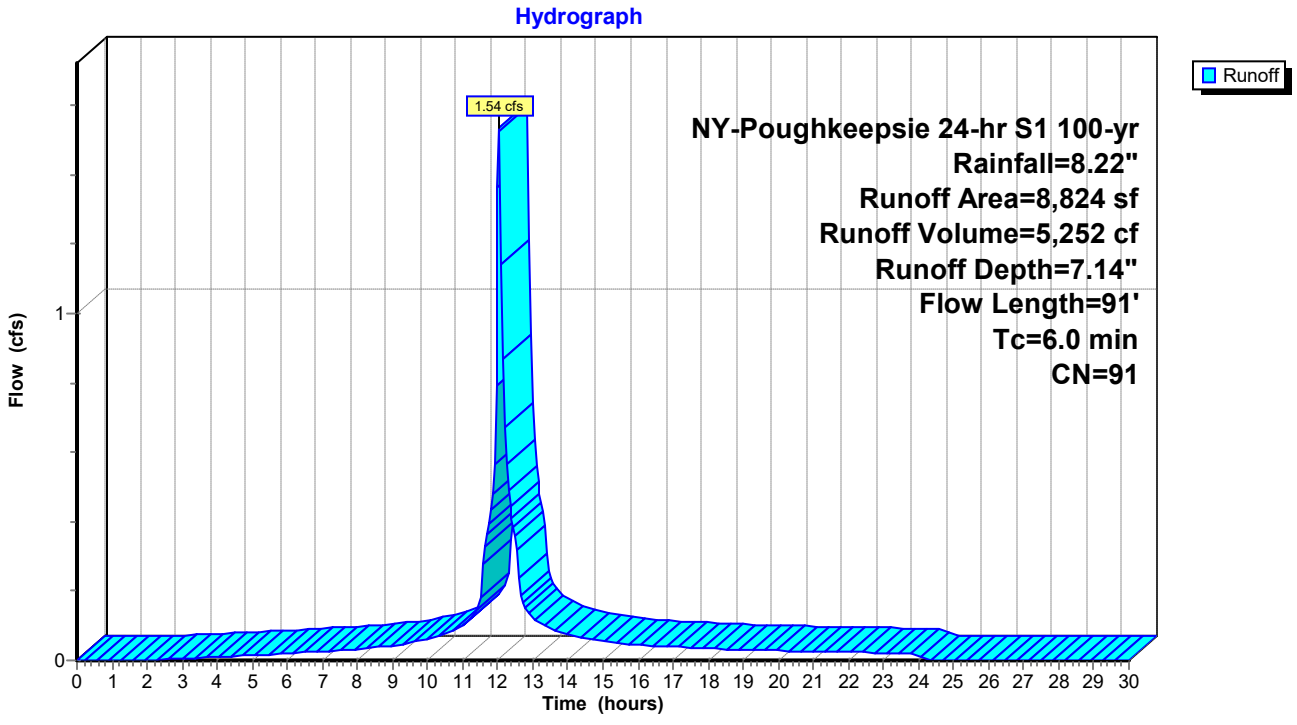
Runoff = 1.54 cfs @ 12.04 hrs, Volume= 5,252 cf, Depth= 7.14"
Routed to Pond UGC-1 : UGC-1

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

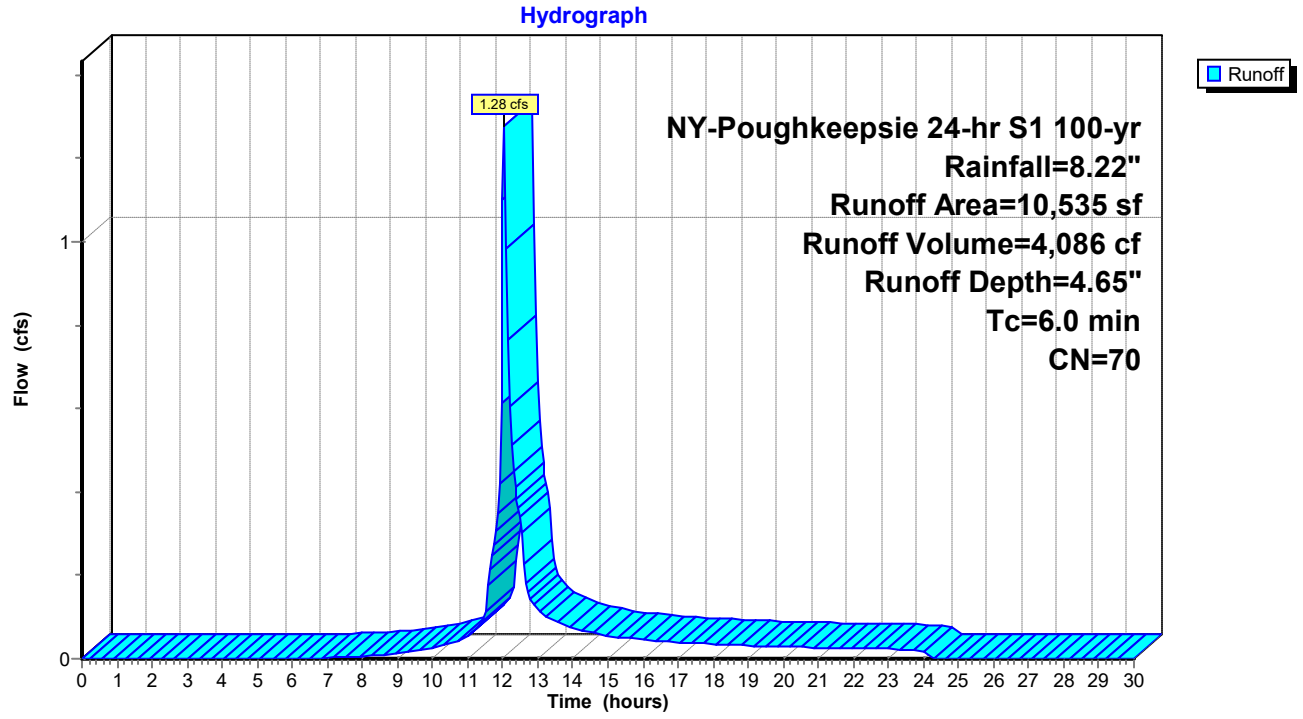
Runoff = 1.28 cfs @ 12.04 hrs, Volume= 4,086 cf, Depth= 4.65"
Routed to Reach DP-1 : DP-1

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

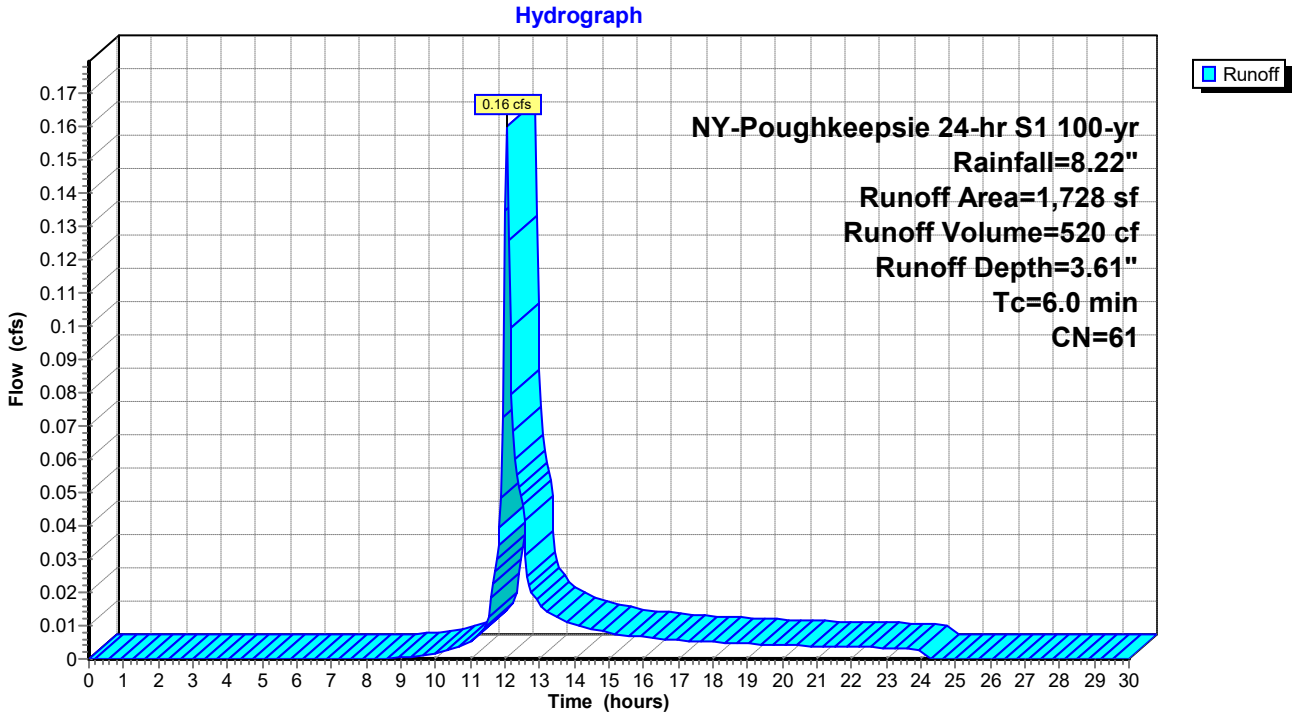
Runoff = 0.16 cfs @ 12.05 hrs, Volume= 520 cf, Depth= 3.61"
Routed to Reach DP-2 : DP-2

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



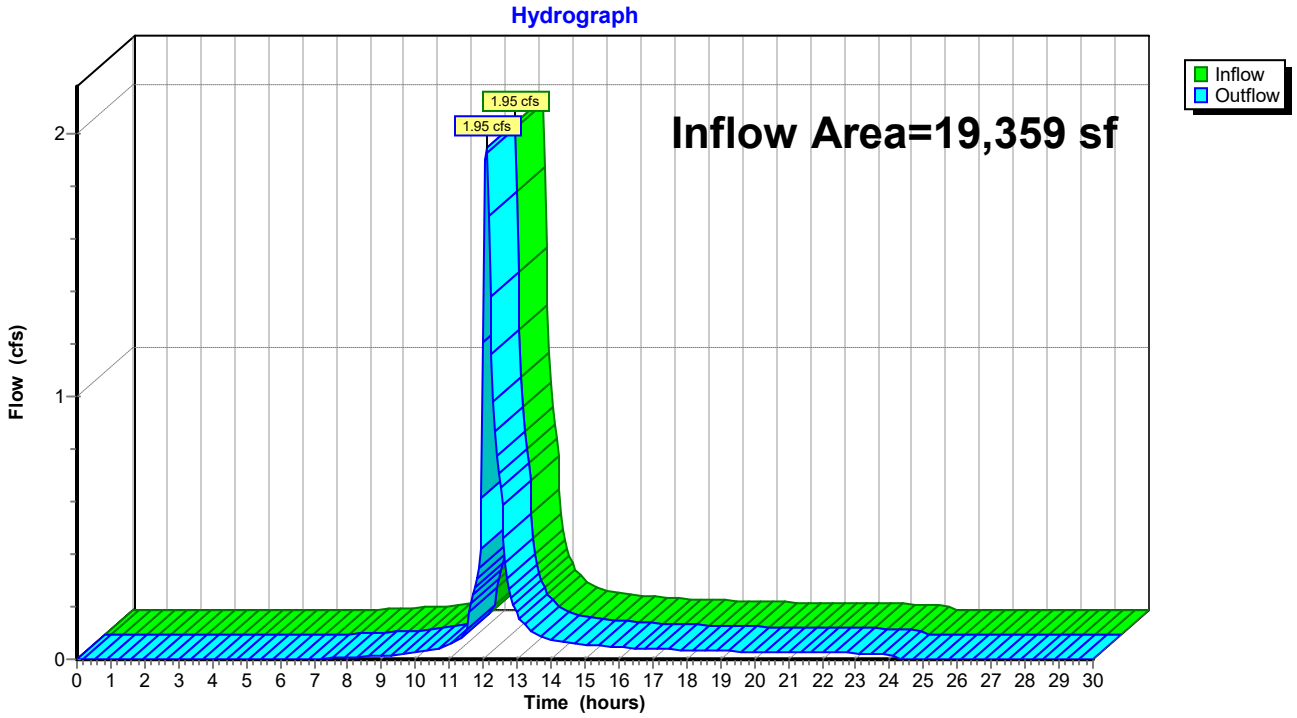
Summary for Reach DP-1: DP-1

[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



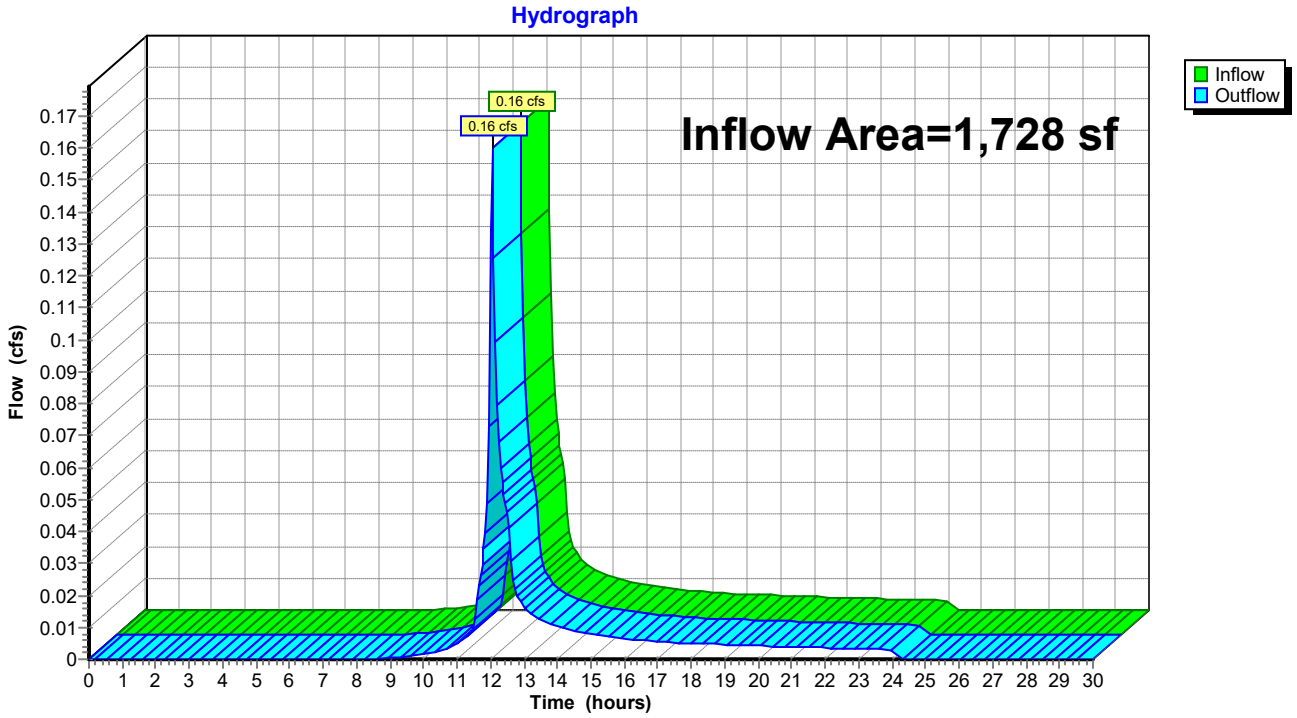
Summary for Reach DP-2: DP-2

[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



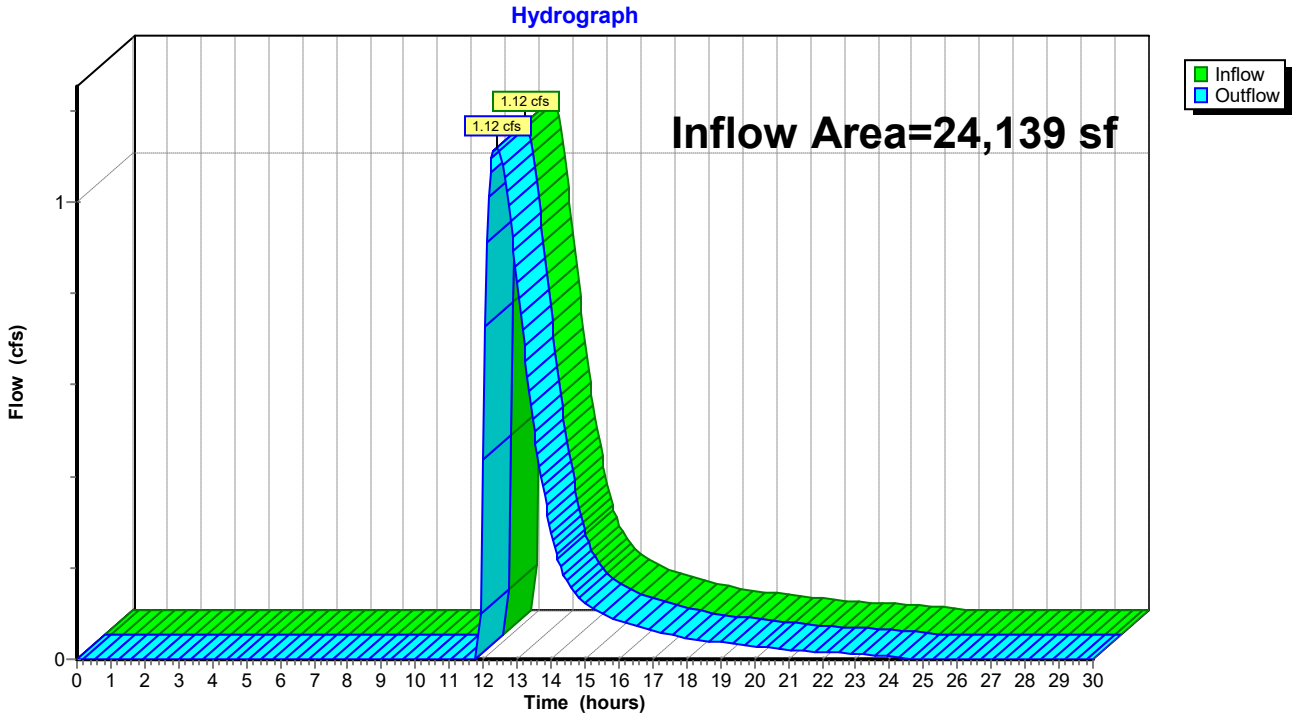
Summary for Reach DP-3: DP-3

[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

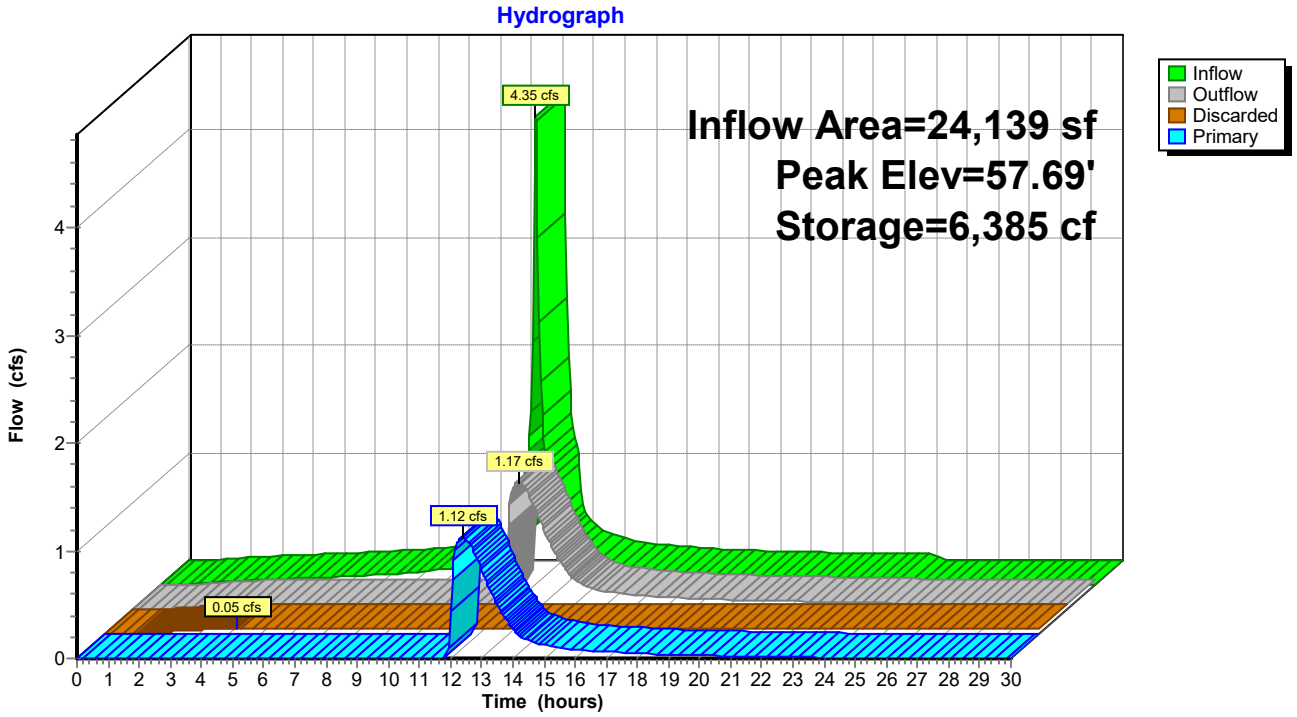
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
52.50	2,370	0	0
58.16	2,370	13,414	13,414

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**

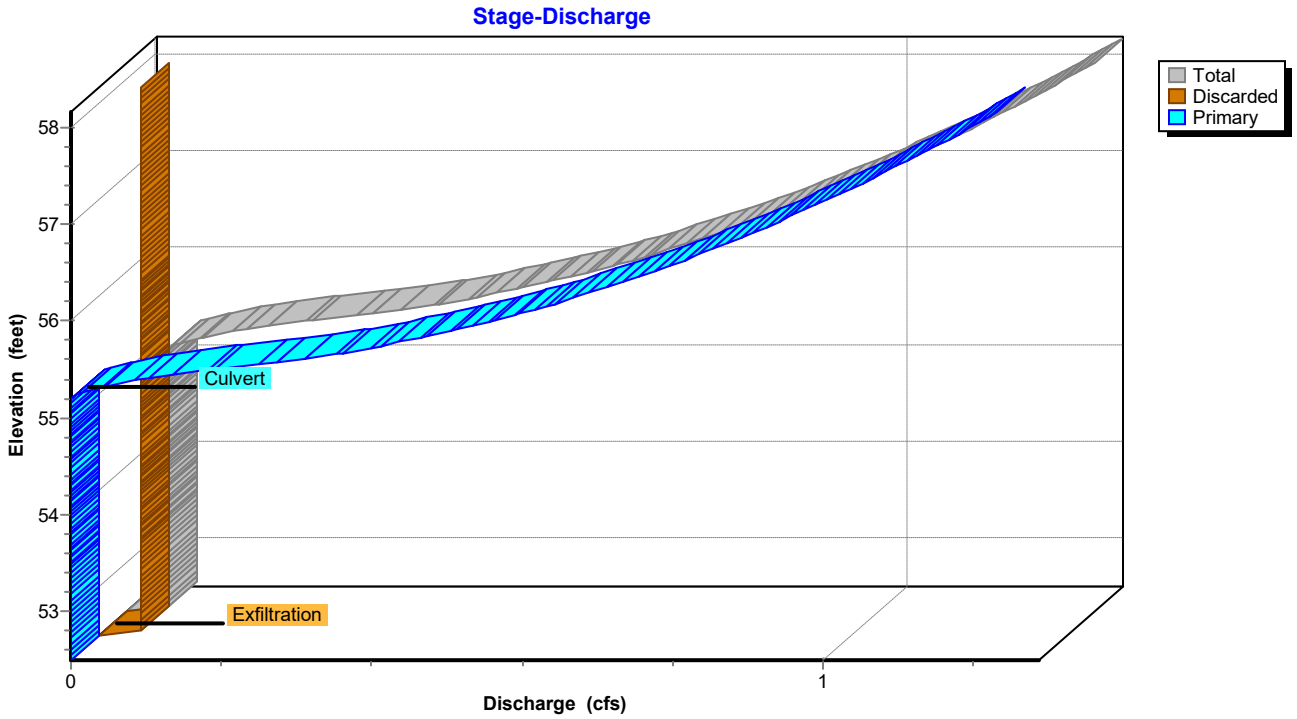
Discarded OutFlow Max=0.05 cfs @ 4.25 hrs HW=52.56' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.05 cfs)

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)

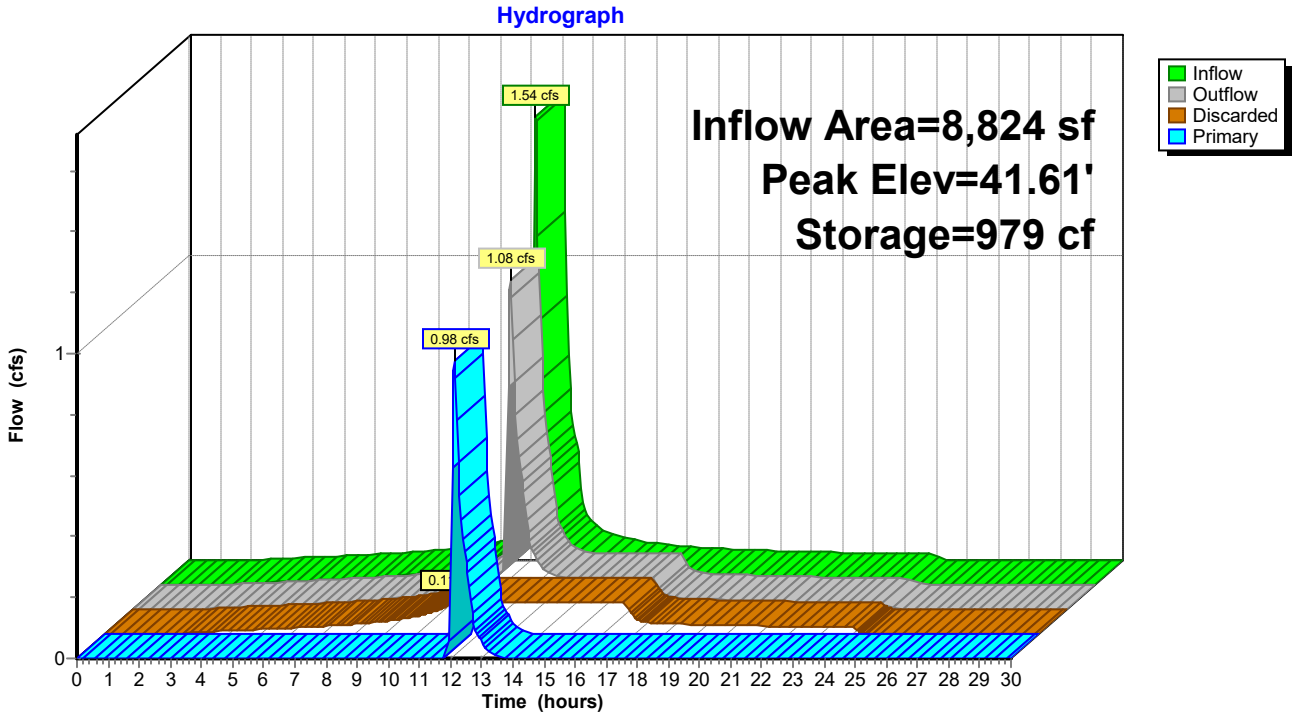
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	608	0	0
49.00	608	5,472	5,472

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

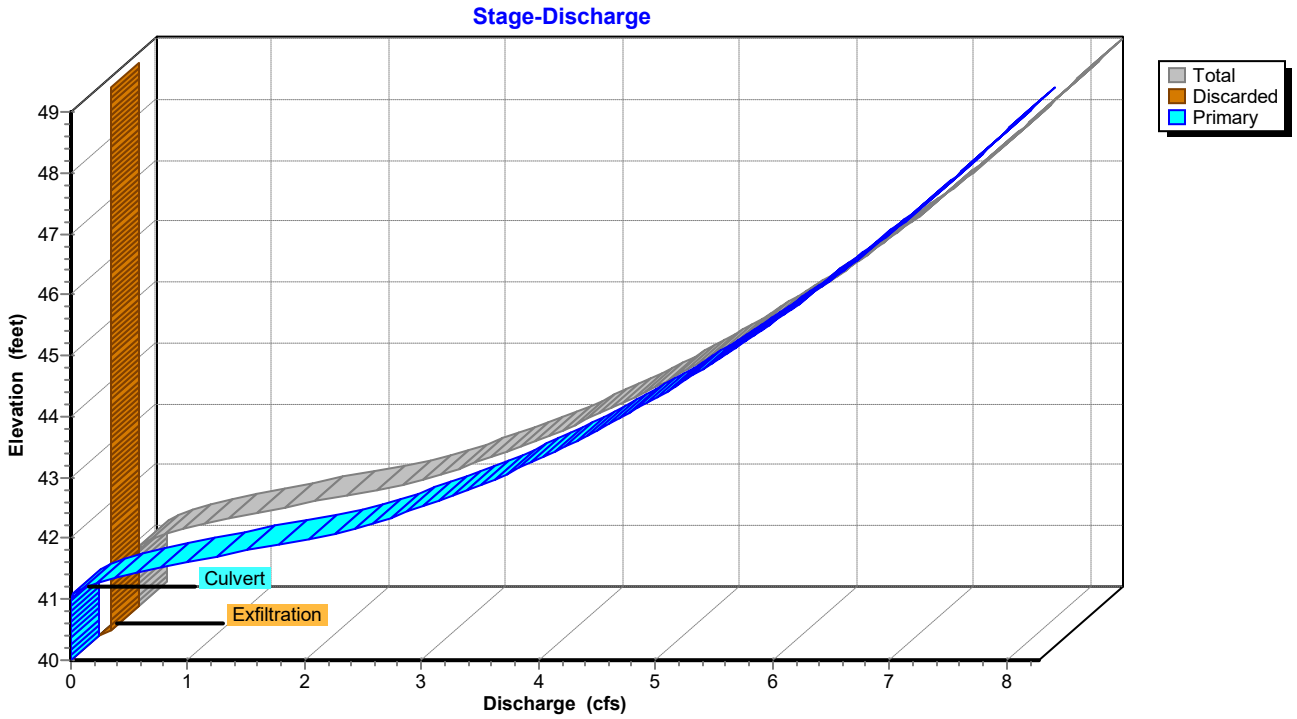
Discarded OutFlow Max=0.11 cfs @ 11.20 hrs HW=40.09' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

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

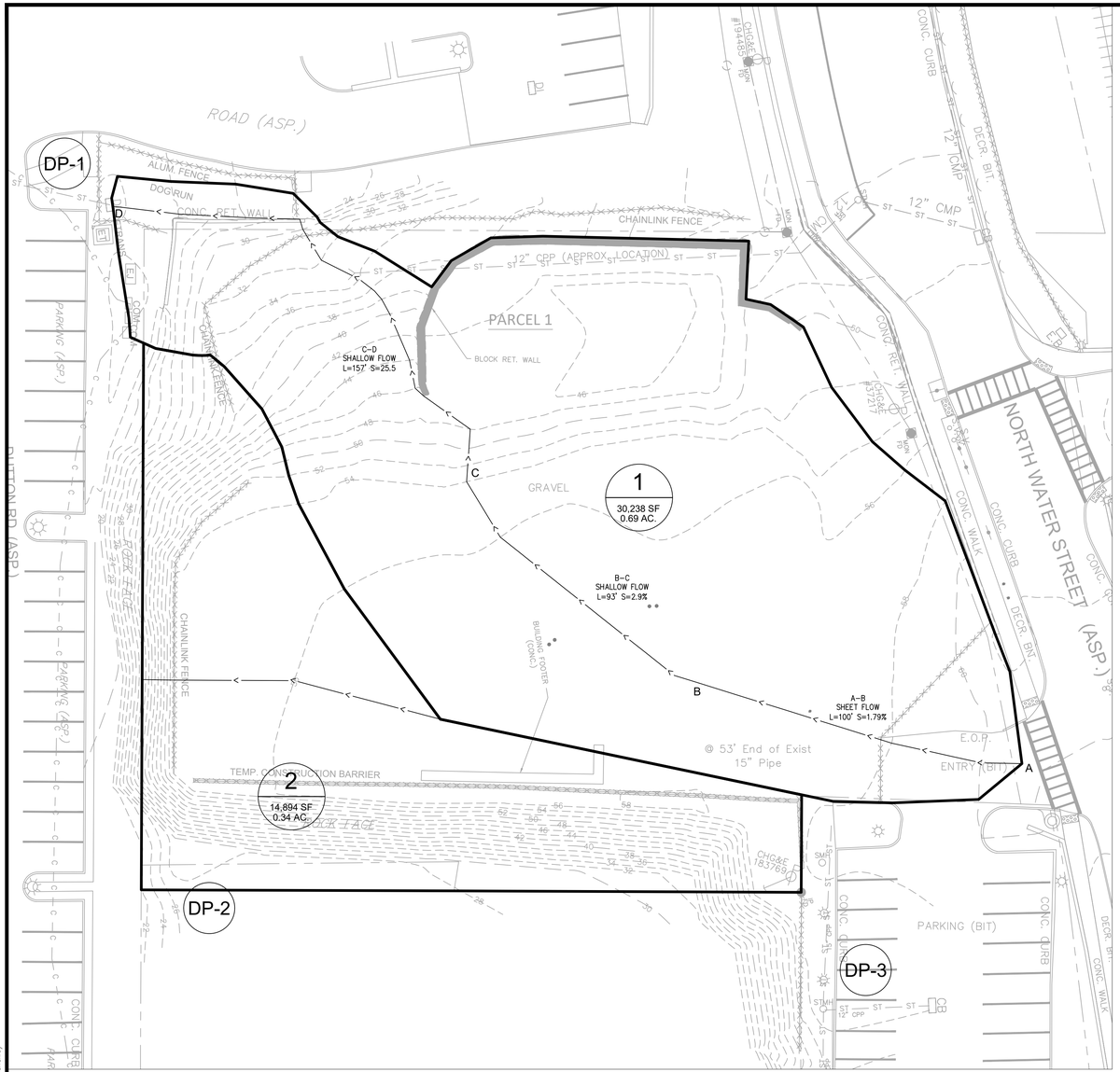


Stage-Area-Storage for Pond UGC-1: UGC-1

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**

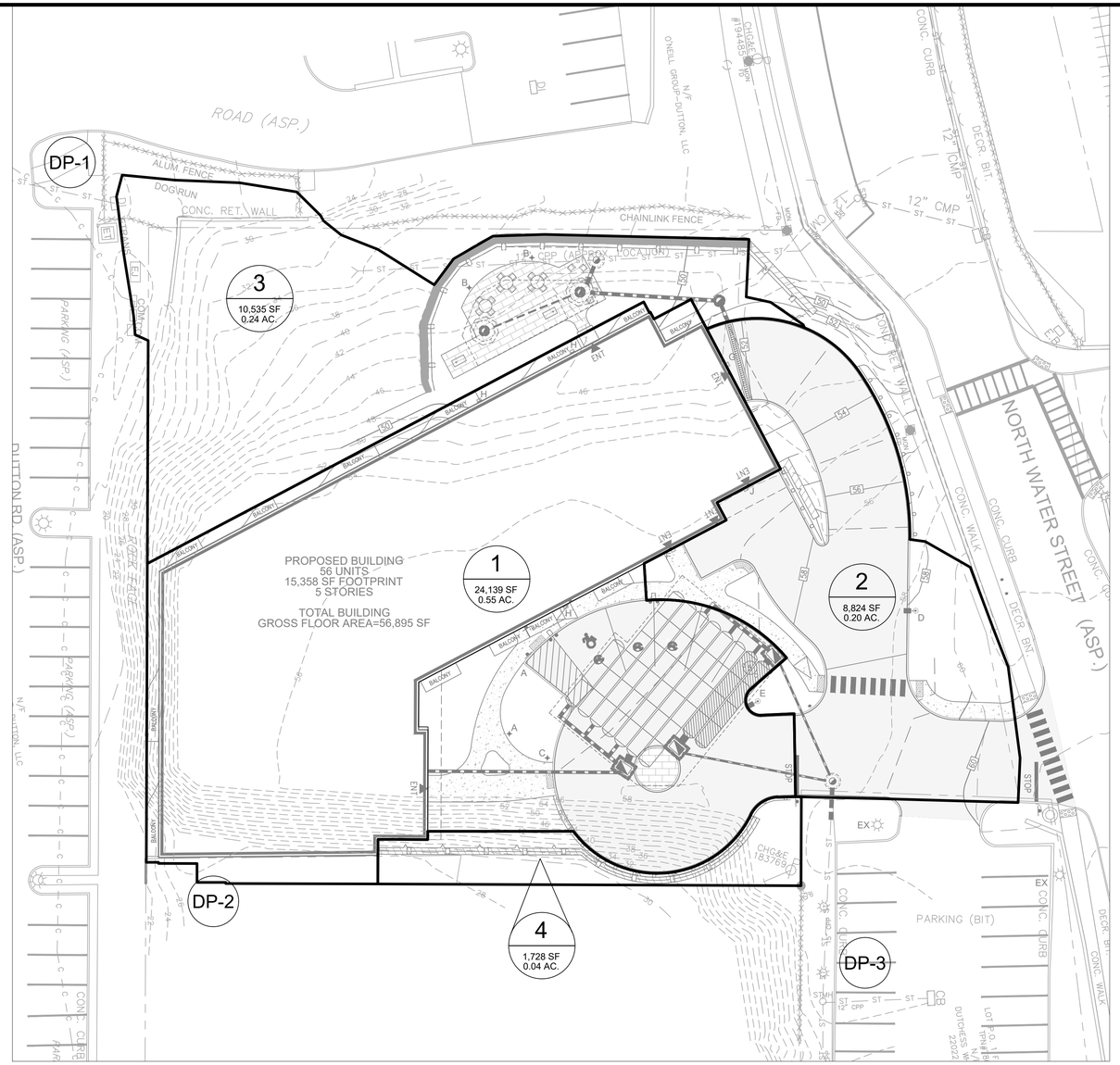
APPENDIX G

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

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

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2827

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.

DRAINAGE AREA MAPS

WATER STREET DEVELOPMENT

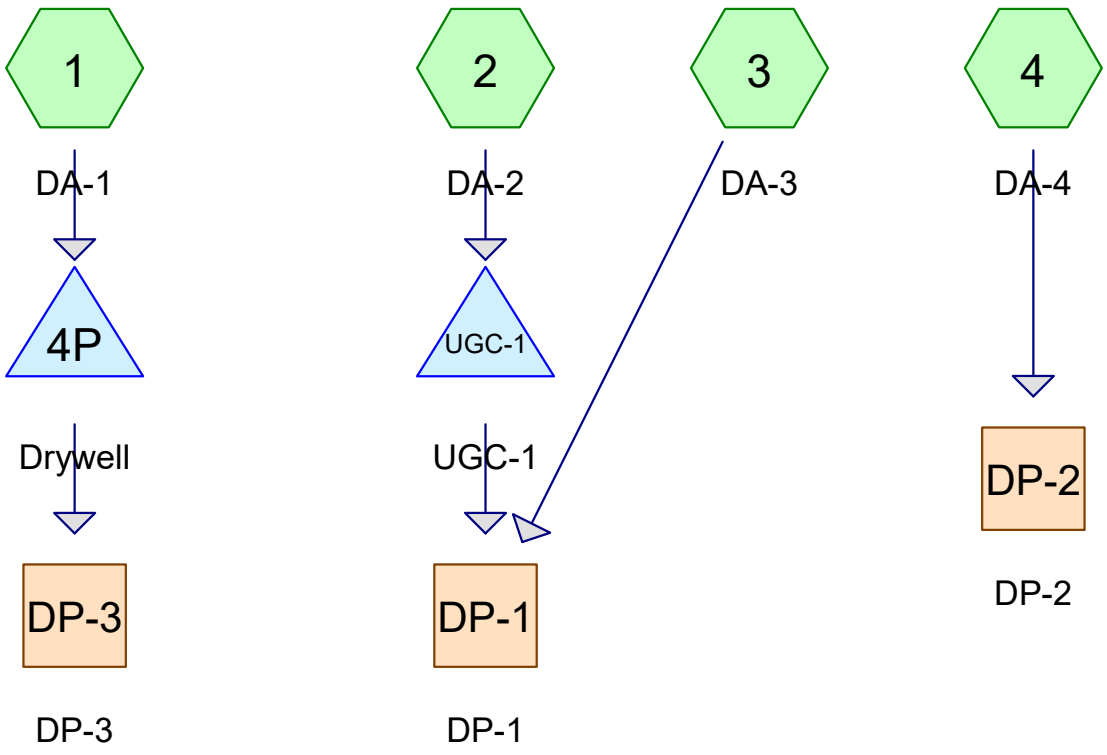
141 NORTH WATER STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

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

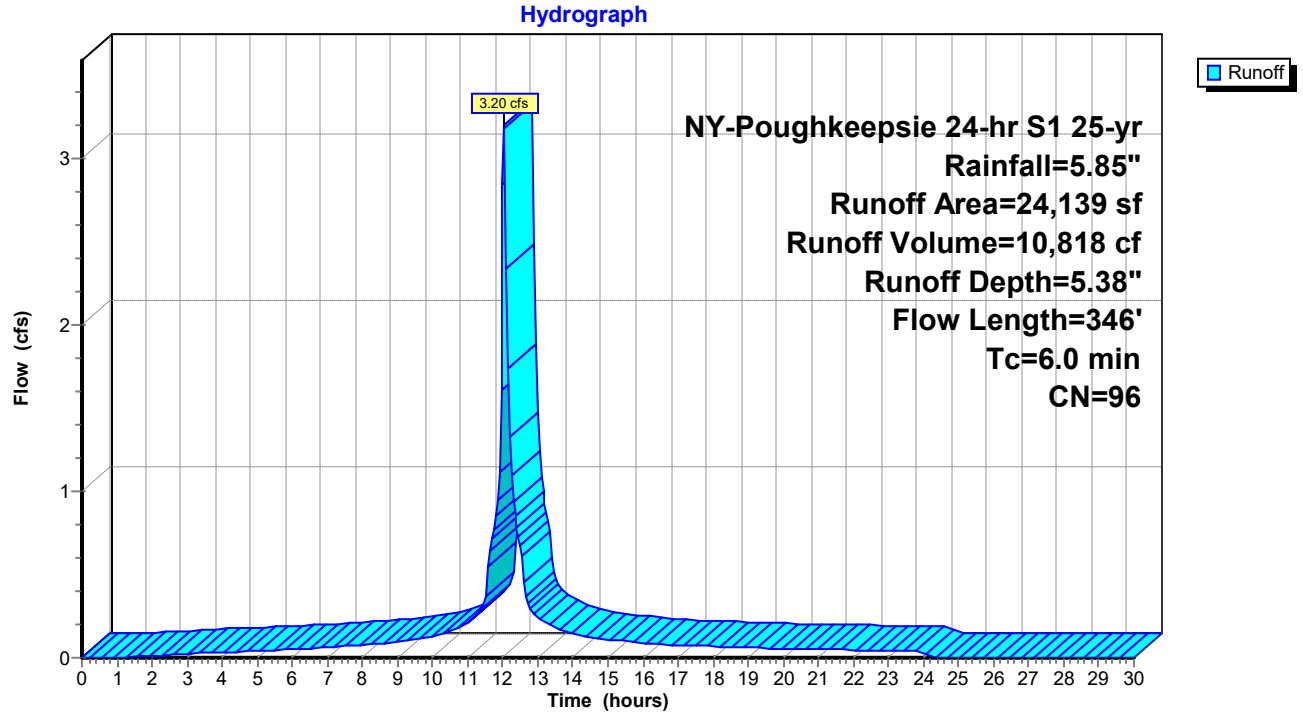
Runoff = 3.20 cfs @ 12.04 hrs, Volume= 10,818 cf, Depth= 5.38"
Routed to Pond 4P : Drywell

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

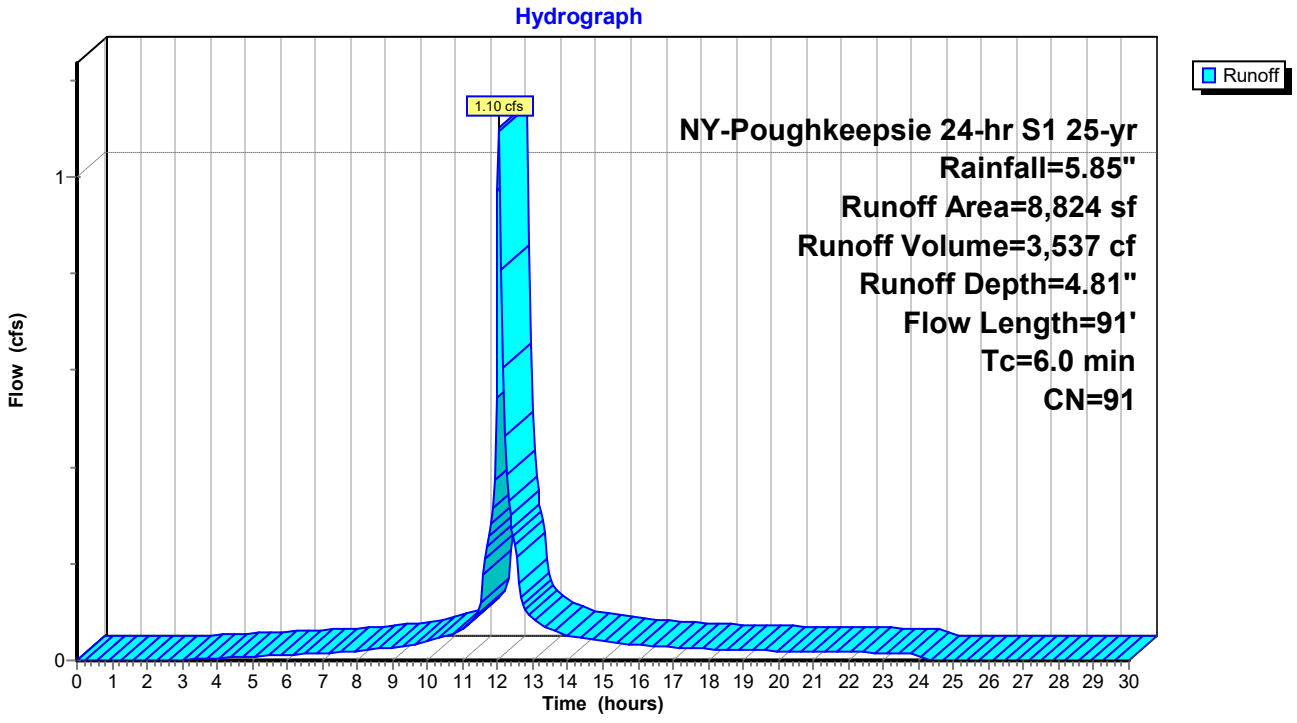
Runoff = 1.10 cfs @ 12.04 hrs, Volume= 3,537 cf, Depth= 4.81"
Routed to Pond UGC-1 : UGC-1

