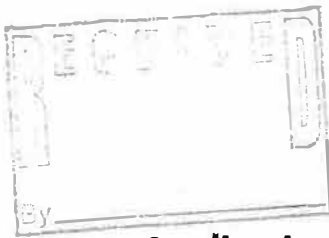




**City of Poughkeepsie  
Waterfront Advisory Committee  
Meeting Agenda**

Common Council Chambers  
Wednesday, February 4, 2026  
5:30 PM

- I. APPROVAL OF MEETING MINUTES**
  
- II. COMMITTEE BUSINESS**
  1. Review of Milton Street
  
  2. Old Business



APPLICATION TO THE PLANNING BOARD  
CITY OF POUGHKEEPSIE, NEW YORK

**Application for Site Plan, Special Permit & Facade Approval**

I. **PROPERTY ADDRESS:** Milton Street, City of Poughkeepsie, New York

II. **PROPERTY OWNER:** Maselo Realty, LLC (Simon Abikhzer)  
**ADDRESS:** 18 Eastview Road

Monsey, NY 10952 (state and zip code)

**PHONE NUMBER:** 845-341- 395 (include area code)

III. **NAME OF APPLICANT:** Maselo Realty, LLC (Simon Abikhzer)

**ADDRESS:** 18 Eastview Road

Monsey, NY 109 8 (state and zip code)

**PHONE NUMBER:** 845-341-7395 (include area code)

**EMAIL ADDRESS:** maselo@maselorealty.com

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

IV. **CONSULTANT:** LaBella Associates, Caren LoBrutto

**ADDRESS:** 21 Fox Street

Poughkeepsie, NY 12601 (state and zip code)

**PHONE NUMBER:** 845-486-1458 (include area code)

**EMAIL ADDRESS:** cl@labella.com

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): The proposed construction of a 63-apartment unit clustered multifamily development within two buildings with two accesses off Milton Street.

VI. **ZONING DISTRICT:** Residential Neighborhood A (RNA)

<b>OFFICE USE ONLY</b>
CODE: PLSF
ID # _____
FEE: _____
Total, from:
\$500, plus
\$ _____
(\$150 per 1000
square feet of floor
area), plus
\$ _____
(\$35 per number of
required parking
spaces), plus
\$ _____
(\$500 for special
permit, if applicable)

**(Proceed to XVII for special permit & facade approval only)**

**PROJECT INFORMATION**

New construction:  (yes) \_\_\_\_\_ (no)

Change of use: \_\_\_\_\_ (yes)  (no)

Expansion/addition: \_\_\_\_\_ (yes)  (no)

Alteration: \_\_\_\_\_ (yes)  (no)

Cost of Construction: \$ To be determined

**LOT AND BULK INFORMATION:**

Lot area: 8.713 (acres) 379,539.8 (square feet)

Building Footprint: 11,537 (proposed square feet for new construction)

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

0.00 (additional proposed square feet for expansion)

24,490 (total building footprint, square feet)

Lot Coverage: 6.45 (percentage, building coverage only)

Gross Floor Area: 80,759 (proposed square feet for new construction)

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

0.00 (additional proposed square feet for expansion)

80,759 (total gross floor area, square feet)

Building Height: 3.5 (stories) 35 (feet)

Floor Area Ratio: 0.25 (ratio of gross floor area divided by lot area)

**VIII. PROJECT PARKING INFORMATION**

A) Number of Off-Street Parking Spaces required: 79

B) Number of Off-Street Parking Spaces provided: 124

C) Waiver Requested: \_\_\_\_\_ (Yes)  (No)

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

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

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

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

(Yes)  (No)

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

N/A

#### IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units:	<u>None</u>
Number of one (1) bedroom units:	<u>31</u>
Number of two (2) bedroom unit's	<u>32</u>
Number with three or more bedrooms:	<u>None</u>
Total number of units:	<u>63</u>

C) Is funding public?  Yes  No  
If yes, describe funding source: \_\_\_\_\_

#### X. OFFICE PROPOSALS ( Medical/Dental Professional Business)

A) Number of Employees: \_\_\_\_\_

B) Number of doctors/dentists/medical practitioners: \_\_\_\_\_

C) Days/Hours of Operation: \_\_\_\_\_

**XI. SERVICE BUSINESS PROPOSALS**

- A) Specify Business: \_\_\_\_\_  
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)
- B) Number of Employees: \_\_\_\_\_
- C) Number of Washing Machines (for laundromat): \_\_\_\_\_
- D) Days/Hours of Operation: \_\_\_\_\_

**XII. MERCANTILE PROPOSALS (Retail \_\_\_\_\_ Wholesale \_\_\_\_\_)**

- A) Type of Mercantile (specify): \_\_\_\_\_
- B) Number of Employees: \_\_\_\_\_
- C) Days/Hours of Operation: \_\_\_\_\_

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

- A) Specify Use: \_\_\_\_\_
- B) Number of seats (excluding bar stools and outdoor seating): \_\_\_\_\_
- C) Meals served (i.e., breakfast, lunch, dinner): \_\_\_\_\_
- D) Type of Menu: \_\_\_\_\_
- E) Days/Hours of Operation: \_\_\_\_\_
- F) Entertainment (live and/or recorded): \_\_\_\_\_
- G) Will the restaurant contain a bar/lounge?: \_\_\_\_\_ Yes \_\_\_\_\_ No
- H) If yes, how many seats at the bar? \_\_\_\_\_
- I) Is a drive-through window proposed? \_\_\_\_\_
- J) Is a walk-up window proposed? \_\_\_\_\_
- K) Is an outdoor seating area proposed? \_\_\_\_\_
- L) If yes, how many seats are proposed? \_\_\_\_\_
- M) If yes, is outdoor cooking proposed? \_\_\_\_\_

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

- A) Specify Use: \_\_\_\_\_
- B) Number of shifts (if any): \_\_\_\_\_
- C) Number of employees: \_\_\_\_\_  
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): \_\_\_\_\_
- F) Days/Hours of operation: \_\_\_\_\_

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

A) Specify: \_\_\_\_\_

B) Number of shifts (if any): \_\_\_\_\_

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

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

E) Number of seats in largest assembly space: \_\_\_\_\_

F) Number of classrooms (schools): \_\_\_\_\_

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

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

I) Days/Hours of Operation: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**XVII. APPLICANT CERTIFICATION**

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

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

  
\_\_\_\_\_  
Signature of Applicant

10/24/25  
\_\_\_\_\_  
Date

January 21, 2026

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

JAN 21 2026

RECEIVED

*Re: Highview at the Fallkill Creek Proposed 63-Unit Residential Development  
(Maselo Realty LLC)  
Milton Street (Tax Parcel 131300-6162-73-623227)  
City of Poughkeepsie, Dutchess County, NY  
LaBella Project Number 81947*

Dear Chair and Board:

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.

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 submitted a rezoning application on October 28, 2025 to petition 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.

#### *Project 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. The project underwent two community meetings in 2019 and has received support from then Councilwoman Flowers. 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; however, the project planning stalled due to sewer infrastructure uncertainties.

On September 6, 2024, a Municipal Consent to Form a Sewage-Works Corporation was approved by the Common Council and the Mayor resolving the sewer infrastructure uncertainties. 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 south (which provides the only access to the property).

Accordingly, the Applicant seeks a rezoning to the RND Zoning District and site plan application to permit the proposed the 63-unit development. As requested, please find enclosed a copy of the site plan application and waterfront assessment form.

We look forward to discussing the project with you again at the next meeting on January 27, 2026. Please call 845-486-1458 or email me at [clobrutto@labellapc.com](mailto:clobrutto@labellapc.com) if you have any questions or need anything further.

Thank you.

Sincerely,

Senior Planner | Regional Leader  
**LaBella Associates**

Cc: Maselo Realty, LLC

# HIGHVIEW AT THE FALLKILL CREEK

MILTON STREET, CITY OF POUGHKEEPSIE  
DUTCHESS COUNTY, NEW YORK 12601

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
<b>2. LOTS &amp; PARKING</b>			
<b>LOT AREA AND COVERAGE</b>			
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%
<b>PARKING LOCATION &amp; ACCESS</b>			
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
<b>3. BUILDING PLACEMENT</b>			
<b>PRIMARY STRUCTURE SETBACKS</b>			
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
<b>ACCESSORY STRUCTURE SETBACKS</b>			
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
<b>4. BUILDING COMPOSITION</b>			
<b>HEIGHT</b>			
A. MAXIMUM PRIMARY BUILDING HEIGHT	FT	55	35
MAXIMUM PRIMARY BUILDING HEIGHT	STORIES	4	3
MAXIMUM ACCESSORY BUILDING/STRUCTURE HEIGHT	FT	25	
<b>ENTRANCE</b>			
B. PRIMARY STREET FACING ENTRANCE	-	REQUIRED	PROVIDED
C. SIDEWALK FROM ENTRANCE TO PUBLIC SIDEWALK	-	REQUIRED	PROVIDED
<b>DENSITY</b>			
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

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

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):



**AREA MAP**  
SCALE: 1"=1000'



**LOCATION MAP**  
SCALE: 1"=500'

**ADJOINING PARCELS**

- GEORGES, ANTHONY J  
JOHNSON, IRVIN  
50 W AMOLD RD  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-74-626174
- GEORGES, ANTHONY J  
JOHNSON, IRVIN  
W AMOLD RD  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-74-631172
- GEORGES, ANTHONY J  
JOHNSON, IRVIN  
50 W AMOLD RD  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-74-636171
- KANE, JOSEPH  
SCHOONMAKER, AMANDA  
146 CORLIES AVE  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-74-643173
- JOSEPH ASTACIO (PRIMARY)  
ANJANETTE BURGOS (ADDITIONAL)  
CHRISTIAN F. BURGOS (ADDITIONAL)  
142 CORLIES AVE  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-74-642168
- JOSEPH ASTACIO (PRIMARY)  
ANJANETTE BURGOS (ADDITIONAL)  
CHRISTIAN F. BURGOS (ADDITIONAL)  
142 CORLIES AVE  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-74-641163
- KANE, JOSEPH  
SCHOONMAKER, AMANDA  
146 CORLIES AVE  
POUGHKEEPSIE, NY 12601  
TAX ID No: 134689-6162-19-649171
- JOSEPH ASTACIO (PRIMARY)  
ANJANETTE BURGOS (ADDITIONAL)  
CHRISTIAN F. BURGOS (ADDITIONAL)  
142 CORLIES AVE  
POUGHKEEPSIE, NY 12601  
TAX ID No: 134689-6162-19-648165
- WOOD, NICHOL SL  
143 CORLIES AVE  
POUGHKEEPSIE, NY 12601  
TAX ID No: 134689-6162-19-663164
- MOUNTAIN BROOK GARDENS LLC  
134 INNIS AVE  
POUGHKEEPSIE, NY 12601  
TAX ID No: 134689-6162-19-685225
- CITY OF POUGHKEEPSIE  
26 HOWARD ST  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-66-705372
- CITY OF POUGHKEEPSIE  
25 HOWARD ST  
POUGHKEEPSIE, NY 12601  
TAX ID No: 134689-6162-15-668303
- HIGHRIDGE GARDENS HOUSING  
140-150 HUDSON AVE EXT  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-65-590267
- BSM3 HOLDINGS, LLC  
1913 ROUTE 44  
PLEASANT VALLEY, NY 12569  
TAX ID No: 131300-6162-73-567244
- MILLENS, JOAN TRUSTEE (PRIMARY)  
LENEFSKY, DAVID TRUSTEE (ADDITIONAL)  
MULA, PAUL TRUSTEE (ADDITIONAL)  
20 VAN KLECK DR  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-73-528212
- TOWN OF POUGHKEEPSIE  
COTTAGE ST REAR  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-73-562189
- SMITH, HEYWOOD V (PRIMARY)  
GREEN SMITH, PAMELA (ADDITIONAL)  
45 FITCHETT ST  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-73-587190
- JOHNSON, ALLEN JR III  
FITCHETT ST  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-73-602181
- JOHNSON, ALLEN JR III  
51 W ARNOLD RD  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-73-612178
- BSM3 HOLDINGS, LLC  
1913 ROUTE 44  
PLEASANT VALLEY, NY 12569  
TAX ID No: 131300-6162-73-557223
- PHI-TAN LLC  
165 SMITH ST.  
POUGHKEEPSIE, NY 12601  
TAX ID No: 131300-6162-72-461234

**CITY OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES**

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

**MASELO REALTY**  
18 EASTVIEW ROAD  
MONSEY, NY 10952  
PROJECT NO: CZ81947.00  
OCTOBER 28, 2025

**RECORD OWNER/APPLICANT:**  
MASELO REALTY LLC  
18 EASTVIEW RD  
MONSEY, NY 10952

**PROJECT SITE:**  
MILTON STREET  
CITY OF POUGHKEEPSIE,  
DUTCHESS COUNTY,  
NEW YORK, 12601

**SITE CIVIL ENGINEER:**  
LABELLA ASSOCIATES  
21 FOX STREET, POUGHKEEPSIE, NY 12601  
DUTCHESS COUNTY,  
PHONE: (845) 454-3980

**TAX MAP INFORMATION:**  
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY  
SECTION 131300 - 6162 - BLOCK 73 - LOT 623227-0000

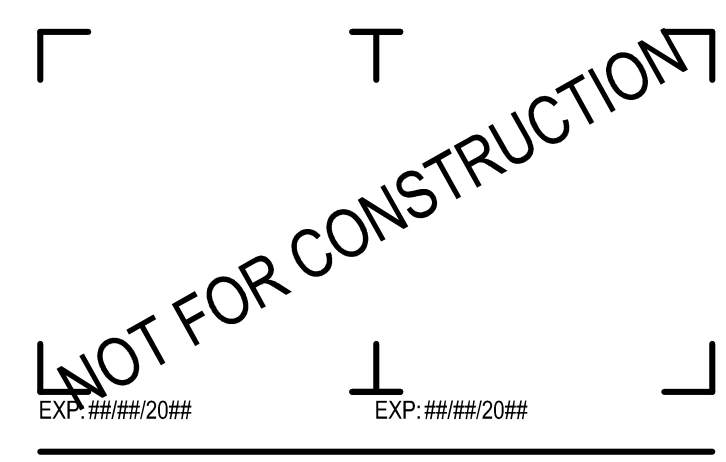
**AREA:**  
TOTAL PARCEL ACREAGE: 8.713 ACRES  
PROJECT DISTURBED ACREAGE: 5.26 ACRES



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



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.

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**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**

Drawing Name: B:\GLOBAL\Legacy\Clearing\Projects\1906-1-1999\81947.00 - Highview I\DWG\001\_G001\_181947\_1.TITL.dwg  
User: Alabellapc  
Date: 10/28/2025 10:42:30AM  
Plot Date: 10/28/2025 10:42:30AM



**NOT FOR CONSTRUCTION**

EXP. ##/##/20##

CERTIFICATE OF AUTHORIZATION NUMBER:  
PROFESSIONAL ENGINEERING: 0021272  
LAND SURVEYING: 0021271  
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**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

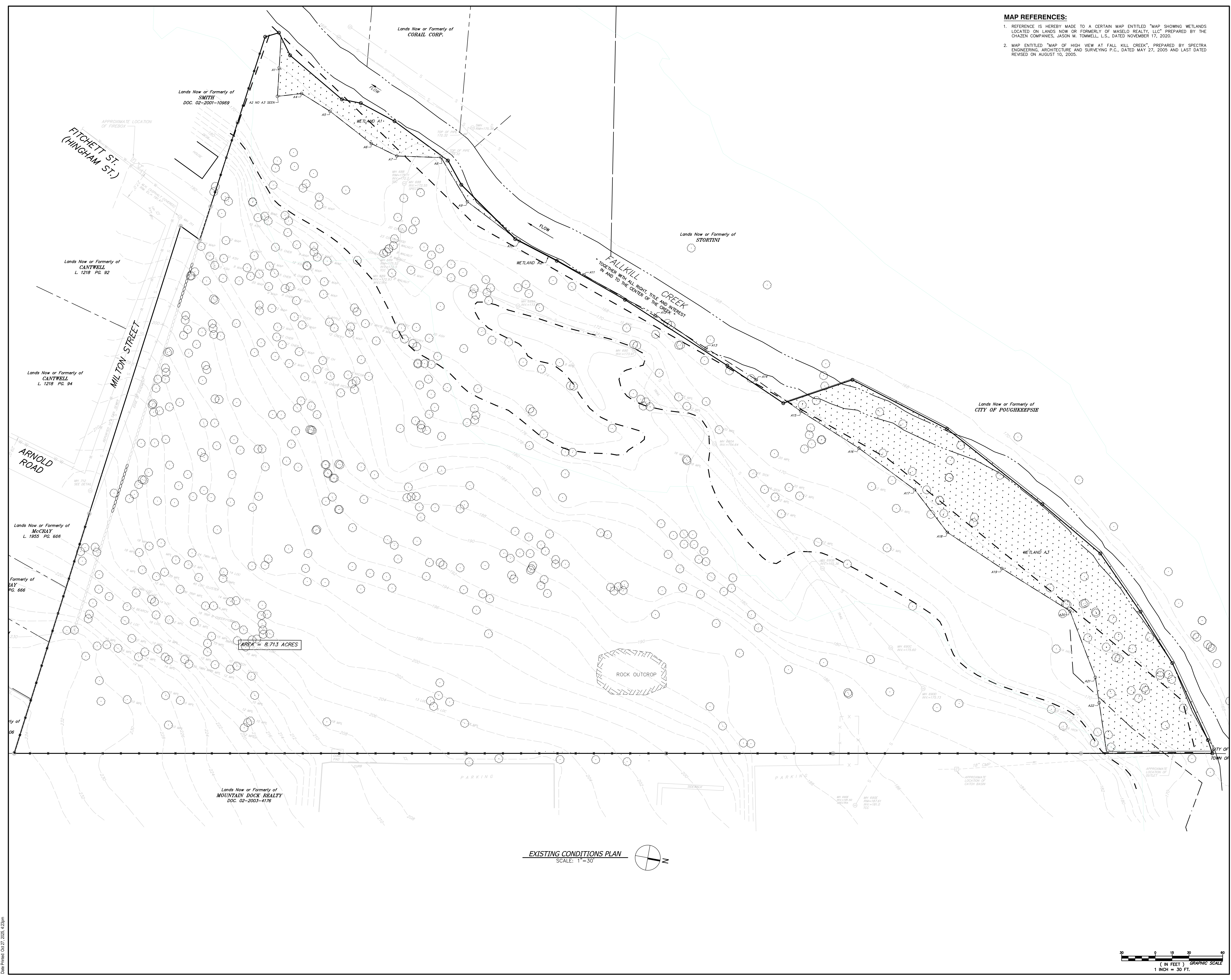
DRAWING NAME:

**EXISTING CONDITIONS PLAN**

DRAWING NUMBER:

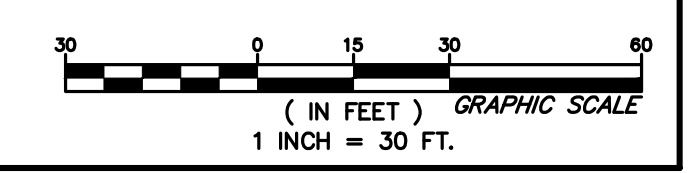
**C100**

- 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.

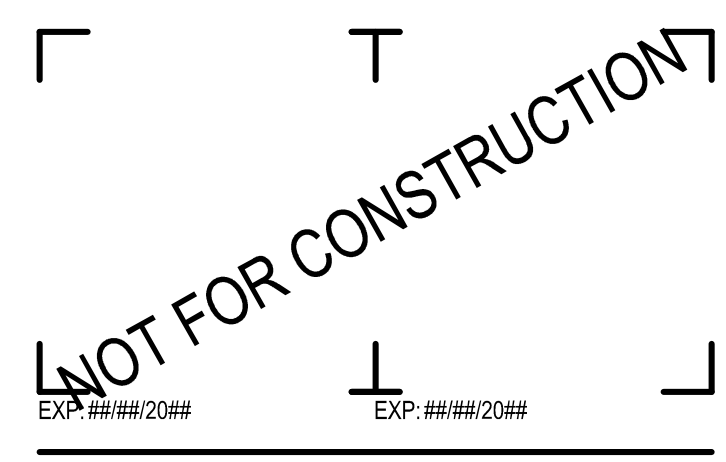


AREA = 8.713 ACRES

**EXISTING CONDITIONS PLAN**  
SCALE: 1" = 30'



Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\0904-319998\047.00 - Highview II\DWG\01 - C100 EXISTING CONDITIONS PLAN.dwg  
 User: jason@labella.com  
 Date: 10/28/2025 10:53:52 AM  
 Plot Date: 10/28/2025 10:53:52 AM  
 Plot Scale: 1/30  
 Plot Units: Feet  
 Plot Orientation: Landscape  
 Plot Color: Black  
 Plot Lineweight: 0.20  
 Plot Linetype: Solid  
 Plot Font: Arial, 10pt  
 Plot Title: Highview II - C100 EXISTING CONDITIONS PLAN.dwg



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.

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**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:		

**DEMOLITION & TREE REMOVALS PLAN**

DRAWING NUMBER:

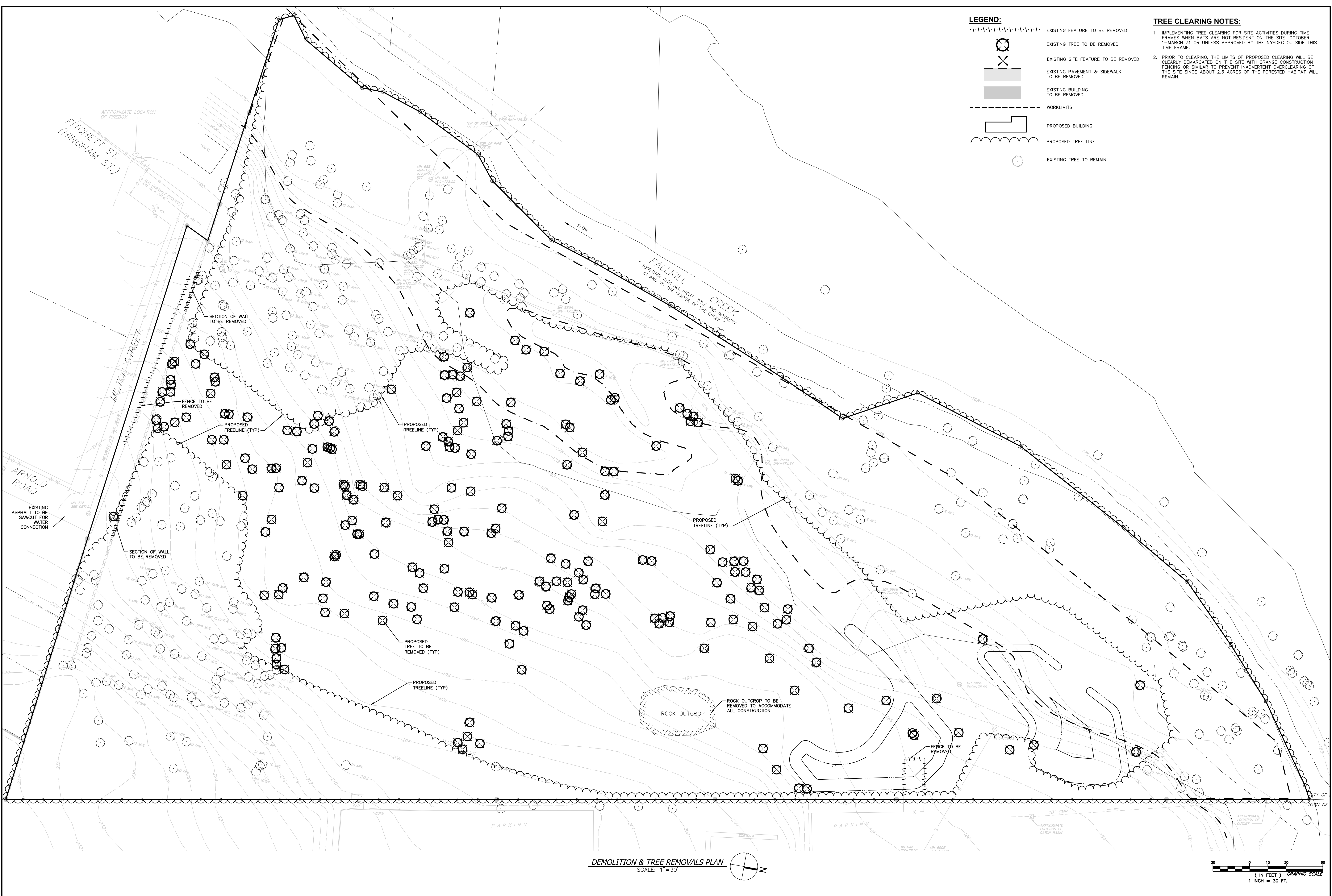
**C120**

**LEGEND:**

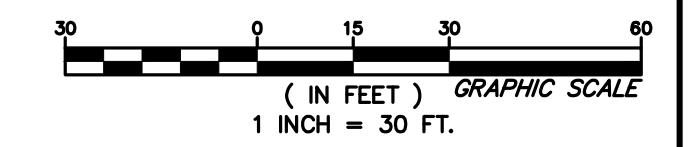
- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- WORKLIMITS
- PROPOSED BUILDING
- PROPOSED TREE LINE
- EXISTING TREE TO REMAIN

**TREE CLEARING NOTES:**

- 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 NYSDEC OUTSIDE THIS TIME FRAME.
- 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.



**DEMOLITION & TREE REMOVALS PLAN**  
SCALE: 1" = 30'



SPECIES	EXISTING TREES																TOTAL		
	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"		36"	40"
APPLE	2	0	0	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	0	0	35
BIRCH	0	0	2	2	0	2	1	1	3	0	0	0	0	0	0	0	0	0	11
CHESTNUT	8	0	7	12	1	0	5	0	1	0	0	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	0	0	1
COTTONWOOD	1	0	2	1	0	0	0	0	0	0	3	0	1	3	0	0	0	0	11
HICKORY	11	1	5	27	0	0	8	0	9	11	0	0	0	6	0	0	0	0	78
LOCUST	2	0	8	11	2	7	1	1	5	5	0	0	6	0	1	0	1	1	51
MAPLE	31	30	44	81	0	20	14	8	29	17	3	0	10	1	0	2	1	0	291
OAK	0	0	1	0	0	0	1	0	1	0	0	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	0	0	4
SYCAMORE	0	0	0	15	0	0	0	0	3	0	5	0	0	0	0	0	0	0	23
WALNUT	5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
WILLOW	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	2
<b>552</b>																			

SPECIES	TREES TO BE REMOVED																TOTAL		
	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"		36"	40"
APPLE	0	0	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	0	1	0	0	0	0	0	0	0	6
BIRCH	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2
CHESTNUT	5	0	7	2	1	0	2	0	0	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	0	0
COTTONWOOD	1	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	3
HICKORY	4	0	1	10	0	0	0	0	0	1	1	0	0	3	0	0	0	0	20
LOCUST	1	0	4	7	1	3	0	0	1	6	0	0	3	0	0	0	0	0	26
MAPLE	16	5	13	29	0	11	3	1	18	1	0	0	4	0	0	0	0	0	101
OAK	0	0	1	0	0	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	0	0	3
SYCAMORE	0	0	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	0	0
WILLOW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>179</b>																			

SPECIES	TREES TO BE PRESERVED																TOTAL		
	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"		36"	40"
APPLE	2	0	0	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	0	0	30
BIRCH	0	0	1	2	0	2	1	0	3	0	0	0	0	0	0	0	0	0	9
CHESTNUT	3	0	0	10	1	0	3	0	1	0	0	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	0	0	1
COTTONWOOD	0	0	2	1	0	0	0	0	0	0	3	0	1	1	0	0	0	0	8
HICKORY	7	1	4	17	0	0	8	0	8	10	0	0	3	0	0	0	0	0	58
LOCUST	1	0	4	4	1	4	1	1	4	0	0	0	3	0	1	0	1	1	26
MAPLE	15	25	31	52	0	9	11	7	11	16	3	0	6	1	0	2	1	0	190
OAK	0	0	0	0	0	0	1	0	1	0	0	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	0	0	1
SYCAMORE	0	0	0	15	0	0	3	0	5	0	0	0	0	0	0	0	0	0	23
WALNUT	5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
WILLOW	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	2
<b>376</b>																			

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 User: Administrator  
 Date: 10/28/2025 10:52:35 AM  
 Plot Date: 10/28/2025 10:52:35 AM  
 Plot User: Administrator

**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.

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**MASELO REALTY LLC**  
18 EASTVIEW ROAD  
MONSEY, NY 10852

**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:		

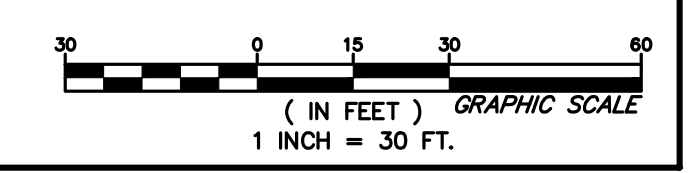
**SITE PLAN**

DRAWING NUMBER:

**C130**



**SITE PLAN**  
SCALE: 1" = 30'



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 Job: Project 1904-1999

NOT FOR CONSTRUCTION

EXP:###/20## EXP:###/20##

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

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MONSEY, NY 10852

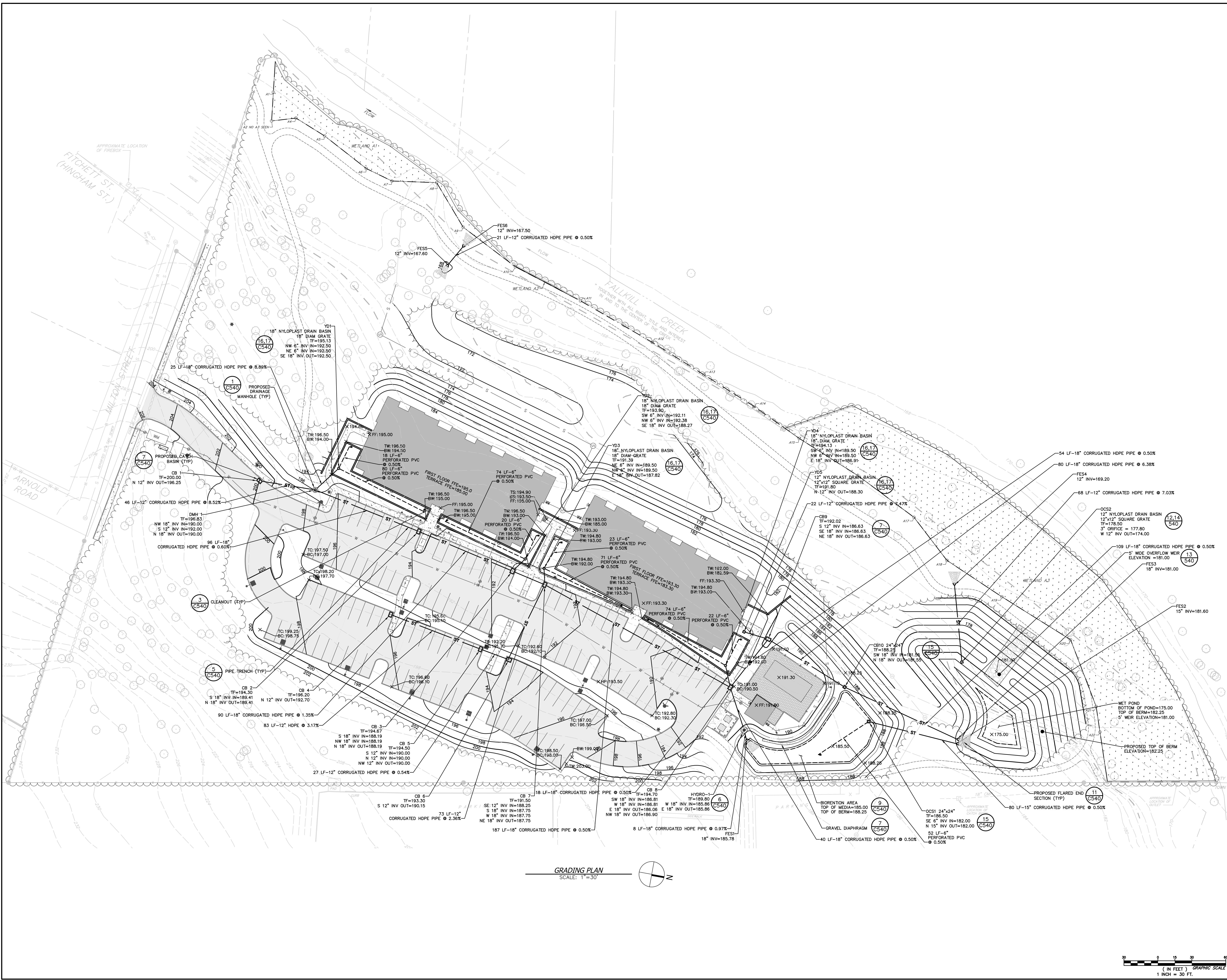
**HIGHVIEW AT THE FALLKILL CREEK**  
CITY OF POUGHKEEPSIE  
DUTCHESS COUNTY, NEW YORK

NO.	DATE	DESCRIPTION
Revisions		
PROJECT NUMBER: C231947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

**GRADING & DRAINAGE PLAN**

DRAWING NUMBER:

**C140**



Drawing Name: B:\GLOBAL\Legacy\Clearing\Projects\0904-3-8998\047.00-Highview AtTheFallkillCreek\_C140\_Grading.dwg  
 User: JRR  
 Date: 10/28/2025  
 Plot Date: 10/28/2025  
 Plot Time: 10:28:00 AM  
 Plot Scale: 1/30  
 Plot Orientation: Landscape  
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 Plot Title: C140  
 Plot Author: JRR  
 Plot Project: 0904-3-8998

T  
NOT FOR CONSTRUCTION  
T

EXP:###/20##      EXP:###/20##

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

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**MASELO REALTY LLC**  
18 EASTVIEW ROAD  
MONSEY, NY 10852

**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

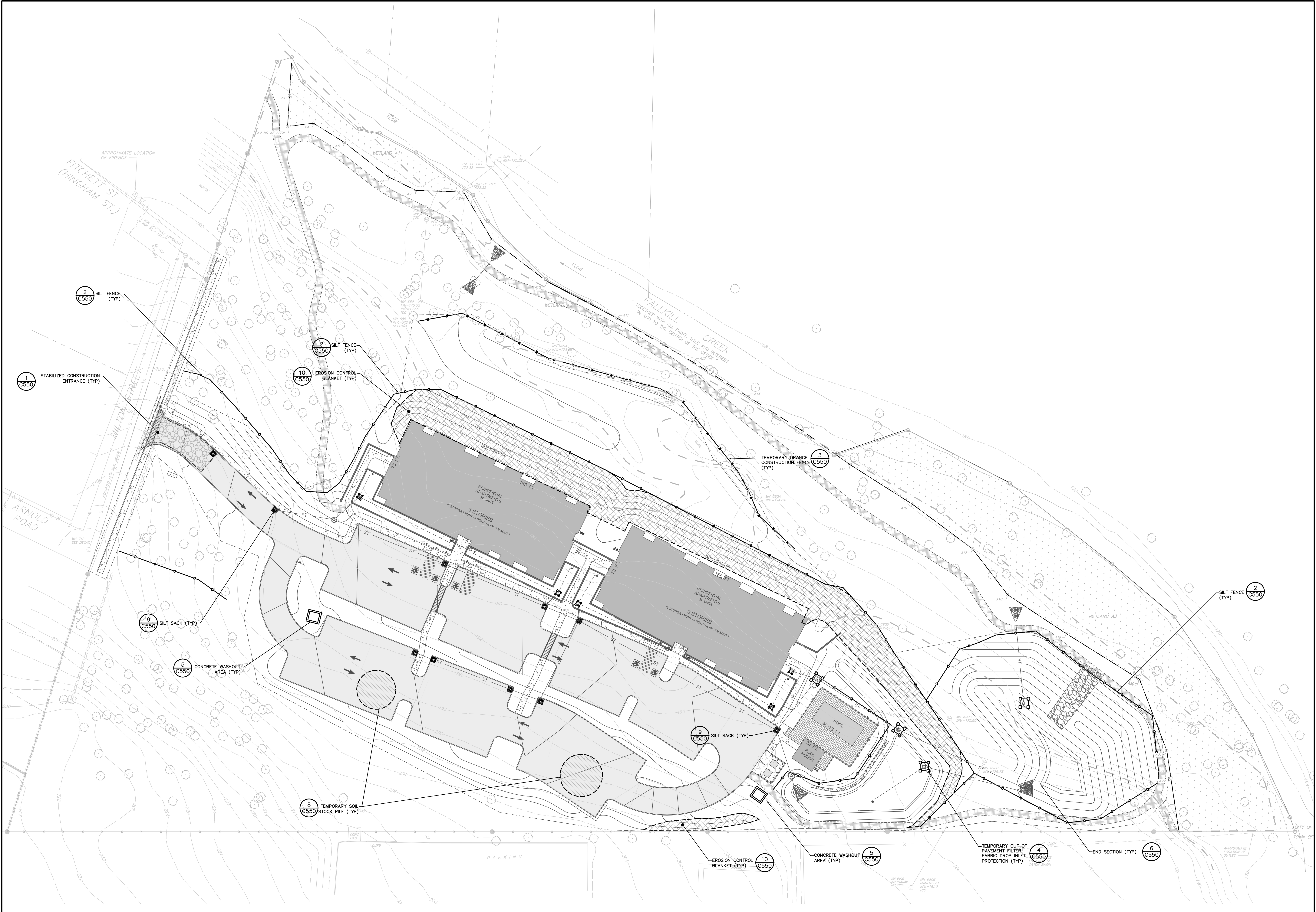
DATE: 10/28/2025

DRAWING NAME:

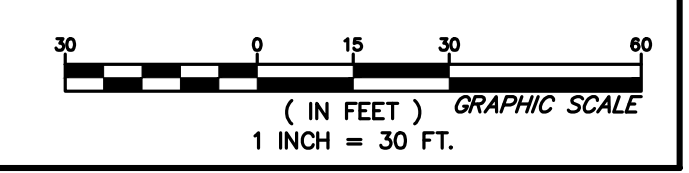
**EROSION & SEDIMENT CONTROL PLAN**

DRAWING NUMBER:

**C150**



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



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 Plot Time: 10:00:00 AM  
 Plot Scale: 1"=30'  
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 Plot Lineweight: 0.25  
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 Plot Font: Arial, 10  
 Plot Title: HIGHVIEW AT THE FALLKILL CREEK  
 Plot Sheet: 1 of 1

**NOT FOR CONSTRUCTION**

EXP:###/20## EXP:###/20##

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

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MONSEY, NY 10852

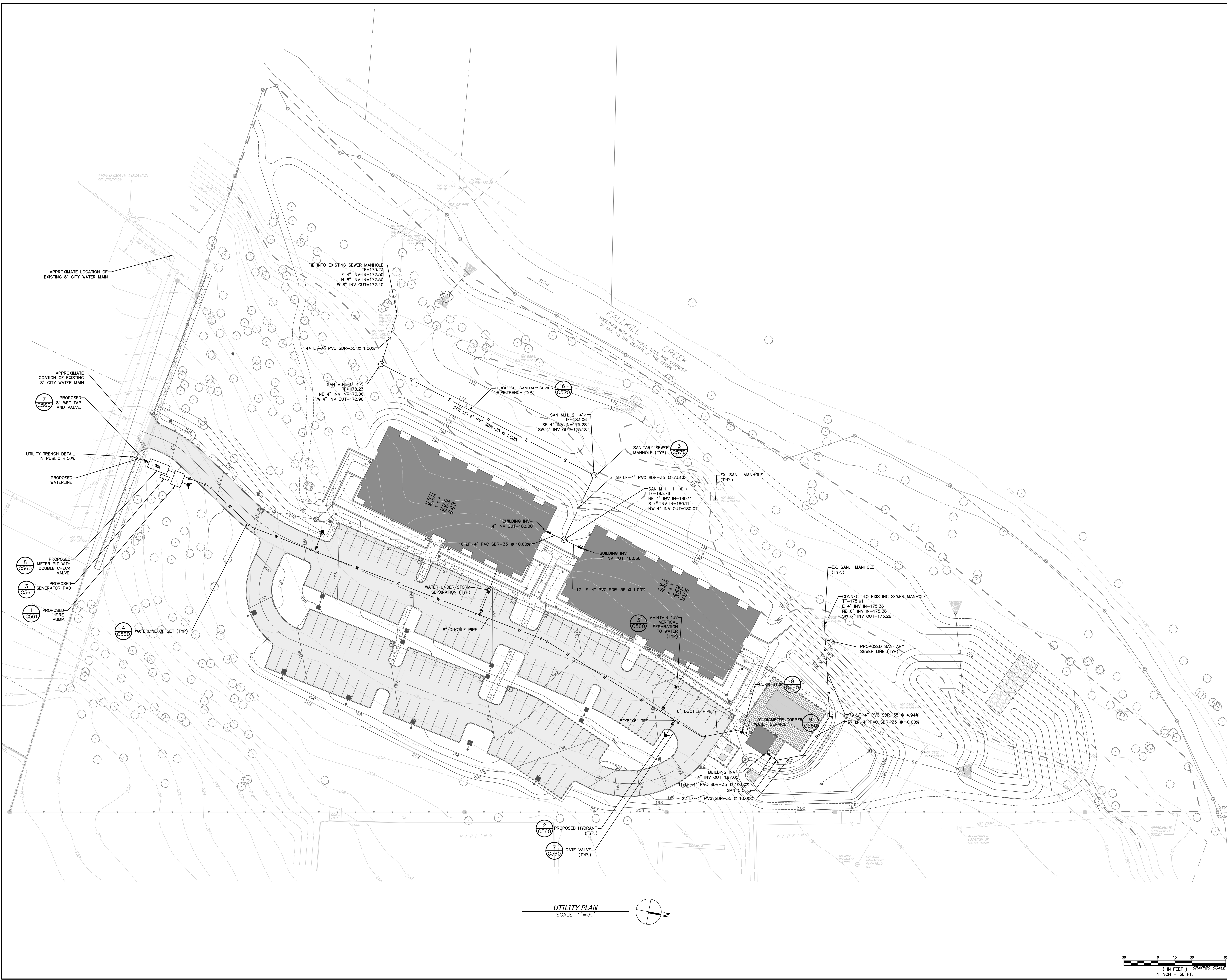
**HIGHVIEW AT THE FALLKILL CREEK**  
CITY OF POUGHKEEPSIE  
DUTCHESS COUNTY, NEW YORK

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:		

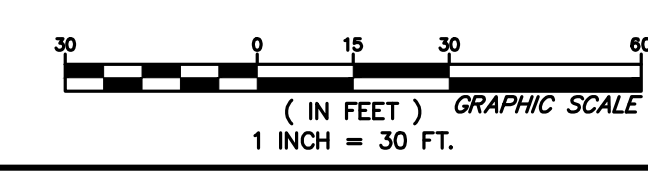
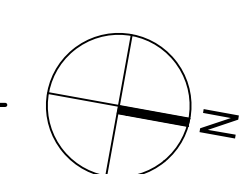
**UTILITY PLAN**

DRAWING NUMBER

**C160**



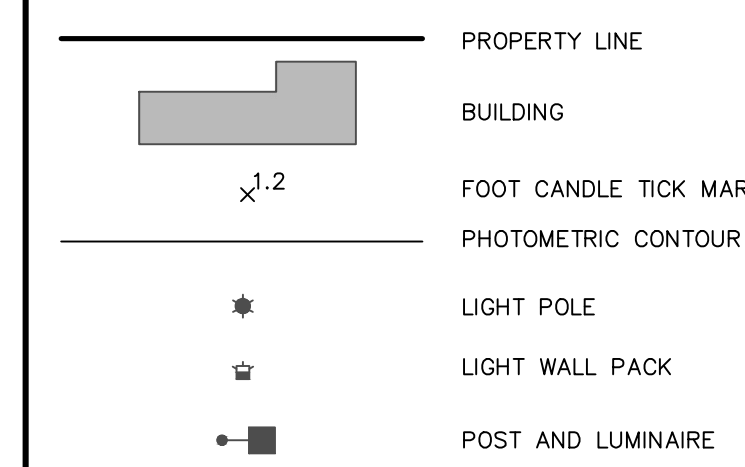
**UTILITY PLAN**  
SCALE: 1"=30'



Drawing Name: B:\GLOBAL\Legacy\Chairs\Projects\190431899\1947.00 - Highview at the Fallkill Creek.dwg  
 User: JRR  
 Date: 10/28/2025 10:17:23 AM  
 Plot Date: 10/28/2025 10:17:23 AM  
 Plot Scale: 1"=30'  
 Plot Size: 36" x 48"



**PHOTOMETRIC LEGEND:**

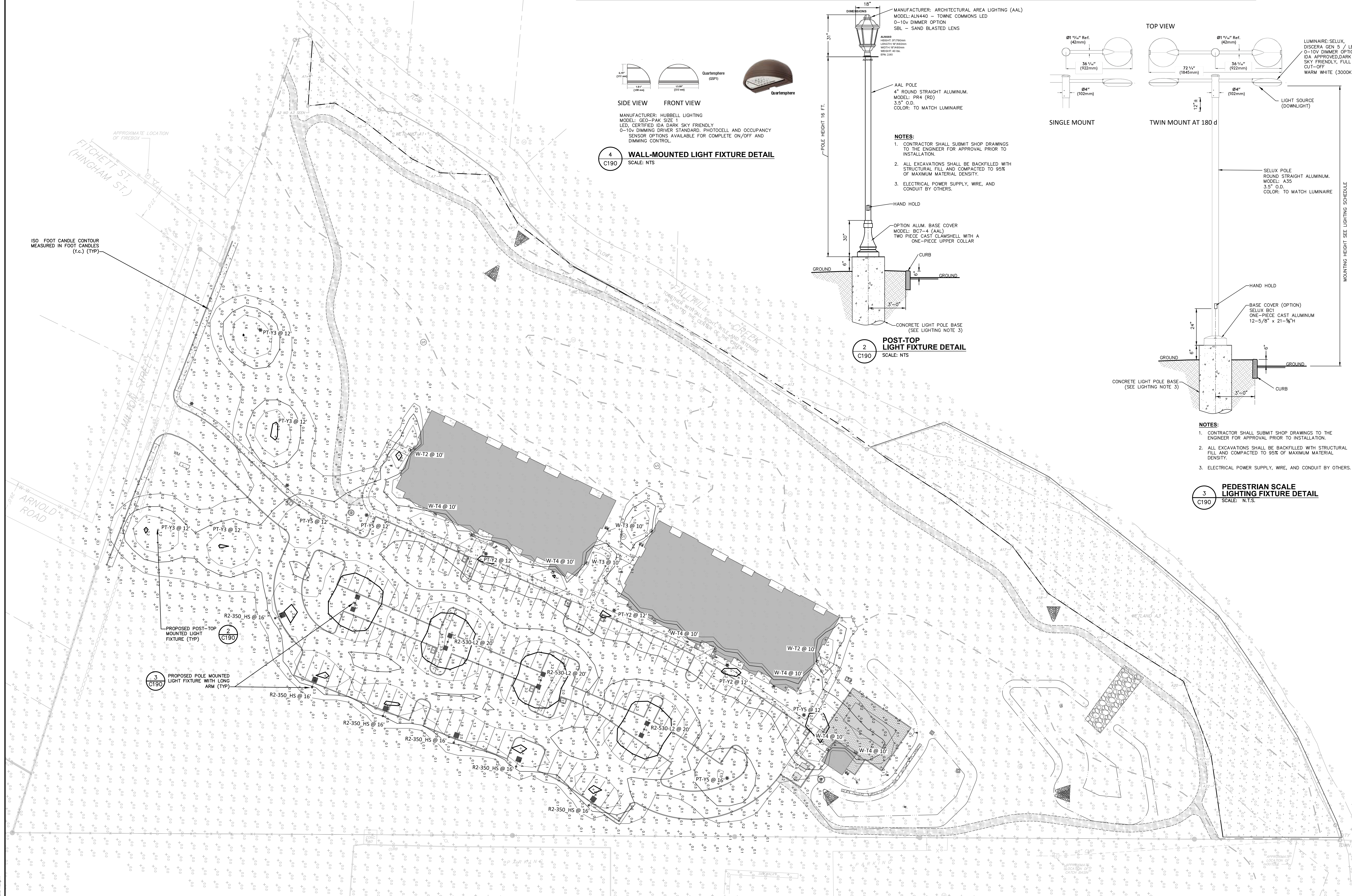


ABBREVIATIONS:  
 W WALL MOUNTED  
 LP LIGHT POLE - ARM MOUNTED  
 PT POST TOP

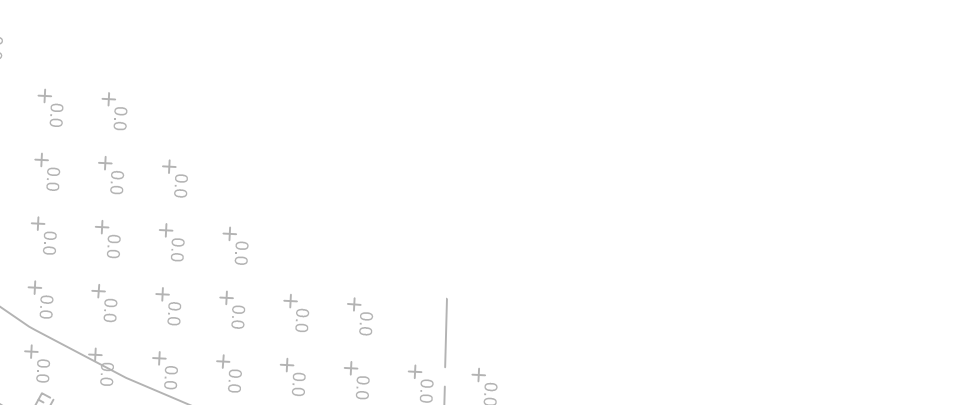
**LIGHTING NOTES:**

- GRID NUMBERS SHOWN REPRESENT FOOTCANDLE VALUES AT GROUND PLANE.
- THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY YCC. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
- IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL PREVAIL.

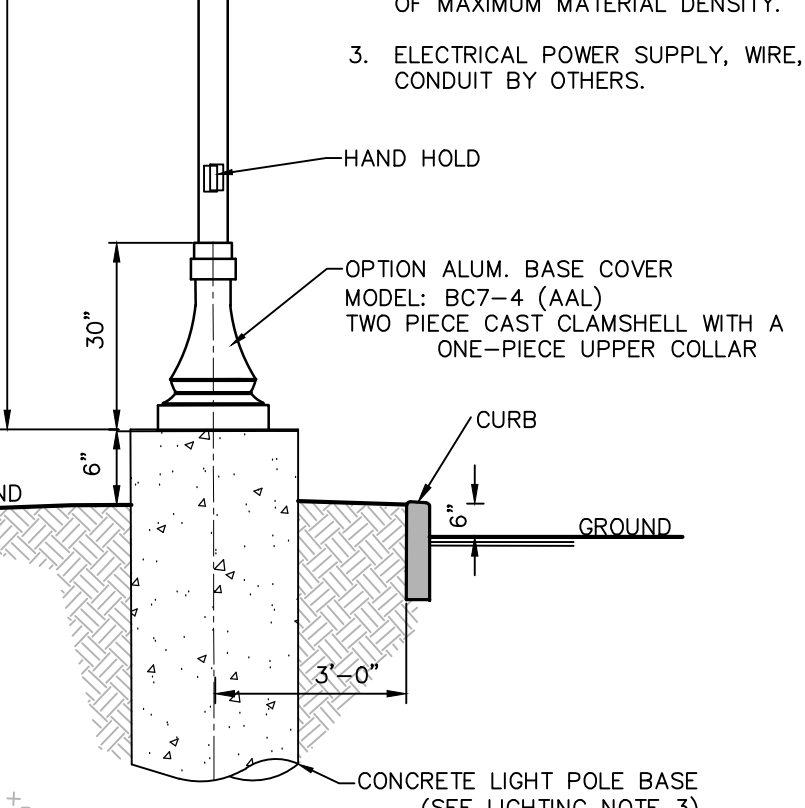
Label	Mounting Height	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency	Notes
W-T2	10 ft.	2	HUBBELL OUTDOOR LIGHTING	TRP1-12L15-3K7-2	GeoPak Size 1		1	TRP1-12L15-3K7-2.IES	1497	0.92	13.9	100%	
W-T3	10 ft.	2	HUBBELL OUTDOOR LIGHTING	TRP1-12L15-3K7-3	GeoPak Size 1		1	TRP1-12L15-3K7-3.IES	1478	0.92	13.9	100%	
W-T4	10 ft.	6	HUBBELL OUTDOOR LIGHTING	TRP1-12L15-3K7-4	GeoPak Size 1		1	TRP1-12L15-3K7-4.IES	1471	0.92	13.9	100%	
PT-Y2	12 ft.	3	ARCHITECTURAL AREA LIGHTING	ALN445-Y2-32LED-3K-SBL-700	TOWNE COMMONS - ALN445 ONE PIECE SAND BLASTED LENS.	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	ALN445-Y2-32LED-3K-SBL-700.ies	5015	0.93	74.8	100%	
PT-Y3	12 ft.	4	ARCHITECTURAL AREA LIGHTING	ALN445-Y3-32LED-3K-SBL-700	TOWNE COMMONS - ALN445 ONE PIECE SAND BLASTED LENS.	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	ALN445-Y3-32LED-3K-SBL-700.ies	4829	0.93	74.9	100%	
PT-Y5	12 ft.	4	ARCHITECTURAL AREA LIGHTING	ALN445-Y5-32LED-3K-SBL-700	TOWNE COMMONS - ALN445 ONE PIECE SAND BLASTED LENS.	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	ALN445-Y5-32LED-3K-SBL-700.ies	4771	0.93	74	100%	
(LP 1)-R2-530-L2	20 ft.	4	Selux Corporation	DSC4Lx-R2-5G350-30-XX-XX-UNV			1	DSC4Lx-R2-XX-5G350-30-XX-XX-UNV.ies	4854	0.94	94	100%	
(LP 2)-R2-350-MS	16 ft.	6	Selux Corporation	DSC4Lx-R2-5G350-30-XX-XX-UNV- WITH HOUSE-SIDE SHIELD			1	DSC4Lx-R2-XX-5G350-30-XX-XX-UNV-MS.ies	2349	0.94	82	100%	



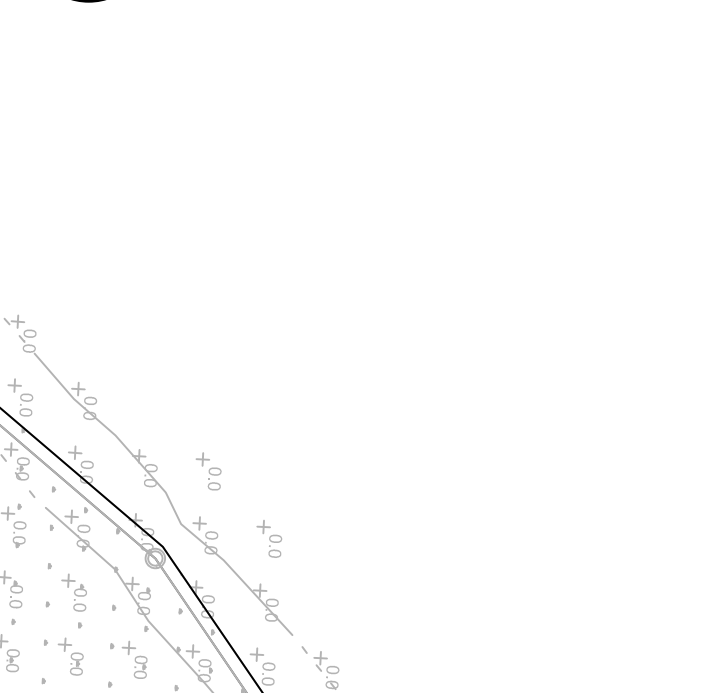
**4 WALL-MOUNTED LIGHT FIXTURE DETAIL**  
 SCALE: NTS



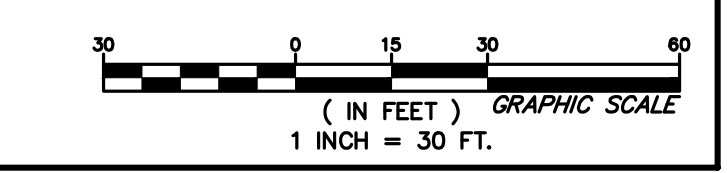
**2 POST-TOP LIGHT FIXTURE DETAIL**  
 SCALE: NTS



**3 PEDESTRIAN SCALE LIGHTING FIXTURE DETAIL**  
 SCALE: N.T.S.



PHOTOMETRIC PLAN  
 SCALE: 1"=30'



**NOT FOR CONSTRUCTION**

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

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 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:		

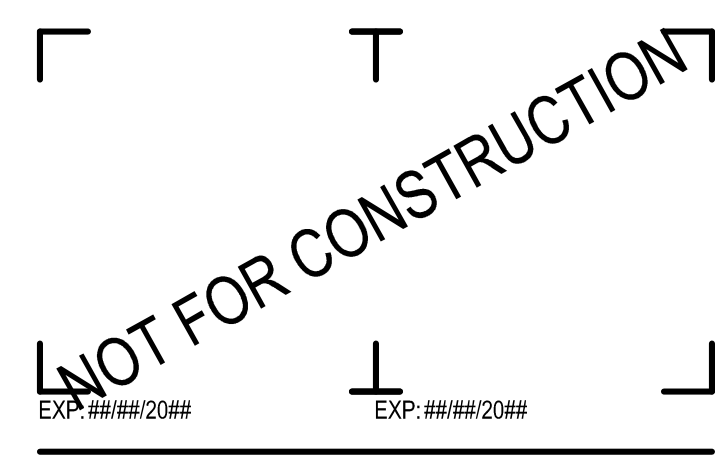
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DRAWING NUMBER:

**C190**

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 Plot Scale: 1"=30'  
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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.

