



COMMON COUNCIL MEETING

Monday, December 16, 2025

Common Council Chambers

6:30 p.m.

I. ROLL CALL

II. REVIEW OF MINUTES:

- 1. Common Council Meeting of December 8, 2025**

III. READING OF ITEMS by the City Chamberlain of any items not listed on the printed agenda.

IV. PRESENTATIONS OF PETITIONS AND COMMUNICATIONS:

- 1. FROM YOUTH LEADERSHIP IN GOVERNMENT**, a presentation providing updates on their Summer and Fall internship at City Hall
- 2. FROM POUGHKEEPSIE ARTS COMMUNITY**, a presentation from local artists about their 2026 Action Plan
- 3. FROM KAREN FOLEY**, a notice of claim for injuries sustained on October 4, 2025.
- 4. FROM KATHRYN MARCELLO**, a notice of claim for injuries sustained on October 4, 2025.
- 5. FROM NAIYANA GUERIN**, a notice of claim for property damage sustained on October 25, 2025.

V. PUBLIC PARTICIPATION: Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda item.

VI. NEW & UNFINISHED BUSINESS & ANNOUNCEMENTS

VII. REPORTS OF COMMITTEES AND BOARDS:

- 1. FROM DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK**, a presentation providing a 2025 Annual Report

CONSENT AGENDA:

VIII. MOTIONS AND RESOLUTIONS:

1. **R-25-86**, Resolution Approving 2024 Fiscal Year Audit Close Out

IX. ORDINANCES AND LOCAL LAWS:

1. **LL-25-07**, Local Law Amending Section 14.35(E) Of the Administrative Code of the City of Poughkeepsie Entitled “Taxes – Partial Exemption Granted; Conditions” to Clearly Articulate that Co-Operative Corporations are Considered “Real Property” for Tax Exemption Purposes

ACTION AGENDA:

X. MOTIONS AND RESOLUTIONS:

1. **R-25-87**, Resolution Approving 2026 City of Poughkeepsie Budget
2. **R-25-88**, Resolution to Renew Lease Agreement with Scenic Hudson for Vacant Land Adjacent to Pershing Avenue Park (added 12/15/25)

XI. ORDINANCES AND LOCAL LAWS:

1. **First Read: O-25-07**, Ordinance Amending §13-180 Of Chapter 13 Of the City Of Poughkeepsie Code of Ordinances Entitled “Motor Vehicles and Traffic”- Parking Prohibited at All Times on May Street, East Side, From the Northeast Corner of Forbus Street and May Street to a Point 185 Feet Northerly Therefrom.

XII. MAYOR’S COMMENTS:

XIII. CHAIRMAN’S COMMENTS AND PRESENTATIONS:

XIV. ADJOURNMENT:



The City of Poughkeepsie New York

Common Council Meeting Minutes

Monday, December 8, 2025

6:30 PM

Common Council Chambers

**Welcome to the regularly scheduled Meeting of the City of Poughkeepsie
Common Council the date is December 8, 2025, and the time is 6:34pm**

I. ROLL CALL

7 Present, 1 Absent (2nd Ward Councilmember Evan Menist), 1 Excused (4th Ward Councilmember Nathan Shook)

II. REVIEW OF MINUTES

A motion to Approve was made by 3rd Ward Council Member Brown and seconded by 7th Ward Council Member Patterson Thompson.

CC Public Hearing Minutes of November 18, 2025 (2026 Budget & Senior Tax Exempt) & CC Meeting Minutes of November 18, 2025 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	2nd Ward Councilmember Menist, 4th Ward Councilmember Shook (excused)
Result:	Passed

1. Common Council Public Hearing of November 18, 2025 - 2026 Budget
2. Common Council Public Hearing of November 18, 2025 - Senior Tax Exemption (Co-ops)
3. Common Council Meeting of November 18, 2025

III. READING OF ITEMS by the City Chamberlain of any resolutions not listed on the printed agenda

IV. PRESENTATIONS OF PETITIONS AND COMMUNICATIONS:

A motion to Defer to Corporation Counsel was made by 7th Ward Council Member Patterson Thompson and seconded by 3rd Ward Council Member Brown.

Motion to Defer Items 1 and 2 to Corporation Counsel - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	2nd Ward Councilmember Menist, 4th Ward Councilmember Shook (excused)
Result:	Passed

1. **FROM REALISTIC SHAQUEEN DERELLO**, a notice of claim for injuries sustained on May 17, 2025
2. **FROM BLACK MARKET CANNA CO, LLC**, a notice of intent to renew license to operate a cannabis dispensary.

V. PUBLIC PARTICIPATION:

Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda item.

Daniel Atonna- 116 College Ave
Laurie Sandow- S Grand Ave*
Ethan Riganese*

***Submitted written comments for the official record**

****Submitted written comments for the official record ONLY**

VI. NEW & UNFINISHED BUSINESS & ANNOUNCEMENTS:

VII. REPORTS OF COMMITTEES AND BOARDS:

VIII. CONSENT AGENDA: MOTIONS AND RESOLUTIONS:

A motion to Approve was made by 6th Ward Council Member Grant and seconded by 3rd Ward Council Member Brown.

Motion to Approve the Consent Agenda Resolution 25-83 & Resolution 25-84- VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	2nd Ward Councilmember Menist, 4th Ward Councilmember Shook (excused)
Result:	Passed

1. **R-25-83**, Resolution Appointing Kenneth Stickle to the Board of Assessment Review

R E S O L U T I O N
(R-25-83)

INTRODUCED BY COUNCILMEMBERS HENRY, BROWN, JAMES AND GRANT

WHEREAS, the members of the Board of Assessment Review are appointed by the Common Council pursuant to the City of Poughkeepsie Administrative Code §5.02(1) and the Section 523 of the New York Real Property Tax Law; and

WHEREAS, member Kenneth Stickle has previously served as Chairman of the Board of Assessment Review and has expressed an interest in continued service: and

WHEREAS, the Commissioner of Assessment has recommended the reappointment of Kenneth Stickle as a member of the Board of Assessment Review; and

NOW, THEREFORE,

BE IT RESOLVED that the Common Council of the City of Poughkeepsie does hereby re-appoint Kenneth Stickle to the Board of Assessment Review to fill a term of five (5) years commencing October 1, 2025 and expiring September 30, 2030.

2. **R-25-84**, Resolution Approving Application for the Rezoning of the Vacant 9-Acre Parcel on Milton Street from an RNA District to an RND District

RESOLUTION

(R-25-84)

**SPONSORED BY CHAIRMAN WILSON; COUNCILMEMBERS
PATTERSON THOMPSON, MENIST, JAMES AND GRANT**

WHEREAS, Maselo Realty, LLC has made application to the City of Poughkeepsie to rezone certain property for a nine (9) acre vacant parcel of land on Milton Street from RNA to RND; and

WHEREAS, the Common Council of the City of Poughkeepsie, by Ordinance O-21-01 on February 16, 2021, previously rezoned the nine (9) acre vacant parcel of land located on Milton Street known on the tax maps as Grid No. 6162-73-623227 from R-2 (Medium Low Density Residential District) to Planned Residential Development (PRD); and

WHEREAS, pursuant to City of Poughkeepsie City Code Section 19-4.1(6)(a)^[1], a rezoning to PRD is effective for twelve months and the Common Council is authorized to grant extensions to the approval up to a maximum of 3 years and 6 months; and

WHEREAS, all extensions of the previous approval have been exhausted; and

WHEREAS, the applicant seeks a rezoning to RND for the same exact development plan; and it was determined by staff in the Development Department that a rezoning to RND would require fewer area variances from the Zoning Board of Appeals.

WHEREAS, the application will require review under the State Environmental Quality Review Act (SEQRA) and site plan approval from the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby refers this application to the Planning Board for purposes of undertaking the appropriate review under SEQRA.

^[1] Previously Code Section 19-3.18(6)(a) prior to November 2024.



**THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601**

Europa McGovern
Commissioner

Phone: (845) 451-4047
Email: emcgovern@cityofpoughkeepsie.com

MEMORANDUM

DATE: November 14, 2025

TO: City of Poughkeepsie Corporation Counsel and Members of the Common Council

RE: **Milton Street Application for Rezoning**

The Development Department is in receipt of an application for the rezoning of the vacant 9-acre parcel on Milton Street (Tax Map Parcel #6162-73-623227) from an RNA District to an RND District. The application is enclosed with the communication to the Common Council for consideration. Included with the application are plans detailing development of the parcel for 63 dwelling units (31 one-bedroom units and 32 two-bedroom units) in two 3-story buildings with off-street parking, a swimming pool and pool house. As single family dwellings are the only residential use permitted in RNA Districts, the applicant seeks rezoning to a zoning district which would permit the use proposed.

To put this application in context, here is a summary of the most recent history of the property:

- December 5, 2019: the owner filed an application for rezoning of the parcel from R-2 to PRD, which was referred to the Planning Board for recommendation;
- September 29, 2020: the Planning Board recommended that rezoning to the Common Council;
- January 20, 2021: the Planning Board issued a negative declaration for SEQRA purposes;
- February 16, 2021: the Common Council rezoned the parcel to PRD. As the underlying zoning was R-2, the number of units allowed was limited to the lot area requirements of that district (392,040 sf divided by 6,000 sf per unit = 65 units);
- May 25, 2021: the owner filed an application for site plan review for the project under the PRD regulations: zoning deficiencies were identified;
- June 6, 2021: the owner filed an application for area variances with the ZBA;
- September 14, 2021: the ZBA granted three area variances for the project (access to an arterial street, buffer strips, location of accessory uses);
- The application was on numerous Planning Board agendas, last appearing in October 2021.
- February 22, 2022: the Common Council extended the rezoning for six months at the owner's request: no further extensions were granted;
- September 6, 2024: a Municipal Consent to Form a Sewage-Works Corporation was approved by the Common Council and the Mayor;
- November 4, 2024: the property was rezoned to RNA as part of the Common Council's adoption of the City of Poughkeepsie Zoning Ordinance, along with entire neighborhood of primarily single-family dwellings to the north (which provides the only access to the property).



**THE CITY OF POUGHKEEPSIE
NEW YORK**

DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4047

Email: emcgovern@cityofpoughkeepsie.com

Europa McGovern
Commissioner

Please additionally note that the parcel is located directly on the Fallkill Creek and is in Zone A of the 100-year floodplain. Section 19-6.6(6) of the Zoning Code provides that not more than 10% of the minimum area requirement of a lot may be fulfilled by land which is under water or subject to periodic flooding, which essentially means that the developable lot area is 6.17 acres as opposed to 9 acres.

The Development Department stands ready to assist the Common Council in considering this application and can provide any additional information, context, and recommendations as requested.

Europa McGovern

Commissioner of Development

CC: Jamar Cummings, City Chamberlain



**CITY OF POUGHKEEPSIE
NEW YORK
PLANNING DEPARTMENT
VIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601**

Phone: (845) 451-4010 Fax: (845) 451-4006

OFFICE USE ONLY

CODE: _____

ID # _____

FEES: \$1,000.00

APPLICATION FOR REZONING

PROJECT ADDRESS(ES): Milton Street, City of Poughkeepsie, Dutchess County, New York

GRID #(s): 131300-6162-73-623227

(ADD ADDITIONAL SHEETS IF NECESSARY)

APPLICANT: Maselo Realty, LLC (Simon Abikhzer)

Street: 18 Eastview Road

Town/Zip: Monsey, NY 10952

Phone: 845-341-7395

Email: simonabikhzer@gmail.com

Applicant is: ☒ Owner ☐ Contract Vendee

If Applicant is a Corporation, LLC, LP, PC, D/B/A or Partnership, provide the name of the principal(s) who will be representing the rezoning application: _____

Simon Abikhzer

If applicant is a Corporation, LLC, LP, PC, D/B/A or Partnership, provide names of all shareholders, members, partners and/or officers: _____

Simon Abikhzer

Date that Corporation, LLC, LP, PC D/B/A or Partnership was formed or registered to do business in New York State: 7/26/2004

IF THE APPLICANT IS NOT THE OWNER, DOCUMENTATION AUTHORIZING THE APPLICANT TO PURSUE APPROVALS, SUCH AS AN EXECUTED CONTRACT OF SALE OR OPTION TO PURCHASE, MUST BE SUBMITTED.

Not applicable - Owner is applicant.

CONSULTANT: LaBella Associates (Caren LoBrutto)

Street: 21 Fox Street

Town/Zip: Poughkeepsie, NY 12601

Phone: (845) 486-1458

Email: clobrutto@labellapc.com



THE CITY OF POUGHKEEPSIE

NEW YORK

PLANNING DEPARTMENT

62 CIVIC CENTER PLAZA

POUGHKEEPSIE, NY 12601

Phone: (845) 451-4010 Fax: (845) 451-4006

APPLICATION FOR REZONING PROJECT INFORMATION

ADDRESS: Milton Street, City of Poughkeepsie, Dutchess County, New York

CURRENT ZONING: Residential Neighborhood A (RNA)

PROPOSED ZONING: Residential Neighborhood D (RND)

DESCRIBE THE PROJECT FOR WHICH THE REZONING IS REQUESTED: _____

Proposed 63-unit multifamily development (31 one-bedroom units and 32 two-bedroom units)
clustered within two buildings.

Will the project require any of the following approvals after rezoning? Please check all that apply:

- ☒ Site Plan from the Planning Board
- ☐ Special Permit from the Planning Board
- ☐ Subdivision (lot line adjustment)
- ☐ Use variance from the Zoning Board of Appeals
- ☐ Area variance(s) from the Zoning Board of Appeals

APPLICANT'S CERTIFICATION

By his/her signature, the applicant vows that: 1) He/She has read this application and is familiar with its contents and that the information provided herein is complete and true to the best of the applicant's knowledge; 2) He/She has read, is familiar with, and understands the requirements of the City of Poughkeepsie provision(s) affecting and/or regulating the project for which this application is made; 3) He/She agrees to comply with the requirements of the City of Poughkeepsie affecting and/or regulating the project for which this application is made, including any general or special conditions of permits or approvals granted by any board, agency or department of the City of Poughkeepsie; and, 4) He/She has read this statement and understands its meaning and terms.


Applicant's signature

10/24/25
Date



THE CITY OF POUGHKEEPSIE

NEW YORK

PLANNING DEPARTMENT

62 CIVIC CENTER PLAZA

POUGHKEEPSIE, NY 12601

Phone: (845) 451-4010 Fax: (845) 451-4006

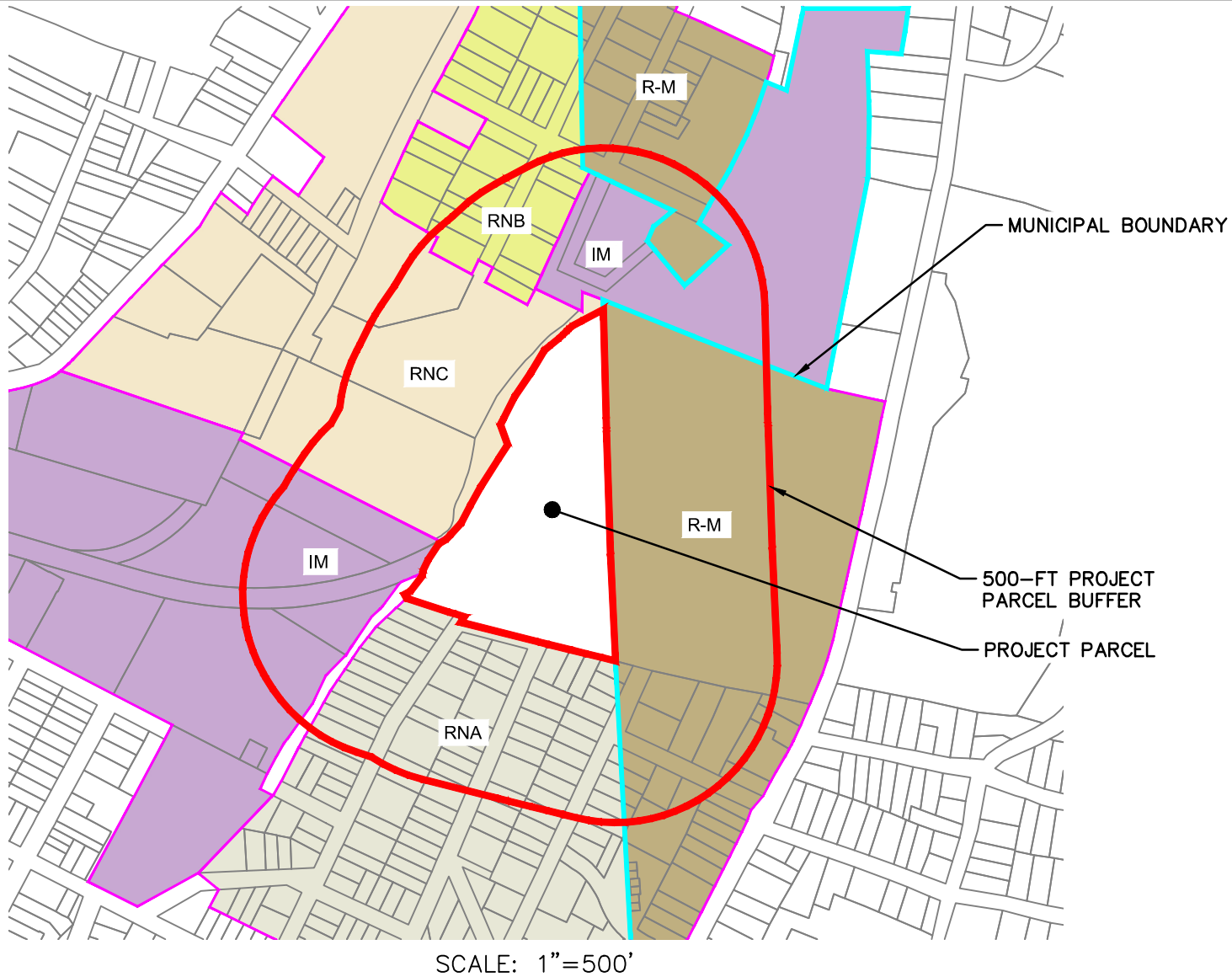
APPLICATION FOR REZONING

INSTRUCTIONS FOR FILING APPLICATION FOR REZONING

Complete the attached application (type or print legibly) and return to the Planning Department with the following information/documentation:

- 1) One (1) hard copy of a tax map illustrating the parcel or parcels under review, as well as all parcels within 500 feet, indicating the current zoning of all those properties;
- 2) One (1) hard copy of a site plan indicating the proposed development of the parcel or parcels under review.
- 3) One (1) hard copy of a Part 1 Long Form EAF.
- 4) Application fee (\$1000).
- 5) A CD, flash drive or SD Card with an electronic copy of all applications, forms, documents and maps. The digital copy shall be in a pdf, jpg, tiff or other suitable write-protected image format capable of being opened and view using any standard Windows software.

Once the application and supporting documentation has been received, the Planning Staff will review it for completeness and consistency with City planning objectives, and prepare an analysis for the Common Council, which body is charged with the authority to rezone parcels. At that time, you will be contacted relative to the number of copies required for circulation, and any other forms needed to secure a place on a Council agenda.



21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980

labellapc.com

© 2022 LaBella Associates

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional 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 architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

DRAWING NAME:

500-FT BUFFER ZONING MAP

PROJECT NAME:

HIGHVIEW AT THE FALLKILL CREEK

MILTON STREET, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NY

ISSUED FOR:

FIGURE - NOT FOR CONSTRUCTION

DRAWN BY:

JRR

DATE:

10/28/2025

PROJECT NO.:

CZ81947.00

DRAWING NUMBER:

FIGURE-1

Drawing Name: B:\GLOBAL Layout\Chase\Projects\1904-3\1999\1947.00 - Highway II\DWG\00_0001_191947_1.TITLE.dwg
User: Atanacki, J. J. (JACK) 2/15/2025 10:14:20 AM
Drawn: Project 1947.00 2/15/2025 10:14:20 AM

PARKING TABLE					
ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD D (RND)					
USE: MULTIFAMILY DWELLING					
REQUIREMENTS: BELOW ARE FROM THE OCTOBER 2024 CITY OF POUGHKEEPSIE ZONING AND LAND USE REGULATIONS, CHAPTER 19, ARTICLE 6, SECTION 19-6.2 AND FROM THE DOJ 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN					
REQUIREMENT	PROPOSED # DWELLING UNITS	REQUIRED # SPACES	PROPOSED # SPACES	REQUIRED # ADA SPACES	PROVIDED # ADA SPACES
1.25 PARKING SPACES PER DWELLING UNIT	63	79	124	5	5

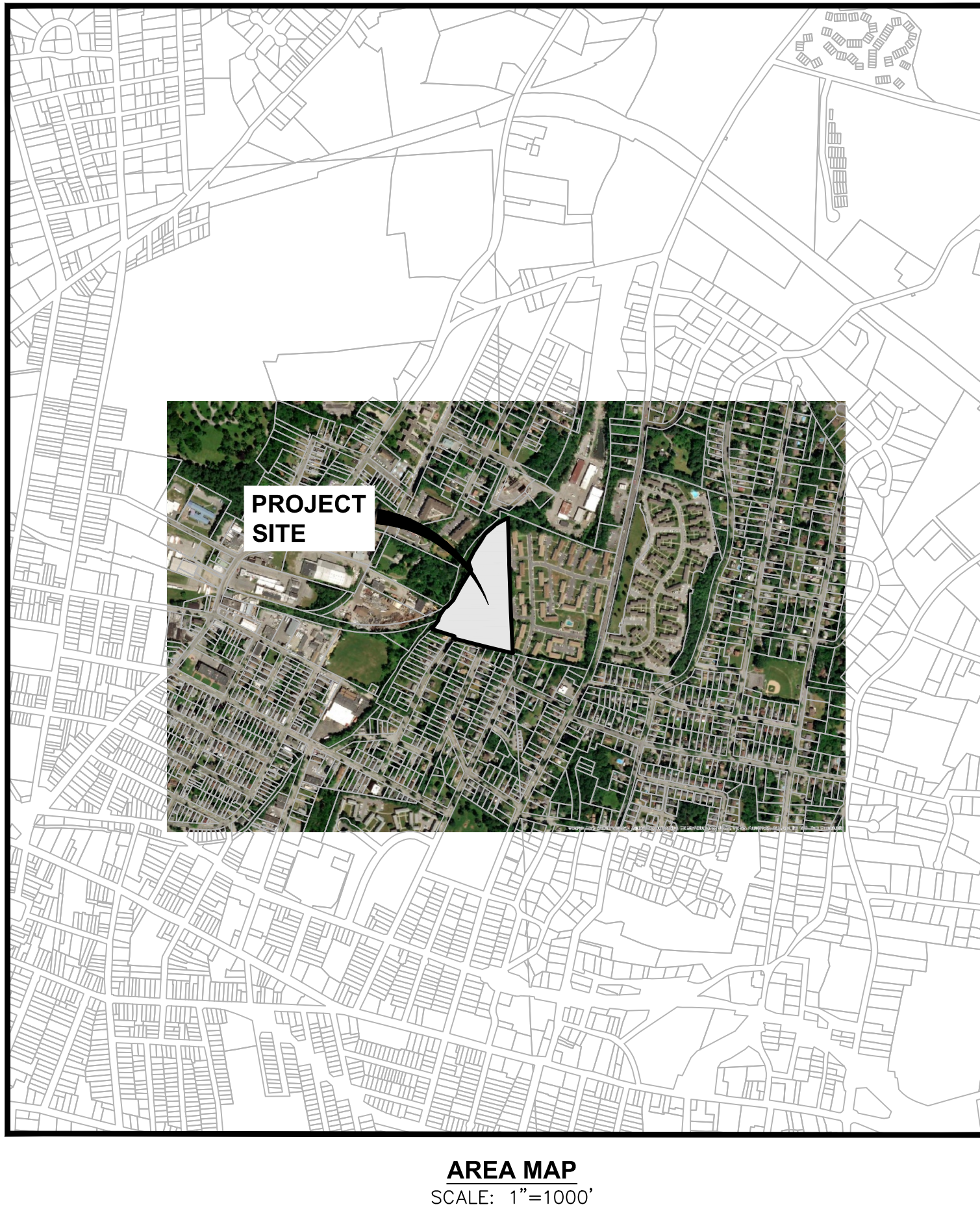
BULK DIMENSIONAL TABLE			
ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD D (RND)			
ALL REQUIREMENTS: BELOW ARE FROM THE OCTOBER 2024 CITY OF POUGHKEEPSIE ZONING AND LAND USE REGULATIONS, CHAPTER 19, ARTICLE 2, SECTION 19-2.4			
	UNITS	REQUIRED	PROPOSED
2. LOTS & PARKING			
LOT AREA AND COVERAGE			
A. MINIMUM LOT AREA (5+ UNITS)	SF	8,000	379,538
B. MINIMUM LOT WIDTH	FT	30	340
C. MAXIMUM LOT COVERAGE (ALL IMPERVIOUS)	%	80%	21%
PARKING LOCATION & ACCESS			
D. MINIMUM PRIMARY STREET SET-BACK (PRIMARY STRUCTURE PRIMARY STREET SETBACK + 5-FT)	FT	5	176
E. MINIMUM SECONDARY STREET SETBACK	FT	10	N/A
F. MINIMUM SIDE YARD SETBACK	FT	10	12
G. MINIMUM REAR YARD SETBACK	FT	5	265
H. MAXIMUM DRIVEWAY WIDTH	FT	15	N/A
3. BUILDING PLACEMENT			
PRIMARY STRUCTURE SETBACKS			
A. MINIMUM PRIMARY STREET SET-BACK	FT	0	209
B. MINIMUM SECONDARY STREET SETBACK	FT	10	N/A
C. MINIMUM SIDE SETBACK	FT	0	116
D. MINIMUM REAR SETBACK	FT	15	176
ACCESSORY STRUCTURE SETBACKS			
D. MINIMUM PRIMARY STREET SET-BACK	FT	NOT PERMITTED	N/A
E. MINIMUM SECONDARY STREET SETBACK	FT	NOT PERMITTED	N/A
F. MINIMUM SIDE SETBACK	FT	5	50
G. MINIMUM REAR SETBACK	FT	5	268
4. BUILDING COMPOSITION			
HEIGHT			
A. MAXIMUM PRIMARY BUILDING HEIGHT	FT	55	35
MAXIMUM PRIMARY BUILDING HEIGHT	STORIES	4	3
MAXIMUM ACCESSORY BUILDING/STRUCTURE HEIGHT	FT	25	
ENTRANCE			
B. PRIMARY STREET FACING ENTRANCE	-	REQUIRED	PROVIDED
C. SIDEWALK FROM ENTRANCE TO PUBLIC SIDEWALK	-	REQUIRED	PROVIDED
DENSITY			
D. DWELLING UNITS	PER LOT	5+	63
ADDITIONAL REQUIREMENTS: BELOW ARE FROM THE OCTOBER 2024 CITY OF POUGHKEEPSIE ZONING AND LAND USE REGULATIONS, CHAPTER 19, ARTICLES 5&6, SECTION SPECIFIED BELOW			
	UNITS	REQUIRED	PROPOSED
FALLKILL CREEK SETBACK (SECTION 19-5.17)	FT	30	128
MINIMUM PARKING LOT LANDSCAPED AREA AS A PERCENTAGE OF TOTAL PARKING LOT AREA (SECTION 19-6.5)	%	7%	21%
MINIMUM PARKING LOT LANDSCAPED AREAS INCLUDING 80-SF OF LAND WITH 1 MEDIUM SHADE TREE (SECTION 19-6.5)	1 PER 20 PARKING SPACES	7	9

DRAWING INDEX	
Sheet Number	Sheet Title
G001	COVER SHEET
G002	NOTES & LEGENDS
C100	EXISTING CONDITIONS PLAN
C120	DEMOLITION & TREE REMOVALS PLAN
C130	SITE PLAN
C140	GRADING & DRAINAGE PLAN
C150	EROSION & SEDIMENT CONTROL PLAN
C160	UTILITY PLAN
C180	LANDSCAPING PLAN
C190	PHOTOMETRIC PLAN
C200	VEHICLE MANEUVERING PLAN
C530	SITE DETAILS 1
C531	SITE DETAILS 2
C540	STORMWATER DETAILS
C550	EROSION & SEDIMENT CONTROL DETAILS
C560	WATER DETAILS 1
C561	WATER DETAILS 2
C570	SANITARY SEWER DETAILS
C580	LANDSCAPING DETAILS

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

FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:

OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE ____ DAY OF _____ 2____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):



CITY OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES

FIRE CHIEF	DATE
POLICE CHIEF	DATE
BUILDING INSPECTOR	DATE
CITY ENGINEER	DATE
COMMISSIONER OF PUBLIC WORKS	DATE



- ADJOINING PARCELS
- ① GEORGES, ANTHONY J
JOHNSON, IRVIN
50 W AMOLD RD
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-74-626174

② GEORGES, ANTHONY J
JOHNSON, IRVIN
W AMOLD RD
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-74-631172

③ GEORGES, ANTHONY J
JOHNSON, IRVIN
50 W AMOLD RD
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-74-636171

④ KANE, JOSEPH
SCHOONMAKER, AMANDA
146 CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-74-643173

⑤ JOSEPH ASTACIO (PRIMARY)
ANJANETTE BURGOS (ADDITIONAL)
CHRISTIAN F. BURGOS (ADDITIONAL)
142 CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-74-641163

⑦ KANE, JOSEPH
SCHOONMAKER, AMANDA
146 CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID NO: 134689-6162-19-649171

⑧ JOSEPH ASTACIO (PRIMARY)
ANJANETTE BURGOS (ADDITIONAL)
CHRISTIAN F. BURGOS (ADDITIONAL)
142 CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID NO: 134689-6162-19-648165

⑨ WOOD, NICHOL SL
143 CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID NO: 134689-6162-19-663164

⑩ MOUNTAIN BROOK GARDENS LLC
134 INNIS AVE
POUGHKEEPSIE, NY 12601
TAX ID NO: 134689-6162-19-685225

⑪ CITY OF POUGHKEEPSIE
26 HOWARD ST
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-66-705372

⑫ CITY OF POUGHKEEPSIE
25 HOWARD ST
POUGHKEEPSIE, NY 12601
TAX ID NO: 134689-6162-15-668303

⑬ HIGHRIDGE GARDENS HOUSING
140-150 HUDSON AVE EXT
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-65-590267

⑭ BSM3 HOLDINGS, LLC
1913 ROUTE 44
PLEASANT VALLEY, NY 12569
TAX ID NO: 131300-6162-73-567244

⑮ MILLENS, JOAN TRUSTEE (PRIMARY)
LENEFSKY, DAVID TRUSTEE (ADDITIONAL)
MULA, PAUL TRUSTEE
20 VAN KLECK DR
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-73-528212

⑯ TOWN OF POUGHKEEPSIE
COTTAGE ST REAR
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-73-562189

⑰ SMITH, HEYWOOD V (PRIMARY)
GREEN SMITH, PAMELA (ADDITIONAL)
45 FITCHETT ST
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-73-587190

⑱ JOHNSON, ALLEN JR III
FITCHETT ST
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-73-602181

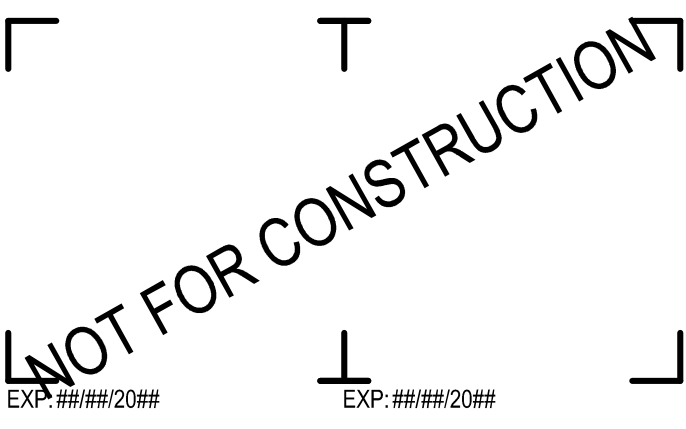
⑲ JOHNSON, ALLEN JR III
51 W ARNOLD RD
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-73-612178

⑳ BSM3 HOLDINGS, LLC
1913 ROUTE 44
PLEASANT VALLEY, NY 12569
TAX ID NO: 131300-6162-73-557223

㉑ PHI-TAN LLC
165 SMITH ST.
POUGHKEEPSIE, NY 12601
TAX ID NO: 131300-6162-72-461234



21 Fox Street
Poughkeepsie, NY 12601
845-454-3980
labellapc.com



CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional 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 architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

© 2025 LaBella Associates

MASELO REALTY LLC

18 EASTVIEW ROAD
MONSEY, NY 10952

HIGHVIEW AT THE FALLKILL
CREEK
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

NO.	DATE	DESCRIPTION:
Revisions		
PROJECT NUMBER: CZ81947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

COVER SHEET

DRAWING NUMBER:

G001

RECORD OWNER/APPLICANT:

MASELO REALTY LLC
18 EASTVIEW RD
MONSEY NY 10952

PROJECT SITE:

MILTON STREET
21 FOX STREET, POUGHKEEPSIE,
DUTCHESS COUNTY,
NEW YORK, 12601

SITE CIVIL ENGINEER:

LaBella Associates
146 CORLIES AVE
POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

TAX MAP INFORMATION:

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY
SECTION 131.300 - 6162 - BLOCK 73 - LOT 623227-0000

AREA:

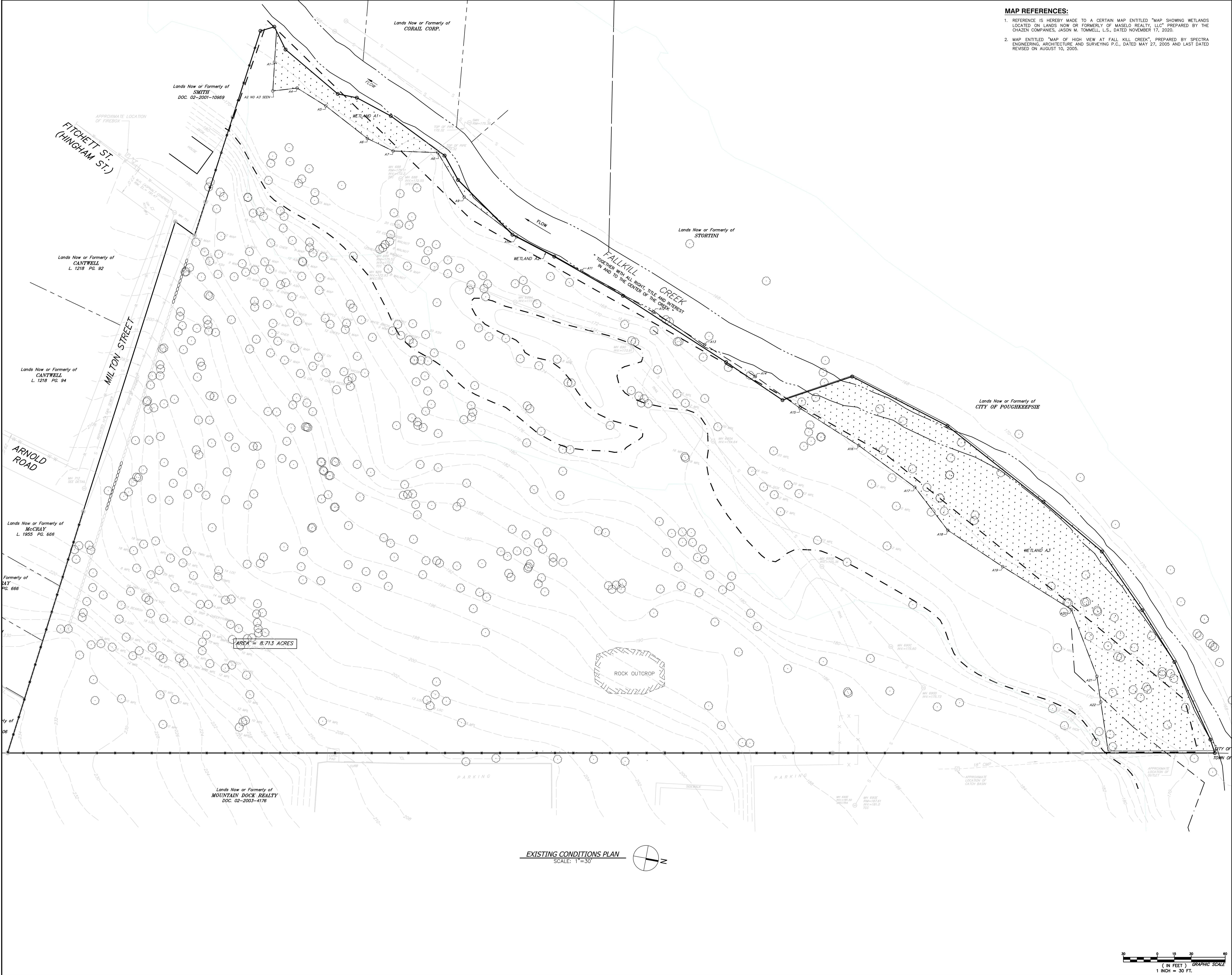
TOTAL PARCEL ACREAGE: 8.713 ACRES
PROJECT DISTURBED ACREAGE: 5.26 ACRES



21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980

labellapc.com

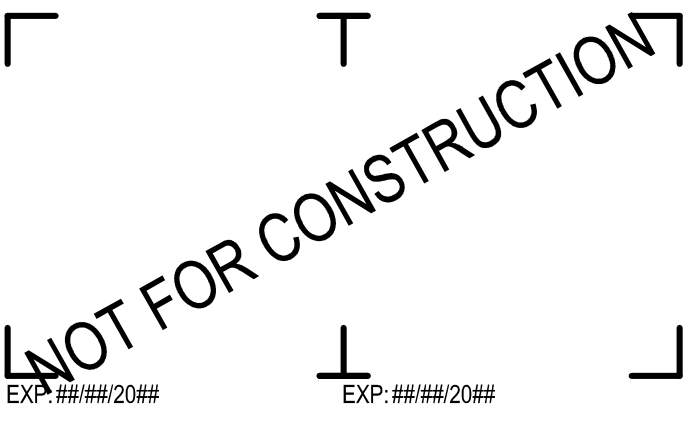
Drawing Name: B:\GLOBAL\Legal\Chazen\Projects\1900-3\1999-1947.00 - Highway II\DWG\01 - C100 - EXISTING CONDITIONS PLAN.dwg
User: AdamC
Date: 12/27/2025
Time: 12:27:42pm



- MAP REFERENCES:**
- REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MAP SHOWING WETLANDS LOCATED ON LANDS NOW OR FORMERLY OF MASELO REALTY, LLC" PREPARED BY THE CHAZEN COMPANIES, JASON M. TOMMELL, L.S., DATED NOVEMBER 17, 2020.
 - MAP ENTITLED "MAP OF HIGH VIEW AT FALL KILL CREEK", PREPARED BY SPECTRA ENGINEERING, ARCHITECTURE AND SURVEYING P.C., DATED MAY 27, 2005 AND LAST DATED REVISED ON AUGUST 10, 2005.



21 Fox Street
Poughkeepsie, NY 12601
845-454-3980
labellapc.com



CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional 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 architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

© 2025 LaBella Associates

MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10952

HIGHVIEW AT THE FALLKILL CREEK
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

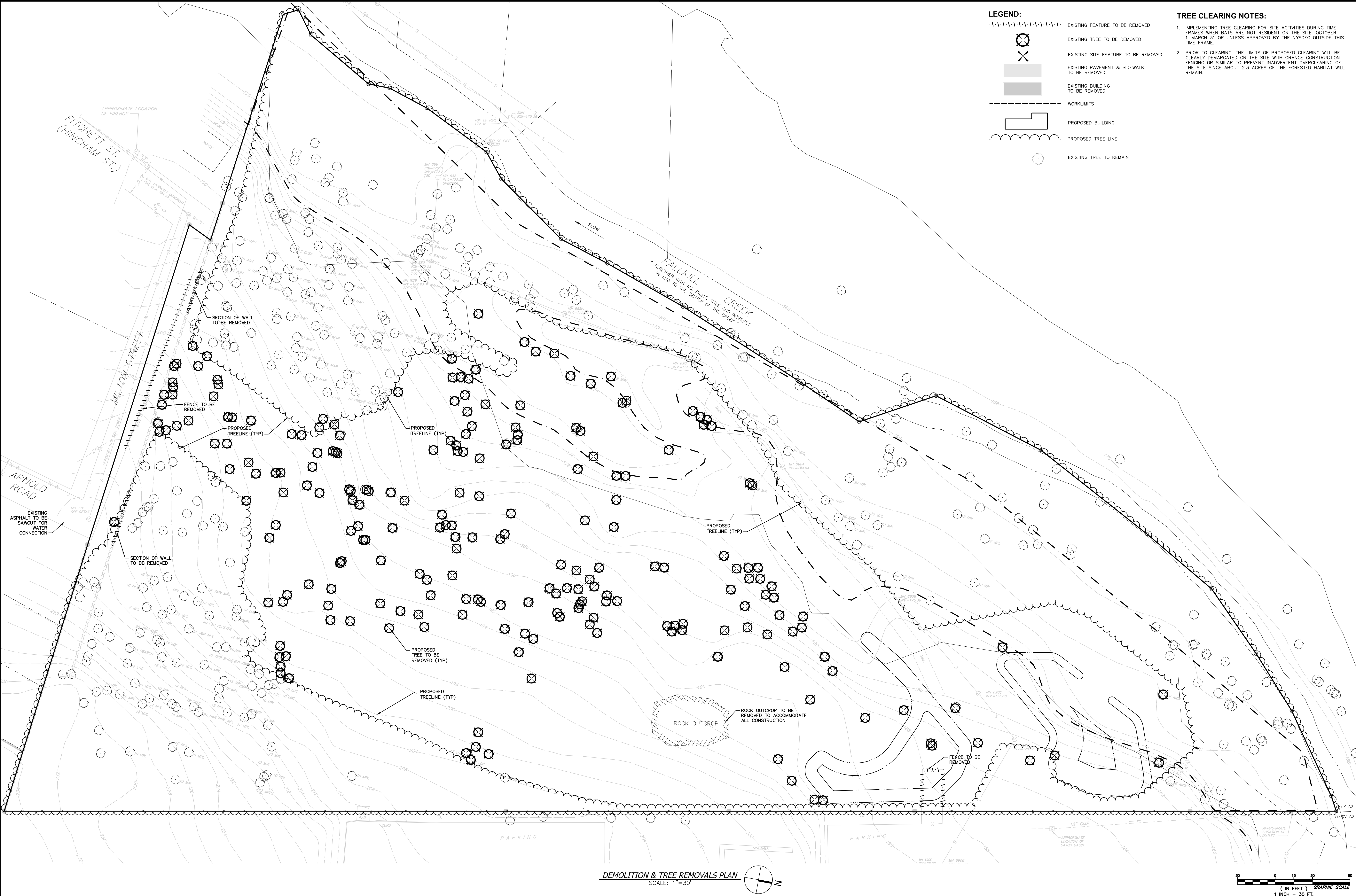
NO.	DATE	DESCRIPTION
Revisions		
PROJECT NUMBER: C281947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

EXISTING CONDITIONS PLAN

DRAWING NUMBER:

C100

Drawing Name: B:\GLOBAL\Utility\Clearing\Projects\1904-3\1999\1947.00-Highview II\DWG\01_C120_81947_DEMO&TREE REMOVAL PLAN.dwg
User: AdamC
Date: 2/25/2025
Time: 10:21:25 AM
Job: 1904-3



EXISTING TREES																	TOTAL
SPECIES	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"	
APPLE	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
ASH	6	0	3	16	0	0	1	0	0	5	1	0	0	0	0	0	35
BIRCH	0	0	2	2	0	2	1	1	3	0	0	0	0	0	0	0	11
CHERRY	8	0	7	12	1	0	5	0	1	0	0	0	0	0	0	0	34
CHESTNUT	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
COTTONWOOD	1	0	2	1	0	0	0	0	0	3	0	1	3	0	0	0	11
HICKORY	11	1	5	27	0	0	8	0	9	11	0	0	6	0	0	0	78
LOCUST	2	0	8	11	2	7	1	1	5	5	0	0	6	0	1	0	51
MAPLE	31	30	44	81	0	20	14	8	29	17	3	0	10	1	0	2	291
OAK	0	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	3
POPLAR	0	0	0	1	0	0	2	0	0	1	0	0	0	0	0	0	4
SYCAMORE	0	0	0	15	0	0	0	3	0	5	0	0	0	0	0	0	23
WALNUT	5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	6
WILLOW	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2
																	552

TREES TO BE REMOVED																	TOTAL
SPECIES	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"	
APPLE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ASH	4	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	6
BIRCH	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	2
CHERRY	5	0	7	2	1	0	2	0	0	0	0	0	0	0	0	0	17
CHESTNUT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COTTONWOOD	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3
HICKORY	4	0	1	10	0	0	0	0	1	1	0	0	3	0	0	0	20
LOCUST	1	0	4	7	1	3	0	0	1	6	0	0	3	0	0	0	26
MAPLE	16	5	13	29	0	11	3	1	18	1	0	0	4	0	0	0	101
OAK	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
POPLAR	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	3
SYCAMORE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WALNUT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WILLOW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
																	179

TREES TO BE PRESERVED																	TOTAL
SPECIES	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"	
APPLE	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
ASH	2	0	3	18	0	0	1	0	0	5	1	0	0	0	0	0	30
BIRCH	0	0	1	2	0	2	1	0	3	0	0	0	0	0	0	0	9
CHERRY	3	0	0	10	1	0	3	0	1	0	0	0	0	0	0	0	18
CHESTNUT	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
COTTONWOOD	0	0	2	1	0	0	0	0	0	3	0	1	1	0	0	0	8
HICKORY	7	1	4	17	0	0	8	0	8	10	0	0	3	0	0	0	58
LOCUST	1	0	4	4	1	4	1	1	4	0	0	3	0	1	0	1	26
MAPLE	15	25	31	52	0	9	11	7	11	16	3	0	6	1	0	2	190
OAK	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
POPLAR	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
SYCAMORE	0	0	0	15	0	0	0	3	0	5	0	0	0	0	0	0	23
WALNUT	5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	6
WILLOW	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2
																	376

- LEGEND:**
- EXISTING FEATURE TO BE REMOVED
 - EXISTING TREE TO BE REMOVED
 - EXISTING SITE FEATURE TO BE REMOVED
 - EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
 - EXISTING BUILDING TO BE REMOVED
 - WORKLIMITS
 - PROPOSED BUILDING
 - PROPOSED TREE LINE
 - EXISTING TREE TO REMAIN

- TREE CLEARING NOTES:**
1. IMPLEMENTING TREE CLEARING FOR SITE ACTIVITIES DURING TIME FRAMES WHEN BATS ARE NOT RESIDENT ON THE SITE. OCTOBER 1-MARCH 31 OR UNLESS APPROVED BY THE NYSECC OUTSIDE THIS TIME FRAME.
 2. PRIOR TO CLEARING, THE LIMITS OF PROPOSED CLEARING WILL BE CLEARLY DEMARCATED ON THE SITE WITH ORANGE CONSTRUCTION FENCING OR SIMILAR TO PREVENT INADVERTENT OVERCLEARING OF THE SITE SINCE ABOUT 2.3 ACRES OF THE FORESTED HABITAT WILL REMAIN.

NO.	DATE	DESCRIPTION:
Revisions		
PROJECT NUMBER: C281947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional 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 architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

© 2025 LaBella Associates

HIGHVIEW AT THE FALLKILL
CREEK
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

NO:	DATE:	DESCRIPTION:
Revisions		
PROJECT NUMBER: CZ81947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

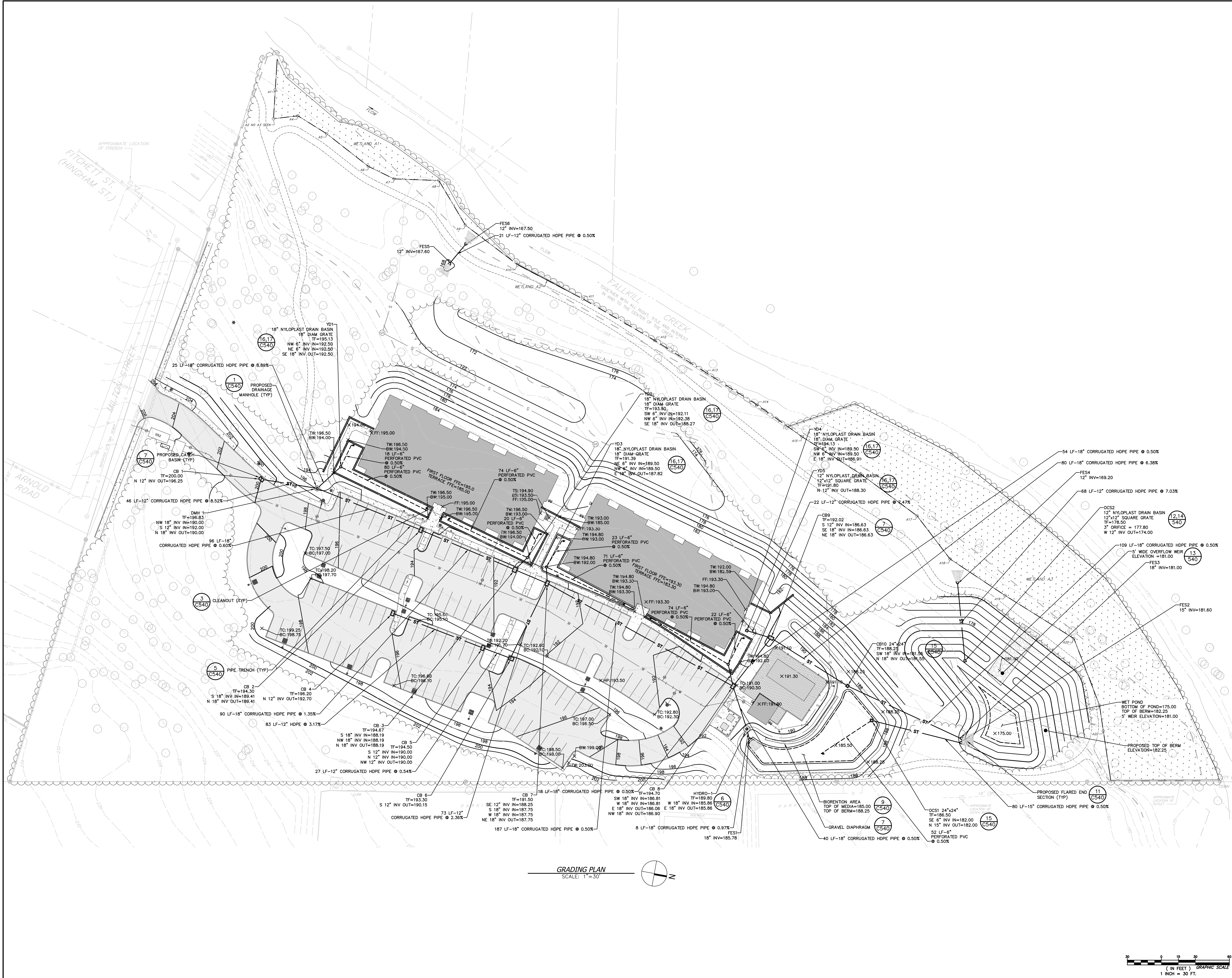
SITE PLAN

DRAWING NUMBER:

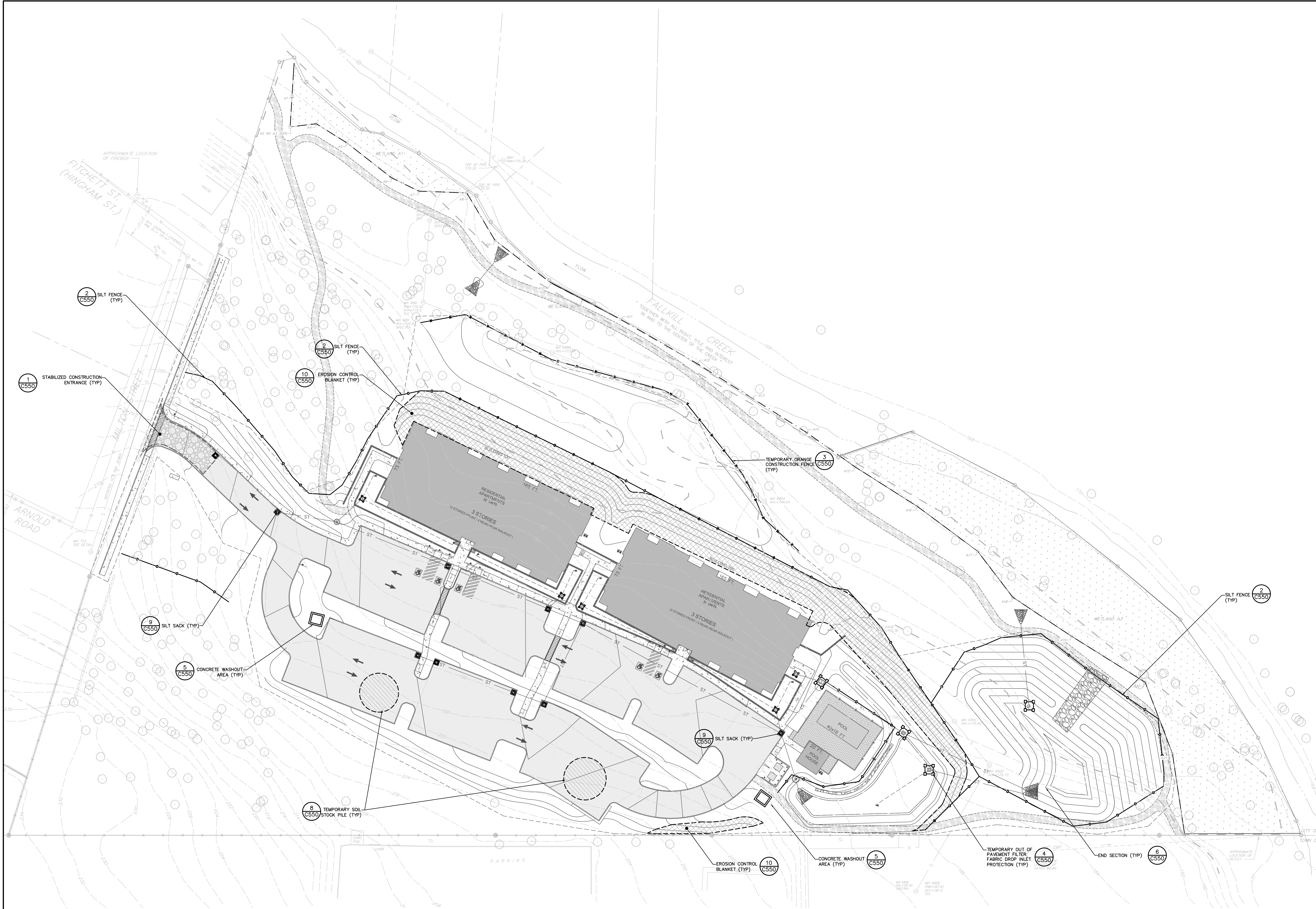
C130



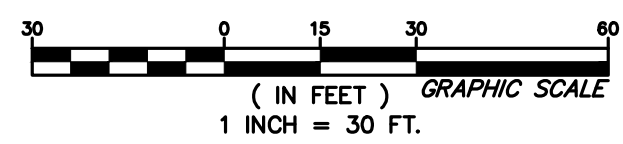
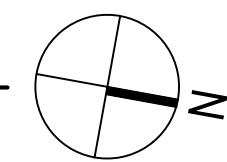
NO.	DATE	DESCRIPTION:
Revisions		
PROJECT NUMBER: C281947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

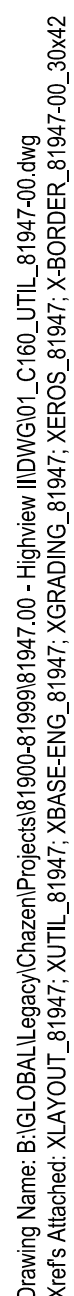


NO.	DATE	DESCRIPTION
Revisions		
PROJECT NUMBER: C281947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		



EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=30'





NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: CZ81947.00

DRAWN BY: JRR

ISSUED FOR: _____

DATE: 10/20/2005

DRAWING NAME: _____

LANDSCAPING PLAN

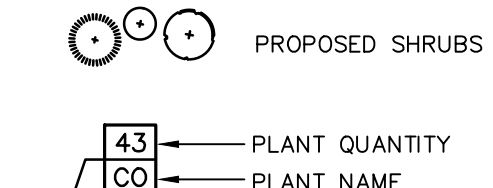
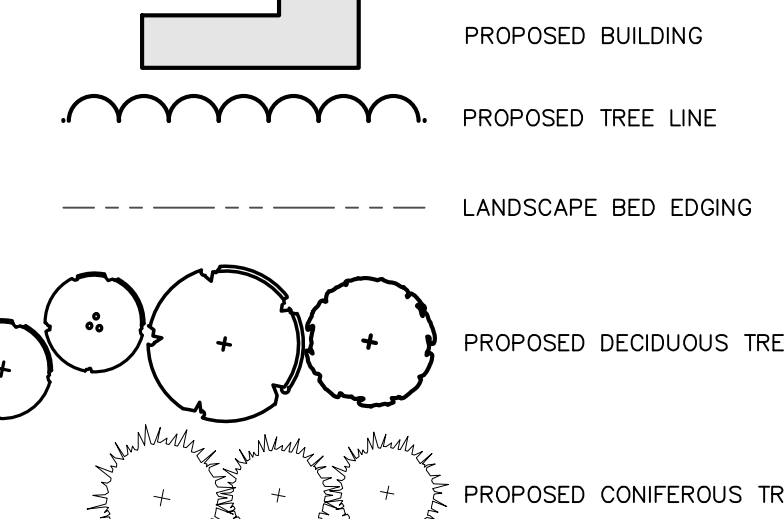
DRAWING NUMBER: _____

C180

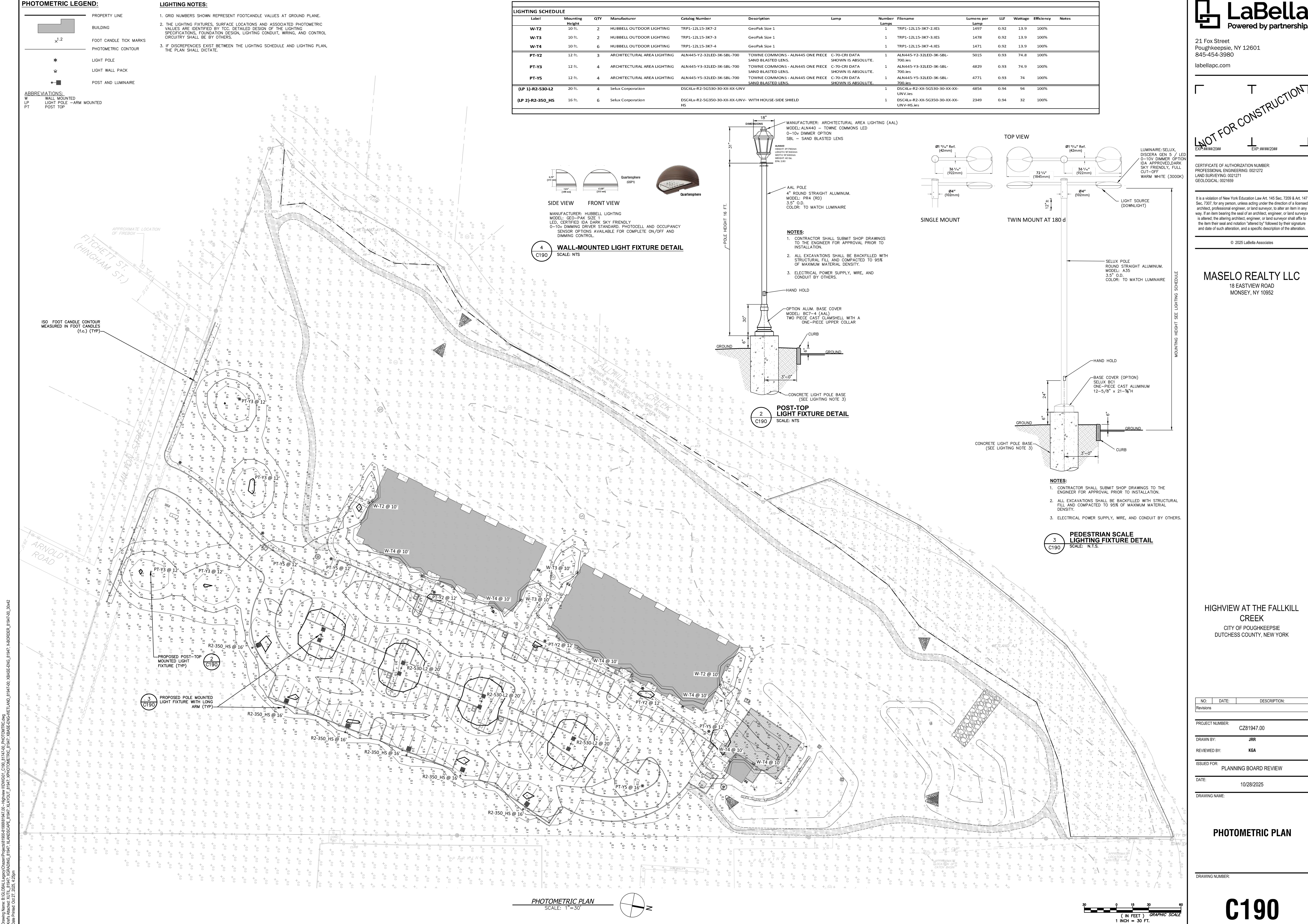
IN AREAS WHERE SOIL DISTURBANCE HAS OCCURRED OUTSIDE OF BUILDINGS AND PAVEMENT AREAS, THE DISTURBED SUB-SOILS SHALL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOILS RESTORATION STEPS APPLIED:

- 1) APPLY THREE INCHES OF COMPOST OVER SOIL. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIBBLE WEED SEEDS, HAVE NO VISIBLE FIRE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.
- 2) TILL COMPOST INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12-INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
- 3) ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
- 4) APPLY TOPSOIL TO A DEPTH OF SIX INCHES.