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

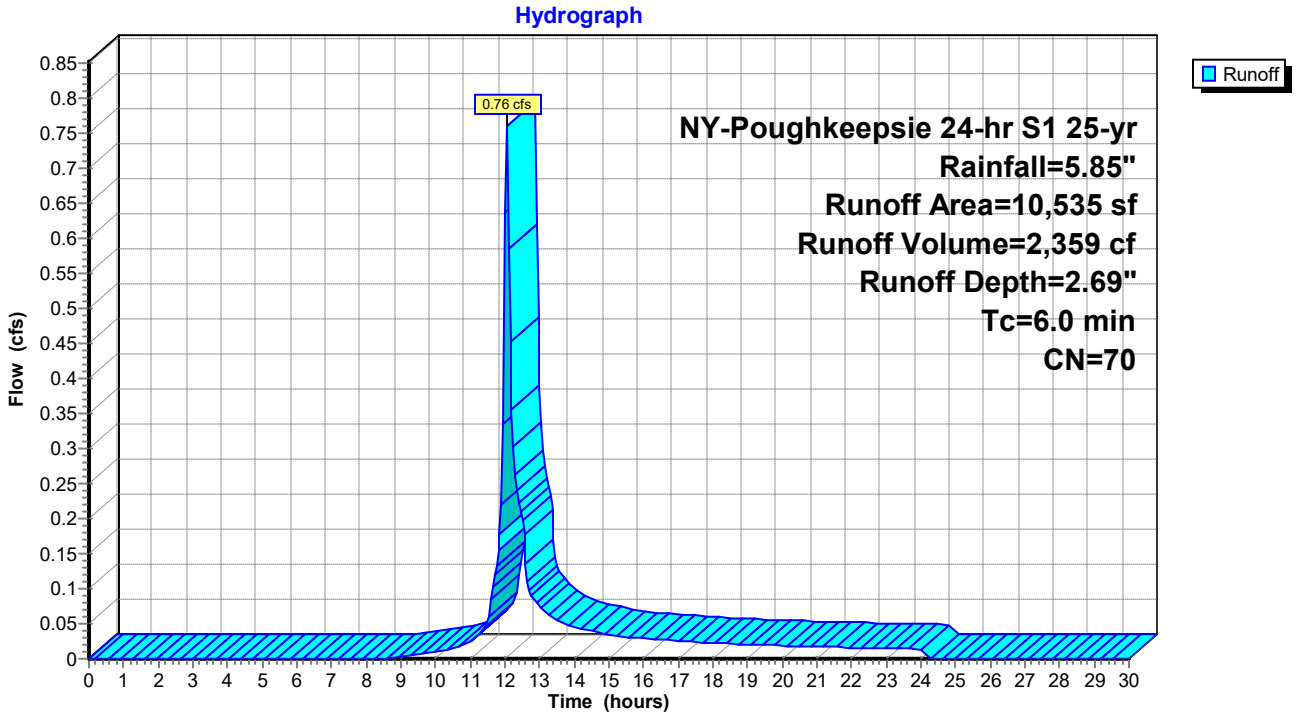
Runoff = 0.76 cfs @ 12.05 hrs, Volume= 2,359 cf, Depth= 2.69"
Routed to Reach DP-1 : DP-1

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

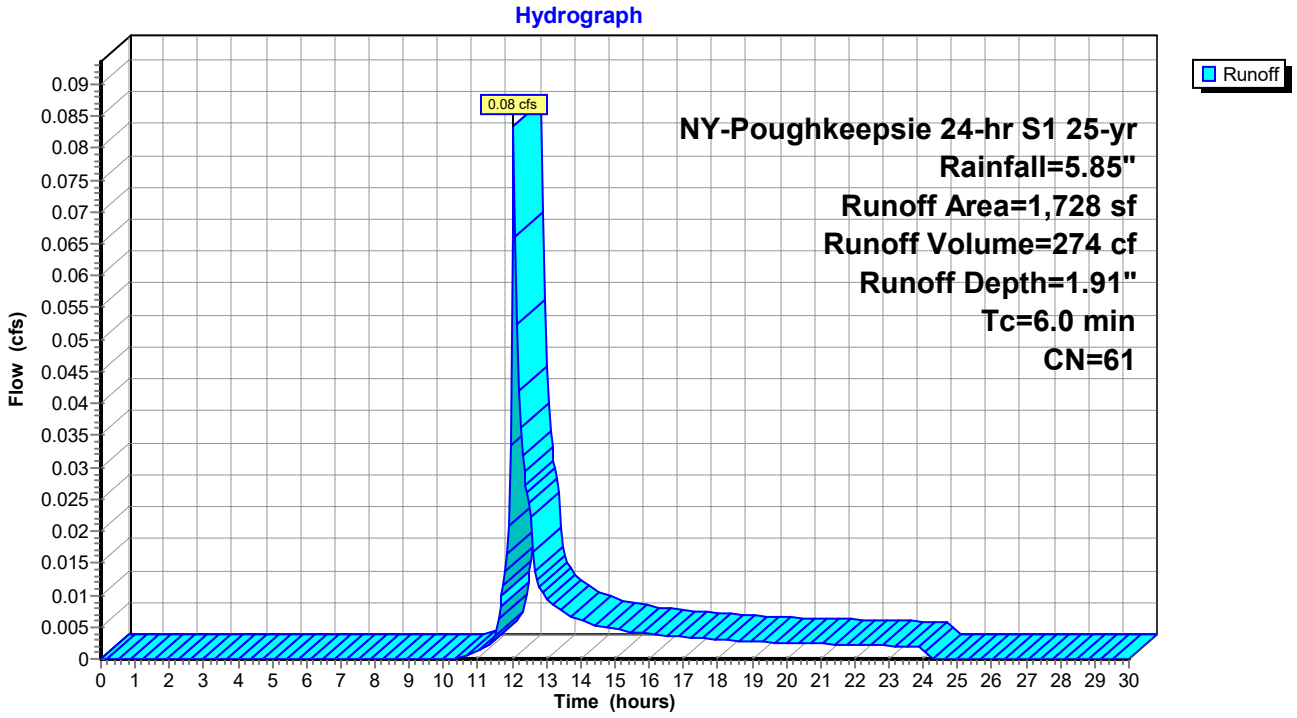
Runoff = 0.08 cfs @ 12.05 hrs, Volume= 274 cf, Depth= 1.91"
Routed to Reach DP-2 : DP-2

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



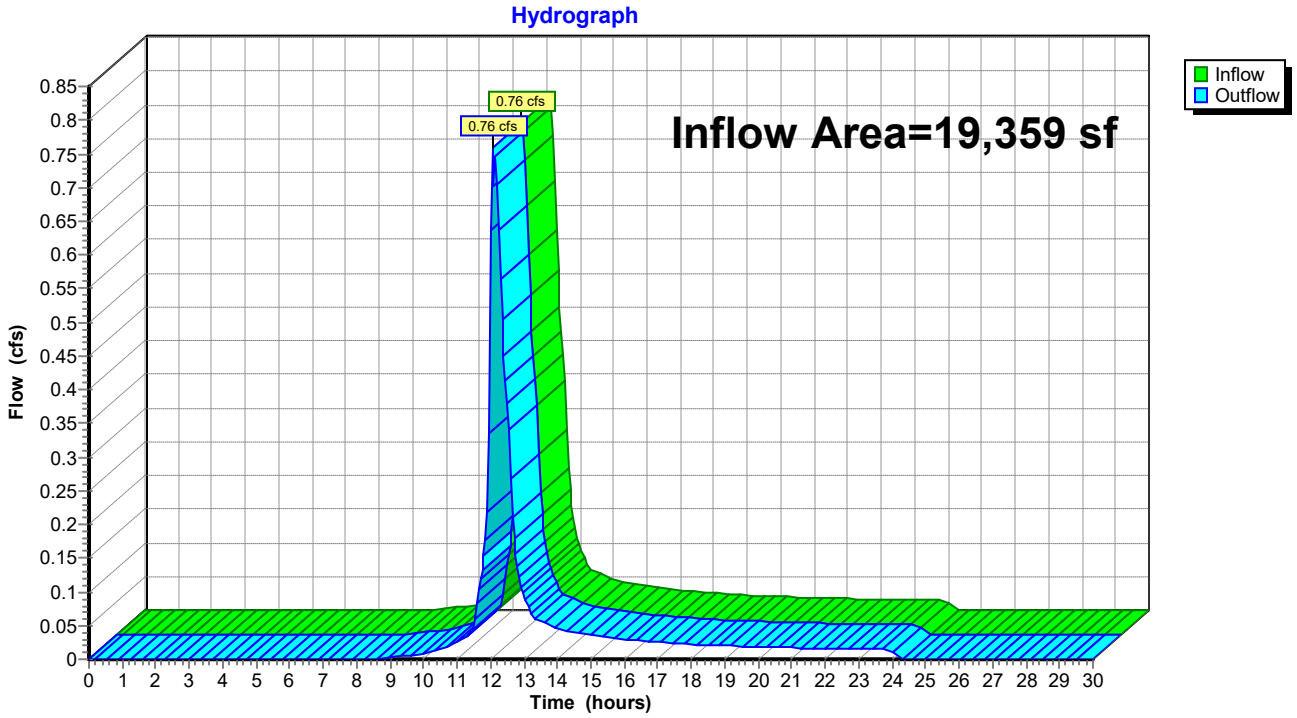
Summary for Reach DP-1: DP-1

[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



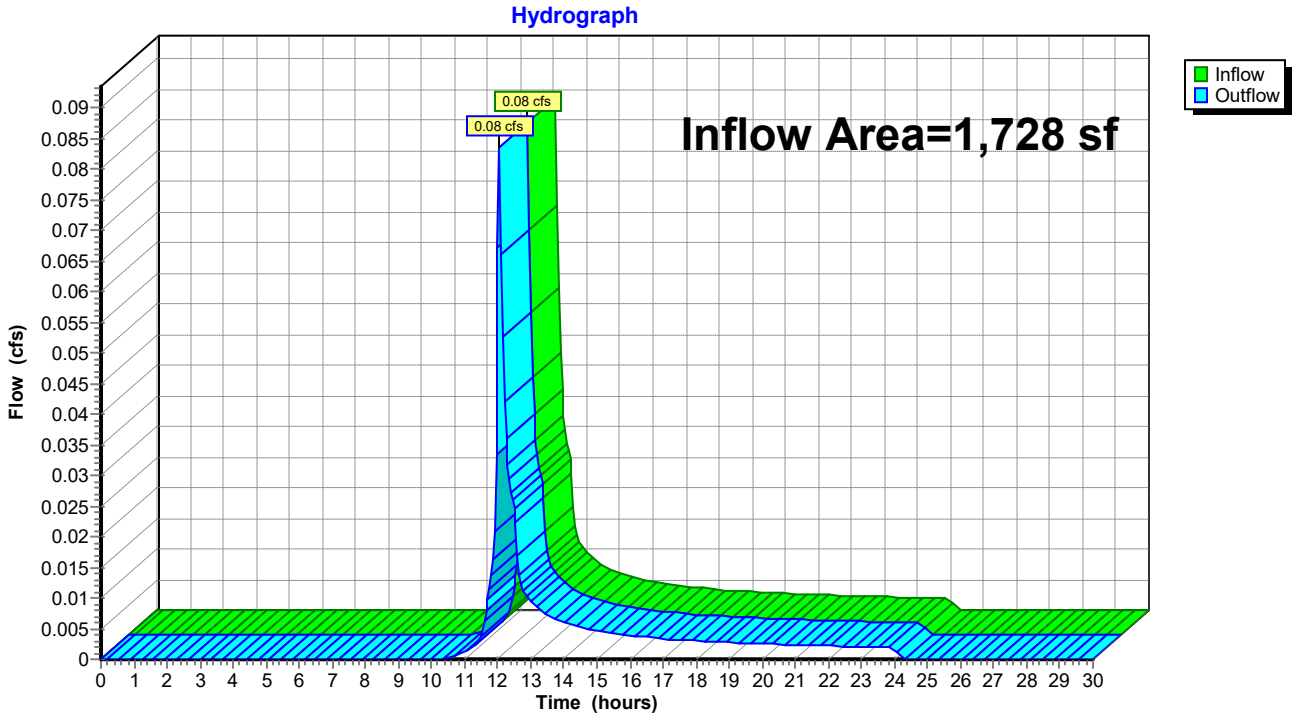
Summary for Reach DP-2: DP-2

[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



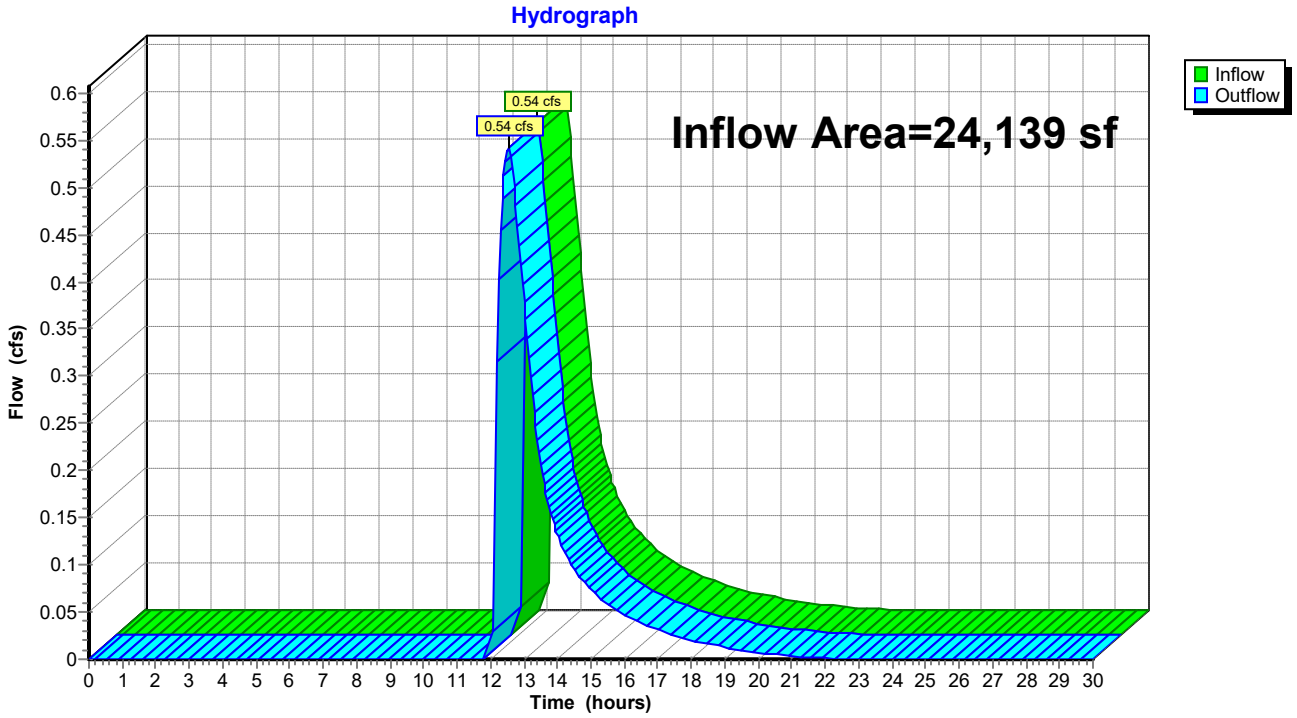
Summary for Reach DP-3: DP-3

[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

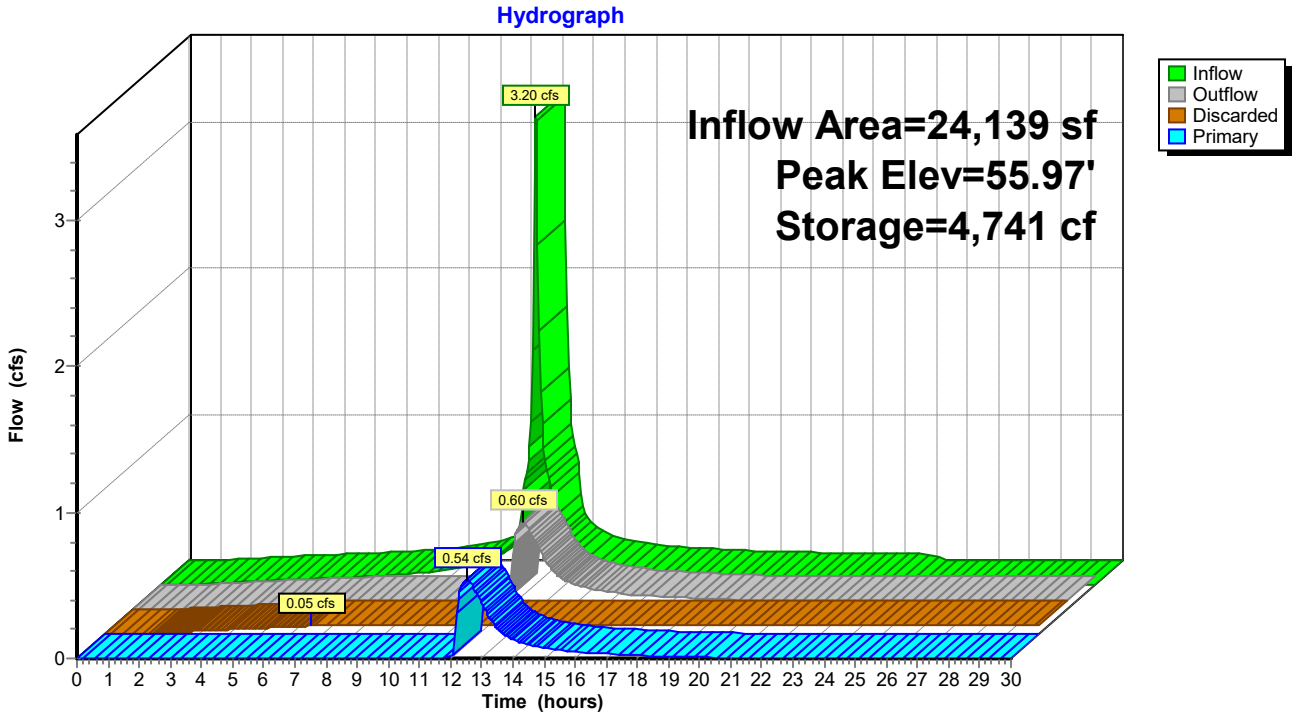
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
52.50	2,370	0	0
58.16	2,370	13,414	13,414

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**

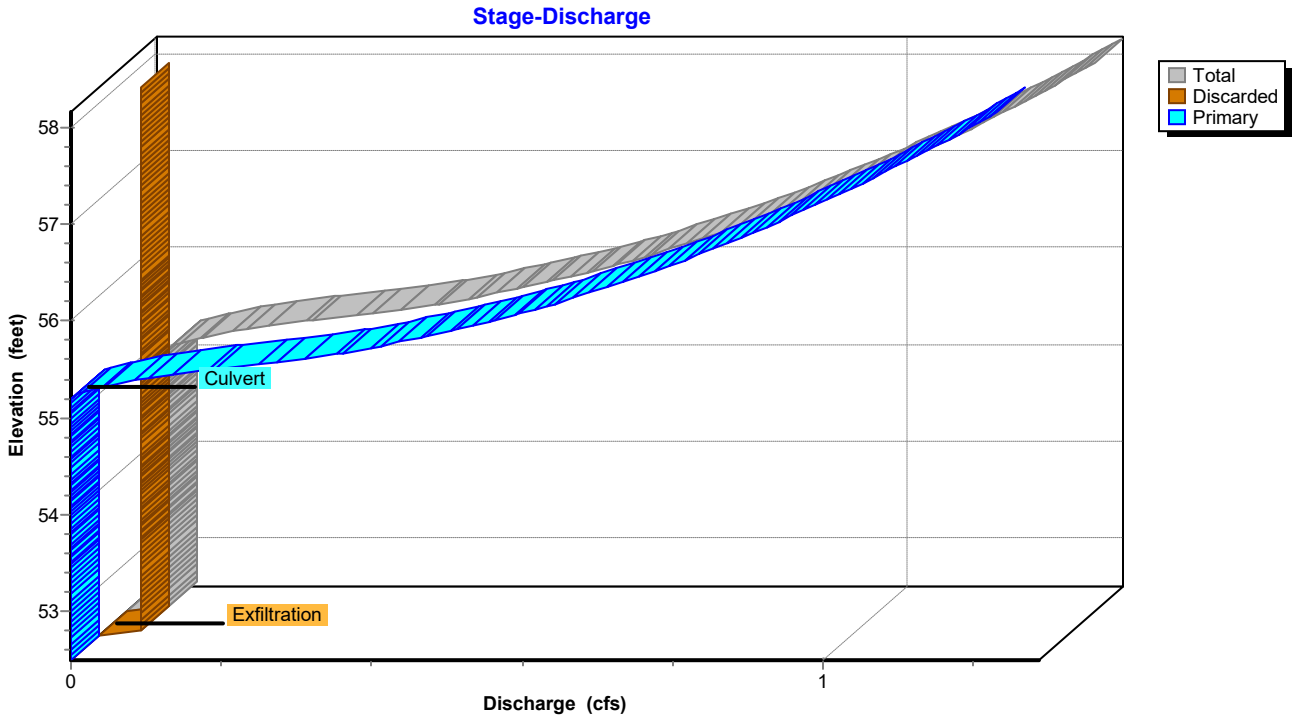
Discarded OutFlow Max=0.05 cfs @ 6.60 hrs HW=52.56' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.05 cfs)

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)

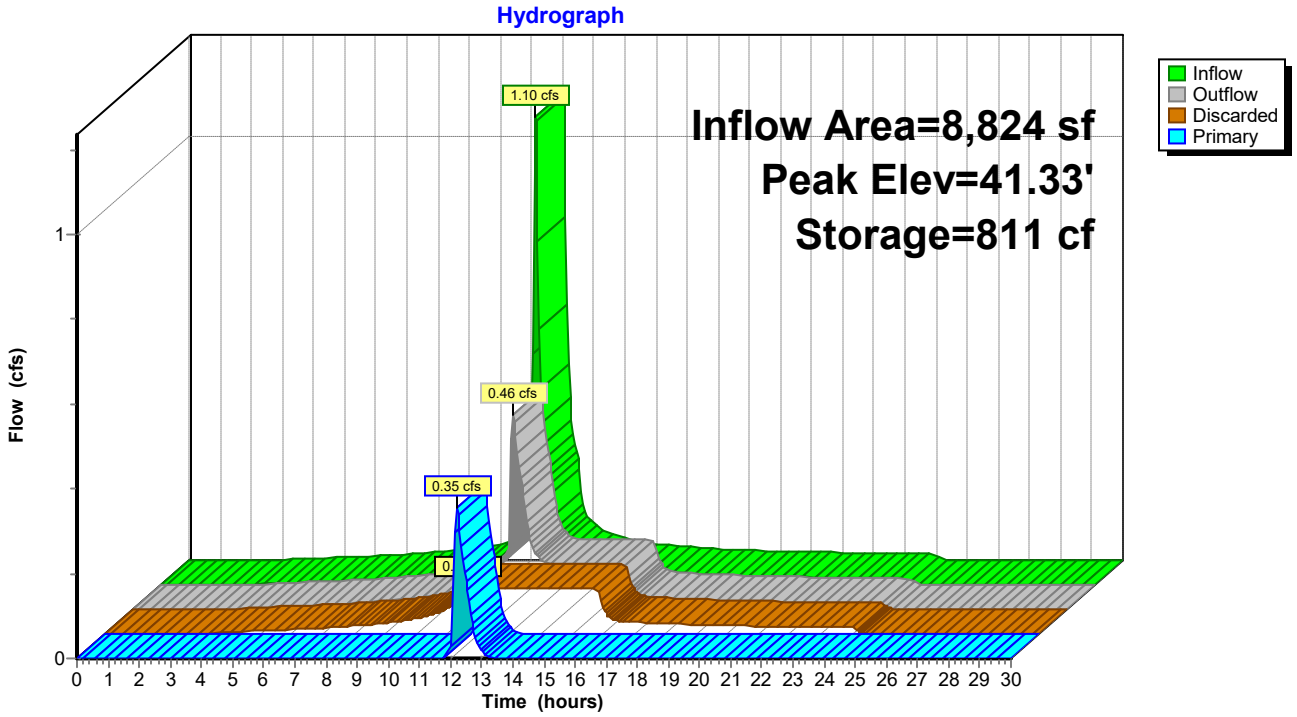
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	608	0	0
49.00	608	5,472	5,472

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

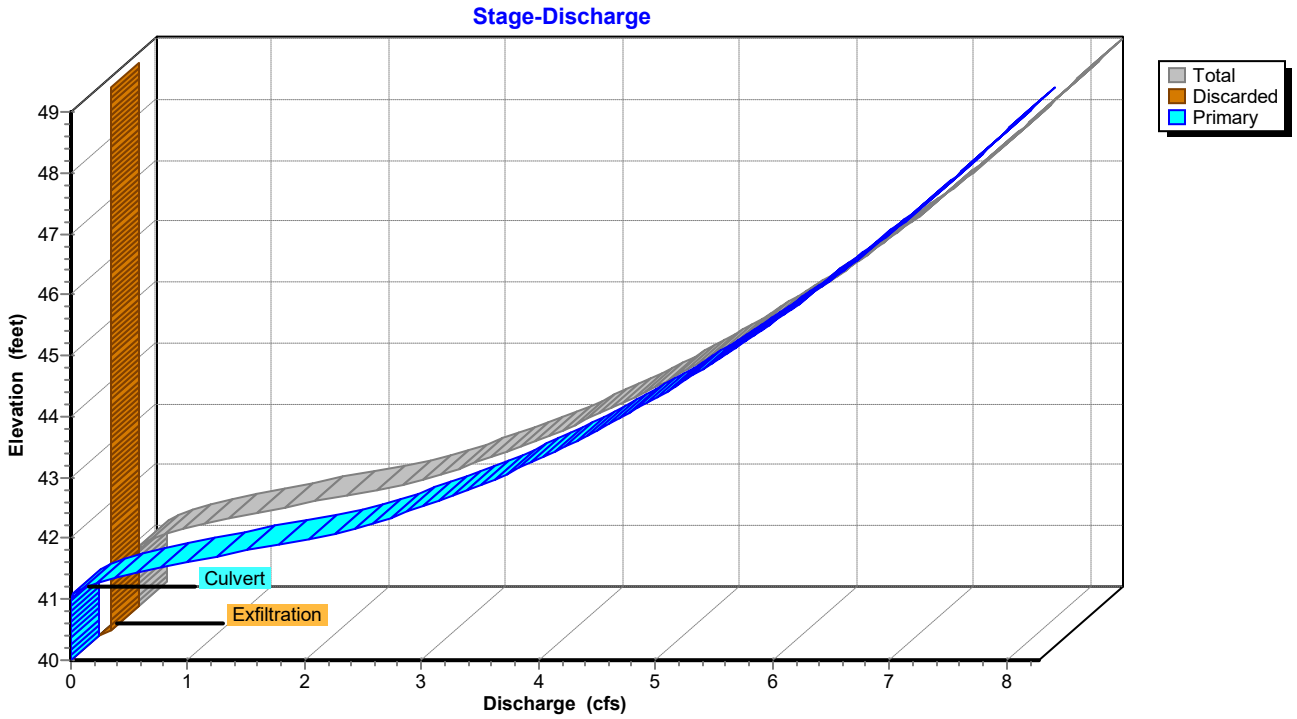
Discarded OutFlow Max=0.11 cfs @ 11.60 hrs HW=40.10' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

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



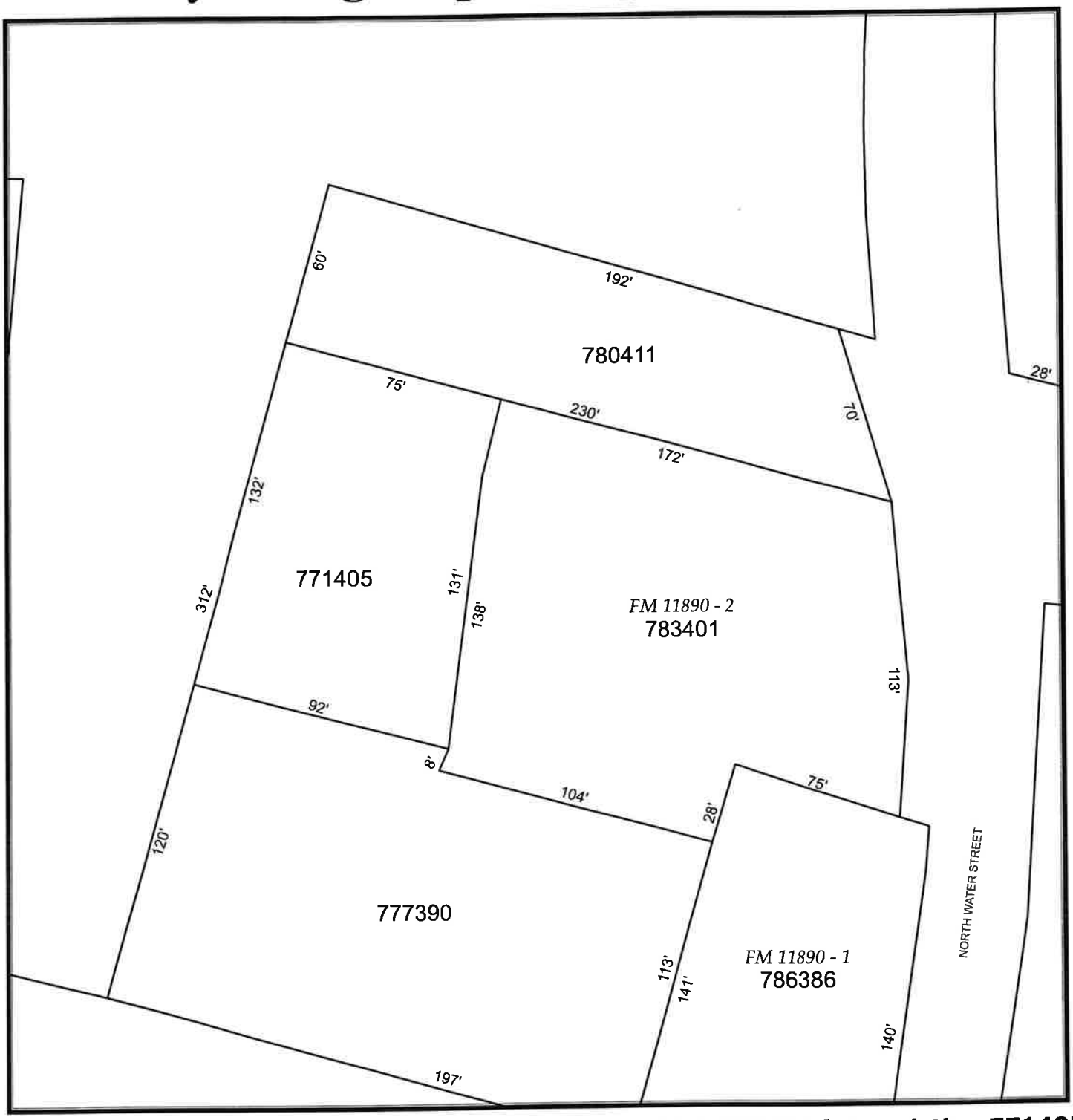
Pond UGC-1: UGC-1



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

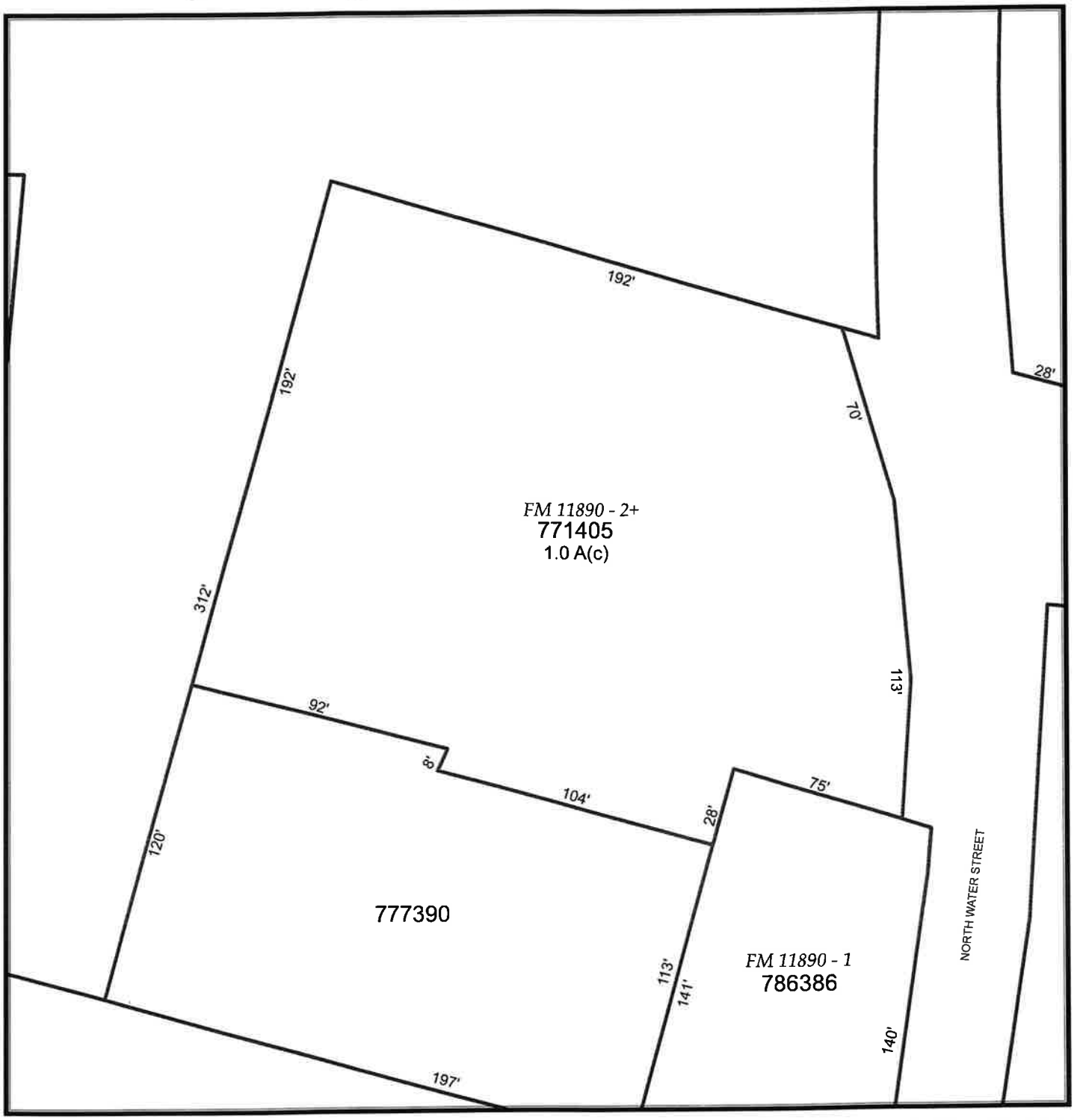
BEFORE

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

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

Site Plan REVIEW
Form #1

1. Date: December 9, 2025

2. Name of Site Plan: Water Street Development

3. Address or Location: 141 North Water Street

4. Owner: Vassar College

5. Engineer/ Architect: 141 North Water Street, LLC

6. Yes ☐ No ☐ The SWPPP as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

7. Yes ☐ No ☐ The SWPPP as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).

8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

ENGINEERING SWPPP REVIEW COMMENTS:

1. Verify water supply is sufficient for fire and domestic use. Flow data for the hydrant adjacent to the site is available from the Fire Department. Finalize engineer's report to include a discussion of flow data from adjacent hydrant.

Joseph A. Chenier, Jr.

Digitally signed by Joseph A. Chenier, Jr.
Date: 2025.12.09 10:02:10 -05'00'

Joseph A. Chenier, CPESC, CPMSM
Assistant Civil Engineer

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

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): **7714050000**

Project Name: **141 N Water St**

Applicant: **141 North Water Street LLC**

Address of Property: **141 Water 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: **10/10/2025**	Notes:	☑ Major Project
Date Received: **10/10/2025**		Referral #: **ZR25-295**
Date Requested:		
Date Required: **11/9/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **11/7/2025**		

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

November 7, 2025

To: Planning Board, City of Poughkeepsie
Re: ZR25-295, 141 N Water Street
Parcel: 771405

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION
The applicant is seeking site plan approval for a new 56-unit residential building with associated parking and amenities.

COMMENTS
We are pleased to see needed housing proposed at this site. We offer the following minor comments:

- The south wall of the building (which faces the Walkway) is entirely blank. We understand that this is due to fire code requirements for a building built right up to the property line. It appears that only a few feet of separation is required for windows to be permitted. We suggest that the Board and applicant work together to reconfigure the building slightly to allow for windows. If such an adjustment is truly not possible, we suggest that the Board and applicant consider additional decorative elements to increase the visual interest of this façade.

- The selected light fixtures for the bollards emit significant uplight. The board could request that the applicant choose a different bollard light. The fixture marked as "Ex" also produces uplight; it is not clear whether these are already in place or whether they are new fixtures intended to replicate nearby existing ones. In either case, as long as they are on the applicant's property the board could request that they be replaced with a similar Dark Sky-approved option.

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

420 Lexington Avenue
New York, NY 10170
www.mta.info

Justin R. Vonashek
President

Metro-North Railroad

VIA EMAIL (lgarcia@cityofpoughkeepsie.com)

December 9, 2025

Ms. Lori Garcia
Board Administrative Assistant
CITY OF POUGHKEEPSIE DEVELOPMENT DEPARTMENT
62 Civic Center Plaza
Poughkeepsie, NY 12601

RE: SEQRA Lead Agency Determination Notice and EAF Part 1-141 North Water Street, Poughkeepsie, NY

Dear Ms. Garcia:

Metro-North Commuter Railroad Company ("Metro-North") is in receipt of the SEQRA Lead Agency Determination Notice for 141 North Water Street in Poughkeepsie, NY. This proposal is for the construction of a 56-unit multi-family development with accessory parking to serve the residents. Site Plan approval was previously granted for this site for a 20-unit development. This proposal is located adjacent to properties owned by Metro-North. Metro-North does not object to the City of Poughkeepsie being lead agency for the SEQRA review.

The planned 56-unit multi-family development and its accessory parking (an extension of the existing One Hudson Development) are proximate to Metro-North's Poughkeepsie Station on the Hudson Line. In addition, Metro-North's Poughkeepsie Yard and 200 North Water Street employee facilities are just north of the planned development, separated by both North Water Street, which is the access to these facilities, as well as the existing phases of the One Dutchess development.

As adjacent landowner, we look forward to continuing to review the SEQRA documentation and future designs being prepared by proposers for the 141 North Water Street site and the City of Poughkeepsie.

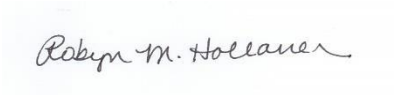
Please consider these comments:

- Kindly identify/ include details and locations/sitings of fuel and/or battery energy storage system for backup generators (if any) on site.
- Plans that show location, size, construction and character of the means of egress along the ROW (if any) must be provided for Metro-North's review and approval.
- The applicant should be made aware that due to the proximity of the site to Metro-North's right-of-way, entry permits from Metro-North may required for construction. Additionally, the construction means and methods as well as storm water management plans and calculations, drainage, soil erosion and sediment control plans, site preparation and other plans must be reviewed and approved by Metro-North. Should excavation and/or blasting be required, Metro-North's specifications must be used. Entry permit and insurance requirements can be obtained by contacting Christopher Norris, Director, Individuals & Corporations at CNorris@mnr.org.

- Question 8 b (page 2 of 3) - In response to question: "Are public transportation services available at or near the site of the proposed action?" applicant responded “no” but site is within half mile/10-minute walk of Metro-North’s Poughkeepsie station, accessible via Water St.
- Question 8 c (page 2 of 3)- In response to question: "Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?" applicant responded “no” but site is immediately adjacent to public sidewalk, walking bike paths along the waterfront, and the Walkway over the Hudson.
- The proposer should consider integration of amenities and site design in order to take advantage of proximity to Metro-North station and nearby recreational amenities.
- Question 12- the applicant answered “yes” to the question regarding if the site is substantially contiguous to a building, archeological 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 Preservations to be eligible for listing on the State Register of Historic Places, but does not indicate which it is.
- Question 17 (page 3 of 3) indicates that stormwater will be managed on site per a drainage report. Metro-North requests a copy of such be sent to Kevin Kenny P.E., Sr. Engineer-Hydrology at kkenny@mnr.org.

Should you have any questions, or if you require any further information, please do not hesitate to contact me at 646-671-2907. Thank you for your consideration of these comments and we look forward to continuing to work together.

Sincerely,



Robyn M. Hollander, AICP
Director, Capital Strategy and Program Delivery

Cc:	E. Foley	L. Oliva	A. Buder	J. Urda	M. Penders	K. Kenny
	M.Kavalar	J. Richardson	E. Van derLinde	A. Paolo	J. Harrington	C. Norris.
	M. Loney	M. Harris	S. Gianazza	J. Barry	L. Carter	

City of Poughkeepsie
Waterfront Advisory Committee
Local Waterfront Revitalization Program[1]
Waterfront Consistency Review

RE: 141 N Water Street

A Waterfront Consistency Review completed for this project at the 11/5/2025 WAC meeting, to review the consistency of the application against the Section III policies of the Local Waterfront Revitalization Plan (LWRP).

General comments discussed at the meeting are as follows:

- The applicant submitted a comprehensive package which included a Natural Resources Inventory Conservation Analysis and renderings from several viewpoints which supported WAC's consistency review
- The project is generally aligned with the policies of the LWRP. The Committee was very impressed by the high level of detail in the presentation and the thoughtfulness of this project's planning.

[1] November 22, 2022 LWRP available on the City of Poughkeepsie LWRP webpage at: https://www.cityofpoughkeepsie.com/392/Project-Documents

SECTION III LOCAL WATERFRONT REVITALIZATION PROGRAM POLICIES

DEVELOPMENT POLICIES
Policy 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.
Policy 2: Facilitate the siting of water dependent uses and facilities on or adjacent to coastal waters.
Policy 3: Not applicable to the City of Poughkeepsie.
Policy 4: Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.
Policy 5: Encourage the location of development in areas where public services and facilities essential to such development are adequate. *Consistent*
Policy 6: Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.
FISH AND WILDLIFE POLICIES
Policy 7: Significant coastal fish and wildlife habitats will be protected, preserved, and where practical, restored so as to maintain their viability as habitats.
Policy 8: Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain or which cause significant sublethal or lethal effect on those resources.
Policy 9: Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks, and developing new resources.
Policy 10: Further develop commercial finfish, shellfish, and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities, increasing marketing of the State's seafood products, maintaining adequate stocks, and expanding aquaculture facilities.
FLOODING AND EROSION POLICIES
Policy 11: Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.
Policy 12: Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.
Policy 13: The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.
Policy 14: Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.
Policy 15: Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land.
Policy 16: Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for

increasing erosion and adverse effects on natural protective features.

Policy 17 Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.

GENERAL POLICY

Policy 18: To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable coastal resource areas.

PUBLIC ACCESS POLICIES

Policy 19: Protect, maintain, and increase the level and types of access to public water related recreation resources and facilities.

Policy 20: Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly-owned shall be provided and it shall be provided in a manner compatible with adjoining uses.

RECREATION POLICIES

Policy 21: Water dependent and water enhanced recreation will be encouraged and facilitated, and will be given priority over non-water-related uses along the coast.

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.

Consistent.

HISTORIC AND SCENIC RESOURCES POLICIES

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.

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

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.

Consistent.

AGRICULTURAL LANDS POLICY

Policy 26: Conserve and protect agricultural lands in the State’s coastal area.

ENERGY AND ICE MANAGEMENT POLICIES

Policy 27: Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

Policy 28: Ice management practices shall not interfere with the production of hydroelectric power, damage significant fish and wildlife and their habitats, or increase shoreline erosion or flooding.

Policy 29: The development of offshore uses and resources, including renewable energy resources, shall accommodate New York's long-standing ocean and Great Lakes industries, such as commercial and recreational fishing and maritime commerce, and the ecological functions of habitats important to New York.

WATER AND AIR RESOURCES POLICIES

Policy 30: Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.

Policy 31: State coastal area policies and management objectives of approved Local Waterfront Revitalization Programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

Policy 32: Not applicable to the City of Poughkeepsie.

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

Consistent

Policy 34: Discharge of waste materials into coastal waters from vessels subject to State jurisdiction will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

Policy 35: Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

Policy 36: Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

Policy 37: Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

Policy 38: The quality and quantity of surface water and groundwater supplies, will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

Policy 39: The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land, and scenic resources.

Policy 40: Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to state water quality standards.

Policy 41: Land use or development in the coastal area will not cause national or State air quality standards to be violated.