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**MASELO REALTY LLC**  
18 EASTVIEW ROAD  
MONSEY, NY 10952

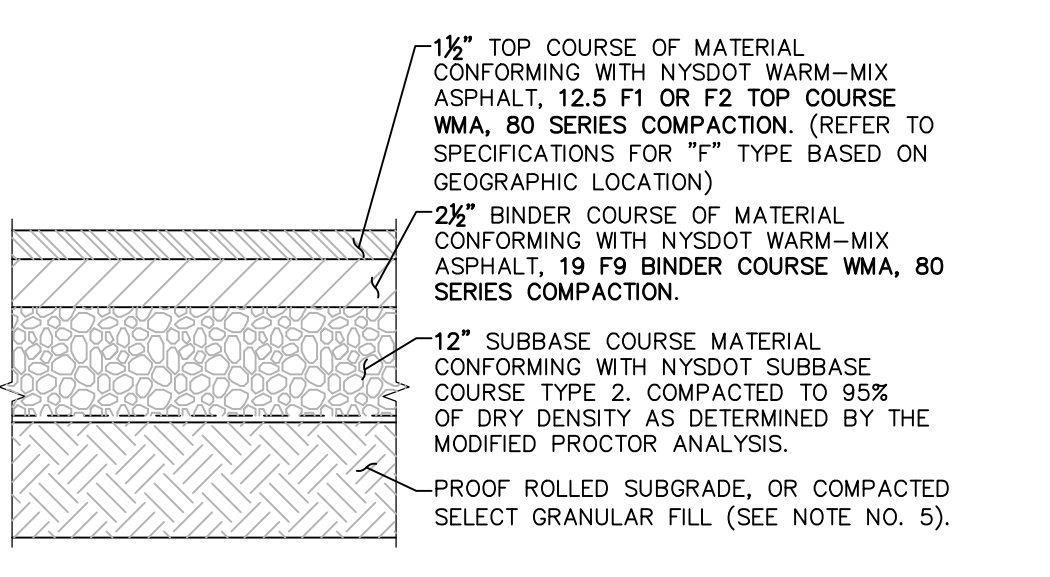
**HIGHVIEW AT THE FALKILL CREEK**  
CITY OF POUGHKEEPSIE  
DUTCHESS COUNTY, NEW YORK

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:		

**SITE DETAILS 1**

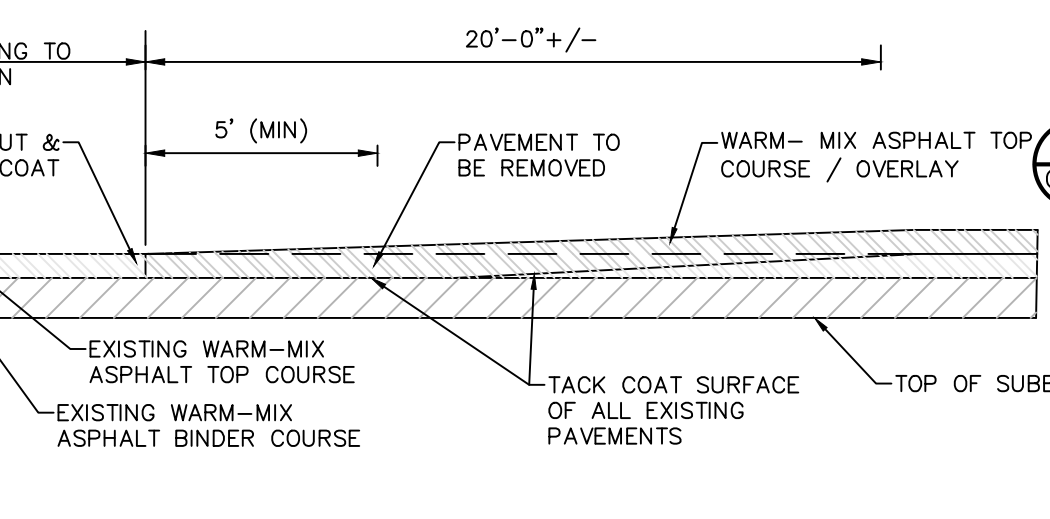
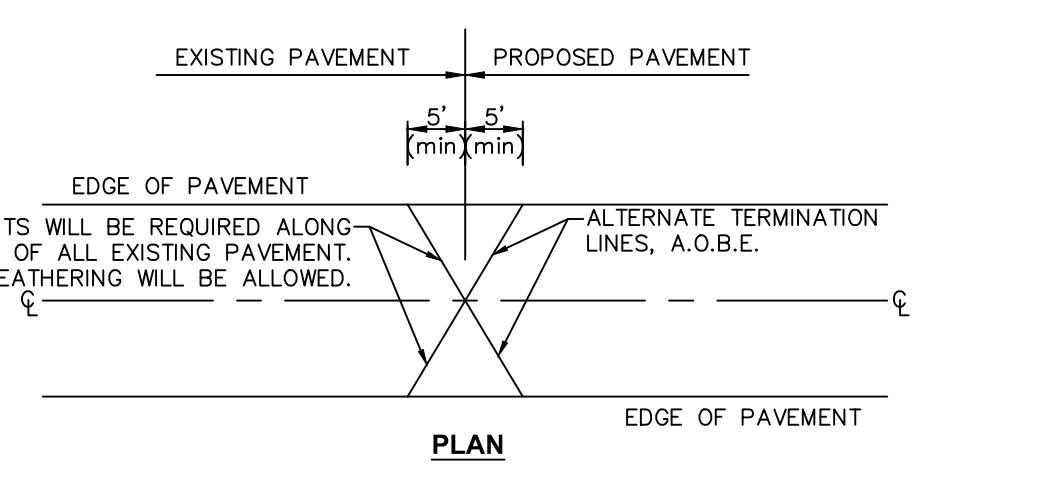
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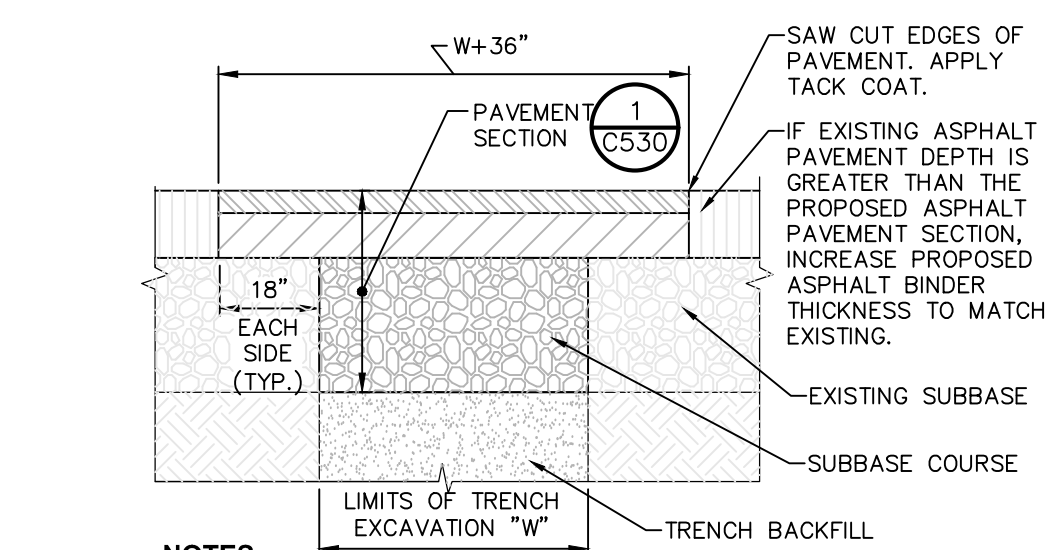


**NOTES:**  
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.  
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - 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.

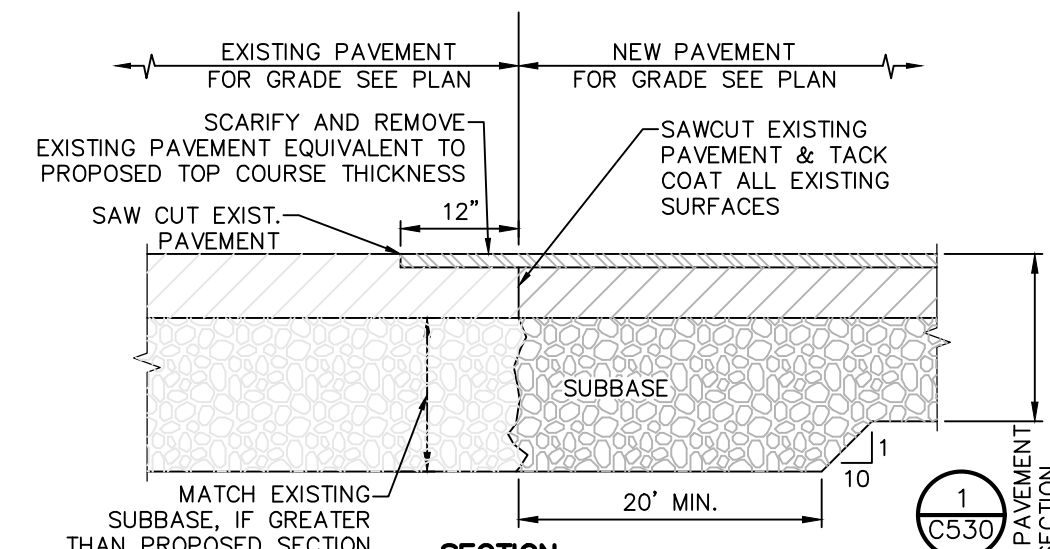
**1 PAVEMENT SECTION DETAIL**  
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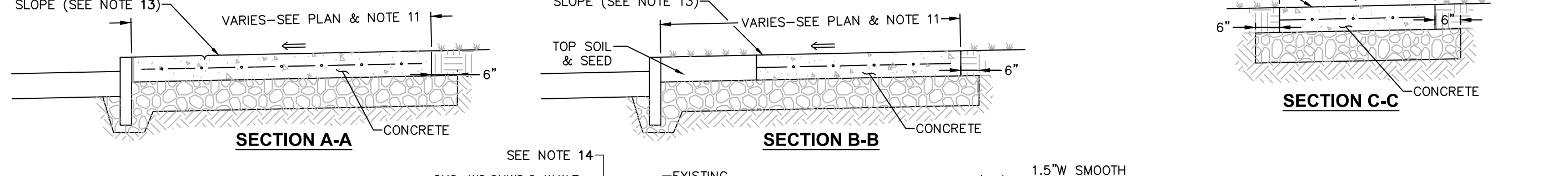
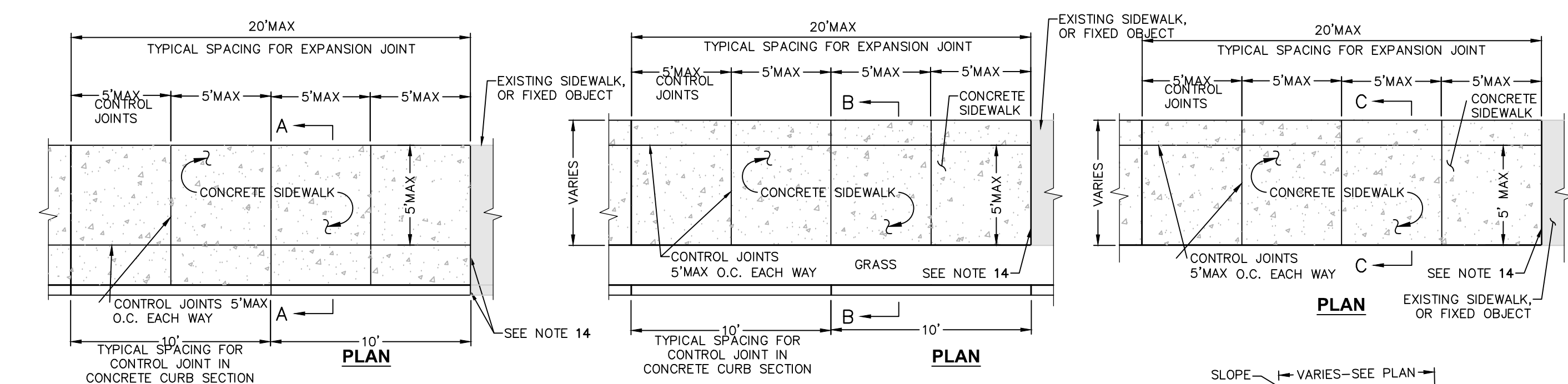
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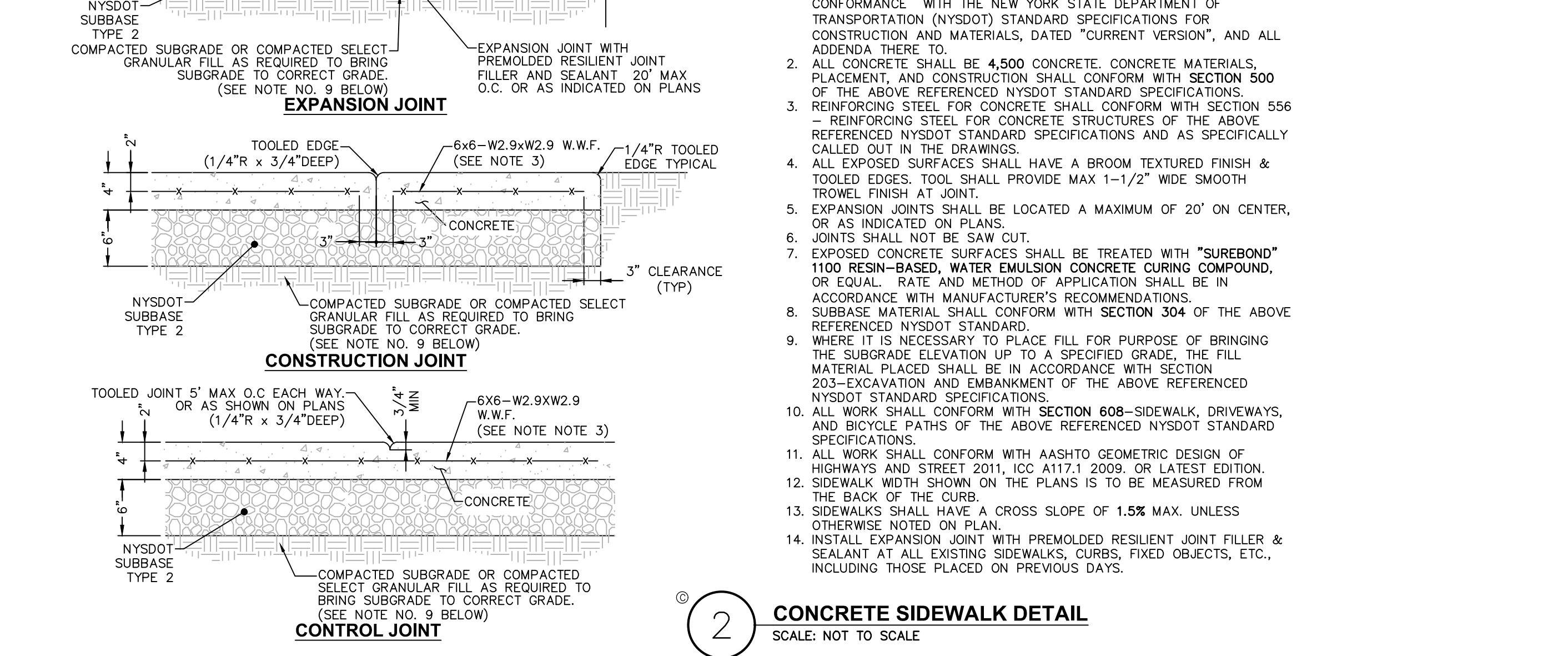
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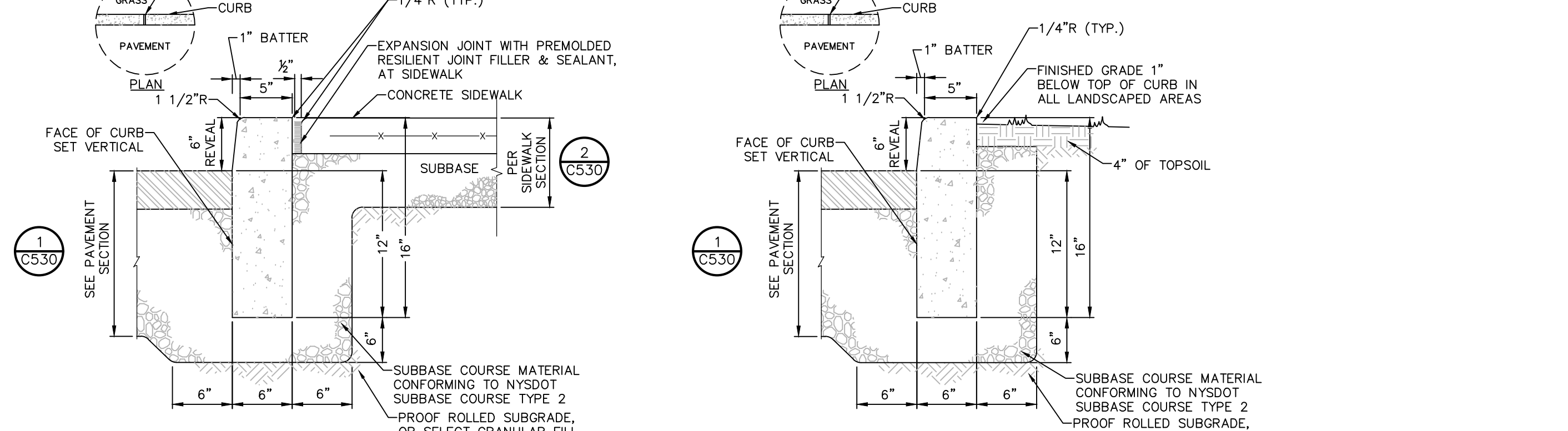
**7 PAVEMENT TRANSITION DETAIL**  
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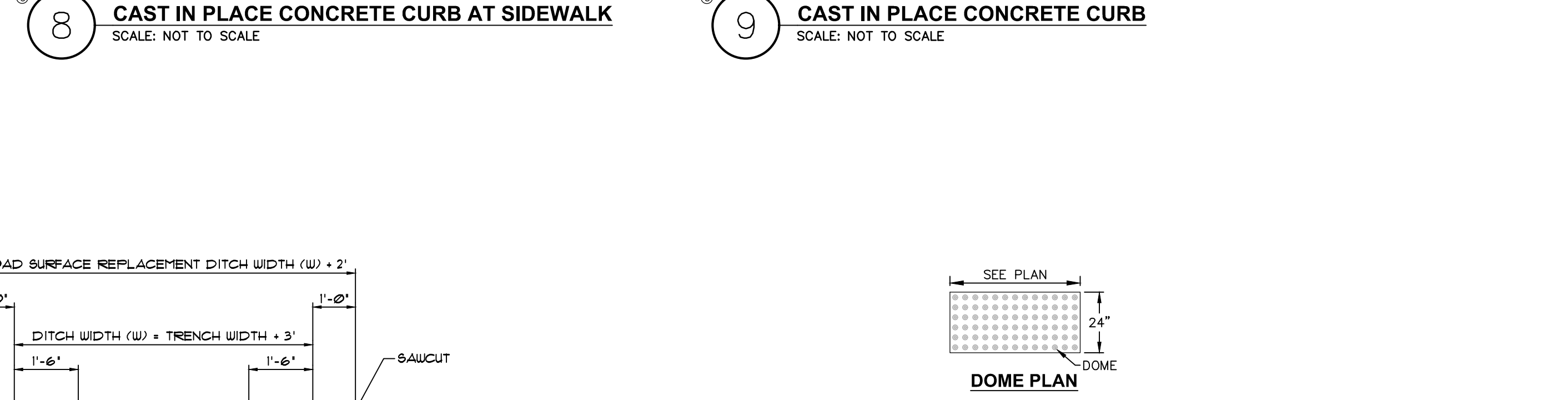
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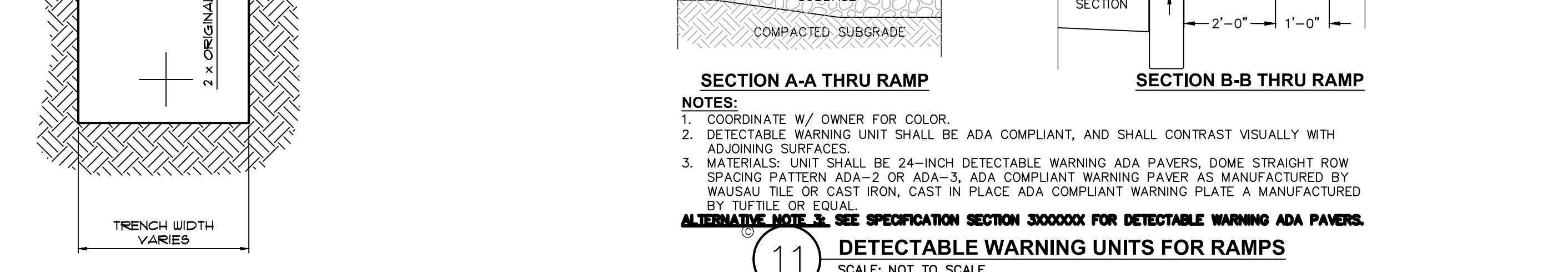
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SCALE: NOT TO SCALE



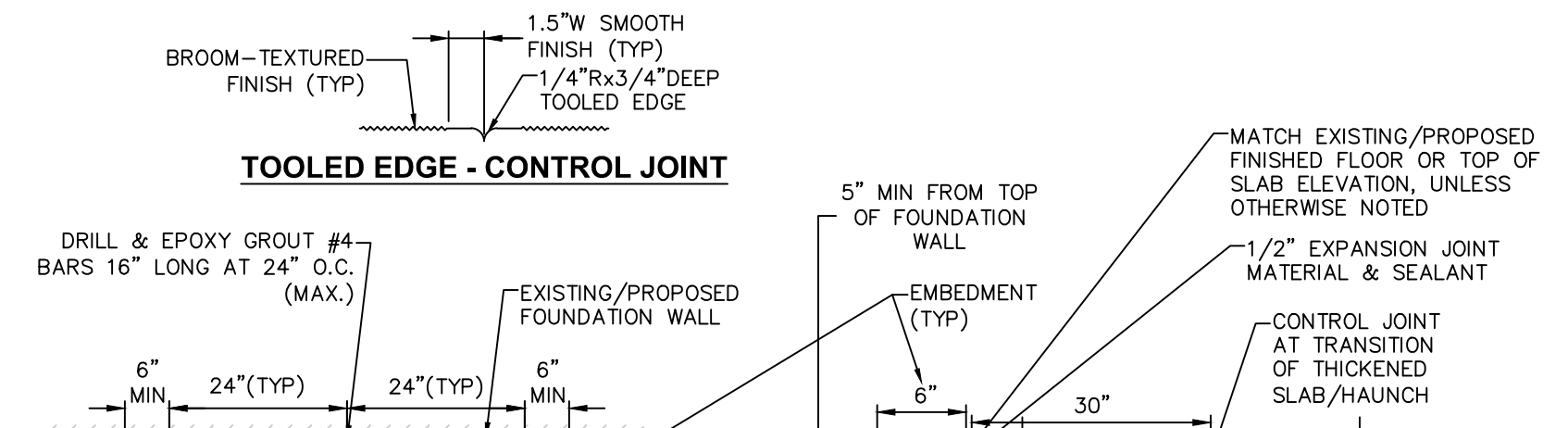
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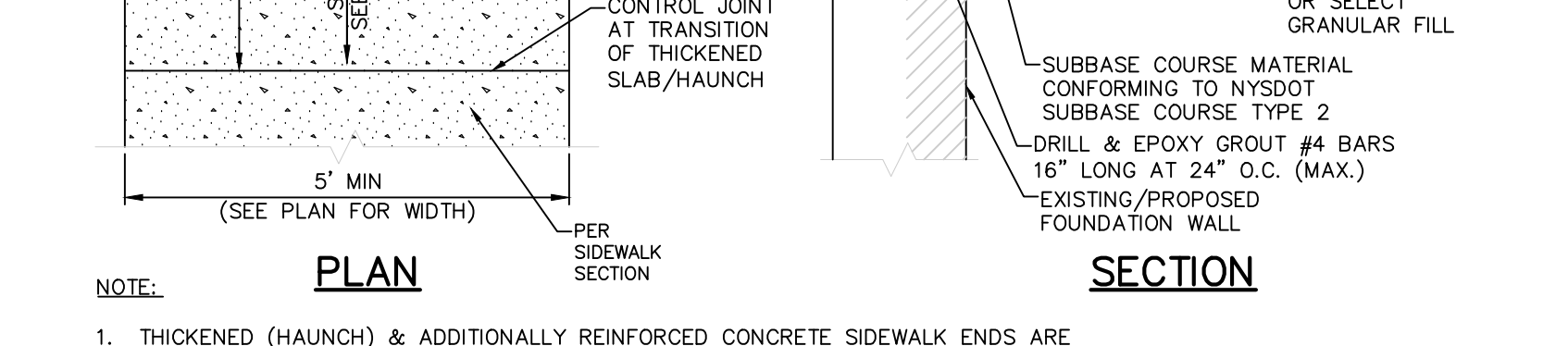
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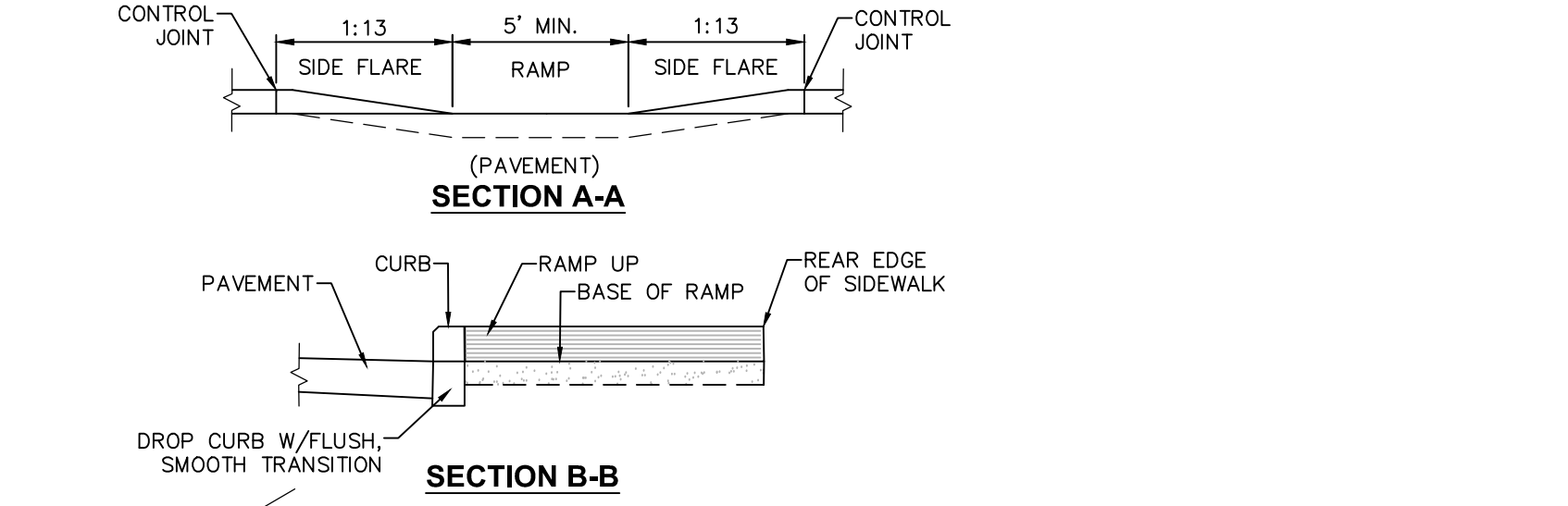
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SCALE: NOT TO SCALE



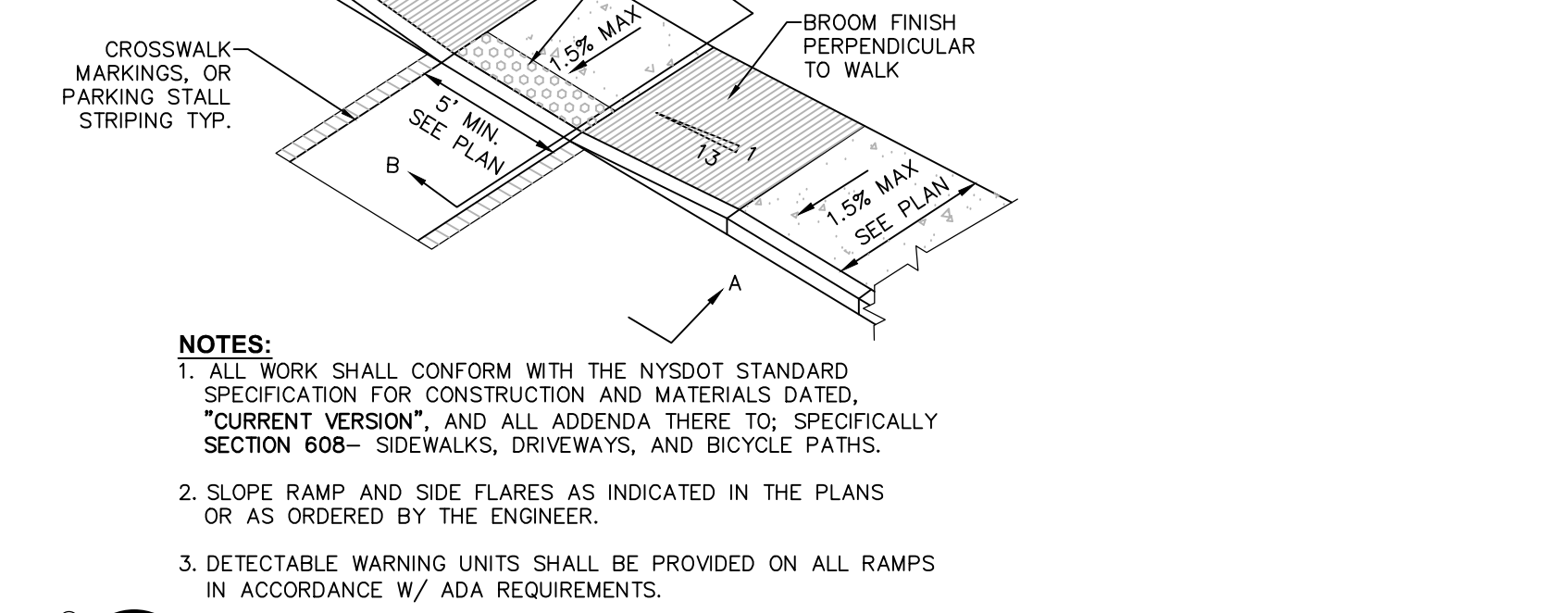
**TOOLED EDGE - CONTROL JOINT**



**3 CONCRETE SIDEWALK AT BUILDING ENTRANCES**  
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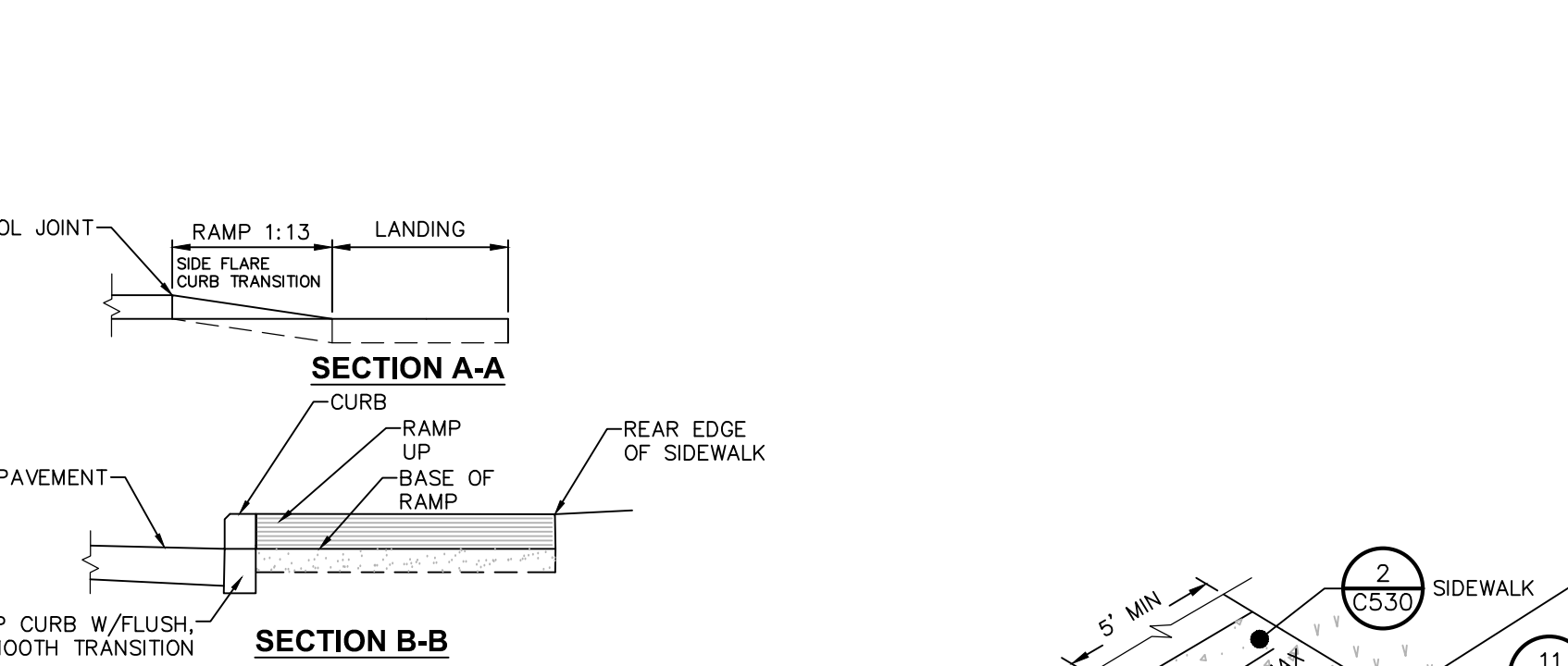
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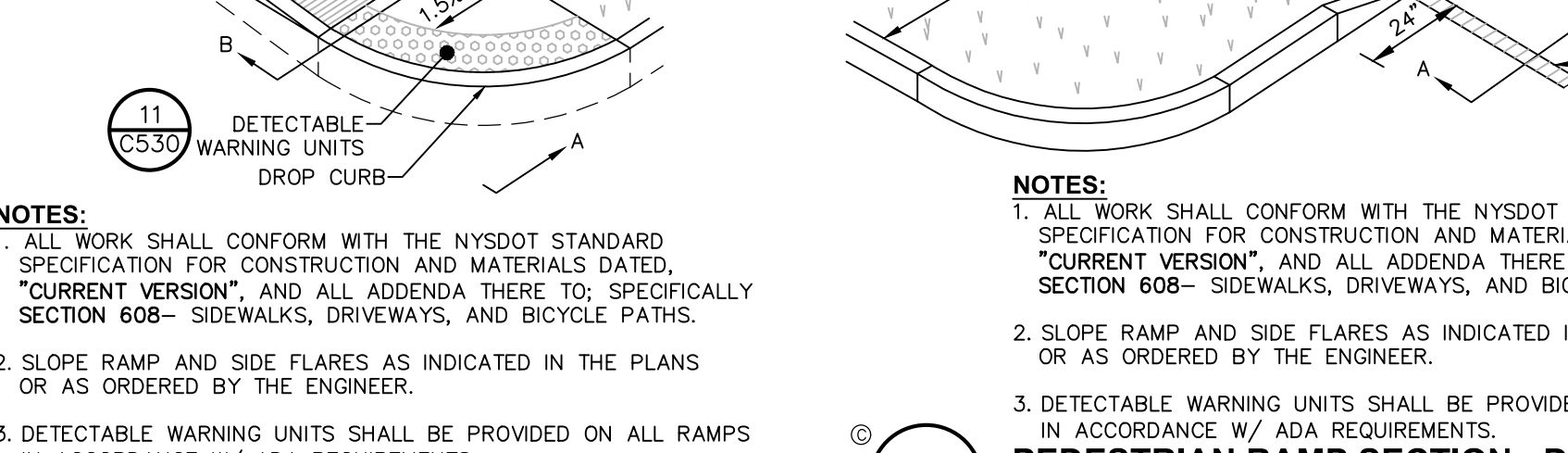
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SCALE: NOT TO SCALE