 Springer



QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
REES							
3	AR	Acer rubrum "October Glory"	October Glory Red Maple	2 – 2.5" Cal.	B&B	As Shown	
6	BN	Betula nigra "heritage"	Heritage River Birch	10-12"	B&B	As Shown	
9	GT	Gleditsia triacanthos inermis	Thornless Honeylocust	3" – 3.5" Cal.	B&B	As Shown	
6	NS	Nyssa sylvatica	Black Tupelo	3 – 3.5" Cal.	B&B	As Shown	
7	PG	Picea glauca	White Spruce	8' – 10'	B&B	As Shown	
4	PP	Picea pungens glauca	Colorado Blue Spruce	8' – 10'	B&B	As Shown	
4	TC	Tilia cordata "Greenspire"	Greenspire Linden	3 – 3.5" Cal.	B&B	As Shown	
6	UA	Ulmus americana "Princeton"	Princeton Elm	3–3.5"	B&B	As Shown	
HRUBS							
38	CS	Cornus sericea "Bailey"	Red Twig Dogwood	#5	cont.	As Shown	
15	IV	Ilex verticillata	Winterberry Holly	#5	cont.	As Shown	
25	IT	Itea virginica	Virginia Sweetgum	#5	cont.	As Shown	
16	RR	Rhododendron "Roseum Elegans"	Hybrid Pink Rhododendron	30–36"	B&B	As Shown	
16	RG	Rhus aromatica "Gro Low"	Gro Low Sumac	#5	cont.	As Shown	
13	VL	Viburnum lentago	Nannyberry Viburnum	3–4"	B&B	As Shown	
7	UA	Viburnum rhytidophyllum	Leatherleaf Viburnum	3–4"	B&B	As Shown	
PERENNIAL GRASSES							
138	PA	Pennisetum alopecuroides	Dwarf Fountain Grass	#2	cont.	As Shown	
325	PV	Panicum virgatum	Switchgrass	#2	cont.	As Shown	
34	VL	Aster novae-angliae	New England Aster	#2	cont.	As Shown	
31	EP	Purple Coneflower	Echinacea purpurea	#2	cont.	As Shown	



9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

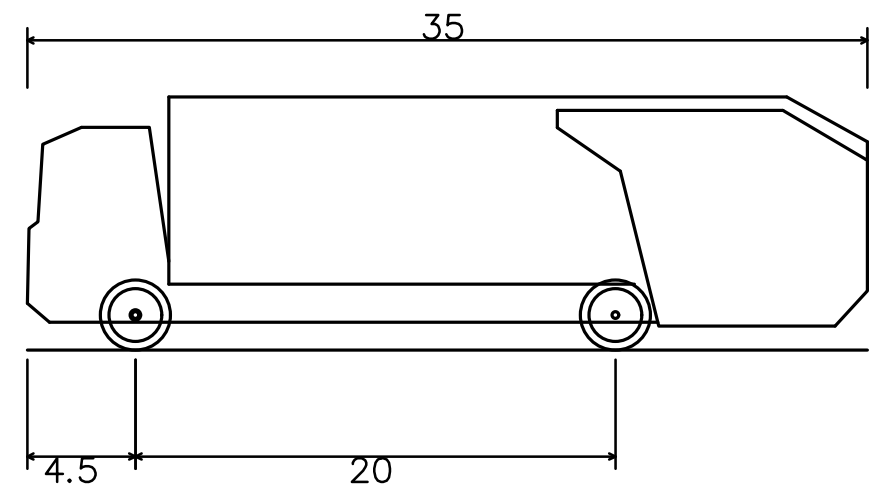
<

NO.	DATE	DESCRIPTION:
Revisions		
PROJECT NUMBER: C281947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

VEHICLE MANEUVERING
PLAN

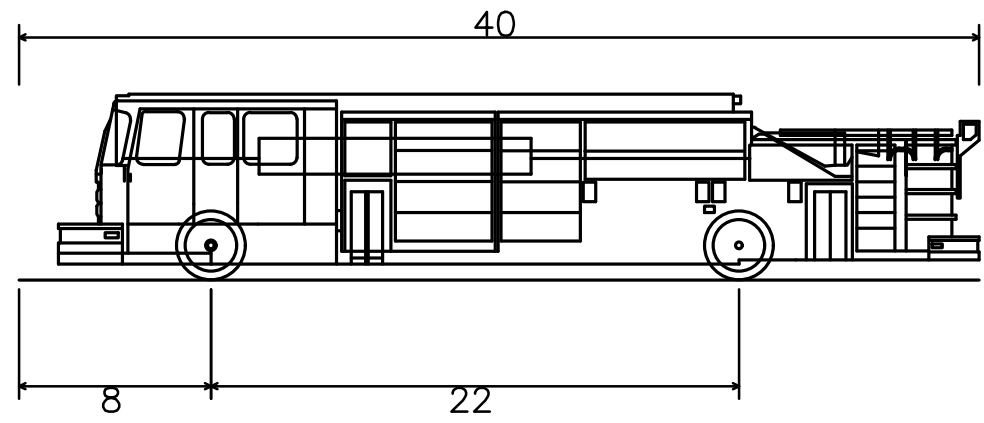
DRAWING NUMBER:

C200



Rear-Load Garbage Truck
Overall Length 35.000ft
Overall Width 8.375ft
Overall Body Height 10.546ft
Min Body Ground Clearance 1.000ft
Track Width 8.375ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 29.300ft

3 GARBAGE TRUCK PROFILE
SCALE: 1"=30'



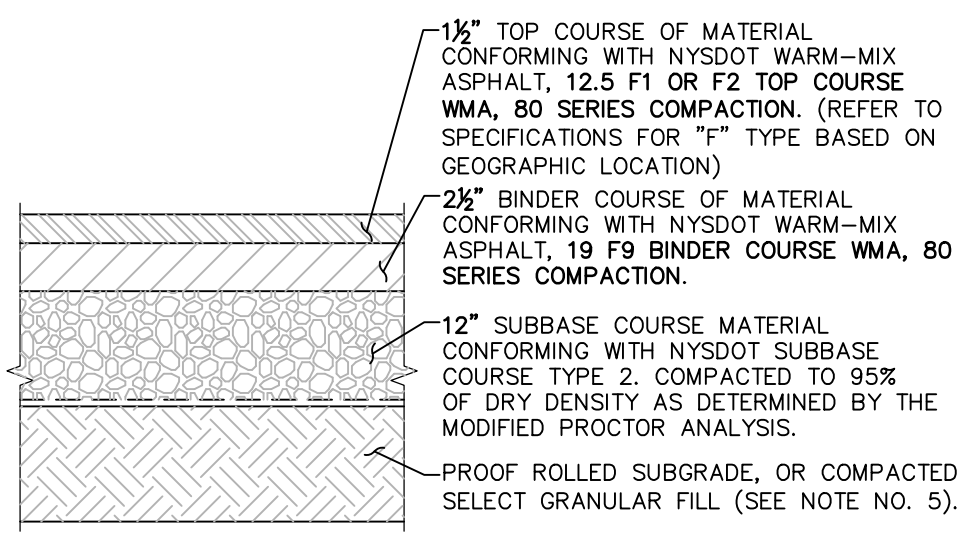
Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

4 FIRE TRUCK PROFILE
SCALE: 1"=30'

1 GARBAGE TRUCK MANEUVERING PLAN
SCALE: 1"=30'

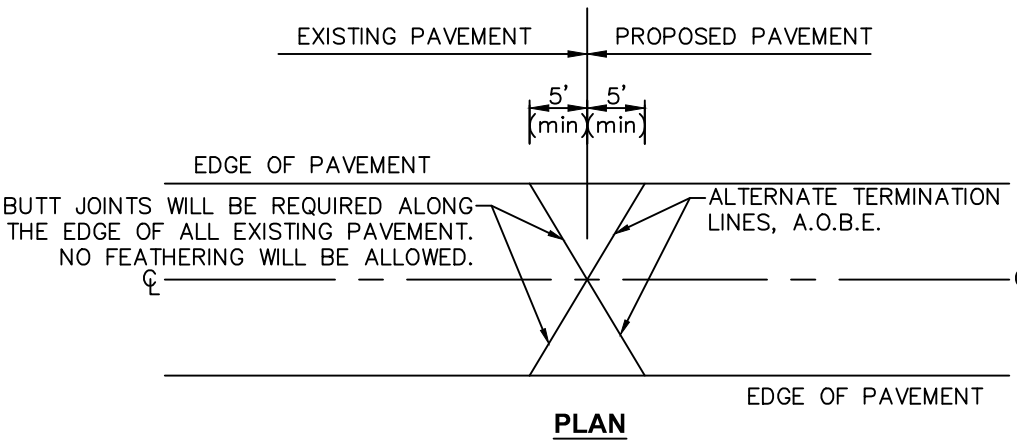
2 FIRE TRUCK MANEUVERING PLAN
SCALE: 1"=30'

Drawing Name: B:\GLOBAL\Legacy\Clearing\Projects\1904-3\1999\1947.00 - Highway II\DWG01_C530-C531_81747-00_01TED.dwg
User: Administrator
Project: 1904-3
Date: 12/27/2025 12:27:25 PM

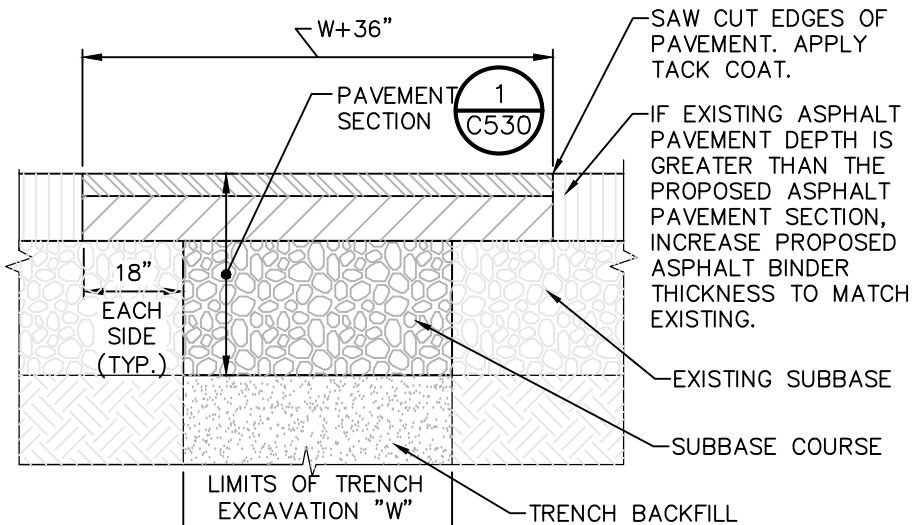


- NOTES:**
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.
 2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE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

1 PAVEMENT SECTION DETAIL
SCALE: NOT TO SCALE

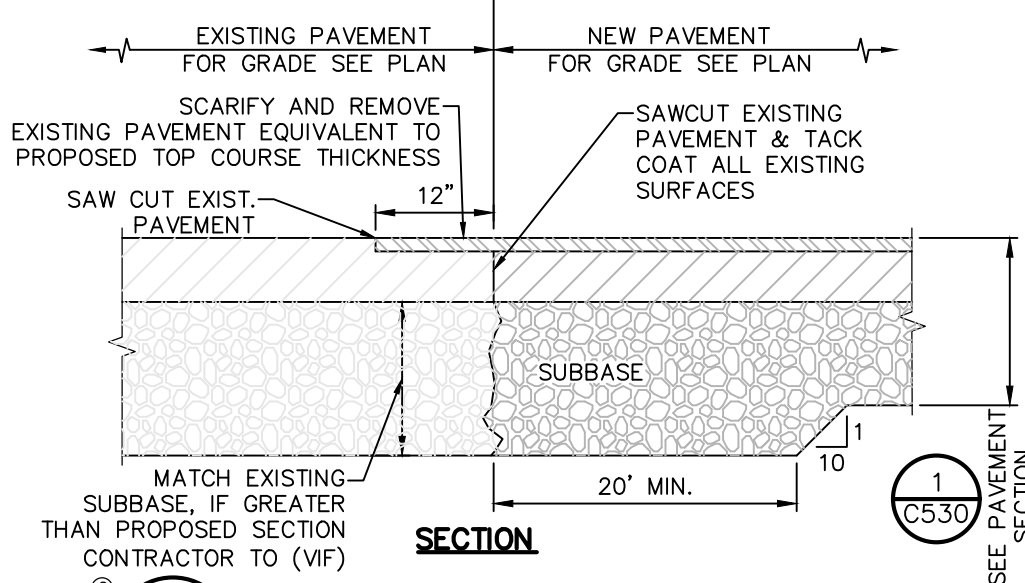


5 PAVEMENT OVERLAY TRANSITION DETAIL
SCALE: NOT TO SCALE

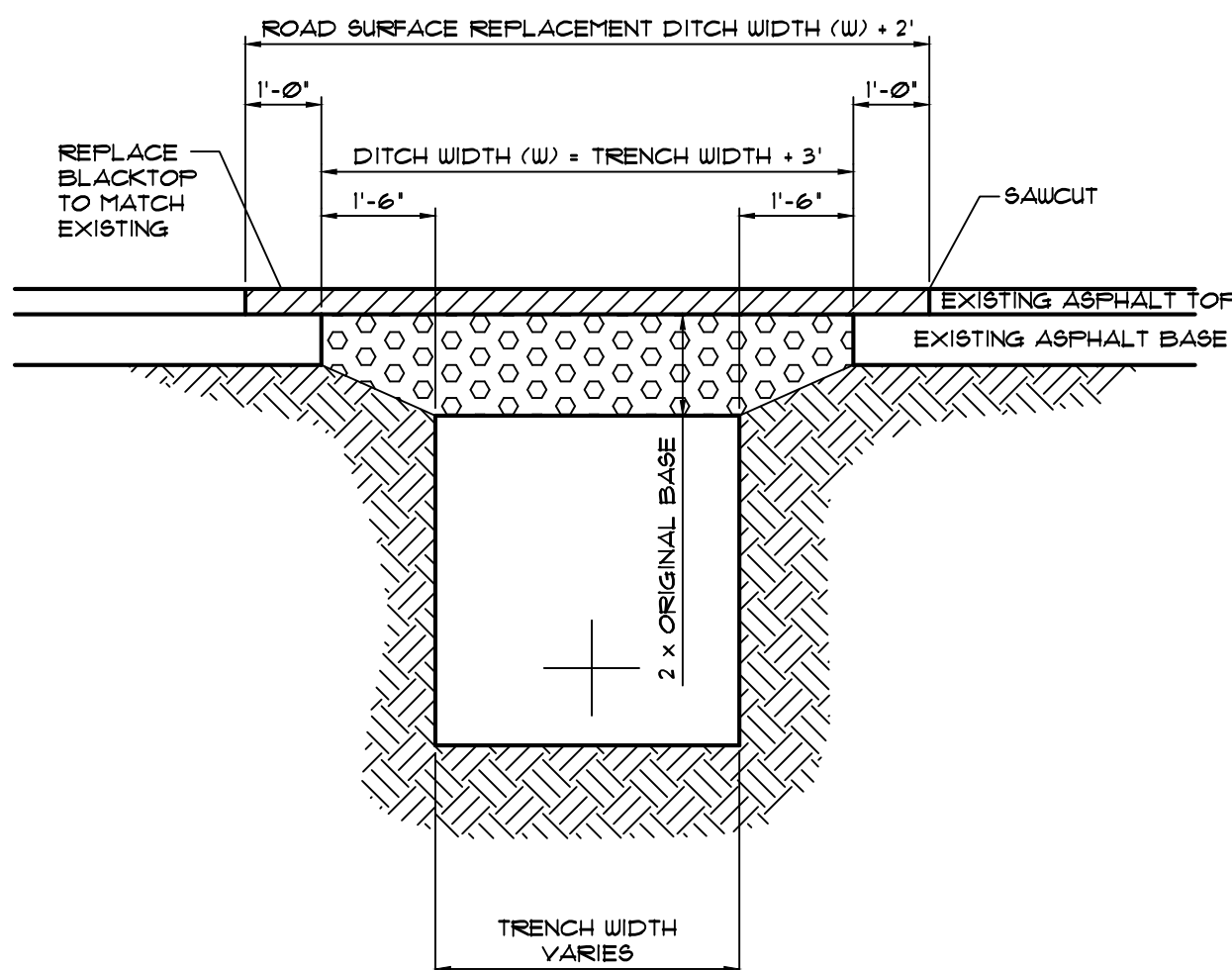


- NOTES:**
1. SAW CUT AS INDICATED, 18" BEYOND EXCAVATION.
 2. FURNISH, PLACE, AND COMPACT SUBBASE.
 3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
 4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

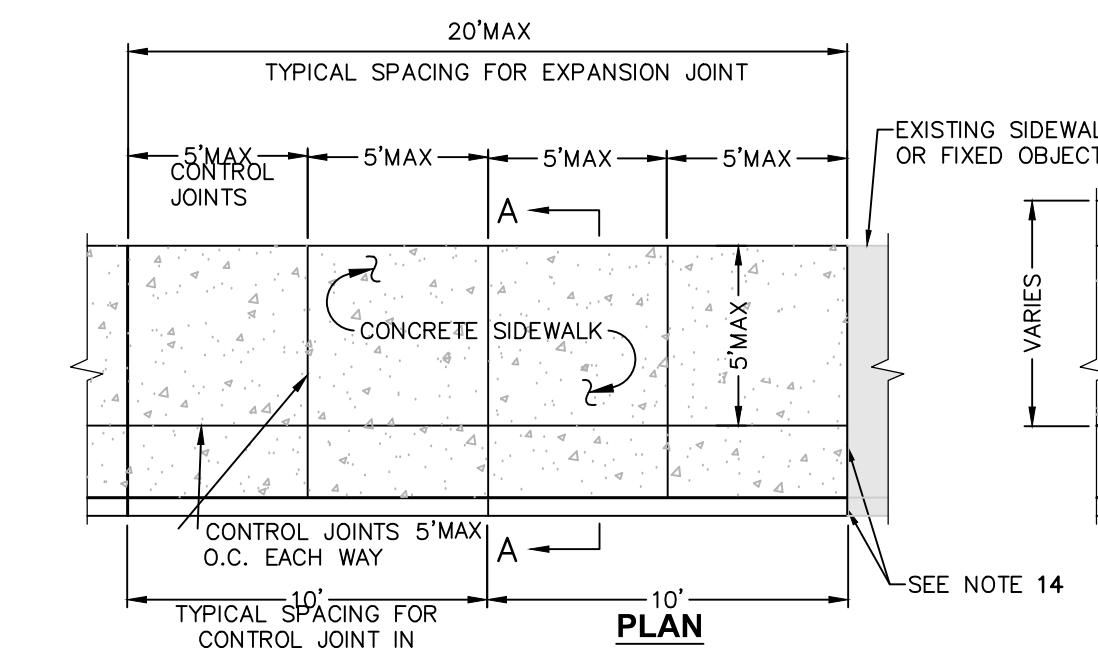
6 TRENCH SURFACE RESTORATION IN ASPHALT PAVEMENT
SCALE: NOT TO SCALE



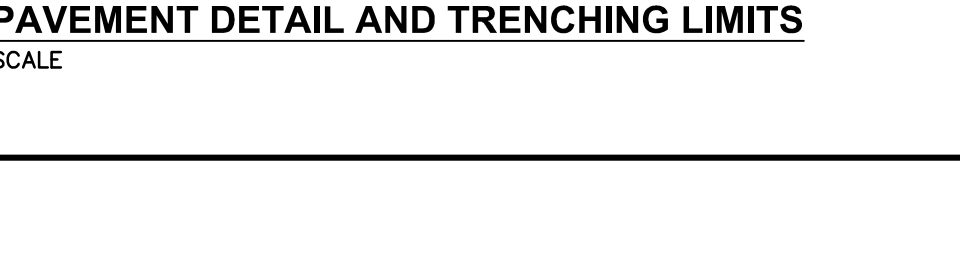
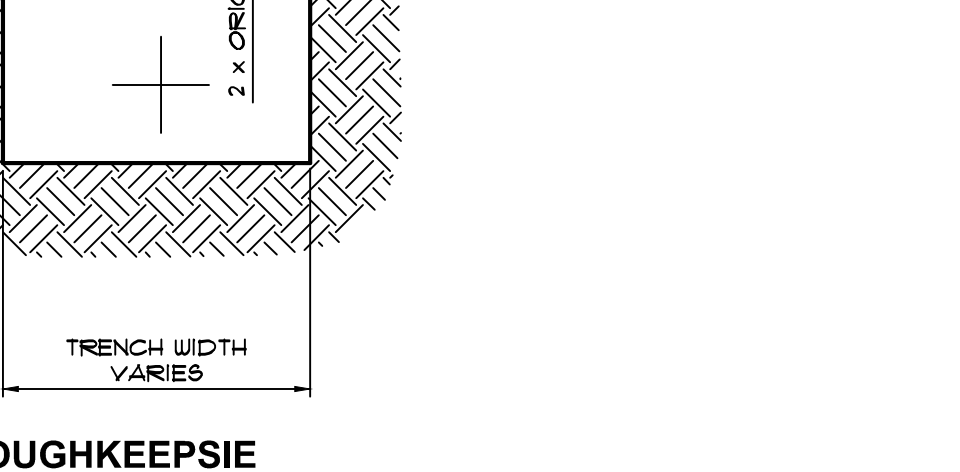
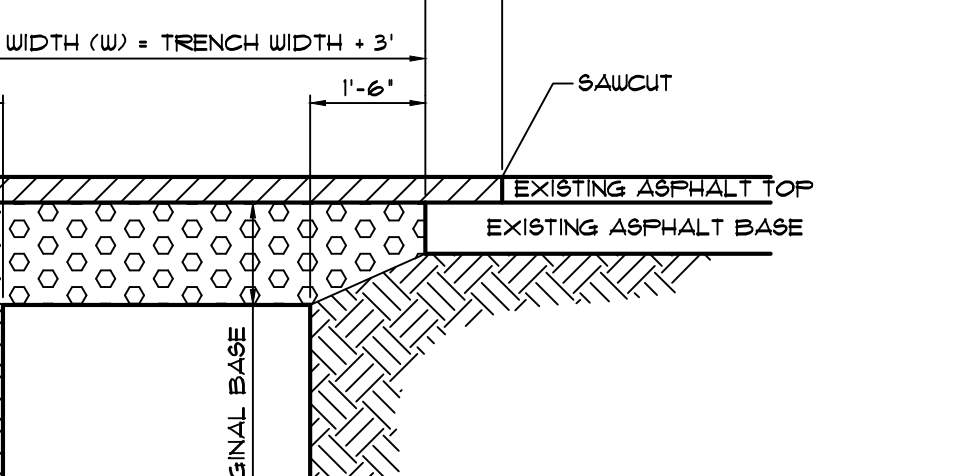
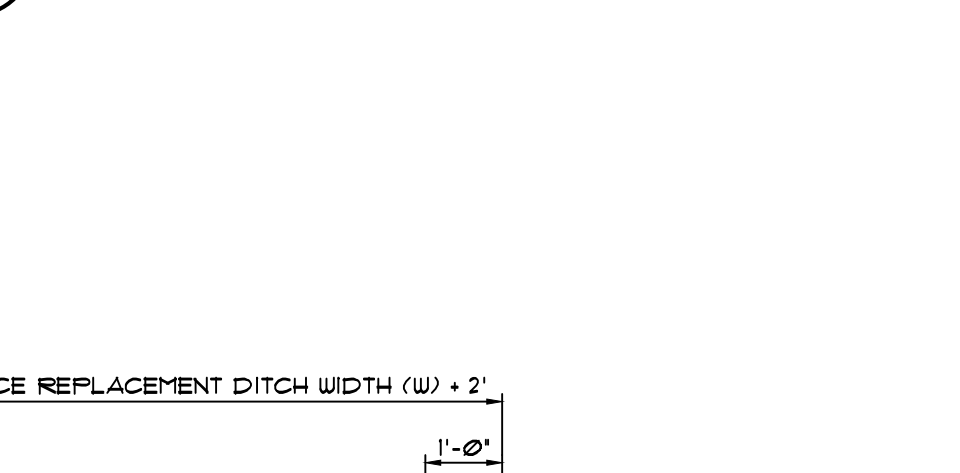
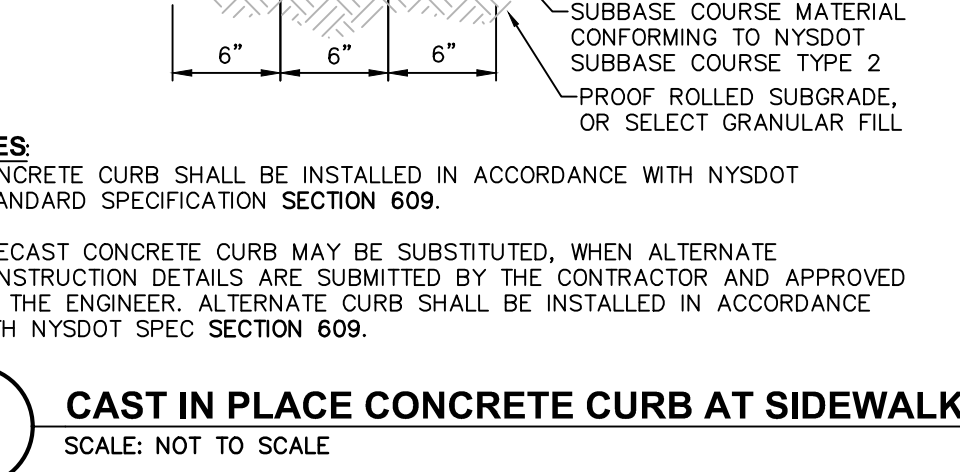
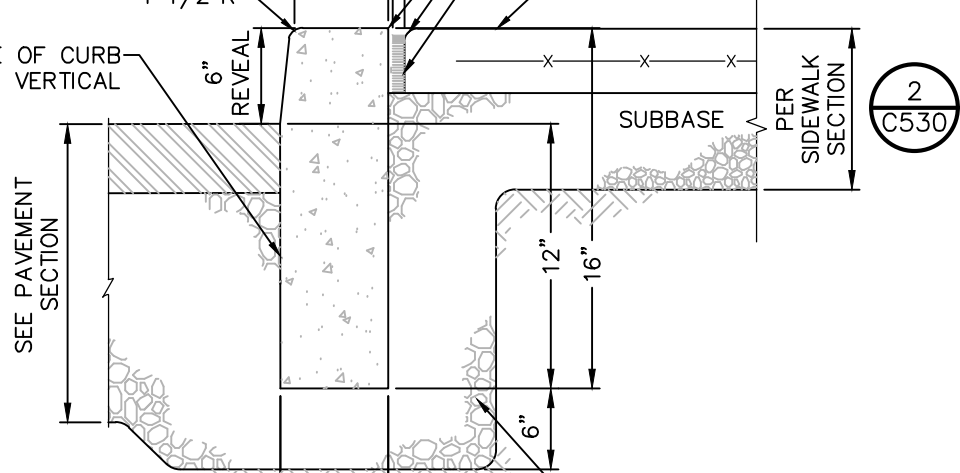
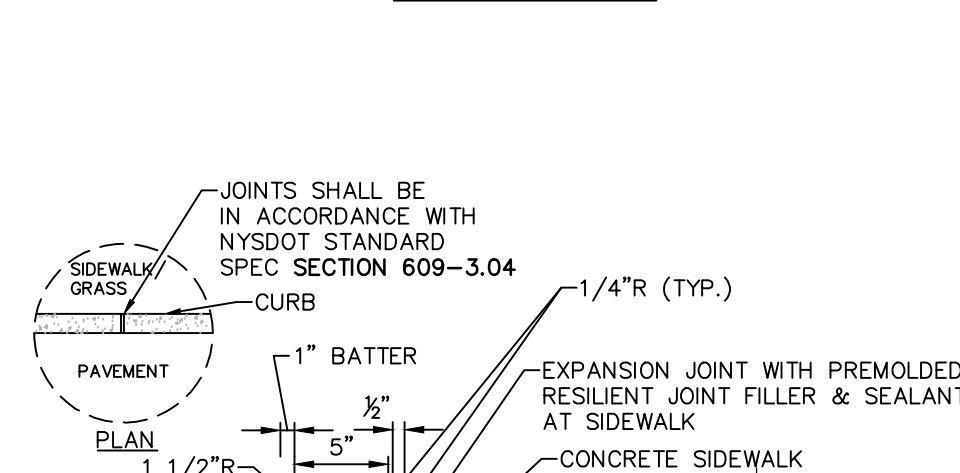
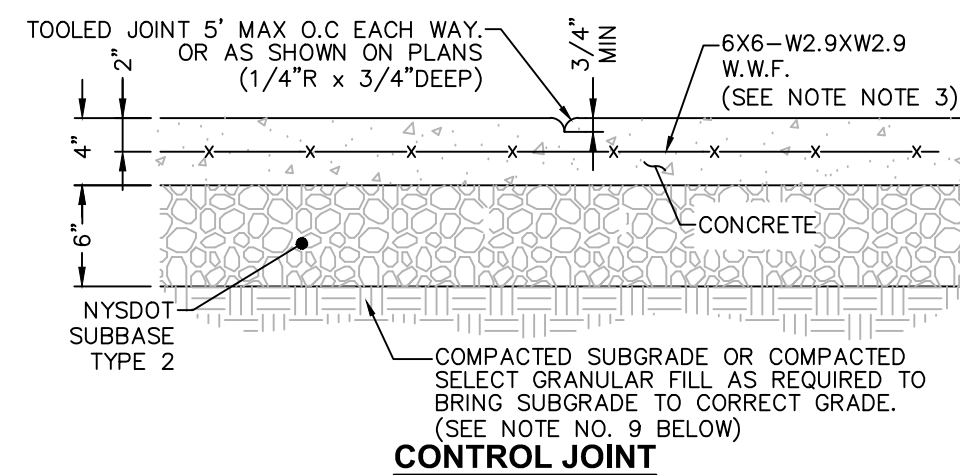
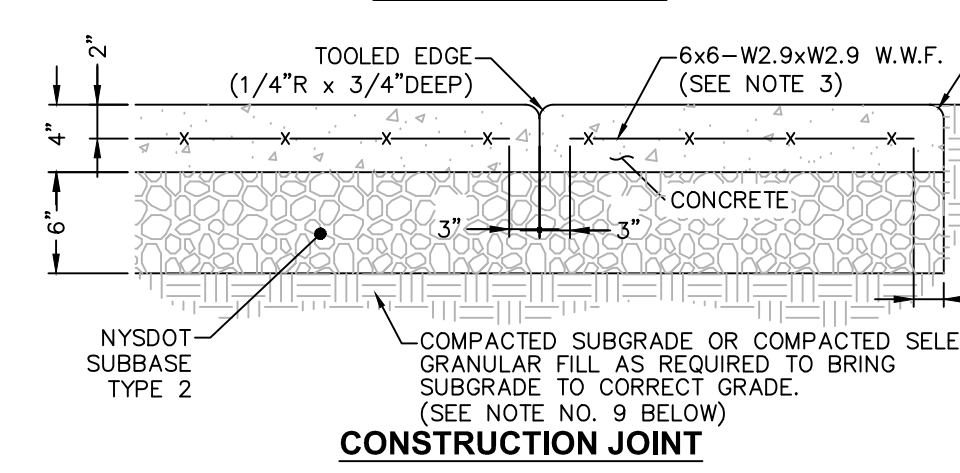
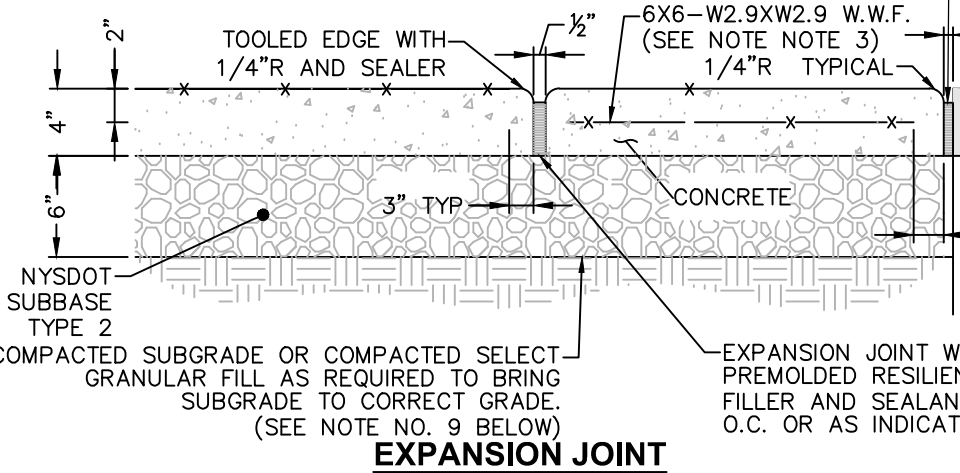
7 PAVEMENT TRANSITION DETAIL
SCALE: NOT TO SCALE



10 CITY OF POUGHKEEPSIE FLEXIBLE PAVEMENT DETAIL AND TRENCHING LIMITS
SCALE: NOT TO SCALE

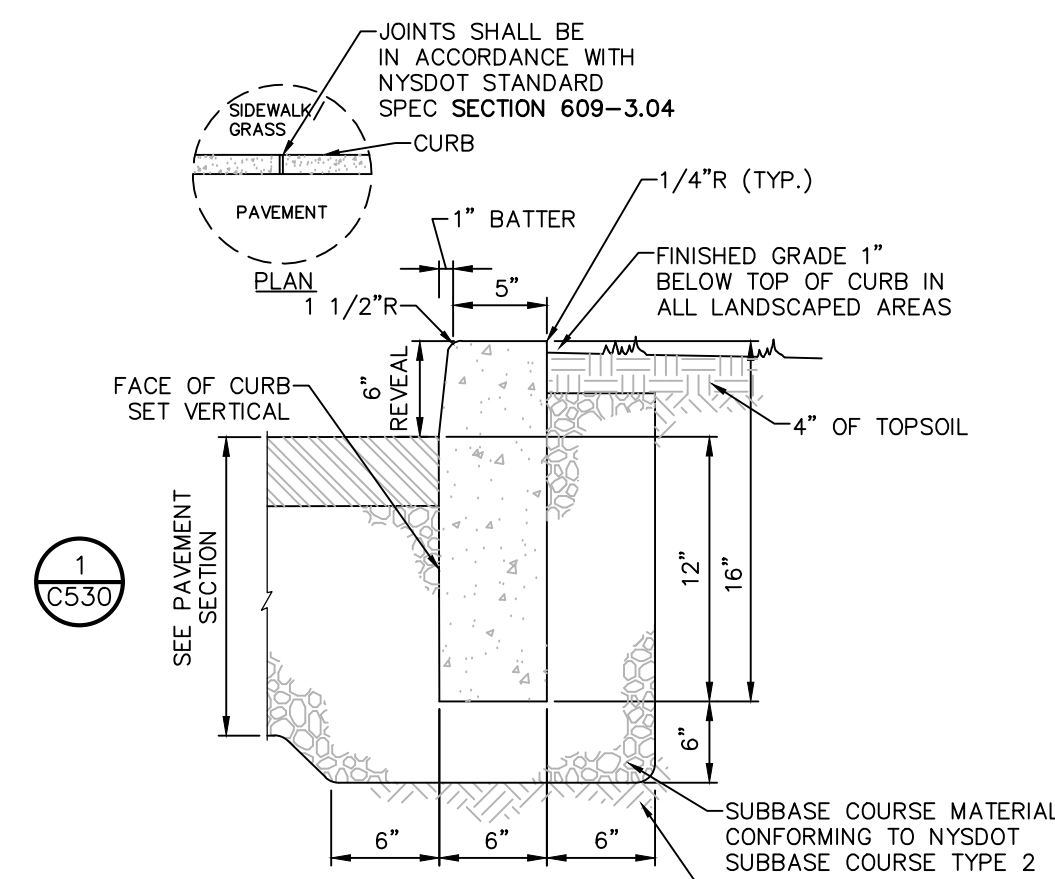


CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE



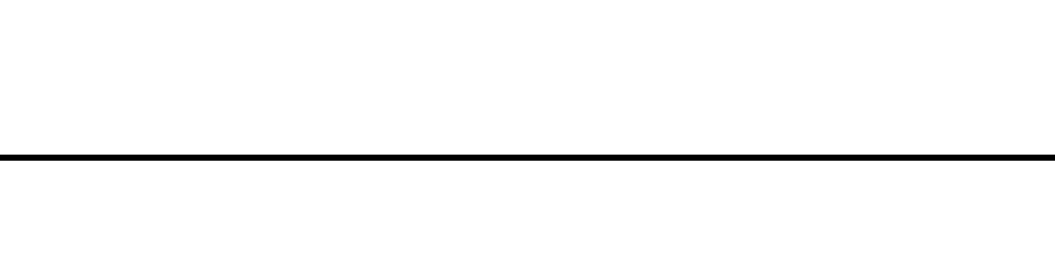
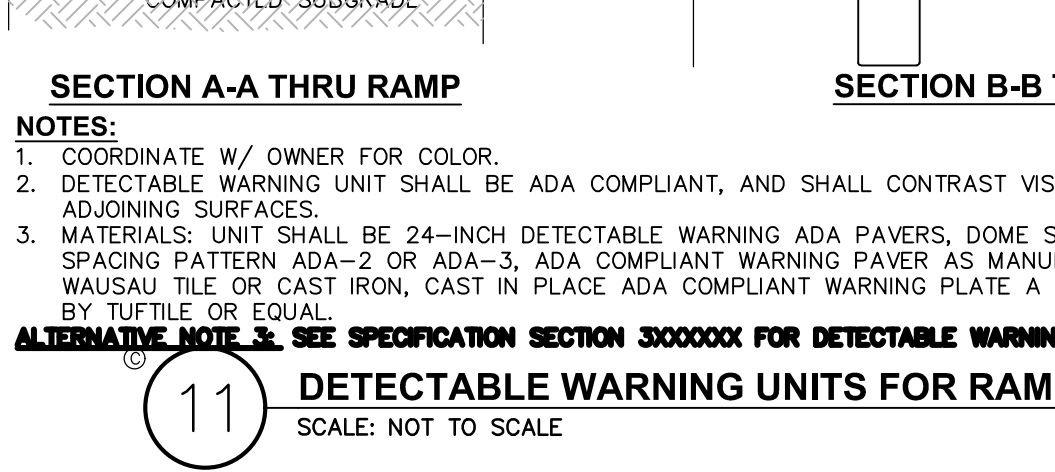
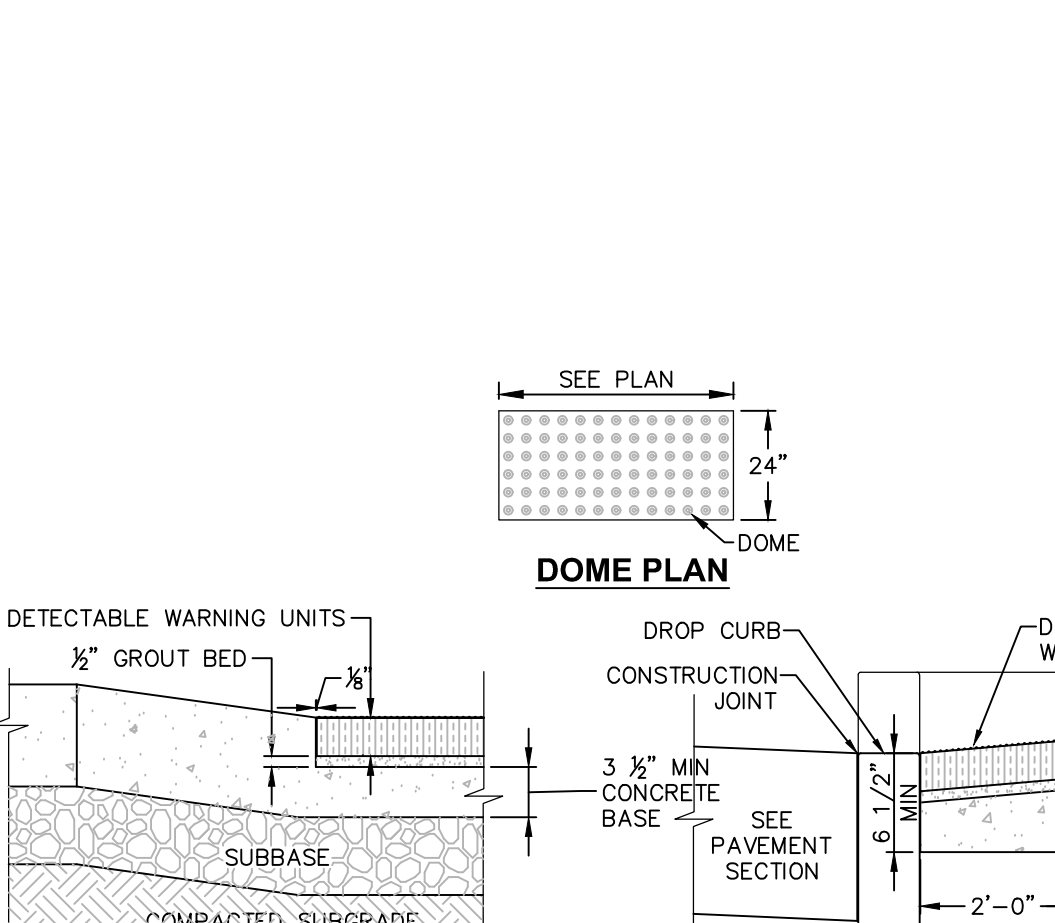
- NOTES:**
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.
 2. ALL CONCRETE SHALL BE 4,500 CONCRETE. CONCRETE MATERIALS,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

2 CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE



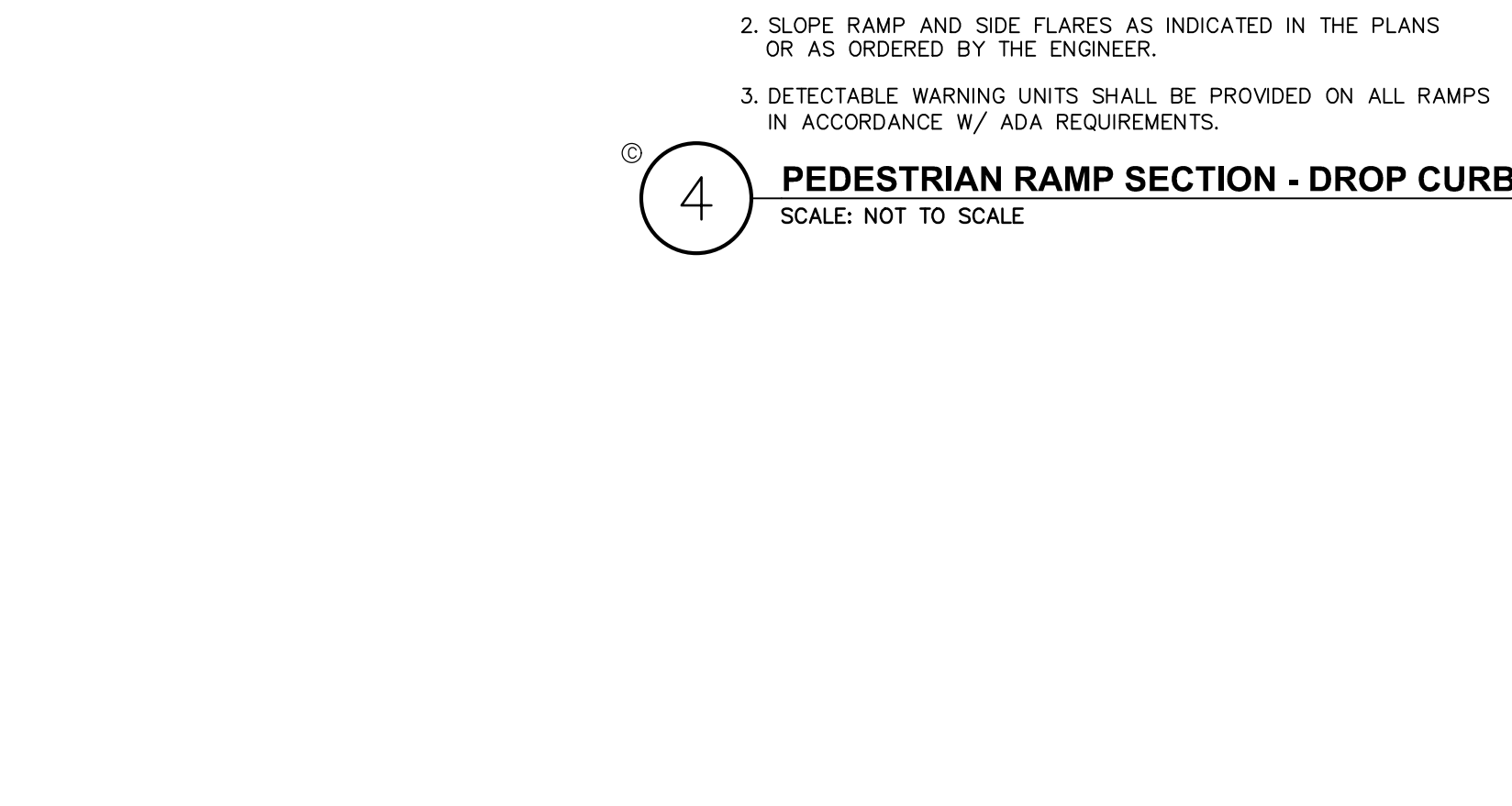
- NOTES:**
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
 2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE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

9 CAST IN PLACE CONCRETE CURB
SCALE: NOT TO SCALE



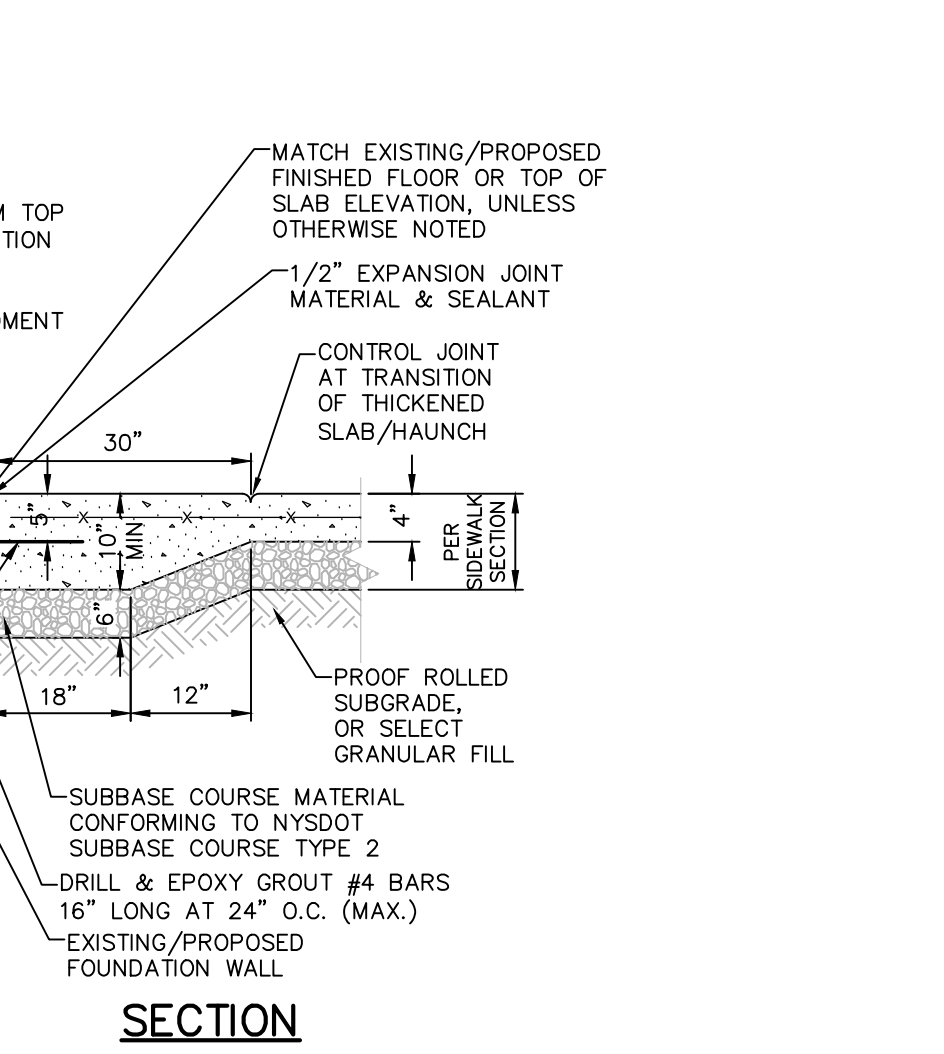
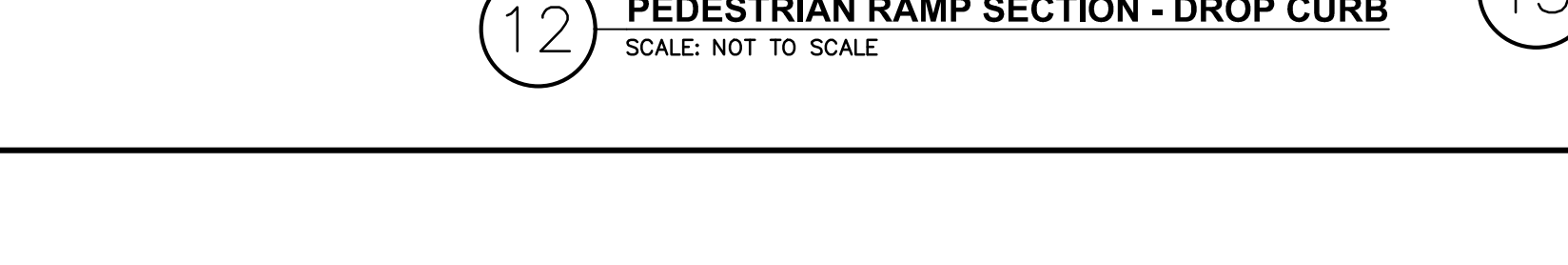
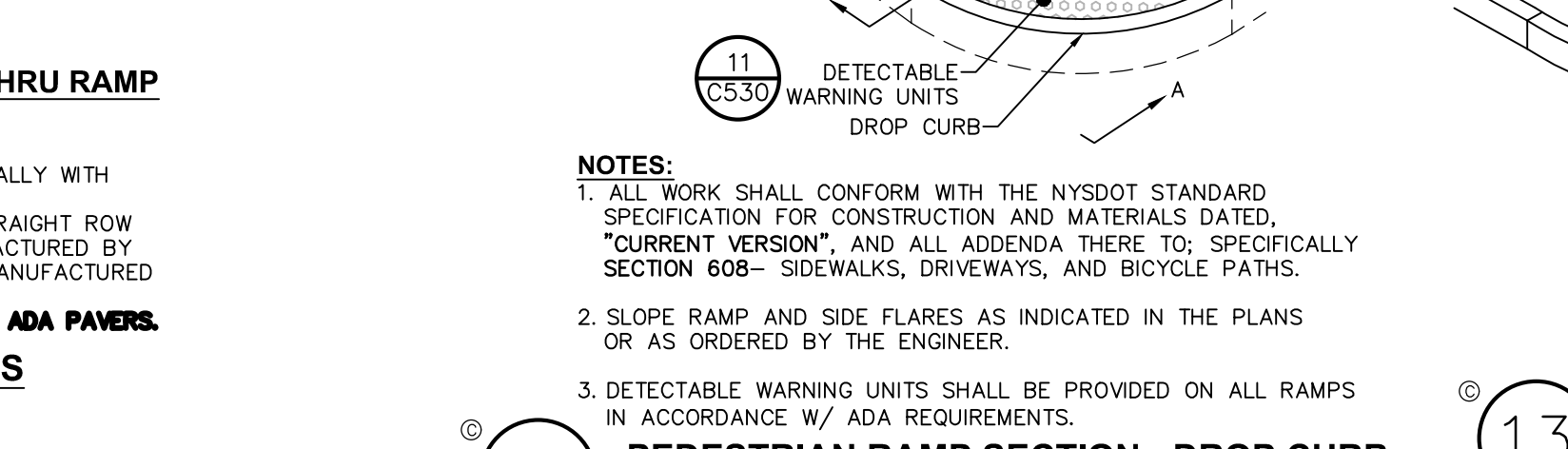
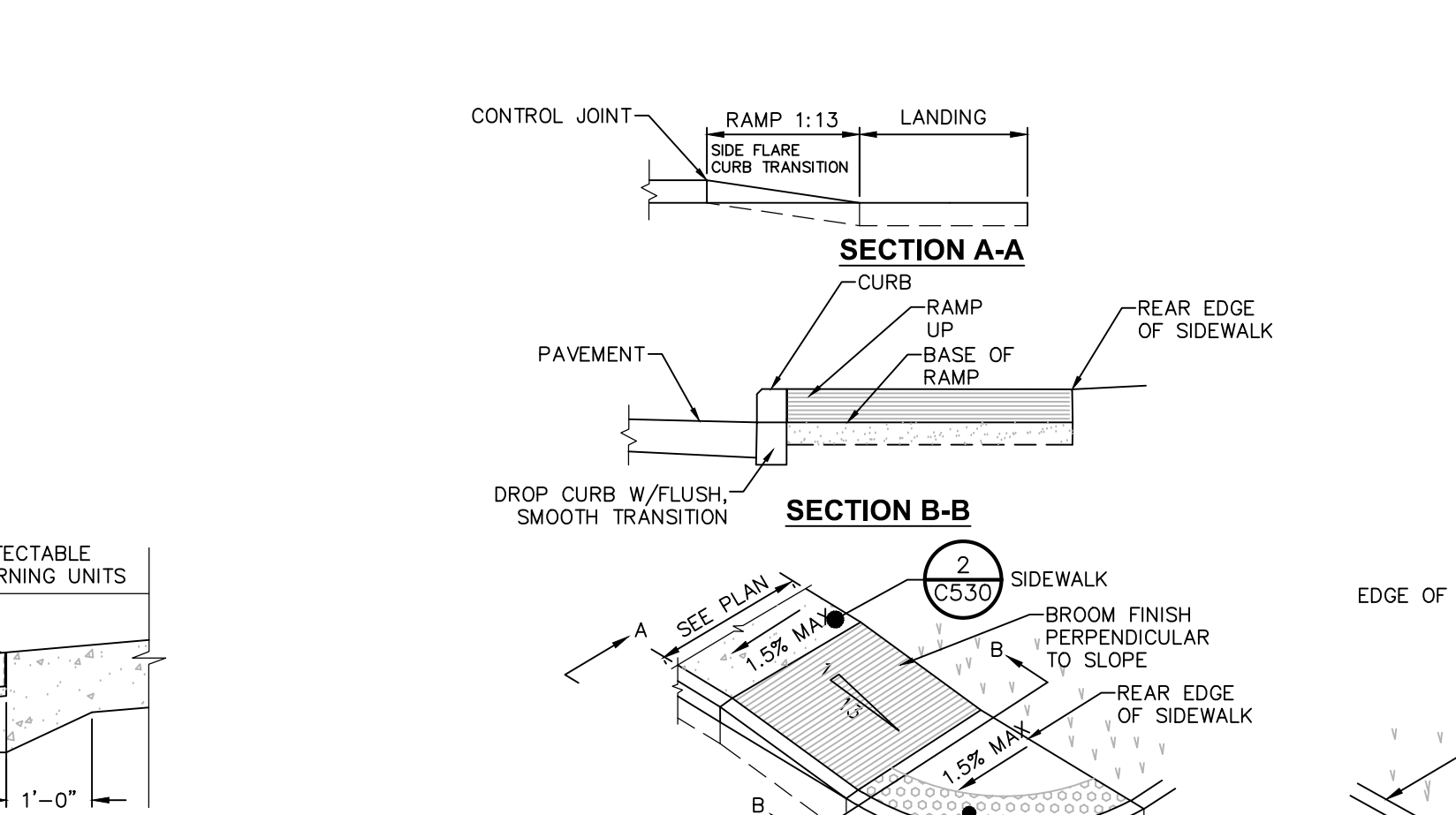
- NOTES:**
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, "CURRENT VERSION", AND ALL ADDENDA THERE TO, SPECIFICALLY SECTION 608 - SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
 2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
 3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