Policy 42: Coastal management policies will be considered if the State reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.
Policy 43: Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates.
WETLANDS POLICY
Policy 44: Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas

December 03, 2025

City of Poughkeepsie Planning Board
Attn: Anne Saylor, Chairperson
63 Civic Center Plaza
Poughkeepsie, NY 12601

cc: Lori Garcia, City of Poughkeepsie

RE: 2025-065 Architectural Review Comments – 141 North Water Street

MASS.

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,

As described by the applicant, this project is for the 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 under separate ownership, and this application shows a significant departure from that previous design.

On November 18th, I joined a site and design review meeting for the proposed development at 141 North Water Street. The conversation included Architect Jason Anderson of ADG Architecture, Natalie Quinn and Jozlyn Young of KARC Consulting, Lori Garcia and Tyler Maegerle from the City's staff, and myself. I am pleased to offer the following observations to support the Board's continued review as the project advances.

Context, Massing, and Height
We spent time onsite understanding how the project sits within the challenging topography of Water Street. Standing at the proposed ground floor level—roughly aligned with the third floors of adjacent structures—the design team walked us through their building height studies, including view analyses from across the Hudson and from the Walkway. These visualizations were extremely helpful, and I want to acknowledge the care and rigor put into that work. Although the zoning for this segment of Water Street does not include the 40-foot height limit found elsewhere along the corridor, the applicant has nevertheless studied how the building profile steps, lowers, and aligns itself in ways that appear to reduce visual impact.

Property Line Conditions and Blank Facade
A substantial portion of the south elevation sits directly on the property line, precluding window openings without compromising volume and floor area. The design team anticipates that any neighboring development could legally construct adjacent to that wall, and has therefore treated it as a fire-rated condition. This raised the question of how to handle the resulting blank façade in a way that is contextual and visually intentional. We discussed options such as a removable metal screen or perforated metal artwork panel that could provide texture, pattern, or public art without compromising the integrity or warranties of the terracotta façade system. The possibility of tying that artistic

treatment to the industrial history of the waterfront or to local historical imagery was also raised as a potential narrative for the project.

Terracotta Façade System and Material Articulation
The use of terracotta panels throughout the project is a clear differentiator and signals a high-quality façade system. The team described how balcony "portals" push forward while bedroom bays recess, creating subtle but effective push-pull moments that help reduce the perceived massing. These are thoughtful moves that we believe will serve the building well, especially as seen obliquely from Water Street and from the Hudson river.

One minor suggestion raised during the walkthrough was the potential introduction of a small horizontal expression—*a reveal, crimp/fold projection, rail, or extruded line—running along the top of the decorative metal balustrades*. This would provide a hand-scale element, create visual continuity across the façade, and unify the varied volumes without adding cladding complexity.

One opportunity we noted in reviewing the design is to further strengthen the relationship between the larger windows and the punched-metal balustrades. This is especially relevant at the penthouse level, where the west-facing windows are the largest. We suggested one possible approach—introducing a frit pattern that echoes the guardrail motif to help mitigate sunset glare—but we welcome any alternative strategies the design team may propose.

Parking Screening, Nighttime Conditions, and Street Frontage
We reviewed the proposed design for the structured parking level, including the "slot" openings that allow ventilation while mitigating headlights shining to the street. The nighttime simulations, which modeled how the perforated metal screening softens interior lighting, were particularly helpful and represent the kind of study that supports a clear and transparent review process.

Historic and Waterfront Context
Members of the team noted that while the immediate surroundings are not designated historic fabric, the project benefits from acknowledging the historical relationship of Water Street to the Fall Kill, industrial brick structures, and the former Dutchess Whaling Company tenant house, and historic buildings in Upper Landing Park. Specifically, the terracotta palette provides an opportunity to subtly echo Poughkeepsie's older brick masonry buildings while still presenting a contemporary, waterfront-appropriate identity.

Views, Sightlines, and Neighboring Properties
The group discussed concerns raised at previous meetings regarding private views from Hoffman Street and nearby residences. Based on the applicant's view-shed analysis, the most affected vantage point appears limited and is governed largely by the massing of adjacent properties such as One Dutchess. The project's siting—set well back and angled relative to Hoffman—appears to minimize unintended impacts.

Material Samples and Documentation

MASS.

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

As discussed onsite, we recommend that the applicant provide physical samples of the terracotta and metal panels at the next Planning Board presentation, even though materials have been incorporated into the package (as printed or digital color accuracy has been proven to vary).

In closing, I want to highlight the professionalism of the applicant team and the quality of the studies already completed. This project presents an important opportunity to set a strong architectural contextfor new construction at the north end of Water Street. MASS is available to assist the Board with additional review or to help frame questions for the applicant as needed.

Sincerely,



Chris Kroner
Principal

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
DECEMBER 17, 2025

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

Project Description
The project has been determined to be an Unlisted Action under SEQRA.

Recommendation
- Review architectural review letter and revisions to elevations & lighting plan.
- Public hearing set for the meeting.
- Project before the ZBA for area variances regarding lot coverage and fence height.
- Review County comments regarding blank southern wall and lighting
- ZBA has found that the definition of story provided in Section 19-10 of the Zoning code refers to **average grade** when distinguishing between a basement and the first finished floor, making the project a 5 story structure.

Project History
First appearance 10/28/2025
Lead Agency Declared 10/28/25
Escrow established for $3,000 10/28/25
ZBA Granted interpretation 11/10/25
Negative Declaration 11/19/25

Documents Entered into Record

Date	Description	Author	Comments
7/22/25	Application	Natalie Quinn, KARC Planning Consultants, Inc.	New construction of 56 unit w/ accessory structured parking
7/22/25	Letter	Natalie Quinn, KARC Planning Consultants, Inc.	Cover letter outlining project
7/22/25	Letter	Jacob Wagschl, 141 N Water Street, LLC	Authorization
7/22/25	Email	Judith Knauss, Deputy Zoning Administrator, City of Poughkeepsie	2/25/25 Revised Zoning Review Request
7/22/25	WAF	Natalie Quinn, KARC Planning Consultants, Inc.	
7/22/25	Map	FEMA	2023 Flood Hazard Layer FIRMette
7/22/25	Map		NRI map

7/22/25	Letter	Natalie Quinn, KARC Planning Consultants, Inc.	WAF Supplemental Responses
7/22/25	SEQRA	Natalie Quinn, KARC Planning Consultants, Inc.	SEAF
7/2225	Report	LRC Group	Water Drainage Report
7/22/25	Survey	Larry L Lynn, L.S.	5/27/25 Survey
7/22/25	Site Plan	LRC Group	CV-1LC-1, DM-1, SP-1, SG-1, SD-1, UT-1, EC-1, LL-1, LP-1, TT-1, DN-1, DN-2, DN-3, DN-4, DN-5, DN-6
7/22/25	Elevations etc	LRC Group	7/21/25 A-201.A, A-201, A-202.A, A-202, A-203, A-204.A, A-204, A-205.A, A-205, A-206.A, A-206
9/30/25	Application	Natalie Quinn, KARC Planning Consultants, Inc.	REV - New construction of 56 unit w/ accessory structured parking
9/30/25	Letter	Natalie Quinn, KARC Planning Consultants, Inc.	Cover letter outlining project
9/30/25	Letter	Jacob Wagschl, 141 N Water Street, LLC	7/9/25 Authorization
9/30/25	SEQRA	Natalie Quinn, KARC Planning Consultants, Inc.	SEAF
9/30/25	Parcel Info		Proof of parcel merge
9/30/25	Report	LRC Group	Water Drainage Report
9/30/25	Survey	Larry L Lynn, L.S.	5/27/25 Survey
9/30/25	Site Plan	LRC Group	CV-1, DM-1, SP-1, SG-1, SD-1, UT-1, EC-1, LL-1, LP-1, TT-1, DN-1, DN-2, DN-3, DN-4, DN-5, DN-6
9/30/25		ADG Architects	Renderings/Elevations etc.
12/3/25	Letter	Natalie Quinn, KARC Planning Consultants, Inc.	Letter addressing Engineering, County and Architectural Comments
12/3/25	Deed		Draft utility easement
12/3/25	Letter	LRC Group	Cost Estimate
12/3/25	Report	LRC Group	Preliminary Engineering Report
12/3/25	Massing Study	ADG Architects	12/1/25
12/3/25	Site Plan	LRC Group	CV-1, EX-1 DM-1, SP-1, SG-1, SD-1, UT-1, EC-1, LL-1, LP-1, TT-1, DN-1, DN-2, DN-3, DN-4, DN-5, DN-6 11/24/25 S-010, S011

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
11/14/25	Engineering Department	Comments
10/9/25	Captain John Zeltman, COP PD	OK
11/17/25	Eric Philipp, COP Bldg Inspector	OK
11/7/25	Dylan Tuttle, DC Dept of Planning	LC with Comments

Motions and Resolutions

With regard to the City's file number #PB205-065 and 141 N Water Street

The Planning Board opens the public hearing.
Motion:
Second:
Carried:

The Planning Board closes the public hearing.
Motion:
Second:
Carried:

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request City Staff draft a resolution of approval/denial OR the Board may request the applicant to submit further documentation.

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: $ 1,680.00
Total, from:
$500, plus
$ 0.00
($150 per 1000 square feet of floor area), plus
$ 1,680
($35 per number of required parking spaces), plus
$ 0.00
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 49 Civic Center Plaza / 85 Civic Center Plaza

II. PROPERTY OWNER: Journal Plaza LLC / Page Park Associates LLC
ADDRESS: PO Box 792
Poughkeepsie
NY 12602 (state and zip code)
PHONE NUMBER: 845.594.1055 (include area code)

III. NAME OF APPLICANT: Same as Owner
ADDRESS: Consultant: KARC Planning, Kelly Libolt
PO Box 924
Poughkeepsie, NY 12601 (state and zip code)
PHONE NUMBER: 845.594.1055 (include area code)
EMAIL ADDRESS: kelly@karcpc.com; copy natalie@karcpc.com

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

IV. CONSULTANT: LRC Group
ADDRESS: 85 Civic Center Plaza
Suite 103
Poughkeepsie, NY 12601 (state and zip code)
PHONE NUMBER: 845.243.2880 (include area code)
EMAIL ADDRESS: kcasamento@lrcconsult.com

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Reconfiguration of existing parking lot, existing 4,774 (+/-) building will remain.

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: _____ (yes) X (no)

Alteration: _____ (yes) X (no)

Cost of Construction: $ 175,000

LOT AND BULK INFORMATION: Combined 49 and 85 Civic Center Plaza

Lot area: 3.608 (acres) 157,164.48 (square feet)

Building Footprint: 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)

31,544.5 (total building footprint, square feet)

Lot Coverage: 39.9% (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)

111,582 (total gross floor area, square feet)

Building Height: N/A (stories) _____ (feet)

Floor Area Ratio: N/A (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 192

B) Number of Off-Street Parking Spaces provided: 245

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

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

If yes, name all such municipal facilities: _____

City Hall Parking Garage (across Civic Center Plaza)

Financial Plaza Parking Deck (500 feet down Market 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?

__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): Evening/shared parking is available at 85 Civic Center Plaza; Owner: Page Park Associates

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.) 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):

The proposed parking lot will connect to the existing parking lot at 85 Civic Center Plaza.

XVII. APPLICANT CERTIFICATION

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

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

KLibolt

Signature of Applicant

11/19/2025

Date

KARC
PLANNING CONSULTANTS, INC.

Ms. Lori Garcia
Planning Board Administrative Assistant
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

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

Re: 49 and 85 Civic Center Plaza
Parcel Number 131300-6162-69-065177 (49 Civic Center Plaza)
Parcel Number 131300-6162-69-090193 (85 Civic Center Plaza)
Amended Site Plan Application

Dear Ms. Garcia and Chairwoman Saylor:

KARC Planning Consultants, Inc (hereinafter "KARC") represents the owners of 49 and 85 Civic Center Plaza (Journal Plaza LLC / Page Park Associates LLC). Accordingly, the enclosed application for Amended Site Plan Approval is seeking approval for the re-configuration of an accessory parking area which serves the existing 4,500 (+/-) square foot, one-story office building at 49 Civic Center Plaza. The re-configured parking area is also proposed to be internally connected to 85 Civic Center Plaza parcel 131300-6162-69-090193 and will serve as additional accessory parking to the Poughkeepsie Journal office building located on that parcel.

As a summary, the applicant previously submitted a project encompassing these parcels to the Planning Board in 2020 and received Site Plan Approval on May 19, 2020 (see attached Resolution and signed plans). The project at that time contemplated a four (4) story structure that included commercial/retail on the first floor and three (3) floors of residential above. As part of this approval, the improvements to existing building which is situated on the corner of 49 Civic Center Plaza included architectural modifications to the exterior of the structure. There were no modifications to the footprint of the building contemplated as part of this 2020 approval. Please note that the Project received SEQRA approval on May 12, 2020 (see attached SEQRA Negative Declaration Resolution) and the plans were signed by the Chair of the Planning Board on July 27, 2020 (see attached). In May 2024, this application was withdrawn due to cost increases and zoning review issues that pushed the project out of the Applicant's financial realm.

Similar to the 2020 application, the current project location includes both 49 and 85 Civic Center Plaza. The parcel known as 49 Civic Center Plaza is identified as parcel 131300-6162-69-065177 and contains 0.808 acres. The parcel known as 85 Civic Center Plaza is identified as 131300-6162-69-090193 and contains 2.80 acres. Only a small area of 85 Civic Center Plaza will be affected by the current application. This area is located on the west side of the lot and is proposed to be improved with an amended parking layout as well as access and traffic circulation through 49 Civic Center Plaza. Both parcels are situated in the PID-B Zoning District.

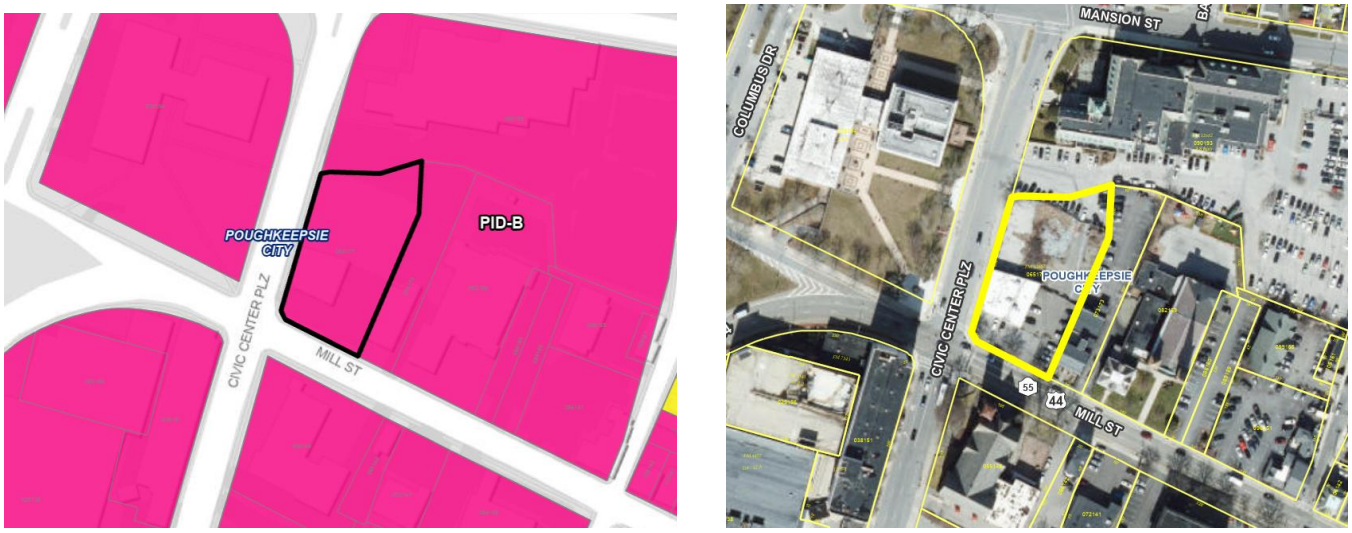


Image 1: 49 Civic Center Plaza in the PID-B Zoning District (left) and satellite view of 49 Civic Center Plaza (right)

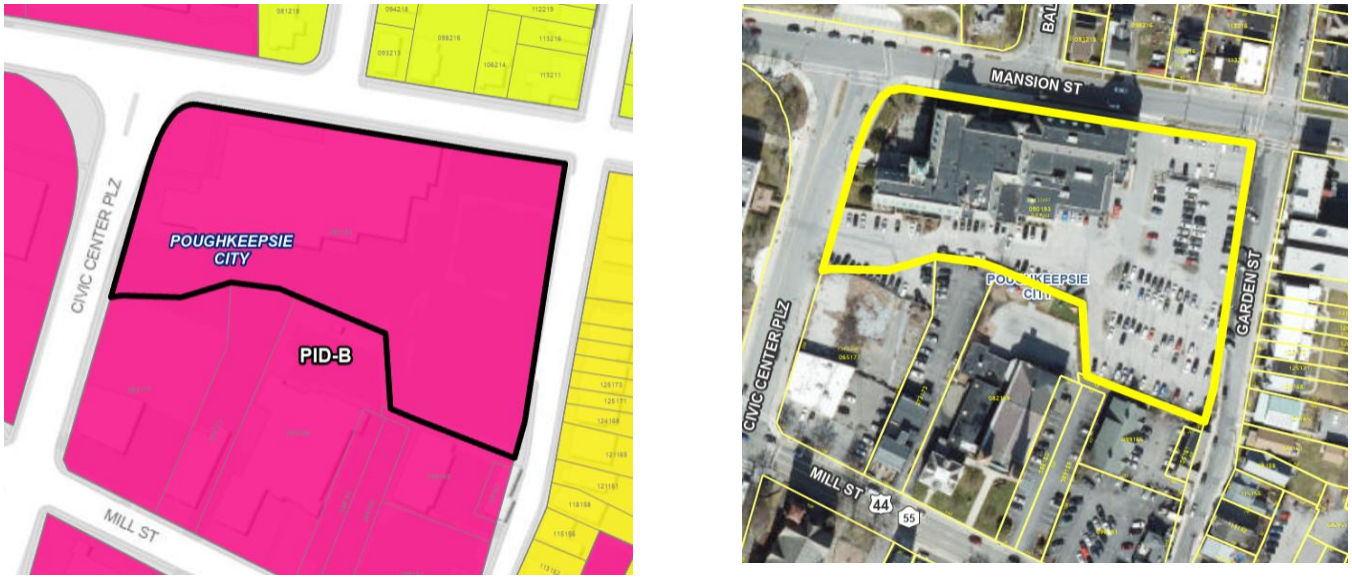


Image 2: 85 Civic Center Plaza in the PID-B Zoning District (left) and satellite view of 85 Civic Center Plaza (right)

Currently, the parcel at 49 Civic Center Plaza has (1) twenty-foot ingress/egress on Mill Street, (1) twenty-foot ingress/egress on Civic Center Plaza, and (2) additional fourteen-foot ingress/egress points on Civic Center Plaza.

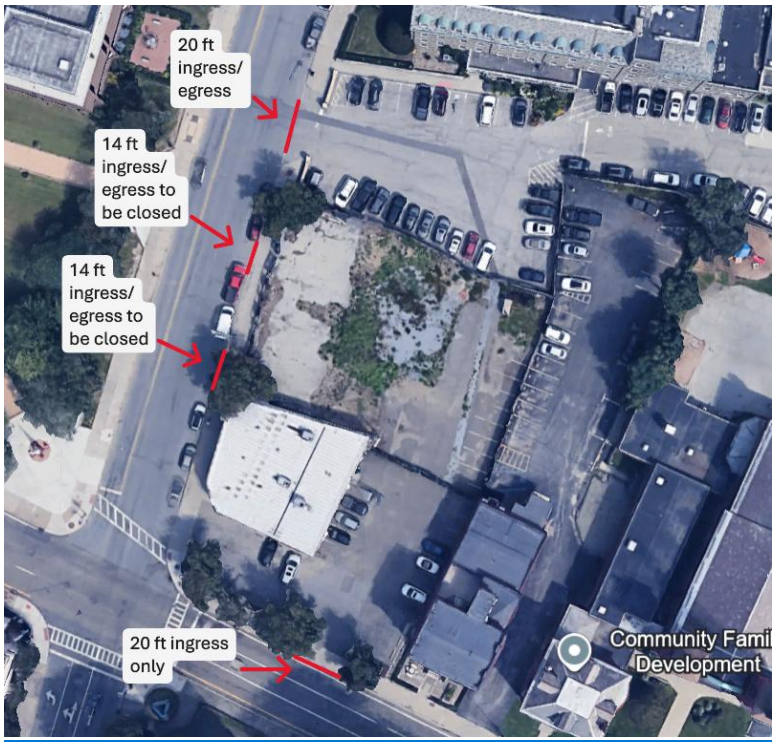


Image 3: Existing ingress and egress locations

The plan proposes to convert the existing ingress/egress on Mill Street to ingress only and shorten it to fourteen feet and to close the ingress/egress points on Civic Center Plaza. Note that these improvements have already been reviewed and approved by the City of Poughkeepsie Planning Board, City Engineering Department and NYSDOT and a permit has been issued by NYSDOT for this work.

The existing ingress/egress to 85 Civic Center Plaza will not be amended and will be now shared with 49 Civic Center Plaza and will allow visitors access to the proposed reconfigured parking area and the existing businesses at 49 Civic Center Plaza. The reduction of curb cuts and ingress/egress locations on Mill Street and Civic Center Plaza is intended to improve vehicular and pedestrian safety along the corridor, which is an important improvement for the walkability of Downtown Poughkeepsie along this major civic corridor. In addition to the circulation and safety benefits, closing the curb cuts allows for additional on-street parking spaces to serve visitors to the corridor.

A traffic analysis was prepared in 2019 to support the proposed traffic circulation and generation on site. Key findings from the study concluded that the proposed alterations to the driveways and curb

cuts will improve traffic circulation and reduce vehicle and pedestrian conflicts. As notes above, the applicant has already applied for and received all permits from NYSDOT for these improvements. On September 28, 2025, NYSDOT held a pre-construction meeting to begin curb and traffic signal work at the project site. No work will commence until the City Planning Board has reviewed/approved the current project.

85 Civic Center Plaza currently provides 198 parking spaces (where 180 are required) and 49 Civic Center Plaza currently provides 48 parking spaces (where 12 are required). Collectively, the project provides 246 spaces where 192 are required.

Please see the Parking Summary Table below which is also located on the attached Site Plan Set dated November 19, 2025 and prepared by the LRC Group.

		Parking Summary Table				
		Lot #1 (Poughkeepsie Journal Building)			Lot #2 (Existing Building & Proposed Parking Lot)	
Parking Requirements	Required	Existing	Provided	Required	Existing	Provided
One (1) space per every 400 sq. ft. of GFA	72,000 GFA 180 spaces required	207	198 spaces provided	4,500 GFA 12 spaces required	16	47 spaces provided
Bicycle Parking 10% of the required vehicle parking, but not less than two (2) or more than twenty (20)	18	5	0	2	0	5
Min Parking Dimensions		9’ x 20’			9’ x 20’	
Min Aisle Width		22’ Two Way			22’	

As noted in the site plan set, the applicant is incorporating several green spaces, tree islands, and landscaping within the parking lot design to comply with Section 19-6.5 *Landscaping, buffering, fences and walls* and to provide additional stormwater management. The amount of parking provided on the proposed lot satisfies the amount of parking required as detailed in Section 19-6.2(12) *Parking ratios in the Poughkeepsie Innovation District*. See the Parking Summary Table below for a breakdown of the required and provided spaces.

KARC
PLANNING CONSULTANTS, INC.

The applicant is an experienced developer and property manager, with numerous developments in the City of Poughkeepsie and surrounding area. Please accept this as a statement indicating the financial capability of the applicant to complete the proposed development.

I have enclosed the following documents for your review.

1) Six (6) copies of cover letter
2) Six (6) copies of an Application for Site Plan Approval dated 11/19/2025
3) Six (6) 18x24' copies of the Site Plan set prepared by LRC Group dated 11/19/2025
4) Six (6) copies of a Short Form EAF dated 11/19/2025
5) Six (6) copies of the City of Poughkeepsie SEQR Negative Declaration dated May 20, 2020
6) Six (6) copies of the Dutchess County Parcel Access sheet for the parcels
7) A Check made out to The City of Poughkeepsie in the amount of $1,680.00 for the Application Fee

Please place this matter on the Wednesday, December 17, 2025 Planning Board meeting.

We thank you for your time and consideration.

Sincerely,

Kelly Libolt

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

SITE PLAN SUBMISSION SET

FOR

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

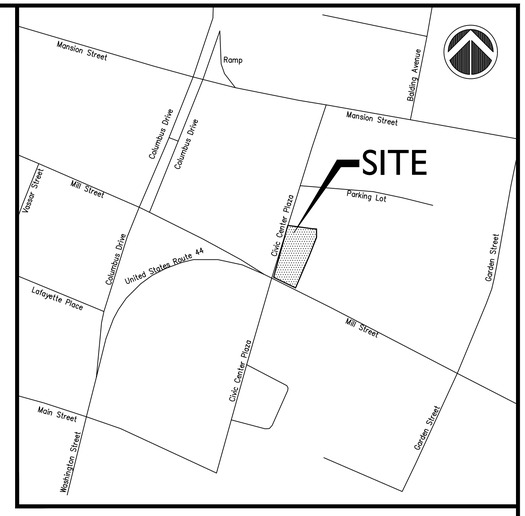
TAX MAP(S) ID# 6162-69-065177 &
6162-69-090193

ORIGINALLY SUBMITTED: NOVEMBER 19, 2025



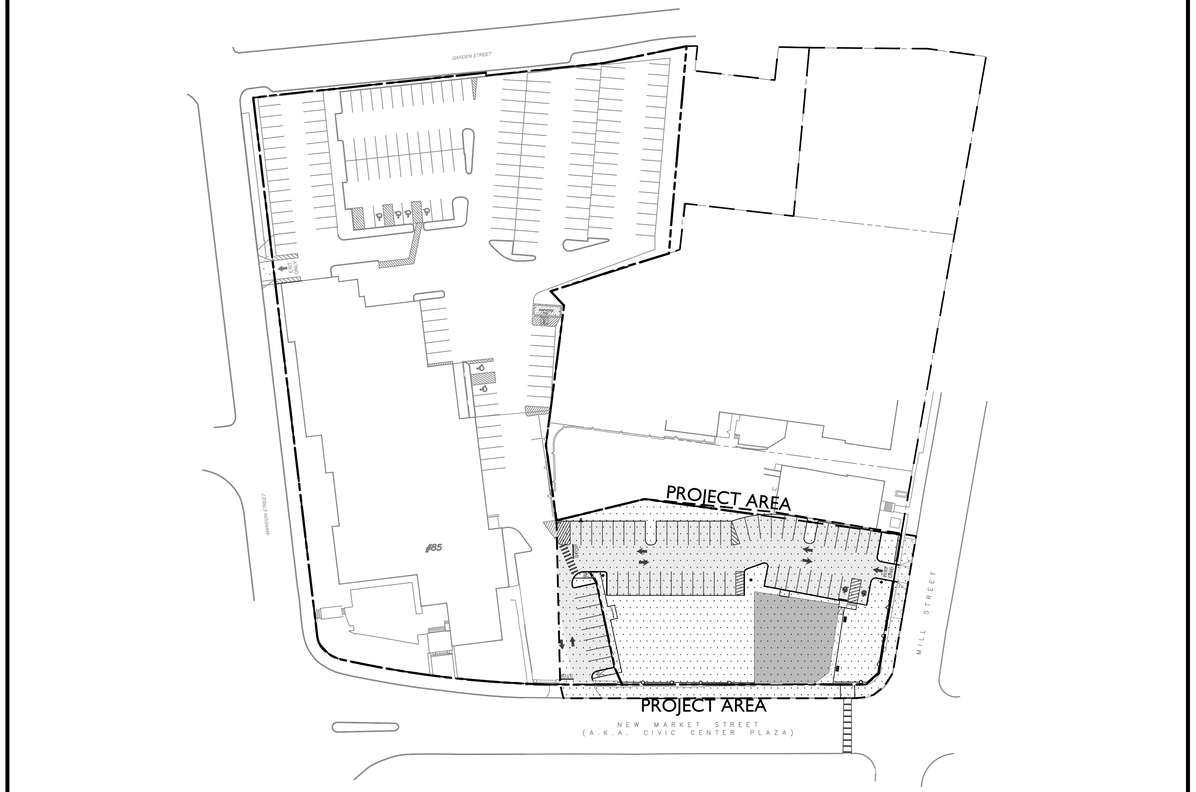
VICINITY MAP

SCALE: 1"=200'



LOCATION MAP

SCALE: 1"=1,000'



OVERALL SITE PLAN

SCALE: 1"=60'

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS
SP-1	SITE PLAN
SG-1	SITE GRADING / DRAINAGE & EROSION CONTROL PLAN
LL-1	SITE LANDSCAPE / LIGHTING PLAN
DN-1	PROJECT DETAILS
DN-2	PROJECT DETAILS
DN-3	PROJECT DETAILS

SITE PLANNER / CIVIL ENGINEER:

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants
Engineering & Surveying, LLC
D.B.A. Loureiro NY, P.C.

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

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

www.lrcconsult.com

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

Rodney Morrison P.E. #074194

PLANNER:

KARC
PLANNING CONSULTANTS, INC.
PO BOX 924
POUGHKEEPSIE, NY 12601
845-594-1055

OWNER / APPLICANT:

49 CIVIC CENTER PLAZA-JOURNAL PLAZA LLC
85 CIVIC CENTER PLAZA-PAGE PARK ASSOCIATES LLC
PO BOX 792
POUGHKEEPSIE, NY 12602

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)

FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS

ORIGINALLY SUBMITTED: 2025-11-19

JOURNAL SQUARE
49-85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE

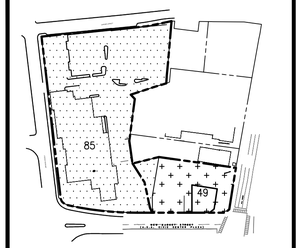
COVER SHEET

Drawing No.

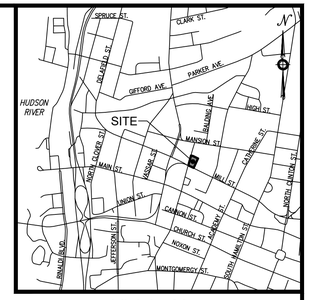
CV

SHEET 1 OF 8

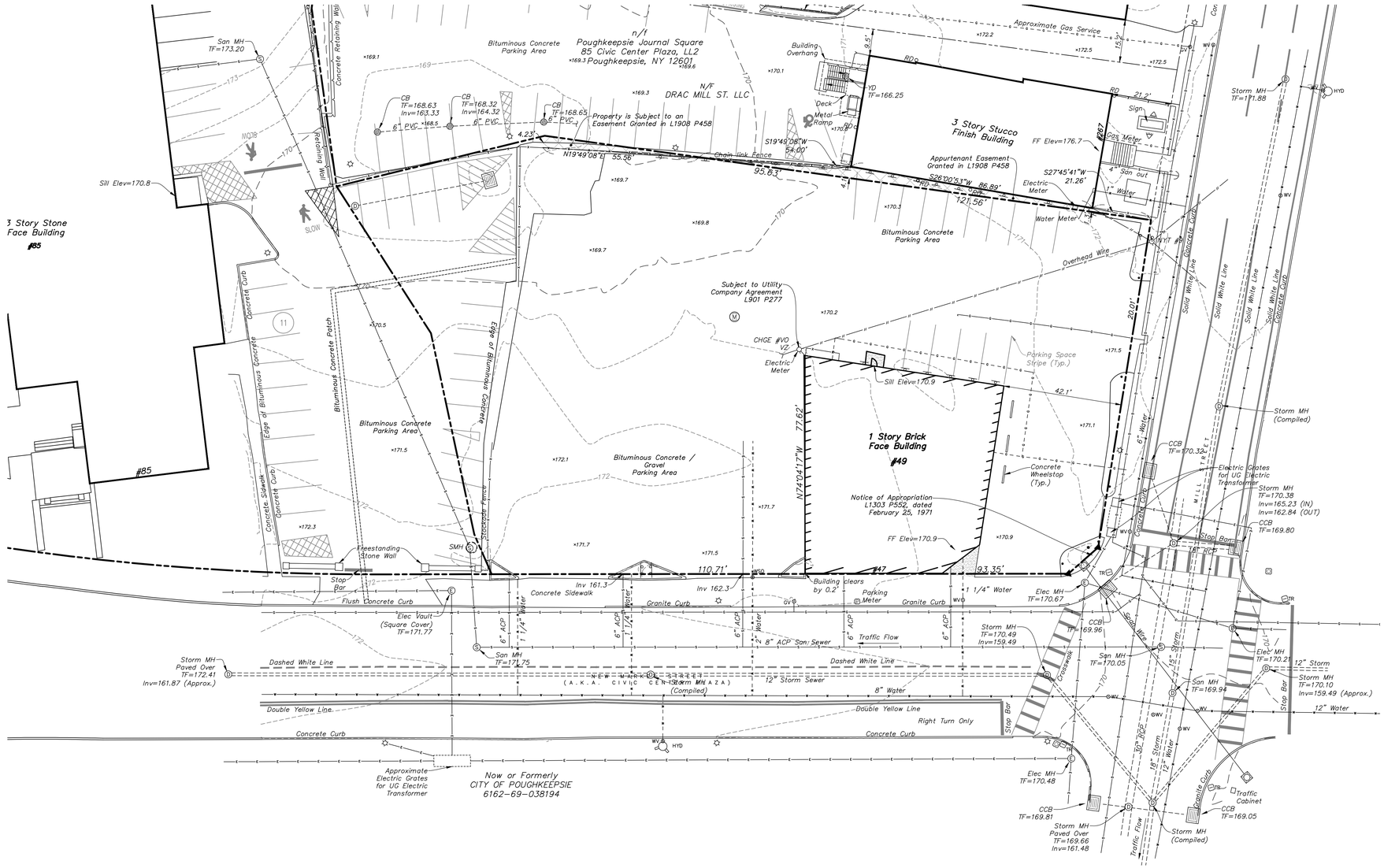
X:\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\DWG\CV19242601.dwg 11/17/2025 4:30 PM SCurran



Key Map
Scale: 1"=200'



Vicinity Map
Scale: 1"=1,500'


3 Story Stone Face Building #85
1 Story Brick Face Building #49
3 Story Stucco Finish Building
n/f Poughkeepsie Journal Square 85 Civic Center Plaza, LL2 Poughkeepsie, NY 12601
N/F DRAC MILL ST. LLC
NEW MARKET STREET (A.K.A. CIVIC CENTER PLAZA)
Now or Formerly CITY OF POUGHKEEPSIE 6162-69-038194
Bituminous Concrete Parking Area
Bituminous Concrete / Gravel Parking Area
Property is Subject to an Easement Granted in L1908 P458
Appurtenant Easement Granted in L1908 P458
Subject to Utility Company Agreement L901 P277
Notice of Appropriation L1303 P552, dated February 25, 1971
Approximate Gas Service
Overhead Wire
Chain link Fence
Stockade Fence
Concrete Retaining Wall
Edge of Bituminous Concrete
Bituminous Concrete Patch
Concrete Curb
Concrete Sidewalk
Concrete Wheelstop (Typ.)
Parking Space Stripe (Typ.)
Solid White Line
Granite Curb
Flush Concrete Curb
Dashed White Line
Double Yellow Line
Right Turn Only
Stop Bar
Crosswalk
Traffic Flow
Building Overhang
Deck
Metal Ramp
Sign
Gas Meter
Electric Meter
Water Meter
4" San out
1" Water
Freestanding Stone Wall
Sill Elev=170.8
Sill Elev=170.9
FF Elev=176.7
FF Elev=170.9
Building clears by 0.2'
Elec Vault (Square Cover) TF=171.77
Approximate Electric Grates for UG Electric Transformer
Electric Grates for UG Electric Transformer
Traffic Cabinet
CB TF=168.63 Inv=163.33
CB TF=168.32 Inv=164.32
CB TF=168.65
6" PVC
Inv 161.3
Inv 162.3
110.71'
93.35'
77.62'
95.63'
121.56'
86.89'
42.1'
20.0'
S19°49'08"W 54.00'
N19°49'08"E 55.56'
S26°00'53"W
S27°45'41"W 21.26'
N74°04'17"W
#85
#49
SMH TF=171.75
Storm MH TF=171.88
Storm MH TF=170.38 Inv=165.23 (IN) Inv=162.84 (OUT)
Storm MH (Compiled)
Storm MH TF=170.49 Inv=159.49
Storm MH Paved Over TF=172.41 Inv=161.87 (Approx.)
Storm MH Paved Over TF=169.66 Inv=161.48
Storm MH TF=170.10 Inv=159.49 (Approx.)
Elec MH TF=170.67
Elec MH TF=170.48
Elec MH TF=170.21
San MH TF=173.20
San MH TF=170.05
San MH TF=169.94
CCB TF=170.32
CCB TF=169.96
CCB TF=169.81
CCB TF=169.05
6" Water
1 1/4" Water
2" ACP
6" ACP
8" ACP Sanitary Sewer
6" Traffic Flow
12" Storm Sewer
8" Water
12" Storm
12" Water
18" Storm
12" Water
Overhead Wire
Solid White Line
Concrete Curb
Concrete Sidewalk
Granite Curb
Stop Bar
Crosswalk
Traffic Flow
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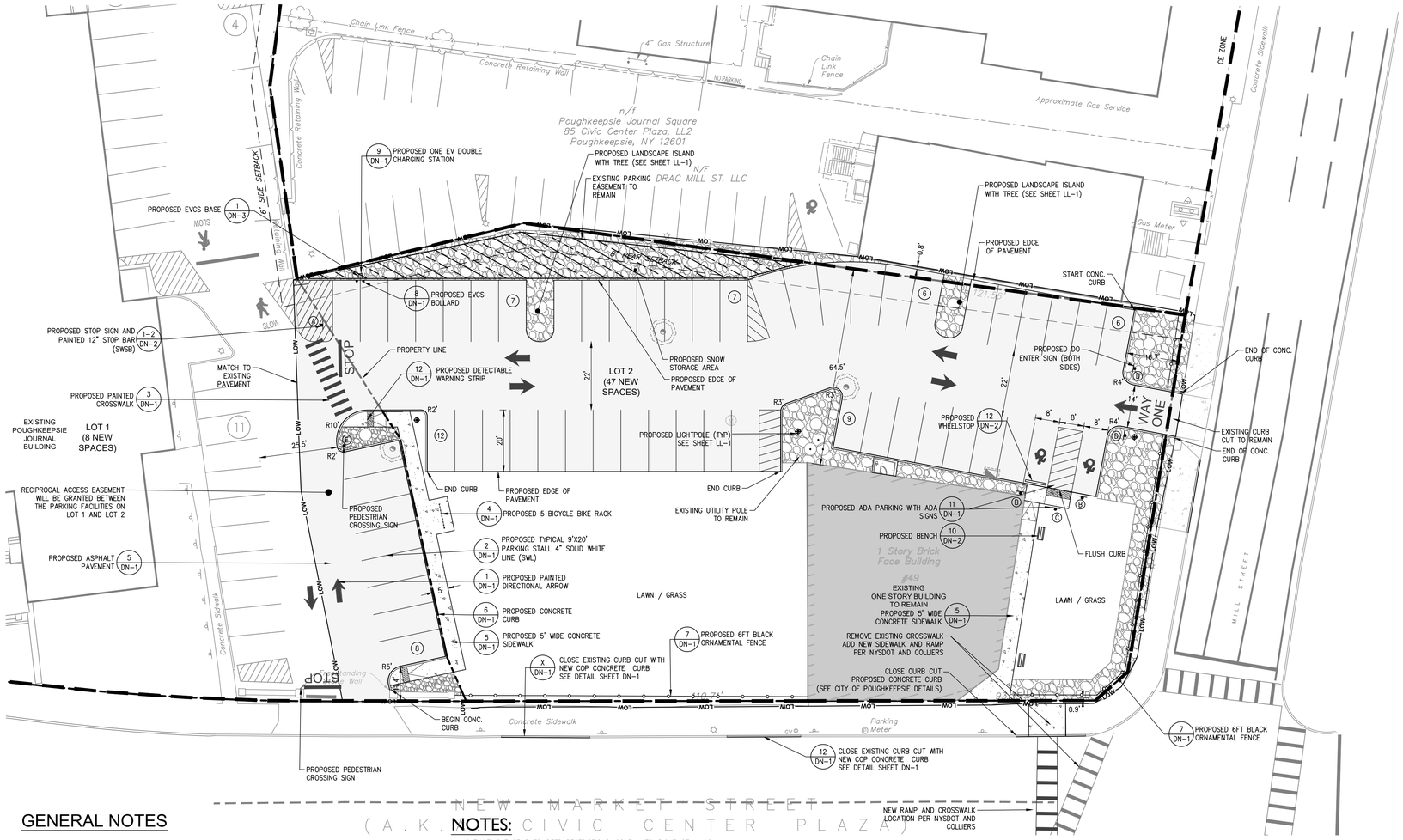

GENERAL NOTES

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 AND NYSDOT.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.

NOTES:

1. NO EXISTING EASEMENTS, DEED RESTRICTIONS, COVENANTS, RIGHT-OF-WAYS, RESERVATIONS, REARS, OR DEDICATIONS TO PUBLIC USE ARE ASSOCIATED WITH THE PROPOSED PROJECT.
2. A RECIPROCAL ACCESS AGREEMENT WILL BE PROPOSED BETWEEN LOT 1 AND LOT 2 FOR PARKING CIRCULATION AND ACCESS.
3. LOCATION OF ANY FIRE BOXES AND OR CONNECTIONS TO THE CITY FIRE ALARM ARE SHOWN.
4. THE PROPOSED PROJECT IS NOT LOCATED IN A WATERFRONT OR OVERLAY DISTRICT.
5. NO EXISTING FLOOD PLAINS OR ENDANGERED SPECIES LOCATED IN THE PROJECT AREA.
6. SITE IS LOCATED WITHIN 2,000' OF NYSDEC REMEDIATION DATABASE SITES: 314071, C314125, B00148, 314122 & C314126

ADDITIONAL NOTES:

1. TOPOGRAPHIC INFORMATION FIELD PROVIDED BY LRC GROUP IN MAY OF 2019. SEE EXISTING CONDITIONS (EX-1) FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION.
3. UPON APPROVAL OF THE SITE PLAN, THE APPROVED SITE PLAN WITH SIGNATURES SHALL BE PROVIDED IN PDF FORMAT. UPON COMPLETION OF CONSTRUCTION, AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CITY ENGINEERING IN AUTOCAD FORMAT.
4. ANY CURBS OR SIDEWALKS WITHIN THE CITY ROW DAMAGED BY CONSTRUCTION SHALL BE REPLACED PER CITY STANDARDS.