**12 PEDESTRIAN RAMP SECTION - DROP CURB**  
SCALE: NOT TO SCALE



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



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

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User: Adam@labella.com  
Date: 10/28/2025 10:27:43 AM



**NOT FOR CONSTRUCTION**

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

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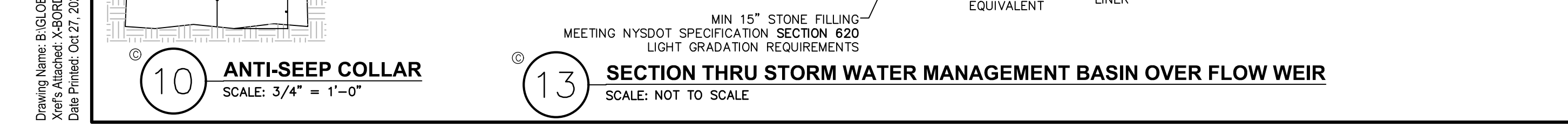
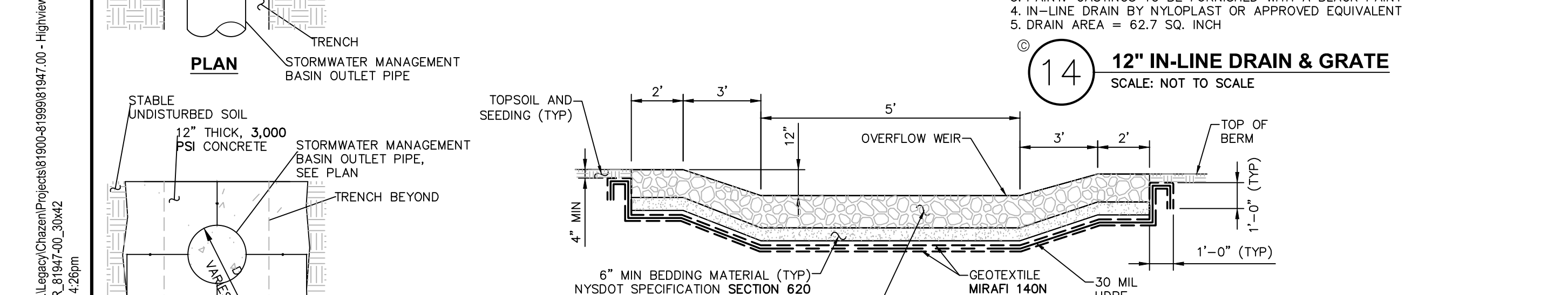
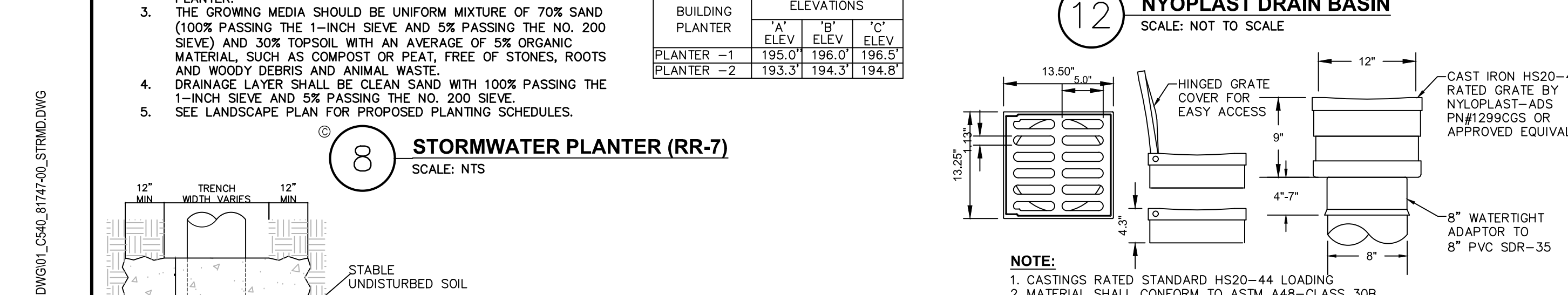
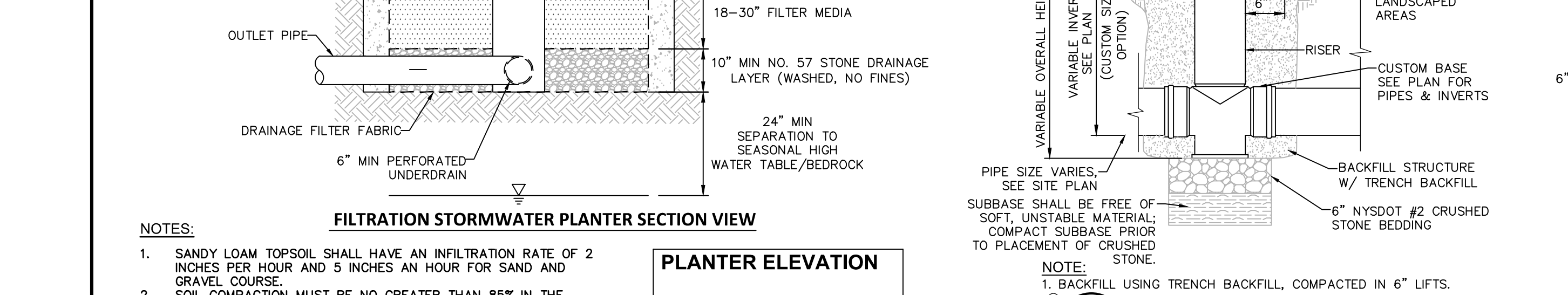
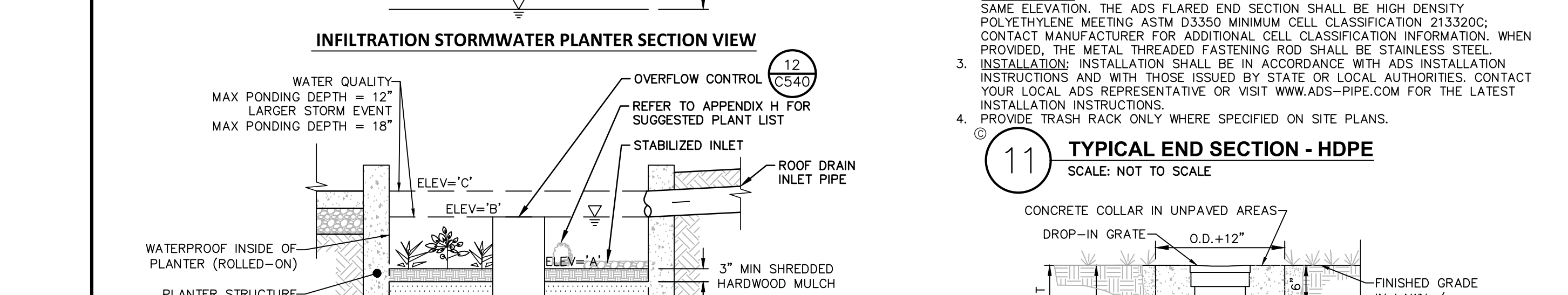
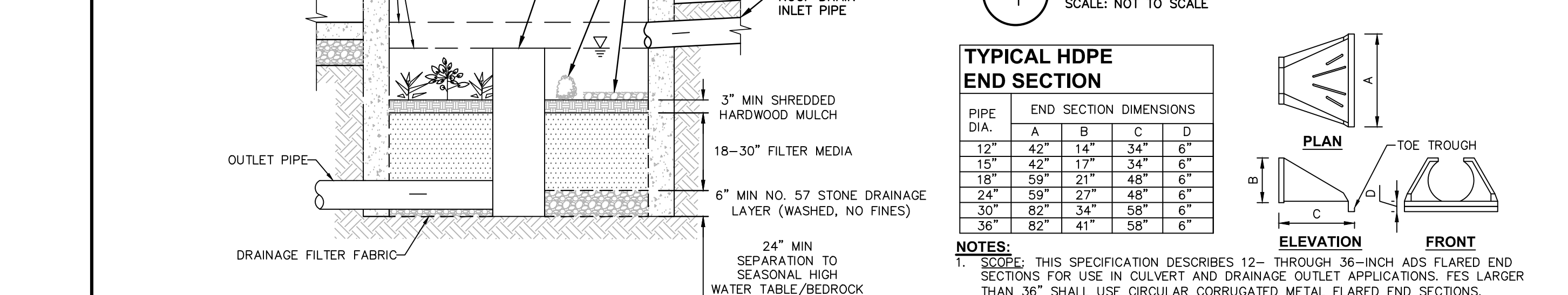
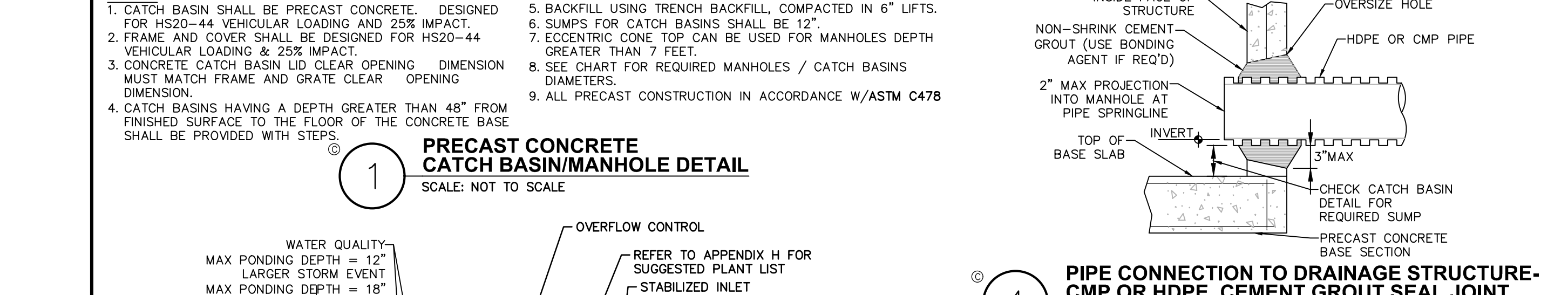
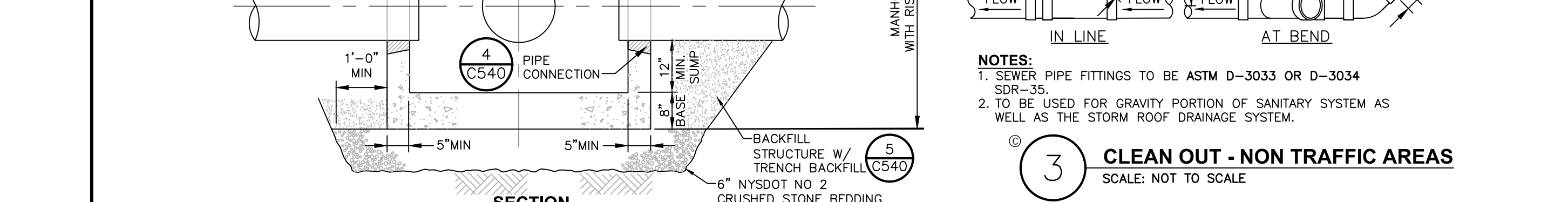
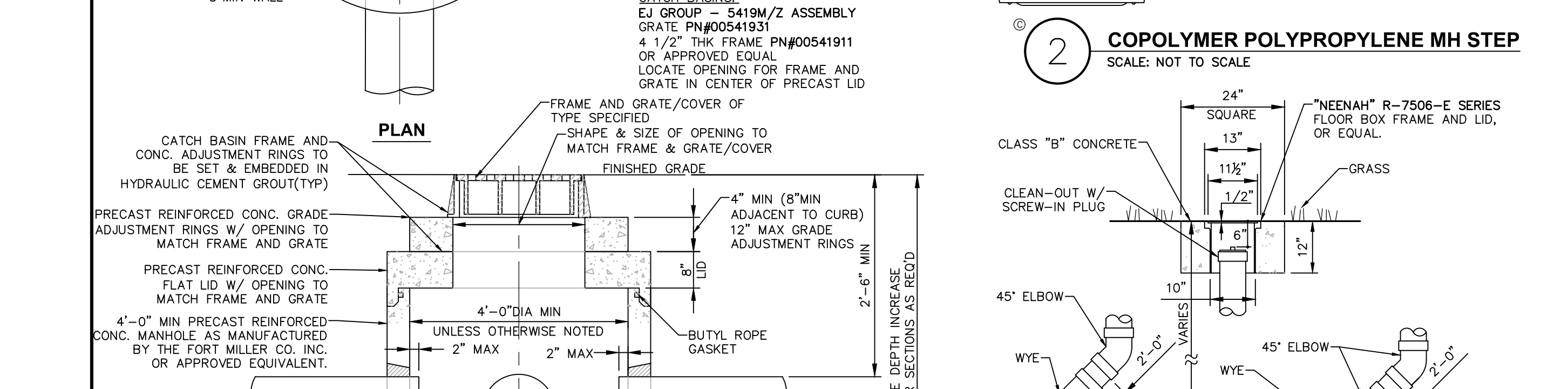
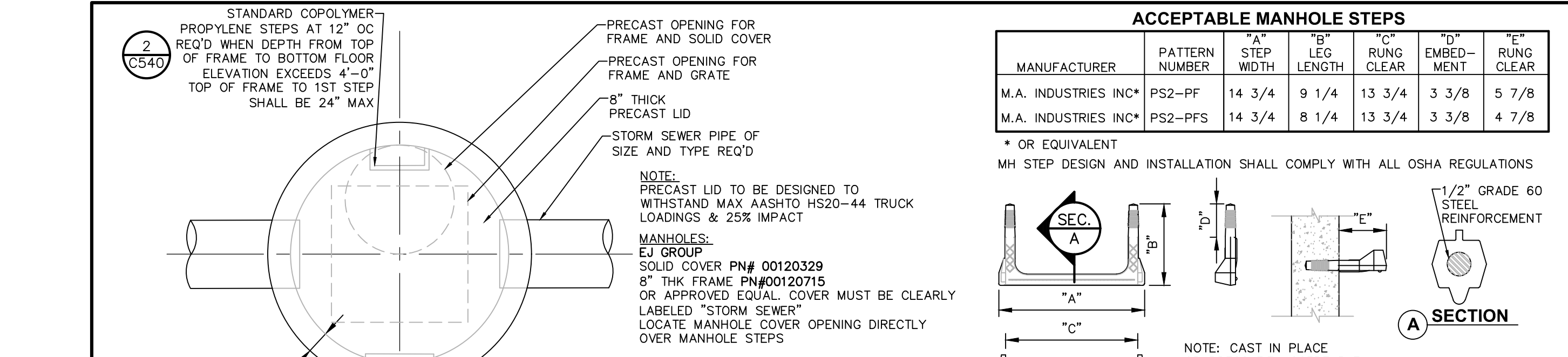
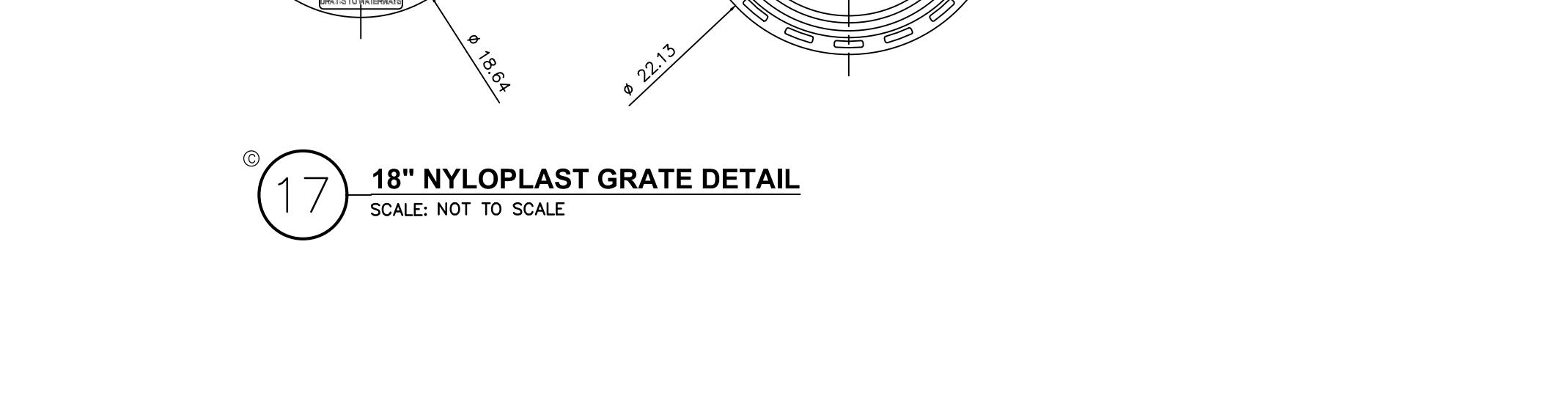
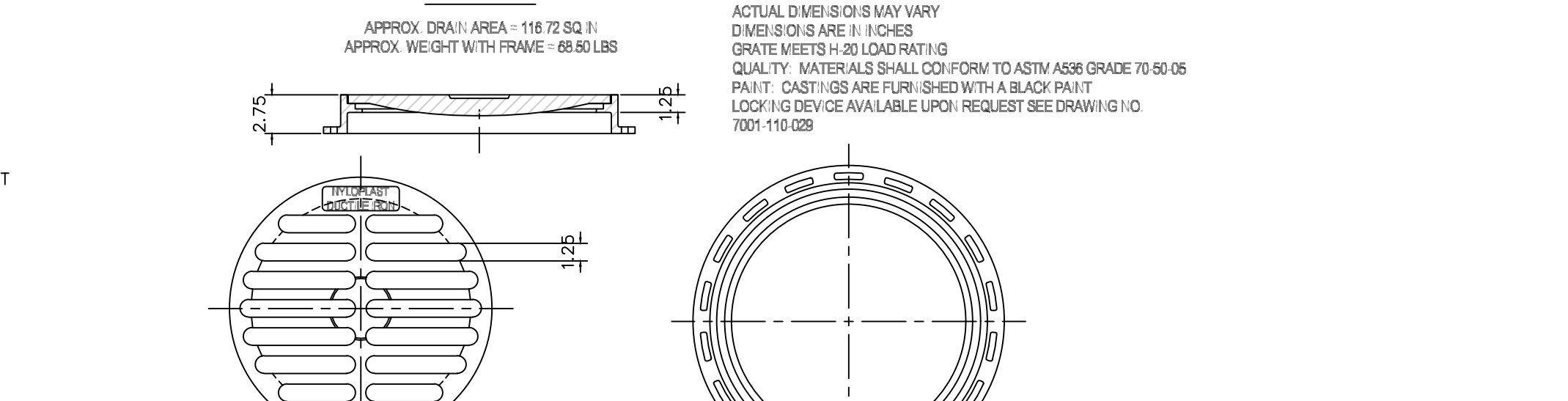
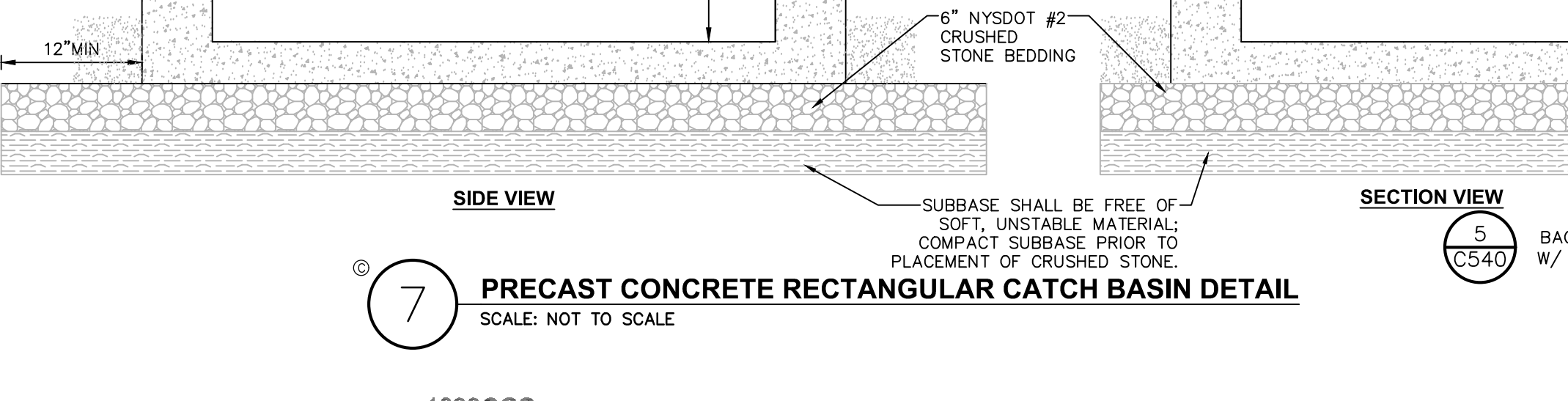
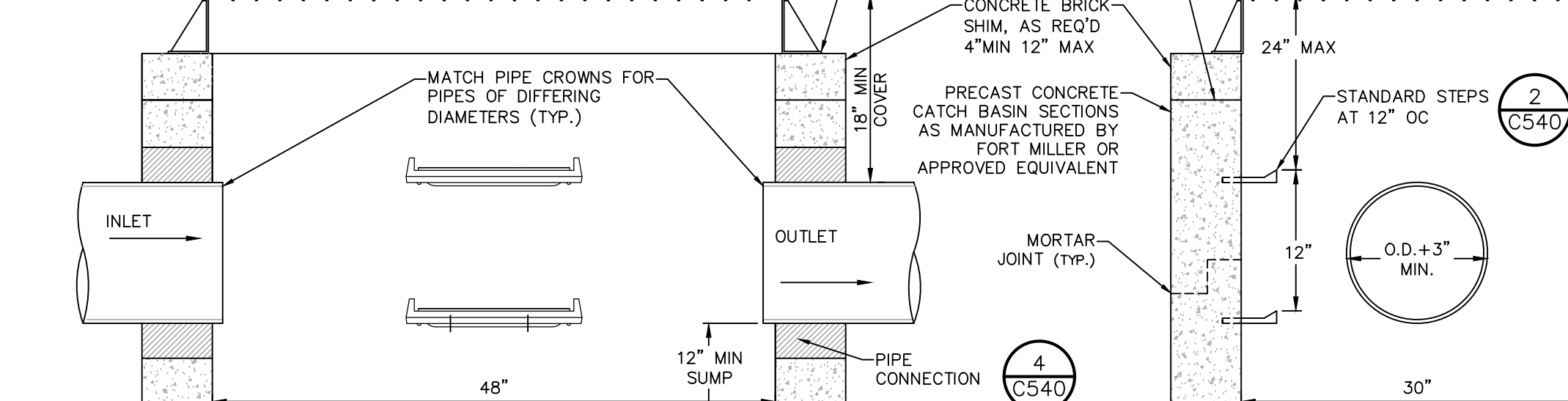
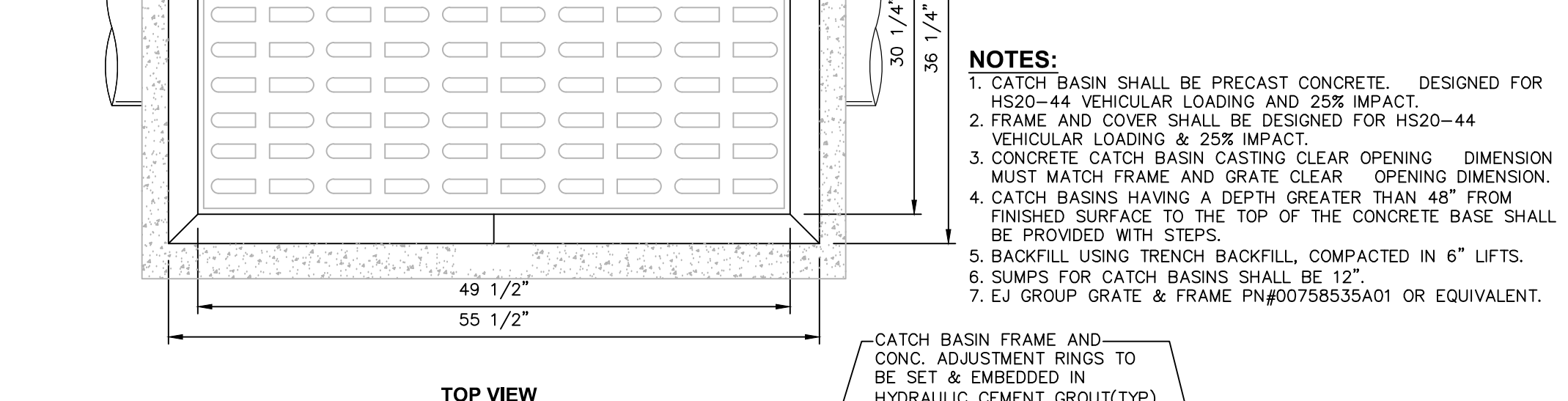
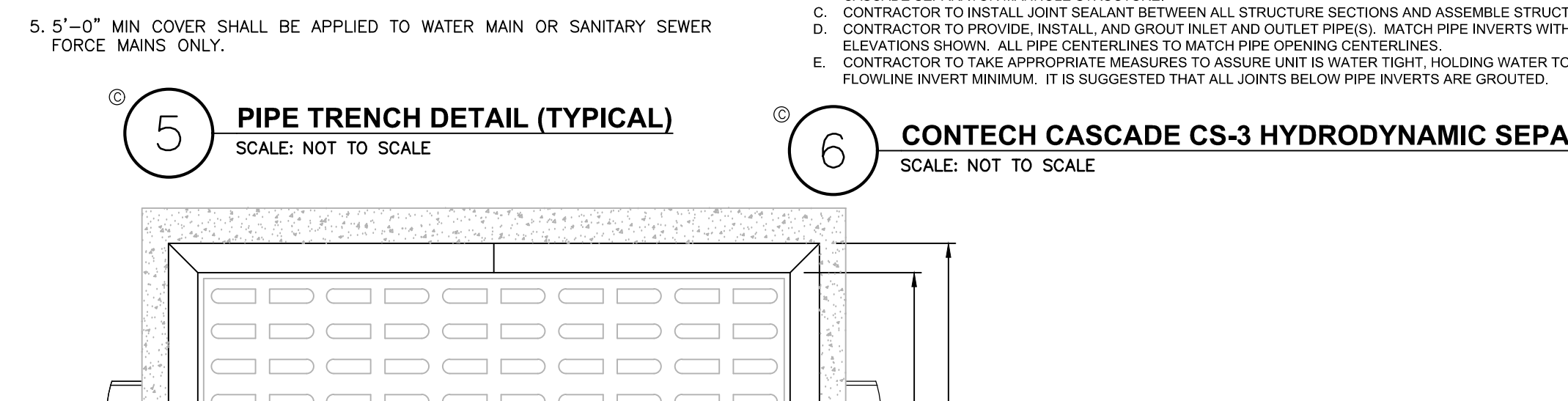
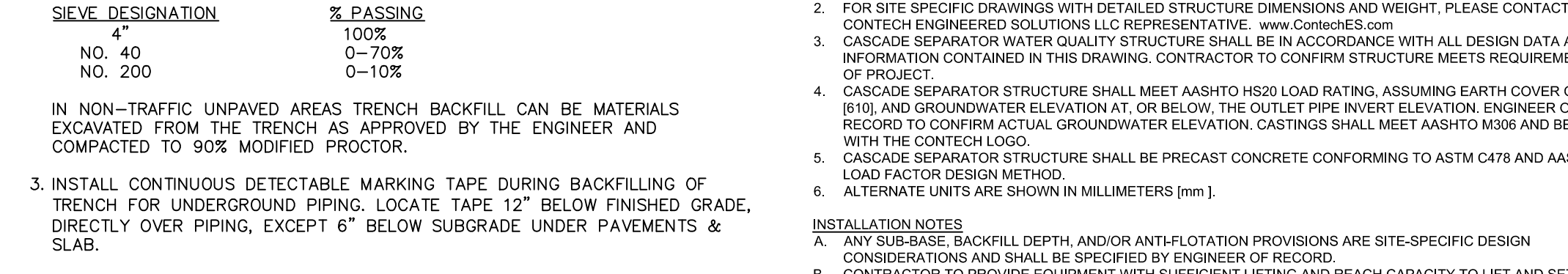
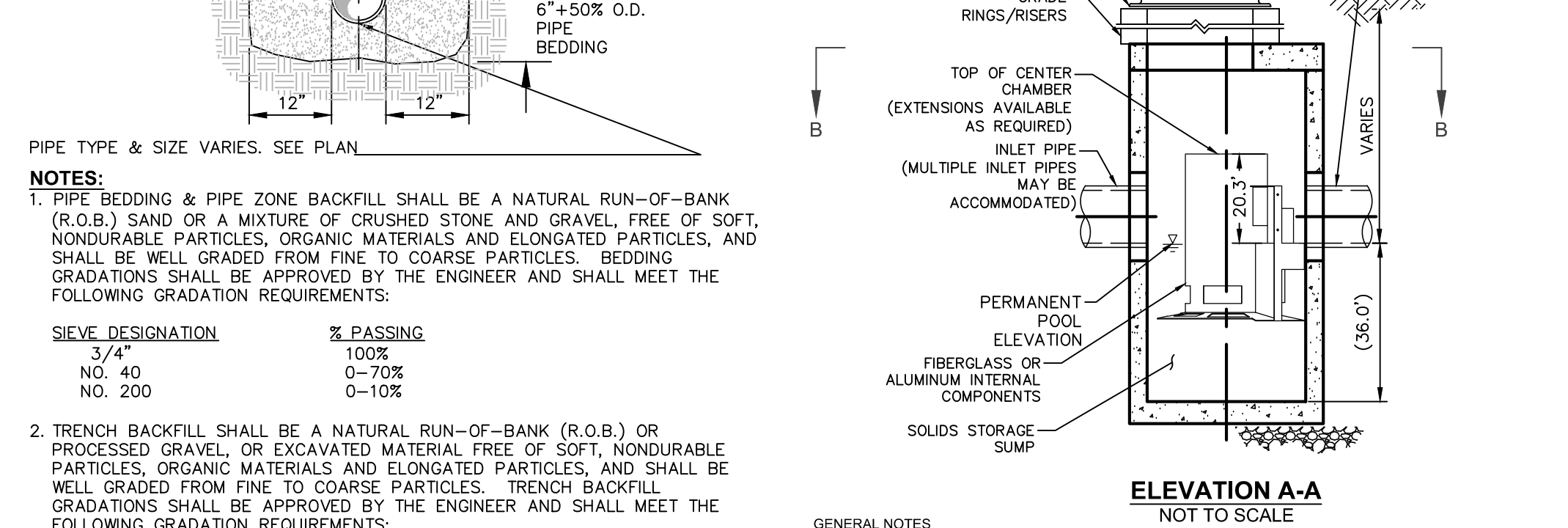
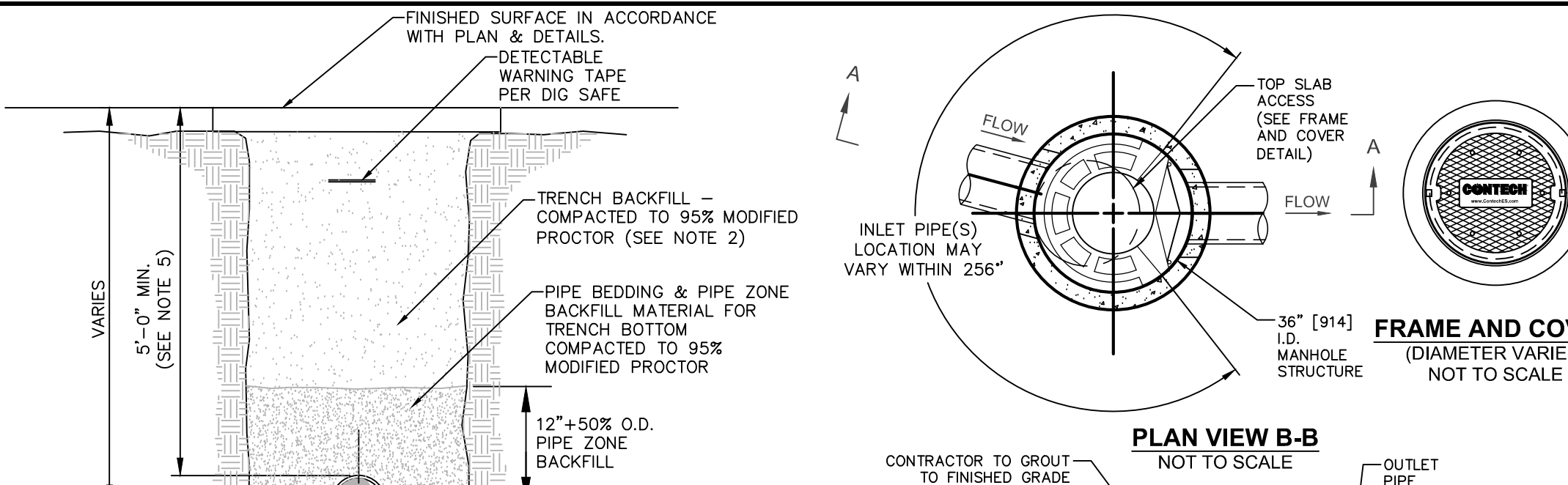
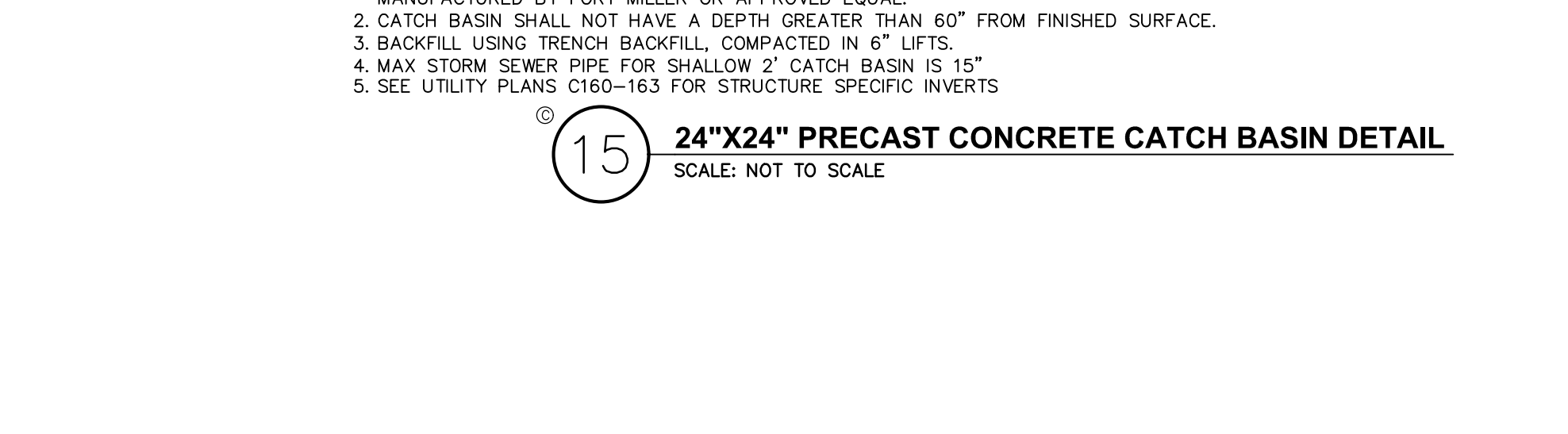
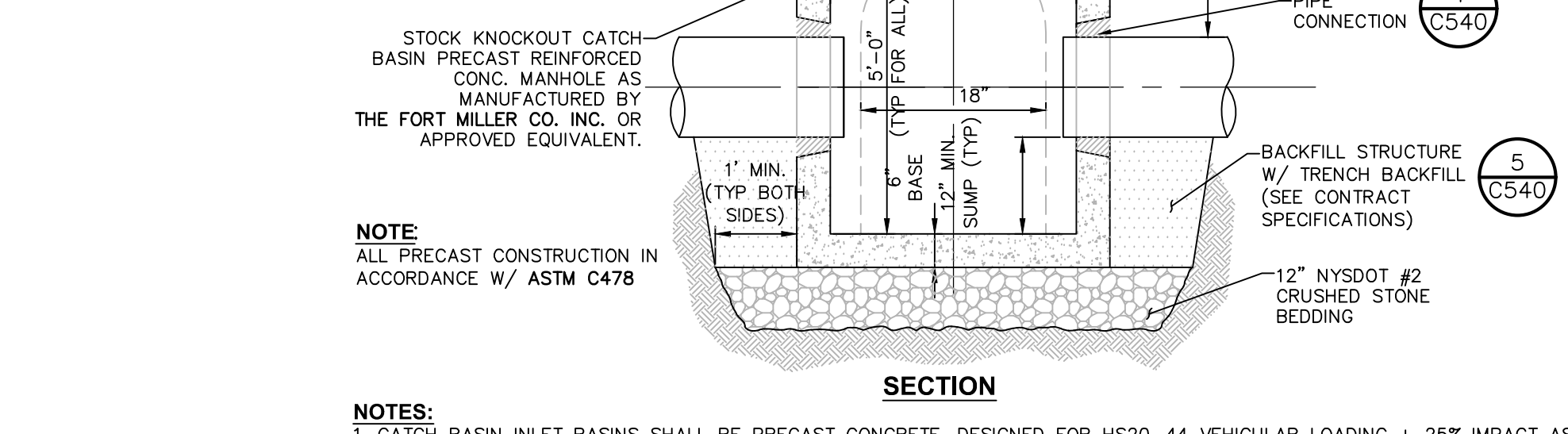
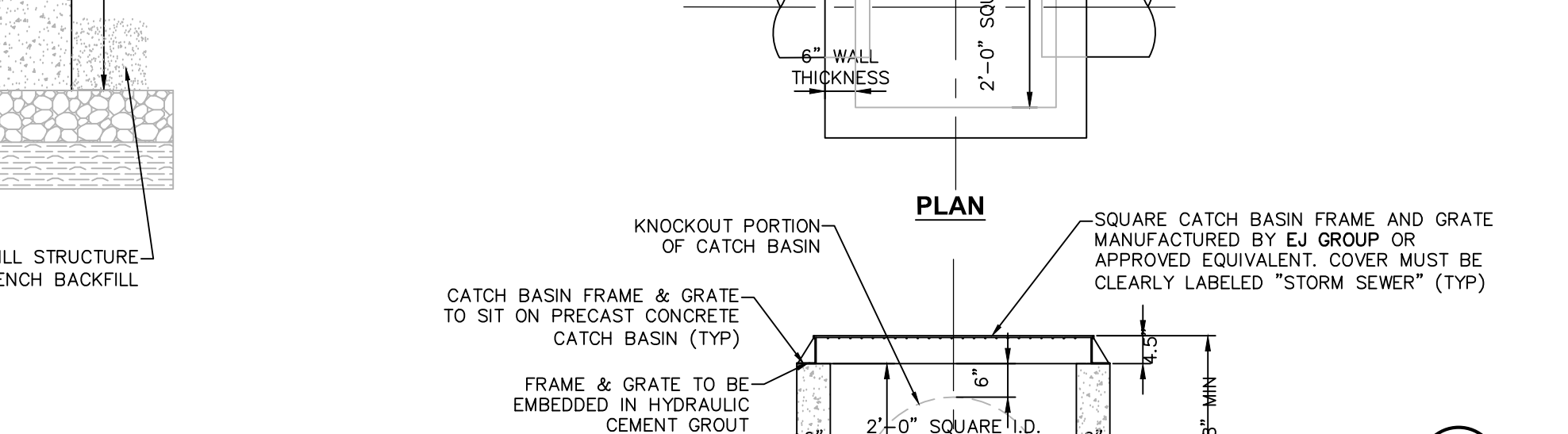
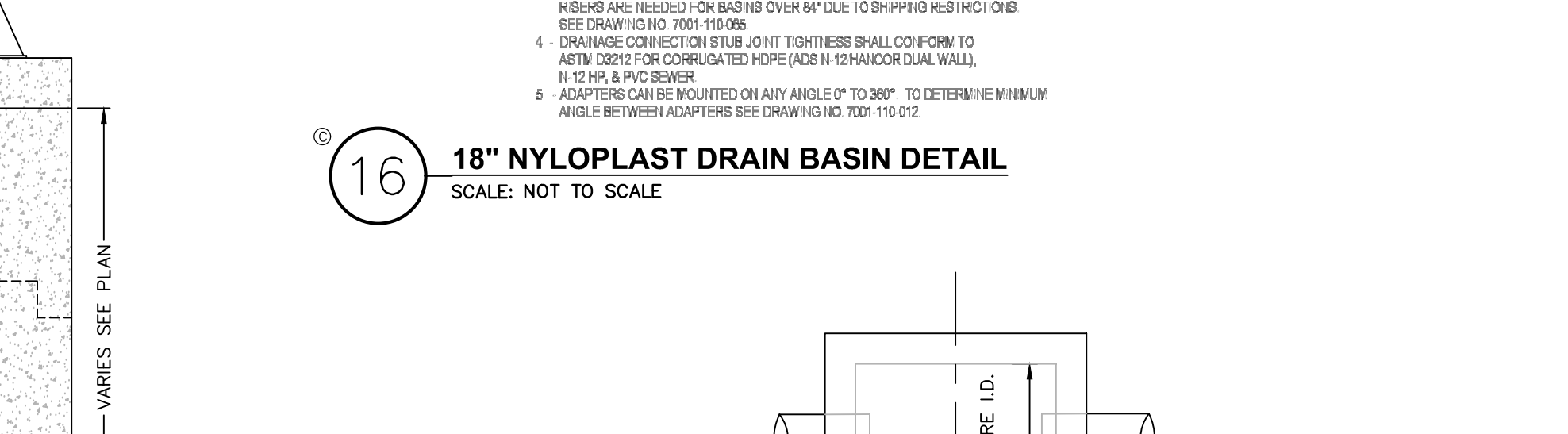
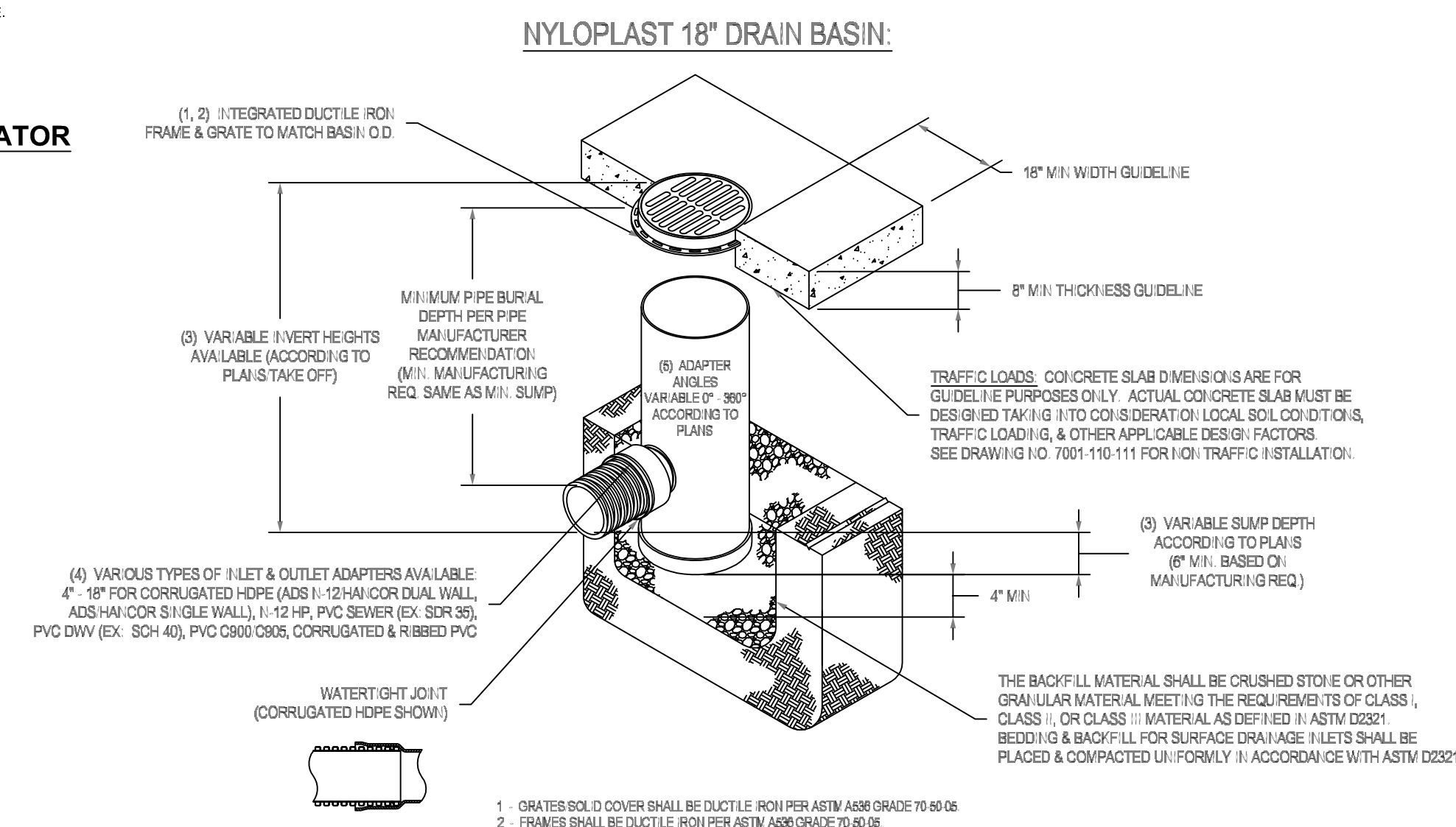
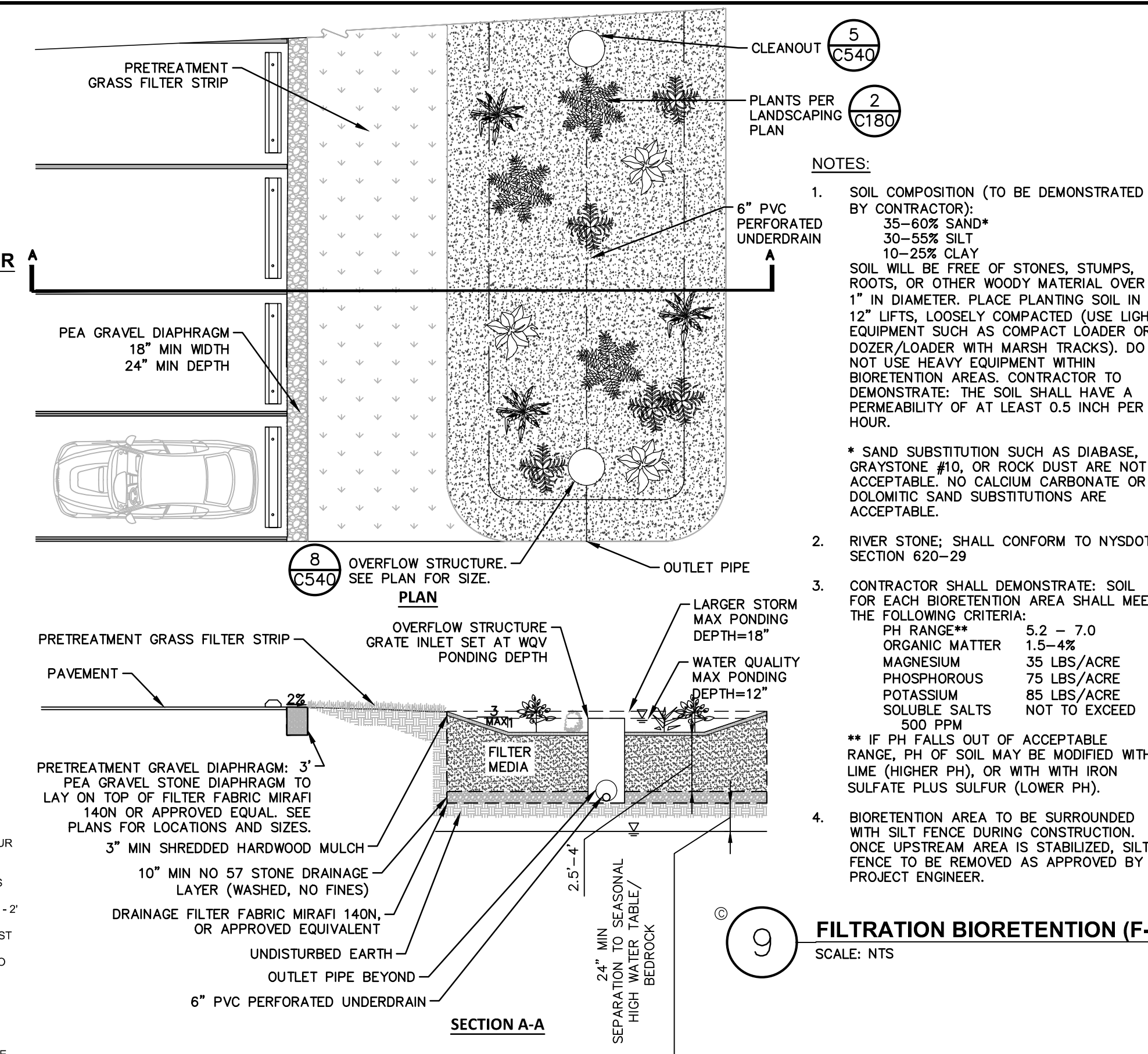
**MASELO REALTY LLC**  
18 EASTVIEW ROAD  
MONSEY, NY 10952