4 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE

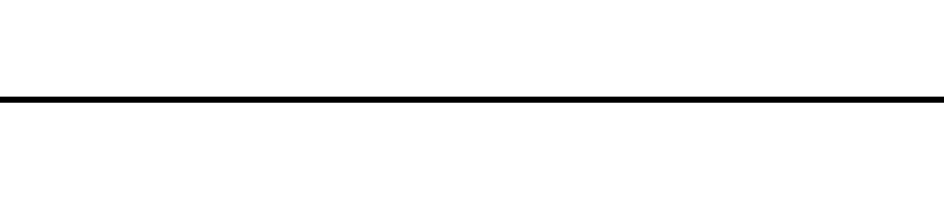
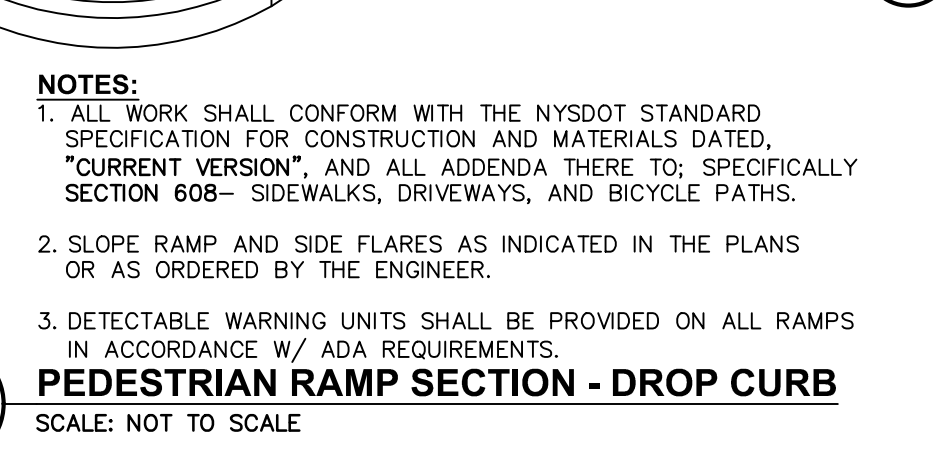
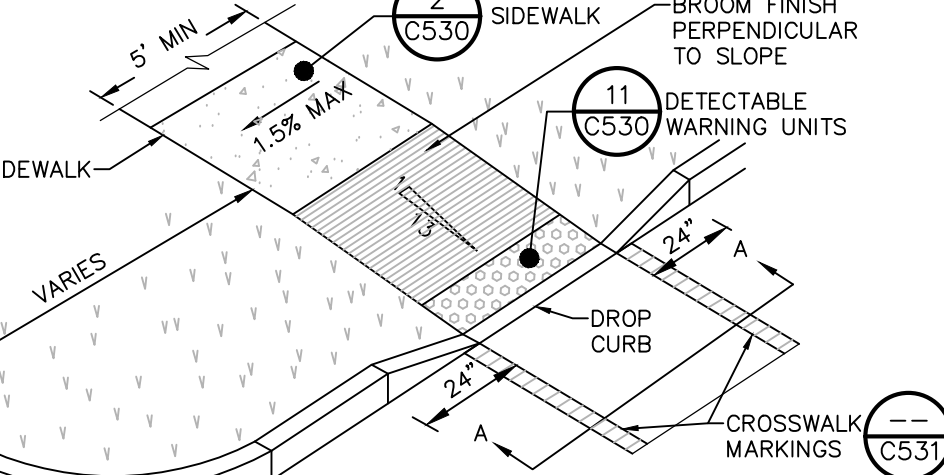
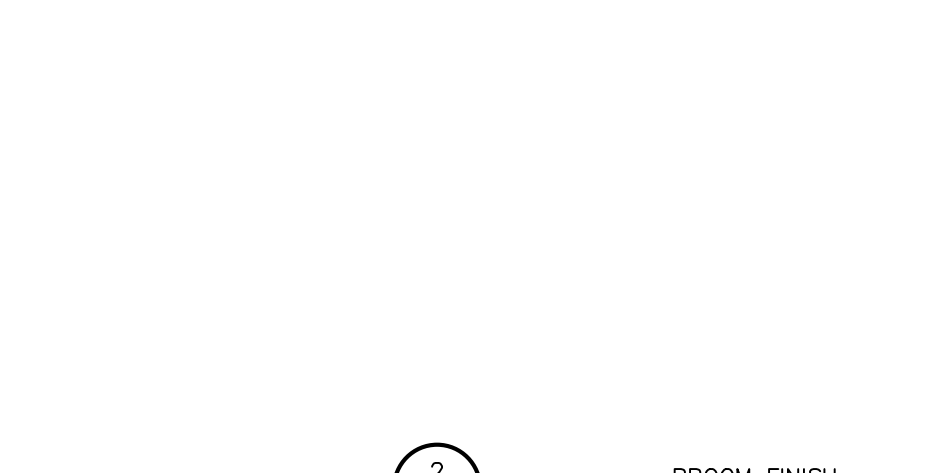


- NOTES:**
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, "CURRENT VERSION", AND ALL ADDENDA THERE TO, SPECIFICALLY SECTION 608 - SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
 2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
 3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

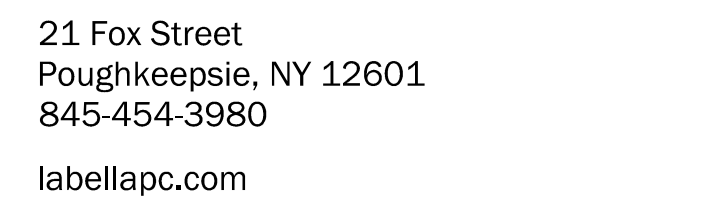
13 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE



TOOLED EDGE - CONTROL JOINT
SCALE: NOT TO SCALE



NO.	DATE	DESCRIPTION:
Revisions		
PROJECT NUMBER: C281947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		



CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

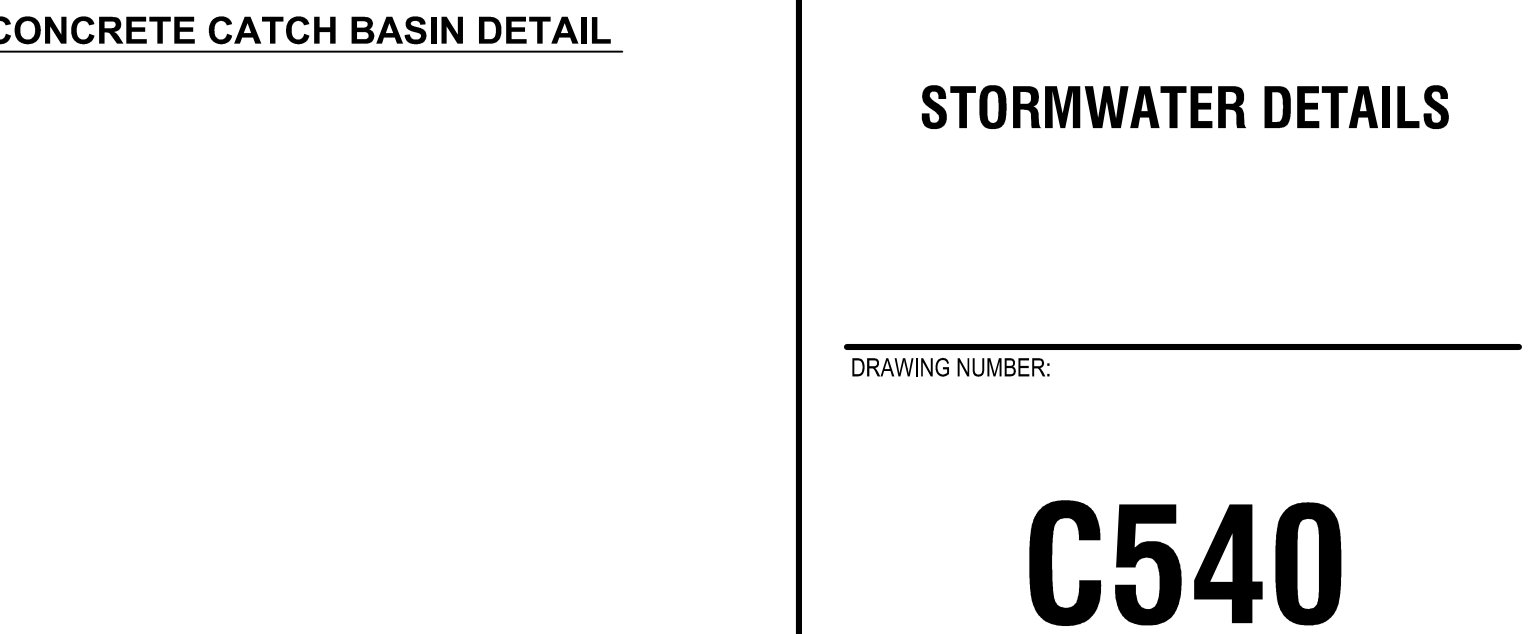
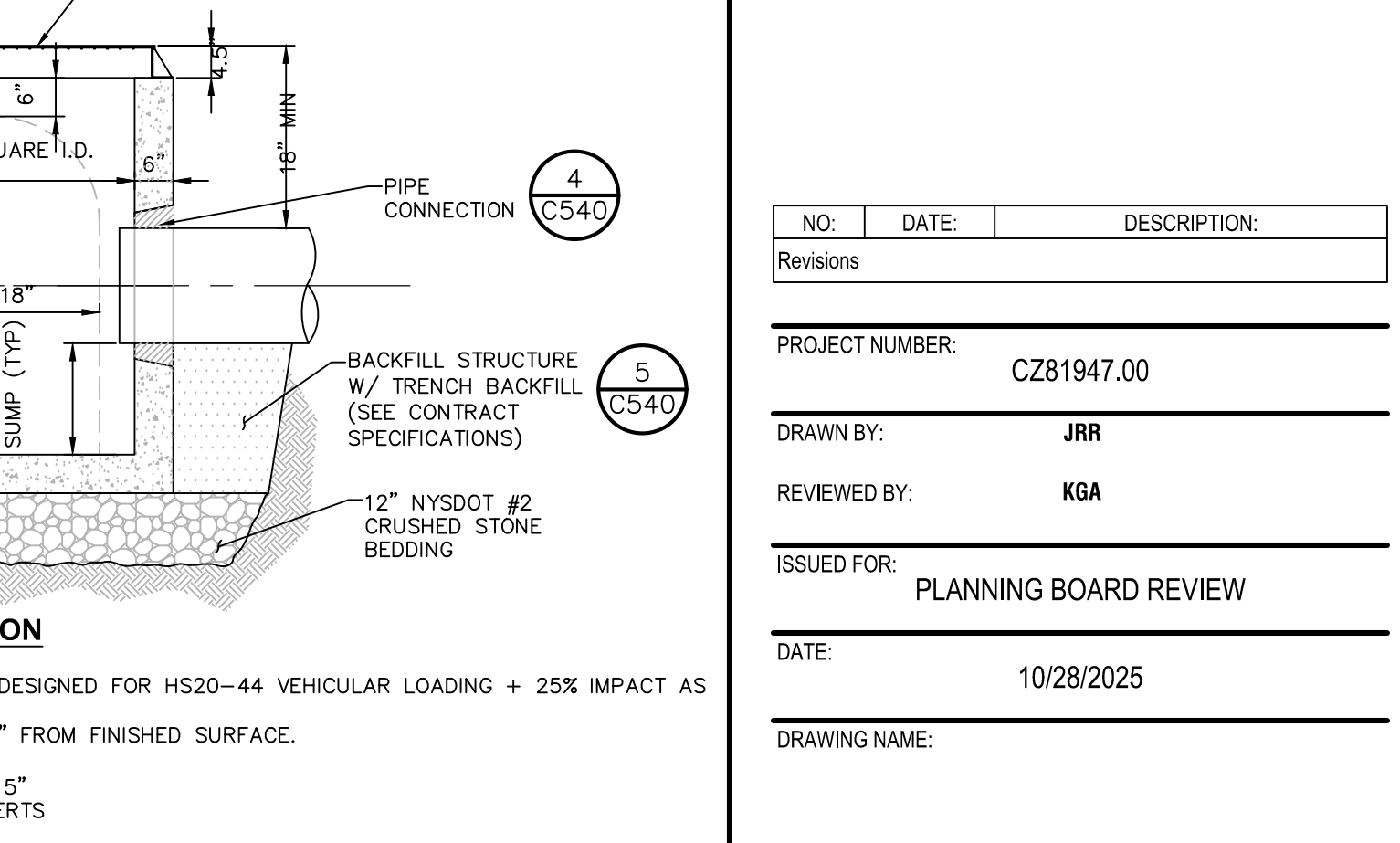
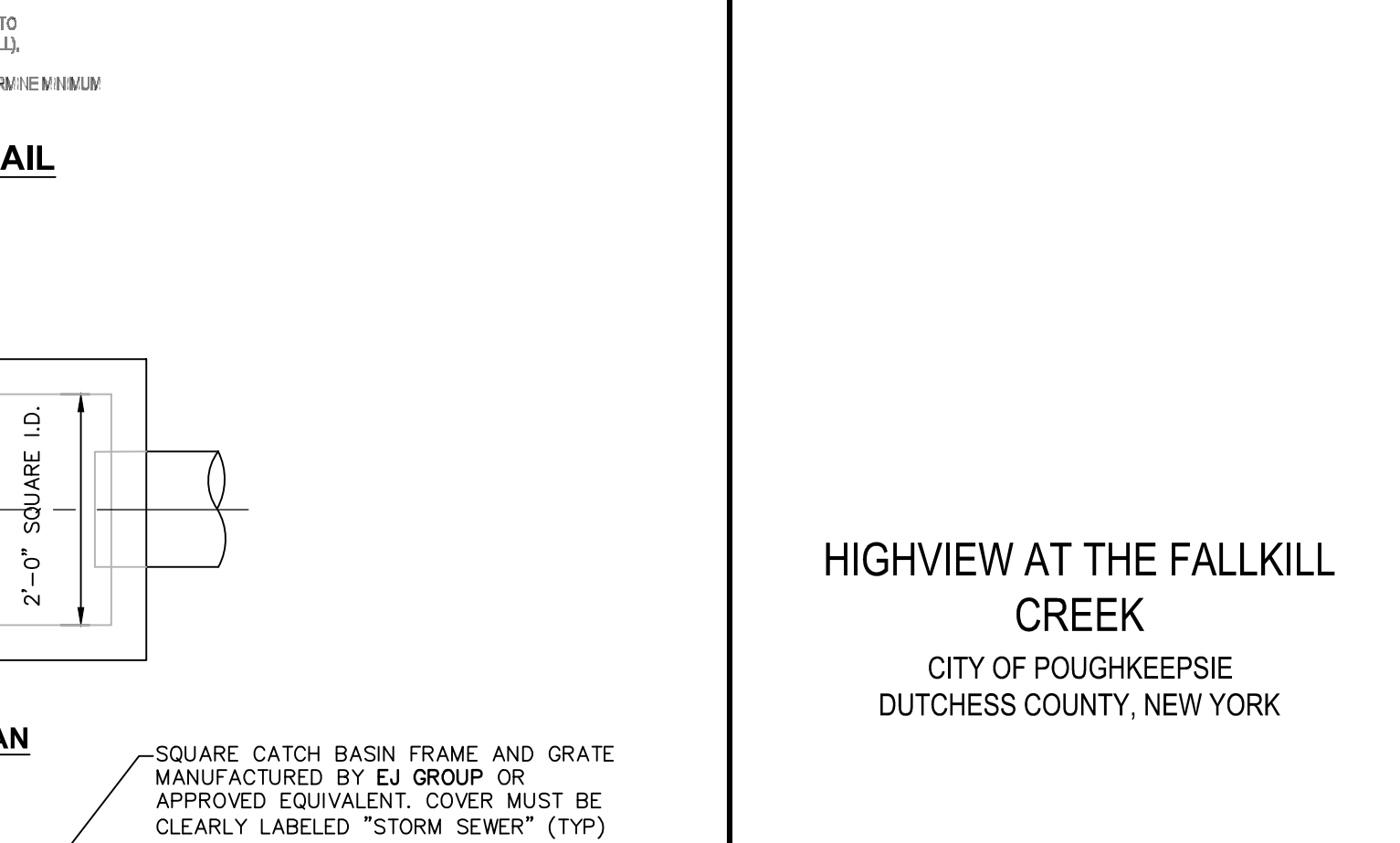
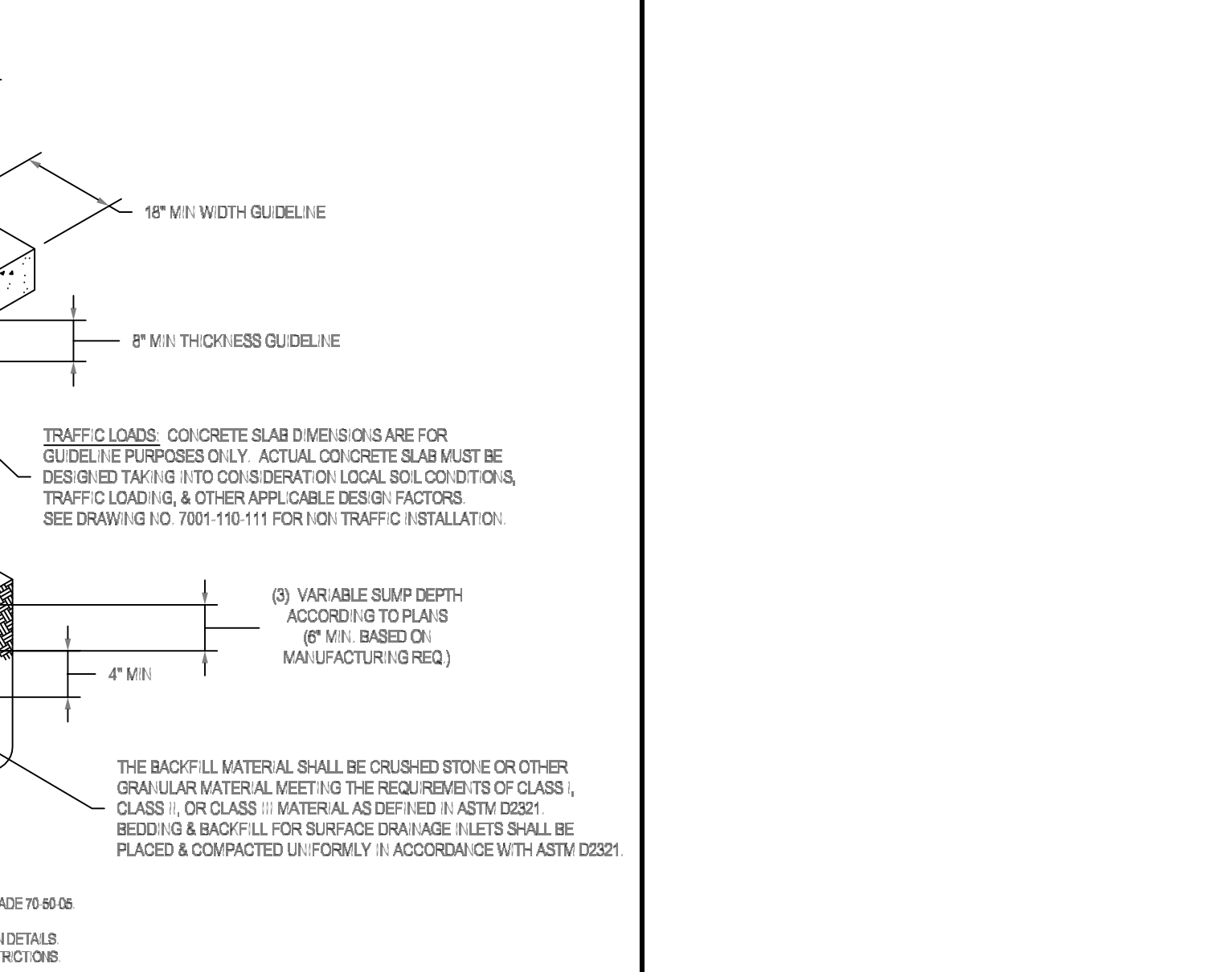
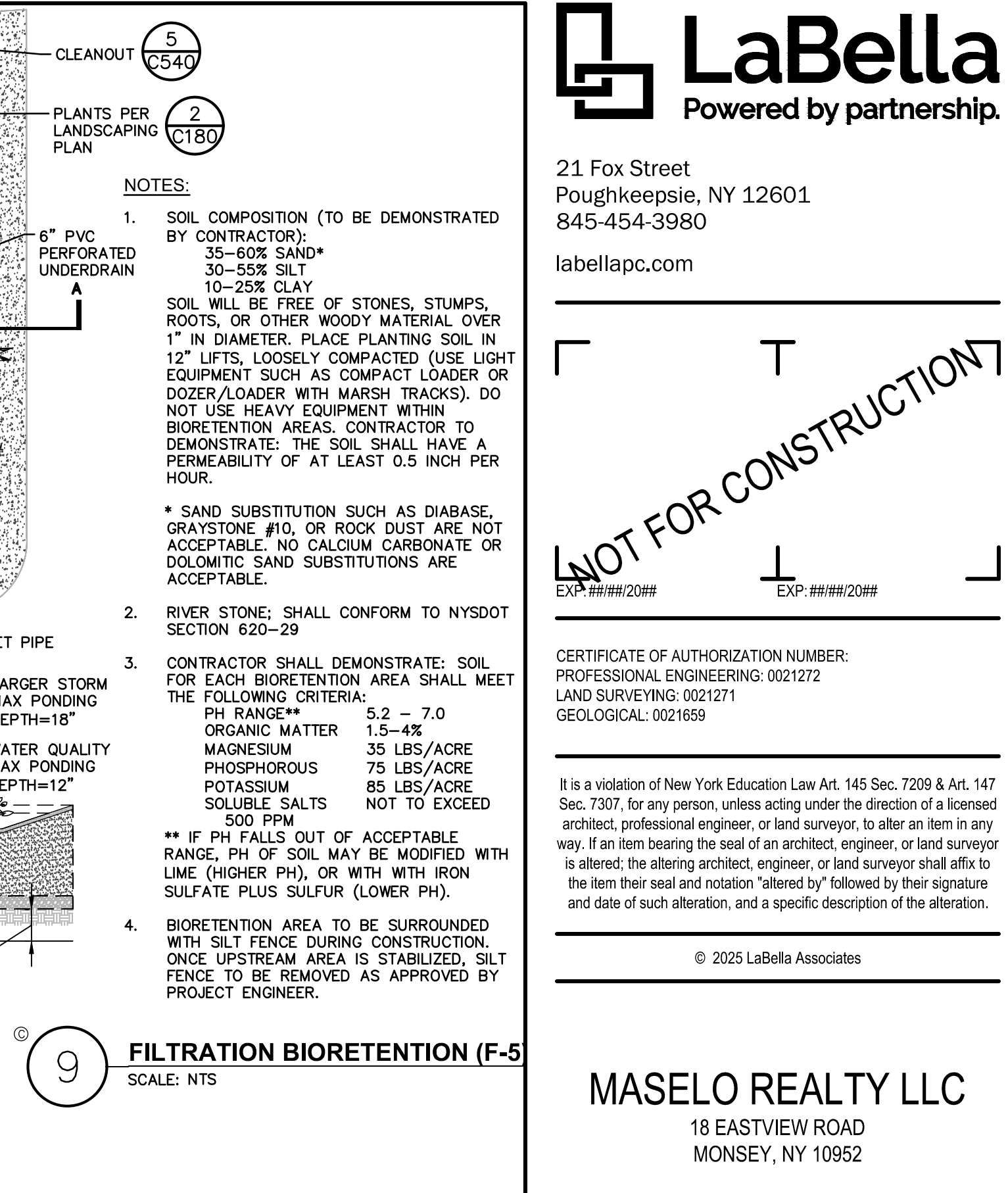
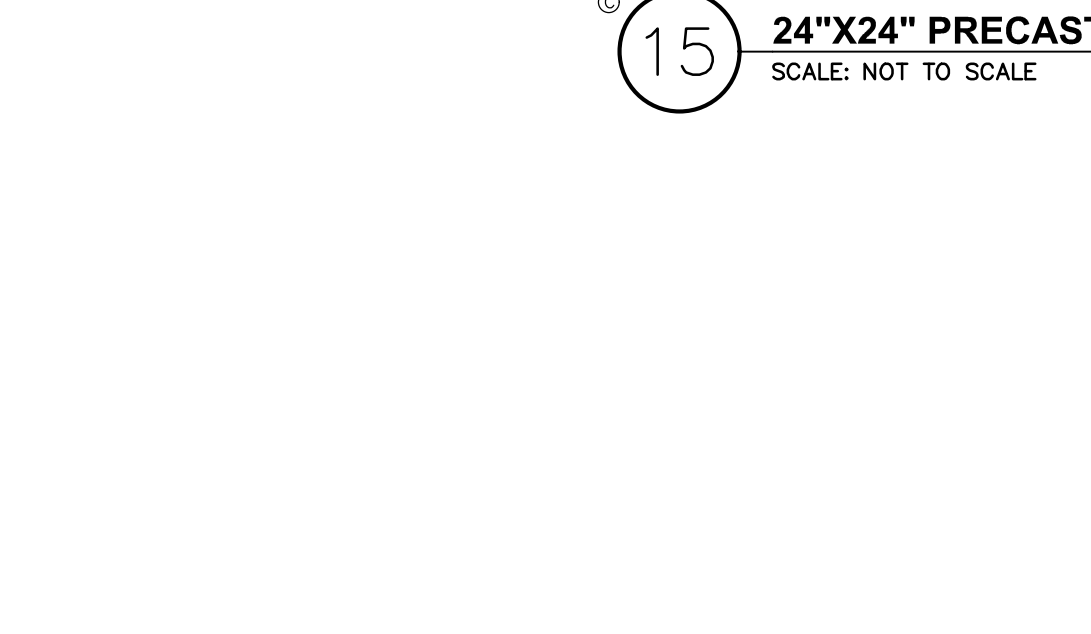
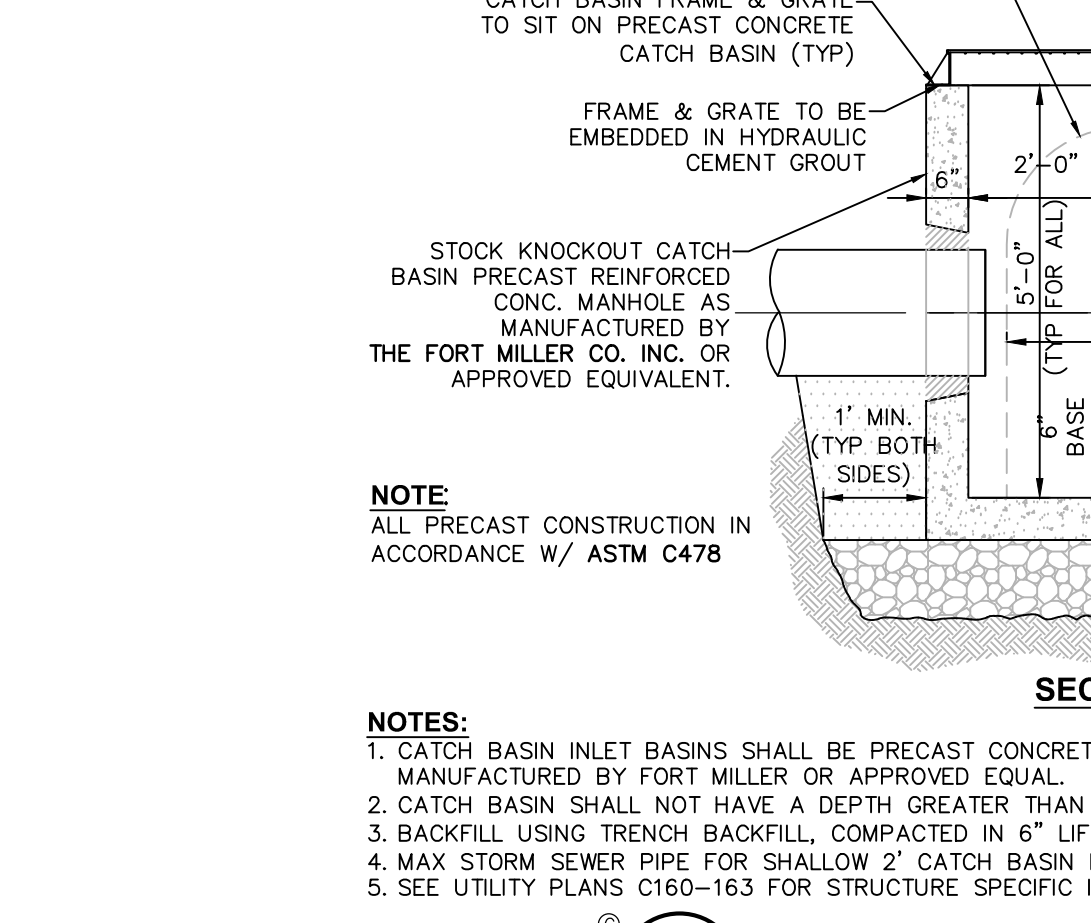
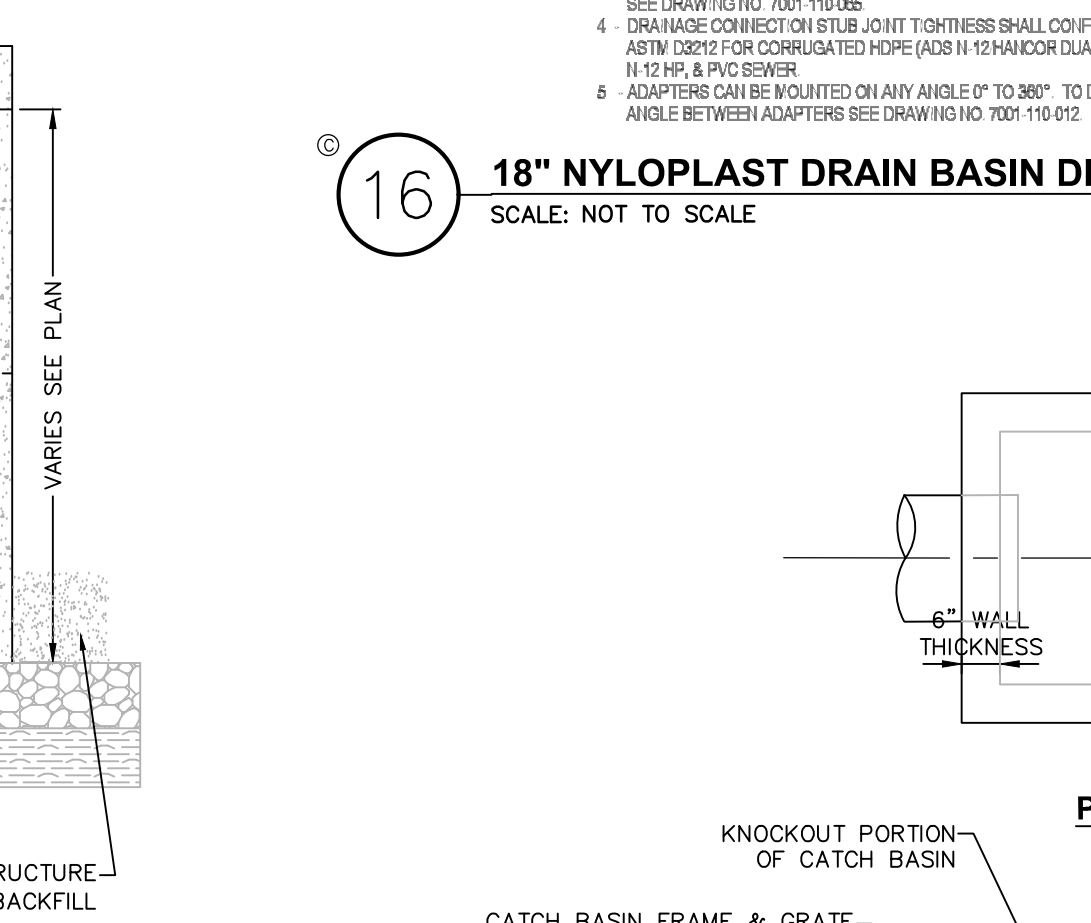
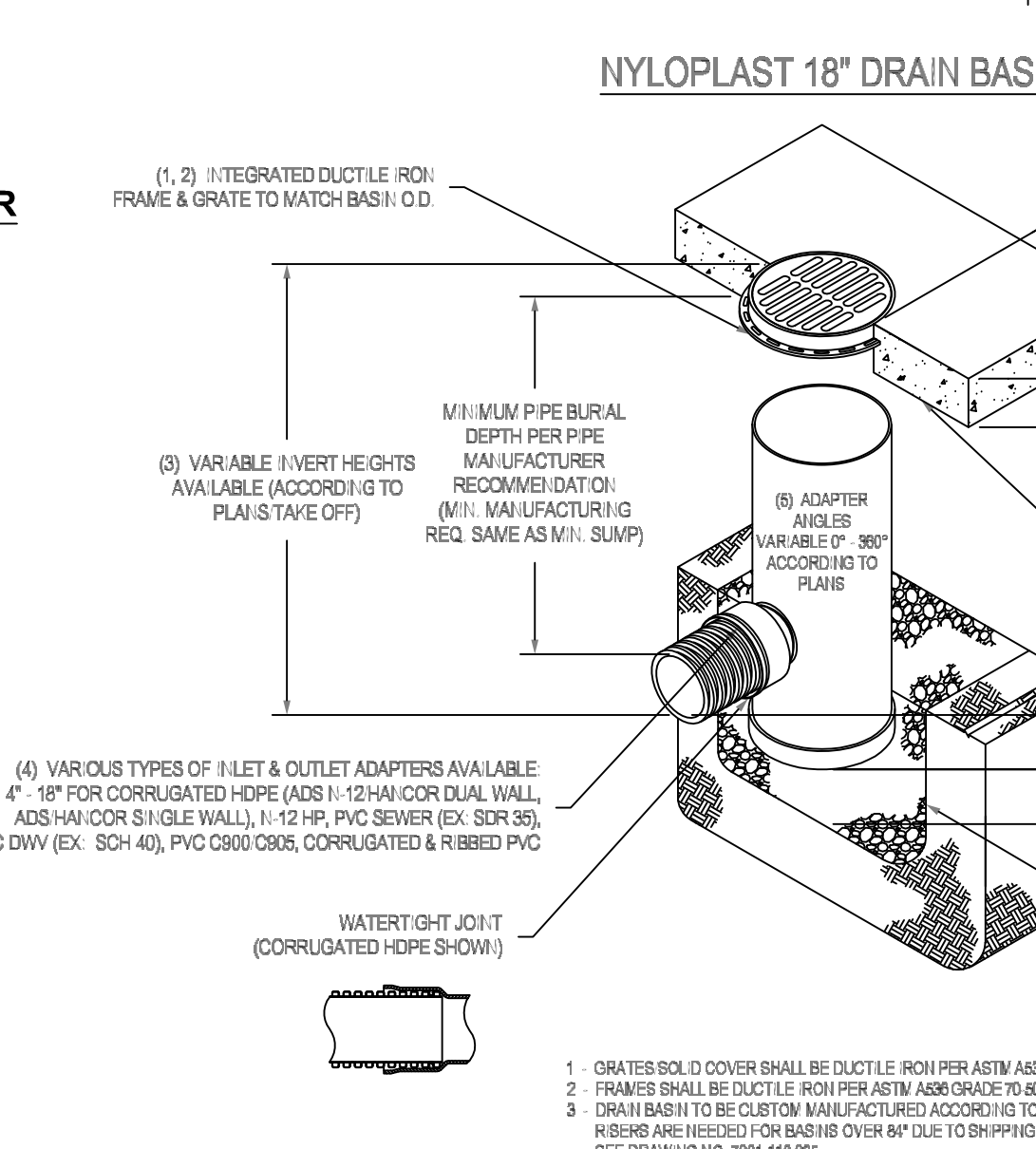
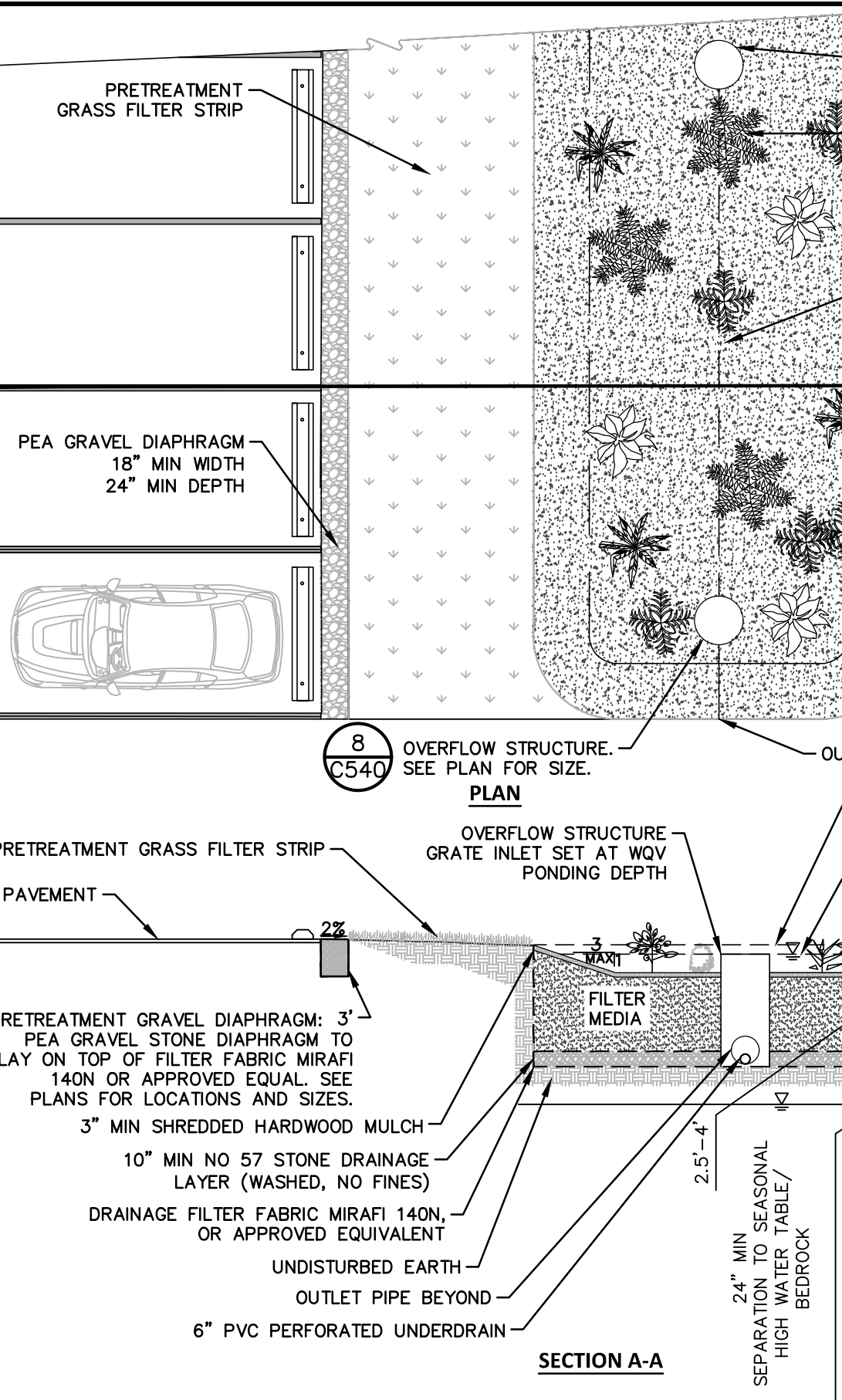
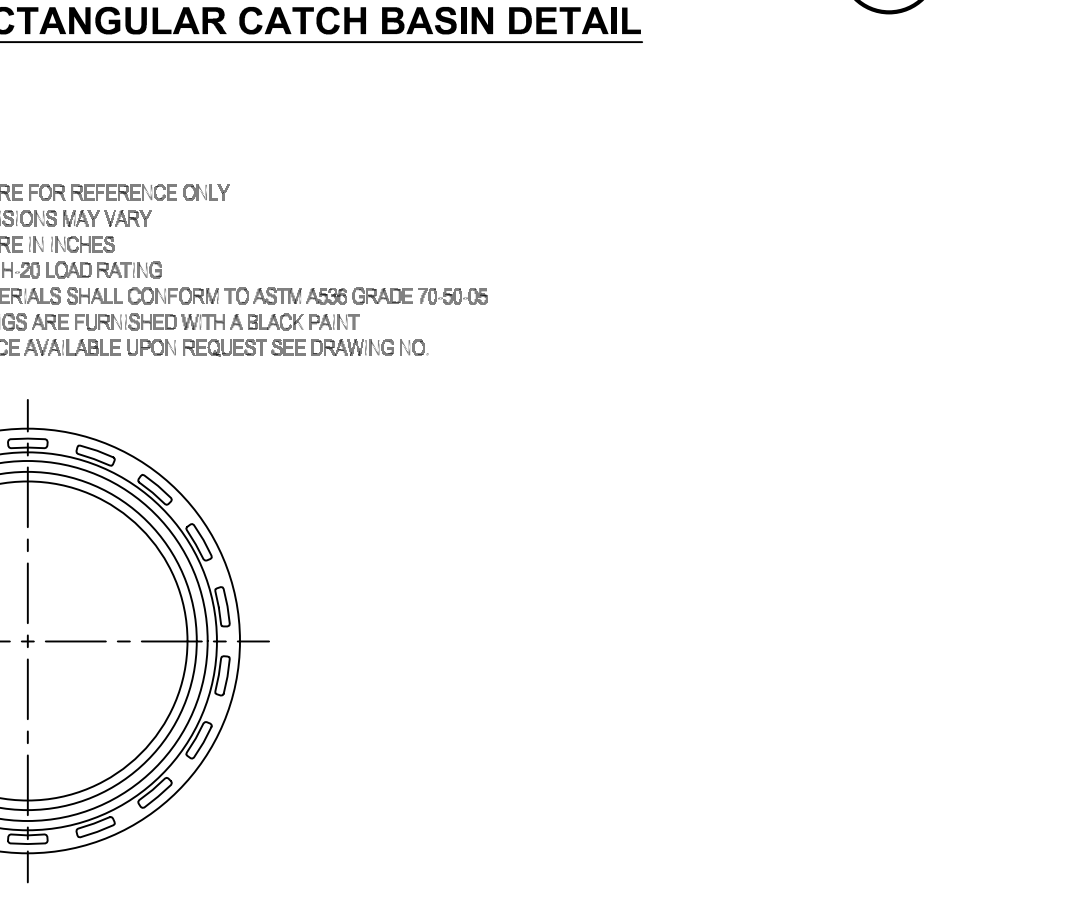
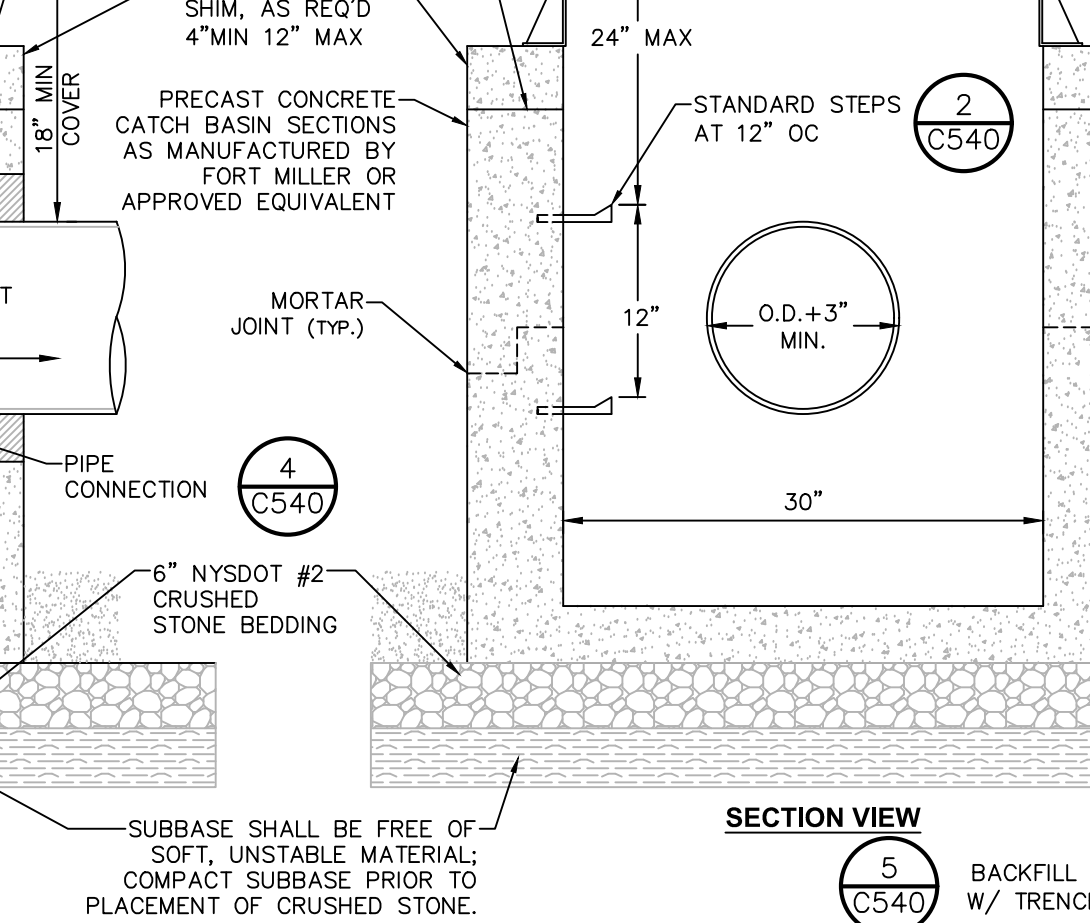
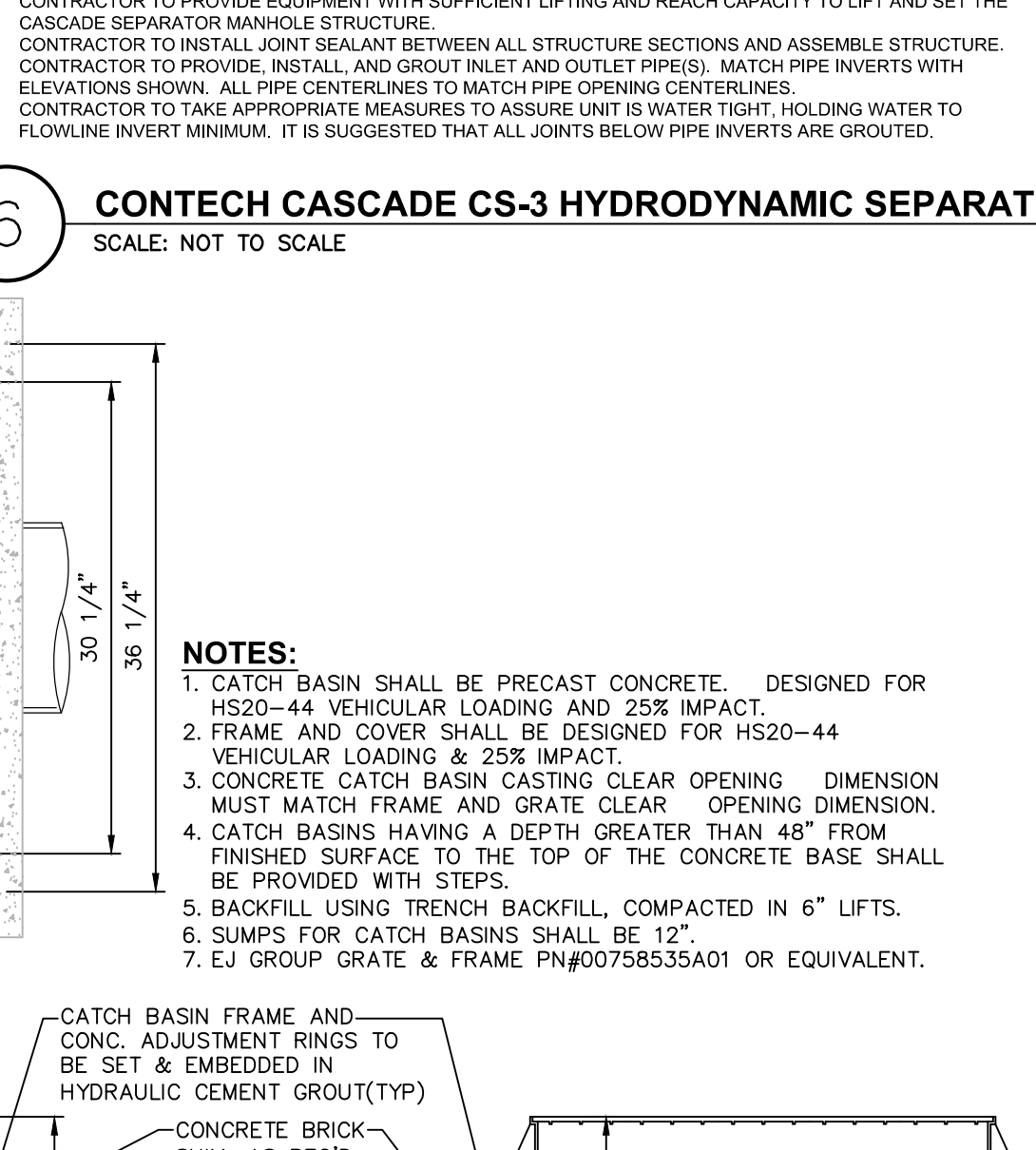
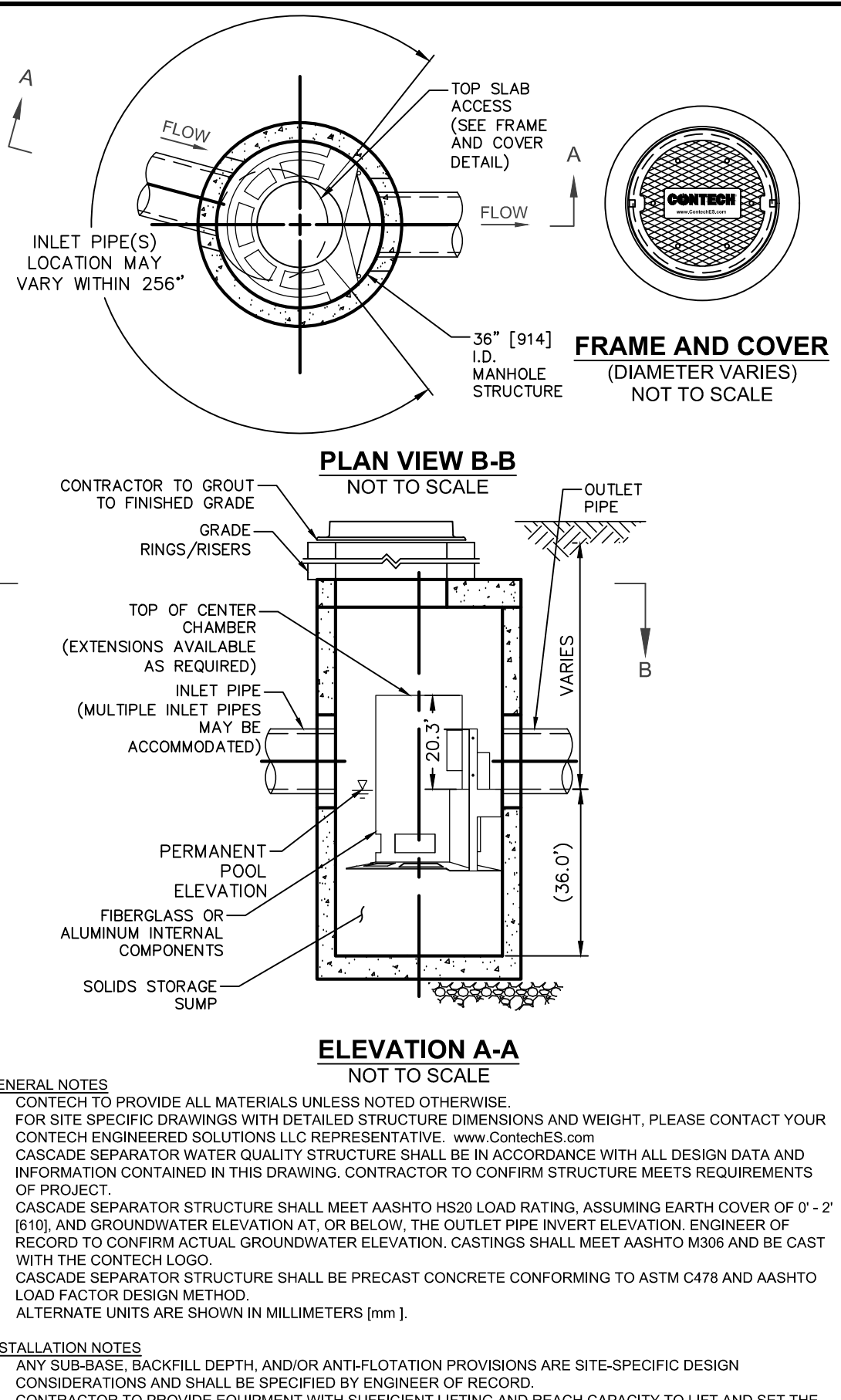
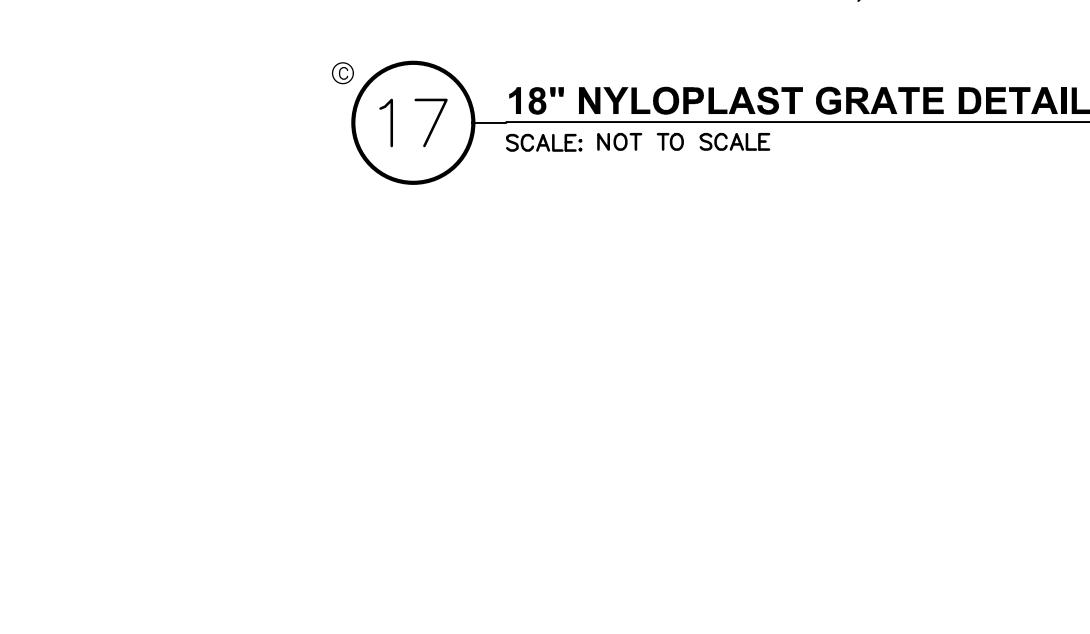
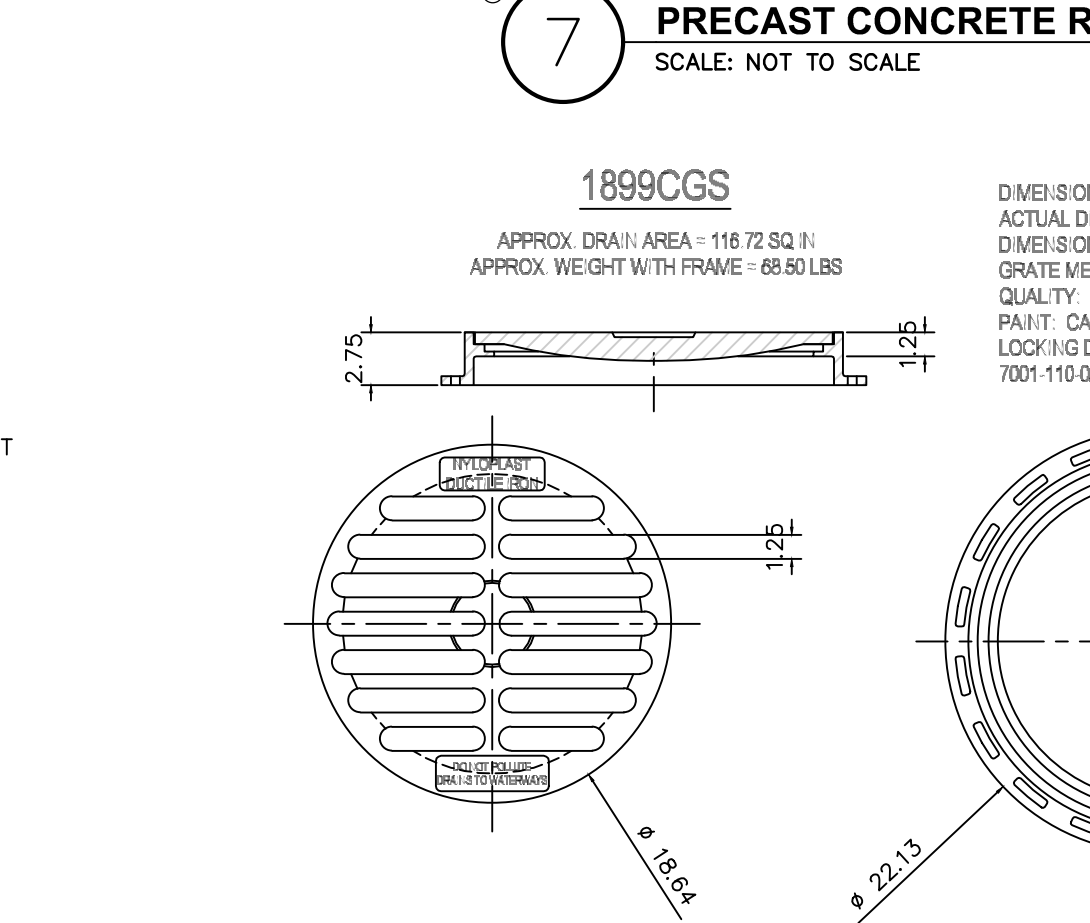
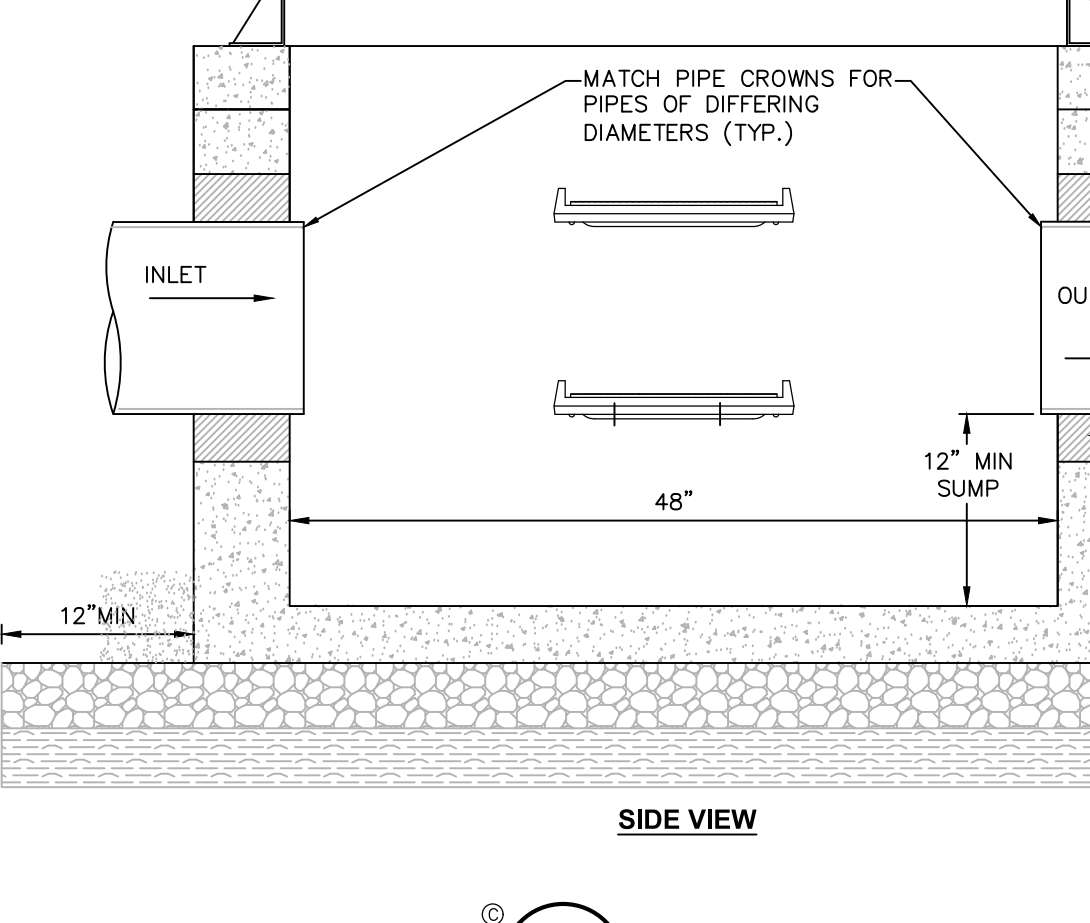
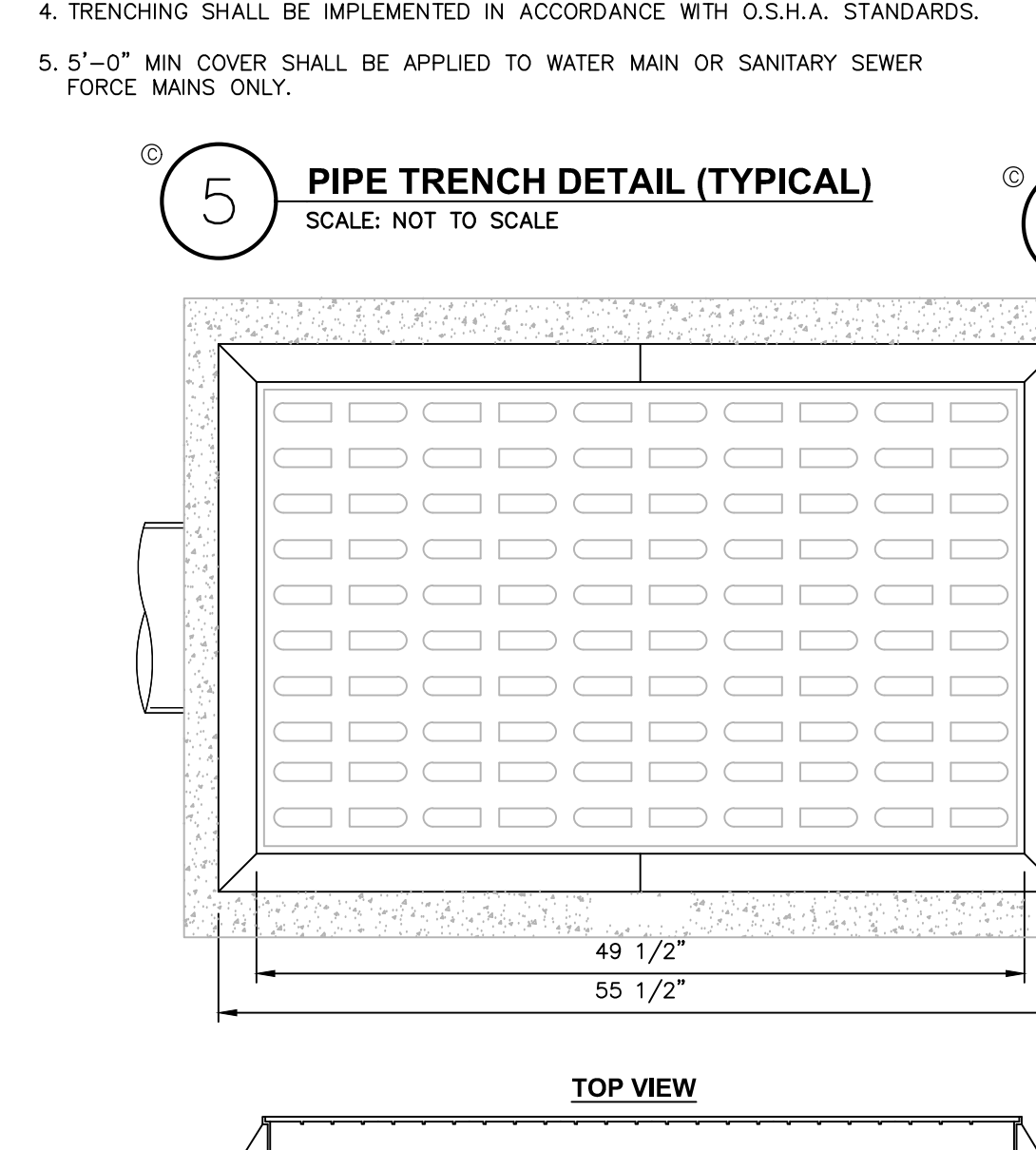
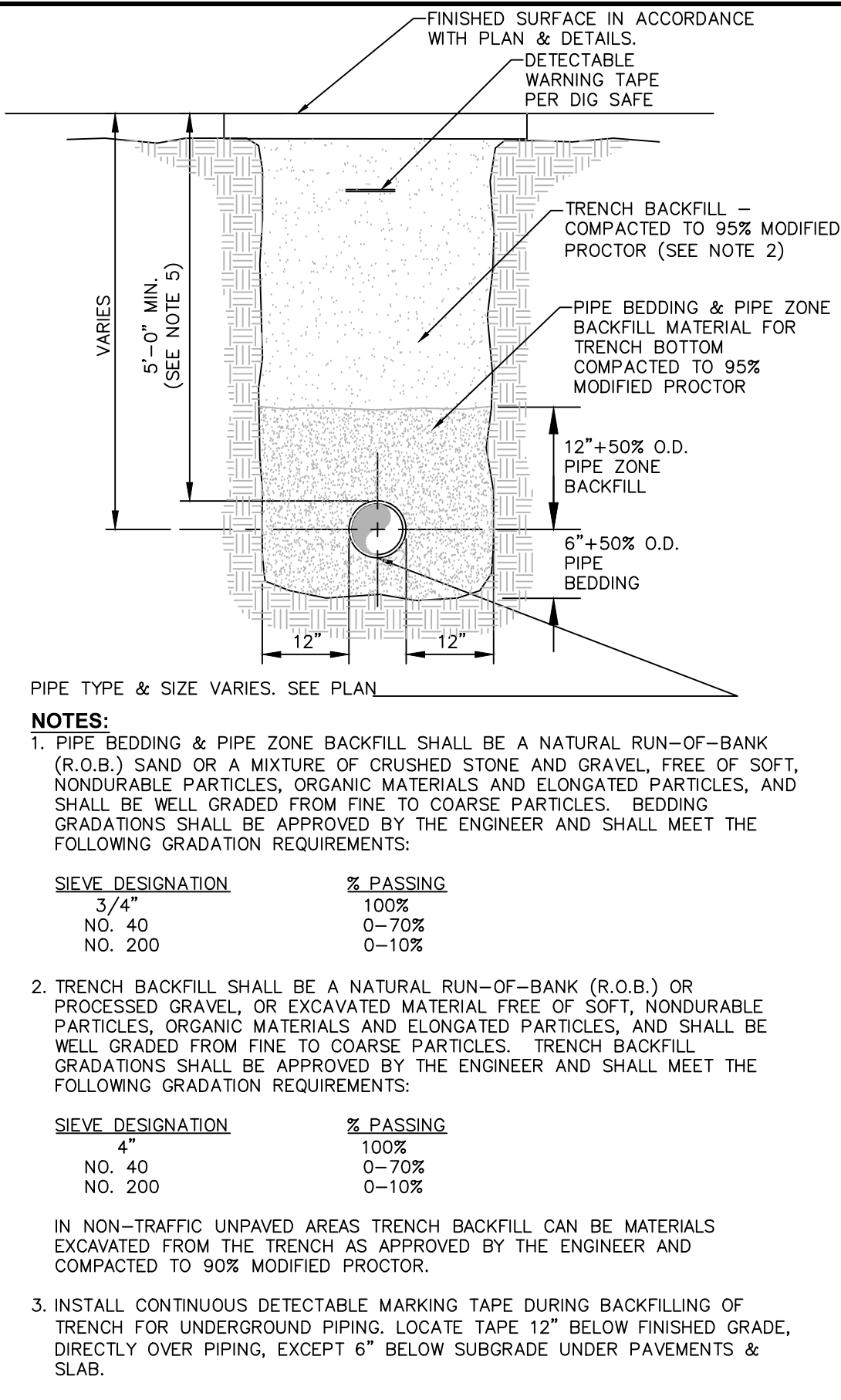
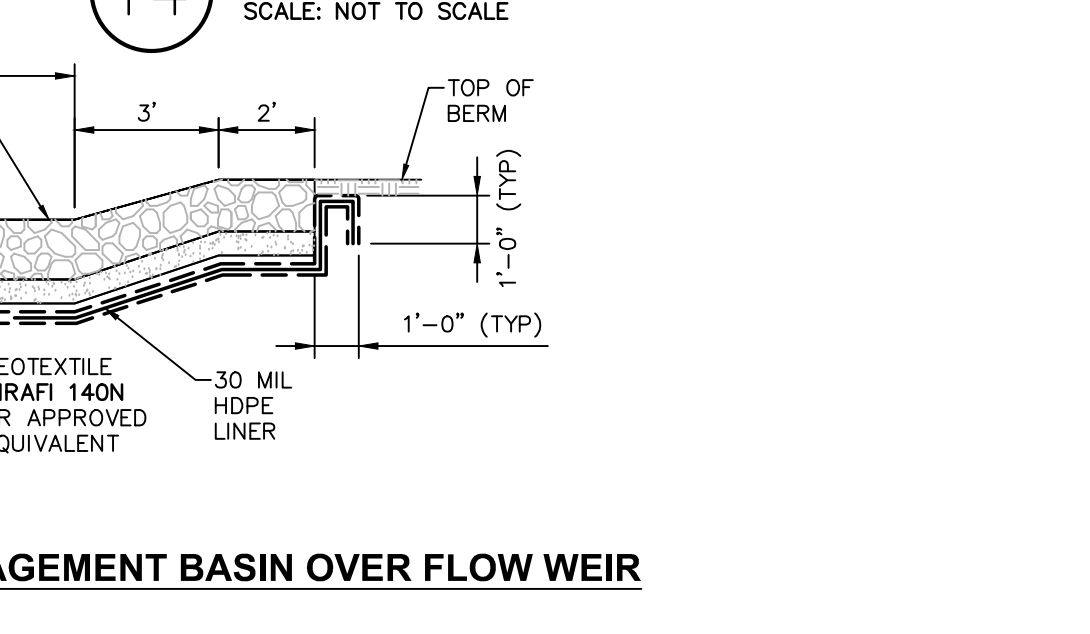
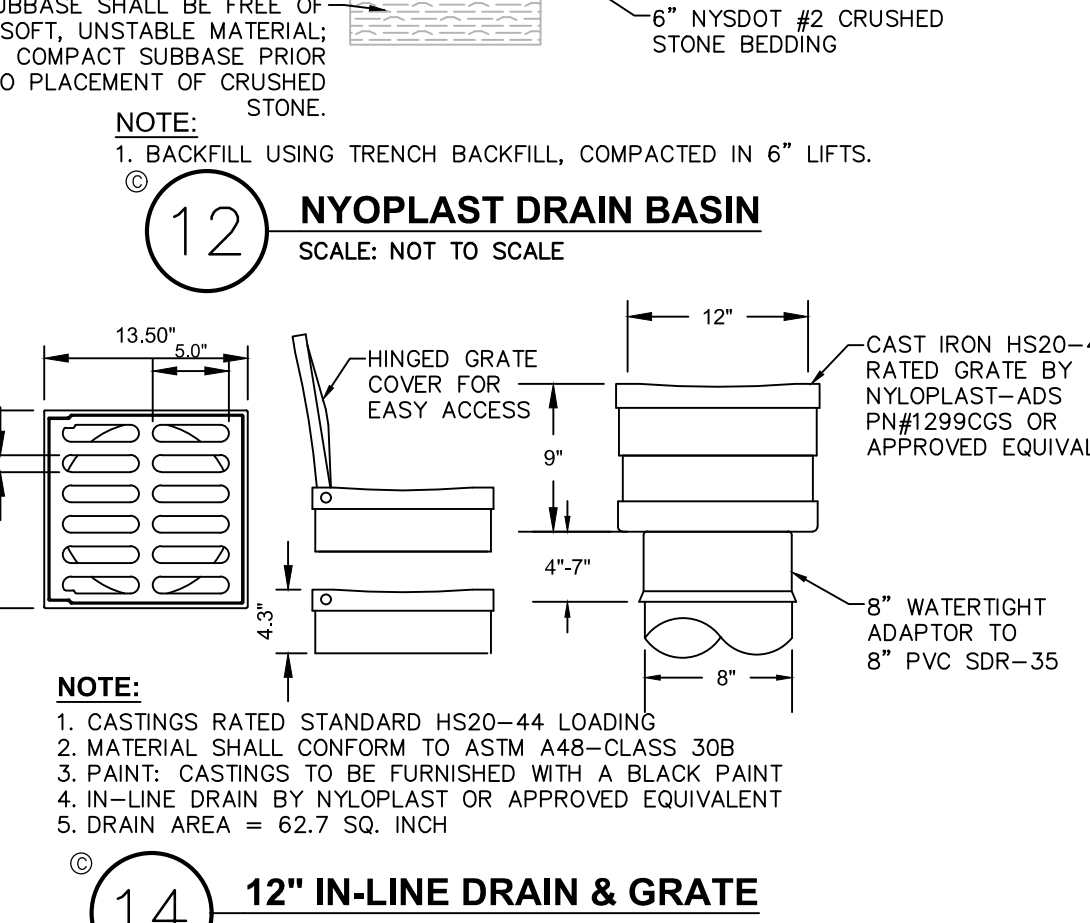
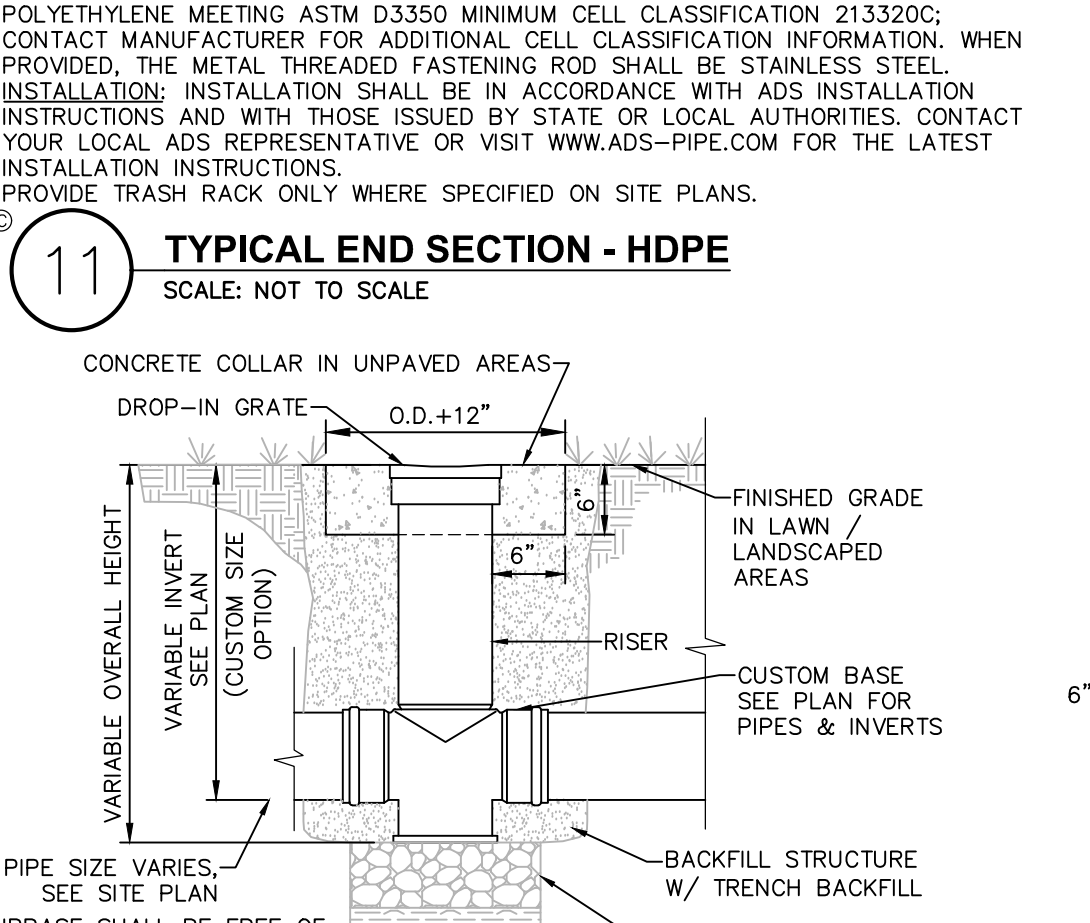
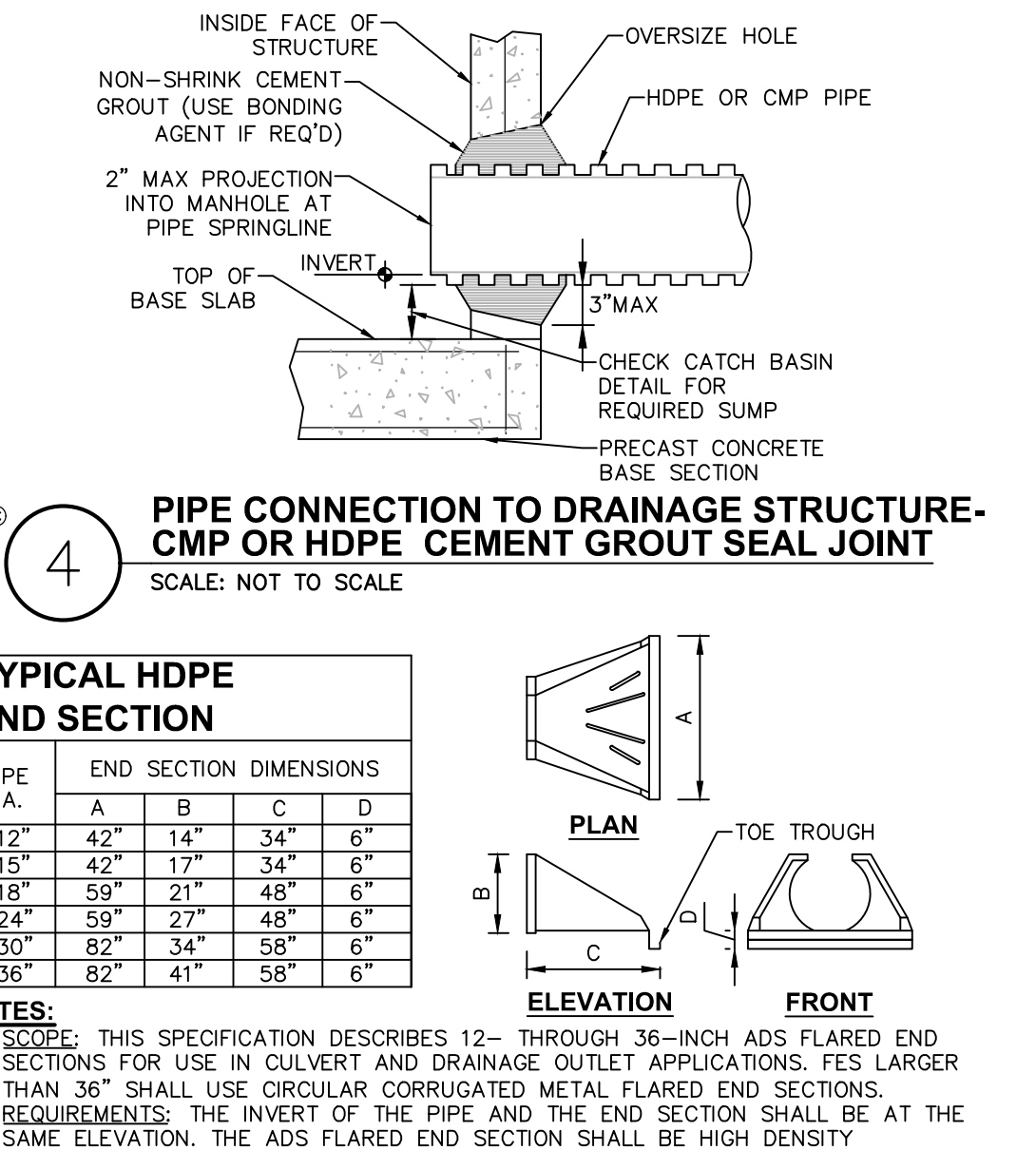
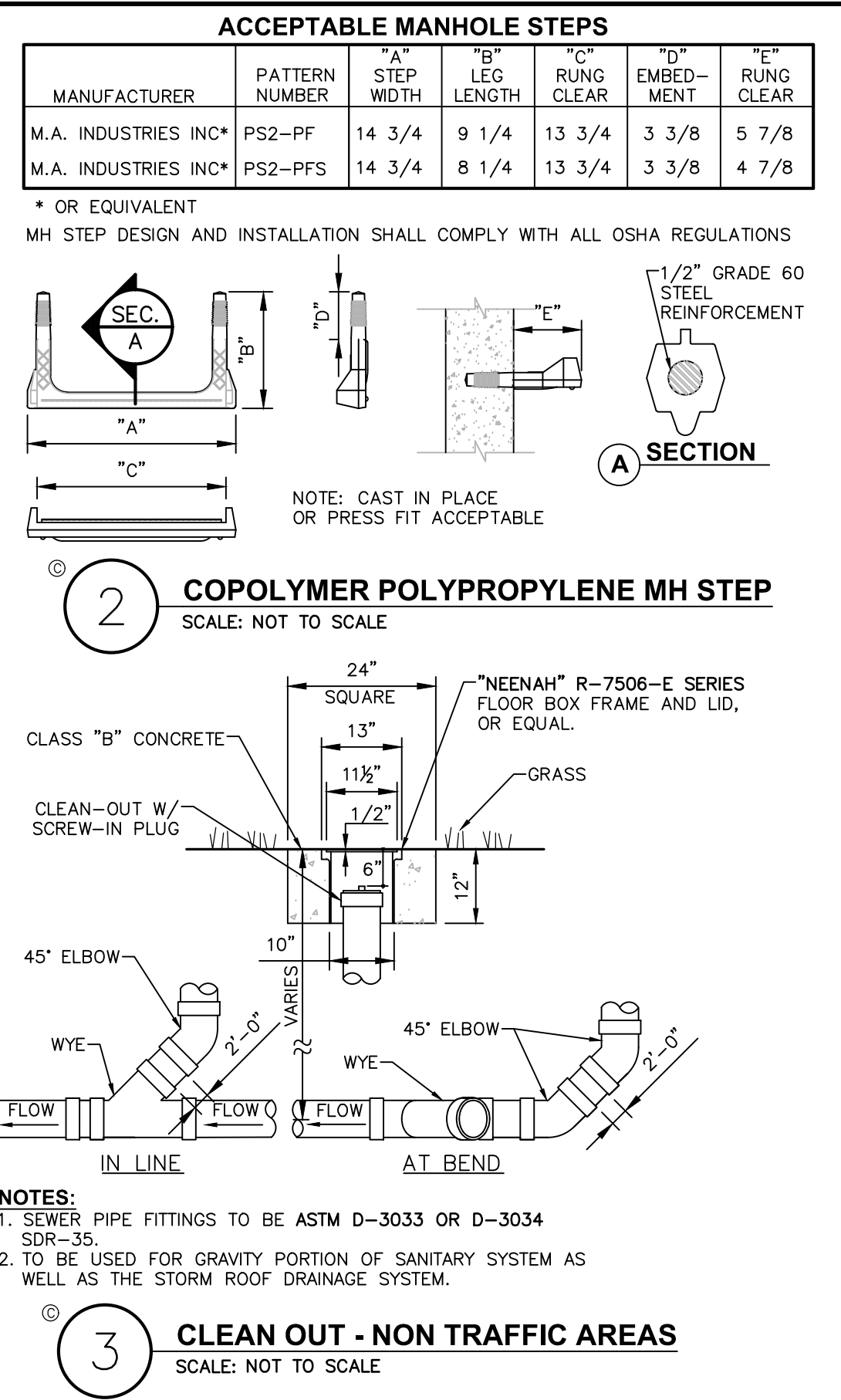
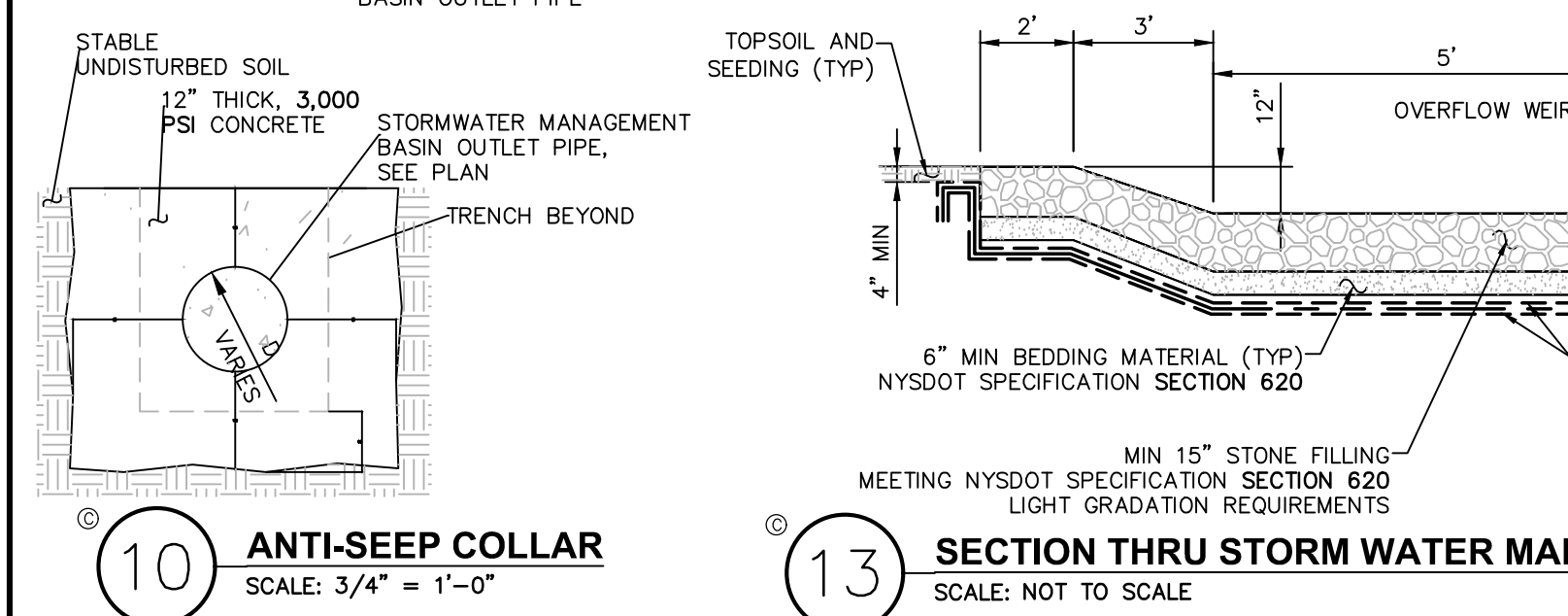
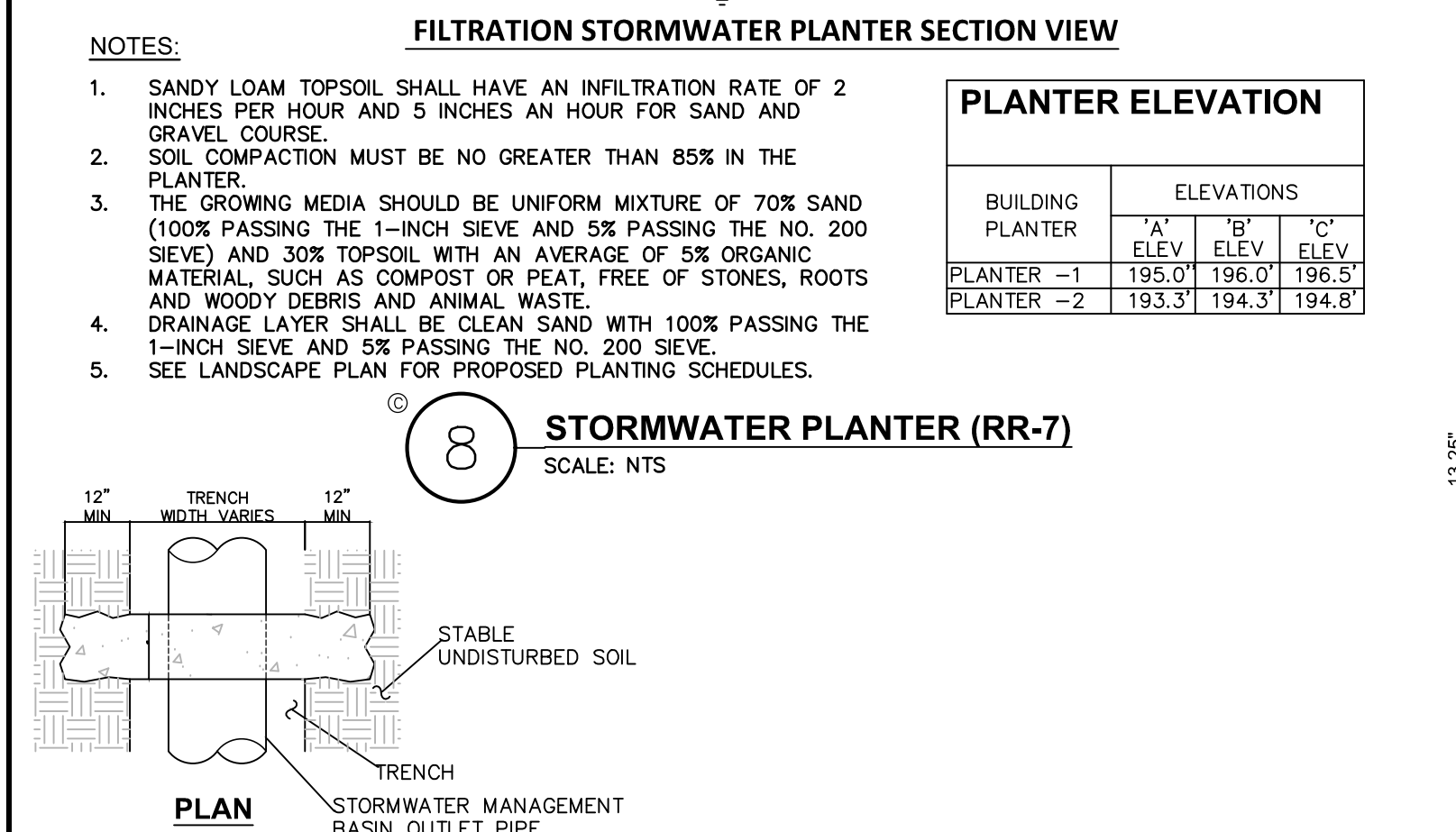
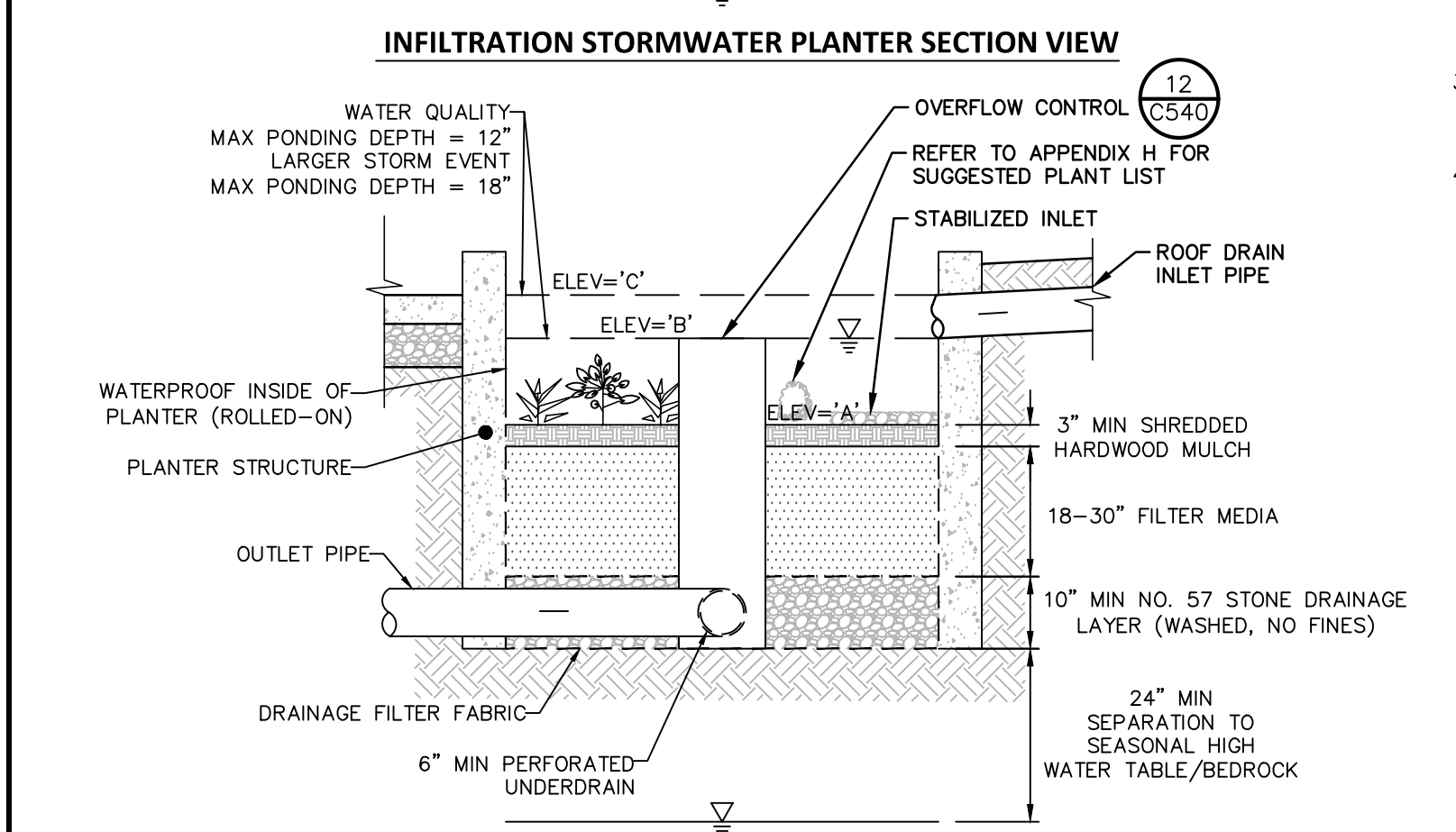
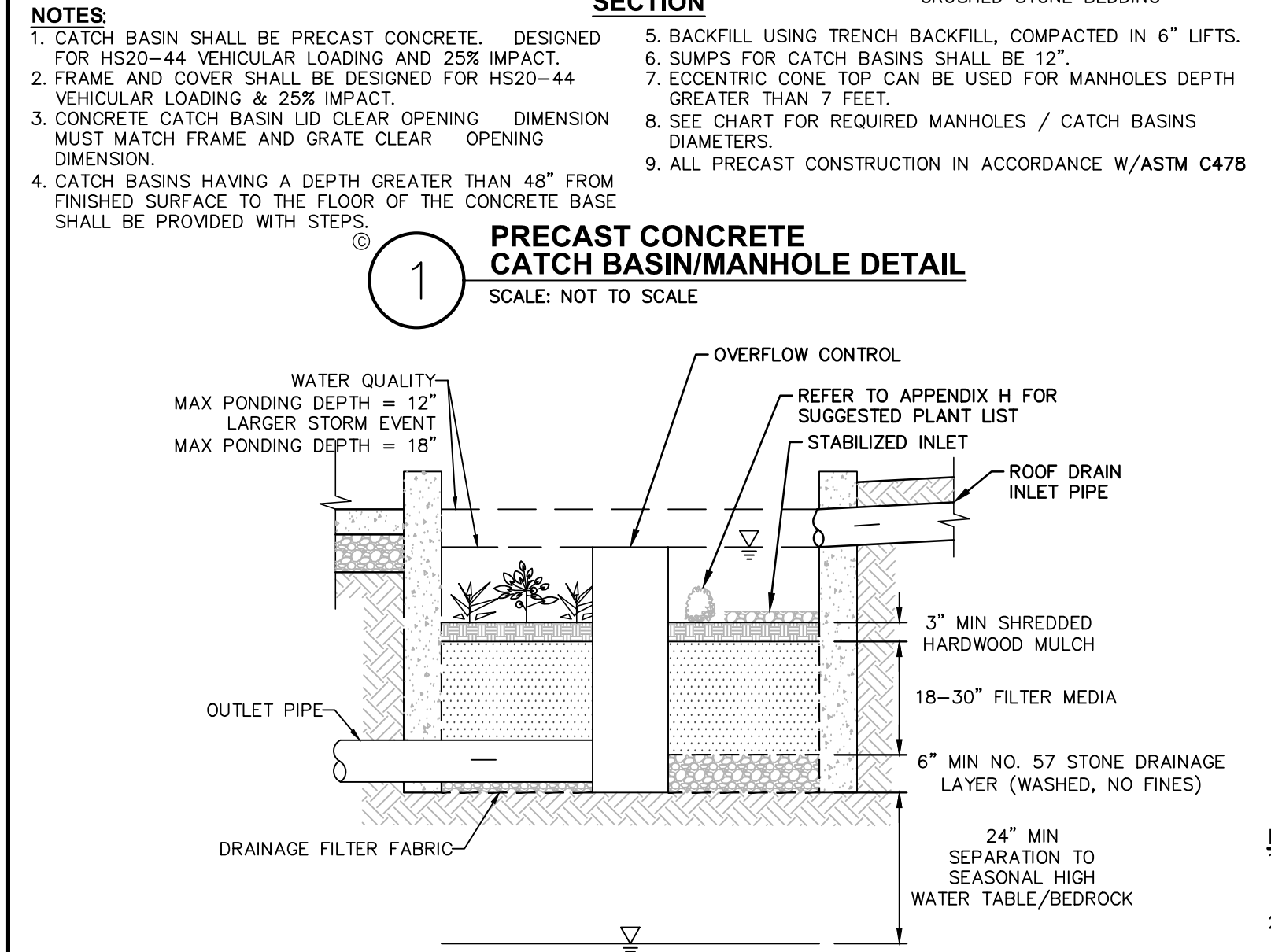
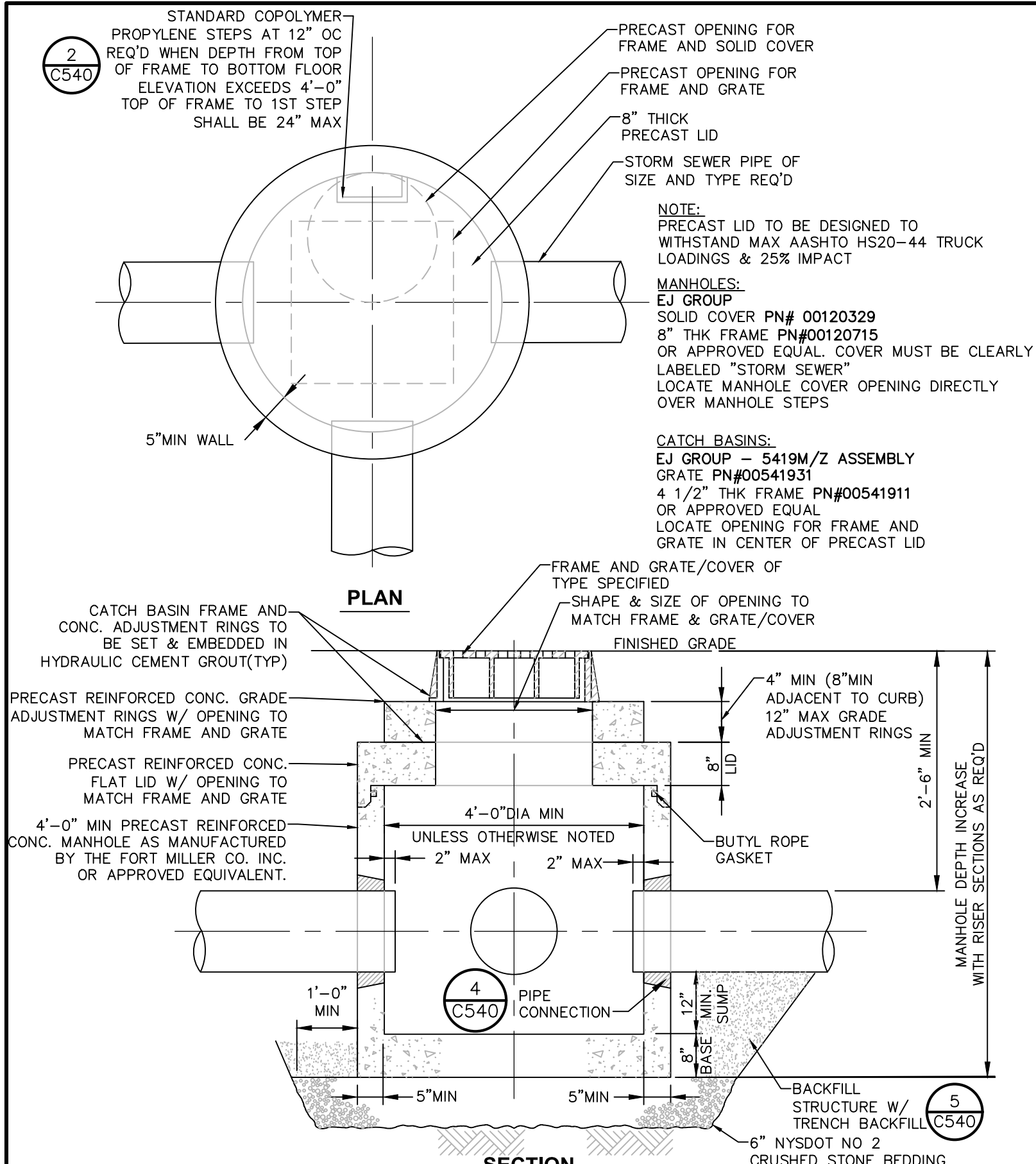
© 2025 LaBella Associates