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	1
B	RESERVED PARKING	2
C	NO PARKING ANYTIME	1
D	DO NOT ENTER	2
E		1

6162-69-065177
(49 CIVIC CENTER PLAZA)
JOURNAL PLAZA LLC
PO BOX 792
POUGHKEEPSIE, NY 12602

6162-69-090193
(85 CIVIC CENTER PLAZA)
PAGE PARK ASSOCIATES LLC
PO BOX 792
POUGHKEEPSIE, NY 12602

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 ORNAMENTAL FENCE
- PROPOSED FREESTANDING LIGHT
- PROPOSED SIGN
- PROPOSED SNOW STORAGE
- LOW — PROPOSED LIMIT OF WORK LINE

		Parking Summary Table				
		Lot #1 (Poughkeepsie Journal Building)			Lot #2 (Existing Building & Proposed Parking Lot)	
Parking Requirements	Required	Existing	Provided	Required	Existing	Provided
One (1) space per every 400 sq. ft. of GFA	72,000 GFA 180 spaces required	207	198 spaces provided	4,500 GFA 12 spaces required	16	47 spaces provided
Bicycle Parking: 10% of the required vehicle parking, but not less than two (2) or more than twenty (20)	18	5	5	2	0	5
Min Parking Dimensions		9' x 20'			9' x 20'	

A TOTAL OF 55 NEW 9'X20' PARKING SPACES HAVE BEEN PROVIDED

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

ZONING SUMMARY CHART			
ZONING INFORMATION			
Tax Map Identification	Parcel No. 131300-6162-69-065177		
Zoning District	PID-B		
Proposed Use	Accessory parking area		
ZONING SUMMARY			
ITEM	REQ'D PID-B	Proposed Lot 1	Proposed Lot 2
LOTS & PARKING			
Lot Area and Coverage			
– Lot Area (min)	N/A	2.80 acres	0.808 acres
– Lot Width (min)	N/A	204.06'	236.17'
– Lot coverage (min)	60%*	21.94%	13.3%
– Outdoor activity space (min)	10%**	More than 10% Exist.	40.81%
Parking Location & Access			
– Primary Street Yard (min)	Not permitted	N/A	N/A
– Secondary Street Yard Setback (min)	40 ft	15.87'	16.7'
– Side Yard Setback (min)	20 ft	15.87'	16.7'
– Rear Yard Setback (min)	20 ft	6'	16.7
– Driveway Width (max)	20 ft	20'	14' One Way
BUILDING PLACEMENT			
Primary Structure Setback			
a) Primary Street Setback (min/max)	0 / 15 ft	20'	0'
– Build-to Frontage (min)	80%	18.7%	23.9%
b) Secondary Street Setback (min/max)	0 / 6 ft	0'	16.7'
– Build-to Frontage (min)	80%	54.3%	45.2%
c) Side Setback (min/max)	0 / 11 ft	53'	62.6'
– Abutting a residential lot line	15 ft	N/A	N/A
d) Rear Setback (min)	8 ft	155	32.2'
– Abutting a residential lot line	15 ft	N/A	N/A
BUILDING COMPOSITION			
Height			
a) Base	6 stories / 81 ft	4 stories	1 story
b) Bonus			
– 10% Affordable Units	8 stories / 107 ft	N/A	N/A
– 20% Affordable Units	9 stories / 120 ft	N/A	N/A
c) Minimum	2 stories / 29ft	N/A	N/A
d) Step-back depth after 5 stories (min)	5 ft	N/A	N/A
Width			
e) Primary Street Facing Building Width (max)	225 ft	42.43'	48.6'
Ground Story			
f) Story Height	14 ft	More than 1 Story Greater than 14'	1 Story Less than 14'
Entrance			
g) Distance Between Street-Facing Entrances (max)	50 ft	More than 50'	32.50'
Transparency			
h) Ground Story (min)	50%	Less than 50%	Less than 50%
i) Upper Story (min)	25%	Less than 25%	N/A
* Includes all buildings / structures			
** Minimum outdoor activity is calculated as a percentage of the total lot area. Minimum requirements are waived for lots under 5,000 square feet. Outdoor patios, roof gardens/decks, green roofs, etc. can be counted toward requirements			
Existing non-complying, no change			

Description	Date	No.
		Revisions

LRC Engineering & Surveying
- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
D.B.A. Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com

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

SITE PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SP19242601.dwg	Sheet No.
Drawn	KFC	Project No.	19-2426	SP-1
Checked	KFC	Date	11-19-2025	SHEET 3 OF 8
Approved	REM	Scale	1"=20'	

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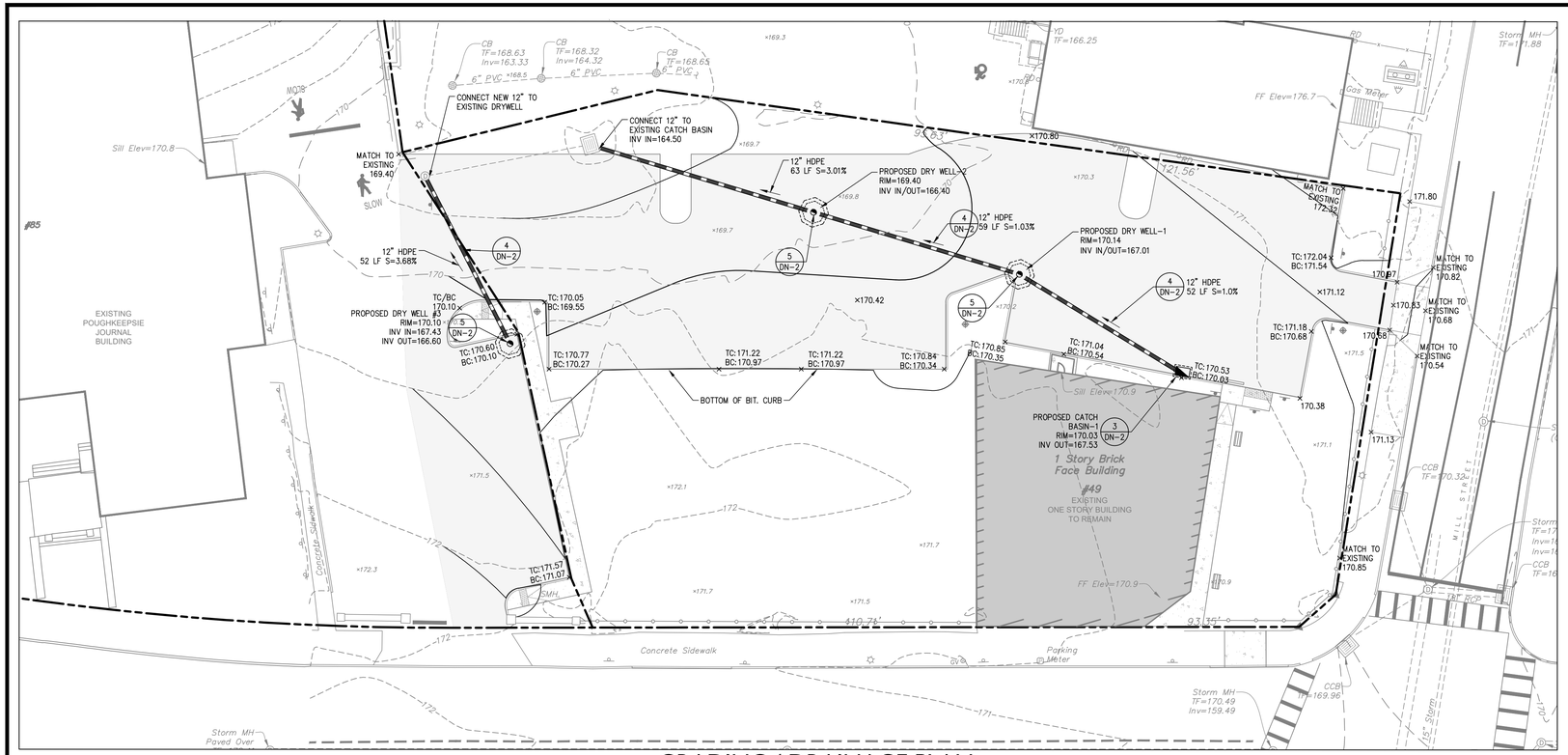


GRADING / DRAINAGE PLAN

SCALE: 1"=20'

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

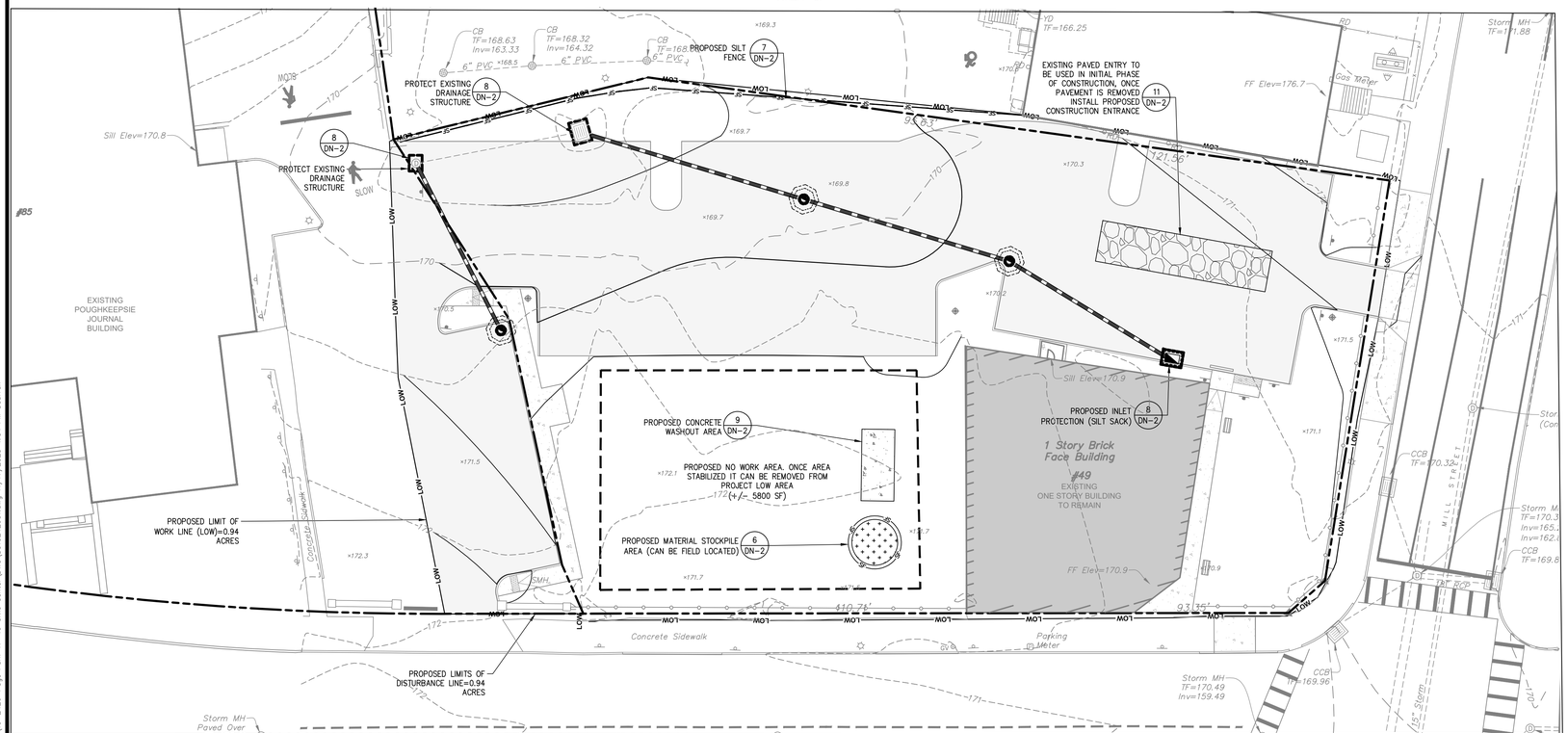
METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- EXISTING YARD DRAIN
- EXISTING CURB CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED DRYWELL

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.
4. PROPOSED DRAINAGE DESIGN, LAYOUT AND MATERIALS AS SHOWN IS PER THE 2020 PREVIOUSLY APPROVED PLAN SET.



EROSION CONTROL PLAN

SCALE: 1"=20'

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
- PROPOSED SILT FENCE
- PROPOSED SILT SACKS
- PROPOSED LIMIT OF WORK (LOW)
- PROPOSED CONCRETE WASHOUT AREA
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL MATTING
- PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

Description	Date

Revisions

LRC Engineering & Surveying

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
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SITE GRADING / DRAINAGE & EROSION CONTROL PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SG1924260l.dwg	Sheet No.
Drawn	KFC	Project No.	19-2426	SG-1
Checked	KFC	Date	11-19-2025	SHEET 4 OF 8
Approved	REM	Scale	1"=20'	

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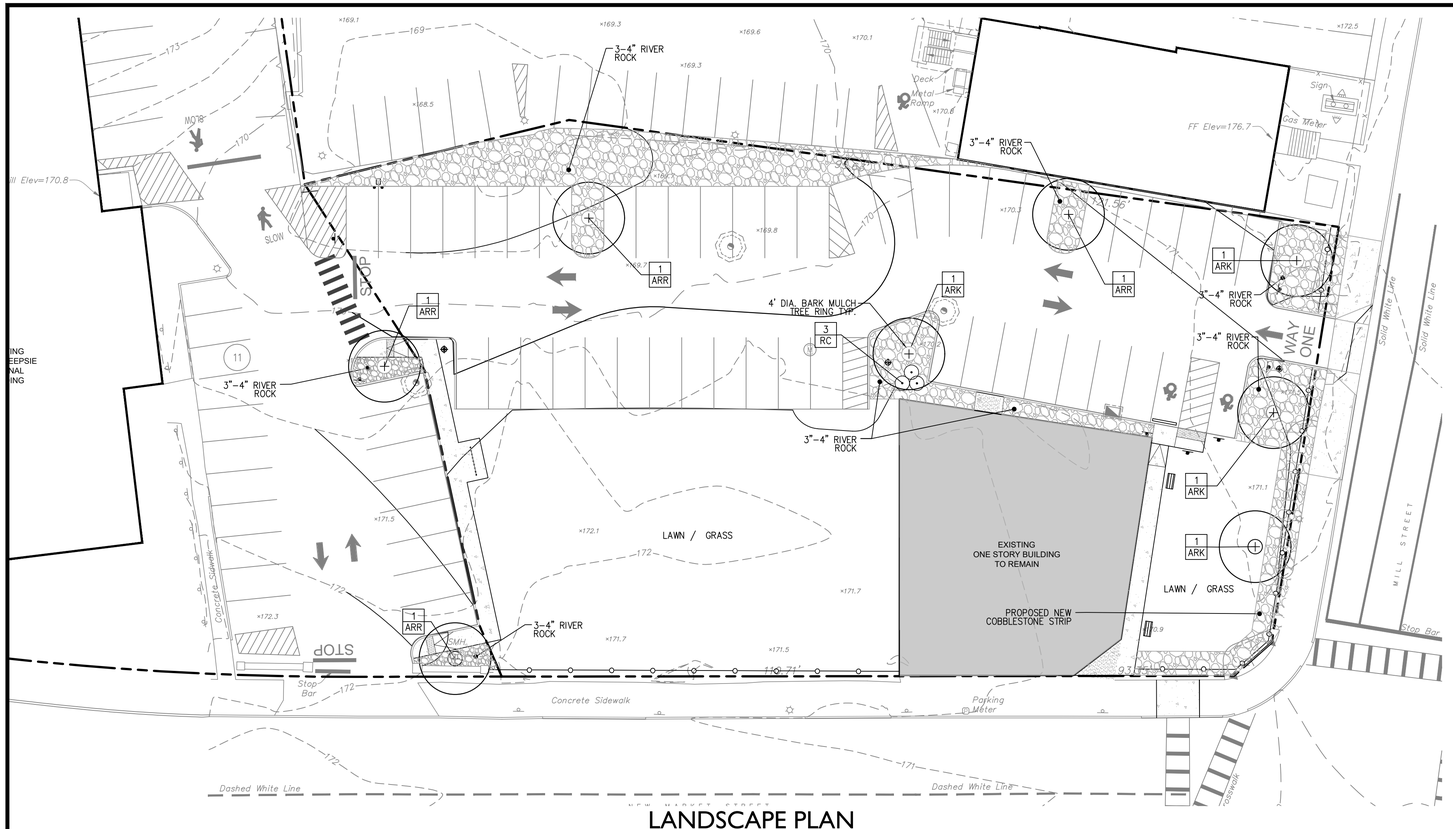
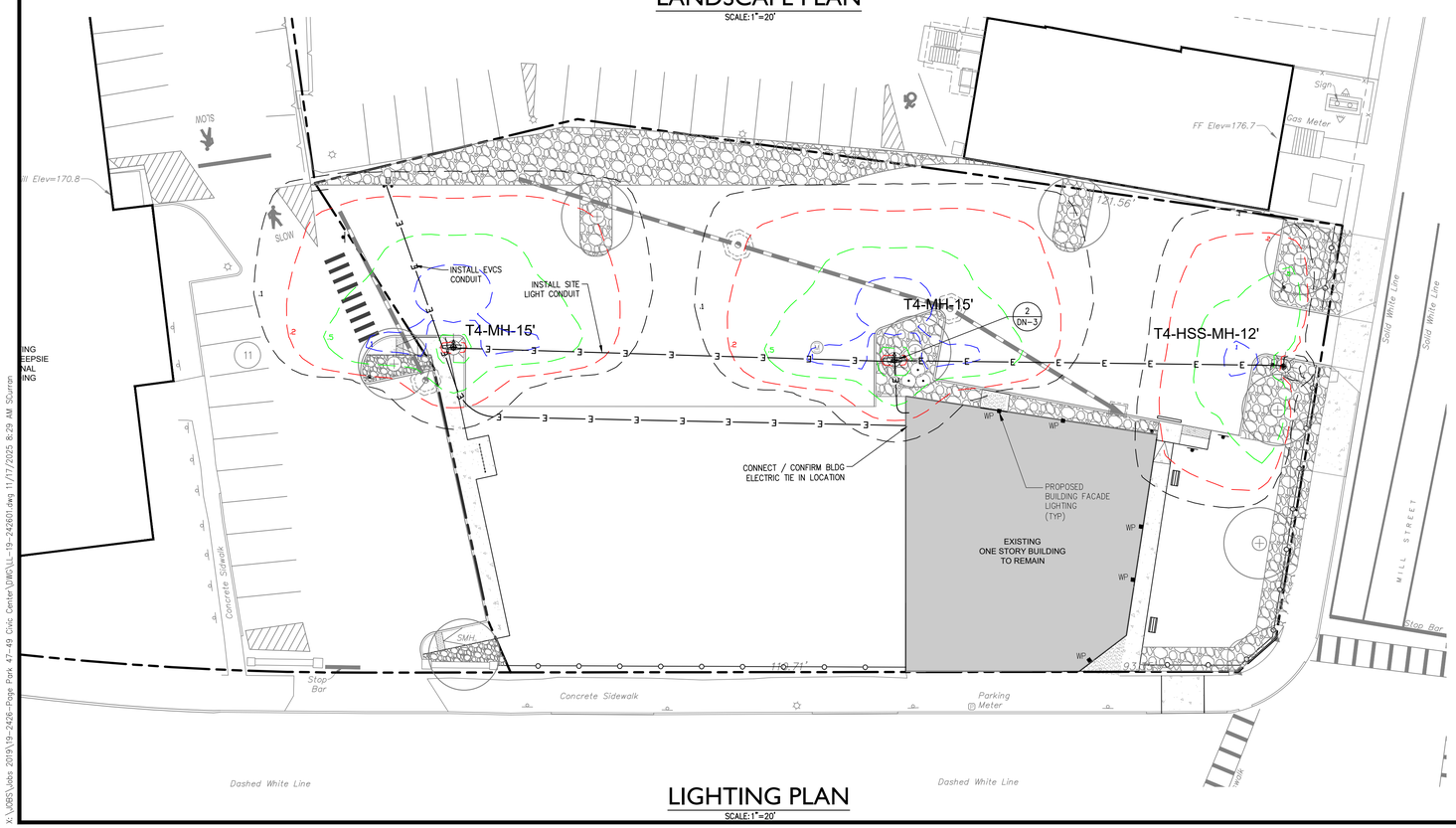


LANDSCAPE PLAN

SCALE: 1"=20'



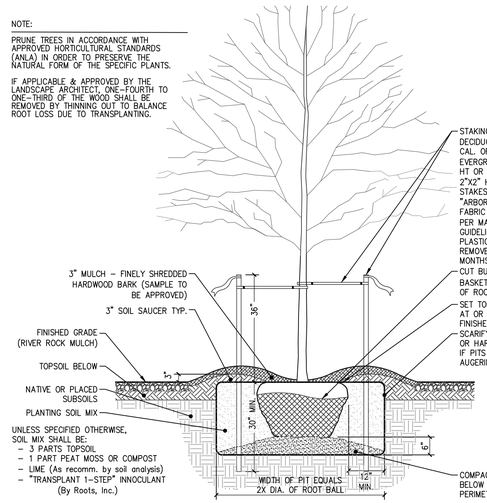
LIGHTING PLAN

SCALE: 1"=20'

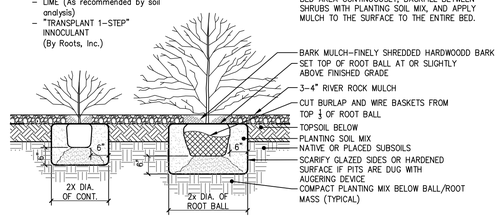
NOTE:

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

IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



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



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

LANDSCAPE NOTES:

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 4" WITH RIVER ROCK STONE MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET DN-1 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. 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)
   – MYCORHIZA 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". 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:

    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.
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. PLANTING AND LAWN AREAS ARE TO BE WATERED WITH A HIGH EFFICIENCY IRRIGATION SYSTEM FEATURING DRIP EMITTERS AND MICRO SPRAY HEADS FOR SHRUB AND PERENNIAL/ORNAMENTAL GRASSES/GROUND COVER BEDS.

LEGEND

PROPOSED TREE

PROPOSED SHRUB

PROPOSED RIVER ROCK

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 oval crown
	ARR	4	ACER RUBRUM 'RED SUNSET"	RED SUNSET RED MAPLE	B&B	2.5–3" cal.	40' ht.	Upright oval crown
SHRUBS	RC	3	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	CONT.	18–24" ht.	8' ht.	

SEE DN-3 FOR LIGHTING CUT SHEETS

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

#	Description	Date
	Revisions	

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

LRC Engineering & Surveying
- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
D.B.A. Lourenco NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com

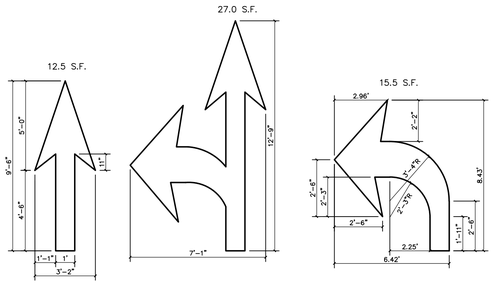
SITE LANDSCAPE / LIGHTING PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

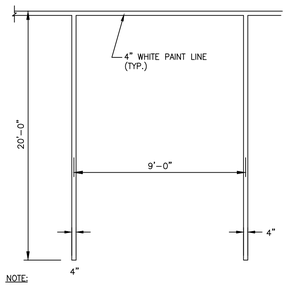
Design/Calcs	SMC	CAD File	LL-19-242601.dwg	Sheet No.
Drawn	KFC	Project No.	19-2426	LL-1
Checked	KFC	Date	11-19-2025	SHEET 5 OF 8
Approved	REM	Scale	1"=20'	

K:\JOBS\Jobs 2019\19-2426-Prop Park 47-49 Civic Center\DWG\LL-19-242601.dwg 11/17/2025 8:29 AM SCurran



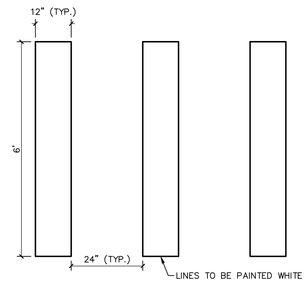
REFER TO ADJACENT VIEWS FOR DIMENSIONS
(WHITE)
(ARROWS TO BE CENTERED IN TRAVEL LANE)

1 PAVEMENT ARROW DETAIL
SCALE: 1/4"=1'-0"



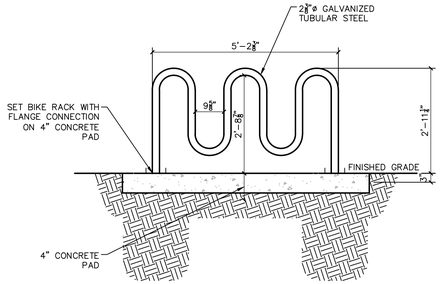
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

2 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE

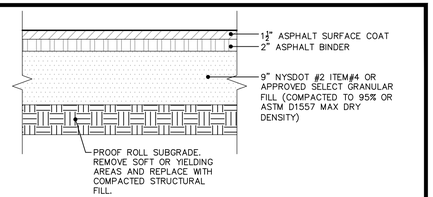


NOTES:
1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.
2. SEE PLANS FOR LOCATION OF CROSSWALKS.
3. ALL PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE NATIONAL MUTCD AND NYS SUPPLEMENT.

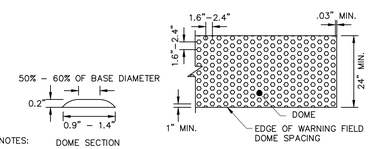
3 PAINTED CROSSWALK STRIPING DETAIL
SCALE: 1/2" = 1'-0"



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

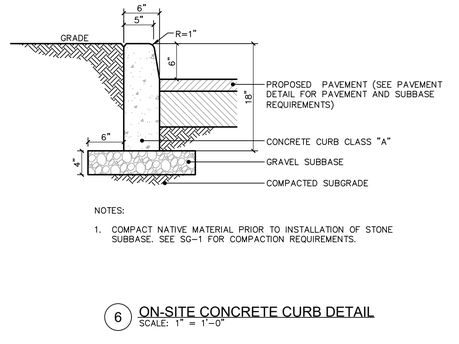


5 STANDARD ASPHALT PAVING DETAIL
SCALE: 1" = 1'-0"



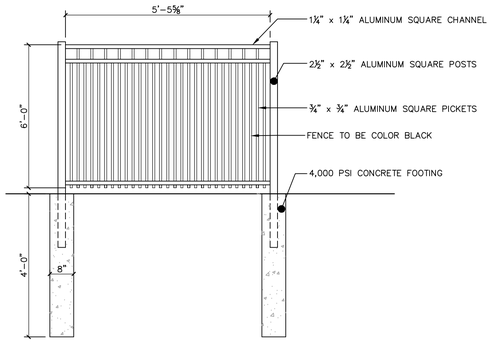
NOTES:
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH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

12 DETECTABLE WARNING STRIP
NOT TO SCALE

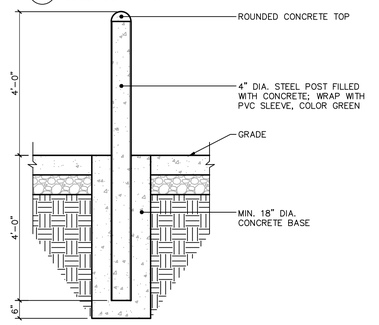


NOTES:
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE SG–1 FOR COMPACTION REQUIREMENTS.

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



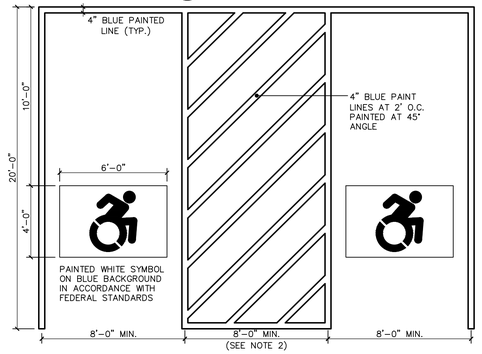
7 ALUMINUM PICKET FENCE PANEL
SCALE: 1/2" = 1'-0"



8 CONCRETE FILLED STEEL BOLLARD (EVCS)
SCALE: 1/2" = 1'-0"

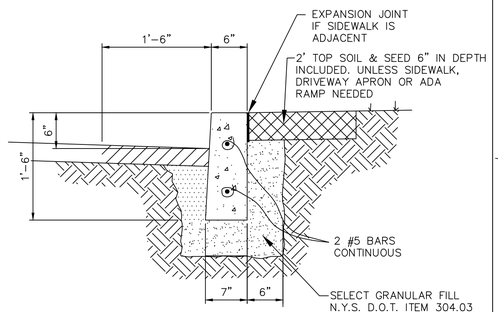


9 EV CHARGING STATION UNIT
NOT TO SCALE



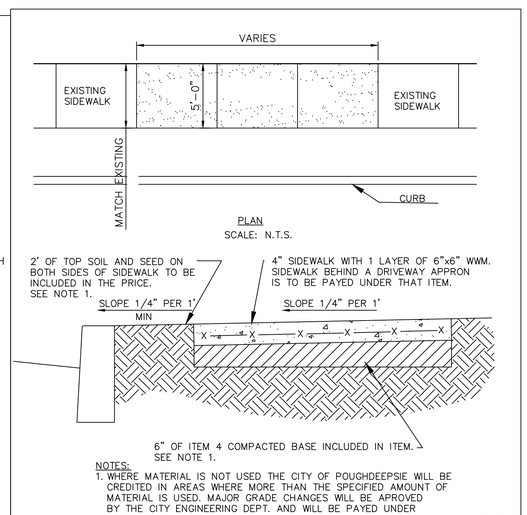
NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

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



FORMED CURB DETAIL

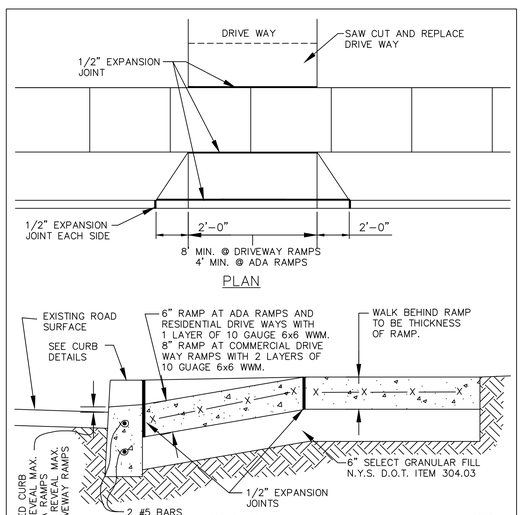
12



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

SIDEWALK DETAIL REPLACE & NEW

13



DRIVEWAY RAMPS & ADA RAMP
SCALE: 1"–1'–0"

14

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001–DET	FORMED CURB DETIAL	PAGE NO.
	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.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	PROJECT: 001–DET	SIDEWALK DETAIL
	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.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001–DET	DRIVEWAY & ADA RAMP DETIAL	PAGE NO.
	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.



No.	Description	Date
	Revisions	

LRC Engineering & Surveying

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
D.B.A. Lossero NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com

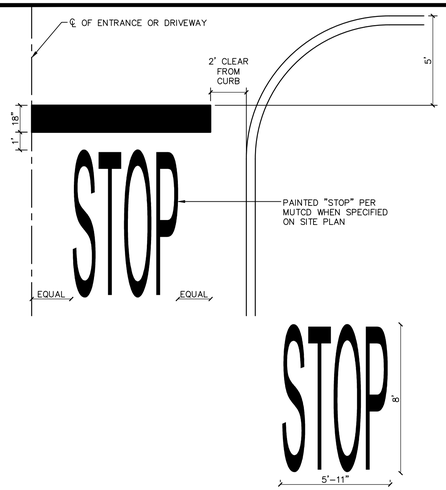
PROJECT DETAILS

JOURNAL SQUARE

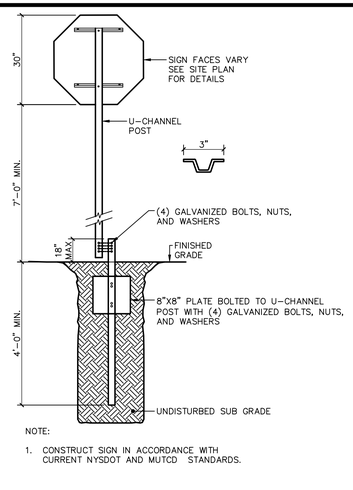
49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DN19242601.dwg	Sheet No.
Drawn	KFC	Project No.	19–2426	DN-1
Checked	KFC	Date	11–19–2025	SHEET 6 OF 8
Approved	REM	Scale	NOTED	

X:\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\DWG\DN19242601.dwg 11/17/2025 8:23 AM Sturron



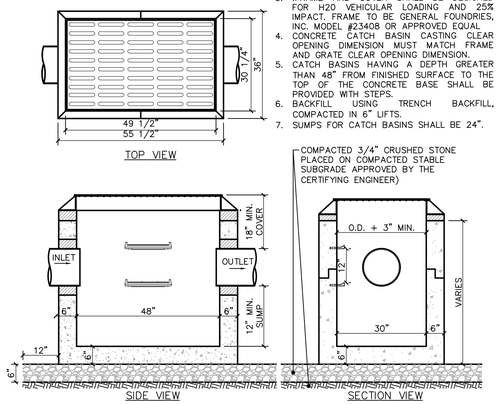
1 STOP BAR DETAIL
SCALE: 1/4"=1'-0"



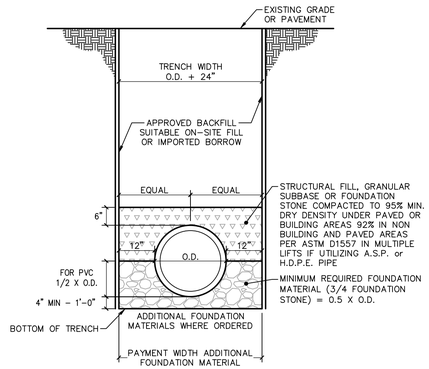
NOTE:
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYSDOT AND MUTCD STANDARDS.

2 BREAKAWAY STOP SIGN DETAIL
SCALE: 1/2" = 1'-0"

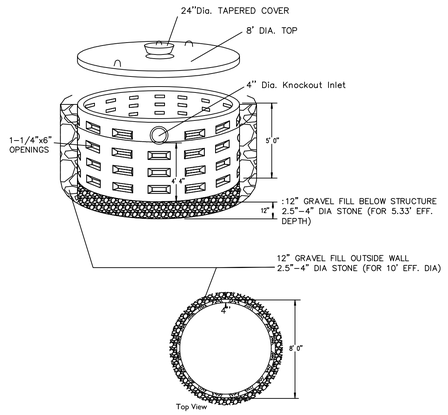
NOTES:
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #2340B OR APPROVED EQUAL.
4. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
5. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
6. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
7. SUMPS FOR CATCH BASINS SHALL BE 24".



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



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



MIN SPECIFICATIONS	
Concrete Min.Strength: 4,000 psi at 28 days	DRY WELL
Load Rating: H20	REF: GRIMM BUILDING MATERIALS ALBANY, NY WWW.GRIMMBLDG.COM

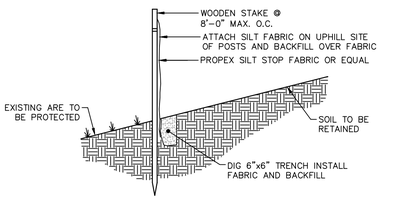
5 PRECAST DRYWELL DETAIL

NOTES:

1. DRYWELL MEET H20 LOADING REQUIREMENTS.
2. SHOP DRAWING TO BE PROVIDED AND APPROVED BY SITE ENGINEER PRIOR TO INSTALLING.
3. PIT EXCAVATION TO BE RAKED TO MINIMIZE SIDEWALL SMEARING THAT MAY OCCUR AND REDUCE INFILTRATION CAPACITY. IF GROUNDWATER IS ENCOUNTERED, THE PIT IS TO BE BACKFILLED WITH THE ORIGINAL SOIL TO AN ELEVATION FOUR FEET HIGHER THAN MAXIMUM GROUNDWATER AND ADJUSTMENTS MADE IN THE PIT DIMENSIONS. IF ROCK OR GROUNDWATER ARE ENCOUNTERED NOTIFY THE SITE ENGINEER IMMEDIATELY. DCDBCH SHOULD BE NOTIFIED IF ROCK OR WATER IS ENCOUNTERED.
4. THE LININGS ARE TO BE SURROUNDED BY (AND PLACED ON) 12 INCHES OF ANNULAR RING OF LARGE AGGREGATE (2.5"-4" IN SIZE).
5. THE ROCK IS TO BE COVERED WITH GEOTEXTILE FABRIC PREVENT SOIL FROM FILLING THE VOID SPACE.
6. PROVIDE CONCRETE RISER TO GRADE WITH 24" MIN MANHOLE LID.

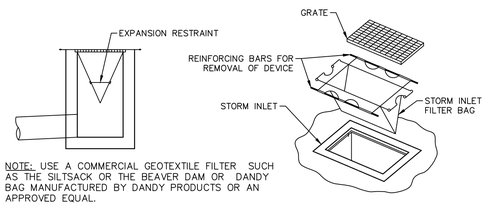
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.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

6 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'

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



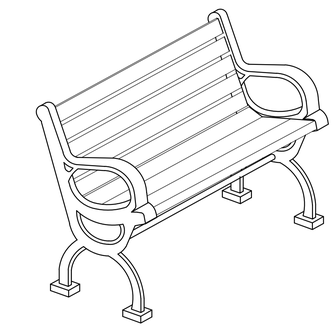
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

SILT SACK DETAIL
SCALE: N.T.S.



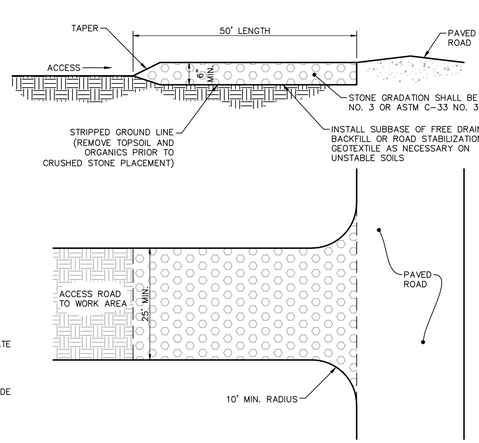
NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE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

9 ABOVE GROUND TEMPORARY CONCRETE/VEHICLE WASHOUT FACILITY DETAIL
SCALE: 1/8" = 1'-0"

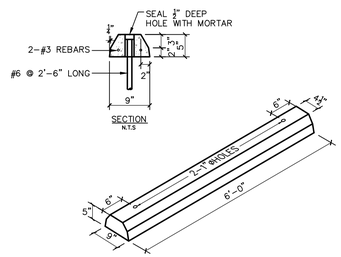


NOTES:
1. SURFACE MOUNTED, DUAL-LEG PARK BENCH WITH ARMS AND CURVED BACK, WITH INTERMEDIATE BENCH AND BACK SUPPORT, OR APPROVED EQUAL.
   LENGTH: 6 FEET, MINIMUM
   FRAME AND ARMS: CAST-IRON OR STEEL WITH FACTORY-APPLIED POWER COATING, BLACK. PROVIDE RIGID LATERAL UNDERSUPPRT JOINING ARM/LEG FRAMEWORK.
   SEAT AND BACK: NATURALLY ROT- AND INSECT-RESISTANT WOOD, CEDAR, PAULOPE, REDWOOD, MAHOGANY, IPE, OR EQUAL. FORMED FROM EVENLY SPACED PARALLEL SLATS 1-1/2" MINIMUM THICKNESS.
   HARDWARE: VANDAL AND CORROSION RESISTANT
2. INSTALL BENCH LEVEL, PLUMB, TRUE, AND SECURELY ANCHORED AT LOCATION INDICATED.

10 STANDARD BENCH DETAIL
SCALE: N.T.S.



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



12 PRECAST CONCRETE WHEEL STOP DETAIL
SCALE: 1/2" = 1'-0"

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
	Revisions	

LRC Engineering & Surveying
- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
D.B.A. Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrceconsult.com

PROJECT DETAILS

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DN19242602.dwg	Sheet No.	
Drawn	KFC	Project No.	19-2426		DN-2
Checked	KFC	Date	11-19-2025		
Approved	REM	Scale	NOTED		SHEET 7 OF 8

X:\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\DWG\DN19242602.dwg 11/17/2025 8:24 AM SCurran

LXT-AF24-40-T4-15' Mounting Height
LXT-AF24-40-T4-HSS 12' Mounting Height

Streetworks

DESCRIPTION

The Lexington AF24 LED outdoor luminaire displays the old-fashioned charm of traditional lantern-type post top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington LED tastefully complements the architectural and environmental design of parks and roadways. It's patented AccuLED Optics™ technology delivers uniform and efficient illumination to pedestrian and roadway applications.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
TOP: Hinged die-cast aluminum top with cupola cover. SCREWS: Captive retaining screw. HOUSING: Die-cast aluminum base housing. Standard color is black. Other finish colors available. Consult your Streetworks representative. 1" ANSI wattage/source label.

Optics
Choice of four patented, high efficiency AccuLED Optics™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology, creates consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K (70CRI) and 2700K (80 CRI). For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. Optics are IP66 enclosure rated. Offered open sided as a standard with four lens options.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. 10 kV/10 kA common and differential mode and 10 kV MOV surge protection available.

Mounting
Self-aligning pole-top fitter fits 2-3/8" and 3" O.D. tenons. Square headed 1-1/4" polymer coated mounting bolts.

Finish
Cast components finished in a Super durable black TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

Warranty
Standard five-year warranty. Optional ten-year warranty, please see your Eaton Streetworks sales representative for more information.

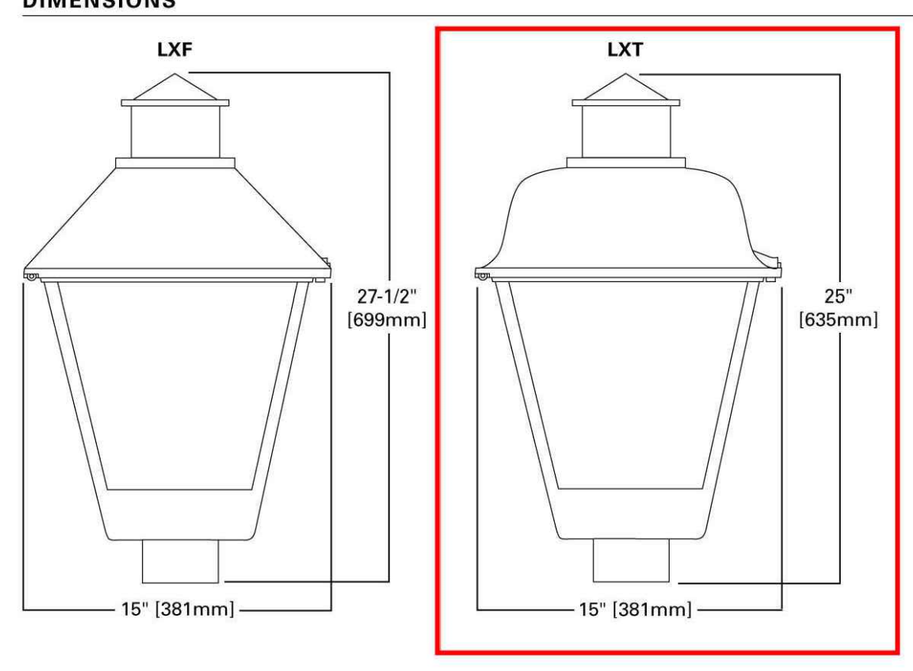


LXF/LXT
LEXINGTON LED

AF24
LED

DECORATIVE POST TOP LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
UL/cUL Listed
ISO 9001
IP66 Rated Optics
LM79 / LM80 Compliant

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.)
1.7

SHIPPING DATA
Approximate Net Wt:
20.8 lbs. (9.4 kgs.)

EATON
Powering Business Worldwide

TD516039EN
April 16, 2019 2:31 PM

FREESTANDING POLE LIGHTS-T4 HHS MH 12'&15'

POWER AND LUMENS

Light Engine		AF24-20	AF24-30	AF24-40	AF24-50	AF24-60	AF24-70	AF24-80	AF24-90	AF24-100
Nominal Power (Watts)		21	31	40	54	64	74	83	94	96
Wattage Label		20	30	40	50	60	70	80	90	100
Current (A) @120V		0.18	0.26	0.34	0.45	0.53	0.62	0.70	0.78	0.80
Current (A) @277V		--	0.12	0.15	0.21	0.24	0.28	0.31	0.35	0.35
Current (A) @347V		--	0.10	0.13	0.16	0.19	0.22	0.24	0.28	0.28
Current (A) @480V		--	0.07	0.09	0.13	0.14	0.17	0.18	0.21	0.21
Optics										
T2U	4000K	2,488	3,491	4,521	5,831	6,738	7,556	8,259	8,904	9,016
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K	2,352	3,301	4,275	5,513	6,371	7,143	7,809	8,418	8,524
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K	2,470	3,467	4,490	5,790	6,690	7,502	8,201	8,841	8,953
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	3000K	2,336	3,278	4,245	5,475	6,325	7,093	7,754	8,359	8,464
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
SL3	4000K	2,391	3,354	4,344	5,603	6,474	7,260	7,936	8,556	8,663
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2
	3000K	2,261	3,172	4,108	5,298	6,121	6,864	7,503	8,088	8,191
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
T4W	4000K	2,460	3,452	4,471	5,766	6,662	7,472	8,167	8,806	8,916
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	3000K	2,326	3,265	4,227	5,452	6,300	7,064	7,721	8,324	8,429
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
5WQ	4000K	2,609	3,660	4,740	6,113	7,063	7,921	8,658	9,334	9,452
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	3000K	2,466	3,460	4,482	5,780	6,678	7,489	8,186	8,825	8,936
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2

ORDERING INFORMATION

Sample Number: LXF-AF24-20-D-U-T2U-10MSP-4N7-BK

Product Family [1]	Light Engine [2]	Wattage Bucket	Driver	Voltage	Distribution
LXF=Lexington **LXT**=Lexington w/Traditional Top	**AF24**=24 LED Light Engine	**20**=20W [3] **30**=30W **40**=40W **50**=50W **60**=60W **70**=70W **80**=80W **90**=90W **100**=100W	**D**=Dimming (0-10V) **5LTD**=DALI [4]	**U**=Universal (120-277V) **2**=120V [3] **8**=480V [5] **9**=347V	**T2U**=Type II Urban **T3**=Type III **SL3**=Type III w/ Spill Control **T4W**=Type IV Wide **5WQ**=Type V Square Wide

Options (Add as Suffix)	Color	Accessories (Order Separately)
10K=10kV UL 1499 Surge Protection Device **10MSP**=10kV MOV Surge Protection Device **7027**=70 CRI / 2700K CCT [6] **7030**=70 CRI / 3000K CCT [6] **8027**=80 CRI / 2700K CCT [6] **4**=NEMA Photocontrol Receptacle [7] **4N7**=NEMA 7-PIN Photocontrol Receptacle **A**=Refractive Lens Panels **CL**=Clear Lens **FL**=Frosted Lens **TL**=Textured Lens **S**=Snap Latches for Tool-less Light Replacement **J**=Factory Installed Ladder Rest **HSS**=House Side Shield [8] **HA**=High Ambient [9]	**BK**=Black **BZ**=Bronze **AP**=Grey **WH**=White	**TA1BK**=Decorative Ladder Rest for Field Installation (Black) **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=NEMA Photocontrol - 120V **OA/RA1016**=NEMA Photocontrol - Multi-Tap **OA1223**=10kV Surge Module Replacement **HS-LX-24**=Field Installed LX House Side Shield for AF24 [8]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Standard 4000K CCT and nominal 70 CRI.
3. AF24-20 only available in 120V only.
4. Only available in universal voltage, not available with AF24-90, AF24-100.
5. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
6. Use dedicated IES files for 3000K and 2700K when performing layouts. These files are published on the Lexington product page on the website.
7. If "4" selected, dimming functionality not available, leads will be capped.
8. HSS not available with 5WQ or SL3 distribution.
9. HA not available with AF24-100 if paired with HSS option.