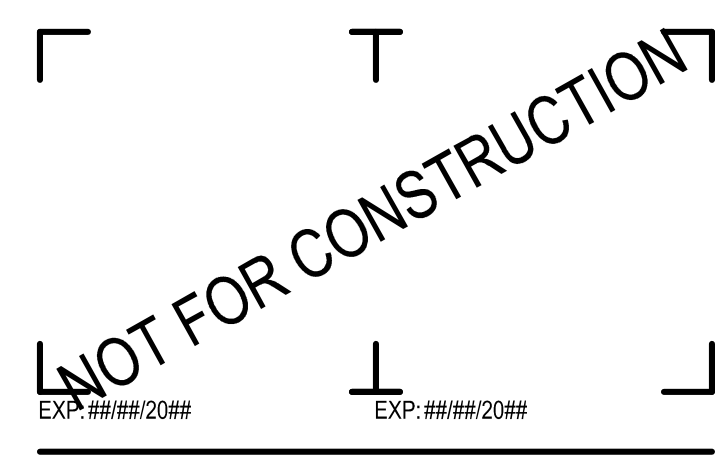
**HIGHVIEW AT THE FALKILL CREEK**  
CITY OF POUGHKEEPSIE  
DUTCHESS COUNTY, NEW YORK

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:		

**STORMWATER DETAILS**

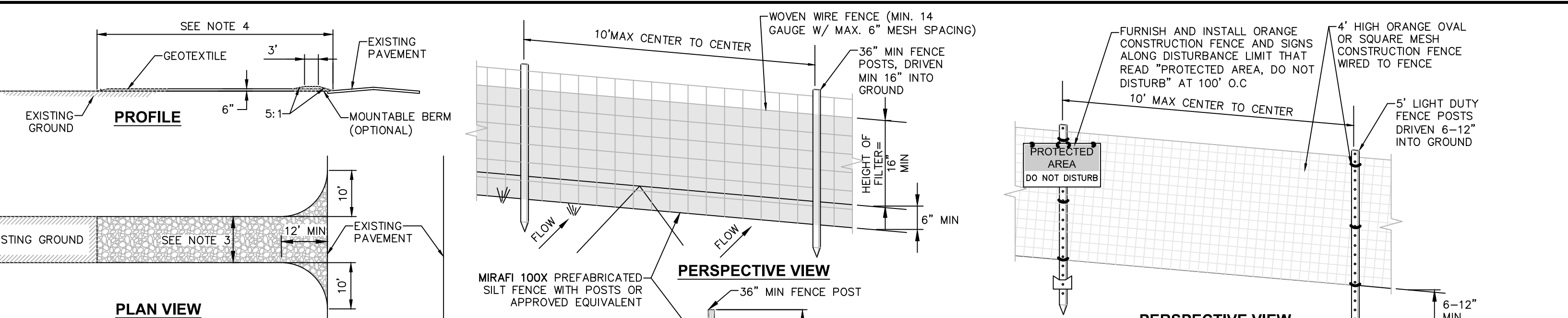
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NO.	DATE	DESCRIPTION:
Revisions		
PROJECT NUMBER: C281947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

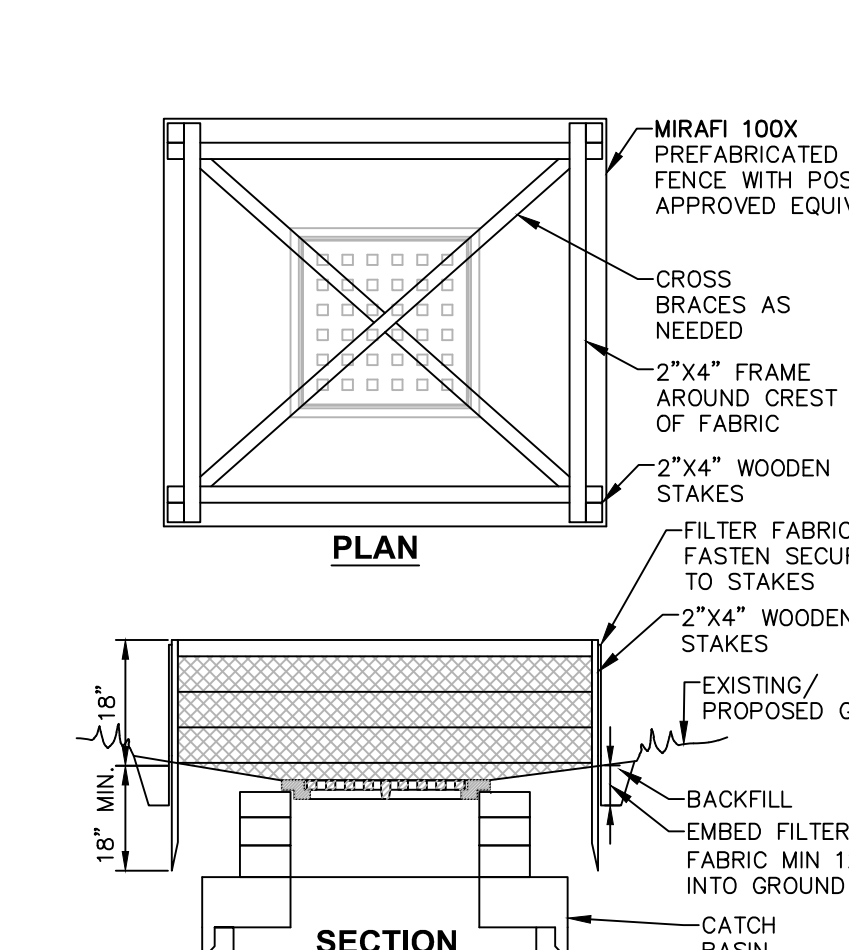
EROSION & SEDIMENT CONTROL DETAILS



CONSTRUCTION ENTRANCE SPECIFICATIONS:

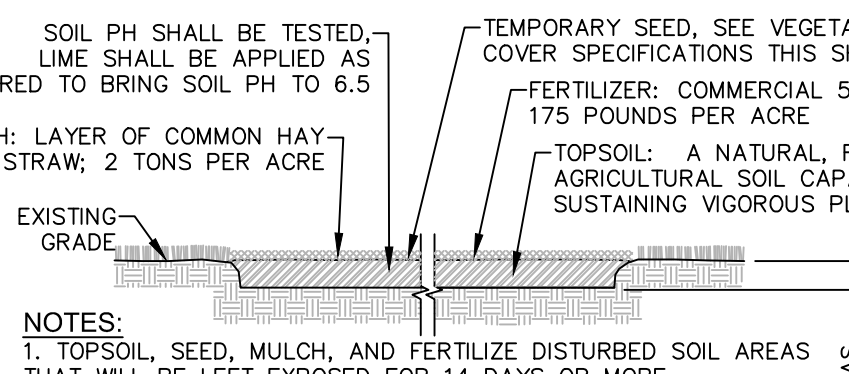
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SECURE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH SEDIMENT TRAP SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED OR ESCAPED FROM THE ENTRANCE SHALL BE IMMEDIATELY WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING STRUCTURE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AT ALL TIMES.