NO.	DATE:	DESCRIPTION:
Revisions		
PROJECT NUMBER: CZ81947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

C531



NO.	DATE	DESCRIPTION:
Revisions		
PROJECT NUMBER:	C281947.00	
DRAWN BY:	JRR	
REVIEWED BY:	KGA	
ISSUED FOR:	PLANNING BOARD REVIEW	
DATE:	10/28/2025	
DRAWING NAME:		



MASELO REALTY LLC

18 EASTVIEW ROAD
MONSEY, NY 10952

HIGHVIEW AT THE FALKILL
CREEK
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

NO.	DATE	DESCRIPTION:
Revisions		
PROJECT NUMBER: C281947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

EROSION & SEDIMENT CONTROL DETAILS

DRAWING NUMBER:

C550

TOPSOIL SPECIFICATIONS:
1. EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

SITE PREPARATION:
1. ORIGINAL ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
2. SCARIFY AND COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
3. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS:
1. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
A. ORIGINAL (OAS) TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
B. CONTAINING NOT LESS THAN 2% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°.
C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
D. CONTAINING THE FOLLOWING WASHED GRADATIONS:
SIEVE DESIGNATION % PASSING
100 97-100
10 97-100
1/4" 100
NO 200 20-60

APPLICATION AND GRADING:
1. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY OR ON ROCKS, LOGS OR OVER ICE, SNOW, OR STANDING WATER.
2. TOPSOIL SHALL BE GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

VEGETATIVE COVER SPECIFICATIONS:
TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):
1. SITE PREPARATION
(SAME AS PERMANENT VEGETATIVE COVER)
2. SEED MIX: (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF)
AMOUNT BY: WEIGHT SPECIES OR VARIETY MINIMUM % PURITY GERMINATION
50% KENTUCKY BLUE GRASS** 95% 80%
20% PERENNIAL RYE 98% 90%
30% CREEPING RED FESCUE 97% 85%
100%
**MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.
3. SEEDING
(SAME AS PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):
1. SITE PREPARATION
A. BRING AREA TO BE SEED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED.
B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
D. LIME TO PH OF 6.5.
E. FERTILIZER: USE 1-10-5 (NPK) OR EQUIVALENT, APPLY AT RATE OF 4 LBS/1000 SF.
F. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
G. SMOOTH AND FIRM THE SEEDBED.

2. SEED MIXTURE FOR USE ON LAWN AREAS:
PROVIDE FRESH, CLEAN, NEW-ORP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

SUN AND PARTIAL SHADE:
AMOUNT BY: WEIGHT SPECIES OR VARIETY MINIMUM % PURITY GERMINATION
50% KENTUCKY BLUE GRASS** 95% 80%
20% PERENNIAL RYE 98% 90%
30% CREEPING RED FESCUE 97% 85%
100%
**SHADE TOLERANT VARIETY

3. SEEDING
A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED.
B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
1. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
2. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE.
C. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
D. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
E. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (N PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE TRENCH BACKFILL (N UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 LF OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR FILL, (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ. FT. OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESEED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILES:
THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION.
3. THE STORMWATER DETENTION BASIN SHALL BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL THE OUTLET CONTROL STRUCTURES AND THE EARTHEN BERM. THE BASIN SHALL BE GRADED TO THE TOP OF THE AQUATIC BENCH AS INDICATED IN THE TYPICAL STORMWATER MANAGEMENT BASIN SECTION PRESENTED IN THE PROJECT DRAWINGS.
4. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (NIPRAP OVERFLOW WEIRS), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN.
5. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.) TO ASSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN.
6. TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION.
7. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
8. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
9. PROTECT ALL UTILITIES, CURB AND GUTTER, GUTTER INLET AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
10. FINALIZE PAVEMENT SUB-BASE PREPARATION.
11. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
12. INSTALL SUB-BASE MATERIAL, AS REQUIRED FOR PAVEMENT.
13. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
14. UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL FINALIZE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY. CONTRACTOR SHALL FINISH GRADE, THE FORBAYS, AQUATIC BENCHES, AND WET POND(S) AND STABILIZE AS INDICATED IN THE PROJECT DRAWINGS.
15. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING WATER. STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED, REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CHECK DAM:
INSPECT CHECK DAMS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. IF SIGNIFICANT EROSION HAS OCCURRED BETWEEN STRUCTURES A LINER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM. THE DAM SHOULD BE MAINTAINED TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. REMOVE CHECK DAMS AS PER APPROVAL OF ENGINEER.

EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT, WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

EARTH DIKES:
INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

TEMPORARY SWALE:
INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

SEDIMENT TRAP:
INSPECT ALL SEDIMENT TRAPS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPAIRS SHALL BE MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH OF THE TRAP.

STORM DRAIN INLET PROTECTION:
INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

DEWATERING PITS:
(IF REQUIRED) - INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED.

SNOW AND ICE CONTROL:
PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
- EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
- APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE. FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS, SEED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

SPDES GENERAL PERMIT GP-0-25-001 COMPLIANCE NOTES:

THIS PLAN SET AND THE ACCOMPANYING SWMP ENTITLED STORMWATER POLLUTION PREVENTION PLAN FOR HIGHVIEW II HAVE BEEN SUBMITTED TO AN INLET/OUTLET ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWMP. THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWMP.

1. THIS PROJECT HAS NOT RECEIVED WRITTEN APPROVAL FROM **CITY OF POUGHKEEPSIE** AT ANY ONE TIME. THEREFORE, IF THE CONTRACTOR'S CONSTRUCTION SEQUENCE REQUIRES THE DISTURBANCE OF MORE THAN FIVE ACRES AT ANY ONE TIME, WRITTEN APPROVAL MUST BE OBTAINED FROM NYSED PRIOR TO EXCEEDING THE 5 ACRE LIMIT.

CONSTRUCTION SEQUENCING NOTES:

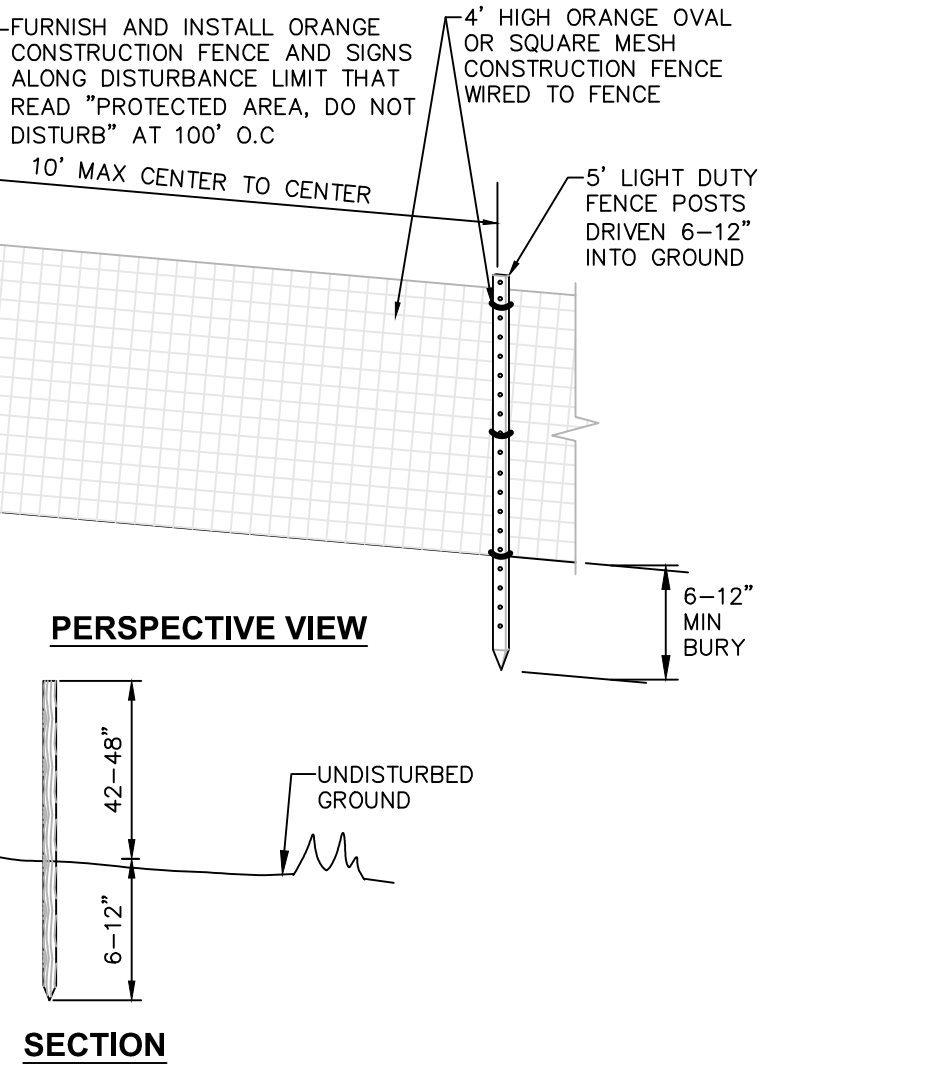
- PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION.
- THE STORMWATER DETENTION BASIN SHALL BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL THE OUTLET CONTROL STRUCTURES AND THE EARTHEN BERM. THE BASIN SHALL BE GRADED TO THE TOP OF THE AQUATIC BENCH AS INDICATED IN THE TYPICAL STORMWATER MANAGEMENT BASIN SECTION PRESENTED IN THE PROJECT DRAWINGS.
- PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (NIPRAP OVERFLOW WEIRS), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN.
- THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.) TO ASSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN.
- TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION.
- THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
- INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
- PROTECT ALL UTILITIES, CURB AND GUTTER, GUTTER INLET AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
- FINALIZE PAVEMENT SUB-BASE PREPARATION.
- REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
- INSTALL SUB-BASE MATERIAL, AS REQUIRED FOR PAVEMENT.
- PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
- UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL FINALIZE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY. CONTRACTOR SHALL FINISH GRADE, THE FORBAYS, AQUATIC BENCHES, AND WET POND(S) AND STABILIZE AS INDICATED IN THE PROJECT DRAWINGS.
- THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

EROSION AND SEDIMENT CONTROL MEASURES:

- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED, FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
- SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
- PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

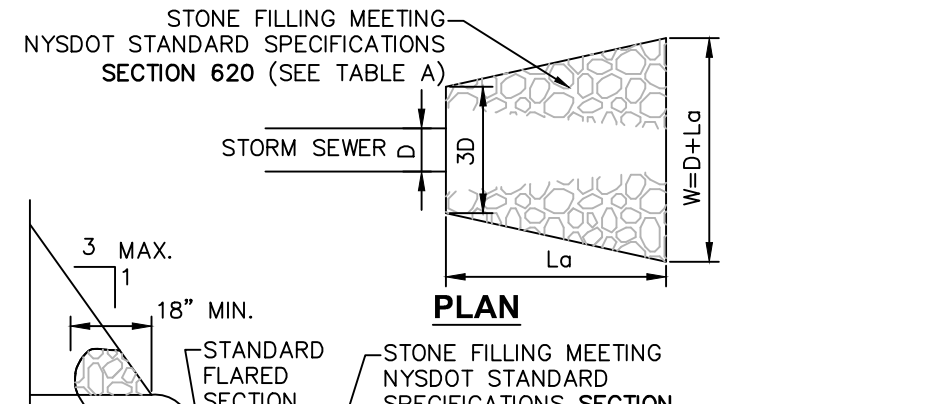
GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
- EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
- APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE. FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS, SEED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.