EATON
Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD516039EN
April 16, 2019 2:31 PM

FREESTANDING POLE LIGHTS-T4 HHS MH 12'&15'

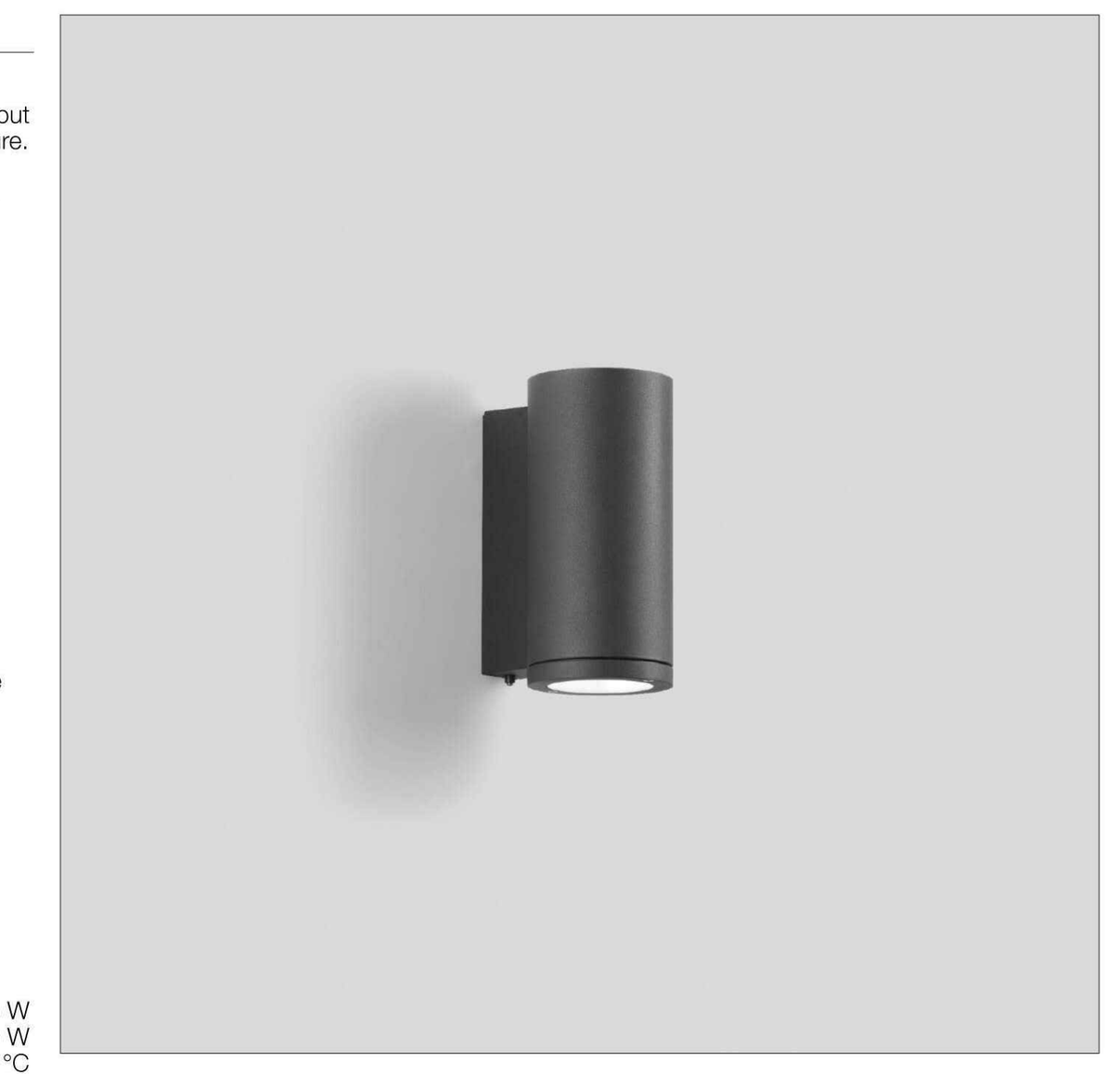
34.18 · Technical amendments reserved

BEGA **66 655**

Wall luminaire IP 65

Project · Reference number Date

Product data sheet



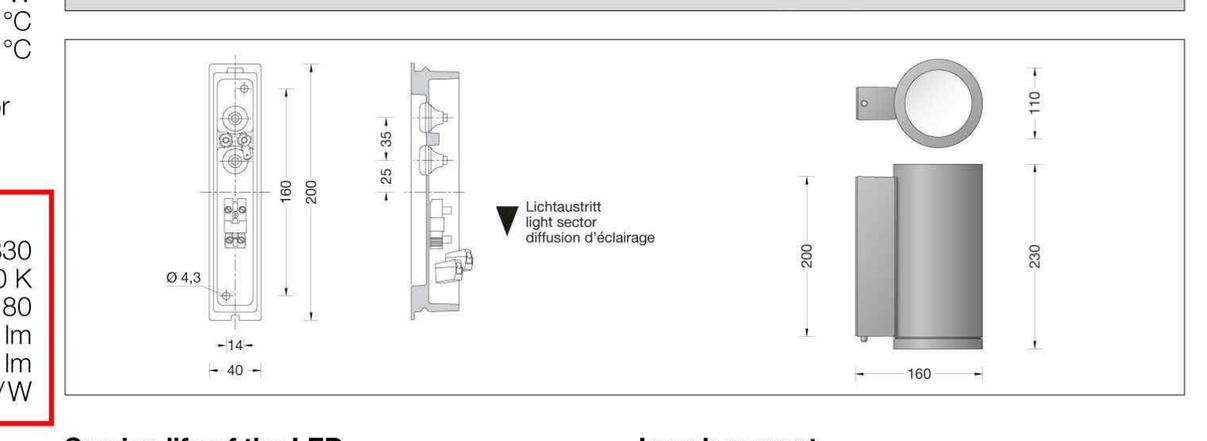
Application
LED wall luminaire with single-sided light output for illumination and design tasks in architecture. The luminaire can be installed with the light distribution opening upwards or downwards.

Product description
Luminaire made of aluminium alloy, aluminium and stainless steel
Clear safety glass
Silicone gasket
Reflector made of pure anodised aluminium
Mounting plate with 2 fixing holes ø 5.3 mm · 160 x 14 mm spacing
2 cable entries for through-wiring of mains supply cable ø 7-10.5 mm, max. 5G1.5□
Connecting terminal 2.5□ with plug connection
Earth conductor connection
LED power supply unit
220-240 V ⏦ 0/50-60 Hz
DC 176-276 V
DALI controllable
A basic isolation exists between power cable and control line
Safety class I
Protection class IP 65
Dust-tight and protection against water jets
Impact strength IK09
Protection against mechanical impacts < 10 joule
– Safety mark
CE – Conformity mark
Weight: 2.0 kg

Lamp

Module connected wattage	7.9 W
Luminaire connected wattage	10 W
Rated temperature	t_a = 25 °C
Ambient temperature	$t_{a\,max}$ = 45 °C

On request we can offer you modifications for enviroments with higher temperatures as a customized product.



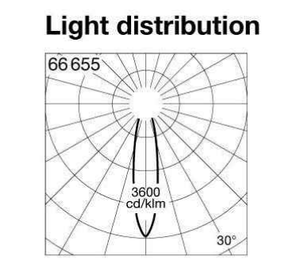
66 655 K3

Module designation	LED-0733/830
Colour temperature	3000 K
Colour rendering index	CRI > 80
Module luminous flux	1125 lm
Luminaire luminous flux	772 lm
Luminaire luminous efficiency	77,2 lm/W

66 655 K4

Module designation	LED-0733/840
Colour temperature	4000 K
Colour rendering index	CRI > 80
Module luminous flux	1185 lm
Luminaire luminous flux	813 lm
Luminaire luminous efficiency	81,3 lm/W

Light distribution



Service life of the LED
Ambient temperature t_a = 25 °C
– at 428,000h: L70B50

max. ambient temperature t_a = 45 °C
– at 127,000h: L70B50

Lighting technology
Half beam angle 21°
Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and interior lighting as well as luminaire data in EULUMDAT and IES format are available on our website www.bega.com.

Inrush current
Inrush current: 12 A / 24.2 µs
Maximum number of luminaires of this type per miniature circuit breaker:
B10A: 50 luminaires
B16A: 50 luminaires
C10A: 50 luminaires
C16A: 50 luminaires

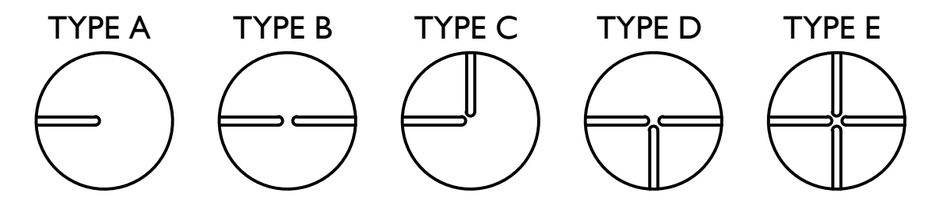
Article No. 66 655
LED colour temperature optionally 3000 K or 4000 K
3000 K – Article number + **K3**
4000 K – Article number + **K4**

Colour optionally graphite, white or silver
Graphite – Article number
White – Article number + **W**
Silver – Article number + **A**

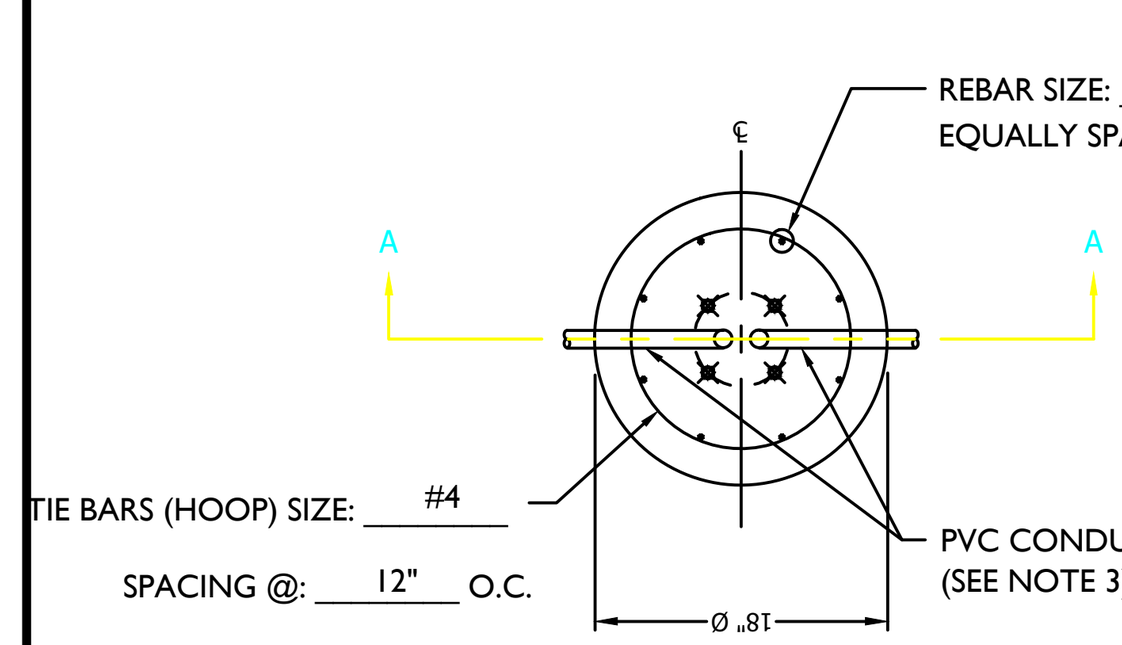
BEGA Gantenbrink-Leuchten KG · Postfach 31 60 · 58689 Menden · info@bega.com · www.bega.com

BUILDING FACADE LIGHTING (WP)

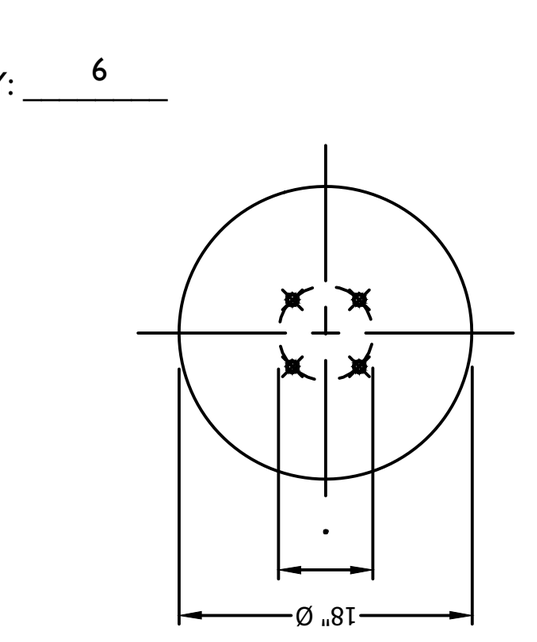
TOTAL UNITS REQUIRED: ________



SEE ELECTRICAL PLANS



PLAN VIEW
NTS

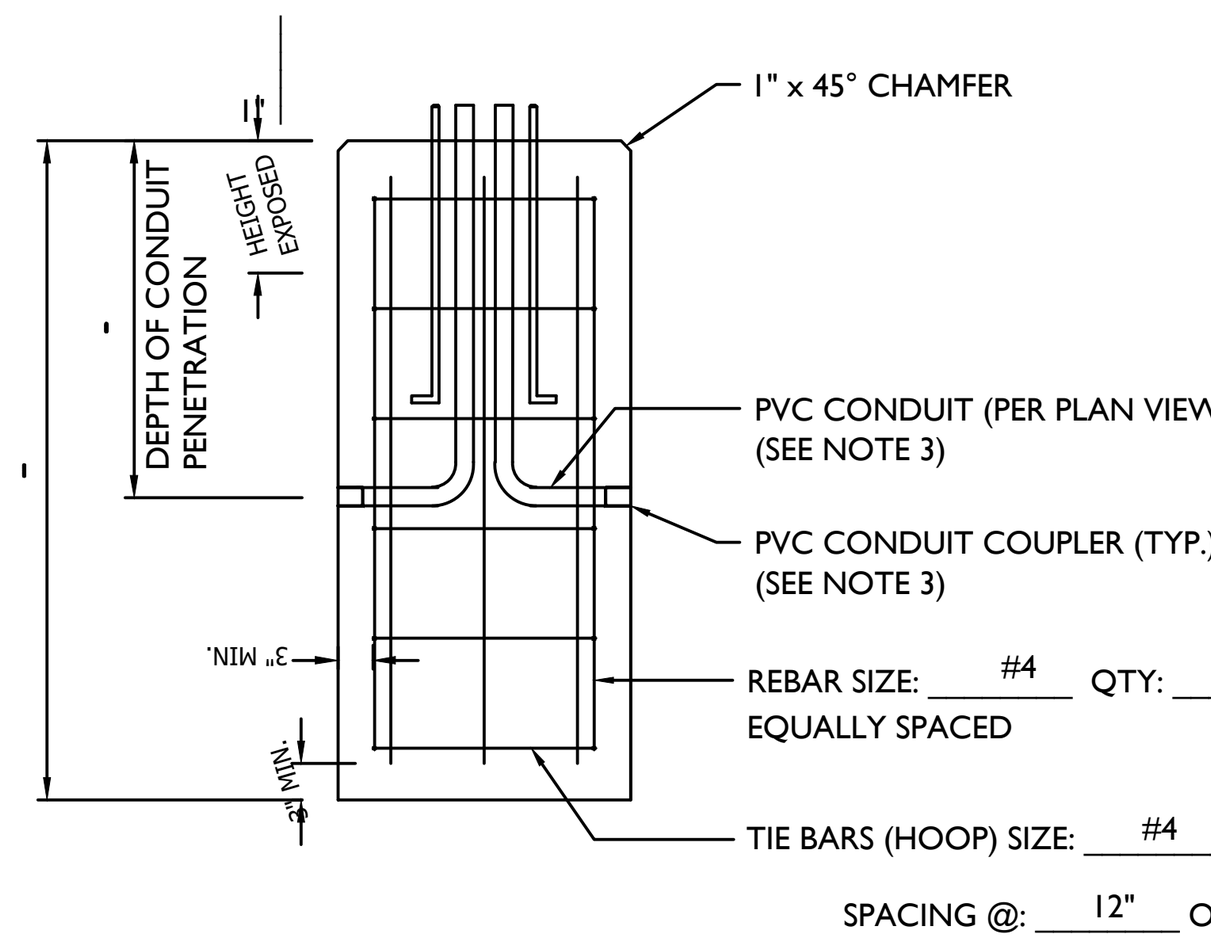


BOLT CIRCLE PLAN VIEW
NTS

CONTRACTOR NOTE:
CONTRACTOR TO PROVIDE NUMBER OF EACH POLE BASE LAYOUT REQUIRED FOR ORDER. (PLEASE USE ABOVE SCHEMATIC)

*POLE BASE INFO TABLE	
PVC CONDUIT SIZE:	
GROUND CONDUIT (IF REQUIRED):	
ANCHOR BOLT SIZE:	NONE
BOLT CIRCLE FOR ANCHORS:	NONE
BOLT/CONDUIT PROJECTION:	NONE

*NOTE: TABLE MUST BE COMPLETED PRIOR TO PRODUCTION RELEASE.



SECTION A-A
NTS

GENERAL NOTES:
1) CONCRETE TO TEST 4,000 PSI AT 28 DAYS.
2) REINFORCING STEEL PER ASTM A615, GRADE 60, UNCOATED BLACK BARS.
3) ANCHOR BOLTS, BOLT TEMPLATE AND CONDUIT TO BE SUPPLIED BY CONTRACTOR PRIOR TO FABRICATION AND CAST IN BY A&R.

CONTRACTOR NOTES/COMMENTS:
ANCHOR BOLTS TO BE DRILLED AND INSTALLED IN THE FIELD.

CONTACT: ______________________

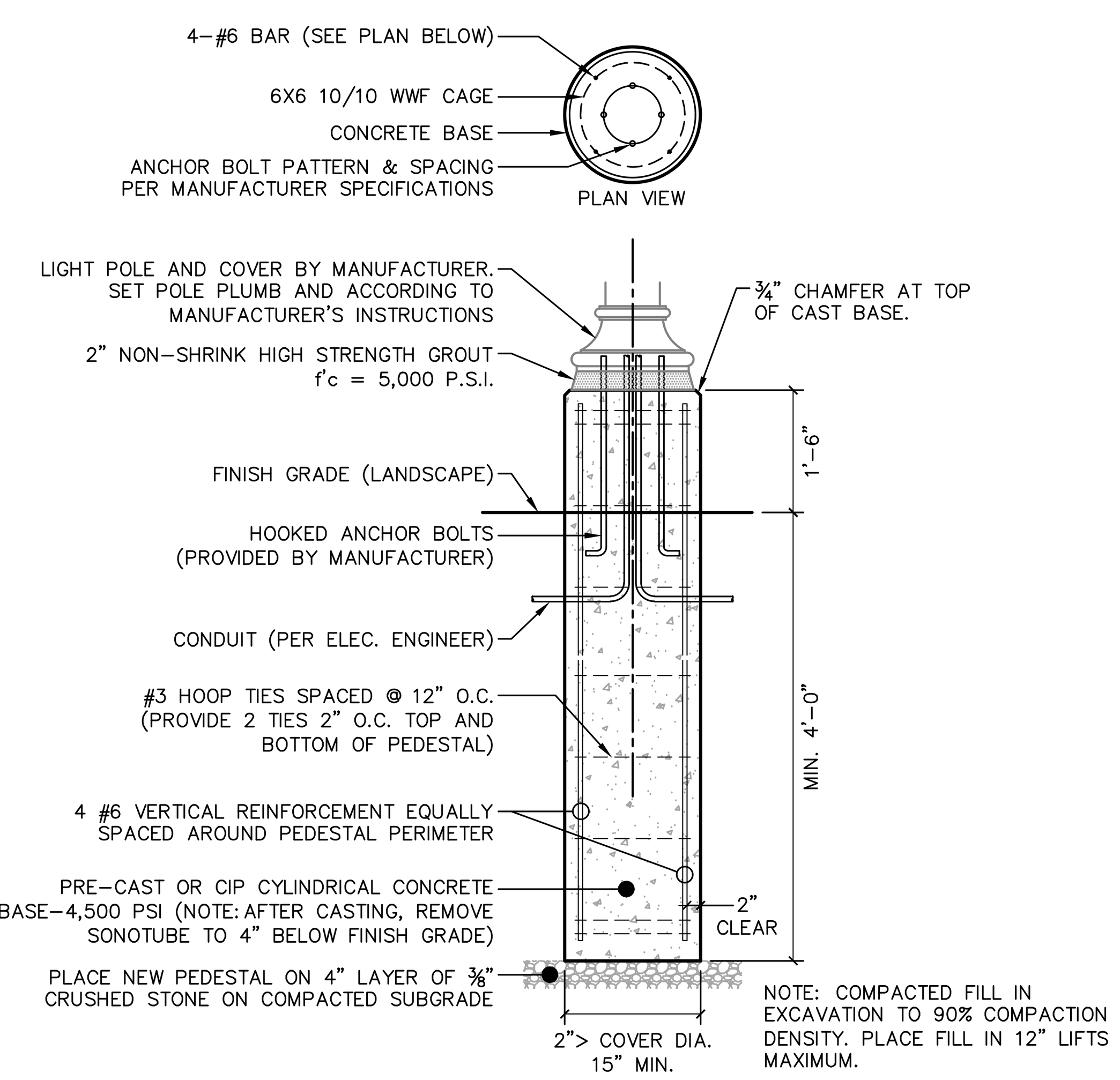
PHONE: ______________________

(1)

NOTE: This form is also a cut sheet. By signing below, contractor approves release for production.

X ______________________

A&R CONCRETE PRODUCTS	276 Clove Road Salisbury Mills, New York, 12577 www.arconcrete.com 845-562-0640
PRECAST EVCS BASE	DATE: REV.: DWN.BY: A&R LLC
CONTRACTOR:	DWG. NO.: LPB18



(2) CONC. LIGHT POLE BASE-ROUND
SCALE: 1/2" = 1'–0"

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

#	Date	Description
Revisions		

LRC Engineering & Surveying
- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
D.B.A. Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com

PROJECT DETAILS

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DN19242603.dwg	Sheet No.
Drawn	KFC	Project No.	19–2426	DN-3
Checked	KFC	Date	11–19–2025	
Approved	REM	Scale	NOTED	SHEET 8 OF 8

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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:
Journal Square

Project Location (describe, and attach a location map):
49 & 85 Civic Center Plaza, Poughkeepsie, NY 12601 (see Appendix A)

Brief Description of Proposed Action:
Reconfiguration of an existing parking lot.

Name of Applicant or Sponsor:	Telephone: 845.594.1055
Page Park Associates LLC and KARC Planning Consultants	E-Mail: kelly@karcpc.com

Address:
PO Box 924

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: City of Poughkeepsie Planning Board and Poughkeepsie City Council	☐	☑

3. a. Total acreage of the site of the proposed action? 3.608 acres
   b. Total acreage to be physically disturbed? 0.459 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.608 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): Residential (urban); Civic
   ☐ 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 potable water connection needed for this project. _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ No wastewater connections needed for this project. _____	☑	☐

	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?	☐	☑
Poughkeepsie Journal Building		
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

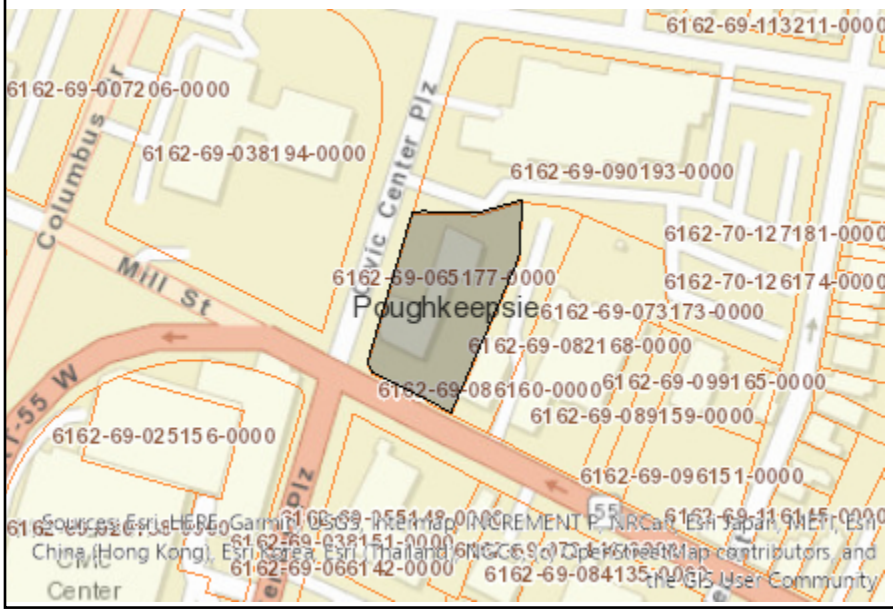
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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: Project includes connections to existing catch basins and dry wells, as well as the creation of new green spaces to help mitigate storm water runoff.		
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: Spill #9112181 (49 Civic Center Plaza) closed as of 03/01/1992. Spill #9512935 (85 Civic Center Plaza) closed as of 01/16/1996. See Appendix B and Appendix C.		

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

Applicant/sponsor/name: Kelly Libolt Date: 11/19/2025

Signature: KLibolt Title:

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

Appendix A

ParcelAccess | Property Details

FINAL ROLL

Parcel Number
131300-6162-69-065177-0000

Parcel Location
49 Civic Center Plz

Municipality
Poughkeepsie City

Owner Name
Journal Plaza LLC *(Primary)*

Primary Owner Mailing Address
PO Box 792
Poughkeepsie, NY 12602



Parcel Details

Lot Size (acres):	0.808 AC (S)	**Split Town:**	-
Filed Map:	12682	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(330) Vacant comm		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$64,800	$64,800	$64,800	$64,800	$64,800	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N (Non-Homestead)	1 (Taxable)	100	$64,800

Tentative Roll:	Final Roll:	Valuation Date:
5/1/2025	7/1/2025	7/1/2024

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	9/7/2021	22021	4485	B	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(Z98) Non-contrib

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$64,800

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 10/2/2025. Developed and maintained by OCIS - Dutchess County, NY.

Appendix B

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Details from Spill Incidents Database Search

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 9112181

Spill Date/Time

Spill Date: 02/27/1992
Spill Time: 08:30:00 PM
Call Received Date: 02/27/1992
Call Received Time: 08:53:00 PM

Location

Spill Name: SUPER SUDS
Address: 49 CIVIC CENTER PLAZA
City: POUGHKEEPSIE
County: Dutchess

Spill Description

Material Spilled	Amount Spilled	Resource Affected
#2 fuel oil	50 Gal.	Soil

Cause: Deliberate

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 03/01/1992

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

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

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- বাংলা
- 한국어
- Kreyòl Ayisyen

- Italiano
- العربية
- Polski
- Français
- اردو

Appendix C

Details from Spill Incidents Database Search

Spill Record

DEC Region: 3
Spill Number: 9512935

Administrative Information

Spill Date: 08/31/1995
Spill Time: 12:00:00 PM
Call Received Date: 01/10/1996
Call Received Time: 12:00:00 PM

Spill Date/Time

Spill Name: POUGHKEEPSIE JOURNAL

Location

City: POUGHKEEPSIE
County: Dutchess

Spill Description

An official website of New York State.
Here's how you know

NEW YORK STATE

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Cause: Unknown

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 01/16/1996

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

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

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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

June 24, 2020

Page Park Associates
PO Box 792
Poughkeepsie, NY 12602

47-49 CIVIC CENTER PLAZA - NEW CONSTRUCTION
Construction of a new 22,000 (+/-) square foot four (4) story office building and façade renovations to existing single story commercial building. Owner/Applicant: Journal Plaza, LLC/Taconic Realty/Page Park Associates (Darin Page); Consultant: LRC Group (Kelly Libolt); Grid #6162-69-061166 and 065177; Zoning Districts: PID-CC and C-2; File#2020-001

Dear Mr. Page:

This letter is to inform you of the action taken at the Planning Board meeting of May 19, 2020 regarding the above referenced application for site plan approval. The Board adopted a negative declaration relative to the New York State Environmental Quality Review Act and with majority vote approved the application subject to the following conditions:

- Area of disturbance is shown as 0.94 acres. To ensure 1 acre of disturbance is not exceeded provide construction fence or silt fence at perimeter of area of disturbance.
- Indicate tapping valve is to be right open on UT-1. Provide additional curb valve in sidewalk adjacent to curb. Indicate curb valve is to be right open.
- Include note on site plan indicating any curbs or sidewalks within City ROW damaged by construction shall be replaced per City standards. In addition to the areas shown on OP-1 it will be necessary to replace the sidewalk behind new curb sections. An existing curb cut exists south of 47 Civic Center Plaza. The granite curb will need to be reset to 6" reveal and sidewalk behind curb replaced. Please add this repair area to OP-1. Concrete is broken south of existing northern curb cut around sign and north of existing southern curb cut. Replace affected sidewalk panels.
- 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 the approval

Please bring two full size copies of the plan to the Planning Department to obtain the Planning Board stamp of approval and all required sign-offs. One set will be retained by the Planning Department and the other set will be returned to you to copy as necessary to apply for required permits. This site plan approval is valid for a period of one year for purposes of obtaining building permits. Upon application, the Planning Board may extend the validity of the approval, one time, for a period not to exceed one year.

If you have any questions regarding this decision letter, please do not hesitate to contact Planning Director Natalie Quinn at 845-451-4047.

Sincerely,

Daniel McCabe
Acting Chairman, Planning Board

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:

Journal Square

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

47-49 Civic Center Plaza & Portion of 85 Civic Center Plaza

Brief Description of Proposed Action:

Construction of an approximately 20,000 square foot four (4) story building in the place of a prior one (1) story commercial building (4,800 sq. ft.) on 49 Civic Center Plaza

A facade renovation and addition of 760 square feet to the existing building located at 47 Civic Center Plaza

Improvements to the traffic circulation at the property to include the elimination of two (2) existing curb cuts (1) on Mill Street and (2) Civic Center Plaza, modification of an existing ingress/egress on Mill Street to an egress only.

Lot Line Alternation between 85 Civic Center Plaza and 49 Civic Center Plaza

Name of Applicant or Sponsor:	Telephone: 845.471.0191
Page Park Associates	E-Mail: kelly@pageparkassociates.com

Address:		
PO Box 792		
City/PO: Poughkeepsie	State: New York	Zip Code: 12602

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

3. a. Total acreage of the site of the proposed action? 3.08+.35+.36 acres
   b. Total acreage to be physically disturbed? 0.94 acres acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.79 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

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

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

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
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: Kelly Libolt Date: 11.04.19 amended 01.2020

Signature: KLibolt Title: Applicant

PRINT FORM

Agency Use Only [If applicable]

Project: Journal Square

Date: 5/12/2020

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: Journal Square

Date: 5/12/2020

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.

The project entails new construction of a four-story office building at 49 Civic Center Plaza and facade renovations to the existing one-story building located at 47 Civic Center Plaza. The site(s) is located in a highly urban area of the community, but is also surrounded by an number of historic and prominent institutional buildings

The proposed project will result in a change in intensity of use of the land through the demolition of an existing one-story building (work completed) and the construction of a four-story building in it's place. However, the increase in density / intensity of use is in line with the city's adopted zoning, and is compatible with existing community character and historic resources. A visual analysis was prepared and reviewed by the Board to assess visual impacts to the neighboring historic Poughkeepsie Journal clock tower. Additionally, upon review and recommendation of the architectural consultant to the Planning Board, Mass Design Group, modifications were made to the proposed facade materials and privately-owned public space (small seating area along Civic Center Plaza) to improve compatibility between the proposed new construction and the neighboring histrioric resources, notably the Poughkeepsie Journal and Post Office.

Regarding whether or not the proposed project will result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walking, a traffic analysis was completed by Maser Consulting P.A., dated November 19, 2019. Additionally, as a result of consultation with NYS DOT modifications were made to the site plan to convert the existing curb cut on Mill Street to serve as an entrance-only driveway. The applicant has also agreed to make repairs to municipal sidewalks along Mansion Street, and has responded to Dutchess County Planning Department's requests for improved internal pedestrian infrastructure via additional walkways and crosswalks.

The applicant's Part 1 EAF incorrectly stated that the proposed project site is not adjoining property that has been the subject of remediation for hazardous waste. The adjoining site is located at 55 Garden Street- All lead resulting from the abatement was containerized and properly disposed off-site.

☐ 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.

City of Poughkeepsie Planning Board	5/12/20
Name of Lead Agency	Date
Dan McCabe	Vice Chair, Planning Board
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

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
DECEMBER 17, 2025

49 & 85 CIVIC CENTER PLAZA: SITE PLAN
Application for site plan review for the expansion and reconfiguration of the existing accessory parking lots at 49 and 85 Civic Center Plaza. Owner/Applicant: Journal Plaza LLC/ Page Park Associates LLC; Consultant: KARC Planning, Kelly Libolt & LRC Group; Grid # 6162-69-065177 & 6162-69-090193; Zoning District: PID-B; File # PB2025-126

Project Description
The project received a negative declaration of environmental significance from the Planning Board in May 2020.

Recommendation
- Project requires area variances regarding a side yard parking setback and exceeding maximum parking.
- Review prior negative declaration for consistency with current action.

Project History
Application Received 11/19/25

Documents Entered into Record

Date	Description	Author	Comments
11/19/25	Application	Kelly Libolt, KARC Planning Consultants Inc.	Parking Reconfiguration
11/19/25	Cover Letter	Kelly Libolt, KARC Planning Consultants Inc.	Letter describing application
11/19/25	Letter	Daniel McCabe, COP Planning Board Acting Chair	Copy of 6/24/20 approval letter for 47-49 Civic Center Plaza
11/19/25	SEQRA	Kelly Libolt, KARC Planning Consultants Inc.	EAF Part I
11/29/25	Site Plan	LRC Group	11/19/25 CV, EX-1, SP-1, SG-1, LL-1, DN-1-3

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	
	Eric Philipp, COP Bldg Inspector	
	Dylan Tuttle, DC Dept of Planning	

Motions and Resolutions
With regard to the City's file number #2025-126 and 49 & 85 Civic Center Plaza

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

RECEIVED
AUG 12 2024
By

Application for Site Plan, Special Permit & Facade Approval

PB2024-006

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:** 654 Main Street

II. **PROPERTY OWNER:** EFDS Realty Corp
ADDRESS: PO Box 868
Newburgh
NY, 12551 (state and zip code)
PHONE NUMBER: (646) 358-9089 (include area code)

III. **NAME OF APPLICANT:** Jay Diesing, RA AIA - Mauri Architects PC
ADDRESS: 73 Mansion Street
Poughkeepsie
NY, 12601 (state and zip code)
PHONE NUMBER: (845) 452-1030 (include area code)
EMAIL ADDRESS: _____

PAID
JAN 31 2024

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

IV. **CONSULTANT:** Mauri Architects PC
ADDRESS: 73 Mansion Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: (845) 452-1030 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):
New Apartment and Mixed-Use (Commercial / Multi-Family) Buildings

VI. **ZONING DISTRICT:** C-2A, R-4

(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: $ 4,700,000.00 (Estimated)

LOT AND BULK INFORMATION:

Lot area: 2.92 +/- (acres) 127,410 +/- (square feet)
(Total of all combined lots)

Building Footprint: 10,486 (proposed square feet for new construction)
(Total of two proposed buildings)
N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

10,486 (total building footprint, square feet)
(Total of two proposed buildings)

Lot Coverage: See Site Plans (percentage, building coverage only)

Gross Floor Area: 24,402 (proposed square feet for new construction)
(Total of two proposed buildings)
N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

24,402 (total gross floor area, square feet)
(Total of two proposed buildings)

Building Height: 3 (Mixed use-Main St) 2 (Apartment-Reynolds Ave) (stories) 40'-0" +/- 30'-0" +/- (feet)

Floor Area Ratio: See Site Plans (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 45
(Total of two proposed lots)

B) Number of Off-Street Parking Spaces provided: 54
(Total of two proposed lots)

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

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

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

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

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

_____ (Yes) __X___ (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 8
(Total of two proposed buildings)

Number of one (1) bedroom units: 15
(Total of two proposed buildings)

Number of two (2) bedroom unit's 2
(Total of two proposed buildings)

Number with three or more bedrooms: N/A

Total number of units: 25
(Total of two proposed buildings)

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

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

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

XI. SERVICE BUSINESS PROPOSALS - N/A

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail __X___ Wholesale _____)

A) Type of Mercantile (specify): TBD

B) Number of Employees: TBD

C) Days/Hours of Operation: TBD

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific): - N/A

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

_____ 9 Aug 24

Signature of Applicant Date

MARTIN J DIESING AIA
RICHARD K TOMPKINS AIA

December 3, 2025

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

RE: Proposed Lot Line Adjustments & Commercial / Multi-Family Development at:
654 Main Street, Poughkeepsie, NY 12601
Parcel #6161-33-543870

Dear Chairperson Saylor and Planning Board Members,

Enclosed for your review are updated plans and related documents regarding the above referenced project. Since our last meeting, the project has received Zoning Variances from the City Zoning Board of Appeals for relief of Parking requirements and Interior Lot Line Landscaping. In addition, we had a productive on-site meeting with MASS Design Group, Planning Board Architectural Consultant, to discuss the aesthetic features of the project.

Our office is in receipt of comment letters from various City Departments regarding the project. Following is an outline of those comments along with detailed responses to each:

City Engineering Department Comment Letter dated May 9, 2024:

1. Verify proposed water and sewer services are sufficient for the proposed development. Provide documentation from design professional to verify. Include discussion of fire flow.

   Response: The proposed services are sufficient, refer to attached letter from CBK Engineering, dated December 2, 2025.

2. Verify existing water utility is acceptable for proposed development. Flow data is available from the fire department. Provide documentation from a design professional to confirm. Include a discussion of domestic and fire flows.

   Response: The existing water utility service is sufficient for the required fire flow, refer to attached letter from CBK Engineering, dated December 2, 2025.

3. Verify water service for the former Pickwick Pub has been abandoned at the main.

   Response: Notations to verify the proper abandonment of the former water service, in accordance with City of Poughkeepsie standards, have been added to the Civil Plans, refer to Sheet CP-2.

4. Provide monumentation of property corners along City ROW.

   Response: Notations to provide the requested monumentation have been added to the Civil Plans, refer to Sheet CP-1.

5. Provide invert elevations for storm and sanitary sewer structures and pipe diameters on Main Street and Reynolds Road.

   Response: The requested invert elevations and pipe diameters have been added to the Civil Plans, refer to Sheets CP-1 and CP-2. Inverts are per City of Poughkeepsie Storm Drainage Improvements As-Built Drawings as prepared by Blasland, Bouke and Lee, Inc. dated 1999. Elevations have been adjusted to NAVD88 per Rite Aid Pharmacy Plan prepared by Chazen Companies, last revised January 9, 1996, as well as survey prepared by Hillriegel Land Surveying, last revised November 17, 2025.

6. Show roof leaders on site plan and discharge locations.

   Response: Roof leaders and discharge locations are shown on the Civil Plans, refer to Sheet CP-1.

7. Show water main pipe diameters on Main Street and Reynolds Road.

   Response: Water main pipe diameters have been added to the Civil Plans, refer to Sheets CP-1 and CP-2.

8. Show fire hydrant at 699 Main Street on site plan.

   Response: A Proposed Fire Aerial Access Plan has been added to the drawing set, the nearest hydrants and their associated identification numbers are indicated on this plan, refer to Sheet PB-5.

9. New sanitary sewer service connections are shown to manholes. This is not typically permitted. Connections should be made to the main with a wye connection or tapping saddle.

   Response: Sanitary service connections are now shown directly to the main with wye connection, refer to Sheet CP-1 and Sanitary Sewer Lateral Service Connection Detail 17 on Sheet CP-3.

10. Replace the damaged sidewalk at Main Street adjacent to the former Pickwick Pub (698 Main Street).

    Response: Notations to remove and replace this portion of sidewalk (asphalt patched section) and adjacent portions as required for new building services have been added to the drawing set, refer to the Civil Plans and Sheet PB-2.

11. Formally abandon curb cuts at former Pickwick Pub and on Reynolds Avenue. They should be replaced with full reveal curb and appropriately graded sidewalk at Main Street and topsoil/seed at Reynolds Avenue.

    Response: Notations to remove the two abandoned curb cuts and construct new concrete walks, curbing and seeded lawn areas have been added to the drawing set, refer to the Civil Plans and Sheets PB-2 and PB-3.

12. Verify water service to Pickwick Pub was abandoned at the main per the detail on CP-3.

    Response: Notations to verify the proper abandonment of the former water service, in accordance with City of Poughkeepsie standards, have been added to the Civil Plans, refer to Sheet CP-2.

13. Show existing parking lot drainage complete to discharge location. Verify drainage discharges to storm sewer. The parking lot catch basin shown southeast of the grocery store appears to be filled with concrete. Please verify and revise the site plan accordingly.

    Response: The referenced existing catch basins are to be abandoned. Notations for the existing catch basins to be removed, or broken and filled with clean fill, and paved over have been added to the Civil Plans, refer to Sheet CP-2.

14. If existing site drainage is found to cross proposed property lines a utility agreement will be needed.

    Response: Comment noted. All properties are held by the same Owner, and they will have their legal team prepare and file the required stormwater easements. We kindly request that this be a condition of approval.

15. Post development stormwater runoff rates shall not exceed predevelopment. Provide brief stormwater report to validate. Green infrastructure and pretreatment are encouraged. Hoods at catch basins to prevent floatables from discharging to the City MS4 are required at a minimum.

    Response: The proposed plan reduces impervious surfaces from existing conditions by 4,700 SF and converts them into green space. This reduction in impervious surface will provide additional area for surface water infiltration which both treats stormwater and reduces post-development stormwater runoff rates. Hoods have been added to the Civil Plans for all new catch basin outlet pipes refer to Proposed Catch Basin Hood Detail 3 on Sheet CP-2.

16. Indicate pavement edges for utility connections are to be sawcut.

    Response: Notations identifying the saw-cut requirement have been added to the drawing set, refer to the Civil Plans and Partial Site Plan – Removals on Sheet PB-2.

17. The parking lot crosses property boundaries and there appears to be no physical delineation. Is an agreement or easement in place for shared lots. Has an access agreement been granted for the parking spaces adjacent to the proposed 3 story mixed-use building.

    Response: Comment noted. All properties are held by the same Owner, and they will have their legal team prepare and file the required access easements and shared parking agreements. We kindly request that this be a condition of approval.

City Fire Department Comments received via email on May 24, 2024:

- 698 Main St.-Commercial first floor with 7 dwelling units:

1. Fire Department Connection on main street side of building fronting Main street.

   Response: The requested connection has been identified on the Proposed Fire Aerial Access Plan, refer to Sheet PB-5.

2. Knox Box, location at later date

   Response: Comment noted. A notation identifying this requirement has been added to the Proposed Fire Aerial Access Plan, refer to Sheet PB-5.

- 28 Dwelling Unit Fronting Reynolds-

3. What will the address be? Main or Reynolds?

   Response: The building will be addressed on Reynolds Avenue. 911 addressing is pending the lot line adjustment and will be required to identify the final street number (plans currently show 26 Reynolds Avenue).

4. Fire Department Connection on Main Street side of proposed building, corner closest to Market Fresh.

   Response: The requested connection has been identified on the Proposed Fire Aerial Access Plan, refer to Sheet PB-5.

5. Knox Box location at later date

   Response: Comment noted. A notation identifying this requirement has been added to the Proposed Fire Aerial Access Plan, refer to Sheet PB-5.

6. Show on plan- that Ladder truck can make swing entering from Main St. heading towards Reynolds Ave between mountable rolled curb of building and mountable rolled curb adjacent to building curb (Picture attached for reference)

   Response: A Proposed Fire Aerial Access Plan has been added to the drawing set depicting the vehicle access paths of the vehicle body, front and rear tires, refer to Sheet PB-5. The City of Poughkeepsie 2018 Spartan / Smeal 100' Ladder was not available on our modeling software, therefore a larger vehicle (105' Ladder 'Pierce Quantum') was used to simulate the access paths. Mountable (traversable) curbs have been provided at the identified location, refer to the Civil Plans Sheet CP-1 and Traversable Curb Detail 2 on Sheet CP-2.

MASS Design Group Architectural Review Comments dated June 9, 2025:

- GENERAL COMMENTS:

1. General Drawing Comment

   Response: As noted, the shadow aligns with the upper window line. The intent is that these windows match the remainder of the storefront, no window treatment is proposed. The requested 'key elevations' has been added, refer to Project West Elevation on Sheet PB-6. The requested rendered elevations and perspective views are being prepared and will be presented to the Board at a subsequent meeting.

2. Materials

   Response: The requested material sample board is being prepared and will be presented to the Board at a subsequent meeting.

- SITE PLAN AND LANDSCAPE

3. Street Trees

   Response: The landscaping plan has been significantly revised and expanded, incorporating some of the suggested revisions and additions, refer to Sheets PB-3 and PB-3.1. Callery Pear trees have been omitted as suggested. Serviceberry, Musclewood and Forest Pansy Redbud are now proposed.

4. Street Fencing

   Response: The fencing directly in front of the Reynolds Avenue apartment building has been removed as suggested. Improvements and extensions to the existing Japanese Yew hedge are now proposed, refer to Sheets PB-2 and PB-3.

5. Common Yards

   Response: A paver patio area has been added to the open space between the two buildings, the paver patio will include outdoor grills for resident use. The landscaping plan has been expanded to include shade trees and the suggested privacy hedge to formalize the residents' lawn area, refer to Sheets PB-2 and PB-3.

6. PVC Fencing

   Response: PVC fencing has been omitted as suggested, the proposed fencing has been revised to aluminum picket fencing to match the existing fencing along the southern and eastern property lines, refer to Detail 2 on Sheet PB-2.

7. Lighting

   Response: Lighting fixture cut-sheets have been added to the drawing set, refer to Sheet PB-4.1.

8. Parking Lot Lighting

   Response: New lighting is now proposed for all three sites; existing lighting is to be replaced with all new LED lighting. All new pole mounted lights are proposed within the parking areas, and the new lights are smaller and mounted lower to better fit with the proposed buildings' scale, refer to Sheet PB-4.

- MASSING

9. Porches

   Response: As noted, the roof cover is intentionally designed to assist in wayfinding and signify building entrances. In lieu of expanding the roof covering along the east and west facades new windows have been added to break up the solid expanse of wall.

10. Metal Panel Seaming at Volumetric Widows

    Response: The panel cladding is fiber cement, and is intended to create an alignment with the modern aesthetic of the Main Street mixed-use building. It is purposeful that the materials, colors and architectural styles vary across the Renyolds Avenue facade to simulate row houses. This row house design reduces the visual scale of the large building and creates a streetscape more in keeping with the tightly knit residential buildings across the street of Reynolds Avenue. Further review of the materials and their cohesiveness can be explored once the architectural perspectives and renderings are presented at subsequent meetings.