1 STABILIZED CONSTRUCTION ACCESS DETAIL  
SCALE: NOT TO SCALE



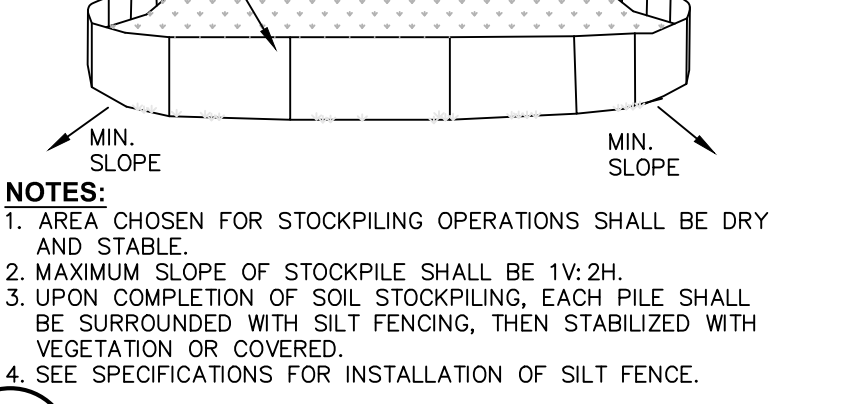
- FILTER FABRIC SHALL HAVE AN EDGE OF 40-85.
- CUT FABRIC FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, OVERLAP TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT, WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE MINIMUM 18" DEEP. SPACES GREATER THAN 3 FEET WILL BE BRIDGED WITH THE USE OF WIRE MESH BEHIND FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE BERIC FOR OVERFLOW STABILITY.
- MAXIMUM DRAINAGE AREA IS 1 ACRE.
- INLET PROTECTION SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.

4 TEMPORARY OUT OF PAVEMENT FILTER FABRIC DROP INLET PROTECTION DETAIL  
SCALE: NOT TO SCALE



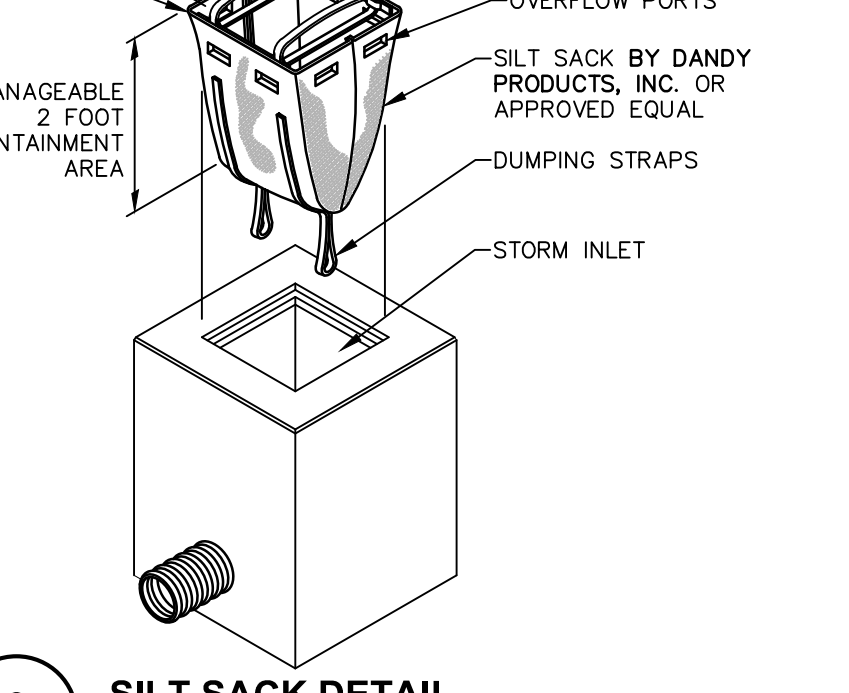
- SOIL PH SHALL BE TESTED. LIME SHALL BE APPLIED AS REQUIRED TO BRING SOIL PH TO 6.5.
- TEMPORARY SEED, SEE VEGETATIVE COVER SPECIFICATIONS THIS SHEET.
- FERTILIZER, COMMERICAL 5-10-5, 175 POUNDS PER ACRE OR STRAW: 2 TONS PER ACRE
- MULCH: LAYER OF COMMON HAY OR TOPSOIL - A NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.

7 TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL  
SCALE: NOT TO SCALE



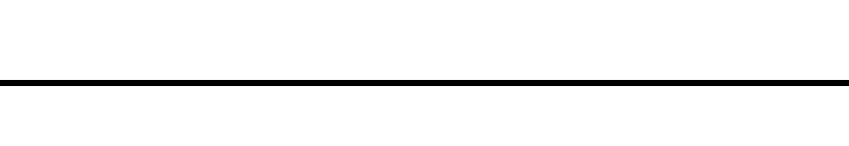
- AREAS CHOSEN FOR STOCKPILE OPERATIONS SHALL BE DRY TABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

8 TEMPORARY SOIL STOCKPILE DETAIL  
SCALE: NOT TO SCALE

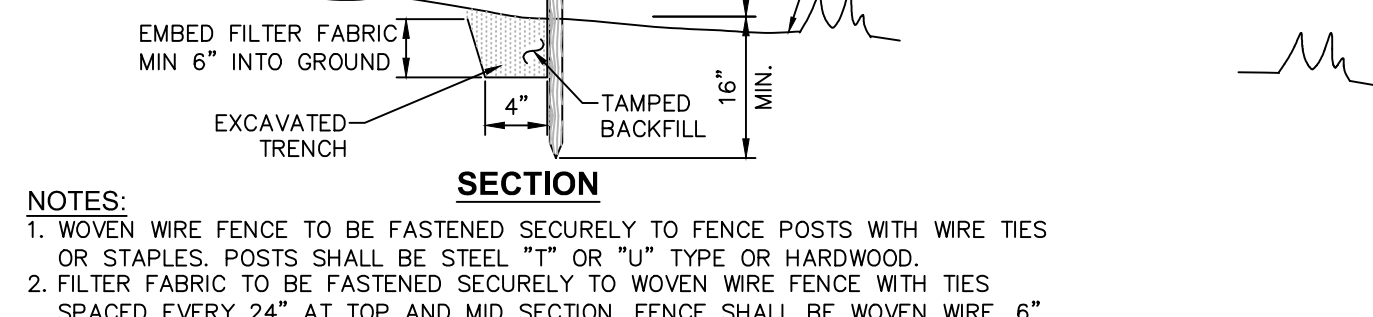


- PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
- USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS: OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
- KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
- USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDANT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

9 SILT SACK DETAIL  
SCALE: NOT TO SCALE

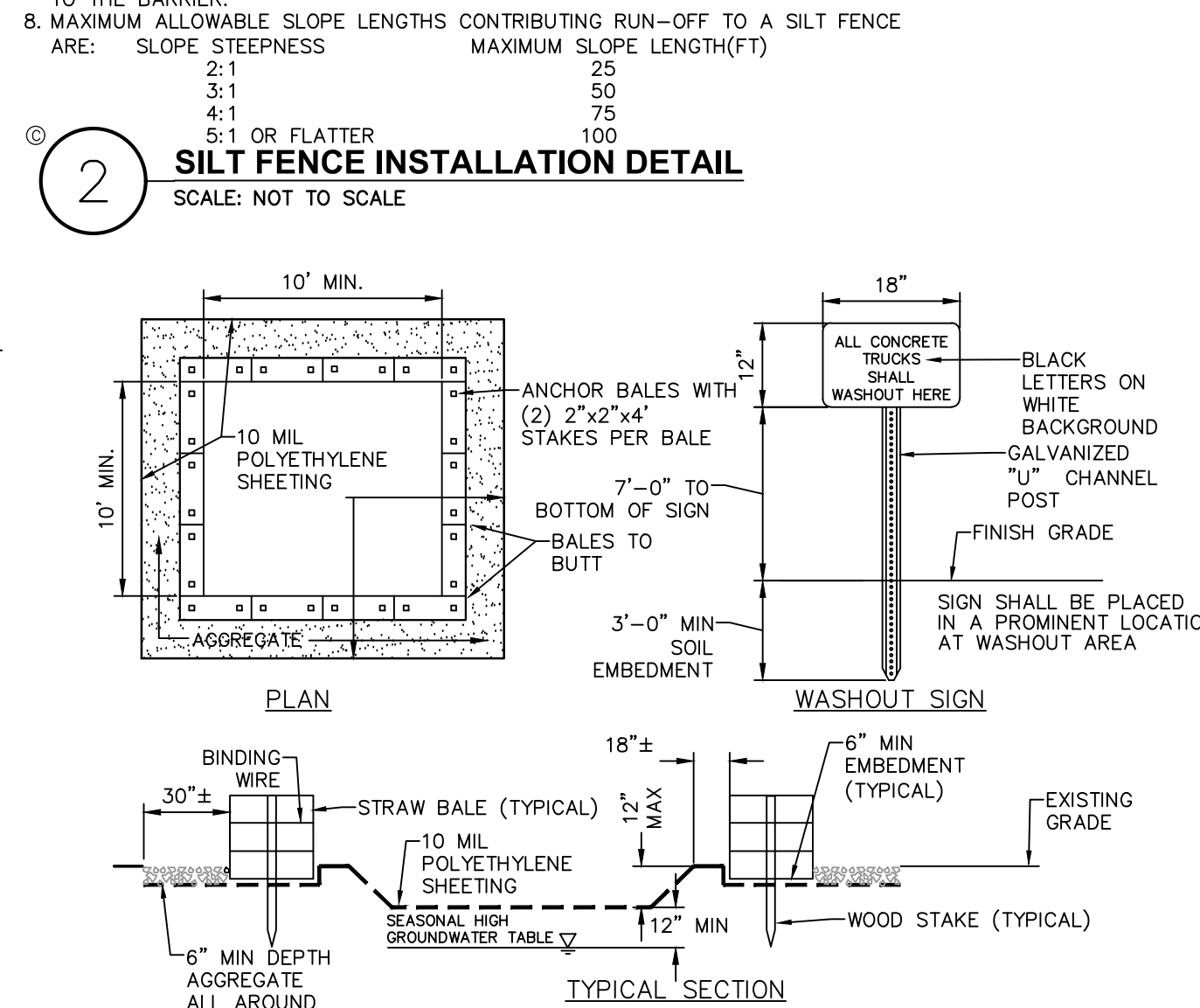


CONSTRUCTION ORANGE TEMPORARY FENCE DETAIL  
SCALE: NOT TO SCALE



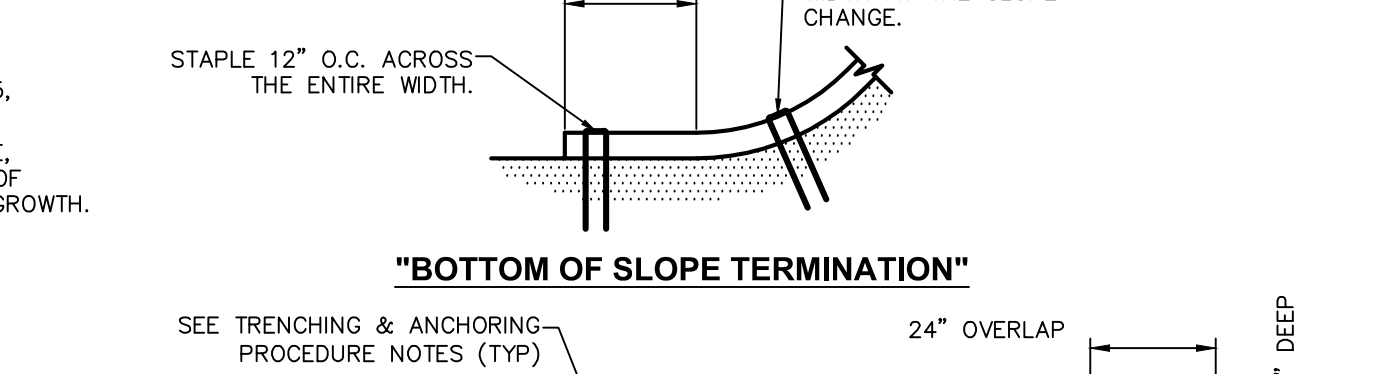
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL 1" OR 1 1/2" THICK OR HARDWOOD.
- FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
- WHEN 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 OVERLAND 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)

3 TEMPORARY ORANGE CONSTRUCTION FENCE DETAIL  
SCALE: NOT TO SCALE



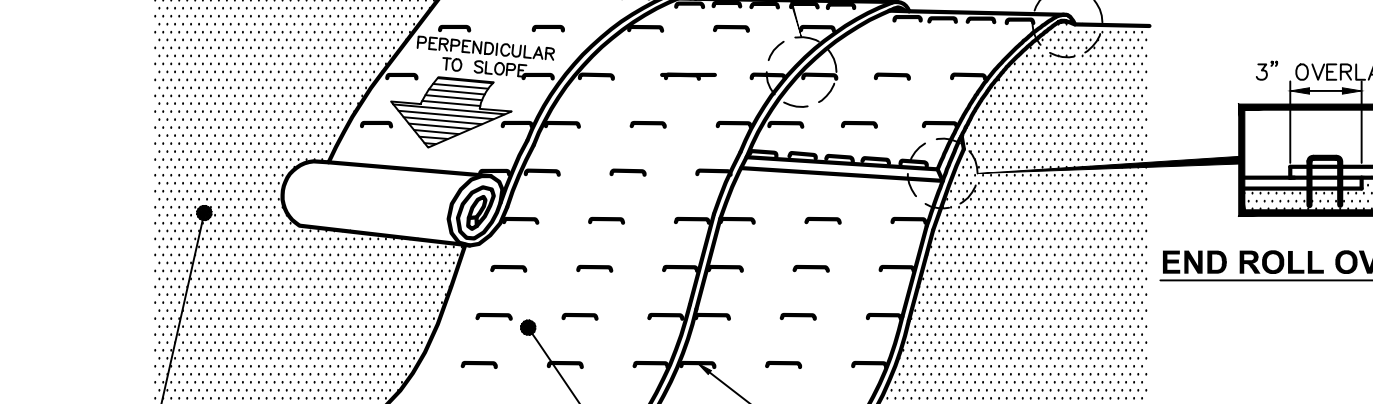
CULVERT DIA. (D)	SLOPE, %	NYSDOT STANDARD STONE FILLING MATERIAL	d50	dMAX	MINIMUM APRON THICKNESS (IN)	MINIMUM APRON LENGTH(FT)
12"	< 8	LIGHT	6"	9"	18	10
12"	8-10	MEDIUM	9"-12"	14"-18"	24	10
18"	< 4	LIGHT	6"	9"	18	10
18"	4-6	MEDIUM	9"-12"	14"-18"	24	12
18"	6-8	HEAVY	15"-18"	22"-27"	36	12
18"	8-10	HEAVY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

5 CONCRETE WASHOUT AREA DETAIL  
SCALE: NOT TO SCALE



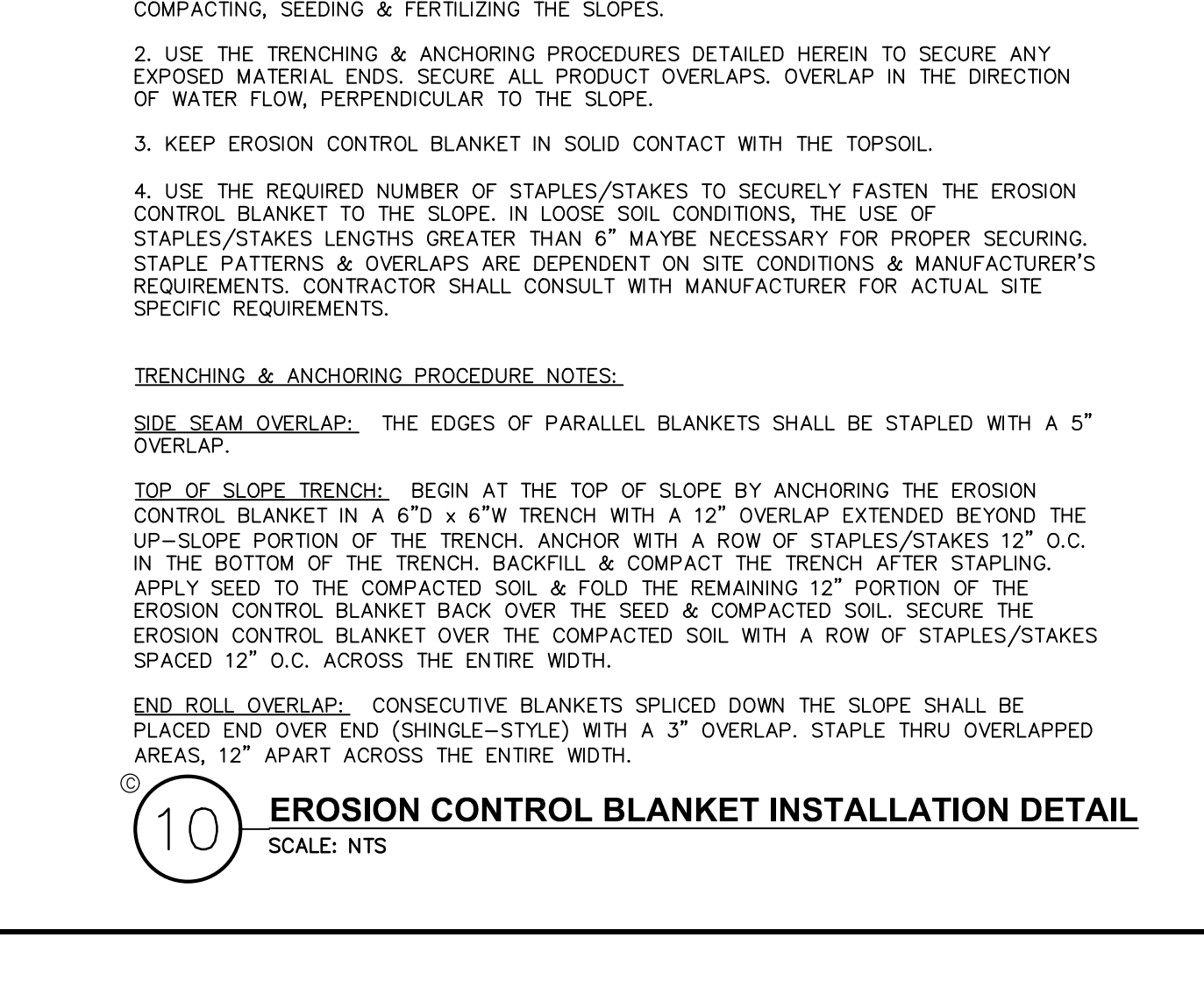
- WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
- ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE. AREAS MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
- AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE, AND DISPOSE OF PROPERLY.

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



- TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
- SEE TRENCHING & ANCHORING PROCEDURE NOTES (TYP)

10 EROSION CONTROL BLANKET INSTALLATION DETAIL  
SCALE: NTS



- TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6" x 6" TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.
- END ROLL OVERLAP: CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

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

THIS PLAN SET AND THE ACCOMPANYING SWPPP ENTITLED STORMWATER POLLUTION PREVENTION PLAN FOR HIGHVIEW I HAVE BEEN SUBMITTED AS A SET. THESE DRAWINGS ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP. THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

- THIS PROJECT HAS NOT RECEIVED WRITTEN APPROVAL FROM **CITY OF Poughkeepsie** ALLOWING THE DISTURBANCE OF MORE THAN FIVE (5) ACRES OF LAND 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 NYSDOT 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 EARTH BERM. THE BASIN SHALL BE GRADED TO THE TOP OF THE AQUATIC BENCH AS INDICATED IN THE TYPICAL STORMWATER MANAGEMENT SECTION PRIOR TO CONSTRUCTION OF THE BASIN.
- 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 (ORRAP 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 MAINTAIN 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 UTILITY CUTTER, 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-GRADE PREPARATION.
- ASSURE THAT ALL UTILITIES, CURB AND UTILITY CUTTER, 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 POOL(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 ALL PORTION OF THE SITE. PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
- SOIL PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISTURBANCE.
- 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 COMPLETED 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 COMPLETED 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.
- SEEDING STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE. FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
- SEEDING 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.

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 RESTABILIZED IMMEDIATELY.

SEDIMENT 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.

SOIL STOCKPILE:  
INSPECT ALL SOIL STOCKPILES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONES AS NEEDED. REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCES AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:  
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONES AS NEEDED. REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCES AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

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 DAMS:  
INSPECT CHECK DAMS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. IF SIGNIFICANT EROSION HAS OCCURRED BETWEEN STRUCTURES A LINDER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL 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.

EARLY 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 RECONSTRUCT 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 SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

TOPSOIL SPECIFICATIONS:

- 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:

- ORIGINAL DAM 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.
- 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 PROCEDURE AS SAMPLE DRIED AT 105°.
- 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.

SEED DESIGNATION	% PASSING
100	97-100
1/4" NO 200	97-100

APPLICATION AND GRADING:

- 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 FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
- TOPSOIL SHALL BE GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

VEGETATIVE COVER SPECIFICATIONS:

- TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):  
SITE PREPARATION  
(SAME AS PERMANENT VEGETATIVE COVER)
- (SAME AS PERMANENT VEGETATIVE COVER)
- AMOUNT BY: MINIMUM % PURITY GERMINATION
- WEIGHT SPECIES OR VARIETY: PERCENT RYE 98% 90%
- 50% KENTUCKY BLUE GRASS\*\* 95% 80%
- 20% PERENNIAL RYE 98% 90%
- 30% CREEPING RED FESCUE 97% 85%
- 100% MINIMUM 3 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

- 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 5-10-5 (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.

SEED MIXTURE FOR USE ON LAWN AREAS:

- PROVIDE FRESH, CLEAN, NEW-CROP 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:	MINIMUM %	PURITY	GERMINATION
WEIGHT SPECIES OR VARIETY:			
50% KENTUCKY BLUE GRASS**	95%	80%	
20% PERENNIAL RYE	98%	90%	
30% CREEPING RED FESCUE	97%	85%	
100% MINIMUM 3 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.			

SHADE:

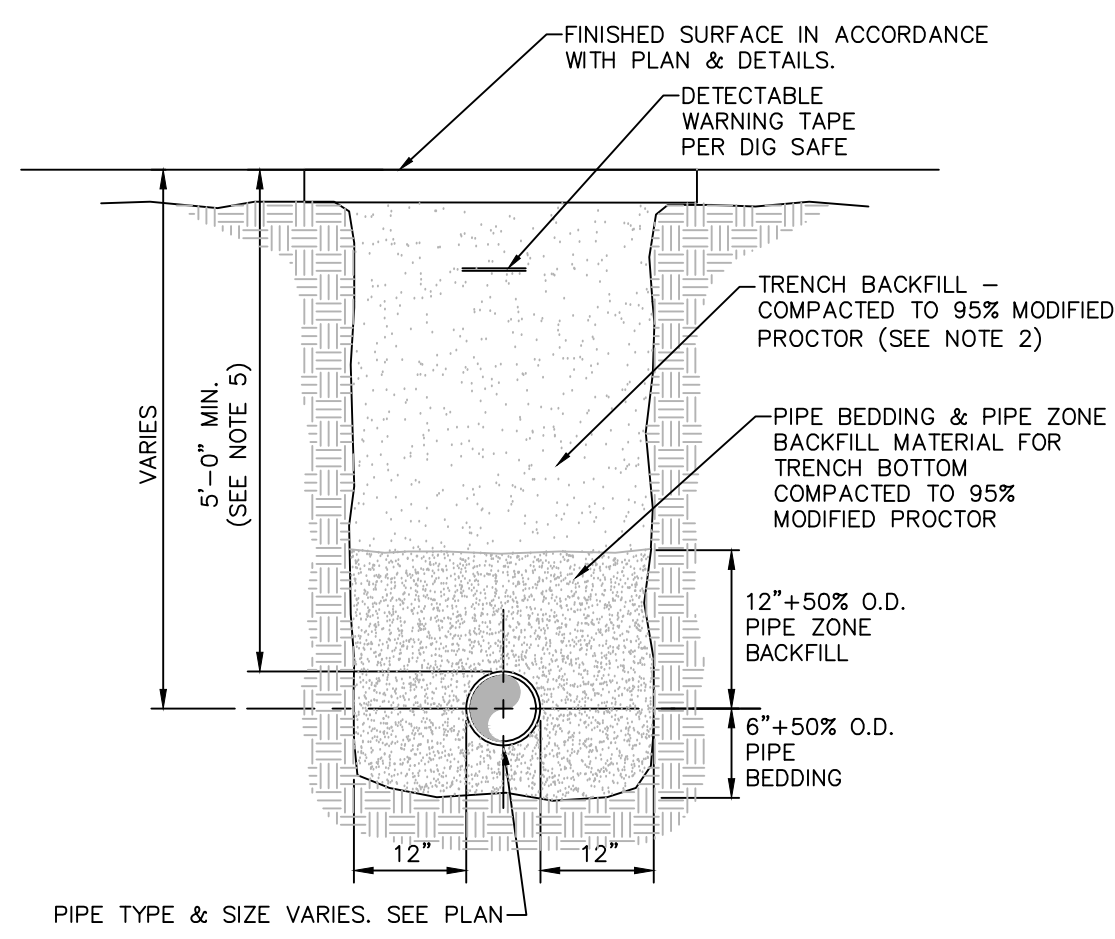
AMOUNT BY:	MINIMUM %	PURITY	GERMINATION
WEIGHT SPECIES OR VARIETY:			
25% KENTUCKY BLUE GRASS**	95%	80%	
20% PERENNIAL RYE	98%	90%	
30% CREEPING RED FESCUE	97%	85%	
20% CHEWINGS RED FESCUE	97%	85%	
100% **SHADE TOLERANT VARIETY			

SEEDING:

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

COMPACTION REQUIREMENTS:

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	



**NOTES:**  
 1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

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

2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

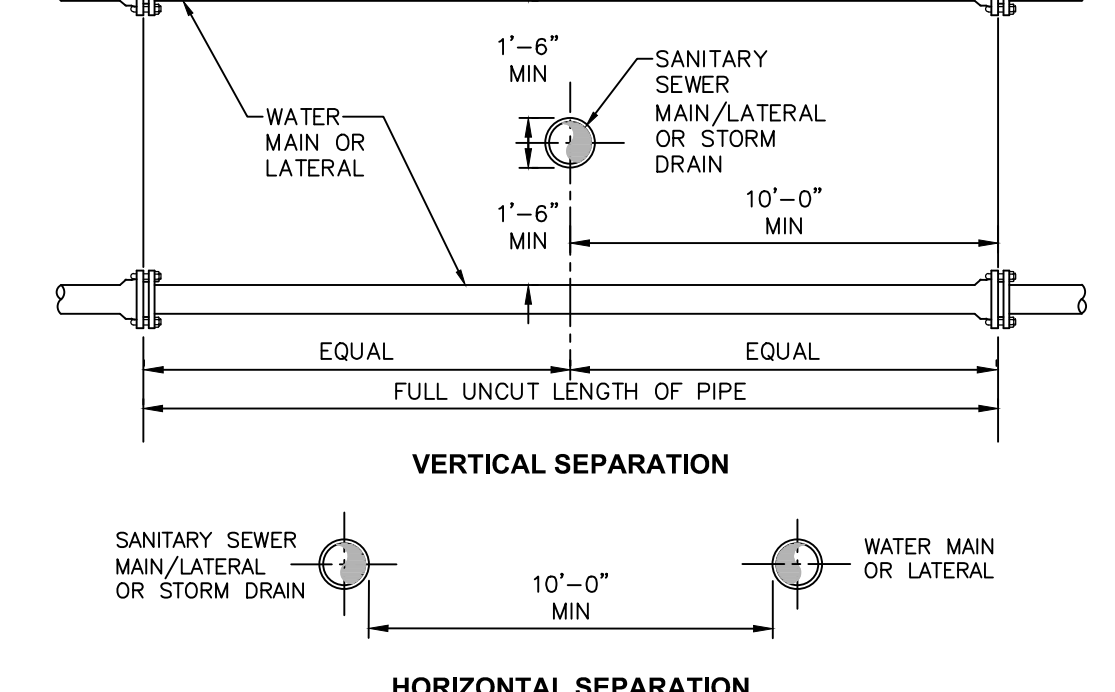
SIZE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.