TEMPORARY ORANGE CONSTRUCTION FENCE DETAIL
SCALE: NOT TO SCALE

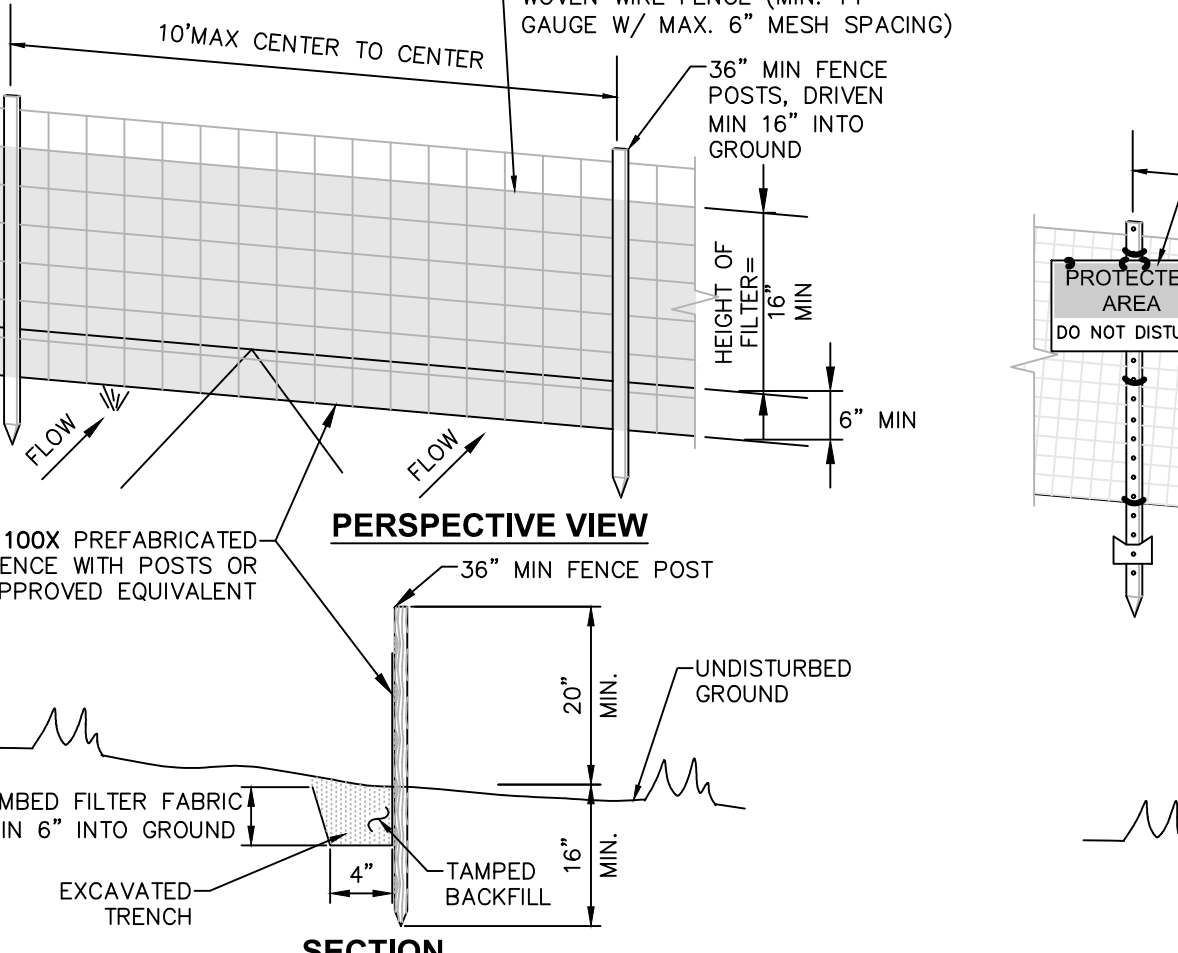
STONE APRON SIZING REQUIREMENT - TABLE "A"									
CULVERT DIA. (D)	CULVERT SLOPE, %	NYSDOT STANDARD STONE FILLING APRON MATERIAL	d50	dMAX	MINIMUM APRON THICKNESS (IN)	MINIMUM OUTLET APRON LENGTH (FT)			
12"	< 4	LIGHT	6"	9"	18	10			
	4-8	MEDIUM	9"-12"	14"-18"	24	10			
18"	< 4	LIGHT	6"	9"	18	10			
	4-6	MEDIUM	9"-12"	14"-18"	24	12			
	6-8	HEAVY	15"-18"	22"-27"	36	12			
	8-10	HEAVY	15"-18"	22"-27"	36	18			
24"	< 3	LIGHT	6"	9"	18	12			
	3-4	MEDIUM	9"-12"	14"-18"	24	16			
	4-8	HEAVY	15"-18"	22"-27"	36	24			
30"	< 1	LIGHT	6"	9"	18	15			
	1-2	MEDIUM	9"-12"	14"-18"	24	20			
	2-4	HEAVY	15"-18"	22"-27"	36	25			
	4-6	HEAVY	15"-18"	22"-27"	36	30			
36"	< 2	MEDIUM	9"-12"	14"-18"	24	24			
	1-2	HEAVY	15"-18"	22"-27"	36	30			
	3-5	HEAVY	15"-18"	22"-27"	36	36			
42"	< 1	MEDIUM	9"-12"	14"-18"	24	28			
	1-2	HEAVY	15"-18"	22"-27"	36	35			
	2-3	HEAVY	15"-18"	22"-27"	36	42			
48"	< 1	MEDIUM	9"-12"	14"-18"	24	32			
	1-2	HEAVY	15"-18"	22"-27"	36	40			
	2-3	HEAVY	15"-18"	22"-27"	36	48			



CONCRETE WASHOUT AREA DETAIL
SCALE: NOT TO SCALE

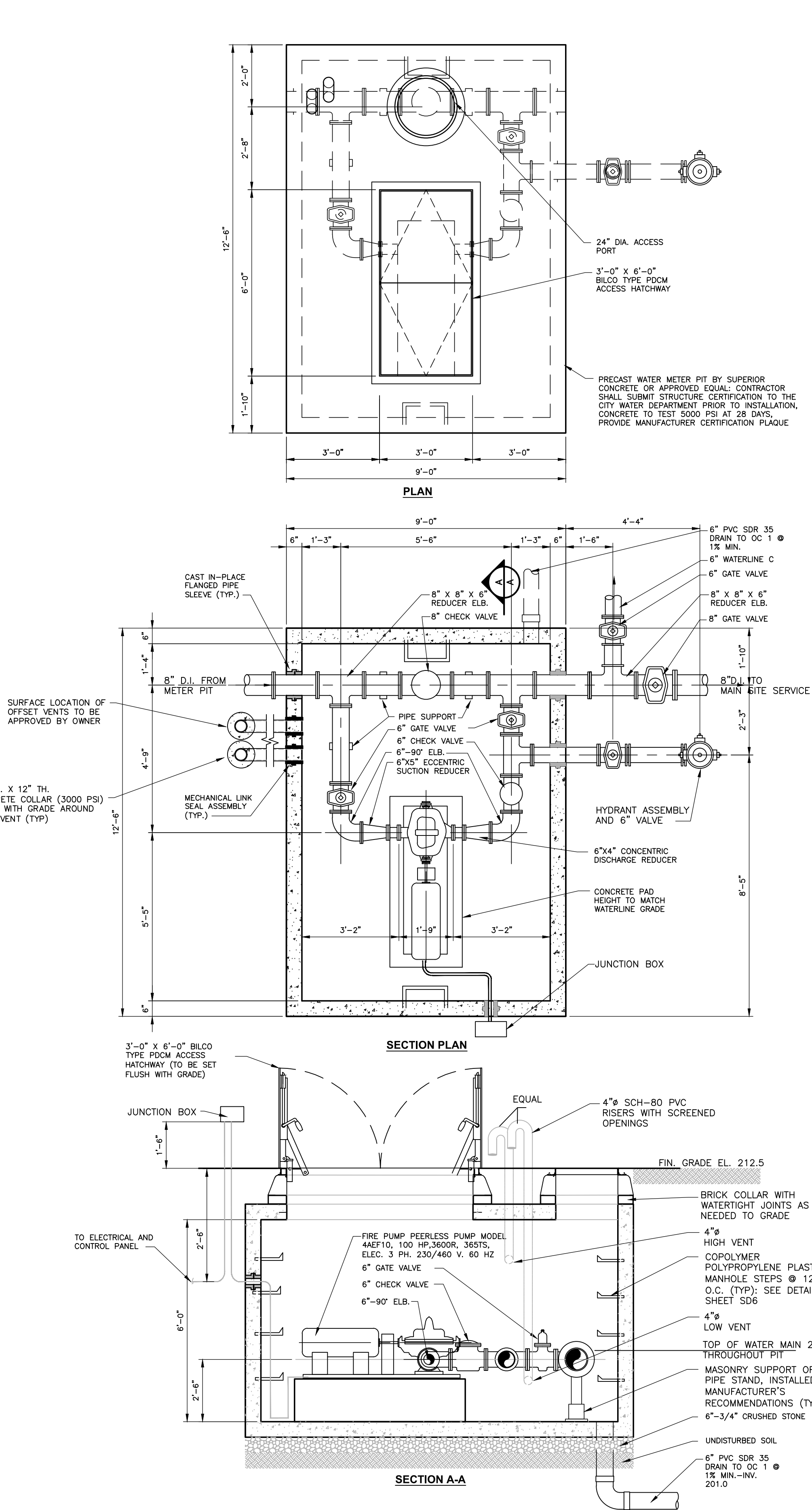


END SECTION DETAIL WITH STONE LINED APRON DETAIL
SCALE: NOT TO SCALE



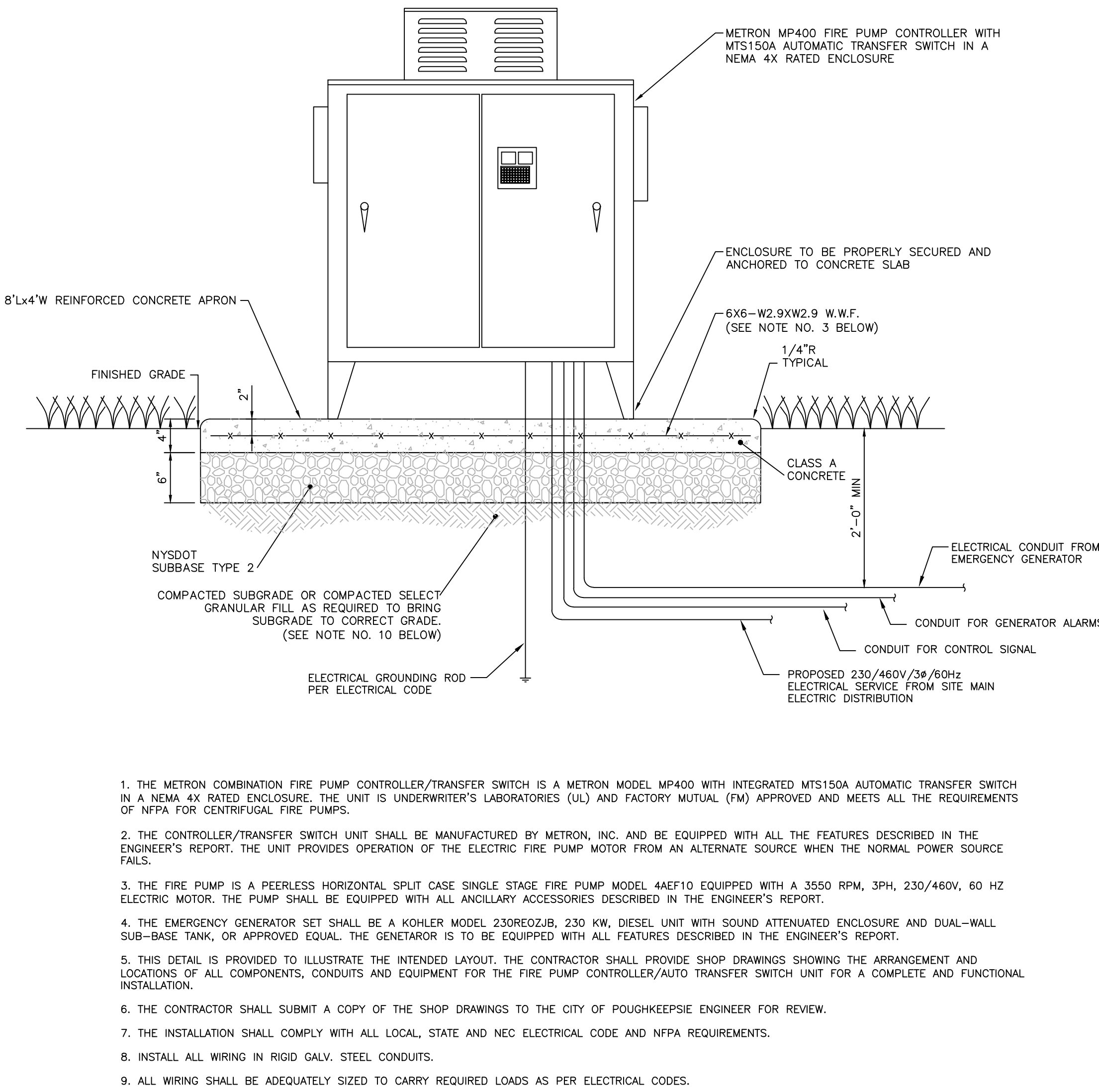
- NOTES:
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL 1" OR 1 1/2" DYE OR HARDWOOD.
 - FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 4" AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - MAXIMUM DRAINAGE AREA FOR OVERFLOW FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
 - SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
 - SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
 - MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE: SLOPE STEEPNESS MAXIMUM SLOPE LENGTH(FT)
2:1 25
3:1 50
4:1 75
5:1 100
6:1 125
7:1 150
8:1 175
9:1 200
10:1 225
11:1 250
12:1 275
13:1 300
14:1 325
15:1 350
16:1 375
17:1 400
18:1 425
19:1 450
20:1 475
21:1 500
22:1 525
23:1 550
24:1 575
25:1 600
26:1 625
27:1 650
28:1 675
29:1 700
30:1 725
31:1 750
32:1 775
33:1 800
34:1 825
35:1 850
36:1 875
37:1 90

Drawing Name: B:\C\G\A\Legacy\Chazell\Projects\81904-3\899681947.00 - Highview II\DWG\01_C561_81747-20_WATRD.dwg
User: Administrator
Project: C561_81747-20_WATRD
Drawing: 12/27/2025 12:25:12 PM

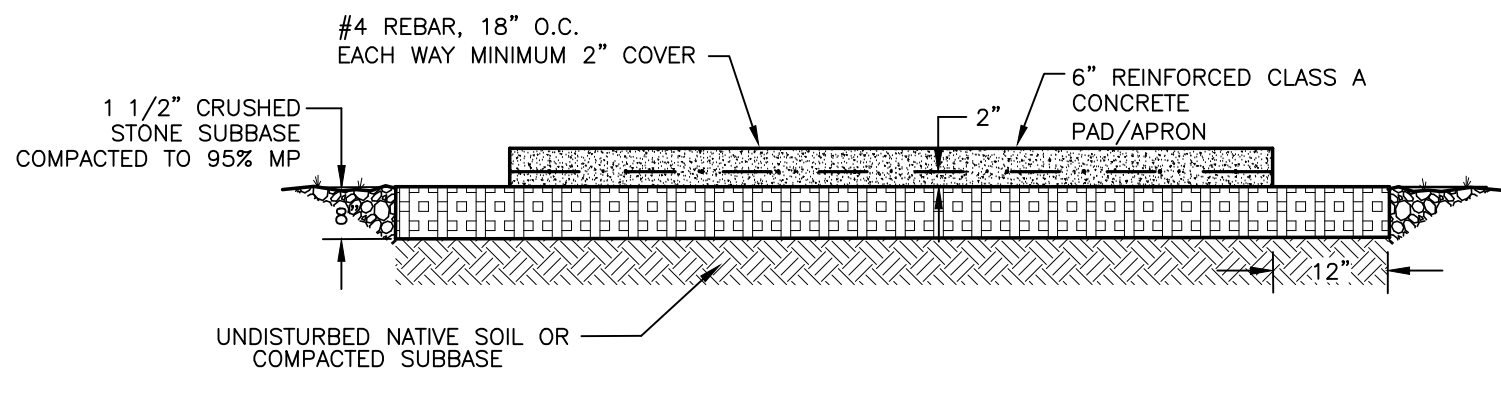


- NOTES**
- PUMP CHAMBER AND ASSEMBLY AND SHOP DRAWINGS SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY THE CITY OF Poughkeepsie Engineering Department.
 - FIRE PUMP FURNISHED FOR FIRE PROTECTION SERVICE SHALL BE SUPPLIED WITH SPECIFIED DRIVERS, CONTROLS AND PUMP ACCESSORIES AS DESCRIBED IN APPENDIX TO ENGINEERING REPORT
 - AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE MANHOLE COVER. THE PLATE SHALL BE A MINIMUM OF 12"x12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE:
"WARNING: CONFINED SPACE - ENTRY PROHIBITED WITHOUT AUTHORIZATION - CALL OWNER FOR APPROVAL TO ACCESS". VENTILATION SHALL CONFORM TO EXISTING LOCAL AND/OR STATE CODES AND AS PER SECTION 6.2.5 OF "RECOMMENDED STANDARDS FOR WATER WORKS - 1997" (TEN STATES STANDARDS).
 - PREPARED SURFACE (I.E., BOTTOM) OF EXCAVATION FOR PLACEMENT OF PUMP CHAMBER SHALL CONSIST OF A MINIMUM 9" DEPTH OF 3/4" CRUSHED STONE, LEVELED AND LAID OVER STABLE NATIVE SOIL. IF EXCAVATION REVEALS UNSTABLE SOIL MATERIAL, THIS BEDDING REQUIREMENT SHALL BE MODIFIED BY THE PROJECT ENGINEER.
 - FIRE PUMP PIT TO BE PROVIDED WITH STEPS.
 - ALL ELECTRICAL SHALL BE INSTALLED AS PER THE NATIONAL ELECTRIC CODE, LATEST EDITION.
 - INSTALLATION AND TESTING TO BE CERTIFIED COMPLETE BY A NYS LICENSED PROFESSIONAL ENGINEER.

1 PUMP CHAMBER DETAIL
SCALE: NOT TO SCALE



2 ELECTRIC FIRE PUMP CONTROLLER AND AUTO-TRANSFER SWITCH
SCALE: NOT TO SCALE



- NOTES:**
- THE CONCRETE PAD DIMENSIONS SHALL BE 16'x10'W.
 - THE CONTRACTOR SHALL MAKE PROVISIONS TO PROVIDE ALL SLEEVES REQUIRED FOR THE PASSAGE OF ALL CONDUITS IN THE CONCRETE SLAB.

3 GENERATOR PAD DETAIL
SCALE: NOT TO SCALE

- CONCRETE NOTES:**
- MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
 - ALL CONCRETE SHALL BE CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 - REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
 - ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
 - EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20'-0" ON CENTER, OR AS INDICATED ON PLANS.
 - JOINTS SHALL NOT BE SAW CUT.
 - EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOARD" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL, RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
 - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
 - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional 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 architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

© 2025 LaBella Associates

MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10852

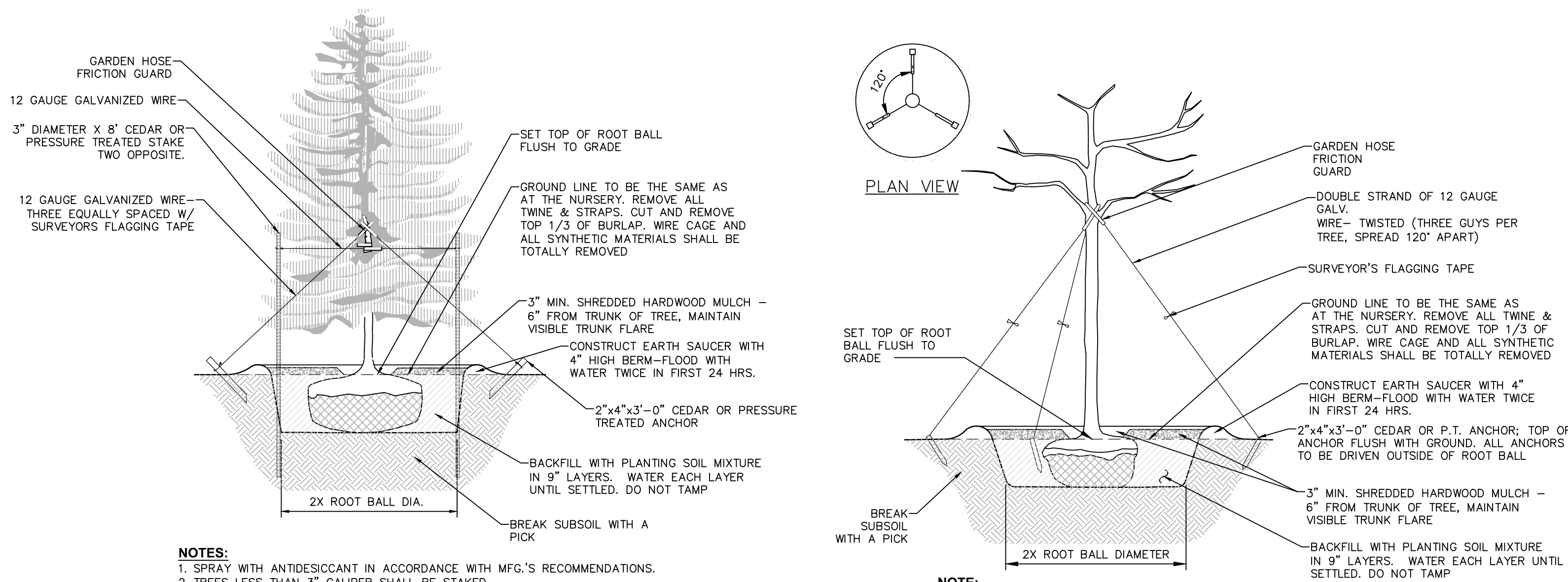
HIGHVIEW AT THE FALKILL CREEK
CITY OF Poughkeepsie
DUTCHESS COUNTY, NEW YORK

NO.	DATE	DESCRIPTION:
Revisions		
PROJECT NUMBER: C281947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

WATER DETAILS 2

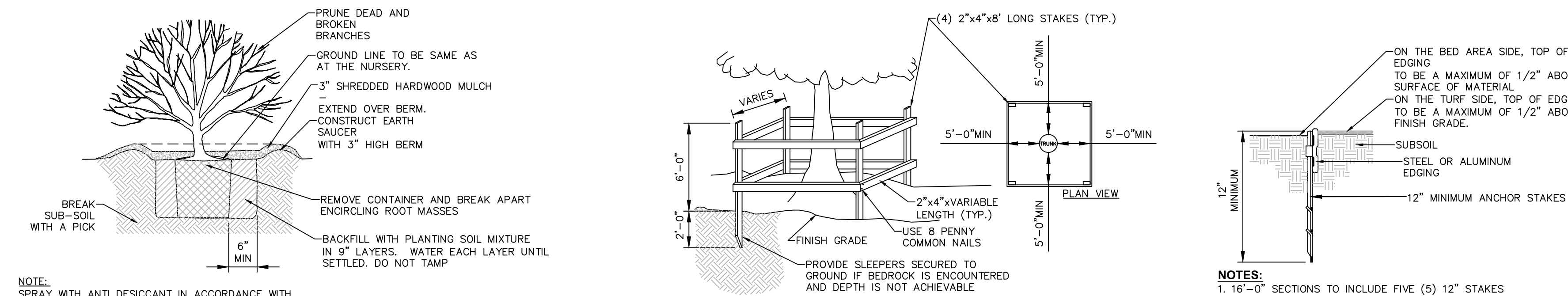
DRAWING NUMBER:

C561



- NOTES:**
1. SPRAY WITH ANTIDISCANTANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
 2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
 3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
 4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

1 EVERGREEN PLANTING DETAIL
SCALE: NOT TO SCALE



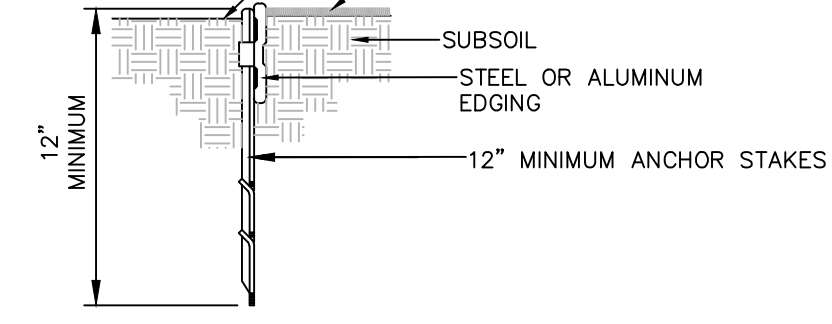
**2 PLANTING AND GUYING DETAIL
BALLED AND BURLAPPED TREE**
SCALE: NOT TO SCALE



**3 SHRUB PLANTING DETAIL
FOR CONTAINERIZED SHRUBS**
SCALE: NOT TO SCALE

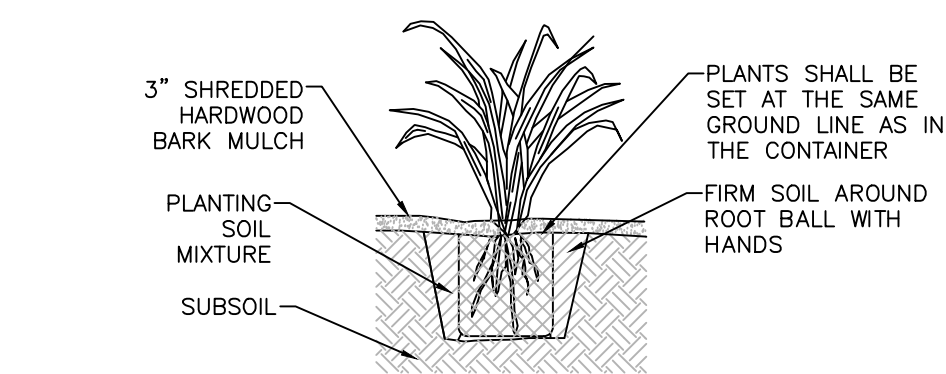


4 TEMPORARY TREE PROTECTION DETAIL
SCALE: NOT TO SCALE



- NOTES:**
1. 16'-0" SECTIONS TO INCLUDE FIVE (5) 12" STAKES
 2. 8'-0" SECTIONS TO INCLUDE THREE (3) 12" STAKES
 3. COMPACT GRADES ADJACENT TO EDGING TO MINIMIZE SETTLING
 4. CORNERS - CUT BASE OF EDGING HALF WAY AND FORM A CONTINUOUS CORNER.

5 LANDSCAPE BED EDGING
SCALE: NOT TO SCALE



- NOTES:**
1. SPADED PLANTING SOIL MIX (4"-6" DEPTH), ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
 2. WATER THOROUGHLY AFTER PLANTING.
 3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
 4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE PLANT SCHEDULE.

6 CONTAINERIZED PERENNIAL PLANTING
SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
 - A. Nomenclature: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC (AAS), UNLESS OTHERWISE SPECIFIED.
 - C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEeled IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
 - D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGING ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
 - C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
 - A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
 - i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
 - iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
 - iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
No 200	20-60
9. EXECUTION:
 - A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
 - B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB-GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
 - C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
 - D. FERTILIZING:
 - i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
 - ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
 - E. LAWN:
 - i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
 - ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
 - iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
 - F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN. TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
 - G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
 - H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
 - I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLIGENCE, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

- B. SEED MIXTURE:
PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:

I. LAWN SEED MIX

SUN AND PARTIAL SHADE		MINIMUM %	
AMOUNT BY WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREeping RED FESCUE	97%	85%
100%			

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE		MINIMUM %	
AMOUNT BY WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
55%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREeping RED FESCUE	97%	85%
100%	CHEWINGS RED FESCUE	97%	85%
100%	SHADE TOLERANT VARIETY		

II. TEMPORARY COVER SEED MIX

AMOUNT BY WEIGHT		MINIMUM %	
100%	SPECIES OR VARIETY	PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

- C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10-MESH SIEVE AND AT LEAST 50% PASSES A 100-MESH SIEVE.

- D. FERTILIZER:
 - i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUBLE POTASH (5-10-5).

- ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3-1-2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (B.D.) ABOVE.

- E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
 - i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:

30 PARTS TOPSOIL
10 PARTS PEAT
1 PART BONE MEAL

- ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE, DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 5% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713-15.

- iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.

- F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.

- G. HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.

- H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO, INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVED EQUIVALENT.

- I. MULCH:
 - i. LAWN AREAS: OAT OR WHEAT STRAW, FREE OF WEEDS, AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.

- ii. PLANT BED AREAS: GROUND OR SHREDED HARDWOOD BARK, UNCOLORED, NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.

9. EXECUTION:
 - A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.

- B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB-GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.

- C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.

- D. FERTILIZING:
 - i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.

- ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.

- E. LAWN:
 - i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.

- ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.

- iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.

- F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN. TO BE APPLIED ONCE SEEDING IS COMPLETE.

- ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.

- G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.

- H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.

- I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLIGENCE, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

21 Fox Street
Poughkeepsie, NY 12601
845-454-3980

labellapc.com

NOT FOR CONSTRUCTION
EXP:###/20## EXP:###/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional 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 architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

© 2025 LaBella Associates

MASELO REALTY LLC

18 EASTVIEW ROAD
MONSEY, NY 10952

HIGHVIEW AT THE FALKILL CREEK

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

NO.	DATE	DESCRIPTION:
Revisions		

PROJECT NUMBER:
C281947.00

DRAWN BY: JRR

REVIEWED BY: KGA

ISSUED FOR: PLANNING BOARD REVIEW

DATE: 10/28/2025

DRAWING NAME:

LANDSCAPING DETAILS

DRAWING NUMBER:

C580

**Milton Street
City of Poughkeepsie
Dutchess County, New York**

Project No. 81947.00

TABLE OF CONTENTS

PROJECT NARRATIVE

1.0	PROJECT DESCRIPTION	1
1.1	Introduction	1
1.2	Background	1
1.3	Site Description and Project Details	2
1.4	Anticipated List of Approvals	2
2.0	LAND USE, ZONING, AND PLANNING	3
2.1	Land Use and Zoning	3
2.2	Public Policy	4
3.0	COMMUNITY SERVICES	6
3.1	Emergency Services	6
4.0	SOILS AND WATER RESOURCES	6
4.1	Soils	6
4.2	Water Resources	8
4.3	Floodplain	9
5.0	UTILITIES	10
5.1	Water and Wastewater	10
5.2	Stormwater	10
6.0	TRAFFIC AND PARKING	11
6.1	Traffic	11
6.2	Parking	12
7.0	VEGETATION AND WILDLIFE	12
7.1	Endangered, Threatened, and Rare Species and Significant Habitat	12
8.0	HISTORIC AND ARCHEOLOGICAL RESOURCES	15

LIST OF TABLES

Table 1: Anticipated Approvals/Permits	2
Table 2: Residential Neighborhood A (RNA) - Permitted Uses	3
Table 3: Characteristics of Soil Types within Project Area	7
Table 4: Anticipated Water Usage/Wastewater Generation	10
Table 5: Estimated Traffic Generation	11
Table 7: Habitat Types on the Project Site	12
Table 8: Habitat Cover Types Identified on the Site	13

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1 FORM

LIST OF FIGURES

- Figure 1: USGS Location Map
- Figure 2: Orthophoto Tax Map
- Figure 3: Land Use Map
- Figure 4: Zoning Map, Existing and Proposed
- Figure 5: Soil Map
- Figure 6: Wetland, Stream, and Floodplain Map
- Figure 7: NYSDEC Environmental Resource Map
- Figure 8: NYSOPRHP Cultural Resource Information System (CRIS) Map
- Figure 9: Map of Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources

ATTACHMENTS

- Attachment A: Councilwoman Flowers Letter of Support
- Attachment B: Natural Resource Information

Note: Site Plan submitted separately.

PROJECT NARRATIVE

1.0 PROJECT DESCRIPTION

1.1 Introduction

The Applicant and Owner, Maselo Realty, LLC, is proposing the rezoning of an 8.713-acre tax parcel on Milton Street in the City of Poughkeepsie from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND) for the construction of a 63-apartment unit clustered multifamily development within two buildings with one access off Milton Street. The parcel is identified as parcel number 131300-6162-73-623227 on the City of Poughkeepsie Tax Map. The Town of Poughkeepsie abuts the eastern edge of the property (see Figures 1 and 2).

The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA) within which multifamily (i.e. 5+ unit) residential development is not permitted. Therefore, to facilitate the proposed project, the Applicant is petitioning the City for a rezoning of the property from RNA to RND by the Common Council. Upon completion of the rezoning, the Applicant will seek site plan approval from the Planning Board.

1.2 Background

On April 25, 2006, the City of Poughkeepsie Planning Board granted site plan approval for the construction of a 120-unit condominium complex to be known as Highview at the Fallkill Creek, located on the north side of Milton Street. The Applicant was Phoenix Capital Partners, LLC. The parcel was zoned as Medium High-Density Residential (R-4) at that time, which would have permitted a maximum of 140 dwelling units based on the R-4 requirements and lot size. The original project was never undertaken, and site plan approvals lapsed. The site was subsequently rezoned to Medium Low-Density Residence District (R-2) in October 2010.

When the Applicant decided to pursue the project again in 2019, the parcel was zoned for Medium Low-Density Residential (R-2) within which multifamily development was not permitted. Therefore, to facilitate the proposed project, the Applicant petitioned the City for a rezoning of the property from R-2 to PRD by the Common Council. The Planning Board as lead agency determined that the action was an unlisted action and upon examination of the Full Environmental Assessment Form (FEAF) and 6 N.Y.C.R.R Section 617.7 of the State Environmental Quality Review Act (SEQRA), adopted a negative declaration on January 20, 2021. The rezoning approval was granted by the Common Council on February 16, 2021 (Common Council Ordinance 0-21-01).

The Common Council and City's Mayor approved the amendment to the Zoning Map on February 18, 2021. On May 25, 2021, the owner filed an application for site plan approval from the Planning Board for the project under the PRD regulations. After filing an area variance application to the Zoning Board of Appeals on June 6, 2021, the Applicant received approval for three area variances on September 14, 2021 to enable the proposed development.

Since then, the application has been on numerous agendas of the Planning Board and multiple extensions have been granted for the rezoning petitions. In addition to Planning Board meetings, the project underwent two community meetings in 2019 and has received support from Councilwoman Flowers, see Attachment A for a letter of support.

On September 6, 2024, a Municipal Consent to Form a Sewage-Works Corporation was approved by the Common Council and the Mayor. On November 4, 2024 the property was rezoned to RNA as part of the Common Council's adoption of the City of Poughkeepsie Zoning Ordinance, along with entire neighborhood of primarily single-family dwellings to the north (which provides the only access to the property).

Accordingly, the Applicant seeks a rezoning to the RND Zoning District to permit the proposed the 63-unit development. The project remains as proposed previously, with no changes to unit count or access.

1.3 Site Description and Project Details

The project parcel is located in the northeast quadrant of the city, along the city/town border, with access to the site on Milton Street by way of Fitchett Street and West Arnold Road. The project site consists of vacant wooded land. Fallkill Creek runs along the western property line and within the property for approximately 200 linear feet. The development proposal, referenced as Highview at the Fallkill Creek – Milton Street, includes 63 multifamily dwelling units clustered within two buildings in the southeast portion of the project parcel. The unit breakdown is anticipated to include approximately 31 one-bedroom and 32 two-bedroom units.

The development will be located away from Milton Street (approximately 209 feet) with a substantial natural buffer. The finished floor of the southern building's (Building 100 on Sheet C130) ground floor will be approximately 18 ft lower than Milton Street. The development will not directly impact wetlands or the Fallkill Creek and is approximately 128.5 – 145.7 feet away from the Creek. The development will occupy approximately 60% of the 8.713-acre property allowing for approximately 40% of the site to remain undisturbed including 373 trees or approximately 67.5% of trees currently found on the site.

1.4 Anticipated List of Approvals

Table 1 provides a list of the approvals/permits that are anticipated for the project.

Table 1: Anticipated Approvals/Permits

AGENCY	APPROVAL/PERMIT
City of Poughkeepsie Common Council	Rezoning from RNA to RND
City of Poughkeepsie Planning Board	Site plan approval
City of Poughkeepsie – Engineering Department	Curb cut approval
City of Poughkeepsie – Zoning Administrator	Floodplain development permit
Dutchess County Department of Planning and Development	GML 239m referral
Dutchess County Department of Health	Water and Sewer Connections

AGENCY	APPROVAL/PERMIT
New York State Department of Environmental Conservation (NYSDEC)	GP-0-25-001 SPDES General Permit for Discharges during Construction Activities; Article 24 Adjacent Area for grading (pending)

2.0 LAND USE, ZONING, AND PLANNING

2.1 Land Use and Zoning

The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA). To the north and west, the property is abutted by Residential Neighborhood C (RNC) and Industrial Mixed (IM) zoning districts, which house a range of uses including multi-family housing (Highridge Garden Apartments), a junkyard, the City's Department of Public Works complex, and manufacturing uses. The southern portion of the lot abuts more RNA district properties, comprised primarily of single-family residences (Figures 3 and 4). To the east, in the Town of Poughkeepsie, the property is abutted by a parcel zoned for Multifamily Residence (Town of Poughkeepsie) which contains a large apartment complex, Mountain Brook Apartments.

The purpose of the RNA District is to support the development of neighborhoods with single family dwellings on individual lots, as well as to provide for low-impact facilities and uses that benefit from a low-density residential environment, which is similar to that of the previous zoning on this lot (R-2). Table 2 shows the uses that are permitted in this district. multifamily dwellings are not permitted in RNA Districts. Therefore, the Applicant is petitioning the City for a rezoning of the property from RNA to Residential Neighborhood D (RND) by the Common Council to facilitate the development of a 63-unit multifamily residential development.

The rezoning of the property to the RND district, which will permit multifamily residential development and the proposed site design is anticipated to result in a more environmentally sensitive development of the property than that of a traditional single-family home development. Just as was the requirement for the R-2 District, the minimum lot area requirement in the RNA District is 6,000 SF for each single family home; therefore, a maximum of 63 dwellings could theoretically be developed on the site according to the RNA zoning requirements. Under the existing RNA zoning, a cluster development allows for flexibility with site design, but the residential uses permitted in a cluster development are limited to the residential uses permitted in the underlying zoning district. In the RNA District, the residential use is single family detached dwellings, which would preclude apartment development.

Table 2: Residential Neighborhood A (RNA) - Permitted Uses

RNA Zoning District	Permitted as-of-right
	Single-family detached dwellings
	Professional office in a residence
	Short-term rental (§19-5.47)
	Park or recreation facility

	Places of worship (§19-5.40)
	Public or quasi-public community facility
	Community Garden (§19-5.12)
	Day-care center / home
	Membership Club (§19-5.30)
	Permitted by Planning Board Special Permit
	Cluster development (§19-5.10)
	Professional office in a residence
	Golf, tennis, or swimming club (§19-5.20)
	Public, private schools, parochial schools and preschools (§19-5.43)

The Applicant proposes to rezone the property to RND to allow multifamily development within a development that conforms to the parcel's unique environmental character. The property is identified in the 2018 City of Poughkeepsie Natural Resource Inventory by Hudsonia Ltd. as one of the last remaining areas within the City of Poughkeepsie where the Fallkill is not channeled and is permitted to flood naturally. Approximately one-third of the property falls within the City's flood area boundary and contains both upland hardwood forest and upland shrubland habitat. These characteristics make the site ideally suited to the clustering of development away from the creek, which will retain existing habitat. Therefore, rezoning the property to RND is an appropriate alternative given the RND's stated purpose and its innate flexibility that is intended to encourage context-specific housing that responds to the characteristics of a site and the character of the surrounding neighborhood.

The purpose of the RND district zoning is "to provide areas for a broad range of housing types with the opportunity for appropriate nonresidential uses at a fairly high density commensurate with the scale and characteristics of the city's older neighborhoods. These are areas with access to major transportation arteries and a range of community services."¹ The proposed site development meets this purpose as it would provide rental property options in the City.

2.2 Public Policy

City of Poughkeepsie Comprehensive Plan, 2022

The City updated its Comprehensive Plan in 2022 with a focus on three areas: Main Street, the Cottage Street Business District, and the Waterfront. These areas were identified as being critically important to the City's future growth. Other areas of interest updated in the Plan included neighborhood planning issues, the City's Zoning Code, and recreational resources. The Plan outlines the following priorities:

- Improve residential quality of life
- Expand access to good and affordable housing opportunities

¹ City of Poughkeepsie Zoning Code, pg. 26.
<https://cityofpoughkeepsie.com/DocumentCenter/View/3627/Zoning-Code>

- Strengthen civic life and commercial vitality

According to Part 4 Step 2 of the Plan, "Guidance for Block Selection and Strategy Development," the project parcel is a Type 2 residential block within District B, which calls for "the rehab or inclusive redevelopment of blighted properties ... to both preserve city assets while improving access to good housing. At the same time, lower land prices in this part of the city present opportunities for homeownership expansion through rehab of smaller existing properties or sensitive infill."²

The proposed rezoning would allow multifamily development within a development that conforms to the parcel's unique environmental character and one that fits with the community's character. Pending the rezoning, the proposed project would bring infill development to a developed part of the City that is comprised of a diverse mix of land uses. The rezoning is anticipated to be consistent with the City's Comprehensive Plan as it would utilize existing zoning regulations to develop a unique site with a development that is consistent with local land uses and zoning.

Dutchess County Hudson River Valley Greenway Compact Plan, 2000

Dutchess County is one of 13 counties that make up the Hudson River Valley Greenway, which was established by the State by the Hudson River Valley Greenway Act of 1991. In March 2000, the Hudson River Valley Greenway Council approved the Dutchess County Greenway Compact Plan, "Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities." The Greenway was created to facilitate the development of a voluntary regional strategy for preserving scenic, natural, historic, cultural and recreational resources while encouraging compatible economic development and maintaining the tradition of home rule for land use decision-making. By Local Law Number 1 of 2002, the City became a participating community in the Greenway Compact, and adopted a statement of land use policies, principles and guides entitled, "Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities." The City requires that consideration of the Greenway Compact Plan policies, principles and guides be used to supplement other established land use policies in the City where discretionary decisions are made.

The proposed action to rezone the property from RNA to RND to facilitate the construction of a 63-apartment unit clustered multifamily development will bring infill development to an irregularly shaped parcel that is bound by a mix of land uses, including the Fallkill Creek. The proposed development is anticipated to adhere to the purpose of the RND District as it will provide multifamily housing within a site design that encourages conservation of natural resources. Therefore, the proposed action is consistent with the Greenway Compact Plan as it is anticipated to comply with zoning and is consistent with the Greenway Guide and Comprehensive Plan.

Fallkill Watershed Management Plan, October 2006

The Fallkill Watershed covers 19.5 square miles, including portions of the City of Poughkeepsie. The Fallkill is approximately 38 miles long, and where it travels through the City it has been channelized and is contained by stone walls before it charges into the Hudson

² Pk4Keeps Comprehensive Plan, August 2022, pg. 79, <https://app.box.com/s/c08qe8jxalq2pvtb1542gb8kz0hd16o7>

River. The Fallkill has been evaluated and has been found to contain various chemicals and bacteria, with deterioration being most prevalent within the City. The Plan makes several recommendations to improve the Fallkill, including removal of stone walls channelizing the creek and greater oversight on trash dumping. The vision for this section of the creek is articulated as, "The creek and its immediate environs should be transformed into an attractive community resource that is valued for its aesthetic, recreational, and biological attributes as well as its cultural role in the development and history of the City of Poughkeepsie."³

The project site abuts and includes some portions of the Fallkill Creek. No impacts to the Creek, associated wetlands are proposed to occur as part of the proposed project. Pending the approval of the rezoning, a floodplain development permit would be sought for work within the floodplain area, if applicable. The project would be constructed according to a Stormwater Pollution Prevention Plan and proposes connection to the City's storm sewer and sewer systems; therefore, the proposed action will not negatively impact the objectives of the Management Plan.

3.0 COMMUNITY SERVICES

3.1 Emergency Services

Fire emergency/ambulance service is provided by the City of Poughkeepsie. According to the City website, the Fire Department is a 66-man career-staffed department that protects 32,000 people living in an area of 5.72 square miles. It operates three fire stations that respond to over 5,000 calls per year. The City's apparatus includes three engines, two ladder trucks, and a shift commander's vehicle 24/7. The city also has two reserve engines, one ladder truck, one rescue truck, one utility truck, and two river marine units that can be put in service as needed. Water for fire protection is obtained from the City of Poughkeepsie water supply. A truck turning radius plan will be submitted during the site plan review. It is anticipated that there is sufficient firefighting capability to meet the minimal increase in demand related to the proposed 63 new residential units.

Police protection is provided by the City of Poughkeepsie Police Department, with support from Dutchess County Sheriff's Department and NYS Police.

4.0 SOILS AND WATER RESOURCES

4.1 Soils

Figure 5 shows the soil types that are expected to be present on the project site, and Table 3 provides characteristics of these soil types, according to the Dutchess County Soil Survey information available in GIS and the Natural Resource Conservation Service website.

³ Fall Kill Watershed Management Plan, October 2006, Page 5.

Table 3: Characteristics of Soil Types within Project Area

% of SITE	SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FEET)	DEPTH TO BEDROCK (INCHES)
87.4	DwC	Dutchess-Cardigan complex, rolling, rocky	5 to 16%	well	>6	
		Dutchess (40%)		well	>6	>60
		Cardigan (30%)		well	>6	20 to 40
8.3	DxC	Dutchess-Cardigan-Urban Land complex, rolling, rocky	5 to 16%			
		Dutchess (25%)		well	>6	>60
		Cardigan (25%)		well	>6	20 to 40
		Urban Land (25%)		well	>2	>10
4.3	Ud	Udorthents, smoothed	mostly 0 to 8% but 8 to 25% on sides of excavations & along highways	somewhat excessively to moderately well	>3.0 Nov-Jun	>60

Most of the site contains the Dutchess-Cardigan complex, rolling, rocky soil series (DwC). An area of the Dutchess-Cardigan-Urban Land complex soil series (DxC) exists along Milton Street, and an area of Udorthents soil series (Ud) exists in the southwest corner of the project parcel. The Dutchess soils and the Cardigan soils are well drained soils. The Udorthents soil series is a somewhat excessively to moderately well drained soil. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces, which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. The Dutchess soil series, the Cardigan soil series, and the Udorthents soil series all have a depth to water table of greater than 6 feet. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. Therefore, the depth to water table for these areas is unknown and is assumed to be greater than 2 feet according to the Soil Survey.

According to the City of Poughkeepsie's Natural Resources Inventory (NRI) Report, the project site's bedrock geology is Graywacke and shale, which is considered less permeable than other types of bedrock found in the City of Poughkeepsie. The surficial geology of the site features bedrock outcrops. These rock outcrop areas are shown on the concept plan.

According to a geotechnical engineering report by Chazen for the previously approved site plan, groundwater was encountered in only one of eight borings.⁴ These borings ranged in depth from 5.5 feet to 15.8 feet due to refusal at bedrock, with the exception of the northernmost boring in which refusal occurred at 2.5 feet. Thus, groundwater was generally deeper than 5.5 feet throughout most of the site. The report states that, "groundwater seepage into open excavations is not anticipated at this time, but that the contractor should be prepared to lower the groundwater table two feet below the base of excavations to provide a stable subgrade for construction activities and to maintain the integrity of the natural bearing soils."

If water is encountered above three feet below the surface, footings and footing drains will be designed in accordance with accepted construction practices to alleviate any problems associated with a high water table. With this practice, no significant impacts due to the presence of water above three feet below the surface are anticipated.

Rock encountered during the construction of the proposed residential development will be removed by mechanical methods (ripping), when possible. If blasting is determined to be necessary, all blasting operations will adhere to New York State and local ordinances governing the use of explosives. Proper program guidelines will be established between New York State, the City of Poughkeepsie and the blasting contractor prior to undertaking this activity. If blasting is required, it will be performed in accordance with New York State Department of Transportation (NYSDOT) Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.

Based on this information, the proposed project will not result in any significant adverse impacts related to soils.

4.2 Water Resources

According to NYSDEC wetland and stream information available through GIS (Figure 6), the EAF Mapper, and Environmental Resource Map (Figure 7), there is a NYSDEC Class C stream, Fallkill Creek (Regulation 862-393) that travels along the western edge of the property, with approximately 200 linear feet located within the property boundary. Class C streams are not regulated by the NYSDEC. There is a National Wetland Inventory (NWI) freshwater forested/shrub wetland (PFO1E) located on the western part of the site adjoining the area where the Fallkill Creek flows. The NWI identifies the Fallkill Creek as riverine (R3UBH). NYSDEC Environmental Resource Mapper indicates that there is a DEC informational wetland within this NWI wetland area as well.

Ecological Solutions conducted a site visit on October 15, 2020 to conduct a wetland delineation and habitat assessment. There are 0.788 acres of wetland (associated with the Fallkill Creek) located along the western site boundary. These wetlands are characterized as forested floodplain. Previously, these wetlands were identified as federally regulated. Pending confirmation from the NYSDEC, an Article 24 permit for disturbance in the regulated buffer may be required to allow grading, stormwater, and connection to the existing sewer main. Given that the proposed stormwater will provide water quality treatment and that the

⁴ Geotechnical Engineering Report, The Chazen Companies, September 14, 2005.

sewer infrastructure is existing, there are no anticipated significant adverse impacts related to disturbance within the regulated buffer.

The Fall Kill is identified in the Natural Resources Inventory for the City of Poughkeepsie (referred to herein as the NRI Report) as a natural resource that supports or contributes to beautification, habitat, flood control, history, recreation and climate resilience. The project site is discussed throughout the document as a parcel, "that is undeveloped and contains streamside forests and wetlands within the floodplain. Due to the lack of channelization, this area floods readily without harming buildings or roads. It is an important flood mitigation area as it is the only segment of the creek in the City of Poughkeepsie where flooding can naturally occur."⁵ The Fall Kill is identified as a conservation priority in the NRI Report because it, "provides streamside habitats, helps to reduce and filter surface runoff, provides shading vegetation, and provides organic material that supports the food web and habitat structure of the stream."⁶ Based on this rationale a priority conservation zone of 160 feet from the stream edge is recommended to increase habitat area and improve in-stream conditions.

Per Zoning Section 19-5.17, any structure or use of land for other than parking, recreation or open space shall be located not nearer than 30 feet to the top of the banks of the Fall Kill Creek. The project complies with this requirement as an approximately 128.5 FT buffer is provided from the stream edge, which preserves the existing habitat without fragmentation. The proposed project will not directly impact wetlands and the development area is located approximately 128.5 – 145.7 feet away from the Creek. Furthermore, with the implementation of the Stormwater Pollution Prevention Plan (SWPPP) no significant adverse impacts to wetlands or to the NYSDEC Fallkill Creek will occur as part of the proposed action.

4.3 Floodplain

The property is identified in the NRI Report as one of the last remaining areas within the City of Poughkeepsie where the Fall Kill is not channelized and is permitted to flood naturally. This section of the Fall Kill is identified as a significant habitat area that provides important flood retention due to the undeveloped forested riparian buffer. The NRI Report explains that during flood events the Fall Kill may overflow into these wetlands, which are located within the flood hazard area or 100-year floodplain. According to the NRI Report, "flooding helps to slow down water, recharge groundwater and increase water quality by letting particulates settle out instead of being carried downstream."⁷ According to FEMA Community Panel Number 36027C0358E information (effective 5/12/2012) available through GIS (Figure 6), an area abutting the Fallkill Creek is located within Zone AE (100-year floodplain) or special flood hazard area. The floodplain area is identified on the site plan. Some grading (no construction) may occur within the 100-year floodplain; therefore, a floodplain development permit will be sought. There will be a substantial buffer and distance between the proposed development and the Fall Kill and the implementation of the SWPPP will ensure that no significant adverse impacts to the floodplain will occur.

⁵ The Environmental Cooperative at Vassar Barns. Natural Resources Inventory for the City of Poughkeepsie. 2019. Page 10.

⁶ The Environmental Cooperative at Vassar Barns. Natural Resources Inventory for the City of Poughkeepsie. 2019. Page 73.

⁷ The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 46.

5.0 UTILITIES

5.1 Water and Wastewater

Municipal water and sewer service currently serve the project site. According to the New York State Department of Environmental Conservation (NYSDEC) Design Standards for Intermediate Sized Wastewater Treatment Systems, March 2014, the proposed project is expected to require water usage of 11,410± gallons per day. It is anticipated that the City's municipal water system has capacity to serve the proposed use. The Grading and Utility plan (C140) shows a proposed water tap at the 8" water main available at Milton Street. The previous analysis, submitted for the previously proposed 120-unit project approved in 2006, indicated that sufficient pressure and capacity exists to serve the proposed 63-unit project. The Engineer's Report for the water system will be updated to identify current system conditions with regards to static and residual pressure. Sprinkler pressures and flow rates will be identified to assess flow capabilities at the proposed hydrants. Consultation with the Fire Chief will be undertaken at that time as well.

The Grading and Utility plan (C140) shows a sanitary sewer connection to the existing sanitary sewer main that passes through the site. The previous analysis, submitted for the previously proposed 120-unit project approved in 2006, indicated that sufficient capacity exists to serve the proposed 63-unit project. The Engineer's Report for the sanitary sewer will be updated to identify the conditions of the existing sewer main and its capacity during peak flow from the proposed connection point downstream along the Fallkill Creek through to Mansion Street.

Table 4: Anticipated Water Usage/Wastewater Generation

Type of Use	Units	Gallons per Day	Anticipated Use/Generation
Apartment	Per bedroom	110	31 one-bedroom = 3,410 gpd 32 two-bedroom units = 7,040 gpd
Pool	Per swimmer ¹	10	Approximately 720 SF pool = 48 swimmers 48 swimmers x 10 = 480 gpd
Pool House	Per swimmer	10	48 swimmers x 10 = 480 gpd
Total = 11,410 gpd			

¹ Based on NYS Sanitary Code Subpart 6-1, which requires a minimum of 15 SF of pool surface area per swimmer for a shallow pool.

5.2 Stormwater

The proposed project will require greater than one acre of disturbance and will require coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. A SWPPP will be prepared in conformance with the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control. The Grading and Utility Plan (C140) shows the stormwater being conveyed via swales and

subsurface piping to an on-site stormwater bioretention basin. The treated water will outflow to the Fallkill Creek. Therefore, the proposed project is not expected to result in any adverse impacts in regard to stormwater.

6.0 TRAFFIC AND PARKING

6.1 Traffic

The project would feature one, two-way access drive across along Milton Street, between Fitchett Street and West Arnold Road. Site traffic will then use Mansion Street to disperse travel to the north, south, east, and west. Other local roads likely to be used by site traffic include Corlies Avenue, Pershing Avenue, Innis Avenue, and Smith Street.

Dutchess County's PRL Bus Line is conveniently routed through the neighboring Mountain Brook Apartments. Several routes including the B, E and F travel along the East West Arterial, approximately ½ mile south of the site.

The Trip Generation Manual, 11th Edition published by the Institute of Transportation Engineers (ITE) is the industry-standard resource for estimating the traffic generated by various types of land uses and it was used to estimate the site generated trips for this project. Based on data for Multifamily Housing-Mid Rise (Land Use Code 221), the proposed project will generate approximately 26 total trips in the weekday morning and 36 total trips in the evening peak periods, See Table 5. This is a minimum amount of traffic that will be added to the surrounding roadway network, representing about 1 trip every 2 to 3 minutes for the entering and exiting movements.

Table 5: Estimated Traffic Generation

Land Use	AM Peak Hour Trips Entering the Site	AM Peak Hour Trips Exiting the Site	Total AM Peak Trips added to Adjacent Street Traffic	PM Peak Hour Trips Entering the Site	PM Peak Hour Trips Exiting the Site	Total PM Peak Trips added to Adjacent Street Traffic
Multifamily Housing (Mid-Rise) Land Use Code 221	7	19	26	22	14	36

Note: Analysis uses 63 dwelling units and the fitted curve equation in the ITE Manual to determine the AM and PM peak hour trip generation.

A traffic impact study was completed in 2005 for this project. At that time, the project consisted of 163 units and was estimated to generate 76 and 90 total trips for the weekday morning and afternoon peak periods. The traffic study concluded that the project at 163 units would have minimal impact as the studied intersections would continue to operate at acceptable levels of service. Therefore, at the currently proposed 63-units with reduced volumes this project will also have minimal traffic impacts. No improvements are needed.

Additionally, historic traffic volumes collected on roadways in the vicinity of the site were reviewed using NYSDOT's Traffic Data Viewer. The data shows that volumes for Mansion Street, Corlies Avenue, Innis Avenue, and Smith Street have decreased between 2012 and 2019 on the order of 1% to 15%. This is further indication that the surrounding roadways expected to serve the proposed project have the capacity available to accommodate the site traffic.

6.2 Parking

The proposed project is required to provide 79 parking spaces (i.e. 1.25 parking spaces per dwelling unit, 63 units) per Section 19 Article 6 of the City's 2024 Zoning and Land Use Regulations. The proposed project will provide 124 parking spaces; therefore, this requirement will be met.

7.0 VEGETATION AND WILDLIFE

7.1 Endangered, Threatened, and Rare Species and Significant Habitat

According to the NRI Report, the project site is home to several habitats, including upland shrubland, upland hardwood forest, upland mixed forest and hardwood swamp in addition to wetland and stream areas. Table 7 presents a brief description of these habitats based on information found in the report.

Table 6: Habitat Types on the Project Site

Specific Habitat Type	Brief Description
Upland Shrubland	Open (nonforested) area with shrubs making up >20% of ground cover
Upland Hardwood Forest	Non-wetland forest dominated by hardwood trees (conifers make up 25% of canopy)
Upland Mixed Forest	Non-wetland forest with a mix of hardwoods and conifers (conifers make up 25-75% of canopy)
Hardwood Swamp	Wetland (identified by predominance of hydrophytic vegetation) dominated by trees and/or shrubs

According to the NRI Report, "the Fall Kill is highly impacted by channelization and pollution, nonetheless it continues to serve as an important habitat for migratory fish species such as the American eel and river herring." The Upland Hardwood Forest, which currently dominates the site, is described as a habitat that is also important for cooling derived from shade, carbon sequestration, reducing stormwater runoff, and improvement of air quality. According to the NYSDEC Environmental Resource Map (Figure 7), there are known occurrences of the Blanding's Turtle (State listed threatened species) on or in the vicinity of the project site. In a January 21, 2020 letter the NYSDEC stated that they have no records of rare or state-listed

animals or plants, or significant natural communities at the project site. The letter also explained that within 0.8 mile of the project site is a documented location of Blanding's Turtle (*Emydoidea blandingii*, state listed as Threatened). The turtles may travel 0.8 mile or more from documented locations. An analysis to assess potential adverse impacts to Blandings Turtle was completed and received sign off from the NYSDEC. This information has been submitted separately. There is no NYSDEC Significant Natural Community identified on the project site.

According to the US Fish & Wildlife Service (USFWS) Information for Planning and Consultation⁸ (Attachment B), there is potential for the Indiana Bat (endangered), Northern Long-eared Bat (endangered), and Tricolored Bat (proposed endangered) on or in the vicinity of the project site.

The project site is identified in Map 4.4, "Habitat Envelopes and Potential Corridors" within the NRI Report as a Significant Habitat Area. The Report states that, "if new development in these areas cannot be avoided, it should be concentrated near the edges and near existing roads and other development so that as much habitat area as possible is preserved without fragmentation."⁹

Ecological Solutions, LLC completed a threatened and endangered species habitat suitability assessment on October 15, 2020 to assess the existing habitat on site, potential impacts, and possible mitigation for impacts and conservation of the listed species (see Attachment B). Table 8 identifies the habitat that was observed on the site:

Table 7: Habitat Cover Types Identified on the Site

Description	Coverage (acres)	Disturbance (acres)
Fall Kill Creek	1.0	0
Rich Mesophytic Forest	4.7	2.5
Upland Meadow	2.8	0

Rich Mesophytic Forest: The site slopes generally contain rich mesophytic forest upslope of the Fallkill Creek. The dominant trees include a mixture of the following: red maple (*Acer rubrum*), white ash *Fraxinus americana*), red oak (*Quercus rubra*), and black oak (*Q. velutina*). There is a subcanopy stratum of small trees and tall shrubs dominated by flowering dogwood (*Cornus florida*), red maple, and black cherry (*Prunus serotina*). The overstory trees are generally large in the 12 to 24+ inch range with several larger oaks and other tree species on the site. Debris/trash is located in areas throughout the forest.

Fallkill Creek: The Fallkill Creek and associated wetland fringe is located along and is part of the western site boundary. The wetland fringe associated with the Creek is forested floodplain.

Upland Meadow: Within the forested area are openings or pockets upland meadow.

⁸ Note there is no federal action involved so a formal consultation under Section 7 is not required.

⁹ The Environmental Cooperative at Vassar Barns. Natural Resources Inventory for the City of Poughkeepsie. 2019. Page 221 or page 85 of Appendix A.

Blanding's Turtle

Blanding's turtles are a mobile species that utilize a variety of wetland and upland habitats for nesting, foraging, overwintering, and drought refuges. Characteristics that indicate core habitat are: shrubby pools/ponds with permanent or intermittent hydroperiod with little flow through; high water depths of 0.5–4.0 feet; tree canopy open or absent; tree fringe present; and a dense cover of shrubs, forbs, lemnids or nymphaeids, with coarse and fine organic debris. In addition to core wetlands it is known that Blanding's turtles use a complex of habitat types during different periods in their life cycle. According to the NYSDEC it is a semi-aquatic species that uses a variety of wetland and upland habitats. Wetland habitat usage by Blanding's turtles includes different types of freshwater systems such as emergent marshes, woodland pools, red maple swamps, buttonbush kettle-holes, ponds including excavated ponds, lakes, rivers, and streams. Juvenile Blanding's are normally associated with shallower water and more densely vegetated habitats as compared to that of adults. Open meadows especially with Hoosic gravelly soils are preferred nesting habitats. Upland forest area provides shade during turtle travel and migration.