11. Ocular Windows

    Response: The intent of the windows was to provide additional light within the interior, but based on preliminary structural designs the ceiling heights will not support the window location, therefore they have been omitted from the recent design, refer to Sheet PB-6.2.

12. Masonry Corners

    Response: As noted, the use of brick façade elements on the Reynolds Avenue apartment building is intended to create a visual connection with the Main Street mixed-use building. Due to the differing scales and uses of the buildings different masonry accent treatments were applied. Further review of the materials and their cohesiveness can be explored once the architectural perspectives and renderings are presented at subsequent meetings.

- ARCHITECTURAL DETAILS, MATERIALS AND METHODS

13. Glass and Curtain Wall Stair Tower

    Response: The transparency of the stair tower is an intended design feature. Apartment exit stairways can be crime risk areas due to poor visibility and seclusion. The design intent is to reduce potential blind spots and eliminate seclusion by exposing the stairs and entryway to the exterior via large, glazed facades. Additionally, the stairs themselves will be a design element incorporating materials and colors to add character to the building design. Further review of glazing treatments and stair design can be explored once the architectural perspectives and renderings are presented at subsequent meetings.

14. Storefront Glass

    Response: Comment noted, the design intent is a narrow simple frame, to maximize glazed area, and a black finish.

- MECHANICAL SYSTEMS

15. System Locations

    Response: The design intent is that mechanical equipment (HVAC outdoor heat pumps, ventilation fans, etc.) will be rooftop mounted for both buildings.

16. Meter Locations

    Response: Electrical service equipment and meters will be located on the eastern sides of both buildings. Notations showing the proposed areas have been added to the Proposed Site Plan, refer to Sheet PB-2.

Thank you for the opportunity to submit this information for your review. We look forward to meeting you at the next available Planning Board Meeting. If you, or the Board, have any comments or questions, please do not hesitate to contact our office.

Sincerely,



Jay Diesing RA AIA

December 2, 2025

Jay Diesing RA AIA
Mauri Architects, PC

73 Mansion Street
Poughkeepsie, NY 12601

RE: New Buildings
One mixed use and one apartment building
654 Main Street
Poughkeepsie, NY
CBK # 25177

Mr. Diesing:

I have reviewed and calculated the utility sizing for the domestic water, sanitary and sprinkler system requirements for the above project.

Mixed Use Building

Domestic Water:
The plumbing fixture unit count for the mixed use building is 84 fixture units. From the 2025 plumbing code of NYS (Table E103.3 (3)) table estimating demand:

The domestic water demand is 39 gpm. A 2" water main is required to serve the building.

Sanitary:
The plumbing fixture unit total for the mixed use building is 101 fixture units. From the 2025 plumbing code of NYS (Table 710.1 (1)) building drains and sewers:

A 6" sanitary pipe pitched at a minimum 1/8" per foot would be required.

Sprinkler System
The most demanding occupancy of the building is mercantile. NFPA 13 categorizes this occupancy as ordinary group II. The required fire flow is as follows:

Ordinary Group II (1500 sq. ft. @.2 gpm/sq. ft.)	=	300 gpm
Hose stream (inside/outside)	=	250 gpm
Total		550 gpm

The 550 gpm is required in the street main and 300 gpm is required at the building sprinkler service.

3740 Wildwood Street
Yorktown Heights, NY 10598

129 Clove Branch Road Suite 104
Hopewell Junction, NY 12533

Tele: 914-509-8161 Fax: 914-509-8162

Jay Diesing RA AIA
New Buildings
One mixed use and one apartment building
654 Main Street
Poughkeepsie, NY

CBK # 25177

Hydrant Report – City of Poughkeepsie Fire Department
Hydrant 389
7/21/23 – Static Pressure 64 psi
Residual flow 650 gpm @ 26 psi

Based on the hydrant flow report we can extrapolate the residual pressure available for the building sprinkler system would be 38 psi.

The available water system flow and pressure is adequate to serve the building sprinkler system requirements.

Apartment Building

Domestic Water:
The plumbing fixture unit count for the apartment building is 153 fixture units. From the 2025 plumbing code of NYS (Table E103.3 (3)) table estimating demand:

The domestic water demand is 55 gpm. A 2" water main is required to serve the building.

Sanitary:
The plumbing fixture unit total for the apartment building is 234 fixture units. From the 2025 plumbing code of NYS (Table 710.1 (1)) building drains and sewers:

A 6" sanitary pipe pitched at a minimum 1/8" per foot would be required.

Sprinkler System
The most demanding occupancy of the building is residential. NFPA 13 categorizes this occupancy as light hazard. The required fire flow is as follows:

Light Hazard (1500 sq. ft. @.1 gpm/sq. ft.)	=	150 gpm
Hose stream (inside/outside)	=	100 gpm
Total		250 gpm

The 250 gpm is required in the street main and 150 gpm is required at the building sprinkler service.

Hydrant Report – City of Poughkeepsie Fire Department
Hydrant 512
6/21/23 – Static Pressure 60 psi
Residual flow 839 gpm @ 31 psi

3740 Wildwood Street
Yorktown Heights, NY 10598
129 Clove Branch Road Suite 104
Hopewell Junction, NY 12533
Tele: 914-509-8161 Fax: 914-509-8162

Jay Diesing RA AIA
New Buildings
One mixed use and one apartment building
654 Main Street
Poughkeepsie, NY

CBK # 25177

Based on the hydrant flow report we can extrapolate the residual pressure available for the building sprinkler system would be 58 psi.

The available water system flow and pressure is adequate to serve the building sprinkler system requirements.

Should you have any questions or require any further information, please don't hesitate to call.

Respectfully,

C. Mark Velzy, P.E.
Principal
CBK Engineering, PC

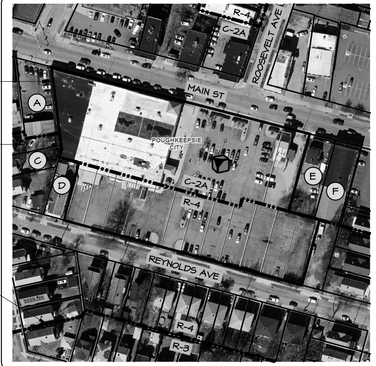
3740 Wildwood Street
Yorktown Heights, NY 10598

129 Clove Branch Road Suite 104
Hopewell Junction, NY 12533

Tele: 914-509-8161 Fax: 914-509-8162

TAX MAP

SCALE N.T.S.



TAX MAP INFORMATION

SYMBOL	GRID NUMBER	OWNER OF RECORD
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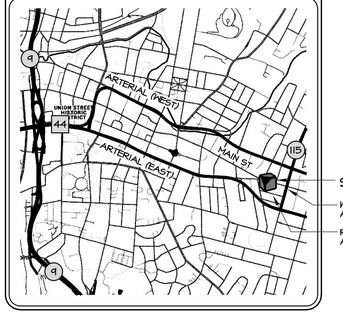
	6161-33-564864	JUST 4 PAUL LLC PO OX 868 NEWBURGH, NY 12551
A	6161-25-518877	CATHERINE MAIN ST PROPERTY LLC 650 MAIN ST POUGHKEEPSIE, NY 12601
B	6161-33-513868	NESHEIWAT, JEHAD 90 CRESTWOOD BLVD POUGHKEEPSIE, NY 12603
C	6161-33-515865	NESHEIWAT, JEHAD 5 FOUNTAIN PL POUGHKEEPSIE, NY 12601
D	6161-33-522860	PATTERSON, JOHN A 2 REYNOLDS AVE POUGHKEEPSIE, NY 12603
E	6161-33-569862	GEMMATI, ANTONIO 17 MILLER RD POUGHKEEPSIE, NY 12603
F	6161-33-573861	GEMMATI BROTHER INC 30 MANCHESTER RD POUGHKEEPSIE, NY 12603

SITE LOC. MAP

SCALE N.T.S.



INDEX TO DRAWINGS

SHT. #	TITLE
PB-1	PROPOSED SITE PLAN, MAPS & CHARTS
PB-1.1	EXISTING CONDITIONS PLAN
PB-2	PARTIAL SITE PLAN - REMOVALS & ENLARGED PROPOSED SITE PLAN
PB-3	PROPOSED LANDSCAPING PLAN & DETAILS
PB-3.1	PROPOSED APARTMENT LANDSCAPING PLAN & DETAILS
PB-4	PROPOSED LIGHTING PLAN & DETAILS
PB-4.1	PROPOSED LIGHTING FIXTURE CUT-SHEETS
PB-5	PROPOSED FIRE AERIAL ACCESS PLAN
PB-6	PROJECT & 648 MAIN STREET ELEVATIONS
PB-6.1	648 MAIN STREET ELEVATIONS
PB-6.2	26 REYNOLDS AVENUE ELEVATIONS
CP-1	CIVIL PLAN
CP2	EXISTING CONDITIONS & DEMOLITION PLAN
CP-3	SITE DETAILS

PLANNING BOARD APPROVAL

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

SITE PLAN APPROVAL:

FILE NO:

PROJECT NAME: 654 MAIN STREET

PROJECT LOCATION: 654 MAIN STREET, POUGHKEEPSIE NY 12601

APPLICANT: JAY DIESING, RA - MAURI ARCHITECTS PC

OFFICIALLY APPROVED AT THE PLANNING BOARD MEETING

HELD THE _____ DAY OF _____, 2_____

PLANNING CHAIR: _____

DESIGNEE: _____

DATE SIGNED: _____

CONDITION(S): _____

_____

_____

_____

DEPARTMENTAL SIGNATURES

_____
FIRE CHIEF DATE

_____
POLICE CHIEF DATE

_____
BUILDING INSPECTOR DATE

_____
CITY ENGINEER DATE

_____
COMMISSIONER OF PUBLIC WORKS DATE

PARKING ANALYSIS

119 EXISTING PARKING SPACES ON SITE

PROPOSED PARKING CALCULATIONS

BUILDING / USE	REQUIRED	PROPOSED
MARKET FRESH RETAIL SALES	127 PS	33 PS
MIXED-USE BUILDING RETAIL SALES & APARTMENTS	8 PS 13 PS	11 PS
APARTMENT BUILDING APARTMENTS	26 PS	43 PS
TOTAL	174 PS	87 PS

PARKING NOTE

1. VARIANCE TO PERMIT 87 PARKING SPACES IN LIEU OF 175 WAS GRANTED BY THE CITY OF POUGHKEEPSIE ZONING BOARD OF APPEALS ON MAY 13, 2025

ZONING DATA CHART

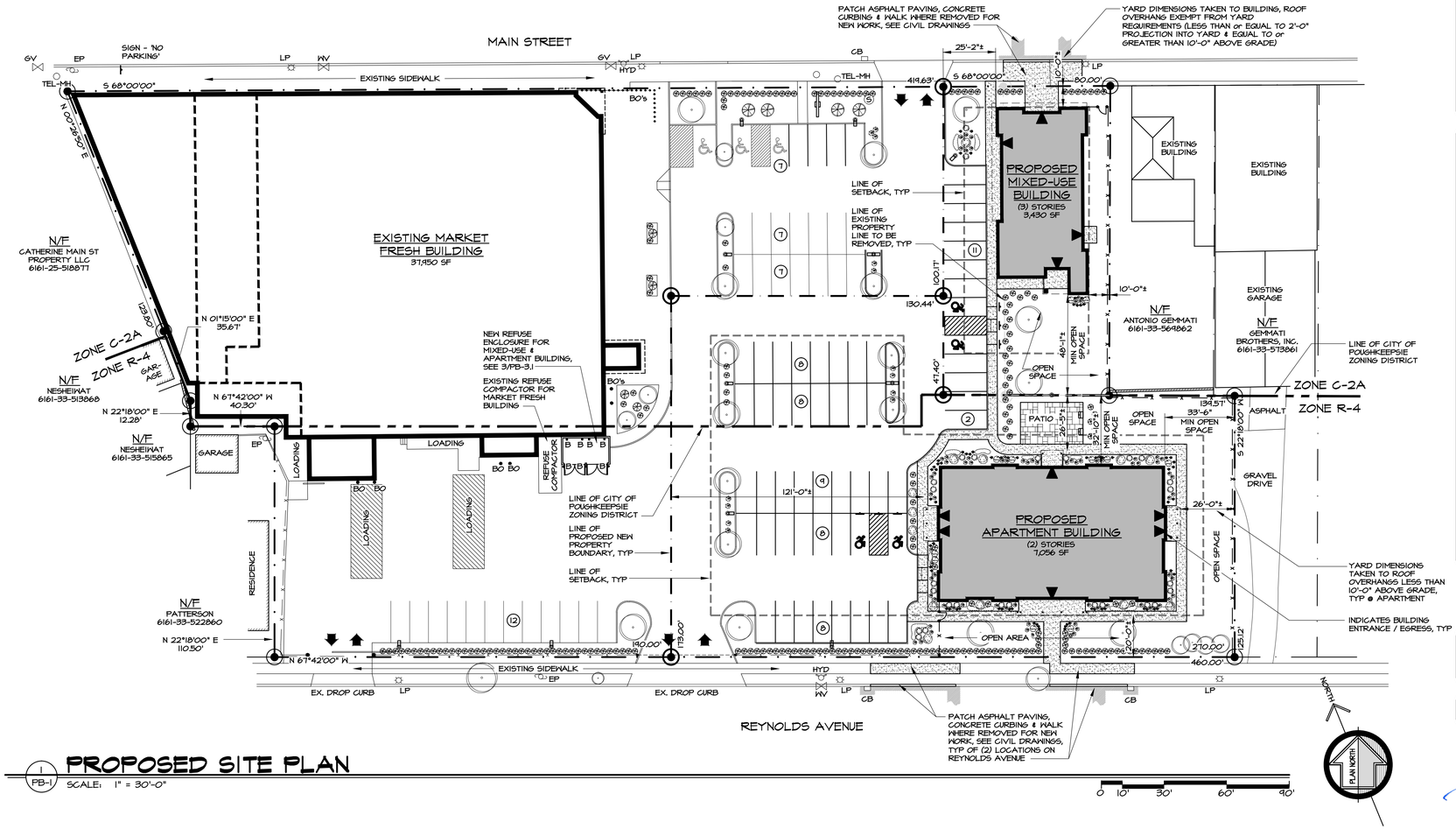
CITY OF POUGHKEEPSIE

REGULATION		PARCEL 1 (MARKET FRESH) ZONE C-2A			PARCEL 2 (MIXED USE) ZONE C-2A			PARCEL 3 (APARTMENT) ZONE R-4		
		REQUIRED		PROPOSED	REQUIRED		PROPOSED	REQUIRED		PROPOSED
LOT AREA		MIN	-----	75,555 SF± (1.73 ACRES±)	MIN	R-6 DENSITY (5) 1-BR @ 800 (2) 2-BR @ 1,200 6,400 SF	11,745 SF± (0.27 ACRES±)	MIN	(18) STUDIO & 1-BR @ 2,200 39,600 SF	40,060 SF± (0.92 ACRES±)
LOT WIDTH		MIN	-----	415'-7"±	MIN	-----	79'-11"±	MIN	30'	270'-0"±
FRONTAGE		MIN	40'	419'-7"±	MIN	40'	80'-0"±	MIN	-----	270'-0"±
FRONT YARD SETBACK		MIN	10'	0'-10"±	MIN	10'	10'-0"±	MIN	20'	20'-0"±
SIDE YARD SETBACKS		MIN	10'	1'-1"±	MIN	10'	10'-0"±	MIN	15' or 1/2 HEIGHT OF BUILDING (15')	26'-0"±
REAR YARD SETBACK		MIN	20'	84'-4"±	MIN	20'	48'-1"±	MIN	15' or 1/2 HEIGHT OF BUILDING (15')	26'-5"±
FLOOR AREA RATIO (FAR)		MAX	2.0	0.50± (37,950 / 75,555)	MAX	2.0	0.87± (10,240 / 11,795)	MAX	-----	N/A
LOT COVERAGE		MAX	60%	50.2%± (37,950 / 75,555)	MAX	60%	29.1%± (3,430 / 11,795)	MAX	40%	17.6%± (7,056 / 40,060)
BUILDING HEIGHT		MAX	-----	26'-9"± (EXISTING)	MAX	-----	39'-0"±	MAX	3 STORIES, 40'	2 STORIES, 29'-9"±
OPEN SPACE	200 SF / STUDIO 300 SF / 1-BR 400 SF / 2-BR	MIN	-----	N/A	MIN	R-4 OPEN SPACE (5) 1-BR @ 300 (2) 2-BR @ 400 2,300 SF TOTAL	2,690 SF±	MIN	(8) STUDIO @ 200 (10) 1-BR @ 300 4,600 SF TOTAL	8,310 SF±
PARKING	MULTI-FAMILY: 1 PS / STUDIO 1.5 PS / 1-BR 2 PS / 2-BR +10% VISITOR RETAIL SALES: 1 PS / 300 SF	MIN	RETAIL SALES: 37,950 / 300 = 126.5 127 PS TOTAL	33 PS	MIN	MULTI-FAMILY: (5) 1-BR @ 1.5 = 7.5 (2) 2-BR @ 2 = 4 11.5 + 10% = 12.1 (13 PS SUBTOTAL) RETAIL SALES: 2,195 / 300 = 7.3 (8 PS SUBTOTAL) 21 PS TOTAL	11 PS	MIN	MULTI-FAMILY: (8) STD @ 1 = 8 (10) 1-BR@ 1.5 = 15 23 + 10% = 25.3 26 PS TOTAL	43 PS

GENERAL NOTES

1. THE PROPOSED BUILDING SHALL COMPLY WITH THE 2025 BUILDING CODE OF NEW YORK STATE, LOCAL CODES & ALL OTHER APPLICABLE CODES & ORDINANCES.
2. PROJECT LOCATED IN THE CITY OF POUGHKEEPSIE FIRE DISTRICT.
3. PROJECT LOCATED IN THE POUGHKEEPSIE CITY SCHOOL DISTRICT.
4. A KNOX BOX FOR BUILDING ACCESS BY EMERGENCY SERVICES WILL BE INSTALLED AT EACH BUILDING ENTRANCE. LOCATION & INSTALLATION REQUIREMENTS TO BE COORDINATED WITH THE FIRE DEPARTMENT.
5. FIRE SPRINKLER SYSTEMS WILL BE INSTALLED THROUGHOUT THE NEW BUILDINGS IN ACCORDANCE WITH THE 2025 BUILDING CODE OF NEW YORK STATE & NFPA 13 STANDARDS & REQUIREMENTS.
6. FIRE ALARM SYSTEMS WILL BE INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH THE 2025 BUILDING CODE OF NEW YORK STATE & NFPA 72 STANDARDS & REQUIREMENTS.

ALL EXISTING SITE INFORMATION TAKEN FROM SITE PLAN PREPARED BY CHAZEN COMPANIES, ENGINEERS / SURVEYORS, ENTITLED "RITE-AID PHARMACY 654 MAIN STREET", DATED JANUARY 16, 1996. ADDITIONAL FIELD OBSERVATIONS TAKEN BY MAURI ARCHITECTS PC.



PROPOSED SITE PLAN

1 / PB-1

SCALE: 1" = 30'-0"

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

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

PROPOSED SITE PLAN, MAPS & CHARTS

willingham
191 Washington
Poughkeepsie, NY 12601
T 845.485.8211
E info@willinghamlandscape.com
www.willinghamlandscape.com

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1330 mauri-arch@att.net

SHEET NO.
PB-1

PURSUANT TO SECTION 7209 (2) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

REGISTERED ARCHITECT
MARTIN T DIESING
033240
STATE OF NEW YORK

EXISTING CONDITIONS PLAN

PB-1.1 SCALE: 1" = 30'-0"

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

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

EXISTING CONDITIONS PLAN

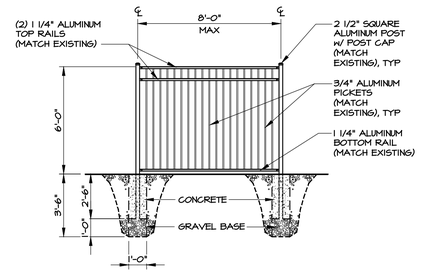
willingham
we
Civil Engineering
Land Planning
Surveying
283 Main Street
New Paltz, New York 12561
T 845.255.1529 F 845.255.2383
www.willinghamengineering.com

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1090 mauri-architects.com

sheet no.
PB-1.1

PURSUANT TO SECTION 6415 (5) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

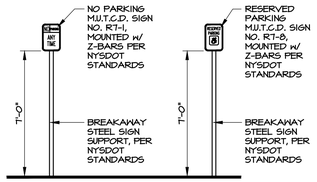
REGISTERED ARCHITECT MARTIN T DIESING III 033240 STATE OF NEW YORK



2 PB-2 FENCING DETAIL

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

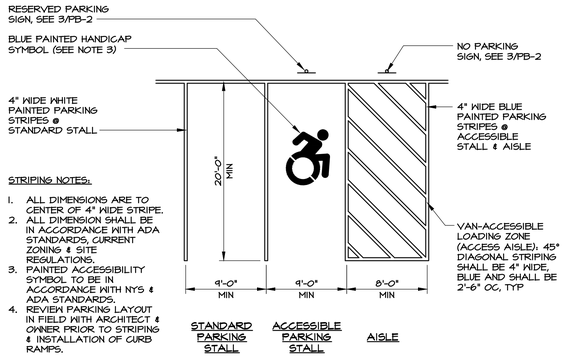
0 1' 2' 5' 10'



3 PB-2 SIGN DETAILS

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

0 1' 2' 5' 10'



STRIPING NOTES:

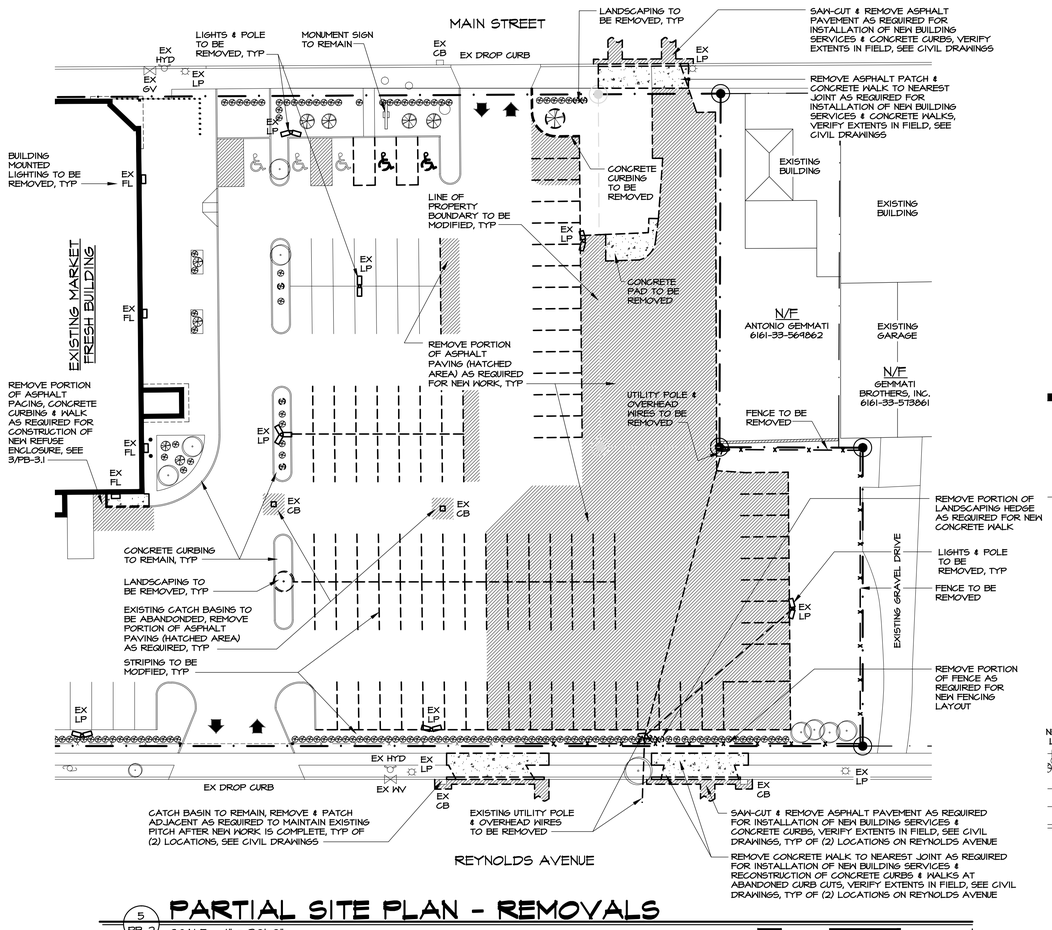
1. ALL DIMENSIONS ARE TO CENTER OF 4" WIDE STRIPE.
2. ALL DIMENSION SHALL BE IN ACCORDANCE WITH ADA STANDARDS, CURRENT ZONING & SITE REGULATIONS.
3. PAINTED ACCESSIBILITY SYMBOL TO BE IN ACCORDANCE WITH NYS & ADA STANDARDS.
4. REVIEW PARKING LAYOUT IN FIELD WITH ARCHITECT & OWNER PRIOR TO STRIPING & INSTALLATION OF CURB RAMPS.

90° PARKING

4 PB-2 PARKING STRIPING DETAILS

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

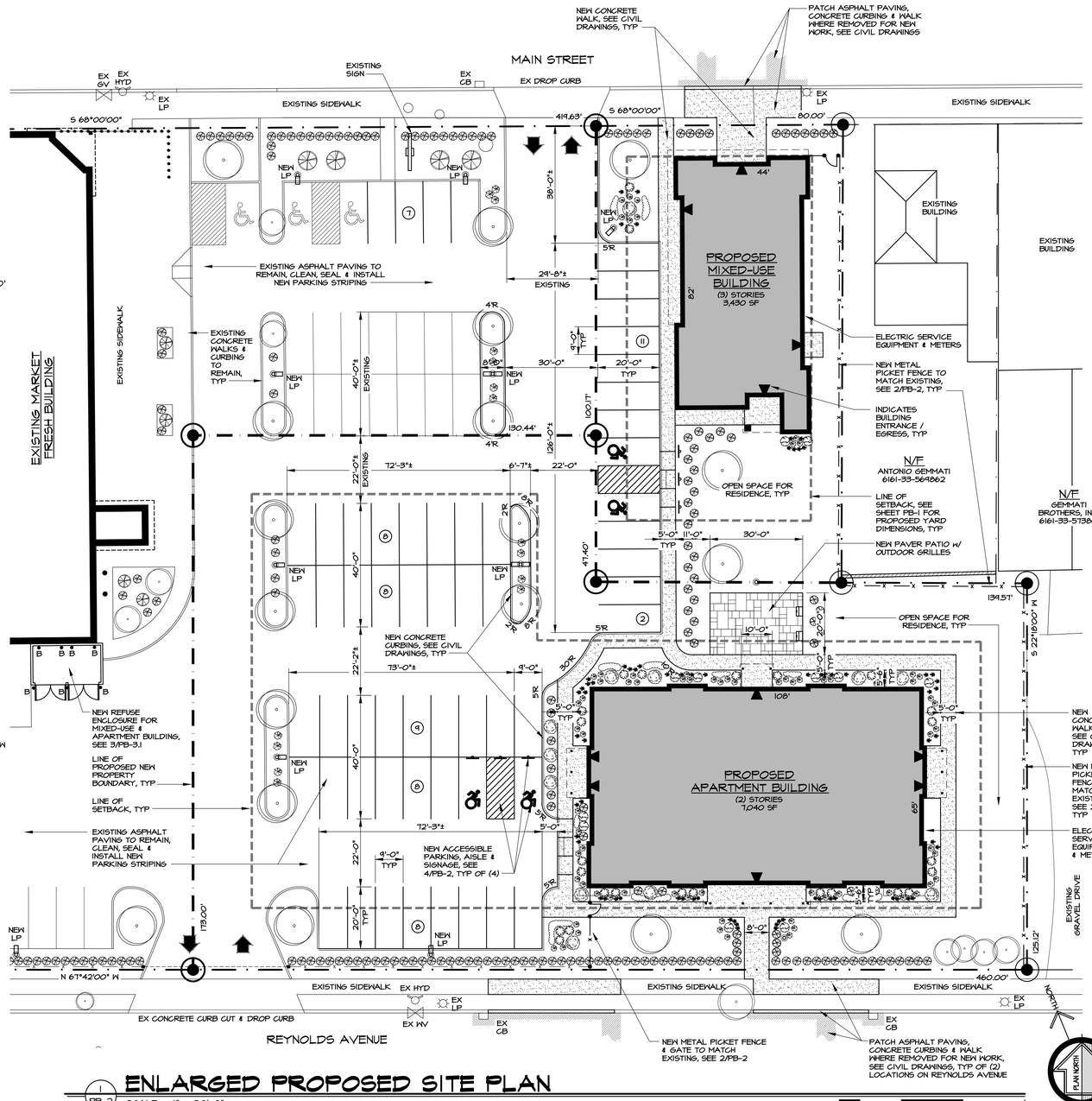
0 1' 5' 10' 20'



5 PB-2 PARTIAL SITE PLAN - REMOVALS

SCALE: 1" = 30'-0"

0 10' 30' 60' 90'



1 PB-2 ENLARGED PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0 10' 30' 60' 90'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
05 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

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

PARTIAL SITE PLAN - REMOVALS & ENLARGED PROPOSED SITE PLAN

MAURI ARCHITECTS PC
73 MARKET STREET POUGHKEEPSIE NY 12601 845.452.1200 mauri-architects.com

willingham
we

sheet no.
PB-2

PURSUANT TO SECTION 6415 (5) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

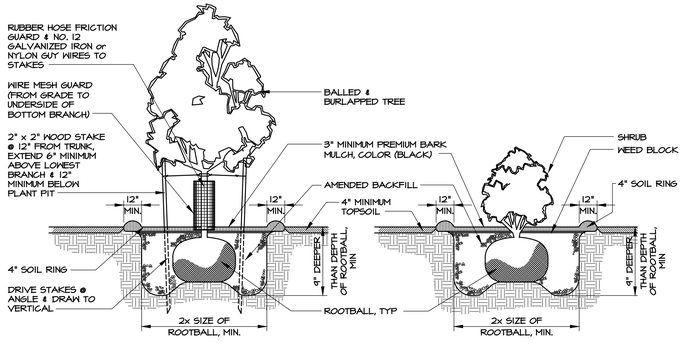
REGISTERED ARCHITECT MARTIN T DIESING III 033240 STATE OF NEW YORK

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AL	4	AMELANCHIER LAEVIS 'CUMULUS'	CUMULUS SERVICEBERRY	3" CAL
CC	4	CARPINUS CAROLINIANA	MUSCLEWOOD / AMERICAN HORNBEAM	3" CAL
FP	10	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD, SINGLE-STEM	2" CAL
SHRUBS				
AZ	11	AZALEA X 'MANDARIN LIGHTS'	MANDARIN LIGHTS AZALEA	7 GAL
BA	6	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	3' HEIGHT
HM	13	HYDRANGEA MACROPHYLLA 'WHITE'	WHITE BIGLEAF HYDRANGEA	7 GAL
IC	20	ILEX CRATA 'SKY PENCIL'	SKYROCKET PENCIL HOLLY	2 1/2' HEIGHT
IG	87	ILEX GLABRA 'STRONGBOX'	STRONGBOX INKBERRY HOLLY	3 GAL
LV	15	LIGUSTRUM X VICARYI	GOLDEN TICKET PRIVET	5 GAL
RO	25	ROSA X 'NOATRAUM'	FLOWER CARPET PINK ROSE	2 GAL
GRASSES				
FE	43	FESTUCA X 'COOL AS ICE'	COOL AS ICE FESCUE	2 GAL
LM	86	LIRIOPE MUSCAI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	1 GAL
PA	24	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	2 GAL

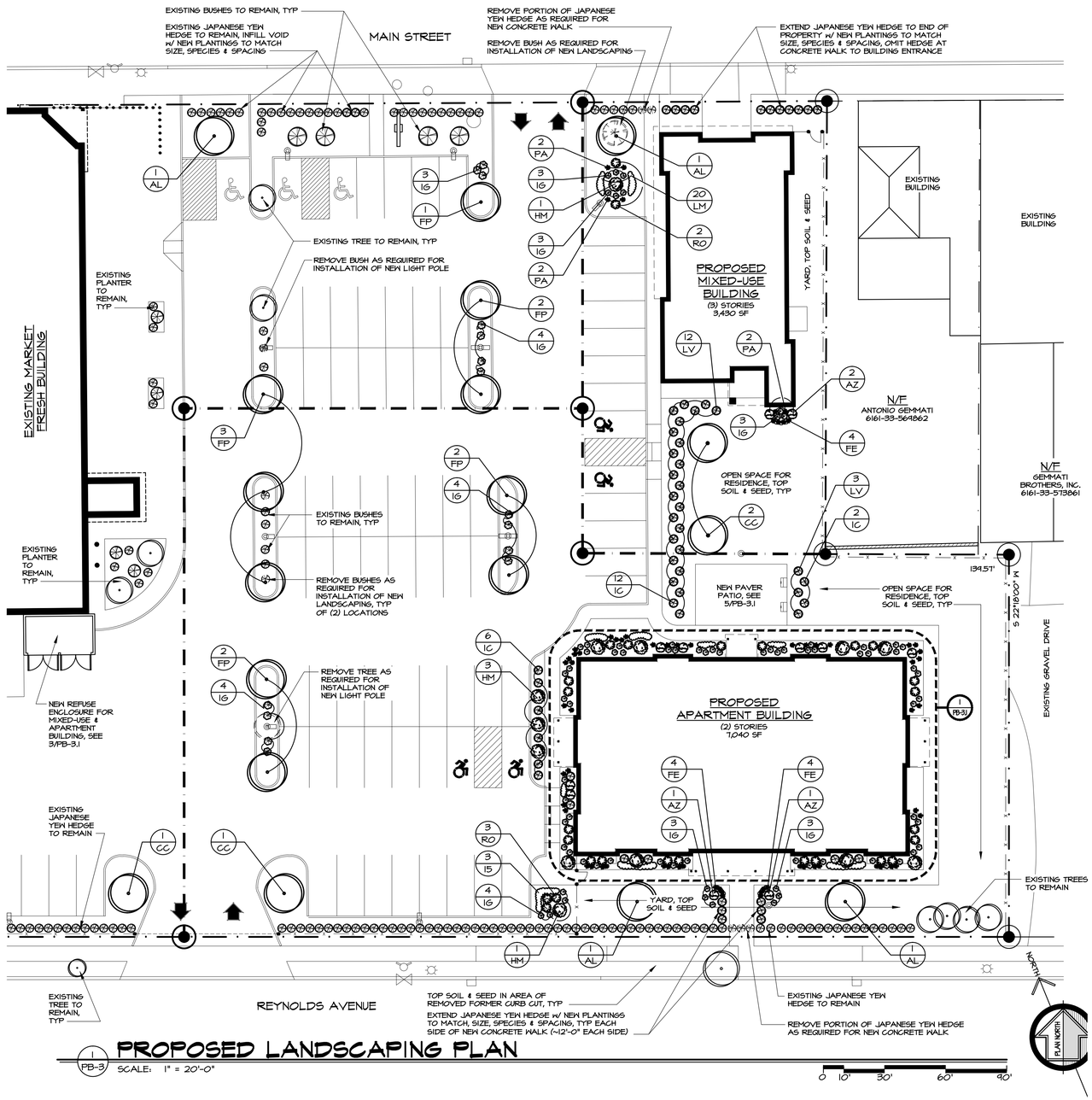
PLANTING NOTES

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



2 PB-3 LANDSCAPING DETAILS

SCALE: NTS



1 PB-3 PROPOSED LANDSCAPING PLAN

SCALE: 1" = 20'-0"

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
09 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

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

PROPOSED LANDSCAPING PLAN & DETAILS

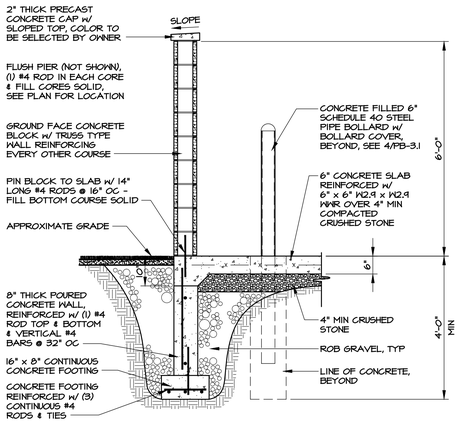
sheet no.
PB-3

PURSUANT TO SECTION 7209 (2) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

willingham
83 Washington
Poughkeepsie, NY 12601
Tel 845.454.3260
Fax 845.454.3281
www.willinghamlandscape.com

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1250 mail@mauriarchitects.com

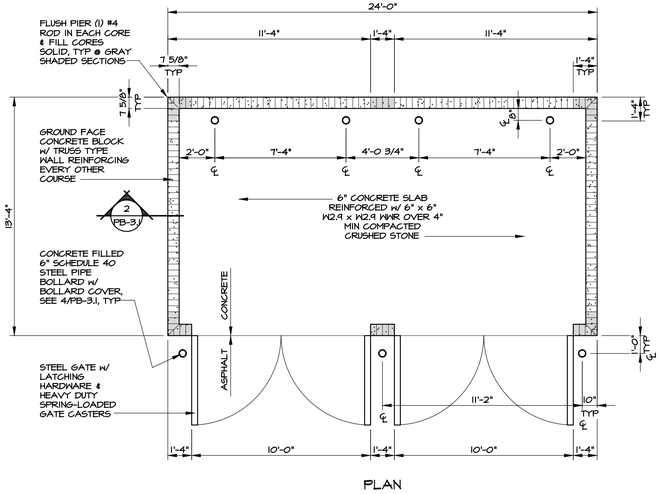
REGISTERED ARCHITECT MARTIN T DIESING JR 033240 STATE OF NEW YORK



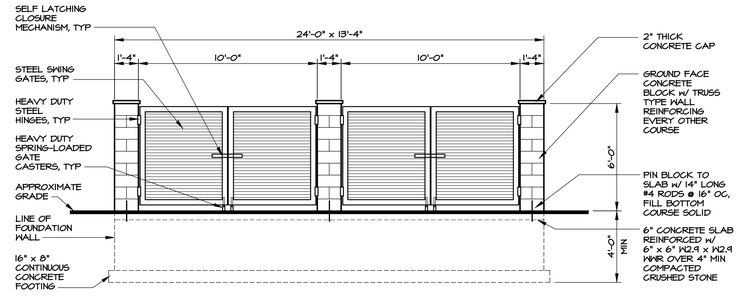
2/PB-3.1 REFUSE SECTION

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

0 6" 1' 5'



PLAN

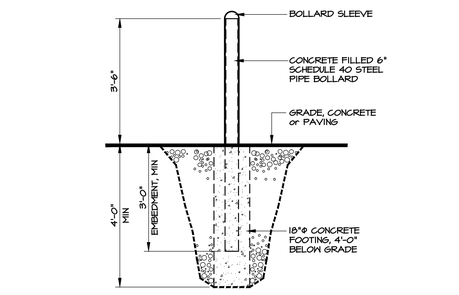


ELEVATION

3/PB-3.1 REFUSE ENCLOSURE PLAN & ELEVATION

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

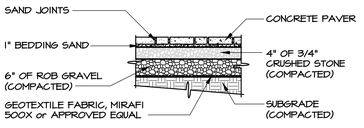
0 1' 2' 5' 10'



4/PB-3.1 BOLLARD DETAIL

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

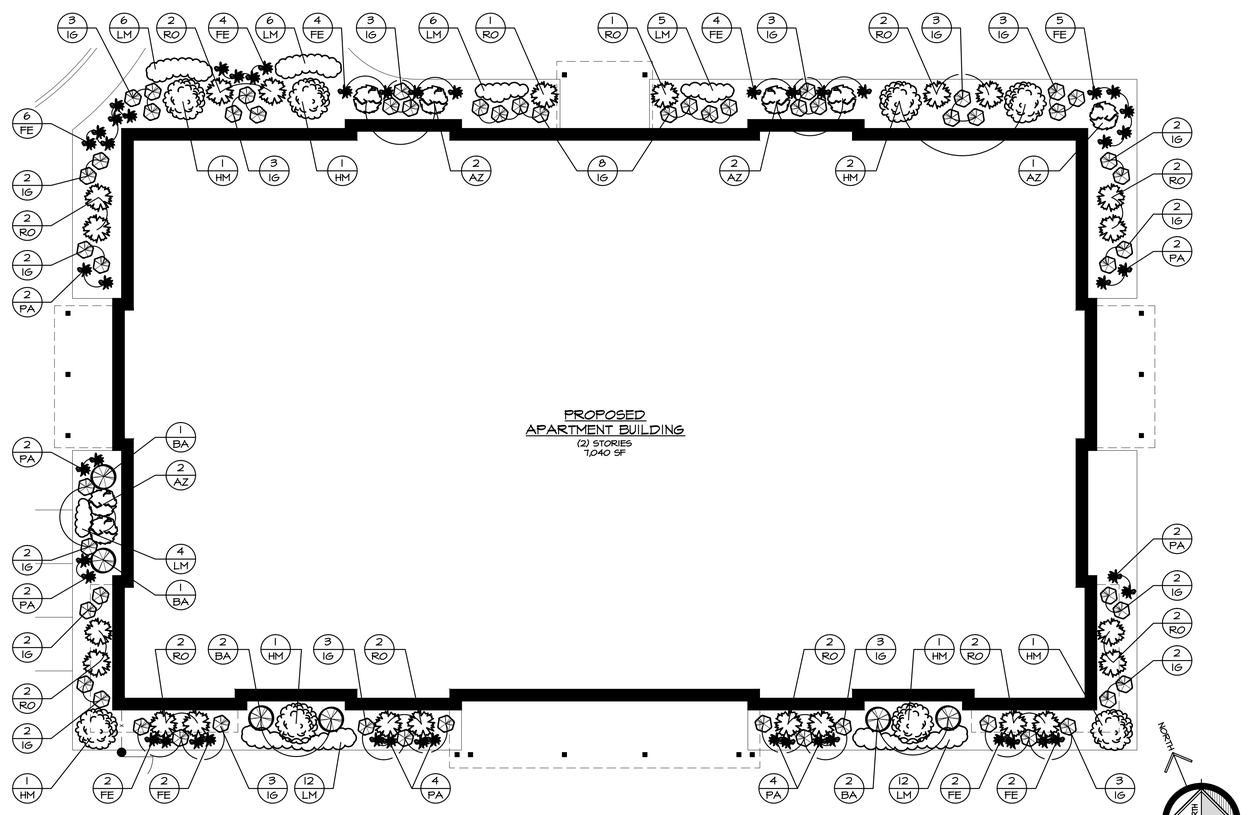
0 6" 1' 5'



5/PB-3.1 PAVER PATIO DETAIL

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

0 6" 1' 5'



1/PB-3.1 PROPOSED APARTMENT LANDSCAPING PLAN

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

0 1' 5' 10' 20'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

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

PROPOSED APARTMENT LANDSCAPING PLAN & DETAILS

willingham
33 Bloomingdale
Rhinebeck, New York 12572
T 845.876.3444 F 845.876.3445
www.willinghamlandplanning.com

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1050 mail@mauriarchitects.com

SHEET NO.
PB-3.1

PURSUANT TO SECTION 6413 (B) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

REGISTERED ARCHITECT MARTIN T DIESING JR 033240 STATE OF NEW YORK

LIGHTING STATISTICS

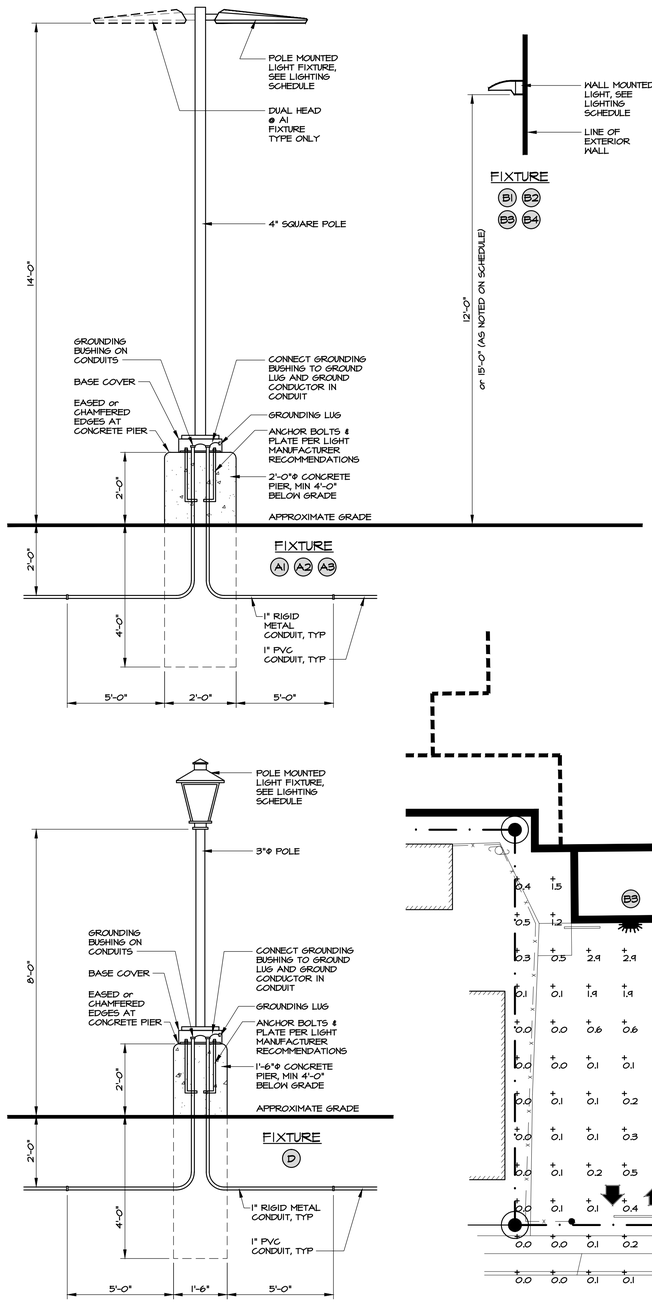
DESCRIPTION	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
PAVED AREAS	1.8 fc	14.9 fc	0.1 fc	149.0 : 1	18.0 : 1