4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

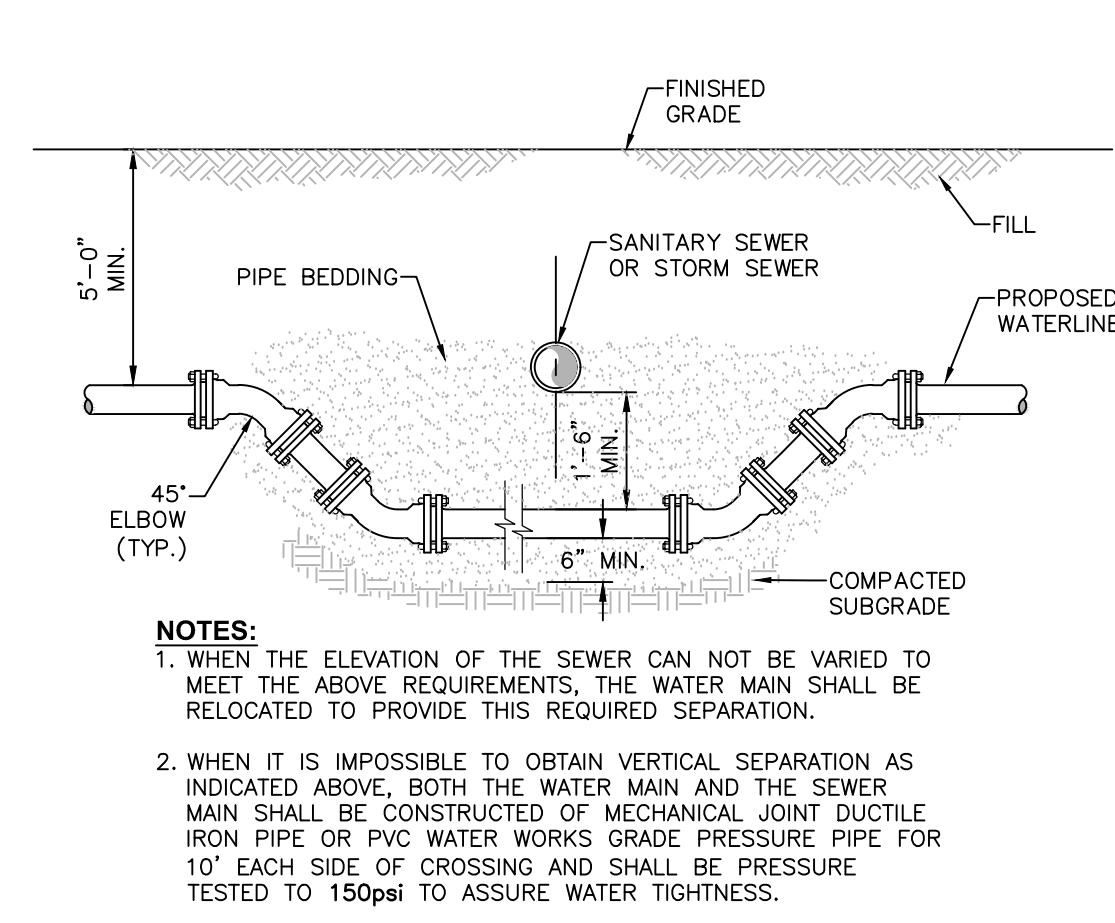
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

**1 PIPE TRENCH DETAIL (TYPICAL)**  
SCALE: NOT TO SCALE



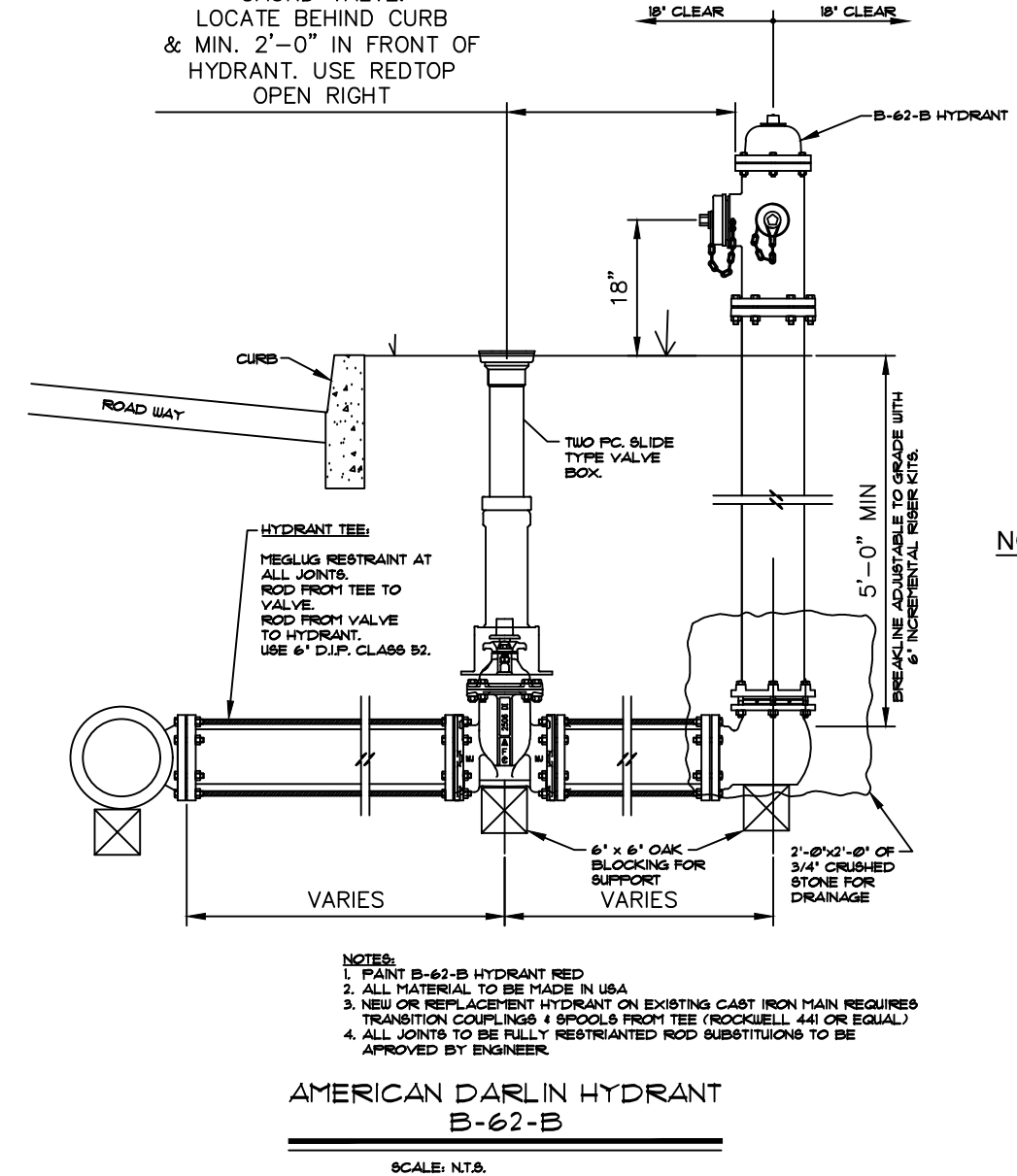
**NOTES:**  
 1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.  
 2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS.

**3 SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL**  
SCALE: NOT TO SCALE

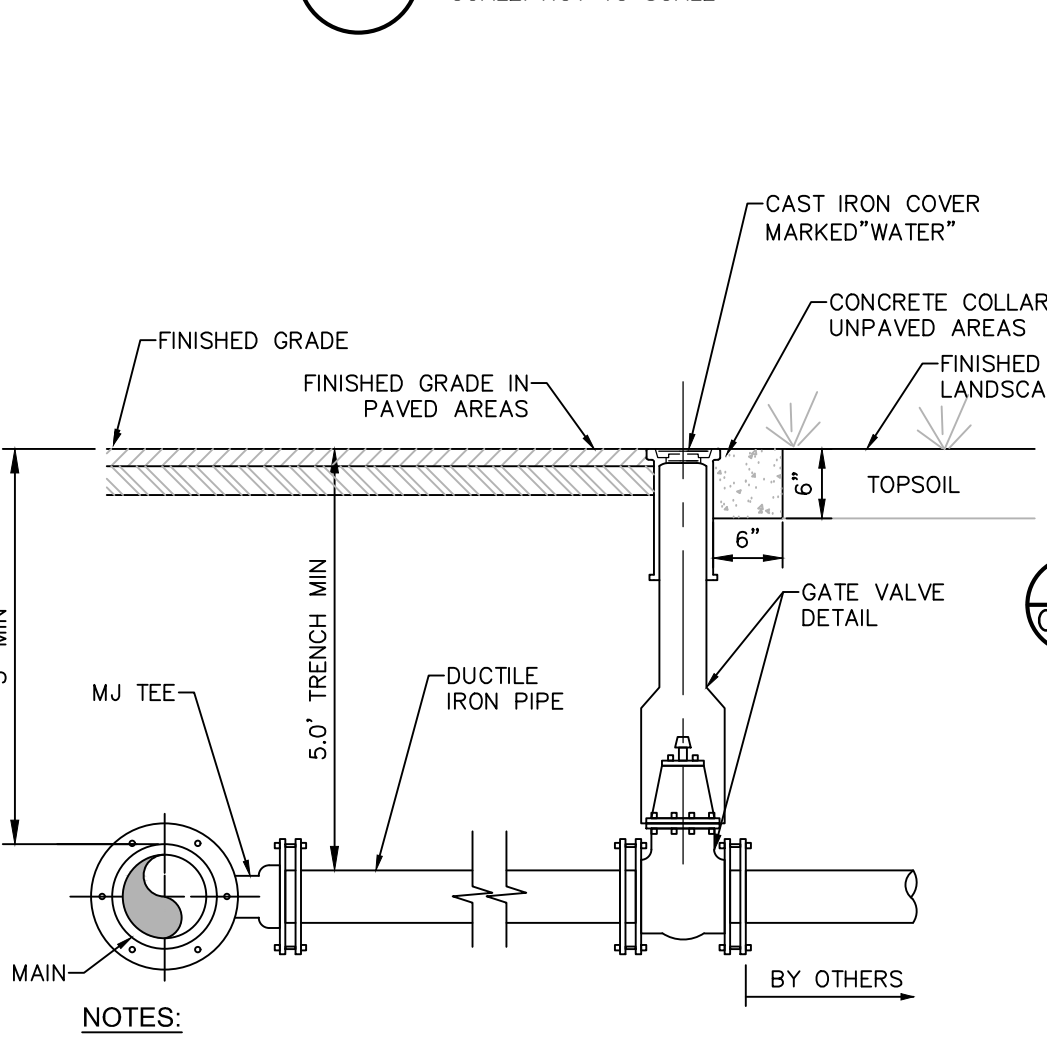


**NOTES:**  
 1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION.  
 2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS.

**4 WATERLINE OFFSET DETAIL**  
SCALE: NOT TO SCALE

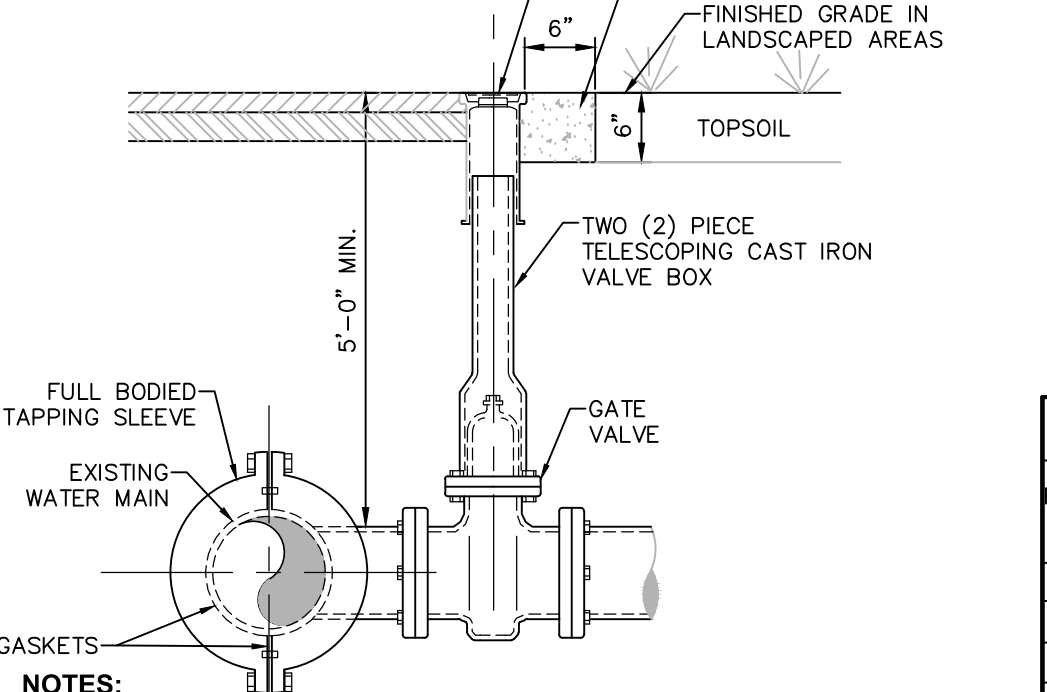


**2 HYDRANT ASSEMBLY DETAIL**  
SCALE: NOT TO SCALE



**NOTES:**  
 1. GATE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY (MUELLER, CLOW OR WATEROUS) OR APPROVED EQUIVALENT.

**5 DUCTILE IRON SERVICE PIPE**  
SCALE: NOT TO SCALE



**NOTES:**  
 1. WET TAP OF PUBLIC WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.  
 2. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.  
 3. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.  
 4. VALVE OPERATING DIRECTION SHALL BE COUNTERCLOCKWISE TO OPEN (TURNING LEFT).  
 5. TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.  
 6. THRUST BLOCK IS REQUIRED WHERE THE BRANCH OF THE TAPPING SLEEVE DOES NOT HAVE RESTRAINED JOINT.  
 7. TAPPING SLEEVE, VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY (MUELLER, CLOW OR WATEROUS) OR APPROVED EQUIVALENT.

**6 TAPPING SLEEVE AND VALVE DETAIL**  
SCALE: NOT TO SCALE



**NOTES:**  
 1. NON-RISING STEM GATE VALVE. OPERATING DIRECTION SHALL BE COUNTERCLOCKWISE TO OPEN.  
 2. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.  
 3. IF VALVE IS TO BE RODDED, PROVIDE VALVE WITH RODDING FLANGES OR EYEBOLTS. TWO (2) 3/4" GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180" SPACING SHALL BE USED FOR RODDING VALVES. FOR 12" DIA. PIPE OR LESS. FOR LARGER PIPE SIZES, SEE TABLE FOR NUMBER OF THE RODS REQUIRED - (JOINT RESTRAINT OPTION DETAILS).  
 4. GATE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY (MUELLER, CLOW OR WATEROUS) OR APPROVED EQUIVALENT.

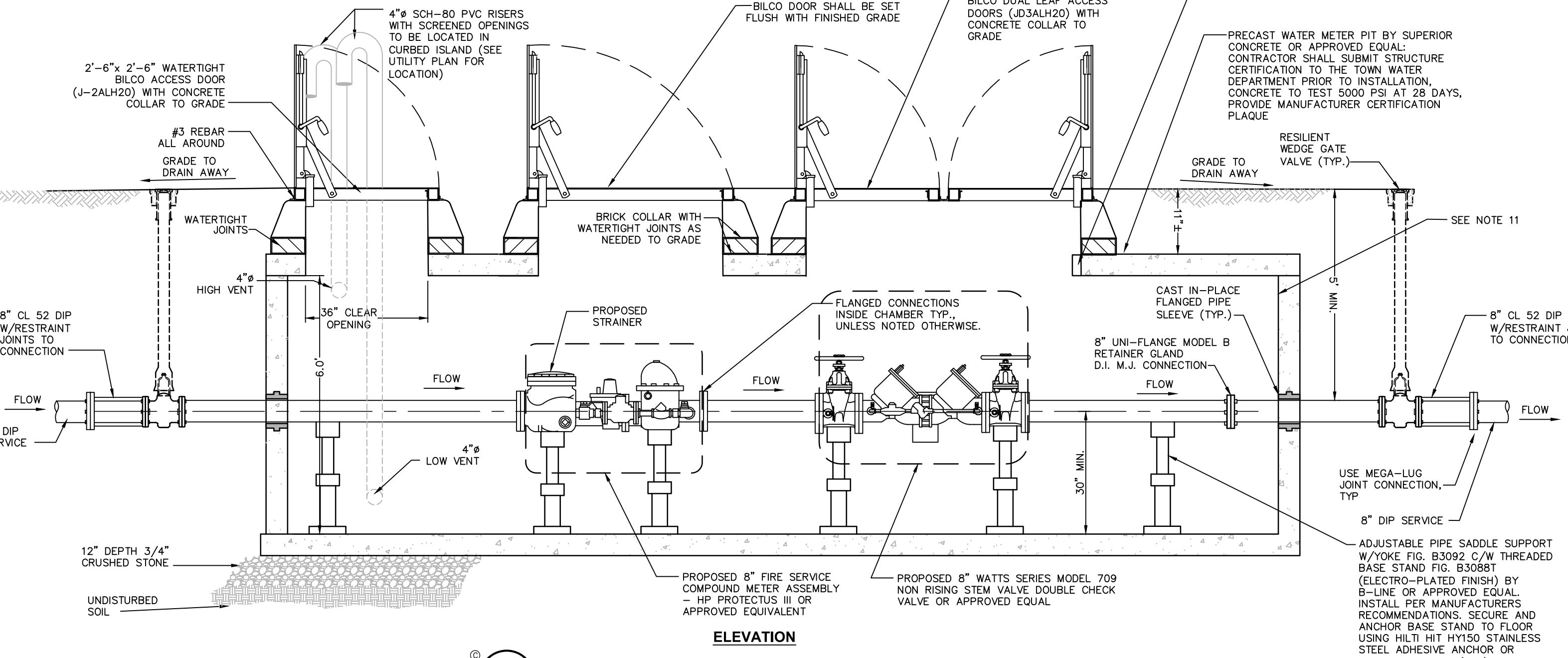
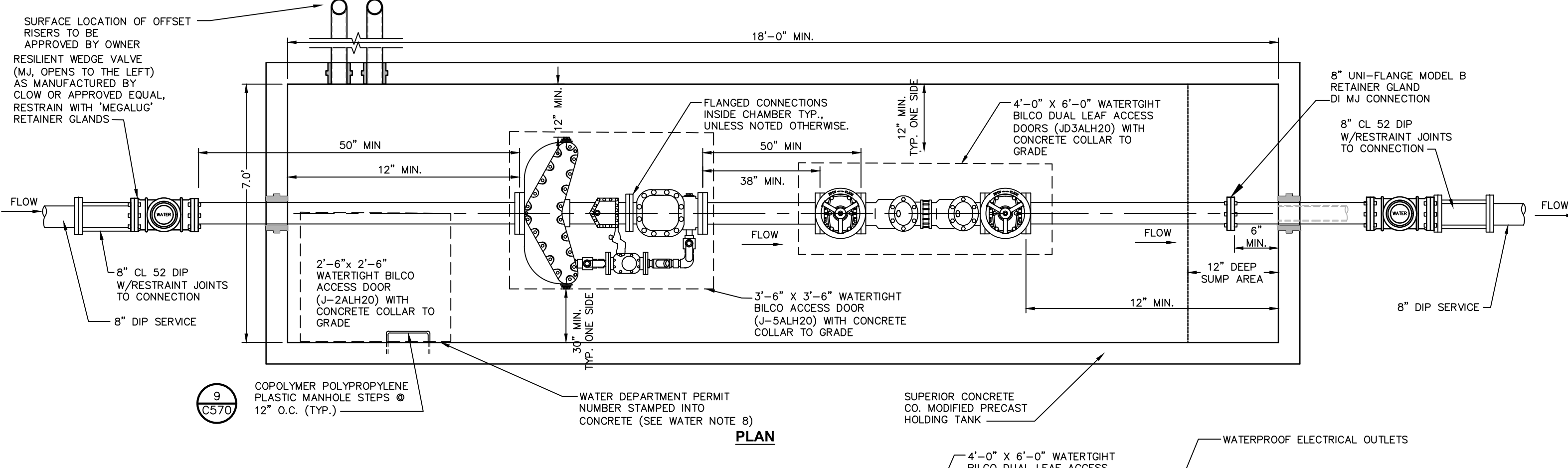
**7 TYPICAL GATE VALVE DETAIL**  
SCALE: NOT TO SCALE

**SCHEDULE OF JOINT RESTRAINT BARE DIP (NOT POLYWRAPPED)**  
(LENGTH OF PIPE EACH SIDE OF FITTING TO BE RESTRAINED IN FEET "L")

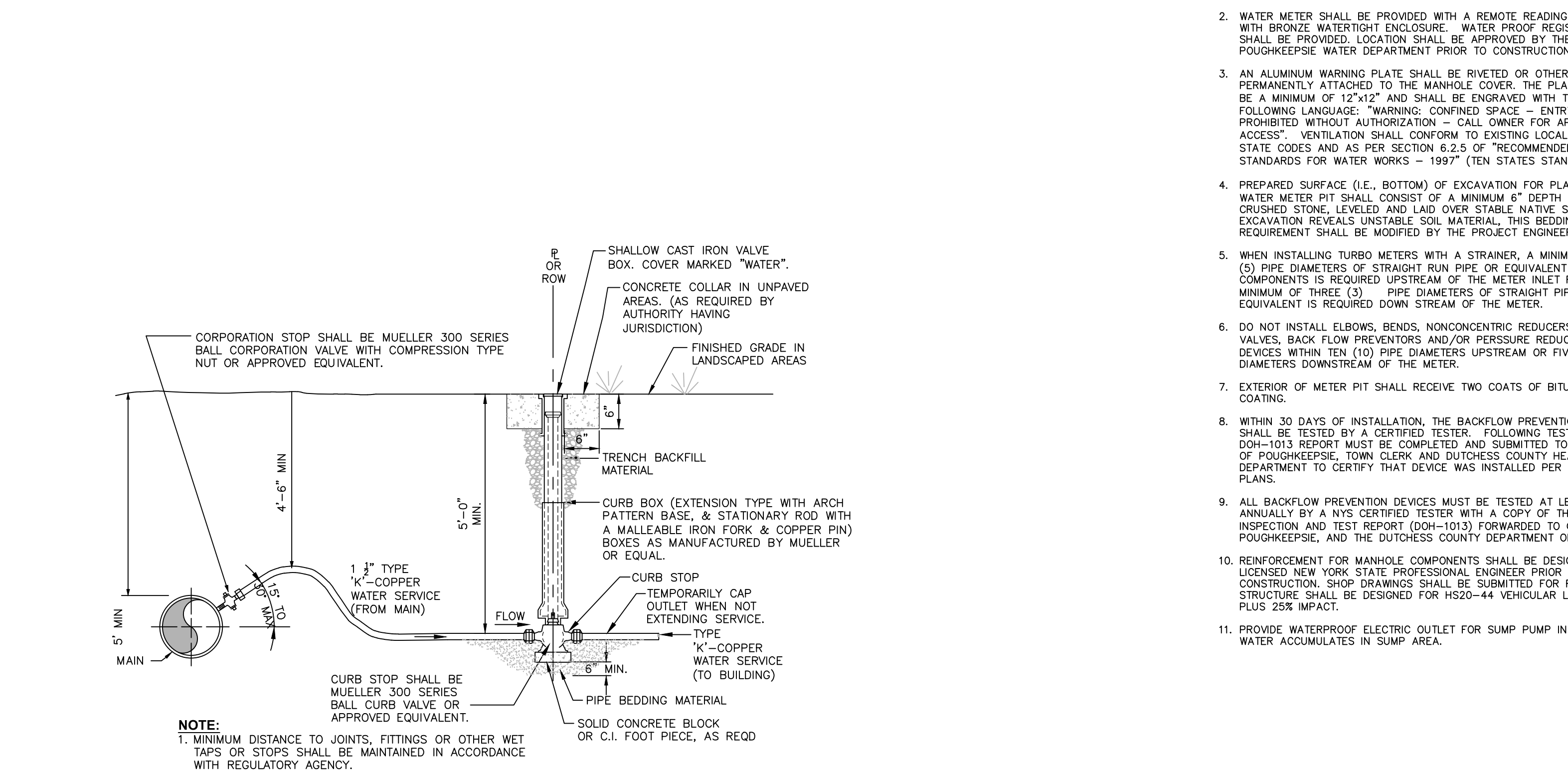
PIPE SIZE (INCHES)	FITTING TYPE				REDUCER						
	90'	45'	22 1/2'	11 1/2'	6"	8"	10"	12"	16"	18"	24"
6"	43	18	8	4	29	31	31	17			
8"	56	23	11	5	38	41	41	17			
10"	68	28	14	7	48	50	50	17			
12"	81	34	16	8	57	59	59	17			
16"	106	44	21	10	76	78	78	17	66	57	46
18"	119	49	24	12	85	88	88	17	69	59	48
24"	156	65	31	15	116	116	116	17		86	63
30"	192	80	38	19	142	144	144	17			91

**NOTES:**  
 1. THE LENGTH OF PIPE REQUIRING RESTRAINT IS BASED UPON THE FOLLOWING ASSUMPTIONS:  
 A. BEDDING TYPE 2 - FLAT BOTTOM TRENCH, BACKFILL LIGHTLY CONSOLIDATED TO CENTER LINE OF PIPE.  
 B. SOIL TYPE CLAY 1 - CLAY OF MEDIUM TO LOW PLASTICITY, LL<50, <25% COARSE PARTICLES [CL & CL-M];  
 CL - INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS  
 ML - INORGANIC SILTS, VERY FINE SAND, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS.  
 C. PIPE IS BARE DUCTILE IRON PIPE (NOT POLYWRAPPED)  
 D. DEPTH TO TOP OF PIPE 5'-0" MINIMUM  
 E. MAXIMUM OPERATING PRESSURE OF 150 PSI  
 F. FACTOR OF SAFETY OF 1.5  
 2. FOR END PLUGS, RESTRAIN PIPE LENGTH GIVEN FOR DEAD END FITTING.  
 3. THE LENGTH OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH SIDE OF THE FITTING.  
 4. THE ABOVE INFORMATION WAS PROVIDED USING THE THRUST RESTRAINT PROGRAM ISSUED BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) AND IS BASED ON THE ASSUMPTIONS LISTED IN NOTE 1. RESTRAINED LENGTH REQUIREMENTS FOR FIELD CONDITIONS AND PIPE SIZES DIFFERING FROM THOSE LISTED ABOVE SHOULD BE EVALUATED SEPARATELY.  
 5. RESTRAINED JOINT PIPE AND FITTINGS SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND/OR SPECIFICATION.

**10 JOINT RESTRAINT SCHEDULE AND NOTES**  
SCALE: NOT TO SCALE



**8 WATER METER AND BACKFLOW PREVENTION PIT DETAIL**  
SCALE: NOT TO SCALE



**NOTES:**  
 1. MINIMUM DISTANCE TO JOINTS, FITTINGS OR OTHER WET TAPS OR STOPS SHALL BE MAINTAINED IN ACCORDANCE WITH REGULATORY AGENCY.

**9 COPPER WATER SERVICE**  
SCALE: NOT TO SCALE

**LaBella**  
Powered by partnership.  
 21 Fox Street  
 Poughkeepsie, NY 12601  
 845-454-3980  
 labellapc.com  
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 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.  
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 18 EASTVIEW ROAD  
 MONSEY, NY 10952

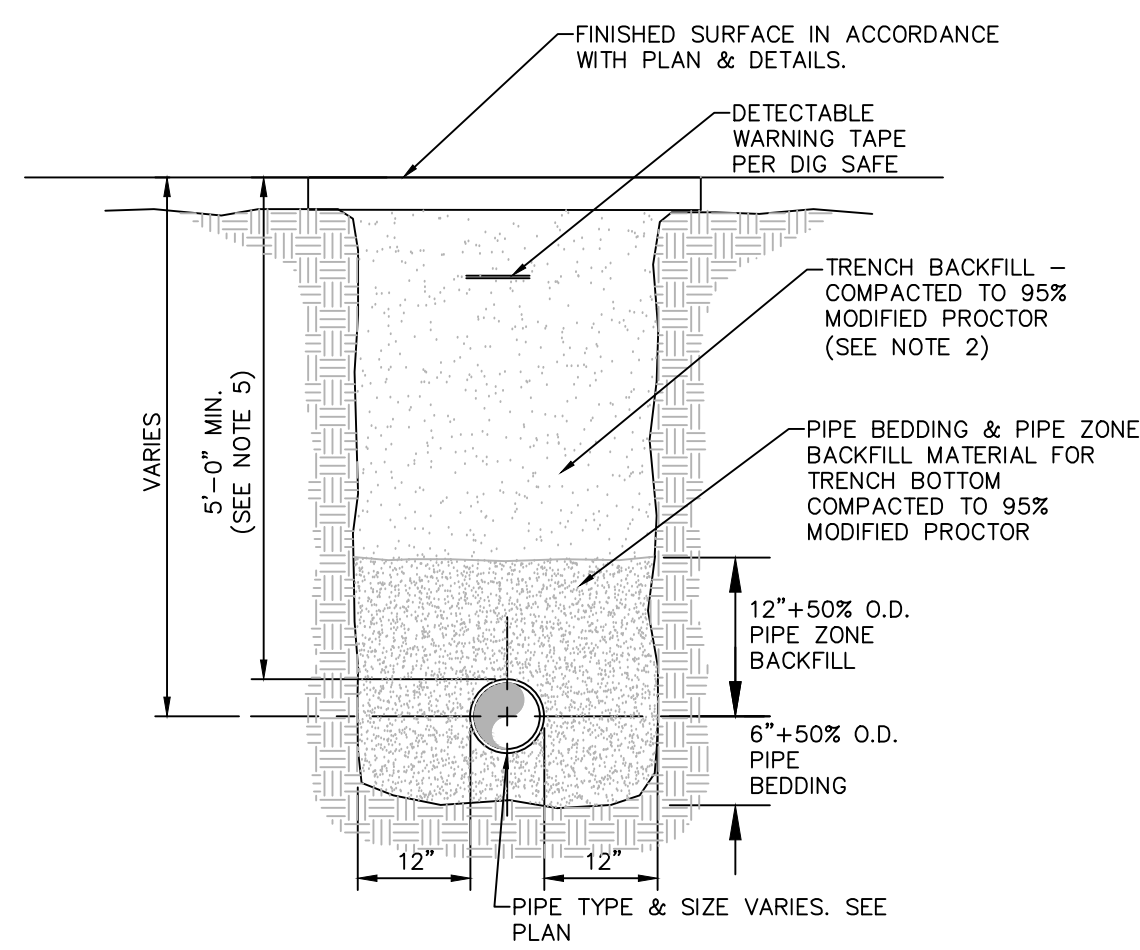
**NOTES:**  
 1. WATER METER PIT AND ASSEMBLY SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY THE CITY OF Poughkeepsie WATER DEPARTMENT. WATER METER SHALL BE A SENSUS ONLY APPROVED EQUAL.  
 2. WATER METER SHALL BE PROVIDED WITH A REMOTE READING SYSTEM WITH BRONZE WATER TIGHT ENCLOSURE. WATER PROOF REGISTERS SHALL BE PROVIDED. LOCATION SHALL BE APPROVED BY THE CITY OF Poughkeepsie WATER DEPARTMENT PRIOR TO CONSTRUCTION.  
 3. 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).  
 4. PREPARED SURFACE (I.E. BOTTOM) OF EXCAVATION FOR PLACEMENT OF WATER METER PIT SHALL CONSIST OF A MINIMUM 8" DEPTH OF 3/4" CRUSHED STONE, LEVELLED AND LAD OVER STABLE NATIVE SOIL. IF EXCAVATION REVEALS UNSTABLE SOIL MATERIAL, THIS BEDDING REQUIREMENT SHALL BE MODIFIED BY THE PROJECT ENGINEER.  
 5. WHEN INSTALLING TURBO METERS WITH A STRAINER, A MINIMUM OF FIVE (5) PIPE DIAMETERS OF STRAIGHT RUN PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM OF THE METER INLET FLANGE. A MINIMUM OF THREE (3) PIPE DIAMETERS OF STRAIGHT PIPE OR EQUIVALENT IS REQUIRED DOWN STREAM OF THE METER.  
 6. DO NOT INSTALL ELBOWS, BENDS, NONCONCENTRIC REDUCERS, CHECK VALVES, BACK FLOW PREVENTORS AND/OR PRESSURE REDUCING DEVICES WITHIN TEN (10) PIPE DIAMETERS UPSTREAM OR FIVE (5) PIPE DIAMETERS DOWNSTREAM OF THE METER.  
 7. EXTERIOR OF METER PIT SHALL RECEIVE TWO COATS OF BITUMINOUS COATING.  
 8. WITHIN 30 DAYS OF INSTALLATION, THE BACKFLOW PREVENTION DEVICE SHALL BE TESTED BY A CERTIFIED TESTER. FOLLOWING TESTING A NYS DOH-1013 REPORT MUST BE COMPLETED AND SUBMITTED TO THE CITY OF Poughkeepsie, THE CITY OF Poughkeepsie AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.  
 9. ALL BACKFLOW PREVENTION DEVICES MUST BE TESTED AT LEAST ANNUALLY BY A NYS CERTIFIED TESTER WITH A COPY OF THE INSPECTION AND TEST REPORT (DOH-1013) FORWARDED TO CITY OF Poughkeepsie, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.  
 10. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.  
 11. PROVIDE WATERPROOF ELECTRIC OUTLET FOR SUMP PUMP IN THE EVENT WATER ACCUMULATES IN SUMP AREA.