Based on information gathered during the Habitat Assessment, there is no core habitat on/or immediately adjacent to the site. There are no mapped Hoosic soils on the site. Hoosic soils are associated with turtle nesting when covered by low growing sparsely vegetated upland meadow/agriculture area. The Fallkill Creek may have been utilized in the distant past by this species in some capacity for travel and dispersal but today is unlikely due to the extensive development in this area of the City of Poughkeepsie and lack of potential habitat as a destination. There are no impacts to this species since there is no potential habitat on the site or in the vicinity of the site. As stated above, an analysis to assess potential adverse impacts to Blandings Turtle was completed and received sign off from the NYSDEC. This information has been submitted separately.

Indiana Bat, Northern Long-eared Bat, Tricolored Bat

The bats typically hibernate in caves/mines in the winter and roosts under bark or in tree crevices in the spring, summer, and fall. The hibernacula - Williams Lake Complex is about 10 miles from the site. Suitable potential summer roosting habitat is characterized by trees (dead, dying, or alive) or snags with exfoliating or defoliating bark, or containing cracks or crevices that could potentially be used by Indiana bats as a roost. The minimum diameter of roost trees observed to date is 2.5 inches for males and 4.3 inches for females. However, maternity colonies generally use trees greater than or equal to 9 inches dbh. Overall, roost tree structure appears to be more important to Indiana bats than a particular tree species or habitat type. Females appear to be more habitat specific than males presumably because of the warmer temperature requirements associated with gestation and rearing of young. As a result, they are generally found at lower elevations than males may be found. Roosts are warmed by direct exposure to solar radiation, thus trees exposed to extended periods of direct sunlight are preferred over those in shaded areas. However, shaded roosts may be preferred in very hot conditions. As larger trees afford a greater thermal mass for heat retention, they appear to be preferred over smaller trees. Streams associated with floodplain forests, and impounded water bodies (ponds, wetlands, reservoirs, etc.) where abundant supplies of flying insects are likely found provide preferred foraging habitat for Indiana bats, some of which may fly up to 2-5 miles from upland roosts on a regular basis. Indiana bats also forage within the canopy of upland forests, over clearings with early successional vegetation

(e.g., old fields), along the borders of croplands, along wooded fencerows, and over farm ponds in pastures. While Indiana Bats appear to forage in a wide variety of habitats, they seem to tend to stay fairly close to tree cover. The rich mesophytic forest described in Table 8 occupies about 4.7 acres of the 8.7 acres site. This forested area contains many large trees in the 24+ inch dbh range with some containing holes and crevices that could provide foraging habitat for this species.

Construction of the project will occur over a 6-month – 1-year period. Activities during construction will include grading and earth-moving, building construction, addition of electric lights, increasing impervious surface area and altering site drainage will occur. The project may result in direct and indirect effects on Indiana bats by altering the quality and quantity of their summer habitat including removing trees, generating noise during construction, and creating visual disturbances. There will be an increase in vehicular traffic, parking, and maintenance activities which are anticipated effects from construction and operation of the project to bats.

Since the USFWS list of species for the site indicated that the site is within the range of the threatened/endangered bat, the Applicant will incorporate the following conservation measures to ensure no impact occurs to this species.

Effects from Tree Clearing: Clearing activities could have an adverse impact on foraging and roosting activities. Such impacts will be avoided by conducting all clearing during winter months when bats will be in hibernation off site. Proposed clearing for the project will remove ±2.5 acres of forested habitat. The project will avoid impacts by:

- Implementing tree clearing for site activities during timeframes when bats are not resident on the site October 1 – to March 31 or unless approved by the NYSDEC outside this timeframe, and
- Prior to clearing, the limits of proposed clearing will be clearly demarcated on the site with orange construction fencing (or similar) to prevent inadvertent overclearing of the site since about 2.3 acres of forested habitat will remain.

Effects from Lighting: Site lighting is anticipated after development of the site. To avoid impacts to foraging or roosting bats street lighting on the site will use City of Poughkeepsie Planning Board approved light fixtures that have tops that direct light down to minimize light pollution and not interfere with potential bat foraging activities. These measures will result in minimizing potential adverse effects to Indiana bats so that adverse effects to this species are deemed unlikely.

As explained in earlier sections, a large buffer (131 feet) and distance (146 – 160 feet away) will separate the Fall Kill Creek from the proposed development. Based on the information provided above, no significant adverse impacts will occur to vegetation and wildlife. This information will be provided to NYSDEC.

8.0 HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 8), the project site does not

contain and is not adjacent to any National or State Historic Register sites or any sites that were determined to be eligible for listing on the National or State Historic Register. The Applicant received a Letter of No Effect from the NYSOPRHP State Historic Preservation Office on December 17, 2020.

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF) PART 1 FORM

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Highview at the Fallkill Creek		
Project Location (describe, and attach a general location map): Milton Street, City of Poughkeepsie, Dutchess County, New York		
Brief Description of Proposed Action (include purpose or need): The Applicant and Owner, Maselo Realty, LLC, is proposing the rezoning of an 8.713-acre tax parcel on Milton Street in the City of Poughkeepsie from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND) for the construction of a 63-apartment unit clustered multifamily development within two buildings with access off Milton Street. The parcel is identified as parcel number 131300-6162-73-623227 on the City of Poughkeepsie Tax Map. The Town of Poughkeepsie abuts the eastern edge of the property (see Figures 1 and 2). The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA) within which multifamily (i.e. 5+ unit) residential development is not permitted. Therefore, to facilitate the proposed project, the Applicant is petitioning the City for a rezoning of the property from RNA to RND by the Common Council. Upon completion of the rezoning, the Applicant will seek site plan approval from the Planning Board.		
Name of Applicant/Sponsor: Maselo Realty, LLC (Simon Abikhzer)	Telephone: 845-341-7395	
	E-Mail: simonabikzer@gmail.com	
Address: 18 Eastview Road		
City/PO: Monsey	State: NY	Zip Code: 10952
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	City of Poughkeepsie Common Council - Rezoning to RND	Fall/Winter 2025
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	City of Poughkeepsie Planning Board - Site Plan Approval	Fall/Winter 2025
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☒ Yes ☐ No	City Engineering Dept. - Curb Cut approval; City Zoning Administrator - Floodplain development	Winter/Spring 2026
e. County agencies ☒ Yes ☐ No	Dutchess County Planning Department - GML 239m Referral; Health Department - Utility Conn.	Fall/Winter 2025
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYS Department of Environmental Conservation: GP-0-25-001, Article 24 Adjacent Area for grading	Summer/Fall 2026
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):

Hudson River National Heritage Area; Fall Kill Watershed Management Plan, October 2006; Dutchess County Hudson River Valley Greenway Compact Plan, 2000

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?

Residential Neighborhood A (RNA). See Sections 1.2 and 2.1 for more details.

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? Residential Neighborhood D (RND).

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?

City of Poughkeepsie Police Department with support from Dutchess County Sheriff's Department and NYS Police

c. Which fire protection and emergency medical services serve the project site?

City of Poughkeepsie Fire Department

d. What parks serve the project site?

Mansion Square Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential apartments

b. a. Total acreage of the site of the proposed action? 8.713 acres

b. Total acreage to be physically disturbed? 5.26 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.713 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 12 months

ii. If Yes:

- Total number of phases anticipated

- Anticipated commencement date of phase 1 (including demolition) month year

- Anticipated completion date of final phase month year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☒ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	63 apartments
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No If Yes,	
<i>i.</i> Total number of structures _____ <i>ii.</i> Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length <i>iii.</i> Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
<i>i.</i> Purpose of the impoundment: _____ <i>ii.</i> If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ <i>iii.</i> If other than water, identify the type of impounded/contained liquids and their source. _____ <i>iv.</i> Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres <i>v.</i> Dimensions of the proposed dam or impounding structure: _____ height; _____ length <i>vi.</i> Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
<i>i.</i> What is the purpose of the excavation or dredging? _____ <i>ii.</i> How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ <i>iii.</i> Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ <i>iv.</i> Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ _____ <i>v.</i> What is the total area to be dredged or excavated? _____ acres <i>vi.</i> What is the maximum area to be worked at any one time? _____ acres <i>vii.</i> What would be the maximum depth of excavation or dredging? _____ feet <i>viii.</i> Will the excavation require blasting? ☐ Yes ☐ No <i>ix.</i> Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
<i>i.</i> Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

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

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

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

i. Total anticipated water usage/demand per day: _____ 11,410 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 11,410 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: City of Poughkeepsie Sewage Treatment Plant
- Name of district: City of Poughkeepsie
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
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? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>1.84</u> acres (impervious surface) _____ Square feet or <u>8.713</u> acres (parcel size) ii. Describe types of new point sources. <u>Subsurface piping and outflow.</u> _____ 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)? _____ <u>Stormwater will be conveyed via swales and subsurface piping to an on-site stormwater bioretention basin. The treated water will outflow to the Fallkill Creek.</u> • If to surface waters, identify receiving water bodies or wetlands: <u>Fallkill Creek</u> • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	

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? _____ 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) _____ <u>Temporary impacts during construction.</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ <u>Natural gas, boilers</u>	☒ Yes ☐ No
---	---

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? _____ 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☐ No
--	---

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 See Section 6 for details. 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 <u>0</u> Proposed <u>124</u> Net increase/decrease <u>+124</u> 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: <u>Access will be provided off Milton Street in a one-way access pattern.</u> vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>Approximately 6:30 AM to 9:00 PM</u> • Saturday: <u>Approximately 6:30 AM to 9:00 PM</u> • Sunday: <u>None</u> • Holidays: <u>None</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>Approximately 6:30 AM to 9:00 PM</u> • Saturday: <u>Approximately 6:30 AM to 9:00 PM</u> • Sunday: <u>None</u> • Holidays: <u>None</u>	ii. During Operations: • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u>
i. During Construction: • Monday - Friday: <u>Approximately 6:30 AM to 9:00 PM</u> • Saturday: <u>Approximately 6:30 AM to 9:00 PM</u> • Sunday: <u>None</u> • Holidays: <u>None</u>	ii. During Operations: • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u>		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Temporary noise generated during construction activities will be limited to weekdays 6:30 AM to 9 PM.	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☒ Yes ☐ No Describe: The majority of the site is undeveloped wooded area. Approximately 2.246 acres will be cleared; Landscaping pursuant to Zoning Ordinance requirements will be implemented.	
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: To be determined	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No Describe: The majority of the site is undeveloped wooded area. Approximately 2.246 acres will be cleared; Lighting pursuant to Zoning Ordinance requirements will be implemented.	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses.			
i. Check all uses that occur on, adjoining and near the project site.			
☒ Urban	☒ Industrial	☒ Commercial	☒ Residential (suburban) ☐ Rural (non-farm)
☐ Forest	☐ Agriculture	☒ Aquatic	☒ Other (specify): <u>public services</u>
ii. If mix of uses, generally describe: _____			
b. Land uses and covertypes on the project site.			
Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.000	1.84	+1.84
• Forested	7.755	3.306	-4.449
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	2.609	+2.609
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.788	0.778	0
• Non-vegetated (bare rock, earth or fill)	0.17	0.17	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____	☐ Yes ☒ No
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? If Yes, <i>i. Identify Facilities:</i> _____ _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____	☐ Yes ☒ No
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? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
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? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____	☐ Yes ☒ No
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? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes – Spills Incidents database Provide DEC ID number(s): _____ ☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ ☐ Neither database <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): 314136 <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> DEC Spill database indicates that there are no spills on site. Therefore, this spill must be off-site. _____ _____	☐ Yes ☐ No ☐ Yes ☐ No ☒ Yes ☐ No

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? _____ <1 ft to > 5 feet																								
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 1 %																								
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Dutchess Cardigan Complex (DwC)</td> <td style="text-align: right; border-bottom: 1px solid black;">87.4 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Dutchess Cardigan Urban (DxC)</td> <td style="text-align: right; border-bottom: 1px solid black;">8.3 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Udorthents</td> <td style="text-align: right; border-bottom: 1px solid black;">4.3 %</td> </tr> </table>		Dutchess Cardigan Complex (DwC)	87.4 %	Dutchess Cardigan Urban (DxC)	8.3 %	Udorthents	4.3 %																	
Dutchess Cardigan Complex (DwC)	87.4 %																							
Dutchess Cardigan Urban (DxC)	8.3 %																							
Udorthents	4.3 %																							
d. What is the average depth to the water table on the project site? Average: _____ > 2 ft to > 6 feet																								
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td>☒ Well Drained:</td> <td style="text-align: right;">_____ 99 % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">_____ 1 % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ Well Drained:	_____ 99 % of site	☒ Moderately Well Drained:	_____ 1 % of site	☐ Poorly Drained	_____ % of site																	
☒ Well Drained:	_____ 99 % of site																							
☒ Moderately Well Drained:	_____ 1 % of site																							
☐ Poorly Drained	_____ % of site																							
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td>☒ 0-10%:</td> <td style="text-align: right;">_____ note % of site</td> <td rowspan="3" style="vertical-align: middle; padding-left: 20px;">Note: See Section 4.</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">_____ note % of site</td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;">_____ note % of site</td> </tr> </table>		☒ 0-10%:	_____ note % of site	Note: See Section 4.	☒ 10-15%:	_____ note % of site	☒ 15% or greater:	_____ note % of site																
☒ 0-10%:	_____ note % of site	Note: See Section 4.																						
☒ 10-15%:	_____ note % of site																							
☒ 15% or greater:	_____ note % of site																							
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____																								
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="text-align: right;">☒ Yes ☐ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site? See Section 4 for details.</td> <td style="text-align: right;">☒ Yes ☐ No</td> </tr> <tr> <td colspan="2">If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i.</td> </tr> <tr> <td>iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="text-align: right;">☒ Yes ☐ No</td> </tr> <tr> <td colspan="2">iv. For each identified regulated wetland and waterbody on the project site, provide the following information:</td> </tr> <tr> <td colspan="2"> • Streams: Name <u>862-393</u> Classification <u>C</u> • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name <u>Federal Waters, Federal Waters, Federal Waters,...</u> Approximate Size <u>0.788 acres</u> • Wetland No. (if regulated by DEC) _____ </td> </tr> <tr> <td colspan="2"> 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: _____ Name - Pollutants - Uses: Fall Kill and tribs - Total Phosphorus </td> </tr> <tr> <td colspan="2"> i. Is the project site in a designated Floodway? ☐ Yes ☒ No </td> </tr> <tr> <td colspan="2"> j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No </td> </tr> <tr> <td colspan="2"> k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No </td> </tr> <tr> <td colspan="2"> l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> </tr> </table> </td> </tr> </table>		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? See Section 4 for details.	☒ Yes ☐ No	If Yes to either <i>i</i> or <i>ii</i> , 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 <u>862-393</u> Classification <u>C</u> • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name <u>Federal Waters, Federal Waters, Federal Waters,...</u> Approximate Size <u>0.788 acres</u> • 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: _____ Name - Pollutants - Uses: Fall Kill and tribs - Total Phosphorus		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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> </tr> </table>		i. Name of aquifer: _____
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? See Section 4 for details.	☒ Yes ☐ No																							
If Yes to either <i>i</i> or <i>ii</i> , 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 <u>862-393</u> Classification <u>C</u> • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name <u>Federal Waters, Federal Waters, Federal Waters,...</u> Approximate Size <u>0.788 acres</u> • 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: _____ Name - Pollutants - Uses: Fall Kill and tribs - Total Phosphorus																								
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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> </tr> </table>		i. Name of aquifer: _____																						
i. Name of aquifer: _____																								

m. Identify the predominant wildlife species that occupy or use the project site: <u>Common Dutchess County species</u> _____ _____	
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): <u>Blanding's Turtle (NYSDEC) Indiana Bat (USFWS)</u> _____ _____	
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: See Section 8 for details. i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No If Yes: i. Identify resource: (See Figure 9) _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): (See Figure 9) _____ iii. Distance between project and resource: _____ (See Figure 9) 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.

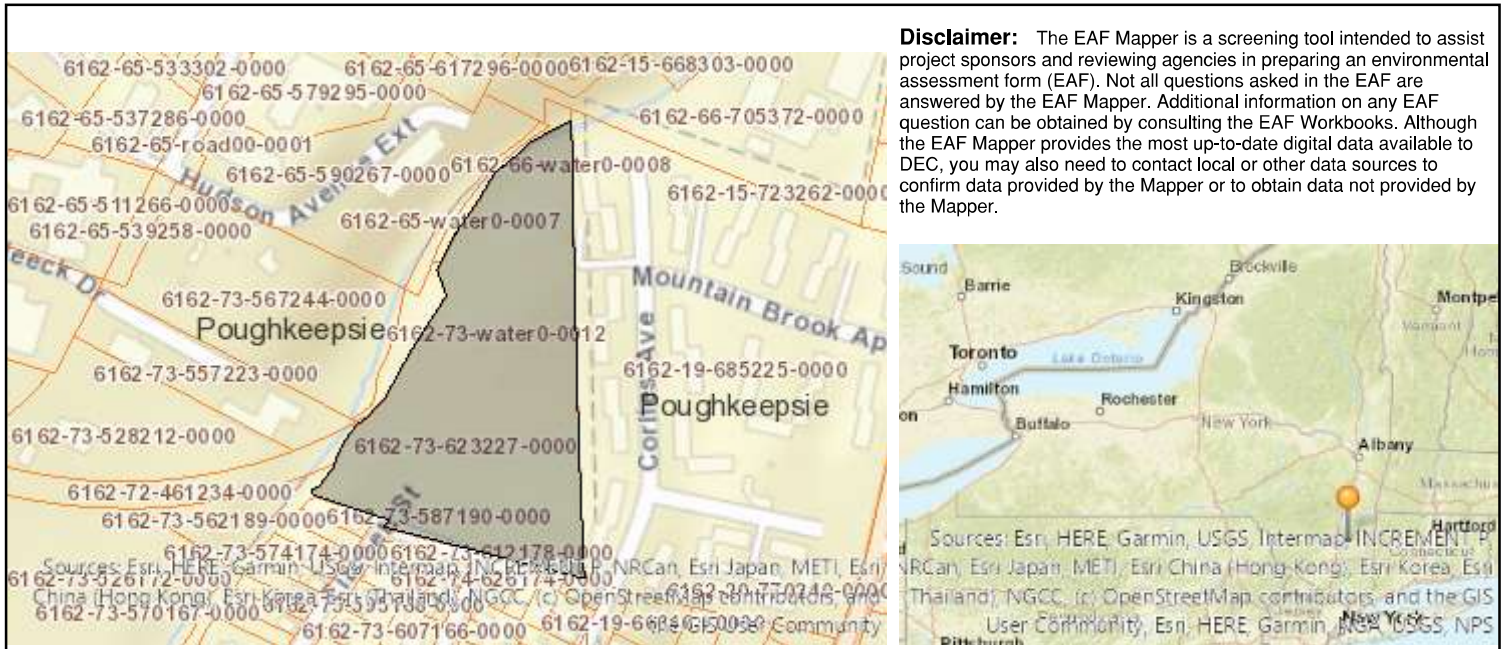
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Maselo Realty, LLC (Simon Abikhzer) Date October 28, 2025

Signature  Danielle Stark, Agent for Applicant Title Planner / Project Manager, LaBella Associates



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314136
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-393
E.2.h.iv [Surface Water Features - Stream Classification]	C

E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Fall Kill and tribs - Total Phosphorus
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Blanding's Turtle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

FIGURES

Figure 1: USGS Location Map

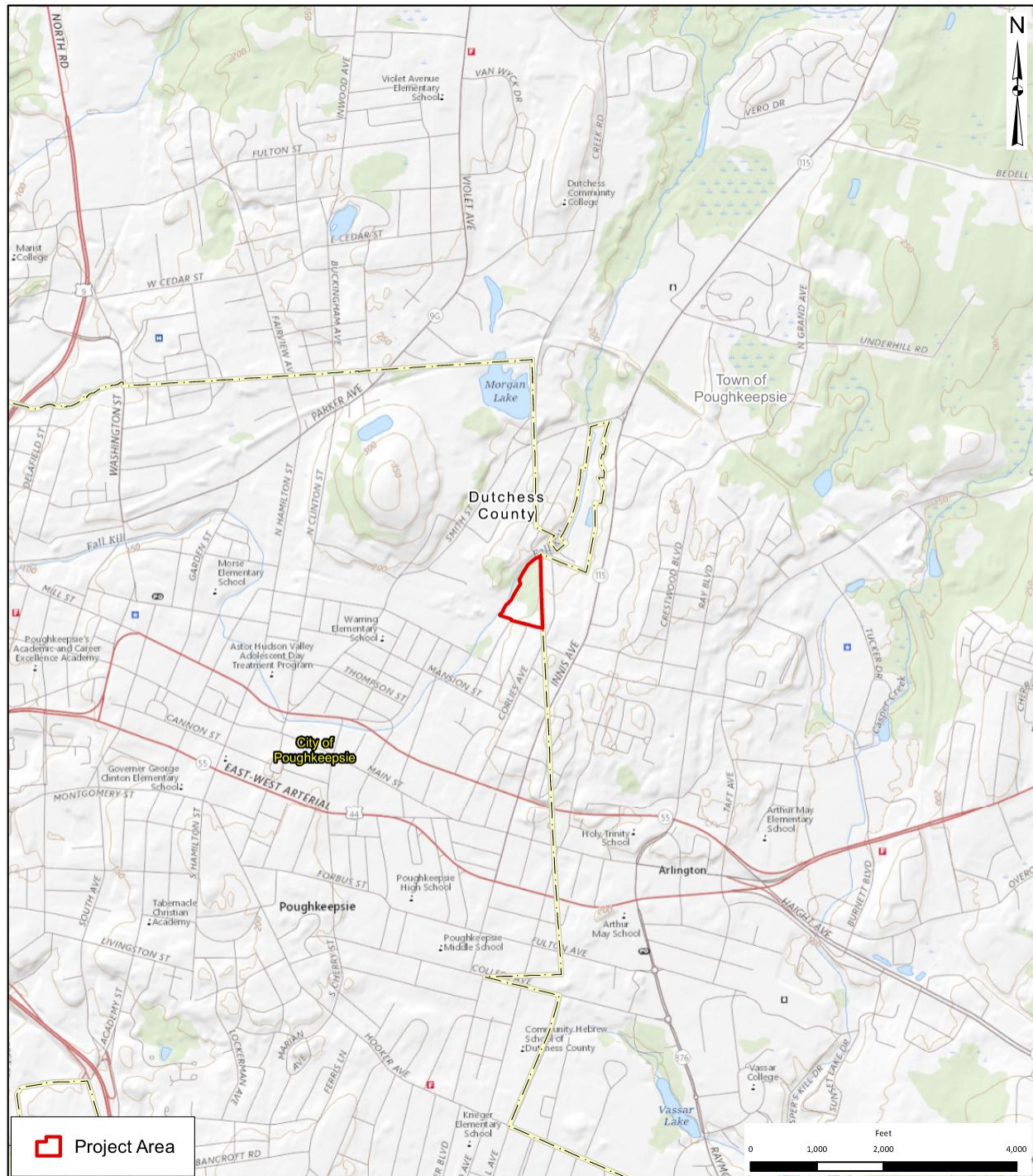


Figure 2: Orthophoto Tax Map



Figure 3: Land Use Map

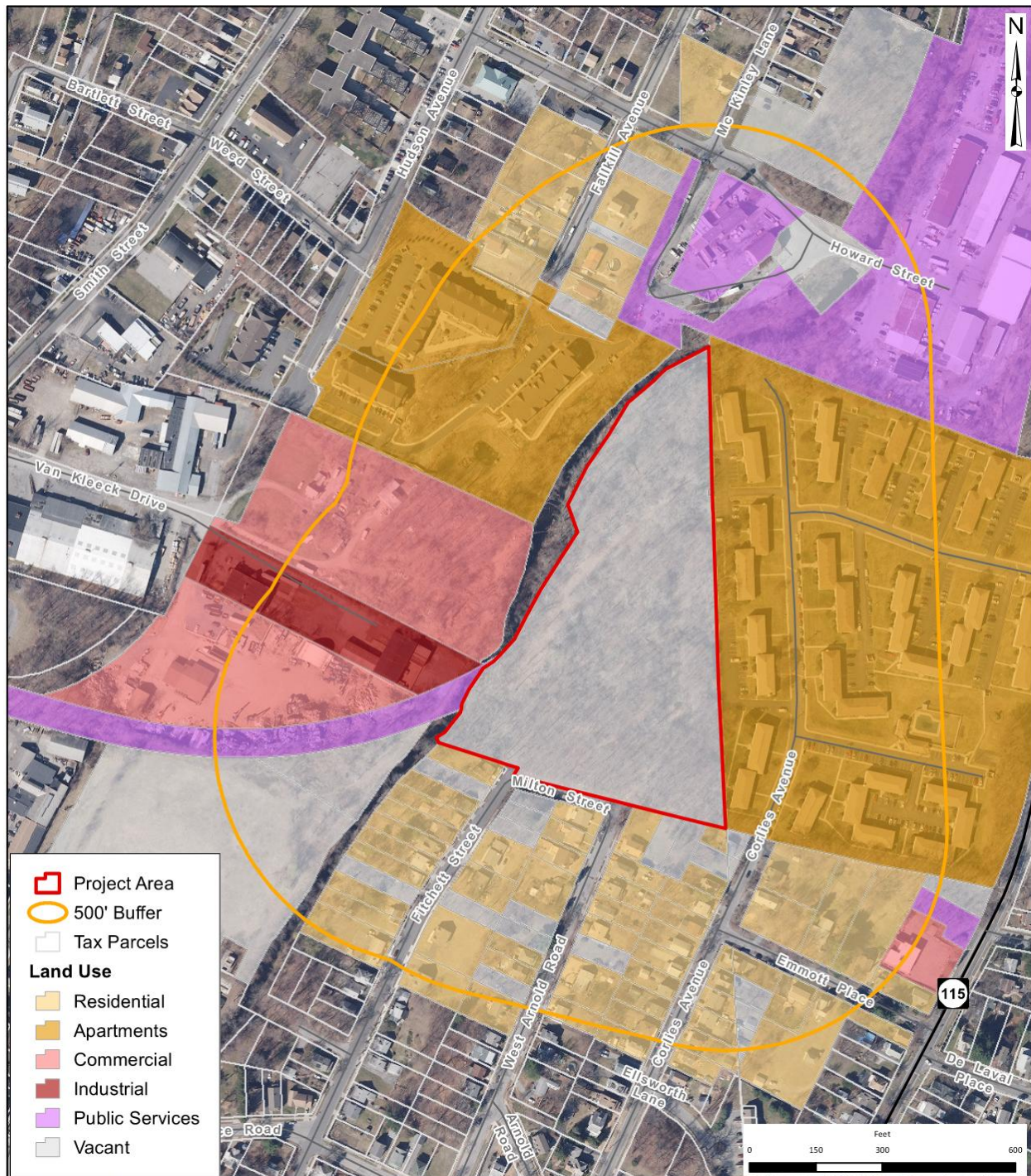


Figure 4: Zoning Map, Existing and Proposed

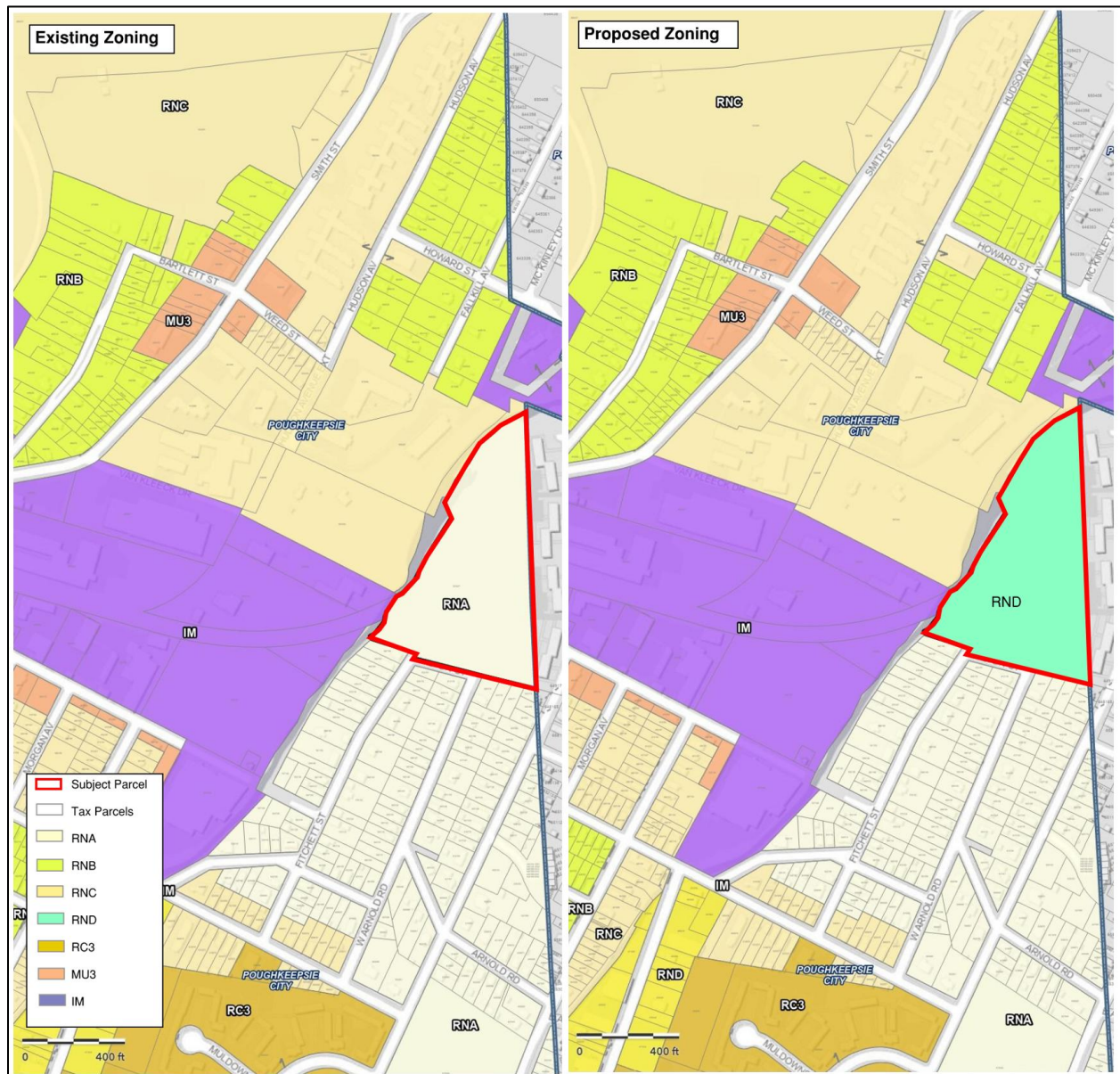


Figure 5: Soil Map



Figure 6: Wetland, Stream and Floodplain Map

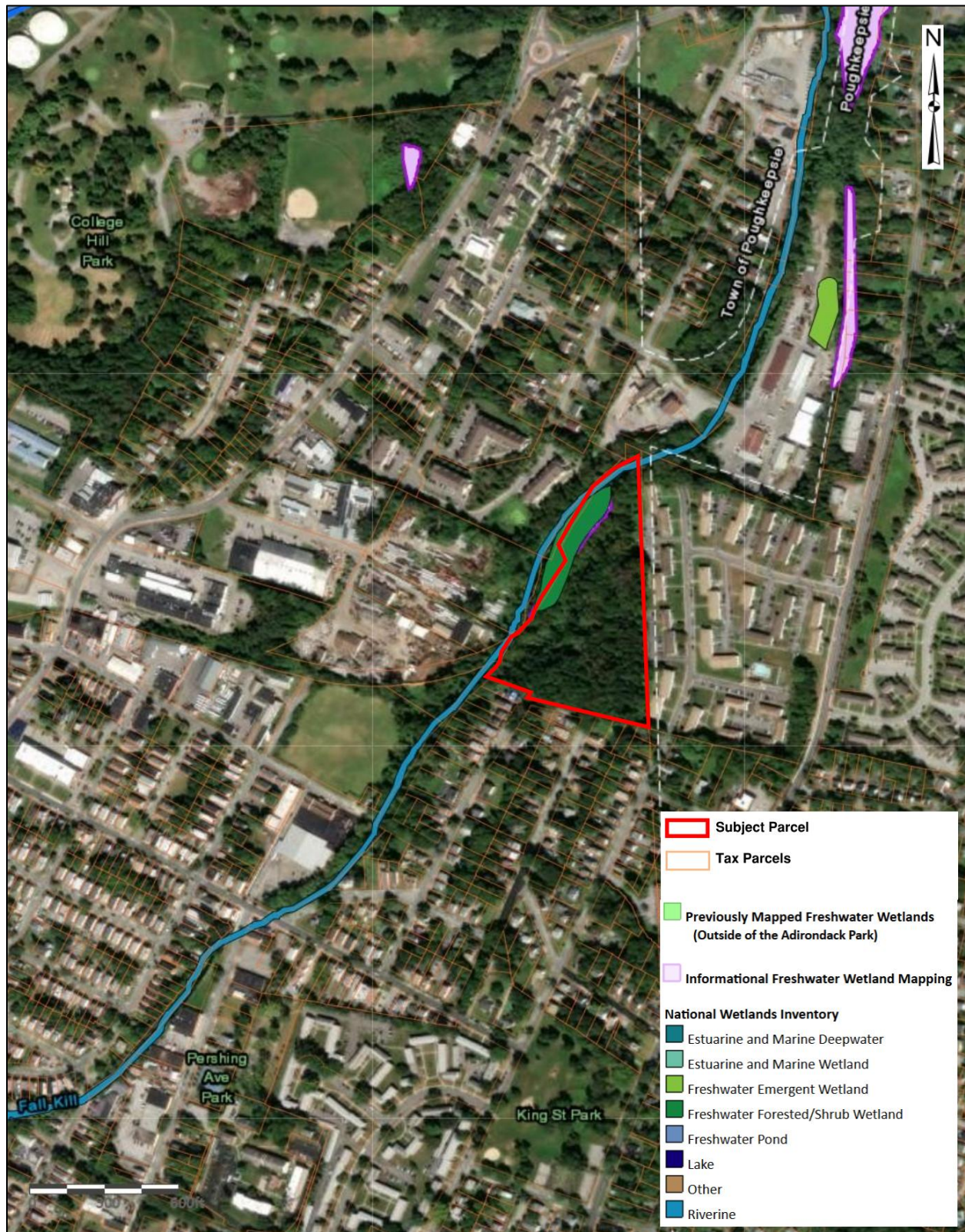


Figure 7: NYSDEC Environmental Resource Map

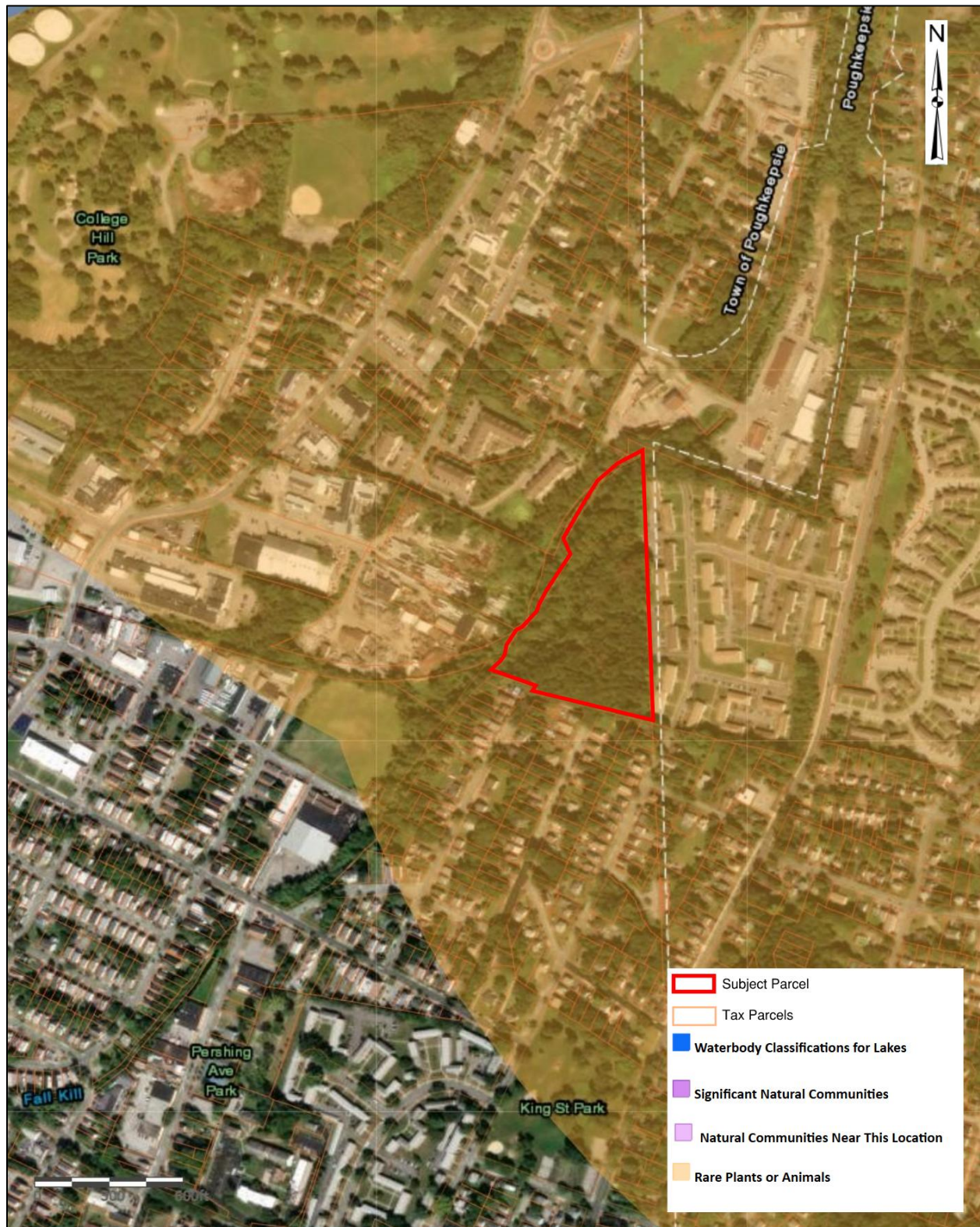


Figure 8: NYSOPRHP Cultural Resource Information System (CRIS) Map

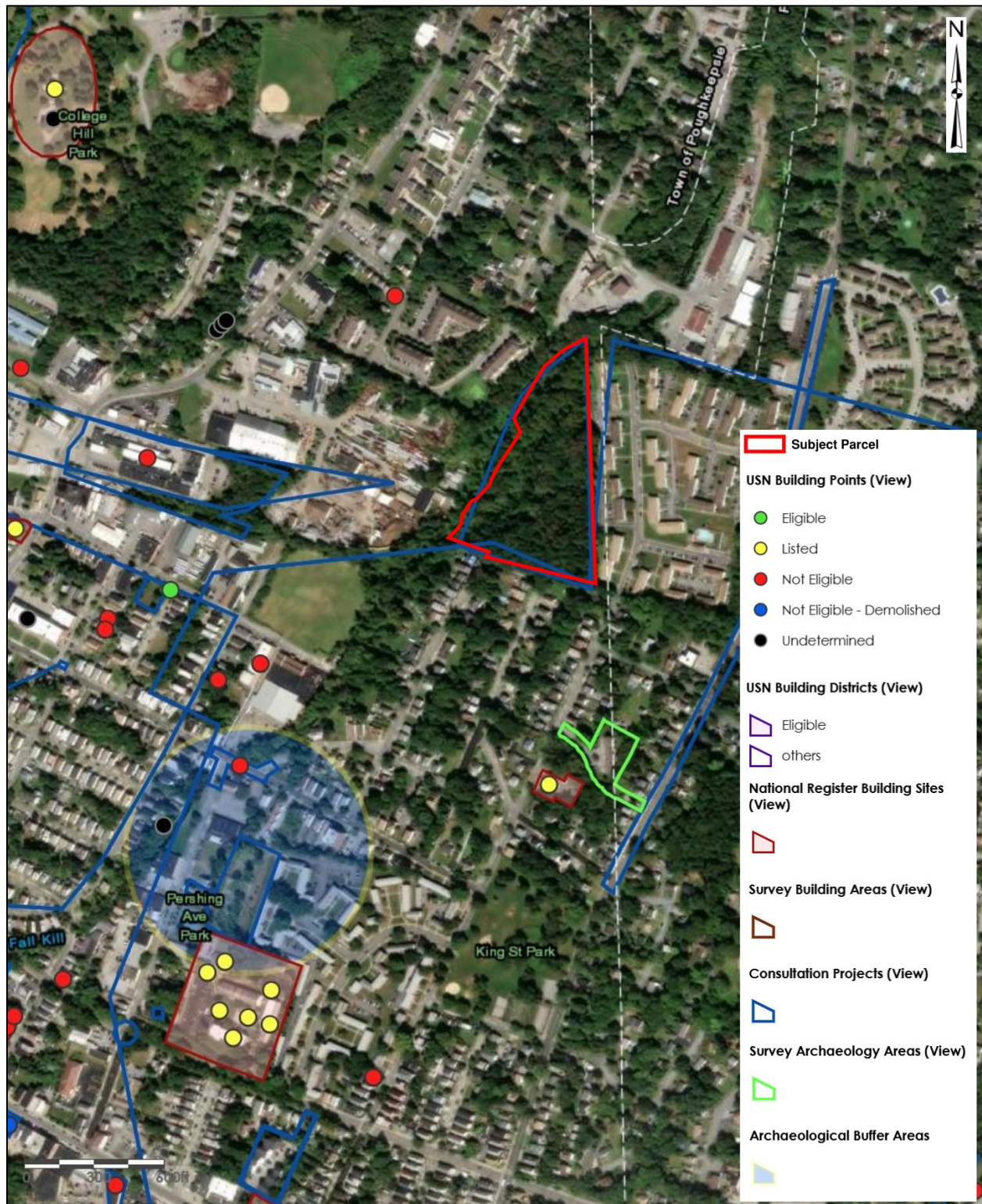
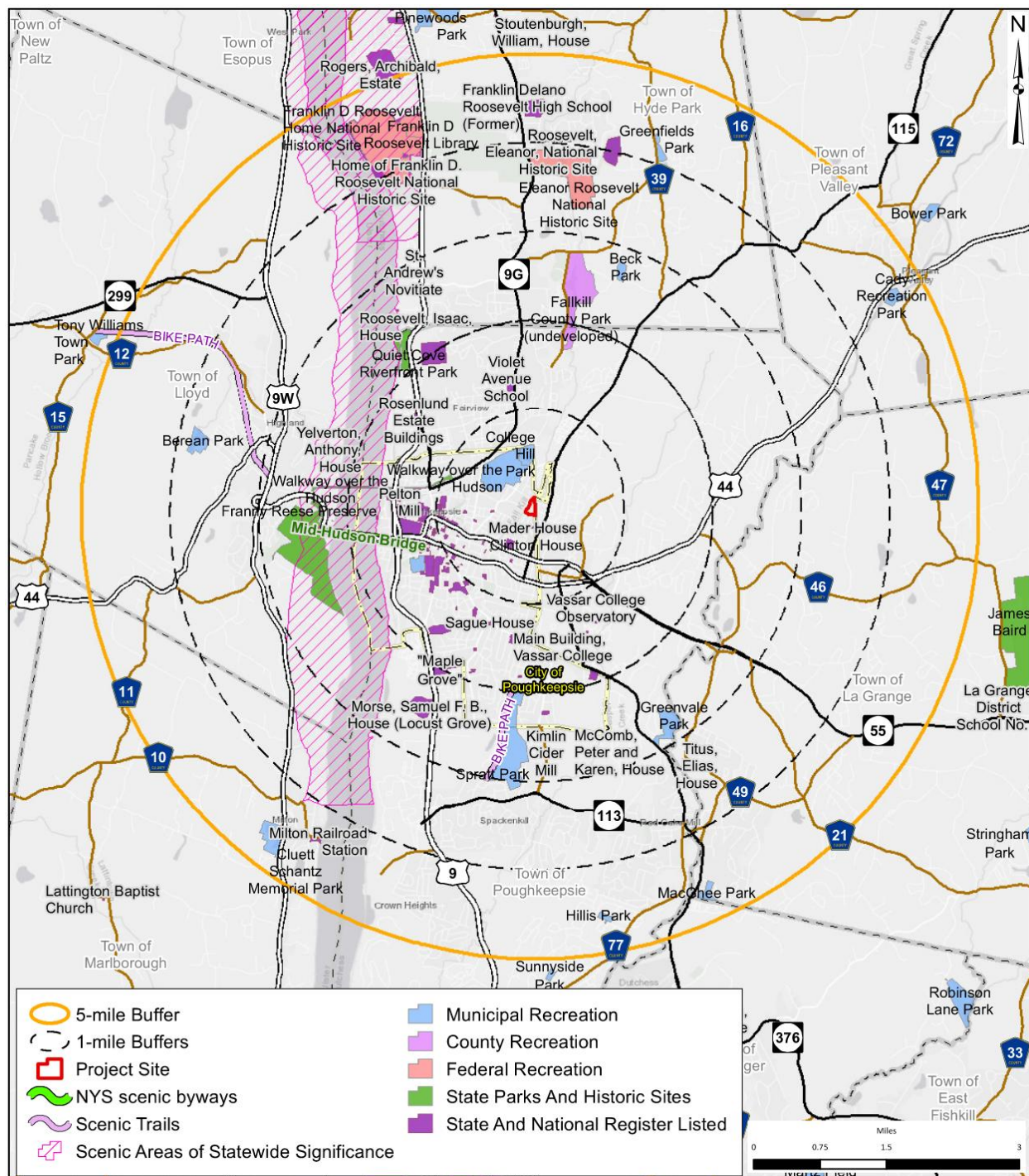


Figure 9: Map of Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources



ATTACHMENT A

Councilwoman Flowers Letter of Support



THE CITY OF POUGHKEEPSIE NEW YORK

August 10, 2020

Ms. Natalie Quinn, Planning Director
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, New York 12601

*Re: Highview II: Proposed 64-Unit Residential Development (Maselo Realty LLC)
Milton Street (Tax Parcel 131300-6162-73-623227), City of Poughkeepsie*

Dear Ms. Quinn:

I am writing to provide my support for Maselo Realty, LLC's application for a proposed rezoning of the Milton Street property to a Planned Residential Development (PRD) Zoning District to facilitate the construction of a 64-apartment unit clustered multifamily development within two buildings off Milton Street.

The Applicant, represented by Simon and Nate Abikzer, have undertaken community outreach for this project which involved two community meetings that I hosted. One meeting was held at City Hall, Common Council Chambers in which you attended and the other meeting was held at 505 Main Street, Public Safety Bldg. Renderings of the proposed project were shared with the residents who live near the proposed project and many of them asked questions about the project and voiced their concerns.

The meetings were well advertised. I hand delivered flyers to all the residents on Corlies Ave, W. Arnold Road, Fitchett Street and Lawrence Road, explaining the proposed project and inviting them to the meetings. I also sent text messages and call residents who I had contact info, reminding them of the meeting so due diligence was made to inform all residents of the project. Residents of the area who were able to attend were very vocal of what they wanted and not want to see. The exchange of ideas resulted in the current site plan design. The applicant assured the residents that they will be "good neighbors" and ensure that the two buildings will have minimum visibility so it will not infringe on the existing neighborhood.

Based on the fact that the project will be no more than 64 units, the feedback from the residents who attended the meetings and the applicant's genuine efforts in addressing the concerns of the residents in the immediate area, I am in support of the proposed rezoning of the Milton Street property and construction of the 64 apartment unit.

Please feel free to contact me to discuss further if needed.

Thank you

Sincerely,

Councilperson Yvonne Flowers
5th Ward, City of Poughkeepsie
(845) 505-2735/email: yflowers@cityofpoughkeepsie.com

ATTACHMENT B

Natural Resource Information

*Poughkeepsie Natural Resource Inventory
Conservation Analysis
Highview at the Fallkill Creek*

**Milton Street
City of Poughkeepsie
Dutchess County, New York**



October 28, 2025

Prepared for:
Maselo Realty, LLC
18 Eastview Road
Monsey, NY, 10952

Prepared by:
LaBella Associates
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-454-3980



Project No. 81947.00

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Project Summary	1
1.2	Background	1
1.3	Site Description and Project Details	2
1.4	Anticipated Permits/Approvals	2
2.0	CONSERVATION ANALYSIS	3
2.1	Geology and Soils	3
2.2	Water Resources	5
2.3	Habitats	6
2.4	Land Use	7
2.5	Historic Resources	7
2.6	Recreational Resources	8
2.7	Conclusion	8

LIST OF TABLES

Table 1: Anticipated Approvals/Permits	3
Table 2: Characteristics of Soil Types within Project Area	4

FIGURES

- Figure 1: Geology and Soils
- Figure 2: Water Resources
- Figure 3: Habitats
- Figure 4: NYSDEC Environmental Resource Map
- Figure 5: Land Use Map
- Figure 6: NYSOPRHP Cultural Resources Information System Map
- Figure 7: Historic Resources
- Figure 8: Recreational Resources

ATTACHMENTS

Attachment A: US Fish & Wildlife Service (USFWS) Official Species List

Note: Concept Plan submitted separately.

1.0 INTRODUCTION

1.1 Project Summary

The Applicant and Owner, Maselo Realty, LLC, is proposing the rezoning of an 8.713-acre tax parcel on Milton Street in the City of Poughkeepsie from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND) for the construction of a 63-apartment unit clustered multifamily development within two buildings with one access off Milton Street. The parcel is identified as parcel number 131300-6162-73-623227 on the City of Poughkeepsie Tax Map. The Town of Poughkeepsie abuts the eastern edge of the property (see Figures 1 and 2).

The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA) within which multifamily (i.e. 5+ unit) residential development is not permitted. Therefore, to facilitate the proposed project, the Applicant is petitioning the City for a rezoning of the property from RNA to RND by the Common Council. Upon completion of the rezoning, the Applicant will seek site plan approval from the Planning Board.

1.2 Background

On April 25, 2006, the City of Poughkeepsie Planning Board granted site plan approval for the construction of a 120-unit condominium complex to be known as Highview at the Fallkill Creek, located on the north side of Milton Street. The Applicant was Phoenix Capital Partners, LLC. The parcel was zoned as Medium High-Density Residential (R-4) at that time, which would have permitted a maximum of 140 dwelling units based on the R-4 requirements and lot size. The original project was never undertaken, and site plan approvals lapsed. The site was subsequently rezoned to Medium Low-Density Residence District (R-2) in October 2010.

When the Applicant decided to pursue the project again in 2019, the parcel was zoned for Medium Low-Density Residential (R-2) within which multifamily development was not permitted. Therefore, to facilitate the proposed project, the Applicant petitioned the City for a rezoning of the property from R-2 to PRD by the Common Council. The Planning Board as lead agency determined that the action was an unlisted action and upon examination of the Full Environmental Assessment Form (FEAF) and 6 N.Y.C.R.R Section 617.7 of the State Environmental Quality Review Act (SEQRA), adopted a negative declaration on January 20, 2021. The rezoning approval was granted by the Common Council on February 16, 2021 (Common Council Ordinance 0-21-01).

The Common Council and City's Mayor approved the amendment to the Zoning Map on February 18, 2021. On May 25, 2021, the owner filed an application for site plan approval from the Planning Board for the project under the PRD regulations. After filing an area variance application to the Zoning Board of Appeals on June 6, 2021, the Applicant received approval for three area variances on September 14, 2021 to enable the proposed development.

Since then, the application has been on numerous agendas of the Planning Board and multiple extensions have been granted for the rezoning petitions. In addition to Planning Board meetings, the project

underwent two community meetings in 2019 and has received support from Councilwoman Flowers, see Attachment A for a letter of support.

On September 6, 2024, a Municipal Consent to Form a Sewage-Works Corporation was approved by the Common Council and the Mayor. On November 4, 2024 the property was rezoned to RNA as part of the Common Council's adoption of the City of Poughkeepsie Zoning Ordinance, along with entire neighborhood of primarily single-family dwellings to the north (which provides the only access to the property).

Accordingly, the Applicant seeks a rezoning to the RND Zoning District to permit the proposed the 63-unit development. The project remains as proposed previously, with no changes to unit count or access.

1.3 Site Description and Project Details

The project parcel is located in the northeast quadrant of the city, along the city/town border, with access to the site on Milton Street by way of Fitchett Street and West Arnold Road. The project site consists of vacant wooded land. Fallkill Creek runs along the western property line and within the property for approximately 200 linear feet. The development proposal, referenced as Highview at the Fallkill Creek – Milton Street, includes 63 multifamily dwelling units clustered within two buildings in the southeast portion of the project parcel. The unit breakdown is anticipated to include approximately 31 one-bedroom and 32 two-bedroom units.

The development will be located away from Milton Street (approximately 209 feet) with a substantial natural buffer. The finished floor of the southern building's (Building 100 on Sheet C130) ground floor will be approximately 18 ft lower than Milton Street. The development will not directly impact wetlands or the Fallkill Creek and is approximately 128.5 – 145.7 feet away from the Creek. The development will occupy approximately 60% of the 8.713-acre property allowing for approximately 40% of the site to remain undisturbed including 373 trees or approximately 67.5% of trees currently found on the site.

1.4 Anticipated Permits/Approvals

Table 1 provides a list of the approvals/permits that are anticipated for the project.

Table 1: Anticipated Approvals/Permits

AGENCY	APPROVAL/PERMIT
City of Poughkeepsie Common Council	Rezoning from RNA to RND
City of Poughkeepsie Planning Board	Site plan approval
City of Poughkeepsie – Engineering Department	Curb cut approval
City of Poughkeepsie – Zoning Administrator	Floodplain development permit
Dutchess County Department of Planning and Development	GML 239m referral
Dutchess County Department of Health	Water and Sewer Connections
NYS Department of Environmental Conservation (NYSDEC)*	GP-0-25-001 SPDES General Permit for Discharges during Construction Activities; Article 24 Adjacent Area for grading (pending)

*An Article 15 permit from NYSDEC was identified in the SEQR FEAF Part 1 form dated 12/3/2019 in case disturbance within the bank was required as part of the project (not currently anticipated to occur). However, the Fallkill is not a Trout Stream; therefore, as a Class C stream with no “t” or “ts” standard it is not regulated by the NYSDEC under Article 15. Therefore, this permit is not required and is not identified here.

2.0 CONSERVATION ANALYSIS

The Fall Kill is identified in the *Natural Resources Inventory for the City of Poughkeepsie* (referred to herein as the NRI Report) as a natural resource that supports or contributes to beautification, habitat, flood control, history, recreation and climate resilience. The project site is discussed throughout the document as a parcel, “that is undeveloped and contains streamside forests and wetlands within the floodplain. Due to the lack of channelization, this area floods readily without harming buildings or roads. It is an important flood mitigation area as it is the only segment of the creek in the City of Poughkeepsie where flooding can naturally occur.”¹ The Applicant recognizes the unique character and benefits provided by his property and is working to develop a plan that is sensitive to these attributes while also providing new housing opportunities.

2.1 Geology and Soils

According to the NRI Report, the project site’s bedrock geology is Graywacke and shale, which is considered less permeable than other types of bedrock found in the City of Poughkeepsie. The surficial geology of the site features bedrock outcrops. These rock outcrop areas are shown on the concept plan.

Figure 1 shows the soil types that are expected to be present on the project site, and Table 2 provides characteristics of these soil types, according to the Dutchess County Soil Survey information available in GIS and the Natural Resource Conservation Service website.

¹ The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 10.

Table 2: Characteristics of Soil Types within Project Area

% of SITE	SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FEET)	DEPTH TO BEDROCK (INCHES)
	DwC	Dutchess-Cardigan complex, rolling, rocky	5 to 16%	well	>6	
		Dutchess (40%)		well	>6	>60
		Cardigan (30%)		well	>6	20 to 40
	DxC	Dutchess-Cardigan-Urban Land complex, rolling, rocky	5 to 16%			
		Dutchess (25%)		well	>6	>60
		Cardigan (25%)		well	>6	20 to 40
		Urban Land (25%)		well	>2	>10
	Ud	Udorthents, smoothed	mostly 0 to 8% but 8 to 25% on sides of excavations & along highways	somewhat excessively to moderately well	>3.0 Nov-Jun	>60

Most of the site contains the Dutchess-Cardigan complex, rolling, rocky soil series (DwC). An area of the Dutchess-Cardigan-Urban Land complex soil series (DxC) exists along Milton Street, and an area of Udorthents soil series (Ud) exists in the southwest corner of the project parcel. The Dutchess soils and the Cardigan soils are well drained soils. The Udorthents soil series is a somewhat excessively to moderately well drained soil. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces, which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. The Dutchess soil series, the Cardigan soil series, and the Udorthents soil series all have a depth to water table of greater than 6 feet. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. Therefore, the depth to water table for these areas is unknown, and is assumed to be greater than 2 feet according to the Soil Survey.

According to a geotechnical engineering report by the Chazen Companies for the previously approved site plan, groundwater was encountered in only one of eight borings.² These borings ranged in depth from 5.5 feet to 15.8 feet due to refusal at bedrock, with the exception of the northernmost boring in which refusal occurred at 2.5 feet. Thus, groundwater was generally deeper than 5.5 feet throughout most of the site. The report states that, "groundwater seepage into open excavations is not anticipated at this time, but that the contractor should be prepared to lower the groundwater table two feet below the base of

² *Geotechnical Engineering Report*, The Chazen Companies, September 14, 2005.

excavations to provide a stable subgrade for construction activities and to maintain the integrity of the natural bearing soils.”

If water is encountered above three feet below the surface, footings and footing drains will be designed in accordance with accepted construction practices to alleviate any problems associated with a high water table. With this practice, no significant impacts due to the presence of water above three feet below the surface are anticipated.

Rock encountered during the construction of the proposed residential development will be removed by mechanical methods (ripping), when possible. If blasting is determined to be necessary, all blasting operations will adhere to New York State and local ordinances governing the use of explosives. Proper program guidelines will be established between New York State, the City of Poughkeepsie and the blasting contractor prior to undertaking this activity. If blasting is required, it will be performed in accordance with New York State Department of Transportation (NYSDOT) Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.

2.2 Water Resources

As shown in Figure 2, the project site abuts and includes some portions (approximately 200 linear feet) of the Fall Kill, a perennial stream. In addition, the project site includes wetland, riparian and flood hazard areas (or 100-year floodplain area). The Fall Kill watershed covers 19.5 square miles, including portions of the City of Poughkeepsie. The Fall Kill is approximately 38 miles long, and where it travels through the City it has been channelized and is contained by stone walls before it charges into the Hudson River. The Fallkill has been found to contain various chemicals and bacteria, with deterioration being most prevalent within the City.