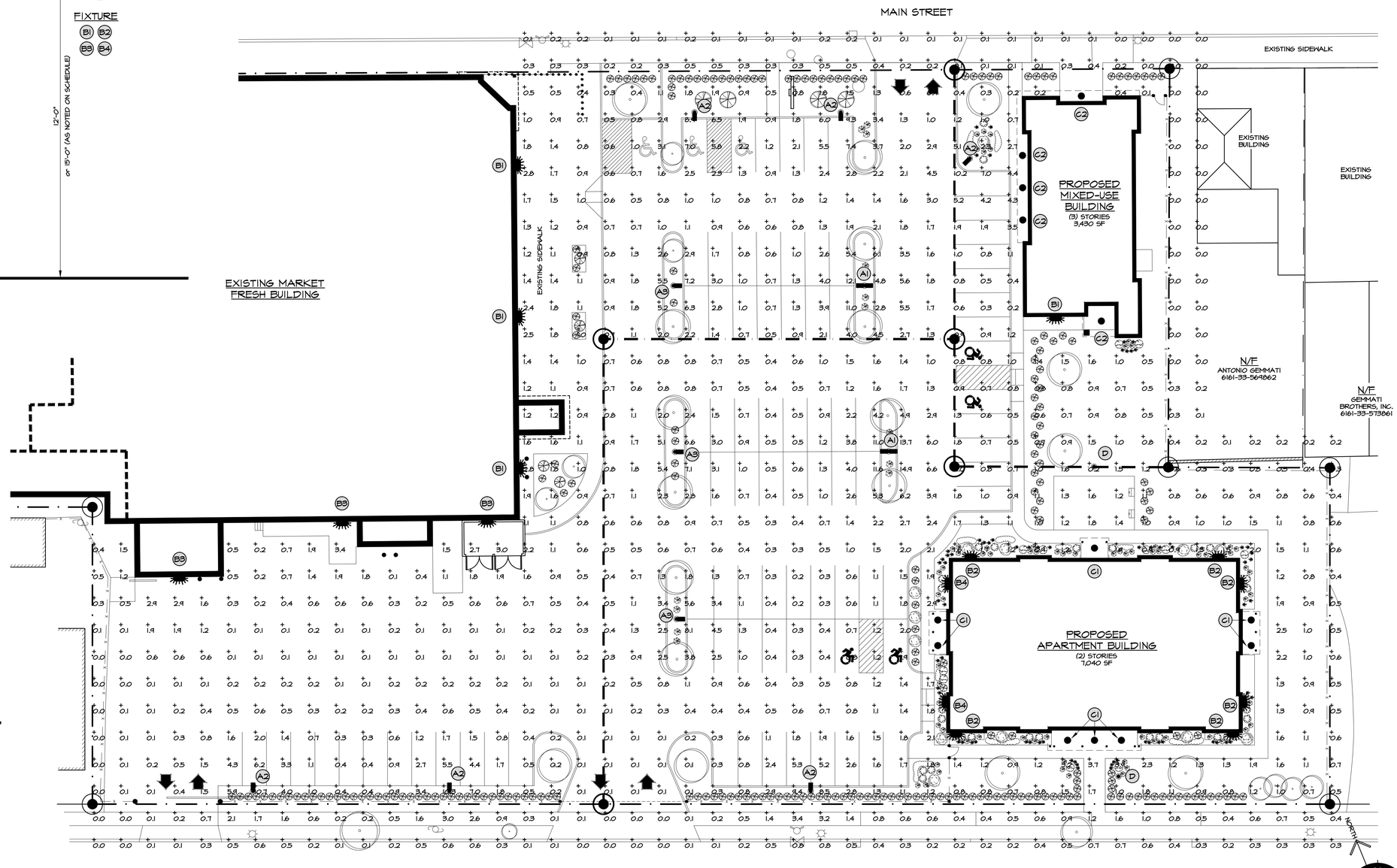
LIGHTING SCHEDULE

KEY	QTY	TYPE	HEIGHT	LUMENS	B-U-G	CATALOG NO.
A1	2	CYCLONE LIGHTING, TRIBECA, POLE MOUNT LED (DUAL)	14'-0" AFG	6771 (EACH)	B3 - U0 - G2	BEGSxA-FGF-T5-P50-30K-MVOLT
A2	6	CYCLONE LIGHTING, TRIBECA, POLE MOUNT LED	14'-0" AFG	7060	B2 - U0 - G2	BEGSxA-FGF-T4HS-P80-30K-MVOLT
A3	3	CYCLONE LIGHTING, TRIBECA, POLE MOUNT LED	14'-0" AFG	6771	B3 - U0 - G2	BEGSxA-FGF-T5-P50-30K-MVOLT
B1	4	HOLOPHANE, WALL MOUNT LED	12'-0" AFG	2858	B1 - U0 - G1	HLWPCS-P10-30K-MVOLT-T4M
B2	6	HOLOPHANE, WALL MOUNT LED	15'-0" AFG	2858	B1 - U0 - G1	HLWPCS-P10-30K-MVOLT-T4M
B3	3	HOLOPHANE, WALL MOUNT LED	12'-0" AFG	2474	B1 - U0 - G1	HLWPCS-P10-30K-MVOLT-TFTM
B4	2	HOLOPHANE, WALL MOUNT LED	15'-0" AFG	2474	B1 - U0 - G1	HLWPCS-P10-30K-MVOLT-TFTM
C1	8	JUNO WAFER, SOFFIT MOUNT ULTRA THIN 6" LED WAFER	8'-0" AFG	1032	———	WF6-LED-30K
C2	5	JUNO WAFER, SOFFIT MOUNT ULTRA THIN 6" LED WAFER	10'-0" AFG	1032	———	WF6-LED-30K
D	2	AMERICAN REVOLUTION, POLE MOUNT LED	8'-0" AFG	2513	B1 - U0 - G1	247CL-P101-MVOLT-30K-R5

LIGHTING NOTES

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





2 LIGHTING DETAILS
PB-4 SCALE: 1/2" = 1'-0"
0 6" 1' 5'

1 PROPOSED LIGHTING PLAN
PB-4 SCALE: 1" = 20'-0"

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

revision date	description
09 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

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

PROPOSED LIGHTING PLAN & DETAILS

willingham
191 Ellsworth Rd
Po Box 1255, 12540
T 845.454.3980
www.willinghamengineering.com

MAURI ARCHITECTS PC
73 HARRISON STREET POUGHKEEPSIE NY 12601 845.452.1050 mail@mauriarchitects.com

SHEET NO. PB-4

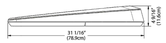
PURSUANT TO SECTION 6415 (B) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

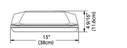
REGISTERED ARCHITECT MARTIN T DIESING 033240 STATE OF NEW YORK

cyclone

Tribeca BECS1A/BECS2A Approval – Specification

Project: **Order:**
Qty: **Luminaire:** **Type:**





EPA: 0.83 ft² **Weight:** 41.5 lbs / 18.8 kg

Hood Module: Rectangular shaped, made from injection molded A360 aluminum, mechanically attached to the head module.

Head Module: Rectangular shaped, made from injection molded A380 aluminum, equipped with adjustment steps to facilitate the luminaire leveling by +/- 5°. The module is designed to be installed on a horizontal tenon of 1.66" (4.2cm) Ø to 1.9" (4.8cm) Ø for the BECS1A and on a tenon of 2 3/8" (6cm) Ø for the BECS2A by 6" (15.2cm) long, with two (2) stainless steel brackets, mechanically retained by four (4) 3/8-16 UNC stainless steel bolts. Also equipped with a European style connection terminal bloc for 6 to 18 AWG wires, mechanically installed inside.

Door Module: Rectangular shaped, made from injection molded A360 aluminum with an integrated hinge. A long rectangular push button allows the opening and access to the components inside the luminaire. The certification, maintenance and luminaire code labels are located on the back of the door.

Optical Module: The molded A384.0-F aluminum heat sink is designed to minimize the temperature of the LEDs, increasing their longevity and efficiency. The high efficiency Orion LED optical engine is mechanically assembled on the heat sink. The optical lenses are cured directly on the LED board and offer an IP66 ingress protection rating. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The optical lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. Produce 0% uplight. The combination of two distribution types (backward optics) is also available in the same optical module. Tempered clear (FCG) or frosted (FGF) flat glass lenses are attached to a cast aluminum frame. With the No Lens (NL) option, a white decorative acrylic protection plate is mechanically assembled under the optical module. The available light distribution types are T1, T1A, T1AHS, T2, T2HS, T2M, T2MHS, T3, T3HS, T3M, T3MHS, T4, T4HS, T5.

Driver Module: Class 1 (P30 to P150). Primary tension is of 120 to 480VAC Volts, 50/60Hz, THD max 20% with a high-power factor of 90%. Operating temperature is -40°F (-40°C) to 113°F (45°C). The regulator offers an output of 0-10 Volts and is ROHS compliant. Assembled with pull-out connectors. Complete with 10kV/5kA or 20 kV/10kA tripolar surge protection for live-MALT, live-neutral and neutral-MALT lines according to IEEE/ANSI C62.41 2002 C.

Wiring / Hardware: Type TEWT 14-7 AWG, 12" (30.5cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is made of 304 stainless steel.

Color: All Cyclone colors are available in textured (TX) or smooth (SM) finish. A durable polyester powder coating is applied and meets the AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends the textured finish for this product.**

Warranty: 5-year limited warranty. Complete warranty terms located at:
http://www.cyclonelighting.com/assets/Legal/Cyclone-Sales-TermsConditions-en.pdf

Stamp/Approval:	Page 1 of 2
Name: Date:	Name: Date:

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cyclone

Tribeca BECS1A/BECS2A Approval – Specification

Project: **Order:**
Qty: **Luminaire:** **Type:**

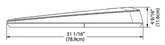
Ordering Code

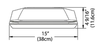
Model	Lens	Distribution	Performance Package	CCT	Volts	Surge Protector
BECS1A (beron of 1.66" to 1.9" Ø) **BECS2A** (beron of 2 3/8" Ø)	**FGC** Flat Glass Clear **FGF** Flat Glass Frosted **NL*** No Lens * Consult factory for IP rating when the NO lens option is selected.	**T1** Type 1 **T1A** Type 1A **T1AHS** Type 1A with HS **T2** Type 2 **T2HS** Type 2 with HS **T2M** Type 2M **T2MHS** Type 2M with HS **T3** Type 3 **T3HS** Type 3 with HS **T3M** Type 3M **T3MHS** Type 3M with HS **T4** Type 4 **T4HS** Type 4 with HS **T5** Type 5 Backward optic	**P30** 7,000 **P50** 8,000 **P60** 10,500 **P70** 13,700 **P80** 15,500 **P90** 20,700 **P100** 23,400 **P110** 26,400 **P120** 28,700 **P130** 30,800 **P140** 32,100 **P150** 34,000	**30K** 3000K **40K** 4000K	**MVOLT** 120-277VAC **HVOLT** 347-480VAC **120** **208** **240** **277** **347** **480**	**10KV** 10kV/5kA **20KV** 20kV/10kA

Options	Photocell	Dimming	Color	Texture	Pre-finish
RMSOD7* Low-bay mount mini occupancy and daylight sensor **RMSOD30*** Universal mount occupancy and daylight sensor **RMSOD45*** High mount occupancy and daylight sensor **RMSOD45A*** High mount aisleway occupancy and daylight sensor **RSDGR127*** * 120-277VAC occupancy and daylight sensor **RSDGR348*** * 347VAC or 480VAC occupancy and daylight sensor * For more details on ridSOD options please consult the specification rLight Au ridSOD spec sheet. ** For more details on rSDGR options please consult the specification rLight Au rSDGR spec sheet.	**--** **PT** Photocell W7-PIN receptacle (ANSI C136.41) **PX** Shorting cap W7-PIN receptacle (ANSI C136.41) **PTL** Long life photocell W7-PIN receptacle (ANSI C136.41) **PTDR** 7-PIN receptacle (ANSI C136.41)	**--** **DIM** 0-10 volts wire for external controls **PND50** Program 50% for 6 hours (1PM to 5AM) **PND50B** Program 50% for 8 hours (9PM to 5AM) **SD** Field adjustable 10% increment step-dimming switch	**BK** Black RAL9005 **DG** Dark green RAL6012 **MA** Marine blue RAL5013 **SI** Metallic silver RAL9006 (smooth only) **BZ** Dark bronze RAL8019 **BG** Burgundy RAL3005 **GM** Moss green RAL6005 **PG** Pale grey RAL7040 **WH** White RAL9003 **BKH*** Black Holophane **BZH*** Dark bronze Holophane **GNH*** Green Holophane **GRH*** Graphite Holophane **GRH*** Gray Holophane **SLH*** Silver Holophane **WHH*** White Holophane * Holophane colors are only available in Smooth (SM) finish.	**TX** Textured **SM** Smooth	**--** **MG** Marine-grade pre-finish

*** Backward optic:** The Orion light engine features 180° orientable optics that can be customized as needed. This makes it a simple matter to combine two distribution types in a single light engine, simultaneously lighting a road and a bike path or sidewalk, for instance. Contact factory for more information.

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. Please consult our web site for up-to-date product information and IES files.





BECS1A/BECS2A

EPA: 0.83 ft² **Weight:** 41.5 lbs / 18.8 kg

Stamp/Approval:	Page 2 of 2
Name: Date:	Name: Date:

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FIXTURES
A1 A2 A3

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

HLWPC2

Wallpack® Full Cutoff LED





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

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

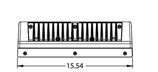
Optical
- Light engine housing is IP66 rated
- Acrylic optical system
- Type V: E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

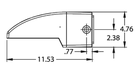
Controls
- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

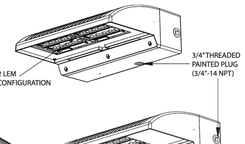
Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified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

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

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







Note: Maximum weight 22 lbs.

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HLWPC2

Wallpack® Full Cutoff LED

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

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

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

Options:

Adjustable/Programmable Options
A0 Field Adjustable Output

Circuit Options
2O 2 Independent Circuits

Control - Motion Sensor Options
MASL[1,2] Motion / Ambient Sensor, 8-15' Mounting Height. Ambient Sensor Enabled at 5 FC
MASH[1,2] Motion / Ambient Sensor, 15-30' Mounting Height Ambient Sensor Enabled at 5 FC

Control - Photocontrol Options
PE Button Style Photocontrol
P3 N.E.M.A. Twistlock Receptacle Mount - 3 PIN
P7 N.E.M.A. Twistlock Receptacle Mount - 7 PIN
PCLL DTL Long Life Twistlock Photocontrol for Solid State
PSC Shorting Cap

Fuse Option
SF Single-Fuse
DF Double-Fuse

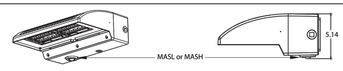
Safety Option
EM Integral Emergency Battery
TP Tamper Resistant Hardware

Surge Protection Option - 20kV/10kA is Standard
10KV 10kV/5kA Surge Protection, in place of 20kV/10kA

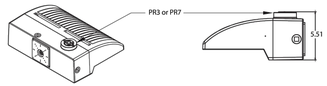
Notes
1 MASL and MASH sensors are not allowed with P10 lumen package option selected.
2 MASL and MASH options reduce luminaire light output to roughly 30% (not full OFF) when no motion is detected. When motion is detected, light output temporarily increases to 100%.

Options Location

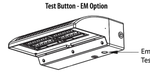
Motion/Ambient Sensor mount options for Low (8-15') (MASL) and Height (15-30') (MASH) applications



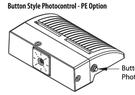
N.E.M.A. Twistlock Receptacle P3 and P7 Options, P7 Shown



Internal Emergency Battery Test Button - EM Option



Button Style Photocontrol - PE Option



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FIXTURES
B1 B2 B3 B4

JUNO

Juno Wafer™ LED Downlight Series

4", 6" & 8" LED Ultra-Thin Wafer Switchable Downlight
5CCT Switchable White Downlight

WF4/WF6/WF8 SWW5

WF4/WF6/WF8 SWW5 Series



Brushed Nickel
Oil Rubbed Bronze
Matte Black

Project:
Fixture Type:
Location:
Contact/Phone:

Product Features
The 4",6"& 8" round smooth with 5CCT Switchable White technology provide high-quality light output and efficiency featuring a switch for easy color temperature adjustment to choose between 2700K, 3000K, 3500K, 4000K, or 5000K - while eliminating the need for recessed housings.
- Round smooth lens trim designed to distribute precise even illumination for general purpose areas
- Canless - no can required; equals easy to install and less labor
- 5 selectable color temperatures to choose with a switch ranging from warm (2700K) to daylight (5000K) allowing customization for endless applications

Applications
- Residential and light commercial applications including multi-family, hospitality, assisted living, dormitories and other multi-level construction
- Shallow slim profile allows for easy remodel or new construction insulated and drop ceiling installations
- Wet rated and airtight: perfect for showers, bathrooms, and outdoor soffits

Performance

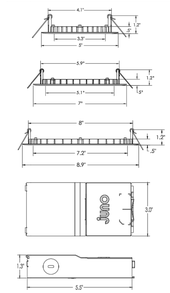
Delivered Lumens	670ll (WF4), 970l (WF6) and 1640l (WF8) Nominal at 3000K
LED Color Temperature	Switchable White (27K, 30K, 35K, 40K, 50K) Default set at 3000K
CRI	90+
Voltage	Dedicated 120V
Dimming	Dimmable to 10% with triac (120v)

For a list of compatible dimmers see JUNOWAFERSDIM

Specifications

	WF4	WF6	WF8
Aperture:	3.3"	5.1"	7.2"
Ceiling Opening:	4.25"	6.25"	8.25"
Overlap Trim:	5"	7"	8.9"
Height:	1.2"	1.2"	1.2"

Dimensions



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FIXTURES
C1 C2

American Revolution Full Cutoff LED

Series 247CL

PRODUCT OVERVIEW

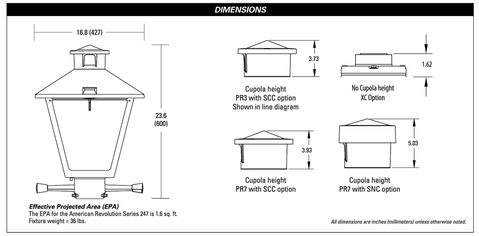


Applications:
Streetscapes
Walkways
Pathways
Parks

Features:
- Colonial LED lantern, replaces up to 250W HID models for street and area lighting applications
- Fifteen (15) LED performance packages deliver just the right amount of light for any given application up to 9,300 lumens
- Available in color temperature choices of 2700K, 3000K and 4000K
- Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
- Die-cast aluminum housing, engineered for sturdy lifelong performance
- Luminaire is rated for 3g vibration per ANSI C136.31
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard paint finish is smooth gloss
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws
- Rated LED and driver life greater than 100,000 hours at 25°C
- Surge protection device (standard) exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20KV Option exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver with DALI driver option

Standards:
- Complies with all applicable ANSI C136 standards.
- CSA listed and suitable for up to 40°C ambient
- DesignLights 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.

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.6 sq. ft.
Fixture weight = 36 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

Note: Specifications subject to change without notice.
American Revolution Series 247CL LED

AEL American Electric Lighting

American Revolution LED

Series 247CL

ORDERING INFORMATION

Example: 247CL P154 MVOLT 30K R3 BK SCC PR7

Series	Performance Package		Voltage	Color Temperature (CCT)
247CL American Revolution LED	**Package** Input Watts Lumens (nominal) **P101** 20 2,300 **P102** 30 3,100 **P103** 40 4,000 **P104** 49 4,800 **P151** 30 3,500 **P152** 40 4,300 **P153** 50 5,200 **P154** 60 6,000 **P155** 70 6,800 **P201** 70 7,400 **P202** 80 8,100 **P300** 41 4,800 **P301** 60 7,000 **P302** 70 7,800 **P303** 80 8,600		**MVOLT** 120-277V **HVOLT** 347-480V **XVOLT** 277-480V with enhanced power quality protection	**27K** 2700K **30K** 3000K **40K** 4000K

Distribution	Paint (smooth gloss)	Cupola	Photocontrol Receptacle
R2 Type II **R3** Type III **R4** Type IV **R5** Type V	**BK** Black **GY** Gray **DDB** Dark Bronze **WH** White **BZ** Bronze	**SCC** Standard cupola **SNC** Smart node cupola **XC** No cupola	**NR** No photocontrol receptacle **PR3** 3 pin NEMA photocontrol **PR7** 7 pin NEMA photocontrol

Options

Options	Miscellaneous	Prewired leads	Accessory
PCLL Solid State Long Life Photocontrol, 120-277V (fail off) **P34** Solid State Long Life Photocontrol, 347V (fail off) **P48** Solid State Long Life Photocontrol, 480V (fail off) **PCSS** Solid state photocontrol, 120-277V (Not CSA Listed) (fail on) **SH** Shorting cap **AO** Field adjustable output module **DALI** DALI driver (RFD required)	**SS** Stainless steel hardware **TL** Tool-less trigger latch entry **NL1X1** 1" x 1" NEMA label **NL2X2** 2" x 2" NEMA label **XL** Not CSA Listed **LDR** Ladder Rest **CR** Epoxy Pre-Coat Finish **20kV** 20kV/10kA surge protection device **House-Side Shields** **HSS** House Side Shield	**L1H** 1.5 ft. prewire leads **L03** 3 ft. prewire leads **L10** 10 ft. prewire leads **L20** 20 ft. prewire leads **L25** 25 ft. prewire leads **L30** 30 ft. prewire leads **Special Packaging** **SSP** Sample pack (UPS)	**House Side Shield shipped separately and installed in the field** **FHSSLEM10-15R2/R5** P10x or P15x package, R2 or R5 optic **FHSSLEM10-15R3** P10x or P15x package, R3 optic **FHSSLEM20-30R2/R5** P20x or P30x package, R2 or R5 optic **FHSSLEM20-30R3** P20x or P30x package, R3 optic **FHSSLEM45R2/R5** P45x package, R2 or R5 optic **FHSSLEM45R3** P45x package, R3 optic

Note: Check the OPTIONS MATRIX on Page 3 for compatibility & restrictions

AEL American Electric Lighting

AEL Headquarters, One Lithonia Way, Conyers Georgia 30012
www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
Email: TechSupportNF@AcuityBrands.com
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Warranty Five-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.

Please contact your sales representative for the latest product information.

FIXTURE
D

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
09 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

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

willingham
we
Willingham Engineering
833 Bloomerang
Poughkeepsie, NY 12603
Phone: 845.595.2363
Fax: 845.595.2365
www.willinghamengineering.com

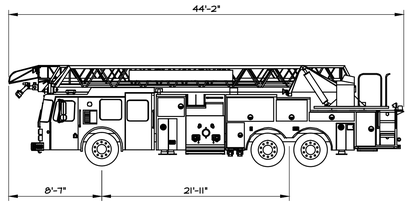
MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845-452-1200 mauri-architects.com

PROPOSED LIGHTING FIXTURE CUT-SHEETS

PB-4.1

PURSUANT TO SECTION 6415 (8) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

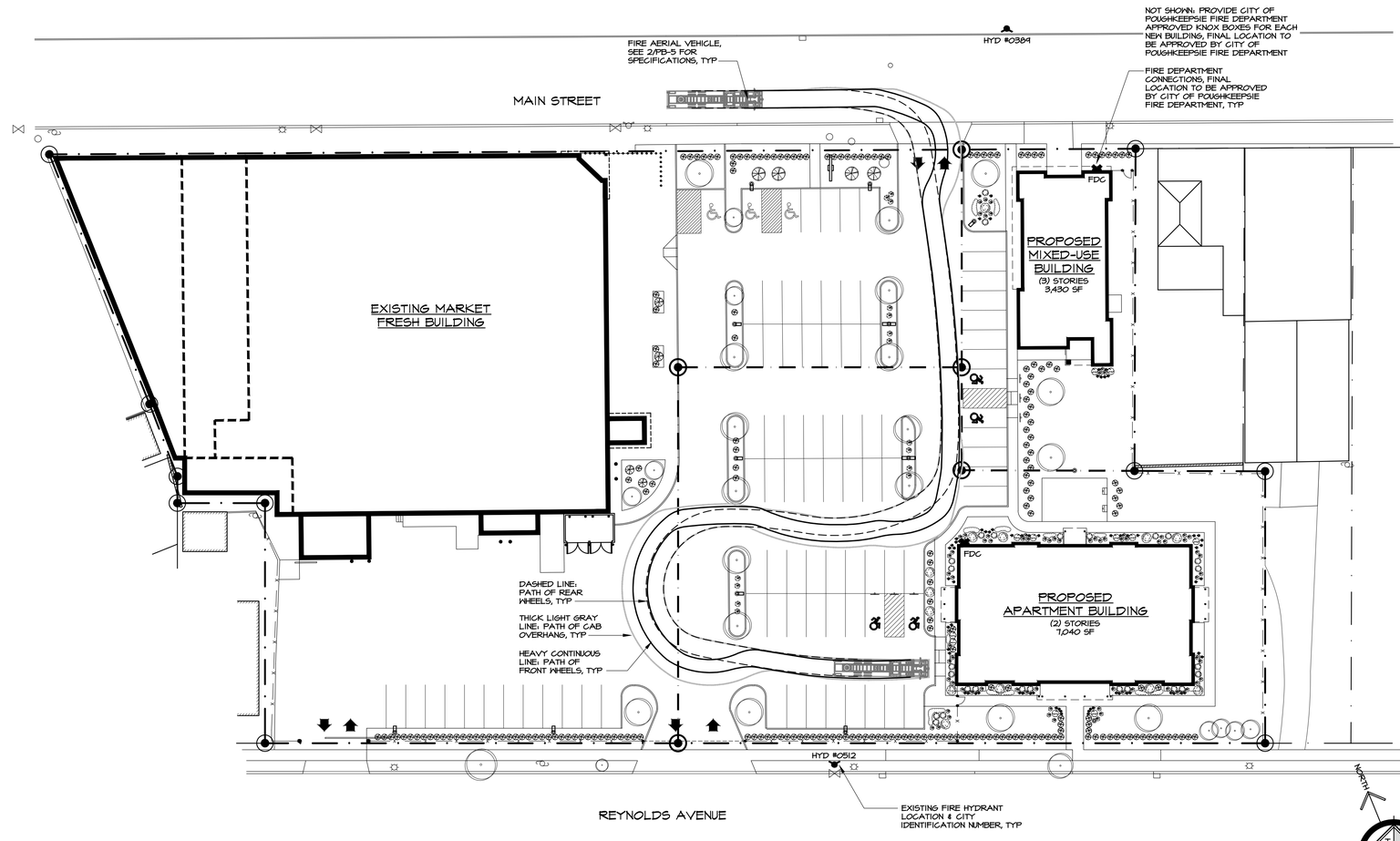
REGISTERED ARCHITECT MARTIN T DIESING 033240 STATE OF NEW YORK



FIRE AERIAL (REFERENCE: 105' AERIAL LADDER 'PIERCE QUANTUM')
EXCEEDS SIZE SPECIFICATIONS FOR 2018 SPARTAN/SMEAL 100' TOWER LADDER

2 / PB-5 FIRE AERIAL

SCALE: N.T.S.



1 / PB-5 PROPOSED FIRE AERIAL ACCESS PLAN

SCALE: 1" = 30'-0"

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

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

PROPOSED FIRE AERIAL ACCESS PLAN

willingham
33 Bloomingdale Road, Suite 201
White Plains, New York 10605
T 914.948.2205 F 914.948.2210
www.willinghamengineering.com

MAURI ARCHITECTS PC
73 HANSON STREET POUGHKEEPSIE NY 12601 845.452.1050 mail@mauriarchitects.com

SHEET NO.
PB-5

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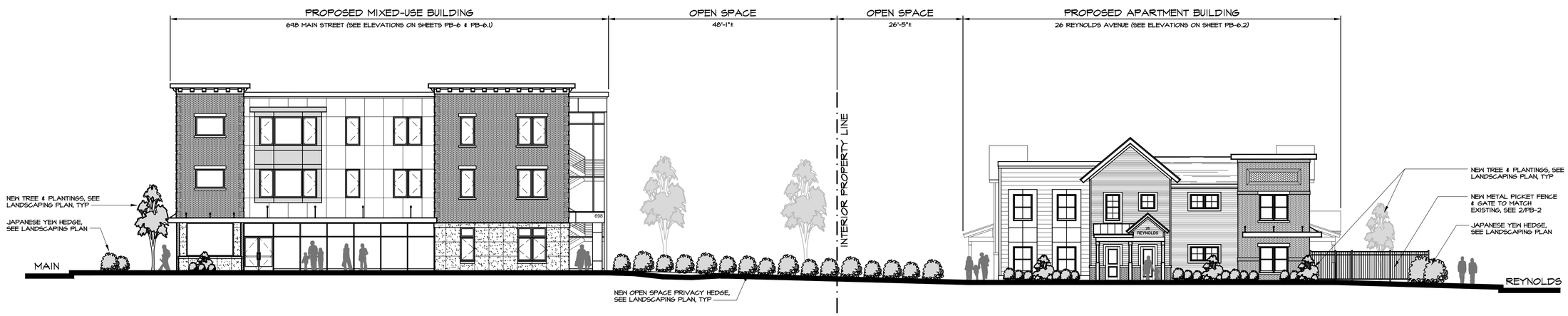
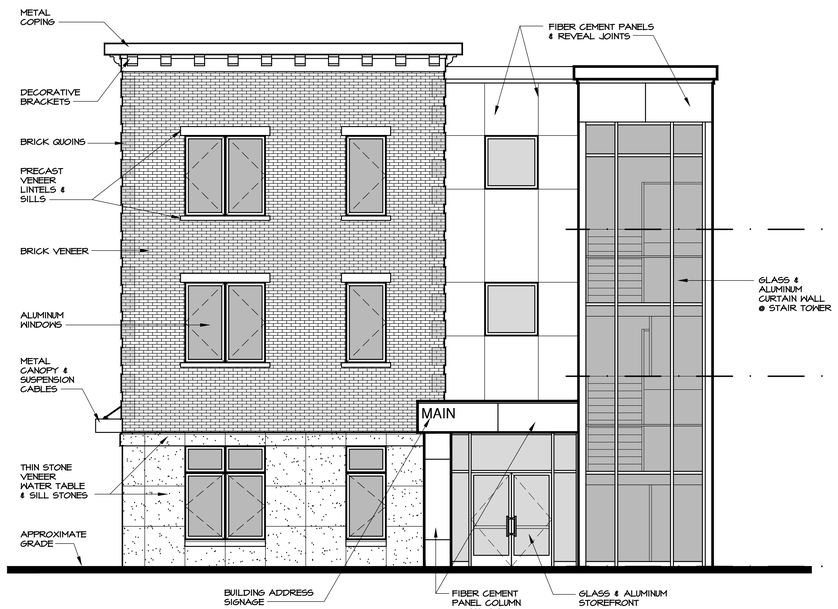
REGISTERED ARCHITECT MARTIN T DIESING JR 033240 STATE OF NEW YORK



1 / PB-6 **PROJECT WEST ELEVATION**

SCALE: 3/32" = 1'-0"

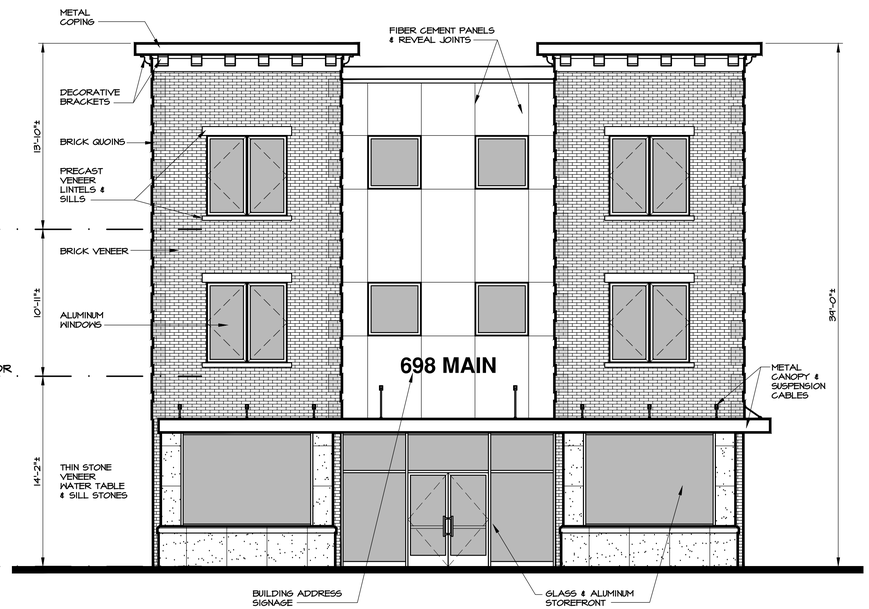
0 2' 5' 10' 24'



2 / PB-6 **698 MAIN - SOUTH ELEVATION**

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

0 1' 2' 5' 10'



3 / PB-6 **698 MAIN - NORTH ELEVATION**

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

0 1' 2' 5' 10'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

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

PROJECT # 698 MAIN STREET ELEVATIONS

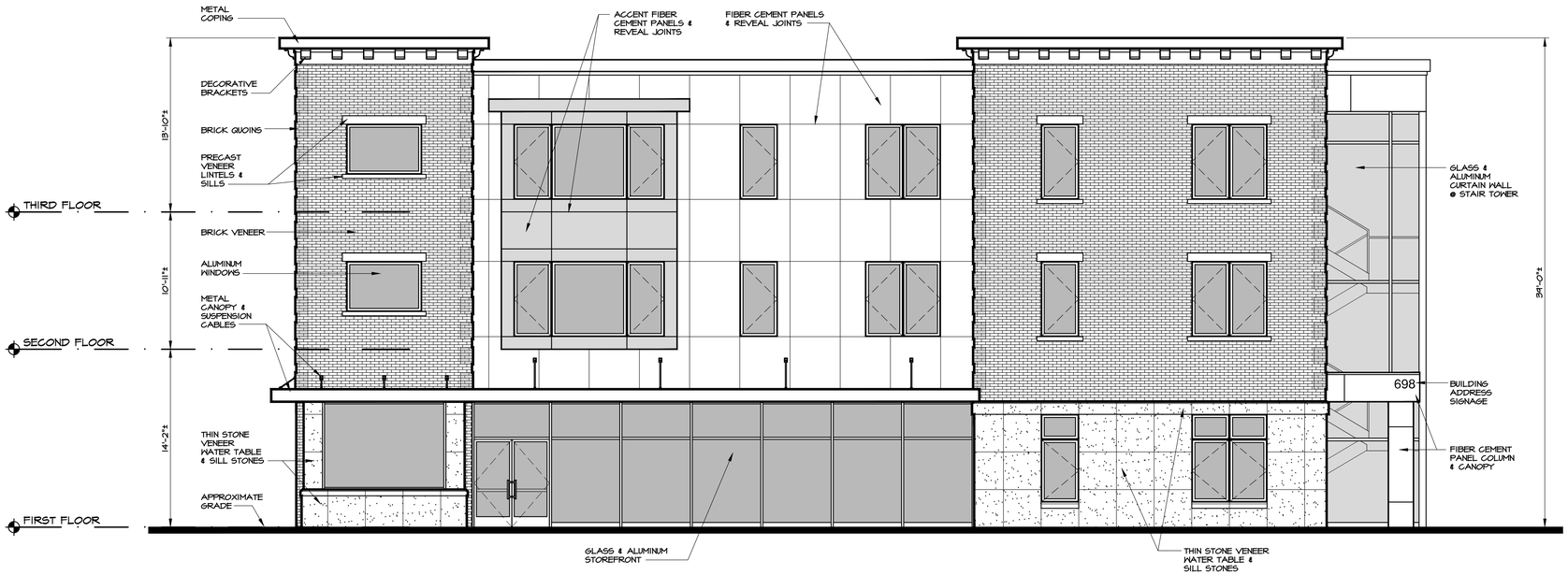
willingham
211 Westmoreland
Poughkeepsie, NY 12603
Phone/Fax: 845.454.2333
E-mail: info@willinghamengineering.com
www.willinghamengineering.com

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1080 mauri-architects.com

sheet no.
PB-6

PURSUANT TO SECTION 645 (5) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION, UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

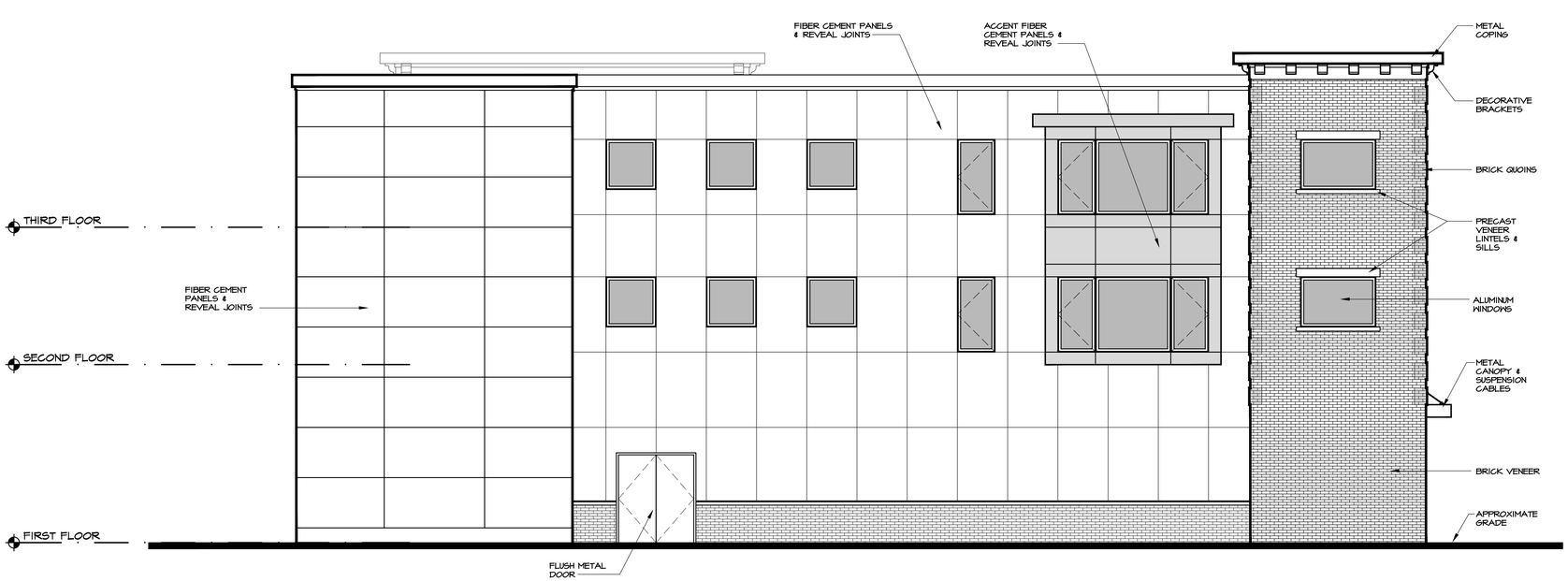
REGISTERED ARCHITECT MARTIN T DIESING JR 033240 STATE OF NEW YORK



1 PB-6.1 **698 MAIN - WEST ELEVATION**

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

0 1' 2' 5' 10'



2 PB-6.1 **698 MAIN - EAST ELEVATION**

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

0 1' 2' 5' 10'

project no. 09-33.23

date 31 JAN 2024

drawn by BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

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

698 MAIN STREET ELEVATIONS

willingham engineering
183 Main Street
New Paltz, New York 12561
T 845.255.0310 F 845.255.0310
www.willinghamengineering.com

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

sheet no. PB-6.1

PURSUANT TO SECTION 6.9.5 (B) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

REGISTERED ARCHITECT MARTIN T DIESING III 033240 STATE OF NEW YORK



1 PB-6.2 **26 REYNOLDS - SOUTH ELEVATION**

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

0 1' 2' 5' 10'

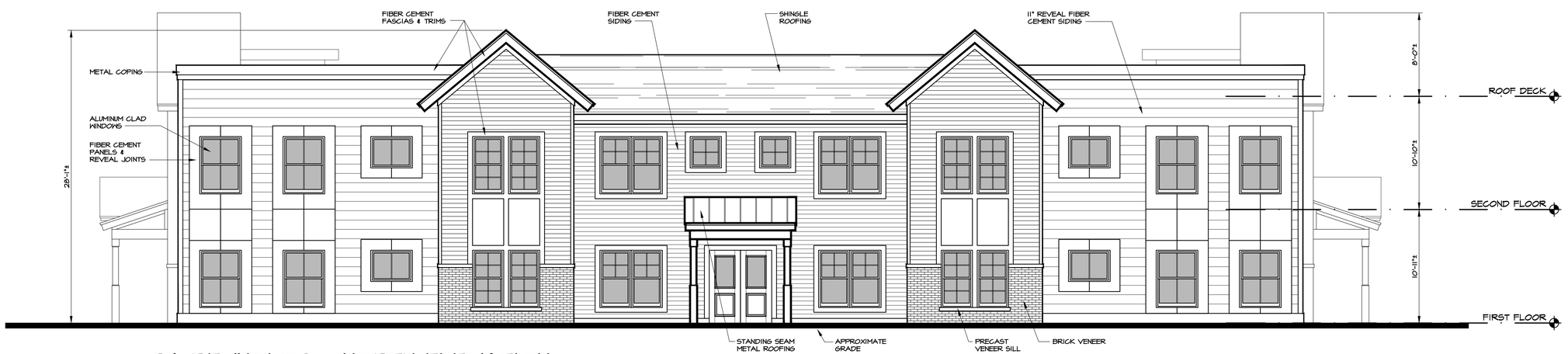


2 PB-6.2 **26 REYNOLDS - WEST ELEVATION**

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

EAST ELEVATION SIMILAR

0 1' 2' 5' 10'



3 PB-6.2 **26 REYNOLDS - NORTH ELEVATION**

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

0 1' 2' 5' 10'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

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

26 REYNOLDS AVENUE ELEVATIONS

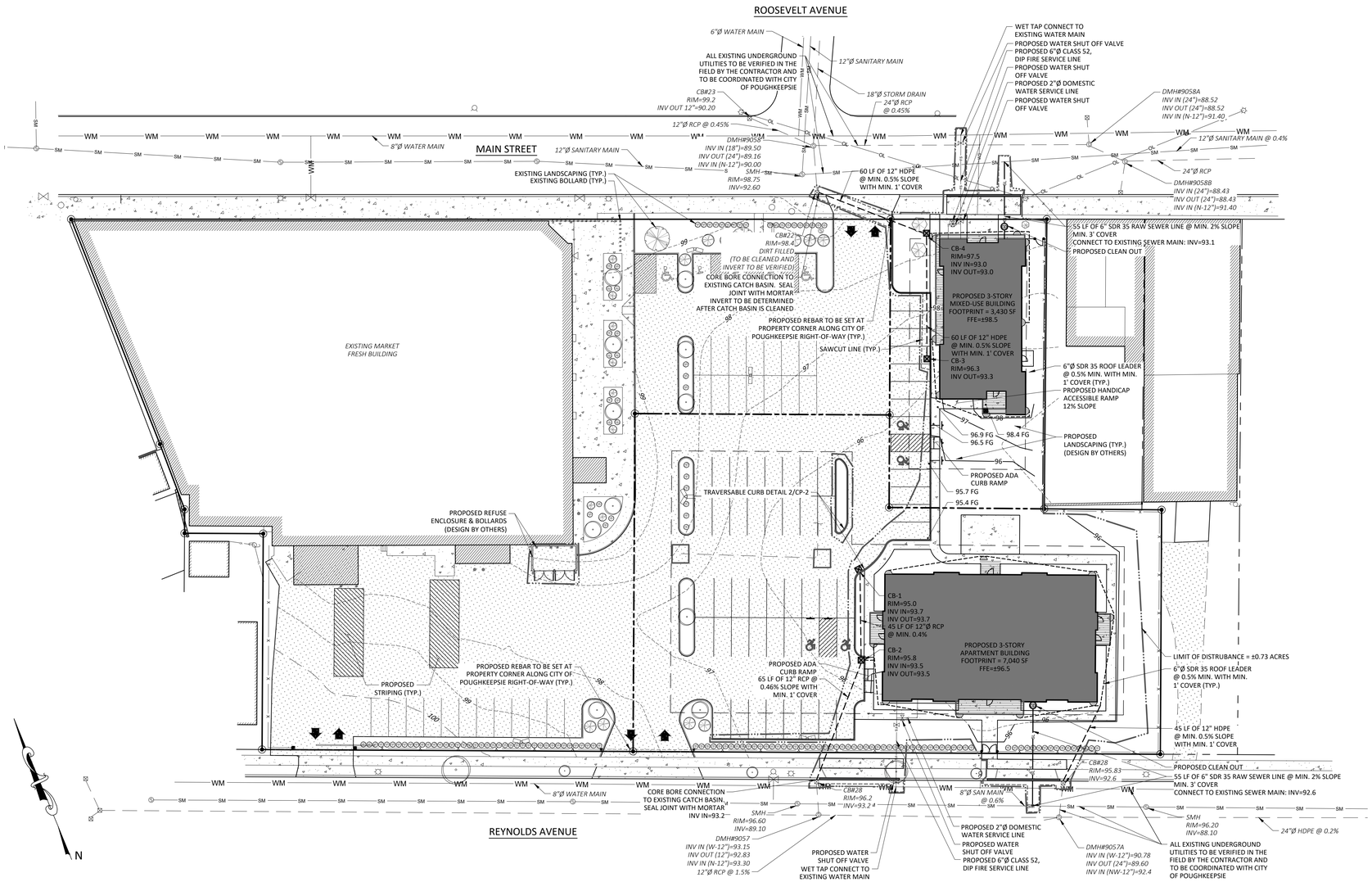
willingham
811 Wilmington
West Chester, PA 19382
T 610.701.7544 F 610.431.2330
www.willinghamlandplanning.com