The site features approximately 0.788 acres of wetland area (freshwater forested/shrub wetland (PFO1E)), which is regulated by the United States Army Corps of Engineers (USACE). No New York State Department of Environmental Conservation (NYSDEC) regulated wetlands are located on the site. The Fall Kill is classified as a Class C stream by the NYSDEC, which is not regulated. It is anticipated that the proposed site design will not result in impacts to wetlands or to the Fall Kill and no wetland or stream-related permits are being sought from the USACE or NYSDEC.

According to the NRI Report, “Riparian buffers are vegetated areas alongside the creek that help to protect the creek by slowing runoff, infiltrating water, providing shade that cools the water, and reducing the amount of sediment and pollutants entering the stream.”³ These areas can provide nesting or foraging habitat for many species of birds. The concept plan has been designed to avoid the riparian buffer areas and concentrates development upland within the site.

The property is identified in the NRI Report as one of the last remaining areas within the City of Poughkeepsie where the Fall Kill is not channelized and is permitted to flood naturally. This section of the Fall Kill is identified as a significant habitat area that provides important flood retention due to the undeveloped forested riparian buffer. The NRI Report explains that during flood events the Fall Kill may overflow into these wetlands, which are located within the flood hazard area or 100-year floodplain.

³ The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 47.

According to the NRI Report, “flooding helps to slow down water, recharge groundwater and increase water quality by letting particulates settle out instead of being carried downstream.”⁴ According to FEMA Community Panel Number 36027C0358E information (effective 5/12/2012) available through GIS (Figure 6), an area abutting the Fallkill Creek is located within Zone AE (100-year floodplain) or special flood hazard area. The floodplain area is identified on the concept plan. Some work (e.g. grading) is anticipated to occur within the 100-year floodplain; therefore, a floodplain development permit will be sought from the City.

The proposed development is located upland from the stream, wetland, riparian and floodplain areas with the intention of retaining these important resources. With the exception of a floodplain development permit for grading in the floodplain, no permits affecting aquatic resources are anticipated at this time. The proposed project will require greater than one acre of disturbance and will require coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. A Stormwater Pollution Prevention Plan will be prepared in conformance with the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control.

2.3 Habitats

According to the NRI Report, the project site is home to several habitats, including upland shrubland, upland hardwood forest, upland mixed forest and hardwood swamp in addition to wetland and stream areas (Figure 3). Table 2 presents a brief description of these habitats based on information found in the report.

Table 2: Habitat Types on the Project Site

Specific Habitat Type	Brief Description
Upland Shrubland	Open (nonforested) area with shrubs making up >20% of ground cover
Upland Hardwood Forest	Non-wetland forest dominated by hardwood trees (conifers make up 25% of canopy)
Upland Mixed Forest	Non-wetland forest with a mix of hardwoods and conifers (conifers make up 25-75% of canopy)
Hardwood Swamp	Wetland (identified by predominance of hydrophytic vegetation) dominated by trees and/or shrubs

According to the NRI Report, “the Fall Kill is highly impacted by channelization and pollution, nonetheless it continues to serve as an important habitat for migratory fish species such as the American eel and river herring.” The Upland Hardwood Forest, which currently dominates the site, is described as a habitat that is also important for cooling derived from shade, carbon sequestration, reducing stormwater runoff, and improvement of air quality. According to the NYSDEC Environmental Resource Map (Figure 4), there are known occurrences of the Blanding’s Turtle (State listed threatened species) on or in the vicinity of the project site. An analysis to assess potential adverse impacts to Blandings Turtle was completed and

⁴ The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 46.

received sign off from the NYSDEC. This information has been submitted separately. There is no NYSDEC Significant Natural Community identified on the project site. According to the US Fish & Wildlife Service (USFWS) Official Species List (Attachment A), there is potential for the Indiana Bat (endangered), Northern Long-eared Bat, and Tricolored Bat on or in the vicinity of the project site. It is anticipated that tree clearing will occur between November 1st and March 31st to avoid direct or indirect take of the bat species, as during this time, the bats would be hibernating and not present onsite.

The Fall Kill is identified as a conservation priority in the NRI Report because it, “provides streamside habitats, helps to reduce and filter surface runoff, provides shading vegetation, and provides organic material that supports the food web and habitat structure of the stream.”⁵ Based on this rationale a priority conservation zone of 160 feet from the stream edge is recommended to increase habitat area and improve in-stream conditions.

The project site is identified in Map 4.4, “Habitat Envelopes and Potential Corridors” within the NRI Report as a Significant Habitat Area. The Report states that, “if new development in these areas cannot be avoided, it should be concentrated near the edges and near existing roads and other development so that as much habitat area as possible is preserved without fragmentation.”⁶

As explained in earlier sections, a large buffer (131 feet) and distance (146 – 160 feet away) will separate the Fall Kill Creek from the proposed development. Based on the information provided above, no significant adverse impacts will occur to vegetation and wildlife. This information will be provided to NYSDEC.

2.4 Land Use

The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA). To the north and west, the property is abutted by Residential Neighborhood C (RNC) and Industrial Mixed (IM) zoning districts, which house a range of uses including multi-family housing (Highridge Garden Apartments), a junkyard, the City’s Department of Public Works complex, and manufacturing uses. The southern portion of the lot abuts more RNA district properties, comprised primarily of single-family residences (Figure 5). To the east, in the Town of Poughkeepsie, the property is abutted by a parcel zoned for Multifamily Residence (Town of Poughkeepsie) which contains a large apartment complex, Mountain Brook Apartments.

The proposed residential project is not industrial or commercial and is not likely to result in a source of pollution that could endanger the Fall Kill.

2.5 Historic Resources

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 6), the project site does not contain and is not adjacent to any National or State Historic Register sites or any sites that were determined to be eligible for listing on the

⁵ The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 73.

⁶ The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 221 or page 85 of Appendix A.

National or State Historic Register. The CRIS mapping indicates that the project site is partially located within a known archeologically sensitive area. The Applicant received a Letter of No Effect from the NYSOPRHP State Historic Preservation Office on December 17, 2020.

The NRI Report does not identify any historic resources on or adjacent to the project site, see Figure 7.

2.6 Recreational Resources

The project site is located on privately-owned land that is not currently used by the public for recreation, see Figure 8. The site would be developed with two residential apartment buildings. Residents would likely use King Street Park located approximately 1/2 mile south of the site. This park features a playground, baseball diamond, tennis court, basketball court and a flower garden.

2.7 Conclusion

The property is identified in the NRI Report as one of the last remaining areas within the City of Poughkeepsie where the Fall Kill is not channeled and is permitted to flood naturally. Approximately one-third of the property falls within the City's flood area boundary and contains both upland hardwood forest and upland shrubland habitat. These characteristics make the site ideally suited to the clustering of development away from the creek, which will retain existing habitat.

The Applicant is proposing construction of a 63-unit clustered multifamily apartment development within two buildings with access off Milton Street on an approximately 8.713-acre property. Due to the clustered nature of the site design under the proposed RND regulations approximately 40 percent of the existing forested area will be retained on site. In contrast, the strict application of the RNA zoning for the provision of single-family homes, whether a clustered or conventional subdivision, would result in greater ground disturbance and loss of natural habitat.

FIGURES

Page left intentionally blank

Figure 1

Geology and Soils_Poughkeepsie NRI Map



Applicant
New York State, USDA FSA | NYS Museum | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Figure 2

Water Resources_Poughkeepsie NRI Map

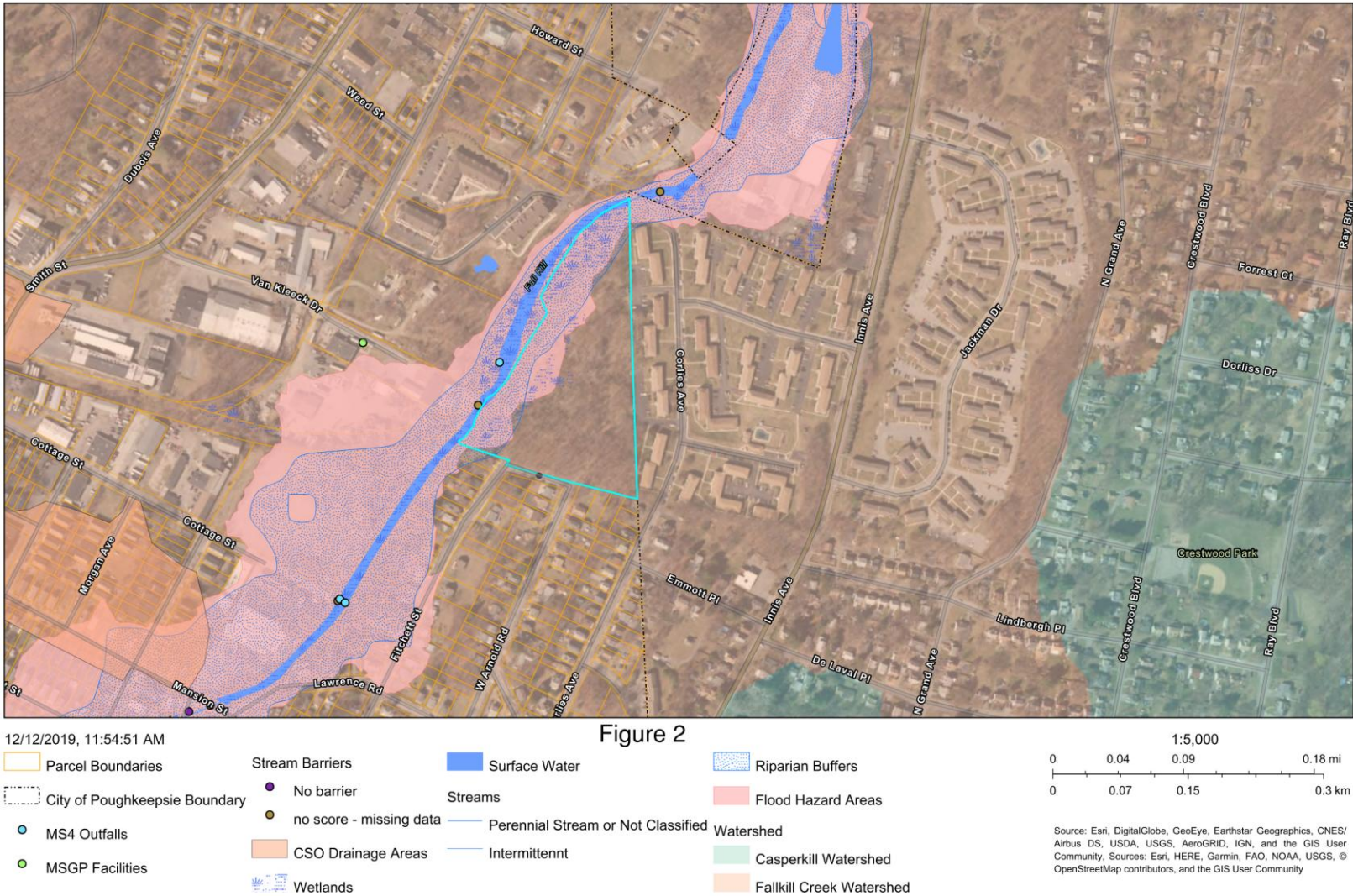
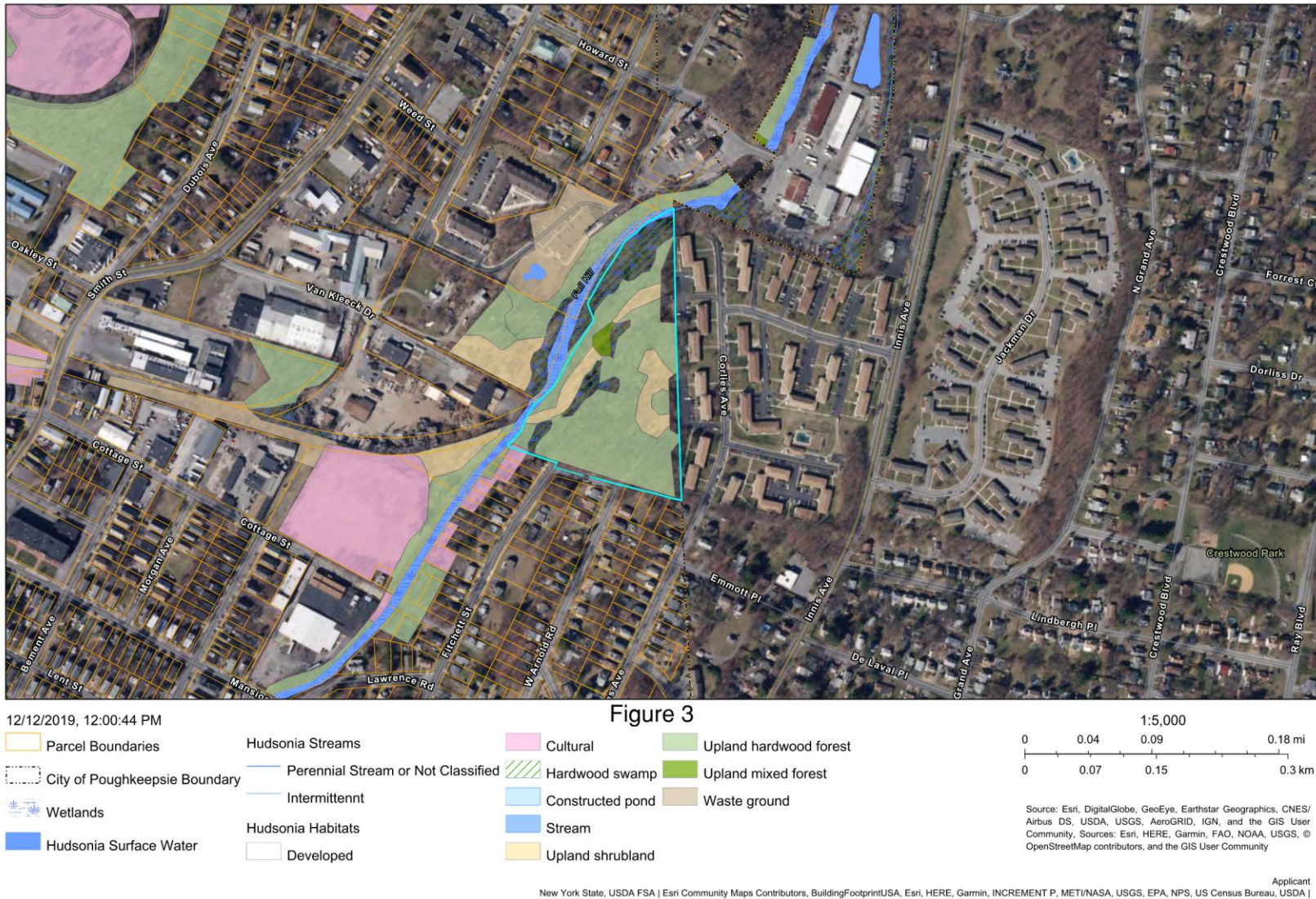


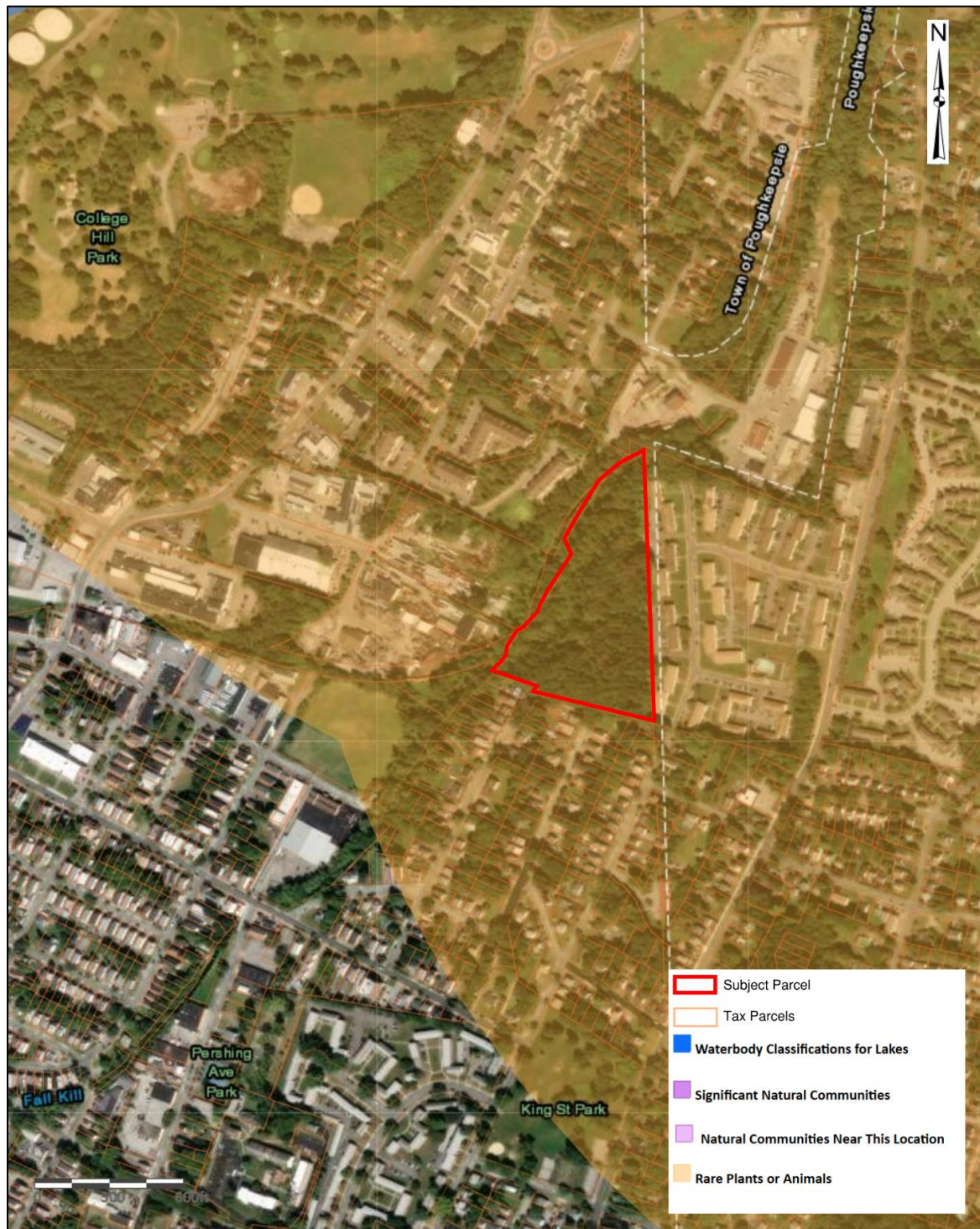
Figure 3

Habitats_Poughkeepsie NRI Map



Page left intentionally blank

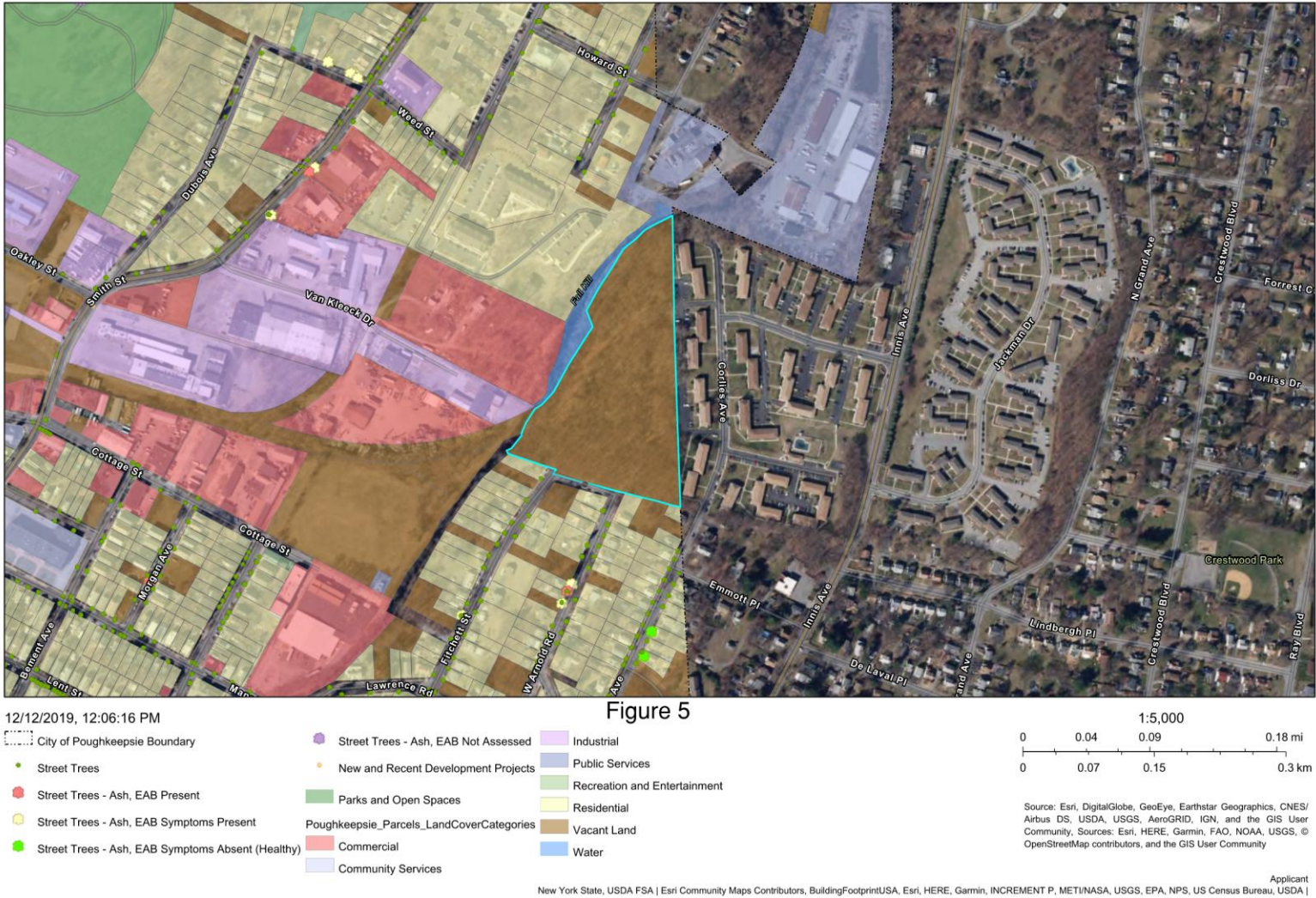
Figure 4
NYSDEC Environmental Resource Map



Page left intentionally blank

Figure 5

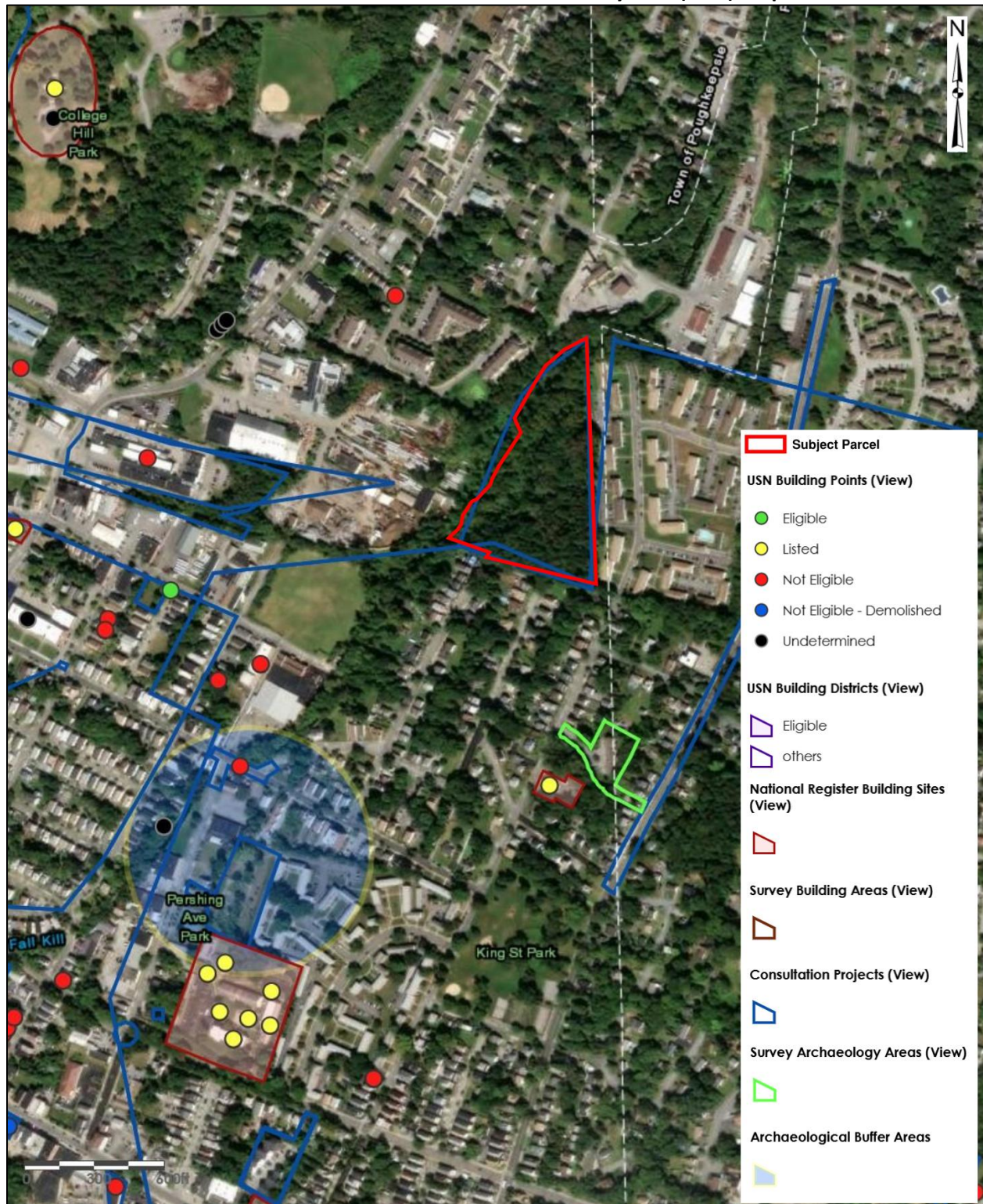
Land Use_Poughkeepsie NRI Map



Page left intentionally blank

Figure 6

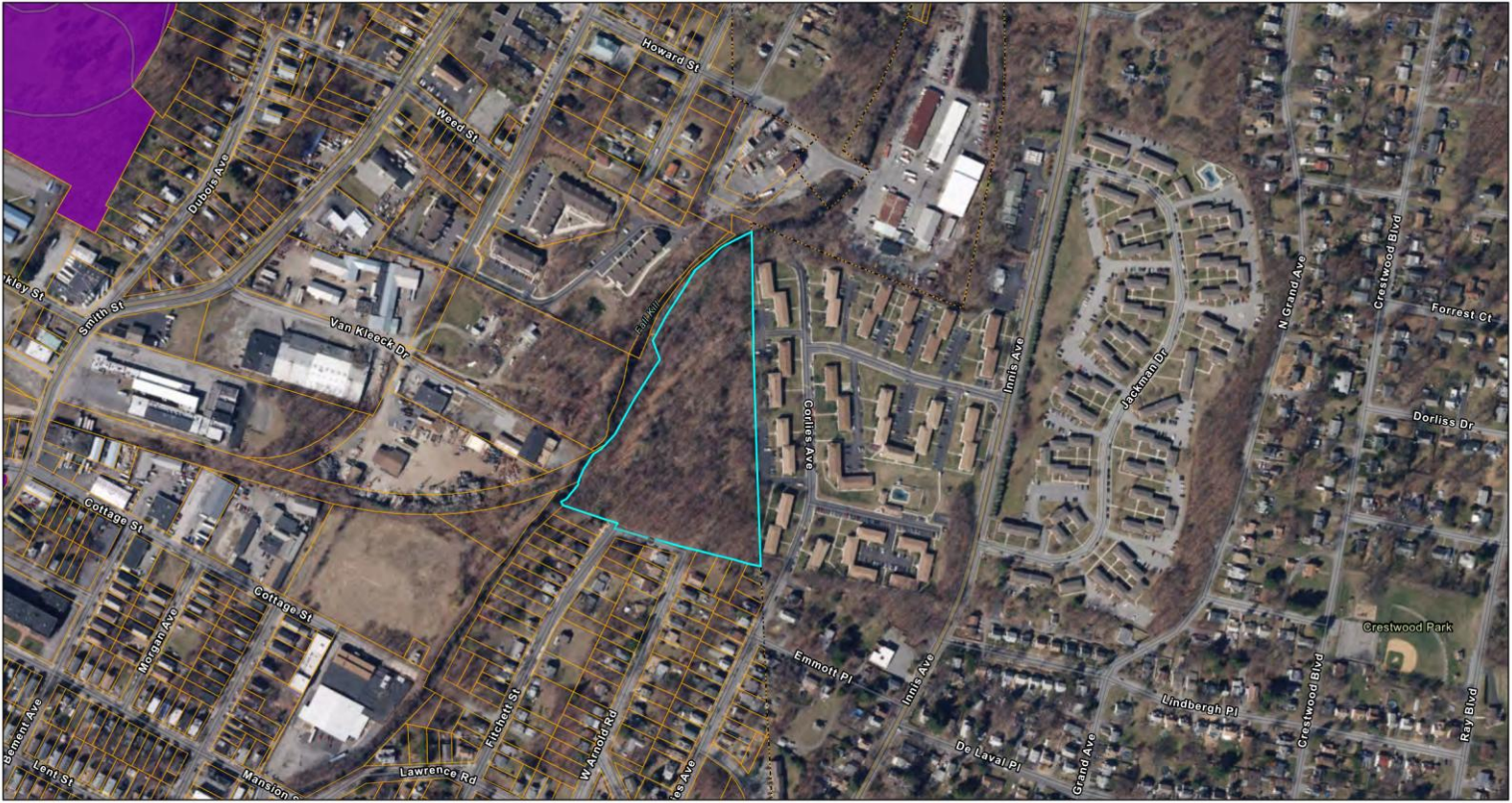
NYSOPRHP Cultural Resource Information System (CRIS) Map



Page left intentionally blank

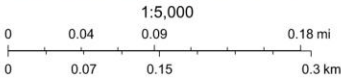
Figure 7

Historic Resources_Poughkeepsie NRI Map



12/12/2019, 12:08:49 PM
Parcel Boundaries
City of Poughkeepsie Boundary
Historic Sites

Figure 7



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Applicant
New York State, USDA FSA | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Figure 8

Recreational Resources_Poughkeepsie NRI Map



12/12/2019, 12:11:49 PM
Parcel Boundaries
City of Poughkeepsie Boundary
Trails
Parks and Open Spaces

Figure 8

1:5,000
0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

ATTACHMENT A

USFWS Official Species List

IPaC resource list

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

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

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

☎ (607) 753-9334

📅 (607) 753-9699

✉ fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

NOT FOR CONSULTATION

Endangered species

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

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

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

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

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

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

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

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

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

Mammals

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

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found There is proposed critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Critical habitats

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

There are no critical habitats at this location.

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

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

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

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information](#)

[on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

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

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

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

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

Breeding Season (■)

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

Survey Effort (|)

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

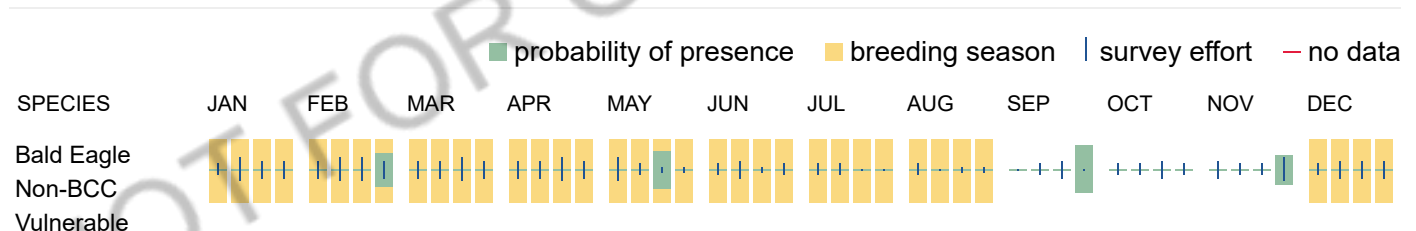
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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



Bald & Golden Eagles FAQs

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

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

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low

survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

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

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

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

Breeding Season ()

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

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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

Migratory birds

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases [birds of concern](#), including [Birds of Conservation Concern \(BCC\)](#), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the [Nationwide avoidance and minimization measures for birds](#) document, and any other project-specific avoidance and minimization measures suggested at the link [Measures for avoiding and minimizing impacts to birds](#) for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles document](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME

BREEDING SEASON

Bald Eagle *Haliaeetus leucocephalus*

Breeds Dec 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Belted Kingfisher *Megasceryle alcyon*

Breeds Mar 15 to Jul 25

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Black-billed Cuckoo *Coccyzus erythrophthalmus*

Breeds May 15 to Oct 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9399>

Blue-winged Warbler *Vermivora cyanoptera*

Breeds May 1 to Jun 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Bobolink *Dolichonyx oryzivorus*

Breeds May 20 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Canada Warbler *Cardellina canadensis*

Breeds May 20 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Chimney Swift *Chaetura pelagica*

Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Eastern Meadowlark *Sturnella magna*

Breeds Apr 25 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Evening Grosbeak *Coccothraustes vespertinus*

Breeds May 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Lesser Yellowlegs *Tringa flavipes*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Prairie Warbler *Setophaga discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Rose-breasted Grosbeak *Pheucticus ludovicianus*

Breeds May 15 to Jul 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Semipalmated Sandpiper *Calidris pusilla*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

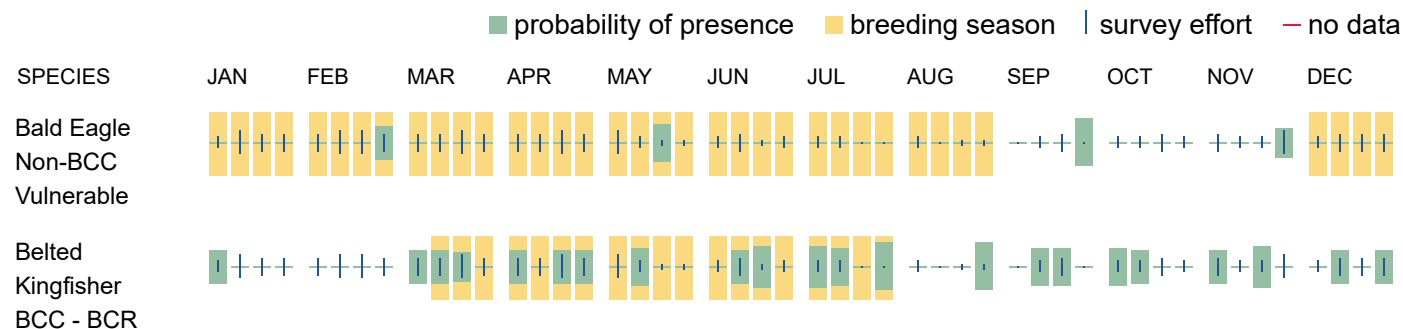
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

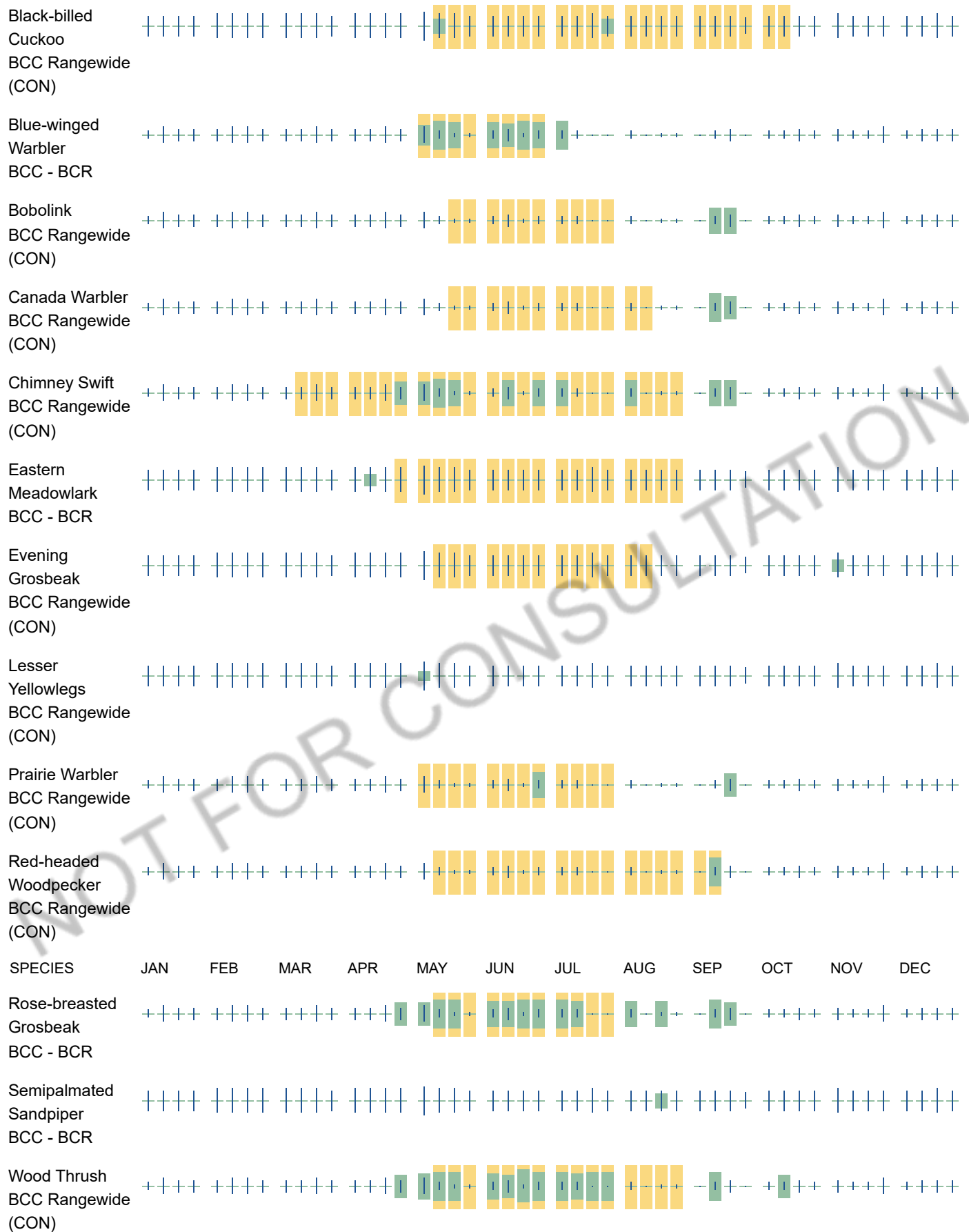
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (—)

Survey Timeframe

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





Migratory Bird FAQs

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

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

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

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as “Vulnerable”. See the FAQ “What are the levels of concern for migratory birds?” for more information on the levels of concern covered in the IPaC migratory bird species list.

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

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

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

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

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

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

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

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

Proper interpretation and use of your migratory bird report

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

potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

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

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

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

Breeding Season ()

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

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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

Facilities

National Wildlife Refuge lands

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

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

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

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[PFO1E](#)

RIVERINE

[R3UBH](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

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

Data limitations

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

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

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

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

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

IX. CONSENT AGENDA: ORDINANCES AND LOCAL LAWS:

A motion to Approve was made by 3rd Ward Council Member Brown and seconded by 6th Ward Council Member Grant.

Motion to Approve the Consent Agenda Local Law 25-06- VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	2nd Ward Councilmember Menist, 4th Ward Councilmember Shook (excused)
Result:	Passed

1. **L-25-06**, Local Law to Override the Tax Levy Limit Established in General Municipal Law § 3-C

LOCAL LAW NO. 6 OF 2025

A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW § 3-c

**INTRODUCED BY COUNCILMEMBER PATTERSON THOMPSON AND
GRANT :**

BE IT ENACTED, by the Common Council of the City of Poughkeepsie of the County of Dutchess as follows:

Section 1. LEGISLATIVE INTENT

It is potentially necessary to override the limit on the amount of real property taxes that may be levied by the City of Poughkeepsie, County of Dutchess pursuant to General Municipal Law § 3-c, and to allow the City of Poughkeepsie, County of Dutchess to adopt a budget for the 2026 fiscal year that requires a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law § 3-c.

Section 2. AUTHORITY

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c,

which expressly authorizes the City Council to override the tax levy limit by the adoption of a local law approved by the Common Council.

Section 3. TAX LEVY LIMIT OVERRIDE

The City of Poughkeepsie Common Council is hereby authorized to override the Tax Levy Limit established pursuant to N.Y. General Municipal Law §3-c, for Fiscal Year 2026, and to adopt a budget for Fiscal Year 2026 that requires a real property tax levy in excess of the amount otherwise prescribed in N.Y. General Municipal Law §3-c.

Section 4. SEVERABILITY

If any clause, sentence, paragraph, subdivision, section or part of this Local Law or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, effect or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this law or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 5. EFFECTIVE DATE

This local law shall take effect immediately upon filing with the Secretary of State.

X. ACTION AGENDA: MOTIONS AND RESOLUTIONS:

A motion to Approve was made by 3rd Ward Council Member Brown and seconded by 6th Ward Council Member Grant.

Motion to Approve Action Agenda Item R-25-85 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	2nd Ward Councilmember Menist, 4th Ward Councilmember Shook (excused)
Result:	Passed

1. **R-25-85**, Resolution Proclaiming Monday December 15, 2025 “First Amendment Day” in the City of Poughkeepsie

**RESOLUTION
(R-25-85)**

SPONSORED BY CHAIRMAN WILSON

WHEREAS, December 15, 2025, marks the 234th anniversary of the ratification of the Bill of Rights and the adoption of the First Amendment, and,

WHEREAS,
the First Amendment to the United States Constitution guarantees five freedoms – freedom of speech, freedom of religion, freedom of the press, freedom to peaceably assemble, and freedom to dissent, and,

WHEREAS, these five foundational rights, are currently being abridged, ignored, and unconstitutionally abused by the executive branch of the federal government, and,

WHEREAS,
the creative freedom of the arts, humanities, museums, libraries, and the press are the targeted objects of said administration’s ideological agenda and concurrent dismantling of statutory agencies and denial of congressionally appropriated funding, and,

WHEREAS, this country is a country of laws, where no individual is above the law, and where no single branch of our government can rule outside the bounds of lawful checks and balances.

WHEREAS,
the Empire State of New York is the nation’s major crucible of artistic endeavor and industry, with a global reputation for excellence and achievement, and,

WHEREAS,
the creative cultural industries of New York State are universal models for diversity, equity, access, and inclusion, and the necessary climate for thriving creativity, innovation, and free expression, and,

WHEREAS, the Empire State of New York, home to the nation’s first established state arts agency, has always championed the freedoms embodied in the First Amendment, and

WHEREAS,
this anniversary provides an opportunity to send a message to the remainder of the country, as a democratic example of collective resistance to the politics of fear, and an

Official Minutes of the Common Council Meeting of December 8, 2025

administration that is trampling on the basic premise of a free and open society, by way of denying and abridging our First Amendment rights

NOW THEREFORE, BE IT RESOLVED, that the Common Council of the City of Poughkeepsie hereby proclaims Monday December 15, 2025 “First Amendment Day” in the City of Poughkeepsie, and urges our residents to reflect on steps that we can take individually and collectively to ensure that the freedoms enshrined in the First Amendment are perpetually protected, defended, respected, honored, exercised, and practiced.

XI. ACTION AGENDA: ORDINANCES AND LOCAL LAWS:

XII. MAYOR’S COMMENTS:

Just briefly, I just want to thank everyone, you know, who participated in the Festival of Lights and the different departments that helped with the decoration of the trees, especially our tree crew department, you know, staff who stepped in to play Santa and Mrs. Claus and so it was a really nice event. And we're hoping as we're moving forward we can re-establish the parade that went with, you know, that we all remember when we were younger watching in the city of Poughkeepsie. So, hopefully, you know, we could try to get it started either next year or maybe the year after. We just have to get, you know, more people involved. But it was a nice event and the kids again enjoyed roasted marshmallows by the fire. So it was great.

Also, too, yesterday I participated in a stage reading of a play that was called Our Town. And it was really nice that, I mean, it was more than what I expected it was going to be, but just going through that process, I enjoyed it. I was able to, along with other community members, to participate in this play that was at the Chance Theater, and it's actually under the Empire Training.... I think I wrote it, the Empire Training Center for the Arts Program. That's the one that they're actually doing, where there are some individuals that are from the City of Poughkeepsie that are in that program. So, not only was it nice to participate in that play, and just see how these students are also working on the stage production, you know, when it comes down to lighting and things like that. So the things that they have learned in the program, they were able to actually see it in action and participate and be a part of that. So, just looking forward to other plays that are going to happen and other events that are going to happen there where it's going to involve these students. So, when you see something like that that's coming forward, you know, please, you know, show your support because it was nice that, you know, they see people from the community that was actually participating or actually there. So, I enjoyed it. It was great.

The other thing is too, is I want to thank our City Administrator, Joe Donat, the police, the fire department, even our building department. There was an issue going on at Eastman Towers with the heat. Everybody's collaborative effort kind of helped, you know, making sure that the necessary work was done to ensure that the residents continue to have heat and also that no one had to be relocated. It was a massive deal that happened over the weekend. Actually [it] started on Thursday. So, I'm really thankful that everyone kind of came together, including our

Official Minutes of the Common Council Meeting of December 8, 2025

councilman Evan Menist. He also was there too to ensure that if anything had to be done with evacuation or what, that we were already prepared for it. So, unfortunately, we are getting some complaints in regards to individuals not having heat because either furnaces are breaking down, and we're working very closely with the homeowners to ensure that they do their due diligence to make these repairs. We are getting some resistance sometimes from some people, so we are spending a lot more time making sure that they follow through [with] what they have to and are building apartments going through the violations.

But I am going to start working closely either with the councilmembers but also with our state officials about how we can get legislation in place for those who are being negligent when it comes down to not doing the necessary repairs, because when they don't do it, what happens is our department has to come in and then eventually condemn the apartment or condemn the house. And then the people can't live there. So some of these landlords use this as a tactic to get people out. So the individuals are going to shelters or so, and we're and you know, really making them or trying to encourage them to make the repairs. If not, they get the violation, they go through that process, but some of them it's a little bit more challenging. So there's no real recourse besides them going to court with these violations. And at the end of the day, it's the tenants that actually get hurt by it. So we're still doing our due diligence on what we can do to ensure that we stay on top of these individuals. But I'm seeing it a little bit more often than I've seen in the past. And you know, we haven't had that much difficulty with landlords, but somehow a couple of them we have had problems. So if you have any problems with anyone, please let us know so that way we can stay on top of them. And then, if it becomes too - if we get too many of them that are doing this, we definitely I'm going to, you know, really look at how we can look at in my mind, should they should be charged with criminal charges for doing something like that, in freezing people out just to get them out the house. So that is something that I just want to put that out there.

So other than that, that's it.

Hopefully everyone had a nice holiday. Enjoy their turkey day, and we're getting ready for now for December holiday, Christmas or whatever you may celebrate.

Just like I tell everybody everything that I do just make sure that you kind of look out for those who are - we are seeing - this is the time of year that we're seeing people jumping off the bridge, unfortunately. Our police department did very well. They actually talked someone off the bridge just recently. So, when you're seeing people are going through certain things right now at this point, you know, just show a little bit more love, more compassion, you know, and offer a little more help. Especially around this time.

So that's it.

Thank you, Chair.

XIII. CHAIRMAN'S COMMENTS AND PRESENTATIONS:

And as we come to a conclusion soon, is make sure that as we looked at, you know, we have heard from many constituents about the budget and of course also the tax cap and having to break it. And just know that this council and individual council members have definitely looked at the budget and tried to comb through it to find ways. Now we know that, of course, now that this is you can't have, can't keep going without taxing and then think that nothing's going to happen as been stated before. But we are definitely moving diligently to make sure in the upcoming years that we're trying to look at more ways of revenue for the city of Poughkeepsie so that we can then look at helpfully not having to continue to raise the tax app on tax cap.

Many citizens have came and made comments and suggestions of the things, and we have taken that into some consideration. But I do want people to know that we have as a city and the city administration have been working on different ways to do that. And if you wouldn't mind city administrator, can you like run down a like a list of those things please?

City Administrator Donat : Sure, thank you. So, in the proposed budget, as the Chair said, there are a number of items that are going to be tasked with increasing revenue sources next year. It's been discussed in the budget message and during the budget presentations, and I'll reiterate it to the public now.

We have a stormwater user fee in the budget that's going to fund a study to determine next steps in that process. Stormwater user fee could increase revenue sources if it's implemented. The budget before us has a study in it in there to allow for exploration of whether or not that be the case.

We are also looking at implementing come the first of the year. We're going to be working with our partners in the state senate and state assembly to get the home rule request to allow for speed and red light cameras throughout the city. That process is going to take about a year or so to implement, but we'll also potentially exponentially increase revenue sources based upon the number of violations that are issued. Those violations will be issued in 2027. The revenue there would likely come in 2027, but this time next year we would have estimated increased revenue sources and lines along for those two items as well.

Above and beyond the specific revenue study and the speed light cameras, we are also exploring, or we will be moving forward with issuing RFPs on prime city-owned land for development. That process is one in which is a priority for the mayor and this administration and we'll be glad to move forward next year down with the Southern Waterfront. Obviously, there will be increased revenue there as well, too, when that site comes back onto the tax rolls. We're also exploring other city-owned sites as well, too, for potential RFP development there both next year and the following.

And then last but not least, we're also looking at ways in which our public safety, namely the fire service, could recover any expenses related to responding to various calls which were truly false alarms. There's a trend going on throughout the nation where various billing could happen as a result, and that's again going to be explored next year in the budget.

That that pretty much sums up the new revenue sources that we're looking at, Mr. Chairman.

Chairman Wilson: Thank you

And that's one of the benefits too, that going to the NYCOM Conference, because we actually get to speak to other small municipalities in New York City, New York State, and also larger municipalities to find out different revenues. And I know from previous conferences, even looking at solar panels, I know we've been looking, exploring that and also with the charging. So that's one of the things we go to get the training, that we have conversations with other cities that might be facing a lot of these same issues, and we also get to discuss some of the ideas that might work there.

And when that work here, because that's one thing a lot of people have to realize everything is not cookie-cutter. But as the city administrator said, and as I said, and I know of fellow council members have said, that we were definitely continuously looking through grants and other ways to make sure that the tax burden isn't on everyone else. But we also have to remember when you know we talk about the taxes and different things that everything has to offset itself. So, in one breath, we have if we say exemptions for one, then of course others will have to feel that burden, but we still want to make sure that we're trying to find as many ways as we can to offset that.

And then in regards to the before I close out with my comments, it's just that we all know how narratives keep getting created, and narratives keep continuing. And that's kind of how we are in the situation that we are, and people, whatever beliefs, whatever side of the aisle are in our current situation with our current leaders. Stories keep continuing, continue, they're not addressed. And so, yes, you might see the chair interrupting false narratives and false stories because enough is enough about the same old rhetoric that's false. It's not even close to being true, and it's only directed at certain individuals, which I've noticed and observed. If you have seen, I've been quiet for two years now and up watching, and those same narratives are created. People aren't experienced, people aren't qualified, when it's only directed at certain individuals with that kind of narrative, which then begs the question of what's really going on and what's really being said. And that's how we got to where we are in our country. I've seen some of our leaders say planes flew down, I mean crashed or whatever, because the staff wasn't qualified or didn't have the right qualifications. And then we look at that staff, it has a lot of melanin staff.

So let's just be careful when we keep saying and we're supporting these narratives or the people selling these narratives. When the elected, the people elected the people up here for a reason. They elected the mayor for a reason. They elected the team to support the mayor for a reason. The team to be not loyal to the fault, but in unity. That's how we're able to get the DRI grant. That's how we're able to have Governor Hochul come here. That's how we're able to have the deputy state senator come here. That's how we're able to have the lieutenant governor come here. That's how we were able to have Pat Ryan to come here. Because they like to see synchronization. Has nothing to do with anything else, has nothing to do with any backyard, backdoor deals.

No one up here took this position to become millionaires. This is not the United States Congress. I don't.. speak for myself. I kind of know mostly everybody. I haven't heard anybody here with a

Official Minutes of the Common Council Meeting of December 8, 2025

trust fund, invest into the stocks.

As we know, some of our Congress people get that, you know, they get that insider stuff. We do not do that up here. What we do is what we feel is the best interest for our city and for the constituents. And I'm just going to continue to stop allowing false narratives. And so if people don't like it, hey, come and tell me and email me, call me like you do. But as far as that, if that makes someone arrogant, I don't know how that is, because usually arrogant people don't listen. Usually, arrogant people don't want to be heard. I mean, don't want to talk to other people, but that narrative is going to stop. The narrative about the mayor is going to stop. The narrative about this council being behind and not doing what they need to do. I'm just going to counter it.

And like I said, if people don't like it, hey, let me know.

But it just needs to stop because everybody is working as best as they can, because everybody, as we know, everybody is feeling the effects of what's going on in the world through their family, through their friends, through all kinds, no matter just because it might not be Poughkeepsie, people are dying, family members are dying. We - I want to make sure we please everybody.

We lost a legend, Miss Aunt Betty Walker. That's what's important.

Recognizing and remembering great people like that that was in our city of Poughkeepsie, who celebrated. And they said what they wanted.

If you knew Miss Betty, she still said what she wanted. You know, she said what she wanted, but she made sure she still was supportive. She still was there to pull your coattails. And though those type of individuals are the reason that I am on this council, not for nothing else, because those individuals are the people that said, do this and do that for your city.

Don't talk about it, be about it.

And I want to end with a moment of silence and a definite love shout out to Miss Aunt Betty Walker, who wasn't my Aunt, but was everybody's aunt to me.

So if I can have that just for a minute, please. Thank you.

XIV. ADJOURNMENT:

At 7:14 pm a motion to adjourn the meeting was made by 7th Ward Council Member Patterson Thompson and seconded by 6th Ward Council Member Grant.

Dated: December 11, 2025

I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Monday, December 8, 2025.

**Respectfully submitted,
Donna M. Deluca
Deputy City Chamberlain**

Doughkeepsie Arts & Community

2026 Action Plan

Event Schedule

Action 2026 Plan

- Spring & Fall Artist Talk Series
- Art Walk
- Poughkeepsie Porch Fest
- Kaal Rock Park Concerts
- PK Open Studios



Poughkeepsie Arts & Community

Spring & Fall Artist Talk series

- 6 part series of conversations between local curator and artists exhibiting in Poughkeepsie in 2026
- Talk Series will push the boundaries of the traditional structure
- Open and free to the public
- Three conversations will happen in the Spring of 2026
 - Final talk highlighting an artist exhibiting in the Poughkeepsie Art Walk (May 2026).
 - Final three conversations of the series starting in August 2026, just before PK Open Studio and will highlight an artist exhibiting in PK Open Studios.

ORGANIZERS:

Jamie Ransome, Curator
Paola Bari

AUDIENCE:

Open and free to the public

DATE:

March/April/May
August/September/October

FINANCIAL SUPPORT:

\$900/series to cover
curatorial and artist cost

Art Walk

Free downtown arts event featuring brick-and-mortar, mobile galleries, as well as local businesses opening their doors to showcase a wide range of artistic styles and mediums.

- Designed to bring resident and visitors into downtown Poughkeepsie to experience the city's vibrancy and potential. Attendees are encouraged to visit local eateries and shops along the walk.
- Music Truck activation along Main Street and in the Liberty Parking Lot to enhance the atmosphere and highlight local musicians. Modeled on the successful "Pirate Truck" program, a mobile flatbed stage will stop at designated location for 20-minute performances before moving to the next site.
- Location: Vassar St. → Academy St → Hamilton St; Church St → Mill Street
- Mobile Galleries (U-Haul or tents) positioned to create a continuous downtown arts corridor at: Duro Public Parking Lot, Cannon Street Public Parking Lot, Mural Park, and De Cordova private lawn

Poughkeepsie Arts & Community

ORGANIZERS:

Paola Bari, Suprina,
Pope Phoenix,
Jamie Ransome, Jeff Aman

AUDIENCE:

Open and free to the public

DATE:

May 30 or June 6 or June 13;
Saturday noon-6pm

FINANCIAL SUPPORT:

\$4000 to cover cost of
advertisements, artist
stipends, and supplies

ADDITIONAL SUPPORT:

- Promo with the Buzz
- Vehicle Permits - mobile galleries & Music Truck





Poughkeepsie Arts & Community

Seventh Annual Poughkeepsie PorchFest

Builds community with residents from all over the city, showcases local & regional talent, highlights Poughkeepsie historic district, opportunity for local food vendors, draws visitors to Poughkeepsie, draws positive awareness and social media coverage for the City.

SUPPORT DESIRED FROM THE CITY:

- Feature on City website
- Highlight story in Buzz
- City Calendar of Events
- Rack card promoting this and other summer events
- Continued support from City with DPW and public safety

ORGANIZERS:

Mary Reynolds,
David Henningsen,
Julie Okoniewski,
Michelle Bodden

AUDIENCE:

Poughkeepsie residents
and visitors

DATE:

Sunday, Aug 23, 2026,
approx 12:00 - 6:30



Sixth Annual Kaal Rock Park Concerts

Builds community, activates park, showcases local and area talent with paid performances, brings free music to the community and adds to the vibrancy of the City. Showcase for young local talent.

ADDITIONAL SUPPORT DESIRED FROM THE CITY:

- Feature on City website
- Highlight story in Buzz
- City Calendar of Events
- Rack card promoting this and other
- summer events
- Continued support from City with DPW and public safety

ORGANIZERS:

David Henningsen &
Mary Reynolds

AUDIENCE:

Poughkeepsie residents
and visitors

FINANCIAL SUPPORT:

\$3500

DATE:

Sept 12, 19, 26, approx.
4:00 - 6:30

Event Schedule

December 16, 2026 →

PK Open Studios

- Celebrating 10 years, this event is transforming from a pop-up studio event into a community art fair.
- Artists and institutions gather on Poughkeepsie's Main Street in a city-sponsored art fair that connects the Hudson River to Poughkeepsie's downtown.
- Artists exhibit work in community art spaces and galleries in a dedicated effort to champion the artists living and working in the city of Poughkeepsie.

ADDITIONAL SUPPORT DESIRED FROM THE CITY:

- Feature on City website
- Highlight story in Buzz
- City Calendar of Events

ORGANIZERS:

Nikki Hung
Jamie Ransome
Elinor Levy

AUDIENCE:

Open and free to the public

FINANCIALSUPPORT:

\$2500

DATE:

September 12-13



Poughkeepsie Arts & Community

thank you

Poughkeepsie Arts & Community

STATE OF NEW YORK
SUPREME COURT : COUNTY OF DUTCHESS

KAREN FOLEY,

Claimant,

- against -

CITY OF POUGHKEEPSIE,
COUNTY OF DUTCHESS,

Respondent.

NOTICE OF CLAIM

POK CITY CHAMBERLAIN
2025 DEC 09 PM 12:53

To: CITY OF POUGHKEEPSIE
c/o CORPORATION COUNSEL
62 Civic Center, 3rd Floor
Poughkeepsie, New York 12601

CITY OF POUGHKEEPSIE
c/o Mayor Yvonne Flowers
Mayor's Office
62 Civic Center Plaza, 3rd Floor
Poughkeepsie, New York 12601

COUNTY OF DUTCHESS
DUTCHESS COUNTY OFFICE BUILDING
c/o County Executive, Sue Serino
22 Market Street, 6th Floor
Poughkeepsie, New York 12601

COUNTY OF DUTCHESS
DUTCHESS COUNTY OFFICE BUILDING
c/o Will Truitt
22 Market Street, 6th Floor
Poughkeepsie, New York 12601

PLEASE TAKE NOTICE, that KAREN FOLEY, makes claims against the CITY OF POUGHKEEPSIE and COUNTY OF DUTCHESS, and in support of said claims states the following:

1. The Post Office address of the Claimant is 45 South Smith Road, Lagrangeville, New York 12540.

2. The attorneys for the Claimant are RICHMOND VONA, LLC, whose Post Office address is 192 Seneca Street, Suite 200, Buffalo, NY 14204, and whose telephone number is (716) 500-5678.

3. The claims of KAREN FOLEY are for personal injuries including, without limitation, serious bodily injuries, some or all of which may be of a permanent and irreparable nature including, but not limited to injuries to the face, mouth, teeth, right knee, right hip and right rib. Claimant has and will incur pain and suffering, economic loss and mental and emotional anguish. Claimant's medical treatment is ongoing and reserves the right to allege additional injuries that may develop.

4. KAREN FOLEY's claims arose from an incident that occurred on October 4, 2025, while Ms. Foley was walking on the sidewalk towards the Garden Street parking garage, located at 22 Garden Street, Poughkeepsie, New York 12601. On this date, while walking on the sidewalk next to 40 Garden Street, Poughkeepsie, New York 12601, Ms. Foley tripped and fell due to a dangerous condition/defect in the sidewalk, specifically a raised portion thereof. Photographs of the area in question and the defect are included hereto as "Exhibit A." A review of that area on Google Maps shows this raised sidewalk has existed in this area since at least July of 2018 (see screenshot photograph attached as "Exhibit B"). As a direct result of the incident, KAREN FOLEY suffered serious and permanent injuries.

5. In addition to the raised portion of the sidewalk, there were no signs, warnings, barriers or other safety precautions to alert the Claimant or others to the dangerous condition posed by the raised portion of the sidewalk.

6. Upon information and belief, the sidewalk where the incident occurred is within the COUNTY OF DUTCHESS, CITY OF POUGHKEEPSIE.

7. Upon information and belief, the incident herein described and the resultant injuries and damages sustained were caused as a result of the negligence, carelessness, and recklessness of the Respondents, through its agents, servants and/or employees, in that Respondents owned, maintained, operated, managed and/or controlled the premises/property in such a careless, reckless and negligent manner, including but not limited to: creating the hazardous condition; permitting a dangerous or defective condition to exist on the premises for an extended period of time when Respondents had written, actual or constructive notice and knew or should have known of the dangerous condition; failing to inspect the condition and safety of this area; failing to discover the unreasonably safe condition of the sidewalk; and failing to provide sufficient warnings, markings, signs or signals of the dangerous condition.

8. As a result of the acts and/or omissions described above, Claimant, KAREN FOLEY, sustained serious and permanent injuries.

9. Upon information and belief, the incident alleged herein was the result of the negligence, carelessness, and recklessness of Respondents, CITY OF POUGHKEEPSIE and COUNTY OF DUTCHESS, and its agents, and/or employees, without any negligence on the part of Claimant, KAREN FOLEY.

10. The total sum claimed is in an amount to be determined by a jury and it shall include past and future pain and suffering, past and future medical expenses and economic loss.

WHEREFORE, Claimant, KAREN FOLEY, requests that the CITY OF POUGHKEEPSIE and COUNTY OF DUTCHESS honor and pay her claims.

Dated: Buffalo, New York

December 3, 2025



MICHAELANGELO J. CIERI, ESQ.

RICHMOND VONA, LLC

Attorneys for Claimant

192 Seneca Street, Suite 200

Buffalo, New York 14204

(716) 500-5678

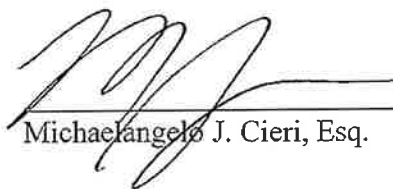
(716) 500-5679

mcieri@richmondvona.com

ATTORNEY VERIFICATION

STATE OF NEW YORK)
COUNTY OF ERIE) SS.:

MICHAELANGELO J. CIERI, Esq. being duly sworn, says: I am an Attorney for the Claimant in this action herein; I have read the annexed Notice of Claim and know the contents thereof and the same are true to my knowledge, except as to those matters which are stated to be alleged on information and belief, and as to those matters I believe them to be true. I am making this verification instead of the Claimant as my office is in Erie County, a county different from that of the Claimant's principal address. I further state that the grounds of my belief as to all the matters in the Notice of Claim not stated upon information and belief are based on interviews with the Claimant, agents of the Claimant and a review of the correspondence between the parties and other documents relevant to this matter.


Michaelangelo J. Cieri, Esq.

Sworn to before me this
3rd day of December, 2025

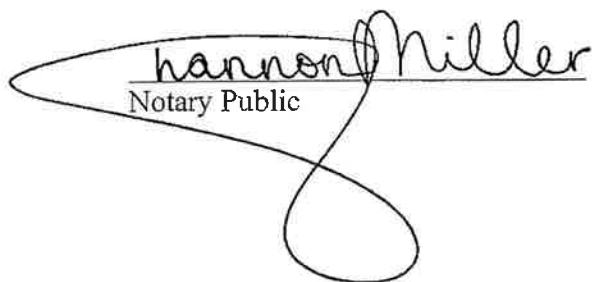

Notary Public



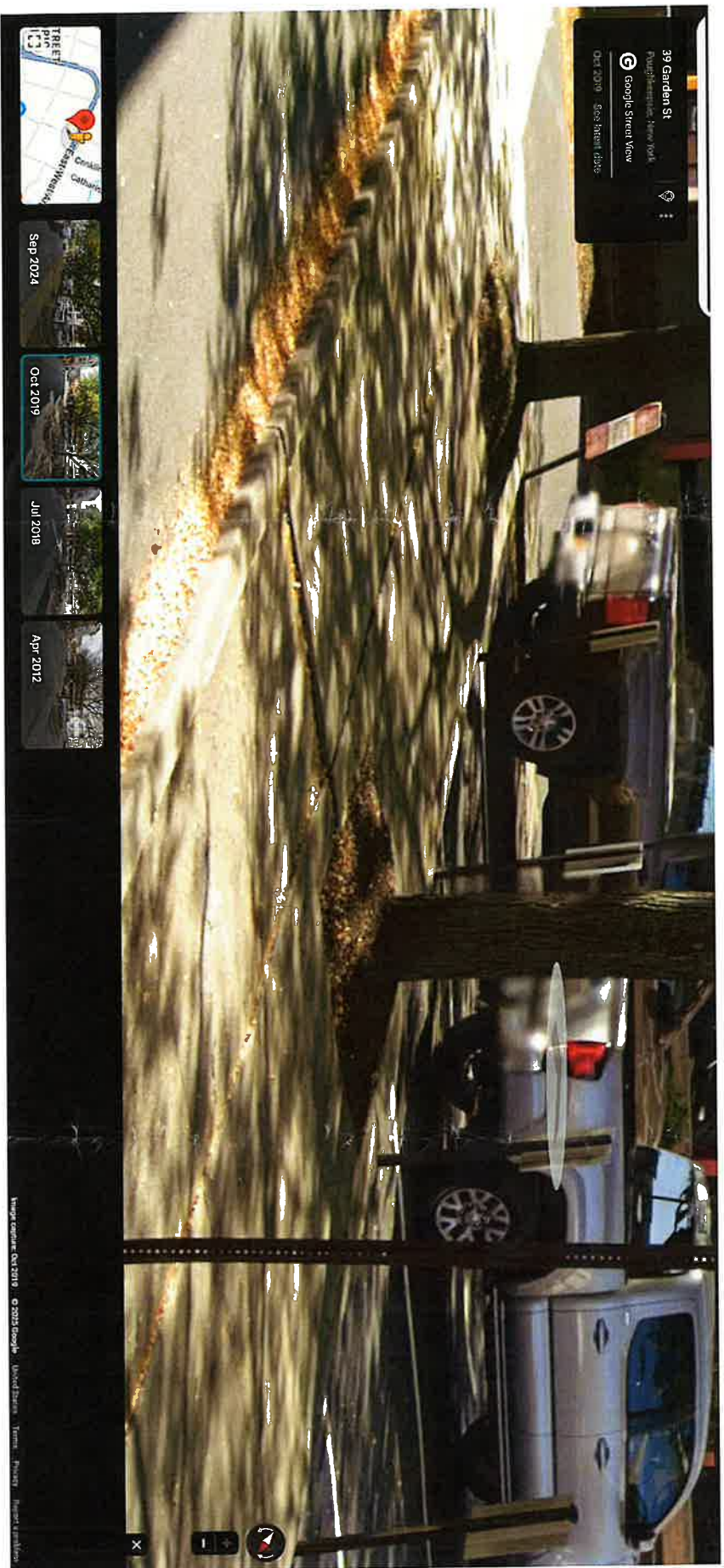
EXHIBIT A

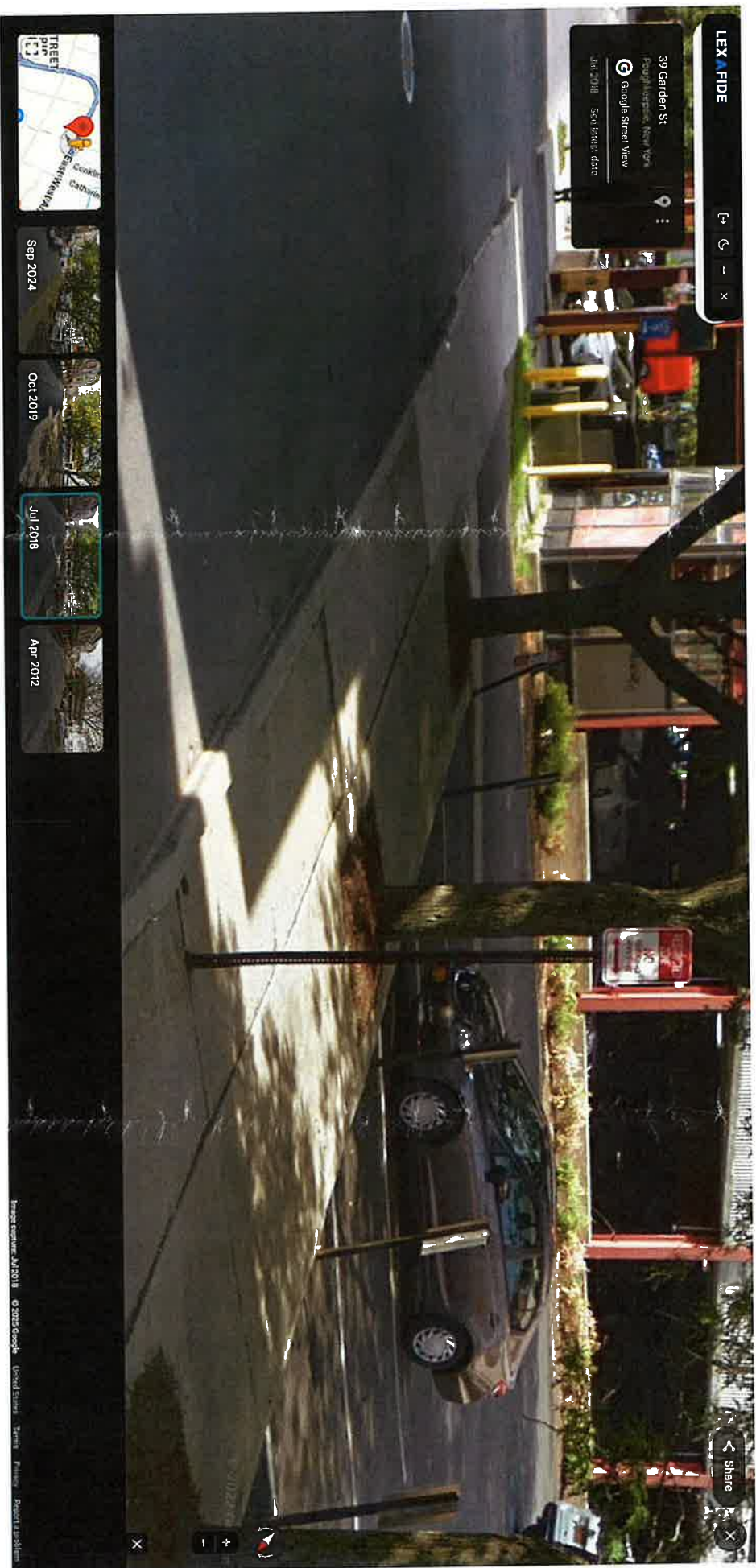




EXHIBIT B







-----X
In the Matter of the Claim of

KATHRYN MARCELLO

NOTICE OF CLAIM

Claimant(s),

-against-

CITY OF POUGHKEEPSIE and COUNTY OF DUTCHESS,

Respondent(s).
-----X

POK CITY CHAMBERLAIN
2025 DEC 11 AM 08:06

TO: CITY OF POUGHKEEPSIE
Attn: Yvonne Flowers, Mayor
62 Civic Center Plaza, 3rd Floor
Poughkeepsie, NY 12601

COUNTY OF DUTCHESS
Attn: Sue Serino, County Executive
22 Market Street
Poughkeepsie, NY 12601

PLEASE TAKE NOTICE that the undersigned claimant, KATHRYN MARCELLO., with a mailing address of 1964 South Road, Apt. 240, Poughkeepsie, New York 12601, hereby make(s) claim against the CITY OF POUGHKEEPSIE and COUNTY OF DUTCHESS for personal injuries, medical expenses, and damages sustained by the claimant(s) and aver(s) the following:

1. On the 9th day of October 2025, at approximately 11:15 in the morning of that day, while walking in the crosswalk at 22 Market Street in the City of Poughkeepsie, County of Dutchess, State of New York, more specifically the crosswalk directly in front of the municipal parking lot booth, the claimant was precipitated to the ground as a result of dangerous and defective walkway located thereon, through the negligence of the named Respondent(s), CITY OF POUGHKEEPSIE and COUNTY OF DUTCHESS, their/its employees, servants, contractors and/or agents, and without any fault or negligence on claimant's part in any way contributing

thereto. The area of the defective walkway is depicted and identified in the photographs annexed hereto as Exhibit 1.

2. Claim is hereby made for negligence, carelessness and recklessness of the Respondent(s), The CITY OF POUGHKEEPSIE and COUNTY OF DUTCHESS, their/its agents, servants, contractors and/or employees, as they were negligent, reckless and careless in the ownership, operation, maintenance and control of the referenced surface and more particularly in causing, permitting and allowing the aforesaid walkway to become defective and in a state of ill repair; in failing to create a safe surface; in creating a defective and dangerous surface; in creating and/or allowing a dangerous and unsafe condition to exist; in the ownership, operation, maintenance and/or control of the aforementioned roadway, in such a manner that said area was caused to be, become and remain in an unsafe, hidden, hazardous, improper and dangerous condition, which condition consisted of a trap and a nuisance as well as a negligent and improper condition of which the respondent, its/their agents, servants, contractors and/or employees had notice, or by the use of reasonable care and inspection thereon, could and should have had due notice, and the respondent, its/their agents, servants, contractors and/or employees created and/or failed, omitted and/or neglected to correct the aforesaid defective condition within a reasonable period of time; in that the respondent, its/their agents, servants, contractors and/or employees failed to take proper and reasonable means and precautions to prevent the aforesaid pavement from becoming and remaining in an unsafe, dangerous, hazardous and defective condition; in failing and omitting to provide a safe place for the claimant and others to walk upon; in allowing and/or permitting a dangerous condition to exist for an unreasonable length of time; in having prior written notice of the defect; in failing to have the walkway in proper condition and repair; in creating a trap and/or a nuisance; in permitting the dangerous and unsafe conditions to exist for a

sufficient period of time prior to the happening of the within accident and in the exercise of reasonable care as to have knowledge and notice thereof; in having actual notice of the dangerous condition; in creating the dangerous condition; in leaving the pavement in the dangerous condition respondent created; in having written notice of the dangerous condition; in improperly repairing the pavement; in negligently repairing the pavement; in failing to inspect the pavement; and in causing claimant to fall, resulting in diverse serious injuries to the claimant.

3. Claimants' damages as a result of the aforesaid occurrence include the following: Claimant suffered/continues to suffer from substantial pain and suffering, with physical, emotional and psychological injuries to her mind and body, including but not limited to a broken left wrist which required an open reduction internal fixation surgical procedure, severe head trauma, contused ribs, related medical expenses from the time of the incident and continuing into the future, difficulty with acts of daily living; loss of enjoyment of life, has become responsible for and incurred and continues to incur medical expenses, all of which are likely to continue in the future.

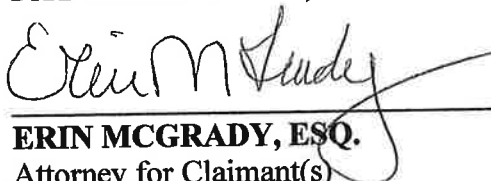
The undersigned claimant(s) therefore present(s) this claim for adjustment and payment in an amount which fairly, adequately and completely makes up for the losses stated herein. You are hereby notified that unless it is adjusted and paid within the time provided by law from the date of presentation to you, the claimant(s) intend(s) to commence action on this claim.

Dated: Middletown, New York
December 5, 2025

Yours, etc.

PATRICK S. OWEN, PLLC

By:


ERIN MCGRADY, ESQ.
Attorney for Claimant(s)
250 Crystal Run Road
Middletown, New York 10941
Tel. No.: (845) 692-8000

Google Maps

35 Market St

Google Street View

Sep 2024

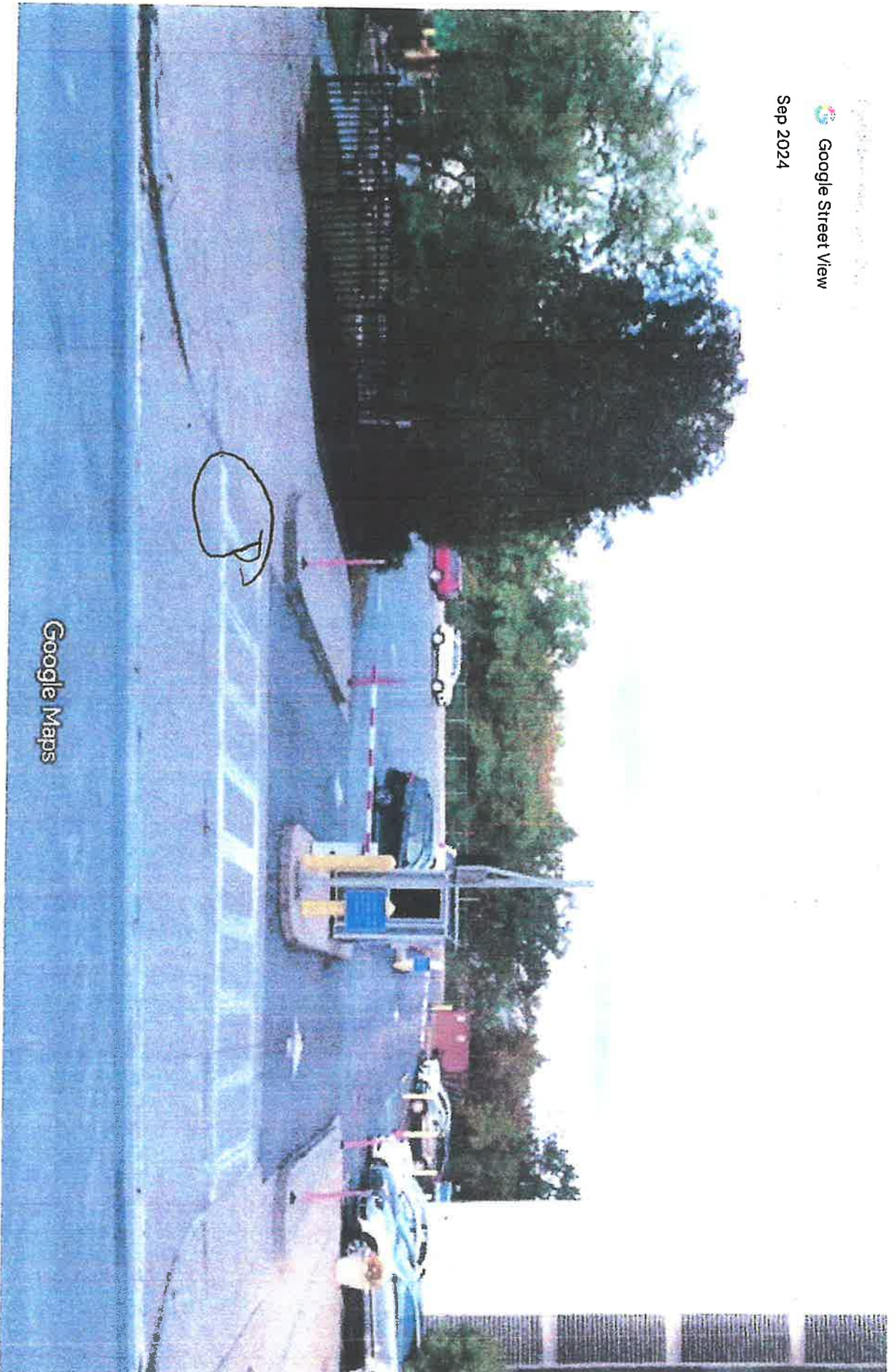


Image capture: Sep 2024 © 2025 Google



State of New York)

ss.:

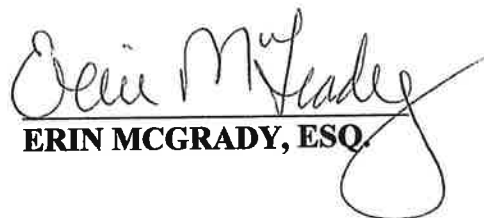
County of Orange)

I, the undersigned, an attorney duly admitted to the practice of law in the Courts of the State of New York, state that I am the attorney of record the claimant(s) in the within action; I have read the foregoing **VERIFIED NOTICE OF CLAIM** and know the contents thereof; the same is true to my own knowledge, except to those matters therein alleged to be on information and belief, and as to those matters I believe to be true. The reason this verification is made by me and not by claimant(s) is because claimant(s) do(es) not currently reside in the same county within which affirmant maintains his office.

The grounds of my belief as to all matters not stated upon my own knowledge are based upon records of the claimant(s), investigation and/or conversations with the claimant(s).

I affirm the foregoing statements pursuant to CPLR 2106, aware of the penalties for perjury.

Dated: Middletown, New York
December 5, 2025


ERIN MCGRADY, ESQ.

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

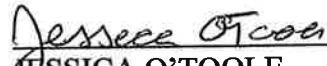
JESSICA O'TOOLE, being duly sworn, not a party herein and over the age of eighteen years, residing in Wappingers Falls, New York, deposes and states the following:

That on the 5th day of December, 2025, deponent served a true, accurate and complete copy of the within **NOTICE OF CLAIM**, in the following manner:

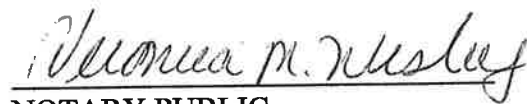
By mailing the same in a sealed envelope, with postage prepaid thereon, in a post office or official depository of the U.S. Postal Service within the State of New York, addressed to the last known address of the addressee(s) as indicated below:

CITY OF POUGHKEEPSIE
Attn: Yvonne Flowers, Mayor
62 Civic Center Plaza, 3rd Floor
Poughkeepsie, NY 12601

COUNTY OF DUTCHESS
Attn: Sue Serino, County Executive
22 Market Street
Poughkeepsie, NY 12601


JESSICA O'TOOLE

Sworn to before me this
5th day of December 2025


NOTARY PUBLIC

VERONICA M. WESLEY
Notary Public, State of New York
Qualified in Orange County
Registration No. 01WE6075427-26
Commission Expires June 3, 2026

Naiyana Guerin
15 Coach Lane, Newburgh, NY 12550
Email: s_naiyana@yahoo.com
Tel: 845-7644138

POK CITY CHAMBERLAIN
2025 DEC 09 PM 12:33

~~October 28, 2025~~
December 2, 2025

Corporation Counsel
The City of Poughkeepsie
62 Civic Center Plaza
3rd Floor
Poughkeepsie, NY 12601

Subject: Request for Reimbursement for Damages Caused by City Drainage Condition

Dear Sir or Madam,

I hope this message finds you well. I am writing to formally request reimbursement for damages resulting from a hazardous condition related to a drainage hole at Forbus Street and Hanscom Ave. Please find attached 3 copies of Notice of Claim.

On October 25, 2025, I encountered a dangerous drainage hole that posed a serious risk to safety. As I made a left turn from Forbus Street to Hanscom Ave, there were cars parked at the corner of Hanscom Ave. So I had to make a narrow left turn and my front left tire dipped in that dangerous drainage hole. As a result, my front left tire was immediately cut open from the sharp edge of that drainage. This situation not only caused significant inconvenience, but also led to my \$217.10 tire replacement cost, see attached.

I believe this hazardous condition requires immediate attention to prevent any future incidents. Given that the drainage hole was clearly in need of repair and posed a public safety risk, I request reimbursement for my tire replacement.

I trust you will understand the gravity of the situation and the importance of addressing this matter promptly. Should you require any further details, please do not hesitate to contact me at 845-764-4138 or s_naiyana@yahoo.com.

Thank you for your attention to this serious matter. I look forward to a swift resolution.

Sincerely,



Naiyana Guerin

PLEASE PRINT OR TYPE FORM CLEARLY

NOTE: Claim must be filed with and served to the City Chamberlain in triplicate (3 copies) within 90 days after the claim arises. Use additional sheets if necessary.

NOTICE OF CLAIM
AGAINST
THE CITY OF POUGHKEEPSIE, NEW YORK

POK CITY CHAMBERLAIN
2025 DEC 09 PM 12:43

TODAY'S DATE: 11/28/25

NAME AND ADDRESS OF EACH CLAIMANT:

Naiyana Guerin
15 Coach Lane
Newburgh, NY 12550

TELEPHONE NUMBER: 845-764-4138 ; C: 845-401-3262

NAME AND ADDRESS OF ATTORNEY (IF ANY):

Brian Fetzko Esq
12 Evergreen Dr
#102
Middletown, NY 10940

T: 845-775-4363

DESCRIBE WHAT HAPPENED AND AMOUNT CLAIMED (PLEASE STATE DATE, TIME, LOCATION, AND MANNER IN WHICH CLAIM AROSE):

On 10/25/25 around 12:00pm, As I made a left turn on Forbus St to Hanscom Ave there were cars parked at the corner of Hanscom Ave. So I made a narrow left turn as my front left tire dipped in drainage hole on Forbus St. As a result,

ITEMS DAMAGED OR INJURIES SUSTAINED:

my left front tire ^{was} immediately cut open from the sharp edge of the drainage hole on Forbus St. This costed me \$217.10 for my tire replacement.

Naiyana Guerin

Signature of Claimant

Naiyana Guerin

Signature of Claimant

STATE OF NEW YORK, COUNTY OF Orange S.S.:

Naiyan Guenin being duly sworn, say(s) that ~~he~~/she is/~~are~~ the claimant(s) named in the foregoing claim, that ~~he~~/she has/~~have~~ read the same and know(s) the contents thereof; that the same is true to ~~his~~/her own knowledge, except as to the matters alleged upon information and belief and as to those items, ~~he~~/she believes it to be true.

Naiyan Guenin

Signature of Claimant

Signature of Claimant

Sworn to before me this

3rd day of December, 2025

Carolyn M. O'Brien

Notary Public

CAROLYN M. O'BRIEN
Notary Public, State of New York
Qualified in Ulster County
Reg. No. 010486028

Commission Expires December 8, 2027

Jan. 10, 2027

NOTE: After submitting this form to the City Chamberlain, please direct any inquires to the Corporation Counsel at (845) 451-4065, Monday to Friday, 8:30 a.m. - 4:00 p.m.

MAVIS DISCOUNT TIRE
1405 UNION AVENUE
NEWBURGH, NY 12550
Facility # 7073444
Phone: (845) 566-7724

CUSTOMER COPY

ST:0019 WO:00759709 INV:00321968

SOLD TO: GUERIN, GERARD
15 COACH LANE
NEWBURGH NY 12550

1/0019

SHIP TO:

E-mail : s_naiyana@yahoo.com

CUSTOMER PO#	MAKE-MODEL	PLATE /ST	MILEAGE	TELEPHONE	RTE	SALESMAN	SHIP VIA	ORDER# /DATE	PAGE	REMARKS
	13 HONDA		In:104260	(845) 764-4138						
	ACCORD	HYW9183 /NY	Out:104260	(845) 401-3262	0	000005		00759709	1	
INV DATE	INVOICE#	PREV INVOICE#	TERMS							
10/26/2025	00361888		CASH SALE				10/26/25 11:01:06		192	
ITEM NUMBER	SIZE	DESCRIPTION		QTY	UNIT PRICE	T	FET	EXTENSION		OPENED BY OPER
013	HONDA ACCORD	4 Dr Sedan FWD LX VIN:1HGCR2F39DA047089								191

487780374	205/65HR16	Gdyr Assurance All Season	1	158.99	19	0.00	158.99
216	(16" RIM)	R29	1	24.99	19	0.00	24.99
1180K		COMPUTER BALANCE PACKAGE	1	11.99	19	0.00	11.99
DOCKB		TEST TPMS SYSTEM & BATTERIES	1	0.00	19	0.00	0.00
DOT(G01:1M63RUMR2225		TIME - SERVICE PACK WITH LABOR	1	0.00	19	0.00	0.00
RD		CUSTOMER DECLINES BRAKE INSPECTION	1	0.00	19	0.00	0.00
305		CUSTOMER STATES DECLINE EXTENDED TIRE WARRANTY	1	0.00	19	0.00	0.00
		Mavis tire recycling charge	1	2.50	19	0.00	2.50

Method of Payment:
Mastercard/Visa
CHANGE:

217.10
.00

Tax Code 19 Summary

Tires NYS Sales Tax
Other Parts NYS Sales Tax

Taxable	Rate	Tax
158.99	8.125%	12.92
14.49	8.125%	1.18

Labor
Tires

C O N T I N U E D

NYS Sales Tax
NYS Tire Tax

Taxable	Rate	Tax
24.99	8.125%	2.03
158.99	\$ 2.50	2.50

MAVIS DISCOUNT TIRE
1405 UNION AVENUE
NEWBURGH, NY 12550
Facility # 7073444
Phone: (845) 566-7724

ST:0019 WO:00759709 INV:00341848

CUSTOMER COPY

SOLD TO: GURRIN, GERARD
15 COACH LANE
NEWBURGH NY 12550

1/0019

SHIP TO:

E-mail : s_naiyana@yahoo.com

E-mail : E-mail										REMARKS
CUSTOMER PO#	MAKE-MODEL	PLATE /ST	MILEAGE	TELEPHONE	RTE	SALESMAN	SHIP VIA	ORDER#/DATE	PAGE	
	13 HONDA		In:104260	(845)764-4138				00759709	2	
	ACCORD	HYW9183 /NY	Out:104260	(845)401-3262	0	000005				
INV DATE	INVOICE#	PREV INVOICE#	TERMS			10/26/25 11:01:06		192	OPENED BY CTER	
10/26/2025	00361888		CASH SALE						191	
ITEM NUMBER	SIZE	DESCRIPTION				QTY	UNIT PRICE	T	FET	EXTENSION

NYS Waste Management Pet \$2.50 per tire. The mavis tire recycling charge is imposed at the sole direction of the tire service in compliance with federal law, Mavis is providing the tire purchaser's name and address and tire identification number to the manufacturer.

WARNING: Lug nuts/bolts must be checked and retorqued after the first 25 miles of use. Please return to Mavis immediately after 25 miles of your service so that we can check and retorque your lug nuts/bolts.

Warranty Information: Certain products sold by Mavis have warranties offered by Mavis and/or products manufacturers. For full warranty terms, please visit www.mavis.com/tire-warranty, or, to request a hard copy, please contact us at 800-757-4291.

Unclaimed Vehicles: If you do not pay for service and claim your vehicle promptly following completion of service, this mavis location may exercise all remedies permitted by law, including (without limitation) towing of your vehicle for our property after 30 days following completion of service.

PARTS	LABOR	TAX %	TAXABLE AMT	TAX	PET	MISC AMT	INVOICE TOTAL	
158.99	24.99	8.125%	198.47	16.13		2.50	Total Invoice	217.10
14.49	0.00				0.00	0.00	Balance Due	217.10

PRICE 00019

140 RTE 300

NEWER ECHL P 175500000

10/16/2025

11:00:03

CREDIT CARD

VISA SALE

Card #	XXXXXXXXXX3096
Chip Card	CHASE VISA
AID	A0000000031010
SEQ #	4
Batch #	2048
INVOICE	4
Approval Code	00006C
Entry Method	Contactless
Node	Issuer

SALE AMOUNT

\$217.10

CUSTOMER COPY

**RESOLUTION
FISCAL YEAR 2024 AUDIT CLOSE-OUT
(R-25-86)**

**INTRODUCED BY CHAIRMAN WILSON; COUNCILMEMBER PATTERSON
THOMPSON, HENRY, MENIST, BROWN, JAMES, GRANT AND MCCLINTON**

WHEREAS, the Common Council by resolution R-23-79 adopted a budget for the fiscal year 2024 (the “2024 Budget”); and

WHEREAS, adjustments are required to complete the City of Poughkeepsie’s 2024 fiscal audit; and

WHEREAS, best practices from Generally Accepted Accounting Principles (GAAP), the Government Finance Officers Association (GOFA) and the Governmental Accounting Standards Board (GASB) require the City to rebalance funds and general ledger accounts before closing an audited fiscal year; and

WHEREAS, the attached Schedule A includes the transfers of up to \$2,344,000 from multiple General Fund general ledger accounts and to balance general ledger accounts to accurately reflect expenses and to complete the 2024 audited fiscal year.

NOW THEREFORE,

BE IT RESOLVED, that the Common Council gives the Commissioner of Finance the authority to adjust the 2024 budget lines identified in the attached "Schedule A" to complete the fiscal year audit.

SECONDED BY: _____ .

Schedule A

Proposed Adjustments to Correct 2024 Overspent Budget Lines

Fund	Account #	Account Description	YTD Transactions	Current Budget	Amendment	Final Budget
General Fund						
Expense						
	20.1900.7498	Contingency	-	400,000.00	(400,000.00)	-
	09.3120.7104.VF	Vacancy Factor	-	(1,500,000.00)	1,500,000.00	-
	10.3410.7105.R	Fire-Retro	628,505.63	-	600,000.00	600,000.00
						-
	08.1440.7256.AR	Parks-ARP	231,156.43	(67,679.82)	275,000.00	207,320.18
	08.1440.7440.AR	Repair/Maint Buildings ARP	99,000.00	-	100,000.00	100,000.00
	11.6420.7469.AR	Contracted Services - ARP	92,564.00	(120,368.00)	170,000.00	49,632.00
						-
	08.8560.7103	Salaries-CSEA	313,584.86	258,180.00	55,000.00	313,180.00
	08.8560.7178	Accumulated Pay - Sick	8,950.62	-	9,000.00	9,000.00
	08.8560.7179	Accumulated Pay - Vacation	8,853.60	-	9,000.00	9,000.00
	08.8560.7423	Mat & Supplies - General	14,649.77	4,000.00	11,000.00	15,000.00
	21.9000.7802	Police & Fire Retirement	5,520,849.71	5,103,102.00	370,000.00	5,473,102.00
	24.9789.7602	Expected Principal on Debt	-	174,819.00	(170,000.00)	4,819.00
	24.9710.7700	Interest on Debt	516,447.87	810,849.00	(75,000.00)	735,849.00
	21.9789.7700	Principal on Debt	120,221.00	232,286.00	(110,000.00)	122,286.00
Revenue						
	00.4089.AR	Other General - ARP	4,226,083.61	1,500,000.00	2,344,000.00	3,844,000.00

**RESOLUTION
(R-25-87)**

INTRODUCED BY COUNCILMEMBER PATTERSON THOMPSON, MENIST, BROWN, GRANT AND MCCLINTON:

WHEREAS, pursuant to the Administrative Code of the City of Poughkeepsie, estimates of budget requirements for the year 2026 have been certified to the Mayor, City Administrator and the Commissioner of Finance by the various departments, officers, agencies and boards of the City of Poughkeepsie; and

WHEREAS, the Mayor with the help of the City Administrator and the Commissioner of Finance did review the aforementioned estimates with the various departments, officers, agencies and boards; and

WHEREAS, the Mayor did prepare a proposed budget for the year 2026 based on these aforementioned reviews, which proposed budget with the Mayor's budget message was submitted to the Common Council on October 15, 2025; and

WHEREAS, subsequent to a notice of public hearing being published in the official newspaper, in compliance with provisions of the City Administrative Code, a public hearing was duly held on November 18, 2025; and

NOW, THEREFORE, BE IT

RESOLVED, that the 2026 preliminary budget, as amended by the attached Schedule A, be and hereby is adopted and declared to be the budget of the City of Poughkeepsie for the year 2026; and, be it further

RESOLVED, that the amounts of said budget appropriations, estimated revenues, and contributions from fund balances, be and are hereby appropriated as therein specified in accordance with the provision of the Charter and Administrative Code of the City of Poughkeepsie and General and Special laws of the State of New York applicable to said City; and, be it further

RESOLVED, that the aforementioned general ad valorem taxes required to be raised for such budget purposes would need a homestead tax rate of \$10.47 per one thousand dollars and a non-homestead tax rate of \$14.35 of assessed valuation upon all taxable property of the City of Poughkeepsie according to the valuation of the assessment roll for the current year; and, be it further

RESOLVED, that the required water rate for taxable and nontaxable properties is established at \$7.13 per 100 cubic feet; and, be it further

RESOLVED, that the required sewer rate for taxable and nontaxable properties is established at \$4.88 per 100 cubic feet; and, be it further

RESOLVED, that pursuant to Local Law 3 of 2012 the required sanitation rate for eligible taxable and nontaxable parcels is established as follows:

Single family residence: \$155.00 a quarter
Two family residence: \$300.00 a quarter
Three family residence: \$455.00 a quarter
Four family residence: \$600.00 a quarter

Enhanced STAR single family residence: \$62.50 a quarter
Enhanced STAR two family residence: \$75.00 a quarter
Enhanced STAR three family residence: \$150.00 a quarter
Enhanced STAR four family residence: \$225.00 a quarter

4 yard dumpster \$812.97 a quarter
6 yard dumpster \$1,126.81 a quarter
8 yard dumpster \$1,493.60 a quarter

Mixed-use property: \$300.00 a quarter
Enhanced STAR mixed-use property: \$75.00 a quarter

NOW THEREFORE,

BE IT RESOLVED, in accordance with the Charter and Administrative Code of the City of Poughkeepsie and on or before the date therein specified, a warrant shall be issued to the Commissioner of Finance as City Treasurer, to collect such taxes in accordance with the provisions of the Charter and Administrative Code of the City of Poughkeepsie applicable thereto, with penalties and interest therein provided.

SECONDED BY COUNCILMEMBER _____ .

Schedule A

Budget Amendment to the 2026 Mayor's Preliminary Budget

General Fund Budgeted Expenditure Amendments

G/L	G/L Name	Description	Increases / (Decreases)
01-04-1680 7102	Salaries-Management	Adjustments to accommodate replacement of the Municipal Microcomputer Supervisor position with the Director of Technology position	7,471.00
01-04-1680 7803	Social Security Tax		463.20
01-04-1680 7803.M	Medicare Tax		108.33
01-04-1680 7102	Salaries-Management	Adding IT position Infrastructure Administrator	90,000.00
01-04-1680 7803	Social Security Tax		5,580.00
01-04-1680 7803.M	Medicare Tax		1,305.00
01-04-1310 7112	Overtime-Management	Reduction in the Finance Department's personal services expenditures due to position vacancy changes since the preliminary budget submission	(10,000.00)
01-04-1320 7106	Salaries-Temporary		(10,000.00)
01-04-1320 7134.002	Bilingual Pay CSEA		(2,000.00)
01-03-1230 7469	Contract Ser-Other	Amendment to include consulting services to facilitate the Hero Banner program	12,000.00
01-20-1900 7498	Contingency	Decrease in General Fund contingency to accommodate amendments	(31,177.53)
Total General Fund Expenditure Increase			63,750.00

General Fund Budgeted Revenue Amendments

G/L	Account Description	Description	Increases / (Decreases)
01-00- 1116	Tax on Adult-Use Cannabis	Reevaluation of Cannabis Tax revenue utilizing additional information gained since the preliminary budget submission	45,000.00
01-11- 2410.ST	Short Term Rental of Real Property	Reevaluation of Short Term Rental revenue utilizing additional information gained since the preliminary budget submission	18,750.00
Total General Fund Revenue Increase			63,750.00

Net Changes in Budgeted Expenditures	63,750.00
Net Changes in Budgeted Revenues	63,750.00
Total Increase / (Decrease) Compared to Preliminary Budget	63,750.00

R E S O L U T I O N
(R-25-89)

**INTRODUCED BY CHAIRMAN WILSON; COUNCILMEMBERS SHOOK,
PATTERSON THOMPSON, HENRY, BROWN, JAMES, GRANT AND MCCLINTON**

WHEREAS, by Resolution R-21-25, the Common Council of the City of Poughkeepsie authorized the Mayor, on behalf of the City, to enter into a Lease Agreement (attached hereto as Exhibit “A”) with Scenic Hudson for two parcels of vacant land located adjacent to Pershing Avenue Park, identified as Lots 475044 and 492044 (the “Property”); and

WHEREAS, by Resolution R-22-78, the Lease Agreement was revised to remove a .2 acres portion of the property from the Lease; and

WHEREAS, the Lease expires on December 31, 2025; and

WHEREAS, both Scenic Hudson and the City wish to continue the lease and, at the request of Scenic Hudson, add the Poughkeepsie Farm Project to the lease so that organization may gradually take over responsibility for the Urban Farm.

NOW, THEREFORE,

BE IT RESOLVED, the Common Council hereby authorizes the Mayor to execute the attached Lease for the years 2026-2028 as attached at Exhibit “A.”

SECONDED BY _____.

LEASE AGREEMENT

THIS LEASE AGREEMENT, dated as of _____, by and between:

THE CITY OF POUGHKEEPSIE, a New York municipal corporation with offices at 62 Civic Center Plaza, Poughkeepsie, New York 12601 ("City" or "Lessor"); and

THE SCENIC HUDSON LAND TRUST, INC., with offices at 58 Parker Avenue, Poughkeepsie, New York 12601, and POUGHKEEPSIE FARM PROJECT, with offices at 51 Vassar Farm Lane Road, Poughkeepsie, NY 12603, both New York domestic not-for profit corporations (jointly referred to herein as "Lessees"); and

WHEREAS, the City is the owner of two parcels of vacant land located adjacent to Pershing Avenue Park in the City of Poughkeepsie, and more accurately described as portions of Lots 492044 and 475044 on the official tax map of the City (as shown in pink on Exhibit A and hereinafter referred to together as "the Property"); and

WHEREAS, the Lessees wish to acquire a leasehold interest in the Property for the purpose of operating a community garden and urban farm (the "Farm"); and

NOW, THEREFORE, it is hereby agreed between the parties as follows:

Section 1. Grant of Leasehold Interest; Rent.

(a) The City hereby represents that it owns the Property and that it has duly authorized this Lease Agreement. The City hereby grants Lessees an exclusive leasehold interest to Lessees for the purposes of and to perform certain gardening and farming work and associated programs and activities as part of the development by Lessees and other community-based organizations of a community garden and urban farm administered by Lessees. The Farm has been constructed pursuant to an earlier 2021-2025 lease between the City and The Scenic Hudson Land Trust Inc. in the area shown in pink on the plan attached hereto as Exhibit "A."

(b) The rent due to Lessor hereunder shall be \$10.00 per year, which shall be payable by POUGHKEEPSIE FARM PROJECT in annual installments on each anniversary of the effective date of this Lease Agreement. Lessor acknowledges that Lessees intend to use the Property to provide benefits to the community through land stewardship, outdoor education opportunities, nature-based experiences, and food system projects that equitably improve community wellbeing in a manner that will enhance its value and generate benefits for Lessor's constituents. Accordingly, said benefits, in conjunction with the rental payments, shall be deemed adequate consideration for the leasehold interest granted hereby.

Section 2. Use of and Access to the Property. The Lessees intend to manage, maintain, and operate a community garden and urban farm and associated programs and activities (growing fruits and vegetables; education; training; passive recreation; cleaning, preparation and distribution of food grown at the Farm; community programs and activities, and the like) undertaken by Lessees or its designee or sublessees. Lessees agree to do such work and

perform such tasks in such manner as will comply fully with the provisions of any laws, ordinances or other lawful authority, obtaining any and all permits required thereby. Lessees shall use reasonable efforts to perform or cause to be performed regular trash clean-up and maintenance of the grounds associated with the Farm.

Lessees may make or cause to be made improvements to the Farm and take such measures as are necessary or appropriate to maintain and repair the same, consistent with the condition of the farm as it exists on the date of this Lease and in furtherance of the purpose for which the leasehold interest has been granted. Any new improvements or additions to the Farm desired by the Lessees are subject to separate approval by the City.

Lessees shall have the right to create and share publicly information pertaining to the Farm and all associated programming and activities, including but not limited to signage, brochures, flyers, advertising, print and web-based media, and the like.

With respect to Community Events organized by the Lessees which take place at the Property, Lessees shall be exempt from the permit, fee, and security deposit requirements set forth specifically in Part III, Chapter 7 ¾ of the Poughkeepsie City Code.

Lessor shall retain the right to access the Property for limited maintenance purposes as may be agreed upon by Lessor and Lessees, including mowing of open areas, snow and/or leaf removal, maintaining water and electrical supplies in working order, and performing necessary repairs or for other maintenance, repairs or improvements that may be agreed upon by Lessor and Lessees.

Section 3. Insurance. The Lessees shall not commence or perform work nor operate machinery under this Lease Agreement until it has obtained all insurance required under this Section 3 and such insurance has been approved by the City.

A. Workers' Compensation Insurance – The Lessees shall each take out and maintain during the life of the agreement such Workers' Compensation Insurance for its employees or members to be assigned to the work hereunder as may be required by New York State Law.

B. General Liability and Property Damage Insurance – Each Lessee shall take out and maintain during the life of this agreement such general liability and property damage insurance as shall protect it and the City which shall be named as additional insured on all such policies from claims for damages for personal injury including accidental death, as well as from claims for property damage which may arise from operations under this agreement. Each Lessee shall also name the other Lessee as an additional insured on all policies required by this Lease. The amounts of such insurance shall be as follows:

1. General Liability Insurance in an amount not less than \$1,000,000.00 for injuries including wrongful death to any one person and subject to the same limit for each person, in an amount not less than \$2,000,000.00 on account of any one occurrence.

2. Property Damage Insurance in an amount not less than \$50,000.00 for damage on account of all occurrences. Each Lessee shall furnish the above certificates of insurance to the City and shall also name the City and the other Lessee as an additional named insured in said policies. Such insurance shall be maintained in force during the entire term of this Lease Agreement.

C. Lessees may retain employees, agents, contractors, and consultants, and may engage volunteers, to perform the subject work. In the contract by which Lessees retain such agents, Lessees and such agents shall provide and maintain insurances as required by this Section 3 and name Lessor as additional insured under insurance coverage concerning Lessee's performance of the work referenced herein.

Section 4. Damages. The Lessees will be responsible for all damage, loss or injury to persons or property that may arise in or be incurred which arise out of the negligent performance, other than those wholly caused by Acts of God. The Lessees shall assume all blame, loss and responsibility of any nature directly by reason of the Lessee's gross negligence or as a direct result of the violation by it of any federal, state, county or local laws, regulations or ordinances applicable to the Lessees and/or the nature of its performance or arising out of its activities. The indemnification requirements set forth herein shall not apply to damages resulting from negligent acts or omissions of the City and its agents. Notwithstanding the foregoing, if any damage, loss or injury contemplated in this Section 4 is solely caused by the negligent performance of one Lessee, said Lessee shall be solely responsible for such damage, loss or injury and the non-negligent Lessee shall be indemnified and held harmless by the negligent Lessee. Moreover, Lessee's indemnification obligations described in this Section 4 shall not exceed the amount of insurance coverage referenced in Section 3 hereof.

Section 5. Term of Lease. The leasehold interest hereby granted shall commence upon the signing of this Lease Agreement and shall expire without further notice to either party to the other at midnight December 31, 2028, and shall be renewable at the option of the Lessees for one additional five-year term. The lease may be renewed thereafter by the mutual consent of both parties on such terms and conditions as the parties shall agree at that time.

Section 6. Termination of Lease. Lessees may terminate this lease prior to December 31, 2028, or prior to the expiration of any additional terms, with or without cause, on at least ninety (90) days prior written notice to the City. Upon proper termination by either party, Lessees shall not be entitled to reimbursement of any of its costs, and Lessees and its agents, employees and contractors will restore the Property to a clean and orderly state and in substantially the same condition as existed prior to the granting of this Lease. Unless otherwise agreed to by the parties, upon the termination of this Lease, all improvements made to the Property shall become the Property of Lessor.

Section 7. New York Law. This Lease Agreement shall be construed under New York law and any and all proceedings brought by either party arising out of or related to this Lease shall be brought in the New York Supreme Court, Dutchess County.

Section 8. Modification of Lease Agreement. This Lease Agreement may not be modified except by a writing subscribed by both parties to this Agreement.

Section 9. No Vested Right. It is understood and agreed that no vested right in said Property is hereby granted or conveyed from either party to the other, and that the privileges hereby given are subject to any and all encumbrances, conditions, restrictions and reservations upon or under which the parties held said premises prior to the granting of this lease.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year last written below.

CITY OF POUGHKEEPSIE (LESSOR)

YVONNE D. FLOWERS
City of Poughkeepsie Mayor

Date: _____

THE SCENIC HUDSON LAND TRUST, INC. (LESSEE)

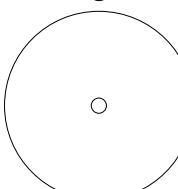
SETH MCKEE
Executive Director

Date: _____

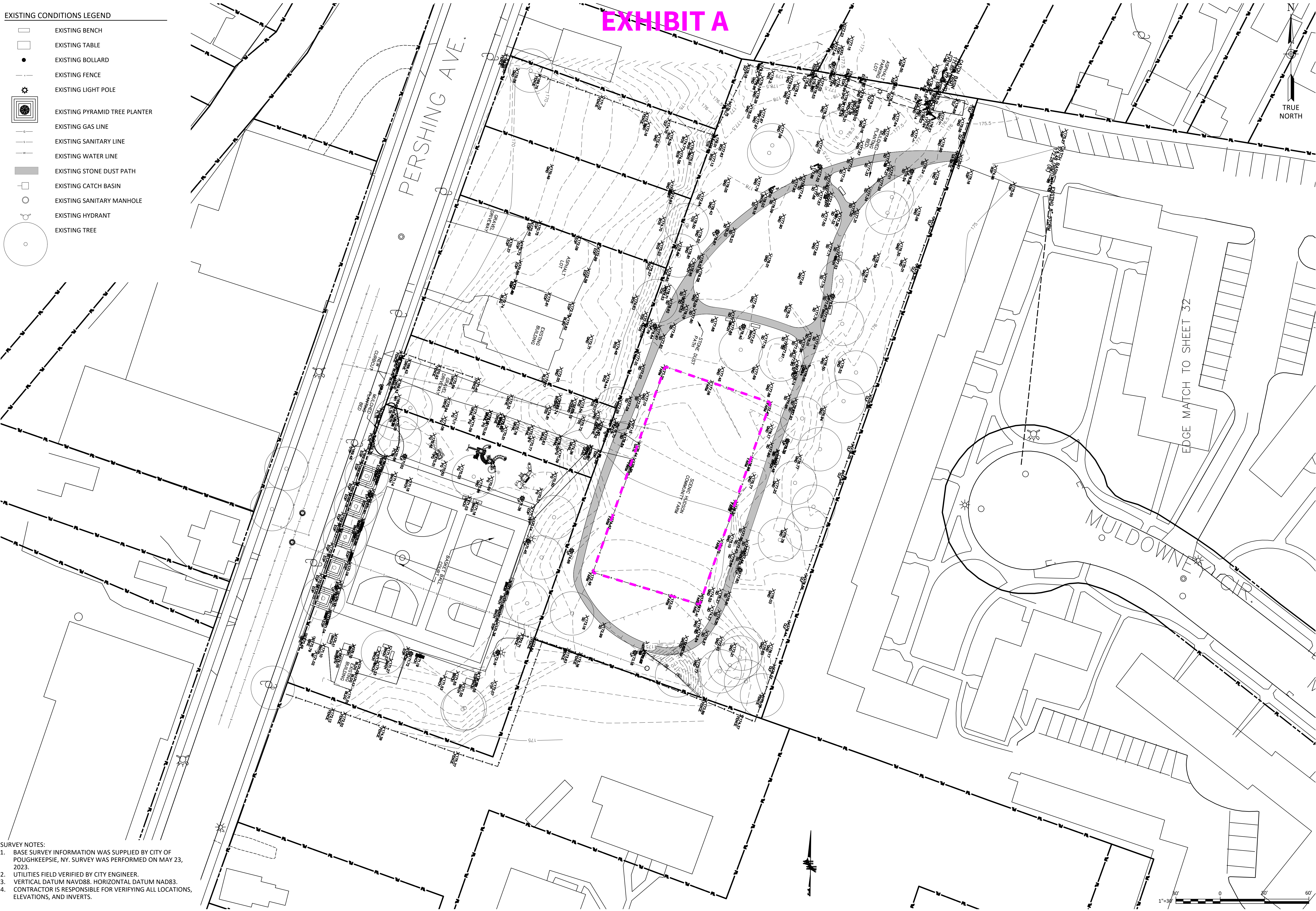
POUGHKEEPSIE FARM PROJECT (LESSEE)

Jannelle Koszarek
Co-Executive Director

Date: _____

EXISTING CONDITIONS LEGEND	
	EXISTING BENCH
	EXISTING TABLE
	EXISTING BOLLARD
	EXISTING FENCE
	EXISTING LIGHT POLE
	EXISTING PYRAMID TREE PLANTER
	EXISTING GAS LINE
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	EXISTING STONE DUST PATH
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING HYDRANT
	EXISTING TREE

- SURVEY NOTES:
1. BASE SURVEY INFORMATION WAS SUPPLIED BY CITY OF POUGHKEEPSIE, NY. SURVEY WAS PERFORMED ON MAY 23, 2023.
 2. UTILITIES FIELD VERIFIED BY CITY ENGINEER.
 3. VERTICAL DATUM NAVD88. HORIZONTAL DATUM NAD83.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LOCATIONS, ELEVATIONS, AND INVERTS.



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 §7209 SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS	

CITY OF POUGHKEEPSIE ELLEN'S OUTDOOR CLASSROOM	DUTCHESS COUNTY, NEW YORK
EXISTING CONDITIONS PLAN	
CITY OF POUGHKEEPSIE	

B&L
Pinewood Business Center
247 Route 100
Suite 2000D
Somers, NY
10589
Barton & Loguidice, D.P.C.

90% PROGRESS SET NOT FOR CONSTRUCTION	
Date	JUNE 2023
Scale	AS SHOWN
Sheet Number	C-100
Project Number	2229.004.001

LOCAL LAW AMENDING SECTION 14.35(e) OF THE ADMINISTRATIVE CODE OF THE CITY
OF POUGHKEEPSIE ENTITLED “TAXES – PARTIAL EXEMPTION GRANTED;
CONDITIONS” TO CLEARLY ARTICULATE THAT CO-
OPERATIVE CORPORATIONS ARE CONSIDERED “REAL
PROPERTY” FOR TAX EXEMPTION PURPOSES

(LL-25-07)

**INTRODUCED BY CHAIRMAN WILSON; COUNCILMEMBERS SHOOK, PATTERSON
THOMPSON, HENRY, MENIST, BROWN, JAMES, GRANT AND MCCLINTON**

SECTION 1. BE IT ENACTED, by the Common Council of the City of Poughkeepsie, a local law
amending Chapter 14.35 of the Administrative Code of the City of Poughkeepsie entitled Taxes – Partial
Exemption Granted; Conditions, to provide as follows:

~~STRIKETHROUGH-INDICATES DELETION~~
BOLD and UNDERLINE INDICATES ADDED LANGUAGE

Section 14.35 Taxes — **partial exemption granted; conditions.**

(e) **(i)** The property must be used exclusively for residential purposes, be occupied in whole or in part by
the owners, and constitute the legal residence of the owners.

**(ii) For the purpose of this section, “real property” includes apartments in residential co-
operative corporations and the tenant-stockholders thereof are eligible to apply for a partial tax
exemption under this section.**

SECTION 2. This Local Law shall take effect immediately upon filing with the New York State Secretary of
State.

SECONDED BY COUNCILMEMBER _____:

**ORDINANCE AMENDING §13-180
OF CHAPTER 13 OF THE CITY OF POUGHKEEPSIE
CODE OF ORDINANCES ENTITLED “MOTOR VEHICLES
AND TRAFFIC”**

(O-25-07)

**INTRODUCED BY COUNCILMEMBER PATTERSON THOMPSON, HENRY,
MENIST, BROWN, JAMES, GRANT AND MCCLINTON:**

BE IT ORDAINED, by the Common Council of the City of Poughkeepsie, as follows:

SECTION 1: §13-180 is hereby amended by the following modification:

Section 13-180 – Parking prohibited at all times.

Upon the erection of signs giving due notice thereof, the following areas shall be designated as part of the parking prohibited at all times area.

May Street, east side, from the northeast corner of Forbus Street and May Street to a point 185 feet northerly therefrom.

SECTION 2: This Ordinance shall take effect immediately.

SECONDED BY COUNCILMEMBER _____:

ADDITIONS denoted by Underlining and Bold