MAURI ARCHITECTS PC
73 MARKET STREET POUGHKEEPSIE NY 12601 845.452.1260 mauri-architects.com

sheet no.
PB-6.2

PURSUANT TO SECTION 645 (5) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

REGISTERED ARCHITECT MARTIN T DIESING JR 033240 STATE OF NEW YORK



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY BOUNDARY EVIDENCE
- EXISTING EDGE OF PAVEMENT
- BUILDING SETBACK
- 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
- EXISTING LIGHT POST
- EXISTING DRAINAGE MANHOLE
- EXISTING DRAINAGE CULVERT
- EXISTING DRAINAGE CATCH BASIN
- EXISTING SEWER MANHOLE
- SM SM EXISTING SEWER MAIN
- EXISTING BUILDING
- X X EXISTING FENCE
- EXISTING CONCRETE
- EXISTING PAVEMENT TO REMAIN
- EXISTING GRAVEL
- PROPOSED BUILDING
- PROPOSED BUILDING DECK / OVERHANG
- PROPOSED CONCRETE WALK
- PROPOSED EDGE OF PAVEMENT WITH 6" CONCRETE CURB
- SAWCUT LINE
- 180 PROPOSED MAJOR CONTOUR
- 178 PROPOSED MINOR CONTOUR
- 156.0 FG PROPOSED SPOT GRADE
- PROPOSED SEWER LATERAL
- PROPOSED SANITARY SEWER BACK-TO-BACK CLEAN OUT ASSEMBLY
- PROPOSED DRAINAGE CULVERT
- PROPOSED CATCH BASIN
- PROPOSED ROOF LEADER WITH 6"Ø SDR 35 DOWNSPOUT
- WS WS WS PROPOSED WATER SERVICE LINE
- FS FS FS PROPOSED FIRE SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED LIMIT OF DISTURBANCE
- X X PROPOSED CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE GATE
- PROPOSED SIGN

SITE NOTE

1. BUILDING FINISHED FLOOR ELEVATIONS ARE APPROXIMATE AND WILL BE ADJUSTED AS SITE DESIGN PROGRESSES.

SURVEY NOTES

1. INVERT ELEVATIONS FOR STORM AND SANITARY SEWER STRUCTURES AND PIPE DIAMETERS ARE SHOWN PER CITY OF POUGHKEEPSIE STORM DRAINAGE IMPROVEMENTS AS PREPARED BY BLASLAND, BOUKE AND LEE, INC. AS-BUILT DRAWINGS DATED 1999. ELEVATIONS HAVE BEEN ADJUSTED TO NAVD88 DATUM PER RITE AID PHARMACY PLAN PREPARED BY CHAZEN COMPANIES DATED LAST REVISED 1/9/96, AS WELL AS SURVEY PREPARED BY HILLRIEGEL LAND SURVEYING DATED LAST REVISED 11/17/25. ALL EXISTING UTILITY LOCATIONS, DEPTHS AND SIZING MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

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
1	12/03/25	REVISIONS PER PLANNING BOARD

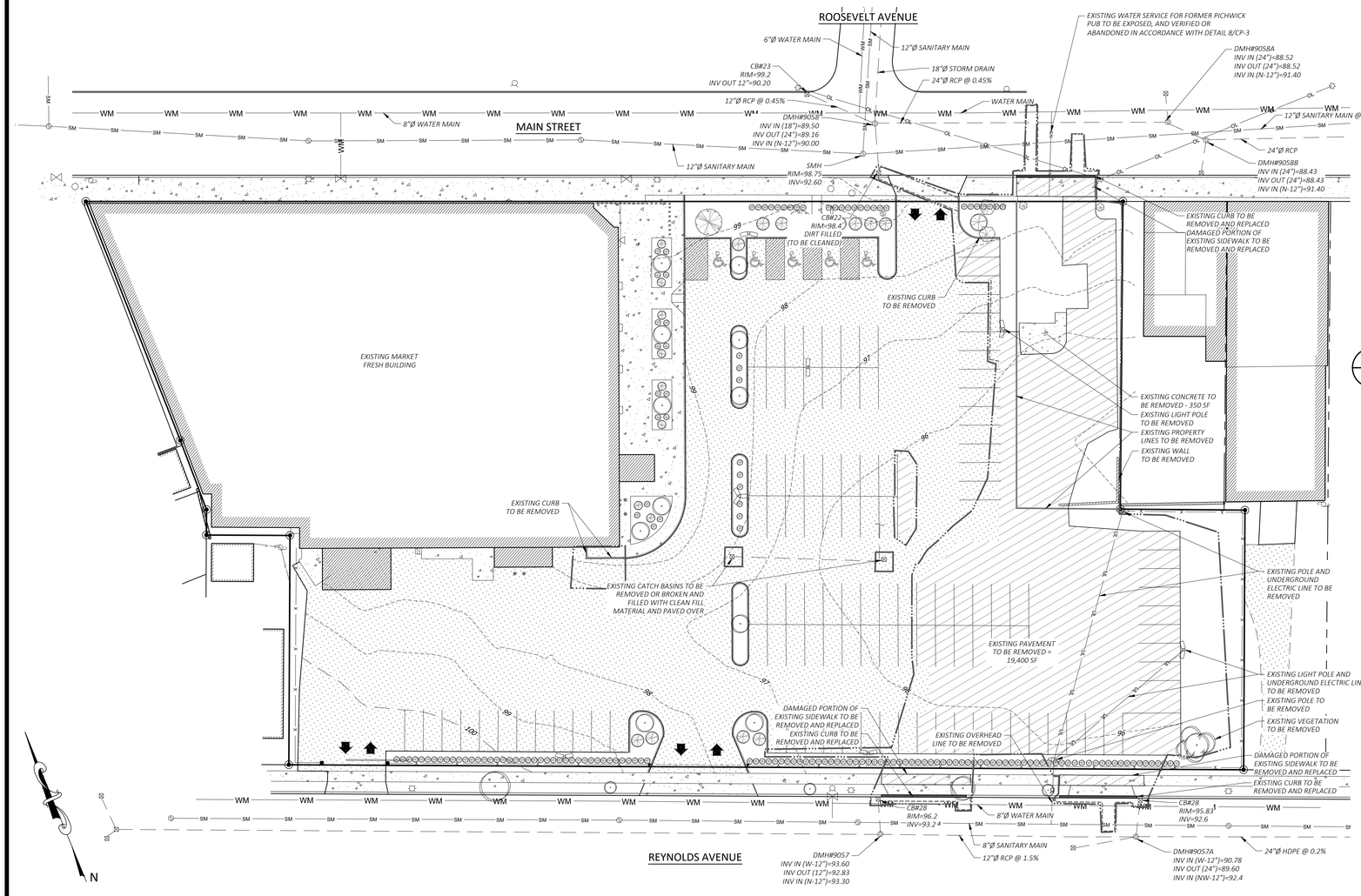
CIVIL PLAN

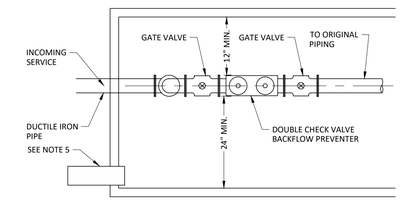
MARKET FRESH APARTMENTS

654 MAIN STREET

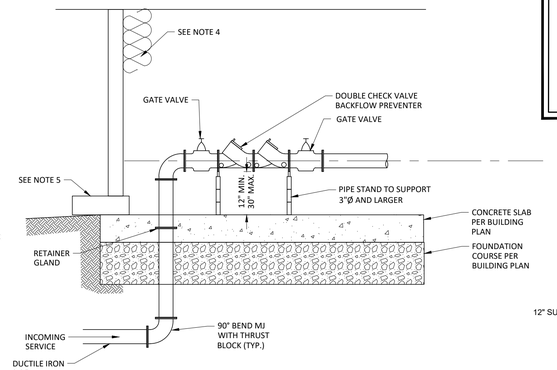
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

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





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.

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

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- BUILDING SETBACK
- 110 EXISTING MAJOR CONTOUR
- 106 EXISTING MINOR CONTOUR
- 332.8 EG EXISTING SPOT GRADE
- OL OL UTILITY POLE & OVERHEAD LINE
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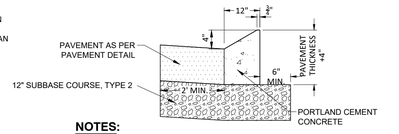
- EXISTING LIGHT POST
- EXISTING LIGHT POST
- EXISTING DRAINAGE MANHOLE
- EXISTING DRAINAGE CULVERT
- EXISTING DRAINAGE CATCH BASIN
- EXISTING SEWER MANHOLE
- SM SM EXISTING SEWER MAIN
- EXISTING BUILDING
- X X EXISTING FENCE
- EXISTING CONCRETE
- EXISTING PAVEMENT TO REMAIN
- EXISTING GRAVEL
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- SAWCUT LINE



NOTES:

1. CURB SHALL BE CONSTRUCTED OF CLASS A CONCRETE
2. CONCRETE SHALL NOT BE PLACED AT ATMOSPHERIC TEMPERATURES BELOW 40°F.
3. REQUIRED MIN. AIR ENTRAINMENT SHALL BE 6%.
4. EXPANSION JOINTS SHALL BE PLACED EVERY 10'.

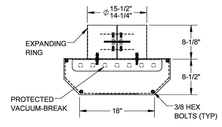
2 CP-2 **TRAVERSABLE CURB**
SCALE: N.T.S.

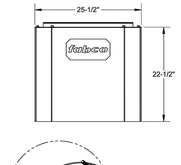
NOTES:

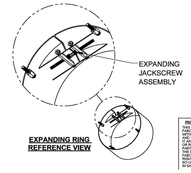
1. WEIGHT: 55 LBS MAX
2. MATERIAL:
   - A) EXPANDING RING: 304 SERIES STAINLESS
   - B) PIPE HOOD: 304 SERIES STAINLESS
   - C) TOP COVER: 304 SERIES STAINLESS
   - D) HARDWARE: STAINLESS STEEL, 316 SERIES
3. FLOW AREA EXCEEDS OUTLET PIPE CROSS-SECTIONAL AREA.
4. EXPANDING RING: DESIGNED TO FIT 15" ID SMOOTH WALL PIPE.
   - MINIMUM: 14.25"
   - MAXIMUM: 15.5"
5. TYPICAL INSTALLATION
   - 5.1 PREPARE THE OUTLET PIPE
     - CLEAN THE INTERIOR OF THE OUTLET PIPE TO REMOVE DEBRIS, DIRT, AND CONTAMINANTS.
     - INSPECT THE PIPE FOR STRUCTURAL INTEGRITY TO ENSURE PROPER SEALING AND CLAMPING.
   - 5.2 INSTALL THE EXPANDING RING
     - INSERT THE EXPANDING RING INTO THE OUTLET PIPE. ENSURE IT IS POSITIONED EVENLY AROUND THE INTERIOR DIAMETER.
     - TIGHTEN THE JACKSCREW MECHANISM TO EXPAND THE RING UNTIL IT FIRMLY CLAMPS AGAINST THE INSIDE DIAMETER OF THE PIPE. AVOID OVER-TIGHTENING.
     - VERIFY THAT THE EXPANDING RING IS SECURE AND DOES NOT SHIFT UNDER MODERATE FORCE.
   - 5.3 ATTACH THE PIPE HOOD
     - ALIGN THE 4 SLOTS ON THE PIPE HOOD WITH THE THREADED BOLTS OF THE INSTALLED EXPANDING RING.
     - INSERT THE HEX NUTS WITH THE SLOT-COVER WASHERS ONTO THE BOLTS AND TIGHTEN EVENLY.
     - ACCESS THE BOLTS THROUGH THE OPEN TOP OF THE PIPE HOOD TO ENSURE ALL CONNECTIONS ARE SECURE.
   - 5.4 INSTALL THE TOP COVER
     - ALIGN THE 4 HOLES ON THE TOP COVER WITH THE THREADED STANDOFFS WELDED TO THE PIPE HOOD.
     - INSERT THE BOLTS AND TIGHTEN SECURELY.
   - 5.5 VERIFY INSTALLATION
     - INSPECT ALL COMPONENTS TO ENSURE PROPER ALIGNMENT AND SECURE ATTACHMENT.
     - INSPECT FOR ANY MINOR OPENINGS AND SEAL THEM WITH AN APPROVED WATERPROOF SEALANT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

StormHood Available Sizes	
Pipe Size	Part Number
8	SHS8V-1
10	SHS10V-1
12	SHS12V-1
15	SHS15V-1
18	SHS18V-1
24	SHS24V-1
>24	Contact Fabco

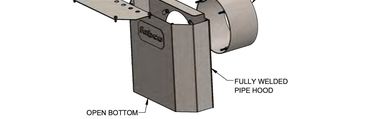
Notes: The StormHood is available for round inlets and for limited-access inlets through manhole openings. It is also available in aluminum for weight savings compared to the stainless steel version. Contact Fabco for customized product configurations, if needed.

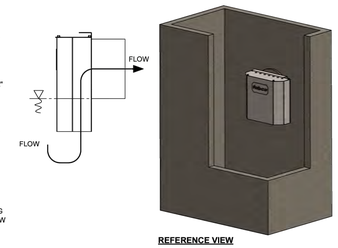






EXPANDING RING REFERENCE VIEW





REFERENCE VIEW

NOTES:

1. HOODS TO BE INSTALLED AT PIPE OUTLET FOR ALL PROPOSED CATCH BASINS
2. FABCO STORMHOOD TO BE UTILIZED OR APPROVED EQUAL

3 CP-2 **PROPOSED CATCH BASIN HOOD DETAIL**
SCALE: N.T.S.

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PROJECT

FABCO INDUSTRIES, INC. PLEASANTVILLE, NEW YORK 10706 WWW.FABCO-INDUSTRIES.COM

MATERIAL: STAINLESS STEEL

	APPROVAL	DATE
DWN	H.G.	12/4/2024
CHK		
ENG	J.P.	12/4/2024
MFG		

TOLERANCES: .XX = ±.01 .XXX = ±.005 .XXXX = ±.0005

STORMHOOD, 15" PIPE

SIZE: B | DWG NO: SHS15V-1-000 | REV: C

SCALE: NONE | SHEET 1 OF 1

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0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK ANDREW V. WILLINGHAM 083984 PROFESSIONAL ENGINEER

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

REV	DATE	DESCRIPTION
1	12/03/25	REVISIONS PER PLANNING BOARD

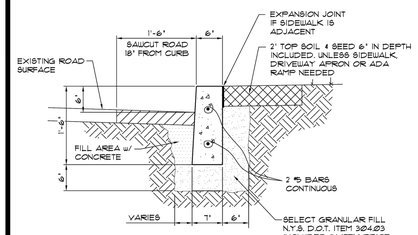
EXISTING CONDITIONS AND DEMOLITION PLAN

MARKET FRESH APARTMENTS

654 MAIN STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

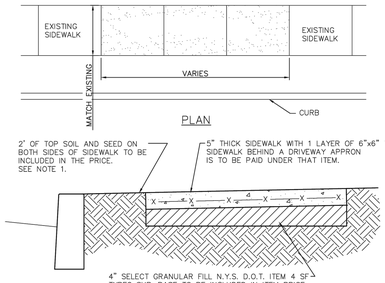
DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
01/30/24	1"=30'
PROJECT NO.	
23097	
SHEET NO.	
CP-2	



NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

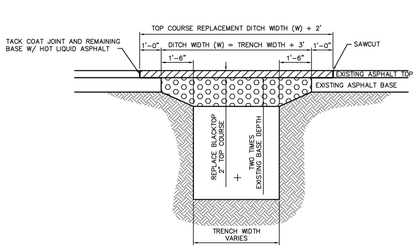
1 CP-3 FORMED CURB DETAIL
SCALE: N.T.S.



NOTES:

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

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



GENERAL NOTES:

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

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

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

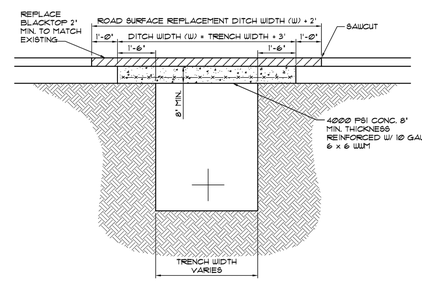
ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.

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

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

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

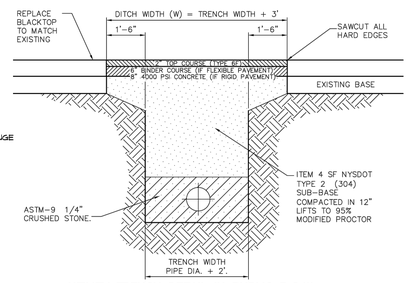
3 CP-3 FLEXIBLE PAVEMENT AND TRENCH LIMITS DETAIL
SCALE: N.T.S.



NOTE:

CONTRACTOR TO PROVIDE ALL NECESSARY PLATING TO FACILITATE CONCRETE CURING OPERATIONS

4 CP-3 RIGID PAVEMENT AND TRENCH LIMITS DETAIL
SCALE: N.T.S.

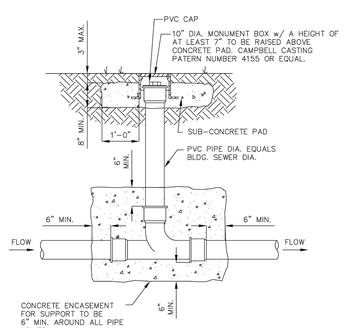


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.
SCALE: 1/4" =1'-0"

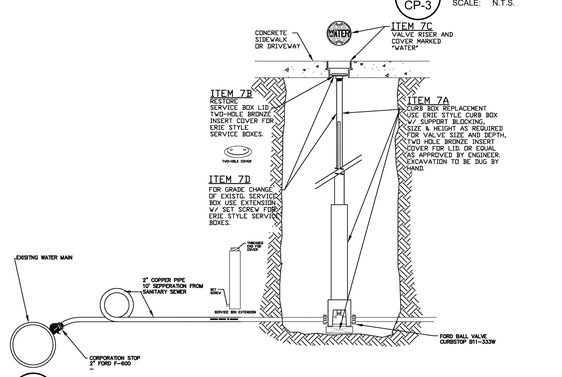
NOTES:

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

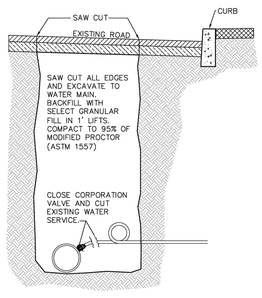
5 CP-3 TRENCH AND PAVEMENT DETAIL
SCALE: N.T.S.



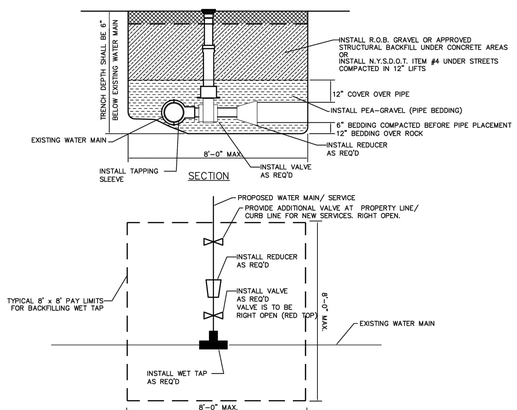
6 CP-3 RESIDENTIAL SANITARY CLEAN OUT DETAIL
SCALE: N.T.S.



7 CP-3 CURB BOX AND WATER SERVICE CONNECTION
SCALE: N.T.S.

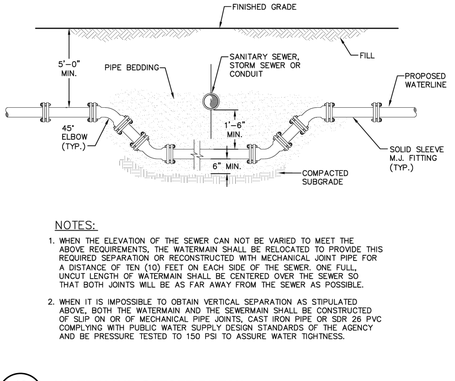


8 CP-3 WATER SERVICE DISCONNECT AT MAIN DETAIL
SCALE: N.T.S.



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

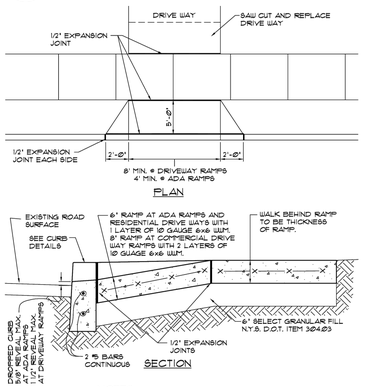
9 CP-3 TAPPING SLEEVE & VALVE DETAIL
SCALE: N.T.S.



NOTES:

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

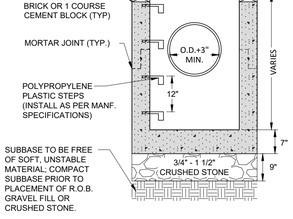
10 CP-3 WATERLINE OFFSET DETAIL
SCALE: N.T.S.



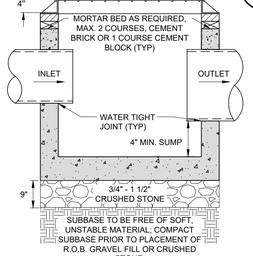
NOTES:

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

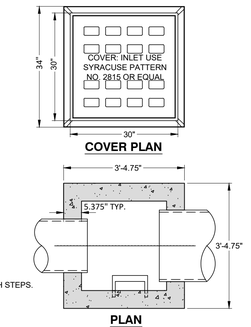
11 CP-3 DRIVEWAY RAMPS & ADA RAMP DETAIL
SCALE: N.T.S.



END ELEVATION



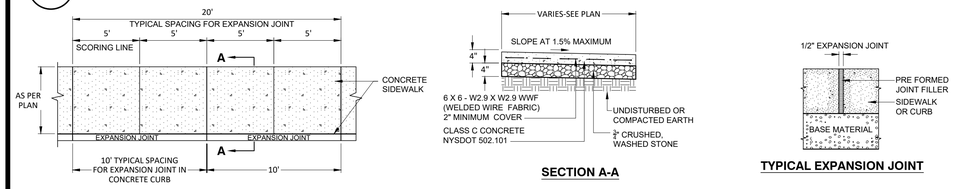
FRONT ELEVATION



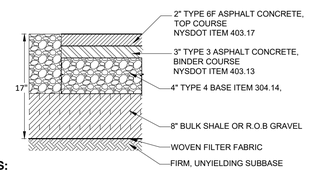
NOTES:

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.
6. EXCAVATION FOR CATCH BASINS SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S REQUIREMENTS.
7. ALL CATCH BASINS SHALL BE MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS INC., MODEL NUMBER: CB-30-30, OR APPROVED EQUAL.

12 CP-3 PRECAST CATCH BASIN (30"x30")
SCALE: N.T.S.



13 CP-3 SAWN JOINT DETAIL
SCALE: N.T.S.



NOTE:

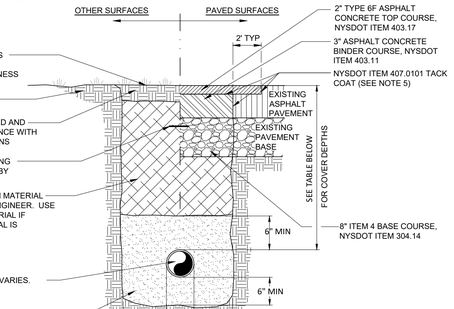
1. MATCH EXISTING PAVEMENT SECTION OF ASPHALT CONCRETE TOP COURSE AND BINDER COURSE.
2. ASPHALT EMULSION TACK COAT SHALL BE APPLIED TO ALL CONNECTIONS WITH EXISTING EDGES OF PAVEMENT @ 0.15 GALLONS PER SQUARE YARD.
3. PAVEMENT SHALL BE COMPACTED IN MAX. 3" LIFTS
4. BACKFILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN MAX. 6" LIFTS

14 CP-3 ON-SITE CONCRETE WALKWAY DETAIL
SCALE: N.T.S.

NOTES:

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

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



SIEVE DESIGNATION	% PASSING
2"	100
NO. 40	0-40
NO. 200	0-10

SECTION
N.T.S.

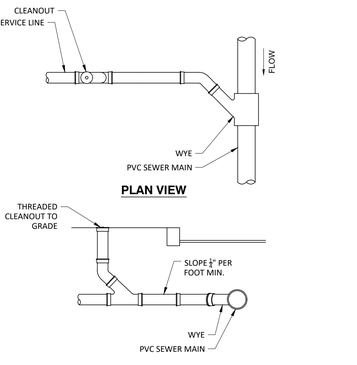
UTILITY COVER TABLE

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

NOTES:

1. ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED IN MAX. 6" LIFTS, TO 95% STANDARD PROCTOR DENSITY.
2. REMOVE ALL NONDURABLE PARTICLES, ORGANIC MATTER AND STONES LARGER THEN 1.5"Ø FROM BACKFILL.
3. BOTTOM OF TRENCH WILL BE FLAT AND LEVEL WITH NO LARGE STONES OR UNSTABLE SOILS PRESENT.
4. IF A PAVEMENT JOINT EXISTS WITHIN 3' OF SAW CUT, PAVEMENT SHALL BE REMOVED TO EXISTING JOINT.
5. TACK COAT SHALL BE APPLIED TO ALL EXPOSED EDGES OF PAVEMENT AND BETWEEN EVERY LIFT.
6. ALL PAVEMENT WILL BE COMPACTED IN MAX. 3" LIFTS USING A 10 TON, VIBRATORY ROLLER.
7. ALL SANITARY SEWER FORCE MAINS SHALL BE MINIMUM SDR 21 PIPE.
8. ALL GRAVITY SEWER LINES SHALL BE MINIMUM SDR 35 PIPE.
10. ALL DISTURBED AREAS TO BE STABILIZED WITHIN THREE (3) DAYS OF DISTURBANCE.
11. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
12. ALL UNDERGROUND UTILITY INSTALLATIONS SHALL MEET SPECIFICATIONS PER JURISDICTIONAL UTILITY COMPANY.
13. TRENCH SPECIFICATIONS SHALL BE SUBJECT TO CHANGE PER SPECIFIC SITE DESIGN CONSIDERATIONS.

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



NOTES:

1. INSTALL FOUNDATION AND BACKFILL AS PER PIPE BEDDING AND BACKFILL DETAIL.
2. WHEN INSTALLING A NEW LATERAL TO AN EXISTING SEWER, INSTALL SADDLE IN PLACE OF WYE FITTING. CUT EXISTING SEWER, REMOVE CUTOUT, INSTALL MANUFACTURER'S GASKET, SECURE SADDLE TO MAIN WITH TWO STAINLESS STRAPS.

17 CP-3 SANITARY SEWER LATERAL SERVICE CONNECTION
SCALE: N.T.S.

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK ANDREW V. WILLINGHAM 083998 PROFESSIONAL ENGINEER

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

REV	DATE	DESCRIPTION
1	12/03/25	REVISIONS PER PLANNING BOARD

SITE DETAILS

MARKET FRESH APARTMENTS

654 MAIN STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

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

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: Proposed Lot Line Adjustments & Commercial / Multi-Family Development at: 654 Main Street		
Project Location (describe, and attach a general location map): 654 & 698 Main Street, Poughkeepsie, NY 12601		
Brief Description of Proposed Action (include purpose or need): Construction of a new three story mixed-use building on Main Street with ground level retail space and seven apartment units. Construction of a second three story building facing Reynolds Avenue containing twenty-eight apartment units. The project will be developed mostly within an existing under-utilized parking lot for an existing on-site grocery store which will remain. The proposal also includes new lighting, landscaping and parking area improvements. Several parcels will be combined and reconfigured into three new parcels, one each for the existing grocery store, Main Street mixed-use building and the Reynolds Avenue multi-family building.		
Name of Applicant/Sponsor: Jay Diesing, RA AIA - Mauri Architects PC	Telephone: (845) 452-1030 E-Mail: jay@mauri-architects.com	
Address: 73 Mansion Street		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Same as Applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): EFDS Realy Corp	Telephone: (646) 358-9089 E-Mail: bardof18@yahoo.com	
Address: PO Box 868		
City/PO: Newburgh	State: NY	Zip Code: 12551

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City Planning Board - Site Plan, Special Permit & Facade Approvals	January 2024
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City Zoning Board of Appeals - Parking & Area Variances	TBD
d. Other local agencies ☑Yes ☐No	City Building Department - Building Permit	TBD
e. County agencies ☑Yes ☐No	Dutchess County Planning	
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
C-2A (Main Street Commercial) & R-4 (Medium High-Density Residence)

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
King Street & Bartlett Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial and residential.

b. a. Total acreage of the site of the proposed action? 2.92 +/- acres
b. Total acreage to be physically disturbed? 0.65 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.92 +/- acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Mixed: Commercial and residential apartments.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 3
iv. Minimum and maximum proposed lot sizes? Minimum 11,795 +/- sf Maximum 75,555 +/- sf

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	0	0	0	35 Units (See Plans for Types)
At completion of all phases	0	0	0	35 Units (See Plans for Types)

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1 (Portion of First Floor of Mixed-Use Building)

ii. Dimensions (in feet) of largest proposed structure: 40 height; 44'-0" width; and 82'-0" length

iii. Approximate extent of building space to be heated or cooled: 2,200 +/- square feet (Commercial Area Only)

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ 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? Excavation for building foundation elements.

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

- Volume (specify tons or cubic yards): 900 cubic yards
- Over what duration of time? 3-6 months

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

Excavations will be used as fill material for building foundations and regarding of yard areas to the maximum extent possible.

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? 0.25 +/- acres

vi. What is the maximum area to be worked at any one time? 0.16 acres

vii. What would be the maximum depth of excavation or dredging? 5 feet

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

ix. Summarize site reclamation goals and plan:

N/A

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

If Yes:

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

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: 4,300 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No

If Yes:

- Name of district or service area: Poughkeepsie Joint Water Board
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: 4,300 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: Poughkeepsie Sewer Plan
- Name of district: Poughkeepsie Joint District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

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

_____

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

_____

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

If Yes:

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

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
N/A

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
420,000 kWH

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local grid / utility company - Central Hudson Gas & Electric Corp.

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00am - 6:00pm
- Saturday: 7:00am - 6:00pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: TBD
- Saturday: TBD
- Sunday: TBD
- Holidays: TBD

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction vehicles and equipment during construction hours of construction operations to confirm with the City Noise Ordinance.

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:

A mixture of pole, wall and soffit mounted fixtures, fixture heights vary between 10'-0" and 18'-0". Refer to lighting plans for additional details.

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 5 +/- tons per week (unit of time)
- Operation : 4 +/- tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling of applicable packaging and construction materials.
- Operation: Apartment unit residents will be provided recycling collection for applicable household packaging waste.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Collected in temporary roll-off dumpster and removed off-site by local refuse company.
- Operation: Collected and stored in new dumpster refuse area and removed off-site by local refuse company.

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

b. Land uses and covertypes on the project site. (Calculations based on entire project - all three sites)

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.43	2.45	+ 0.02
• Forested	N/A	N/A	N/A
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A	N/A	N/A
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A	N/A	N/A
• Wetlands (freshwater or tidal)	N/A	N/A	N/A
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• Other Describe: Lawn / Landscaped Area	0.49	0.47	- 0.02

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:

Poughkeepsie High and Middle Schools, Smith School Early Learning Center

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? 10 +/- feet

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

c. Predominant soil type(s) present on project site: Ur (Urban Land) 100%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: 2 +/- feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 100% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: N/A

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened): _____

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

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

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

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

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: Glebe House

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

One of the earliest houses in Poughkeepsie and rare for its early use of brick in this location. Initial construction c. 1767.

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: Empire StateTrail, Walkway over the Hudson State Historic 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 Park and County Scenic Trail

iii. Distance between project and resource: 1.5 miles.

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

If Yes:

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

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

F. Additional Information

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

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

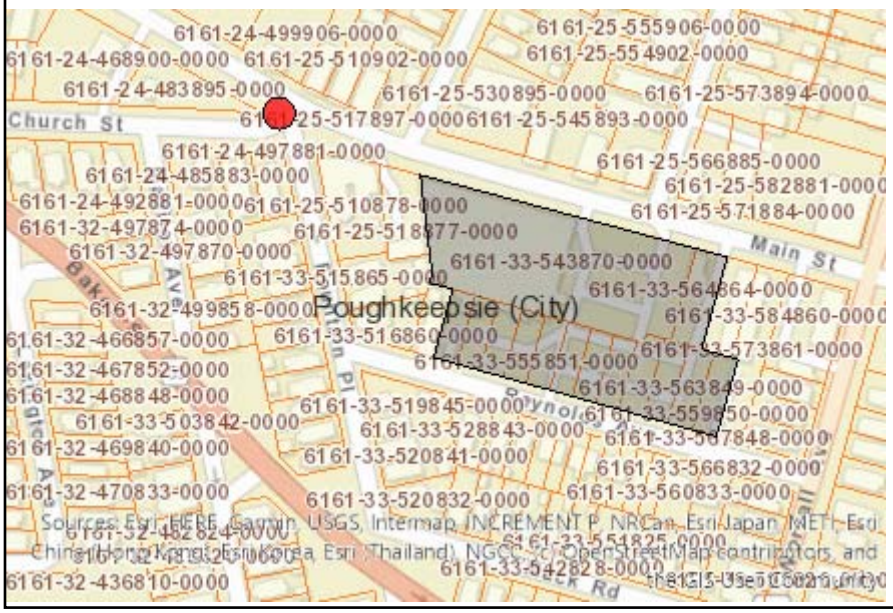
G. Verification

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

Applicant/Sponsor Name Jay Diesing, RA AIA - Mauri Architects PC Date 5 April 24

Signature  Title Architect

PRINT FORM



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



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

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Glebe House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #2

1. Date: December 9, 2025

2. Name of Site Plan: Proposed Lot Line Adjustment and Commercial / Multi-Family

3. Address or Location: 654 Main Street

4. Owner: EFDS Realty Corp

5. Engineer/ Architect: Mauri

6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

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

8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

1. Provide note regarding catch basin hoods on CP-1, reference detail 3, CP-2.
2. Provide maintenance plan for parking lot and catch basins. Plan should indicate maintenance activities (i.e. parking lot sweeping, CB hood inspections, CB inspection and vacuum cleaning) and frequency of activities. Maintenance records are to be submitted to City Engineering Department on an annual basis.

Joseph A. Chenier, Jr.

Digitally signed by Joseph A. Chenier, Jr.
Date: 2025.12.09 12:09:08 -05'00'

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

June 9, 2025

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

cc: Lori Garcia

RE: PB2024-006 654 Main 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 5783
+1 845 473 4003

massdesigngroup.org

Dear City of Poughkeepsie Planning Board,

On Friday, May 30, 2025, Christopher Kroner of MASS conducted a preliminary architectural site visit at 654 Main Street, joined by Lori Garcia, Richard Distel, and led by Jay Diesing of Mauri Architects. The visit followed the recent approval of the project's zoning application and was informed by the Zoning Board drawing set dated April 29, 2025. The observations below are intended to clarify points discussed during the site visit and offer preliminary comments to support the Planning Board's ongoing review as the applicant continues to refine the proposal.

General Comments - The Story of Two Buildings

This application presents the challenge of two buildings sharing a single parcel while attempting to serve distinct roles. The northern building aims to function as a commercial extension of Main Street, while the southern building seeks to integrate more naturally with the residential character of Reynolds Avenue. The key visual challenge lies in how these two buildings relate to the adjacent grocery store parking lot—and to each other—across a shared lawn. Without visual aids that offer a clearer sense of perspective, it's difficult to assess which approach is more successful or how well the overall composition works.

Recommendation: Provide the planning board with at least two perspective views---one from the northwest corner of the parking lot, looking southeast and one from the southwest corner looking northeast.

General Drawing Comment
The rendered elevation appears to show a shadow, but it closely aligns with the transom window line, making it difficult to distinguish between the two.
Please clarify the intent of window treatment for the transoms.
Please provide the planning board with color elevations of all sides.
Please provide a key elevation showing both buildings west elevations with the landscape yard.



<>



Materials
Please provide the planning board with material samples and/or a materials board to help evaluate the full range of materials, finishes and colors suggested in the

architectural improvements.

Site Plan and Landscape

Street Trees
Is there an opportunity to incorporate additional street trees along Main Street to help screen the existing asphalt parking lot? It appears that two smaller ornamental trees could be added near the MarketFresh signage, with larger canopy trees used to anchor or bookend the Main Street planting zone.

We also note the specification of Callery Pear trees on the site plan. While commonly used, particularly in warmer climates, we are concerned about their susceptibility to limb breakage during ice storms due to their narrow branch angles. *We recommend confirming the suitability and hardiness of this species with a local landscape architect or certified arborist.*

Street Fencing
We see in the plans that the security fence will remain in place along Reynolds Avenue, in front of the residential building. This seems redundant with the existing, mature hedgerow of Japanese Yew, and *we would encourage the applicant to remove the fencing directly in front of the building to make the hedge the dominant streetscape screening element, punctuating the entrance with a suitable gap.*

Common Yards
In the yards around the residential buildings, *please clarify there any opportunities or intent for residents to have community garden space, or active recreation space (ie. Grills, Lawn Game Courts, Covered Gazebos, etc). For privacy a small hedgerow could be added between the parking lot and yard, perhaps to formalize the border of the yard between the buildings to become a parterre.*

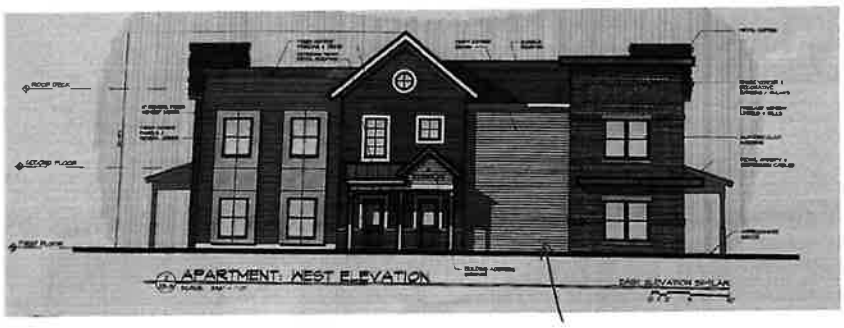
PVC Fencing
In general, we understand that vinyl fencing is low maintenance, however it is generally less preferred in high traffic pedestrian areas. *We would encourage powder coated metal or wood fencing.*

Lighting

General Note
Please provide cutsheets/photos for the lighting fixtures on the lighting drawings and schedule for planning board evaluation.

Parking Lot Lighting
The pole lighting triple luminaire heads feel out of scale and purpose when now coupled with a residential building on the site. *Please consider alternative fixtures for consideration, and submit a cutsheet or images.*

MASSING



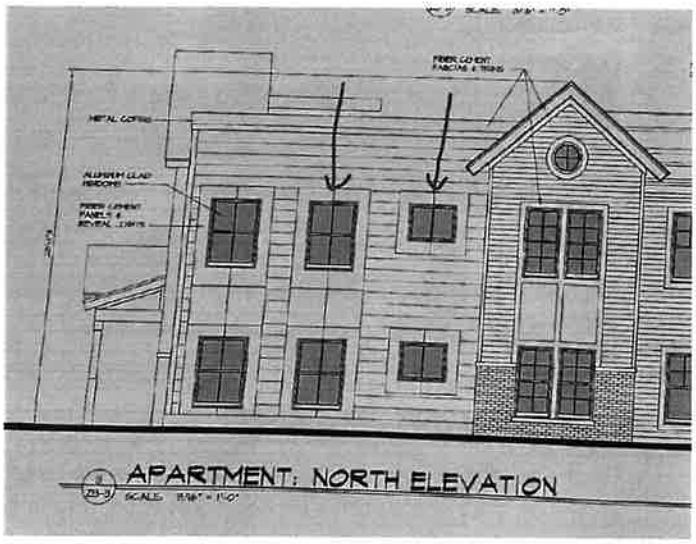
Porches
On the southern apartment building, porches are used to signify building entrances. However, their scale varies on each elevation, and in some cases, they appear to provide direct access to individual units—though this cannot be confirmed without a floor plan. On the west façade, is there potential to extend the porch toward Reynolds Avenue? This could create a shared seating area while also helping to break up the solid expanse of wall in that section.

Metal Panel Seaming at Volumetric Windows
The current design shows metal panel seams aligning with the residential window mullions. This alignment creates a post-modern aesthetic, which results in a mixed reading of architectural styles and time periods. As a potential alternative—possibly at a similar or reduced cost—we suggest considering vertical cementitious board siding with a board-and-batten detail. This could provide a more cohesive and contextually appropriate façade treatment.

Ocular Windows
The new medallion (ocular) windows introduce a curious, quasi-historic design element. Please clarify their intended purpose—for example, are they meant to provide natural light to an interior space such as a unit or stairwell?



Masonry Corners
The northern corners of the residential building lack the masonry detailing seen on the adjacent proposed buildings. Incorporating similar masonry treatments could help create a stronger visual dialogue between the two structures, despite their different programmatic uses. *We recommend including perspective views to help the Planning Board evaluate how these design choices relate to the character of the surrounding neighborhood.*



ARCHITECTURAL DETAILS, MATERIALS, AND METHODS

Glass and Curtain Wall Stair Tower

Given the level of transparency to the folks moving upstairs and downstairs, *we suggest adding a frit pattern to the glazing to help add some character and privacy to the stair tower (such as those found here: Printing on Architectural Glass - Viracon - Single Source Architectural Glass).*

Storefront glass
At the storefront commercial areas, we encourage *a simple and unobtrusive frame with wide stiles and a dark anodized or baked enamel finish.*

MECHANICAL SYSTEMS
Please clarify the intended areas and treatments for mechanical systems, especially where visible to the public.
Please clarify any gas and electric meter locations on drawings, especially where visible to the public.

We hope that the public will take an active interest in this project as it helps to continue the effort of improvements on Main Street Poughkeepsie, while also working alongside Marketfresh, an essential anchor for food access in the city. MASS looks forward to the evolution of the design of this ambitious project for Poughkeepsie.

Sincerely,

Chris Kroner
Principal
ckroner@mass-group.org

CITY OF POUGHKEEPSIE
PLANNING DEPARTMENT
DECEMBER 17, 2025

654 & 698 MAIN STREET, PARCELS 6161-33-526859 THROUGH 6161-33-567848 REYNOLDS AVENUE: SITE PLAN, SPECIAL PERMIT AND SUBDIVISION

Application for subdivision, site plan and special permit review relative to a proposed development that will include the reconfiguration of fourteen lots of record into three lots. One lot, 654 Main Street, contains an existing building with a supermarket which will not be altered. Another lot, 698 Main Street, will contain a mixed-use building with commercial on the first floor and 7 dwelling units. The third lot will front Reynold Avenue and contain 28 dwelling units. The residential developments will contain usable open space. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties; Owner/Applicant: EFDS Realty Corp; Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6161-33-543870, 543870, 543864, 543859, 543858, 543857, 543856, 543855, 543854, 543853, 543852, 543851, 543850, 543849, 543848; Zoned: C-2A, R-4; File #PB2024-006

History

First appeared 5/24/24
Neg Dec Declared 5/24/24
Hearing Dates NONE

Recommendations

The project is classified as an Unlisted Action under SEQR.

- Application received area variances from the ZBA 5.13.25 regarding landscaping and parking.
- Public Hearing must be scheduled for the project due to the subdivision and special permit application.
- Application submitted and first reviewed under the prior zoning code, and must be evaluated according to that code.
- Review revisions to elevations and response to 6.9.25 architectural review letter.
- Special permit approval is solely needed for the three-story mixed-use building at 698 Main Street. "Multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to commercial use." Section 19-3.23.1(2)(b)(8):

Documents Entered into Record

Date	Description	Author	Comments
1/31/24	Site Plan, Special Permit and Subdivision Application	Jay Diesing, RA AIA	
1/31/24	Site Plan	Jay Diesing, RA AIA	
1/31/24	Full EAF		Full Environmental Assessment Form
1/31/24	Letter	Jay Diesing, RA AIA	
1/31/24	Supplemental	Jay Diesing, RA AIA & Ulbardo Fernandez	Transmittal, Application fee breakdown, owner consent letter
3/15/24	Letter	Judith Knauss, DZA	Denial email
4/5/24	EAF	Jay Diesing, RA AIA	Revised
5/9/24	Review	Joseph A. Chenier, Jr. CPESC, CPMSM	Engineering review 17 comments
8/9/24	Application	Jay Diesing, RA AIA	Revised
8/9/24	Letter	Brandon Petrella, RA AIA	
8/12/24	Site plan set	Martin T Diesing, RA	Revised with added elevations
12/3/25	Letter	Jay Diesing, RA AIA	Cover letter addressing engineering and design comments
12/2/25	Letter	C. Mark Velzy, PE CBK Engineering	Letter addressing water, sanitary and sprinkler
12/3/25	Site Plan	Martin T Diesing, RA	12/3/25 PB-1, PB-1.1,PB2, PB-3, PB-3.2, PB-4, PB-4.1, PB-5, PB-6, PB-6.1, PB6.2, CP-1, CP-2, CP-3

Comments Received

Date	Author	Comments
5/16/24	Joseph Franco, Fire Chief	No Comments
	Engineering Department	
4/23/24	PD, Sgt. E. Acken	no comments
4/23/24	Eric Philipp, COP Bldg Inspector	No Comments
	Dylan Tuttle, DC Dept of Planning	
6/9/25	Chris Kroner, MASS Architecture	Comments based on site visit

Motions & Resolutions:

With regards to application #PB2024-006, 654 & 698 Main Street;

The Planning Board sets of public hearing for January 27th, 2026;
Motion:
Second:
Carried:

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request that the City Staff to draft a resolution of approval/denial OR the Board may request the applicant to submit further documentation.