**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:		

**WATER DETAILS 1**  
 DRAWING NUMBER:  
**C560**  
 Page 24 of 22





**NOTES:**  
 1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:  
 2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

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

SEWER DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

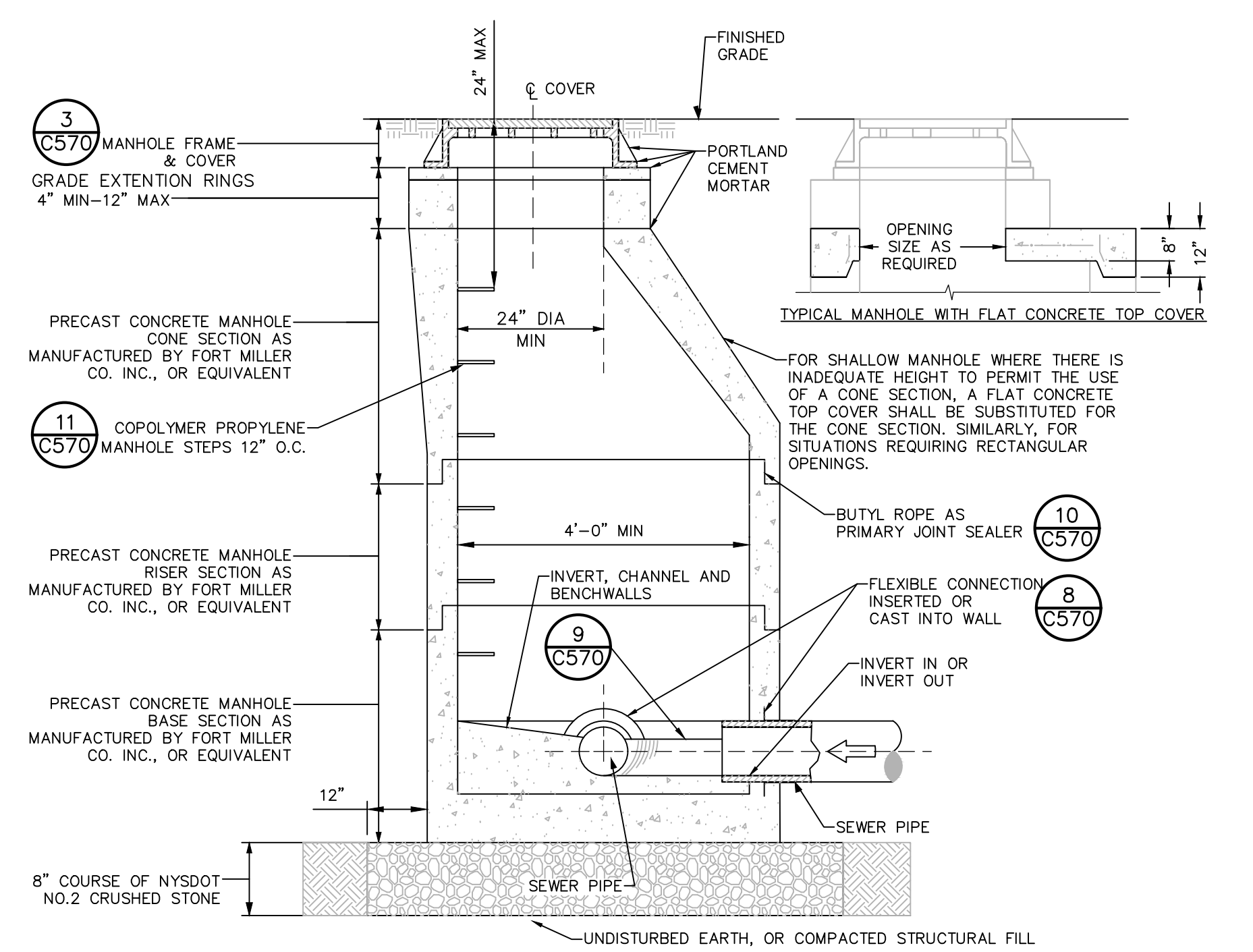
IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.

4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

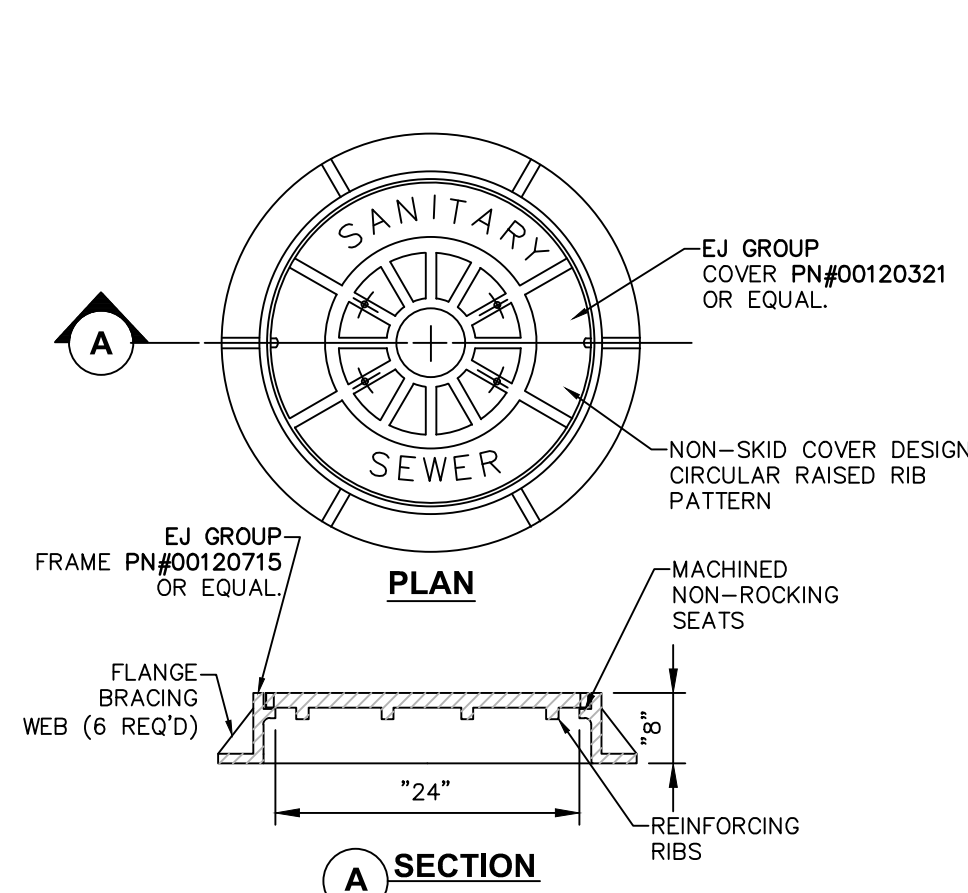
**1 PIPE TRENCH DETAIL (TYPICAL)**  
SCALE: NOT TO SCALE



**NOTES:**  
 1. USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE.  
 2. INVERT SHALL BE FILLETED.  
 3. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.  
 4. CONCRETE TO TEST 4,500 PSI AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478.  
 5. BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.  
 6. EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.

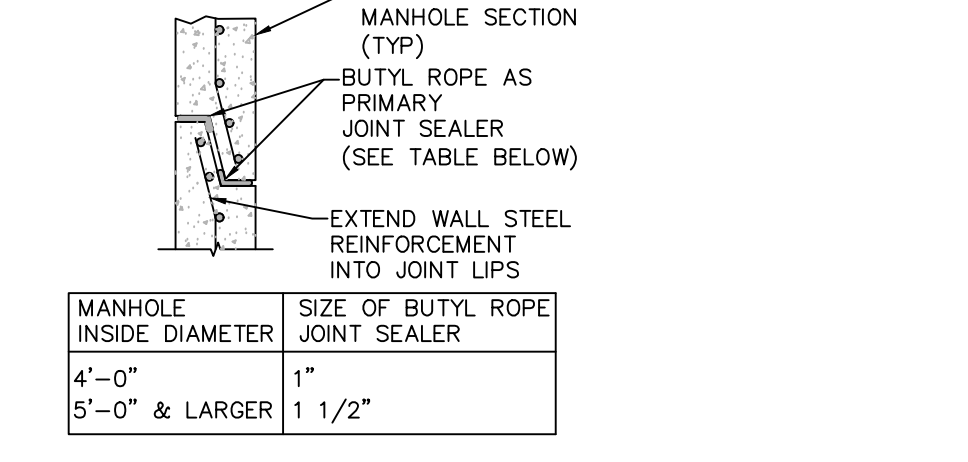
CONE DIMENSIONS		
DIAM. OPENING	HEIGHT	
24"	24" OR 42"	
30"	34"	

**2 PRECAST CONCRETE MANHOLE**  
SCALE: NOT TO SCALE

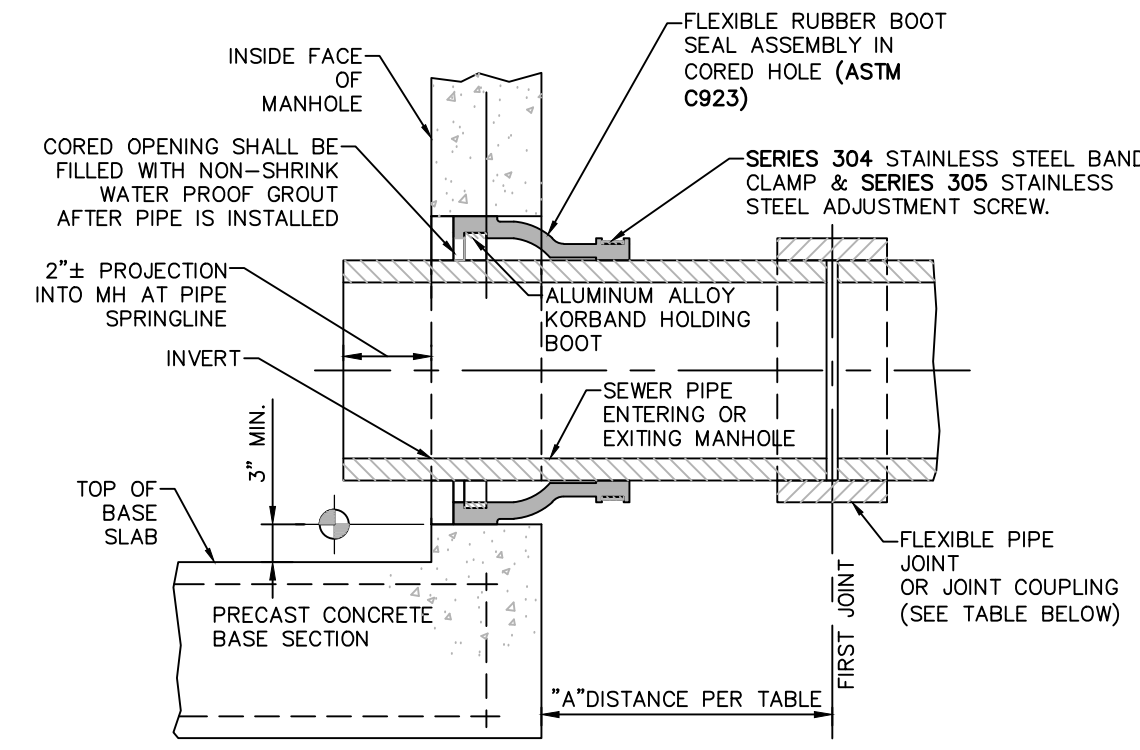


**NOTE:**  
 1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.

**3 HEAVY DUTY STANDARD CAST IRON MH COVER**  
SCALE: NOT TO SCALE



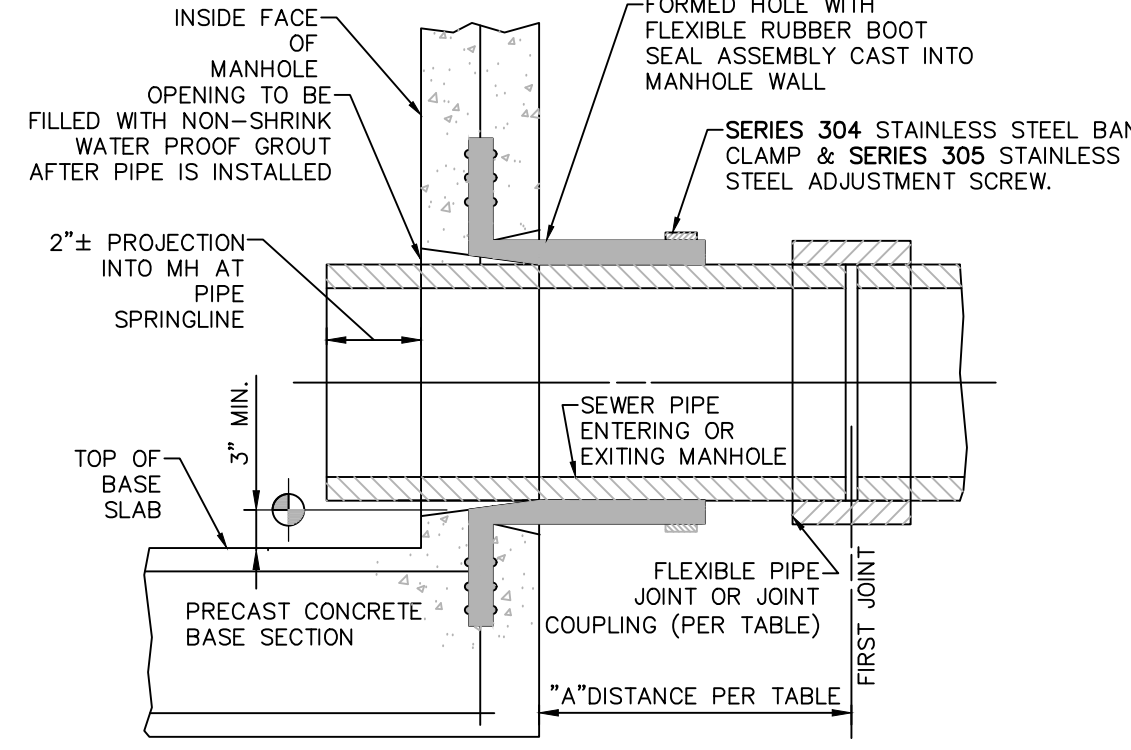
**4 MANHOLE JOINT**  
SCALE: NOT TO SCALE



SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

**NOTE:**  
 REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

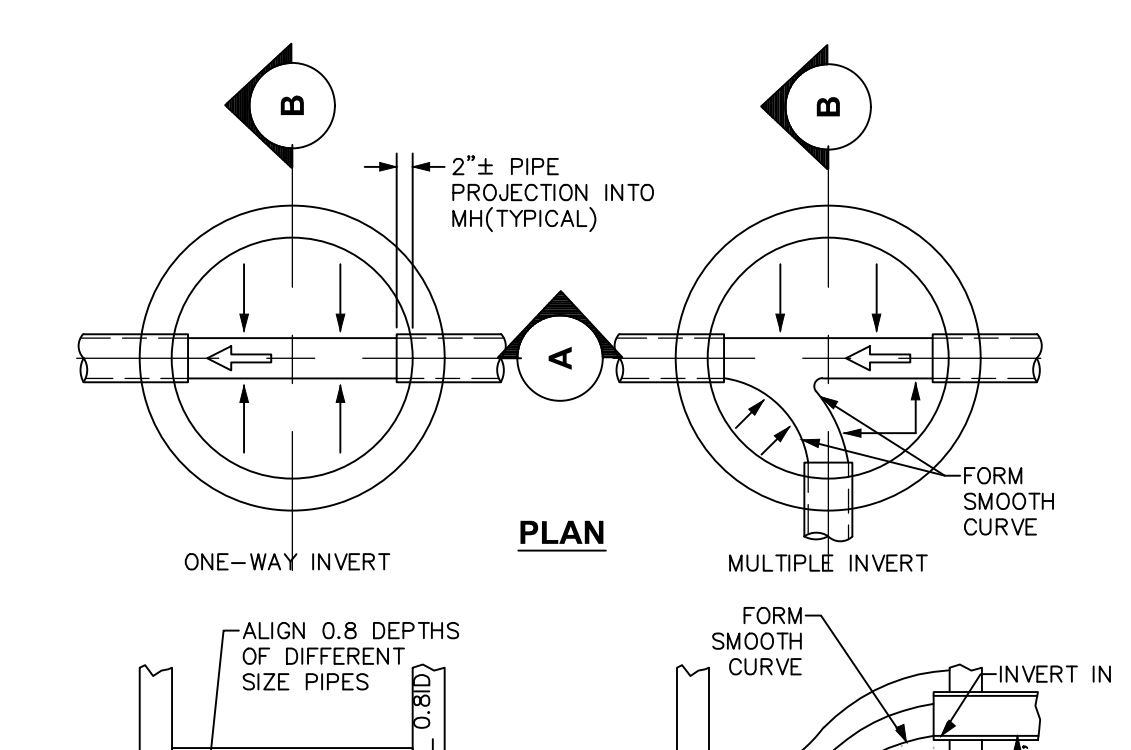
**5 PIPE CONNECTION TO MANHOLE - PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT**  
SCALE: NOT TO SCALE



SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

**NOTE:**  
 REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

**6 PIPE CONNECTION TO MANHOLE - FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL**  
SCALE: NOT TO SCALE

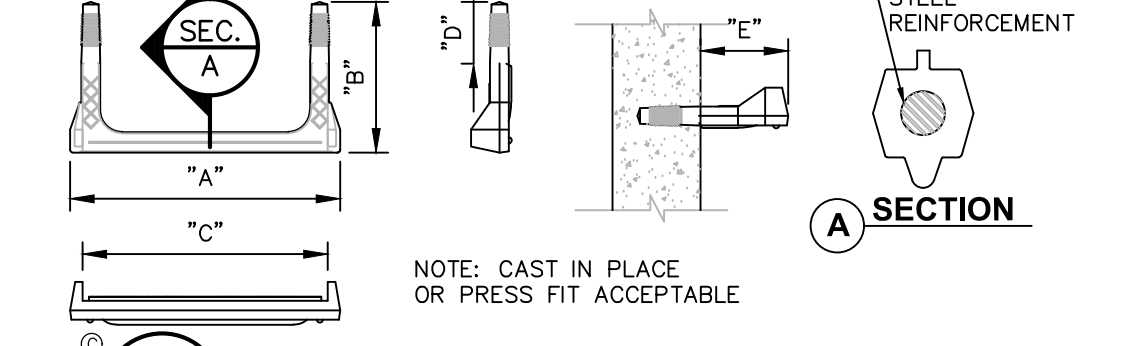


**NOTE:**  
 INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

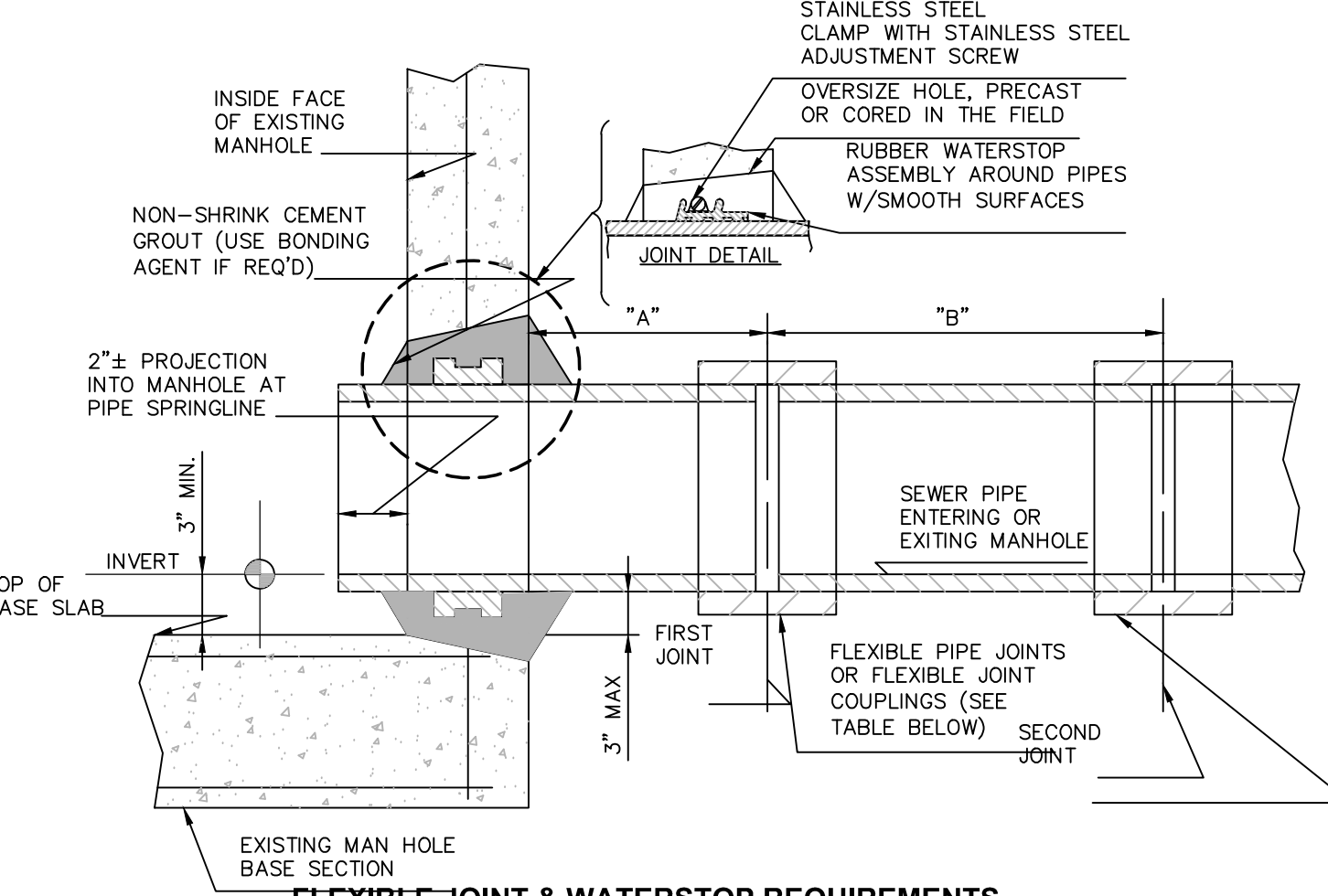
**7 INVERT, CHANNEL AND BENCHWALLS**  
SCALE: NOT TO SCALE

MANUFACTURER	PATTERN NUMBER	ACCEPTABLE MANHOLE STEPS				
		"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" RUNG EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

\* OR EQUIVALENT  
 MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



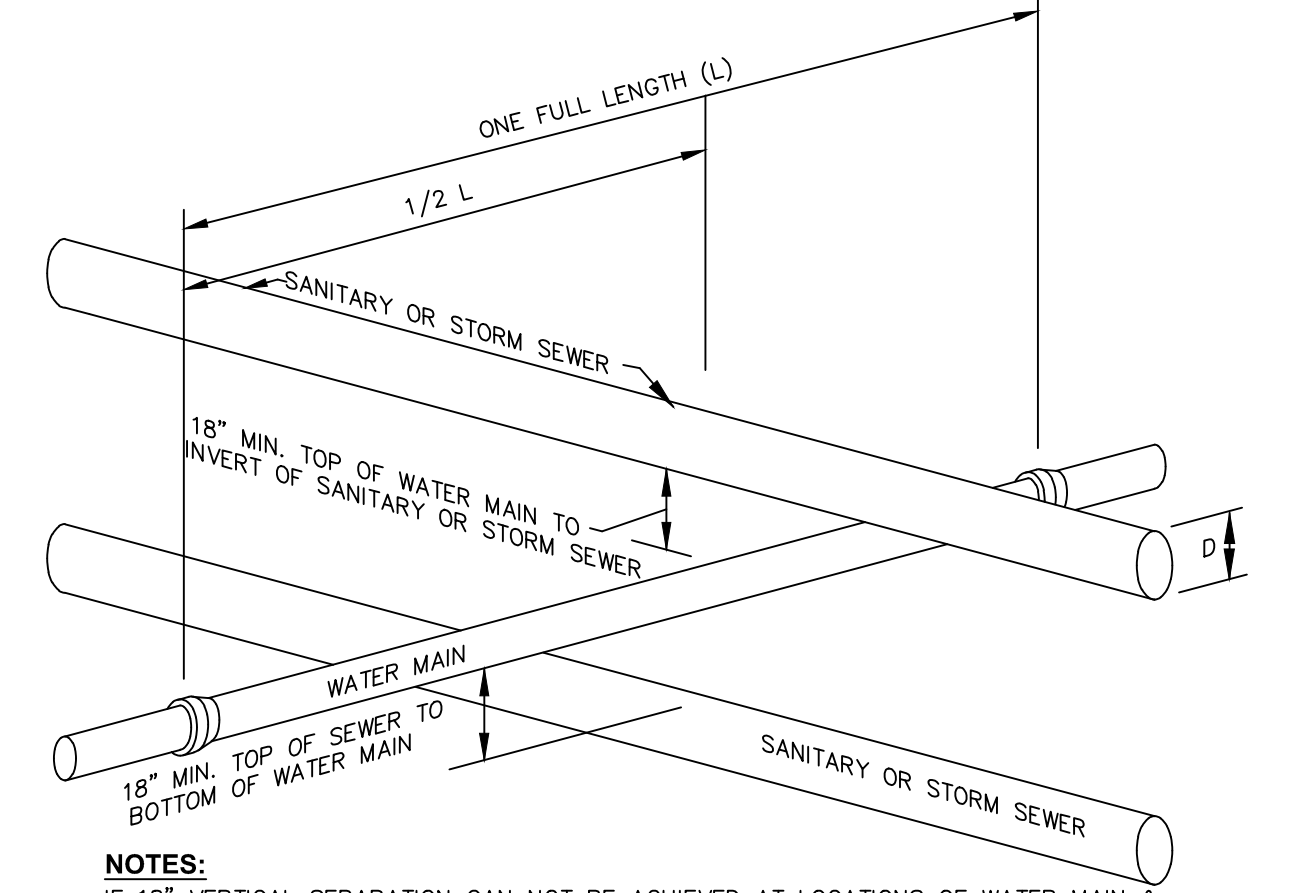
**8 COPOLYMER POLYPROPYLENE MH STEP**  
SCALE: NOT TO SCALE



SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)	"B" DISTANCE (FEET)	MH WATER STOP REQ'D
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX	NO LIMIT	YES
PVC	SPECIAL FLEXIBLE JOINT COUPLING	1' MAX	3' MAX	YES

**NOTES:**  
 1. THIS DETAIL SHALL BE USED AT NO EXTRA COST IN PLACE OF EITHER OF THE PIPE-TO-MANHOLE CONNECTION DETAILS ONLY WHEN CONNECTING TO EXISTING MANHOLES THAT HAVE NO FLEXIBLE RUBBER BOOT PROVIDED.  
 2. REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

**9 PIPE CONNECTION TO EXISTING MANHOLE - CEMENT GROUT SEAL WITH WATER STOP**  
SCALE: NOT TO SCALE



**NOTES:**  
 IF 18" VERTICAL SEPARATION CAN NOT BE ACHIEVED AT LOCATIONS OF WATER MAIN & SEWER CROSSINGS, CONTRACTOR SHALL CONSTRUCT EITHER OF THE FOLLOWING OPTIONS:  
 1. CONSTRUCT SEWER OF PVC WATERWORKS GRADE PRESSURE PIPE MATERIAL 10' ON EACH SIDE OF THE WATER MAIN AND TEST TO 150PSI TO ASSURE TIGHTNESS.  
 2. EITHER THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED IN A WATER TIGHT CARRIER PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING. THE CARRIER PIPE SHALL BE OF MATERIAL APPROVED FOR THE USE IN WATER MAIN CONSTRUCTION.

**10 SECTION WATER/SEWER SEPARATION REQUIREMENTS**  
SCALE: NOT TO SCALE

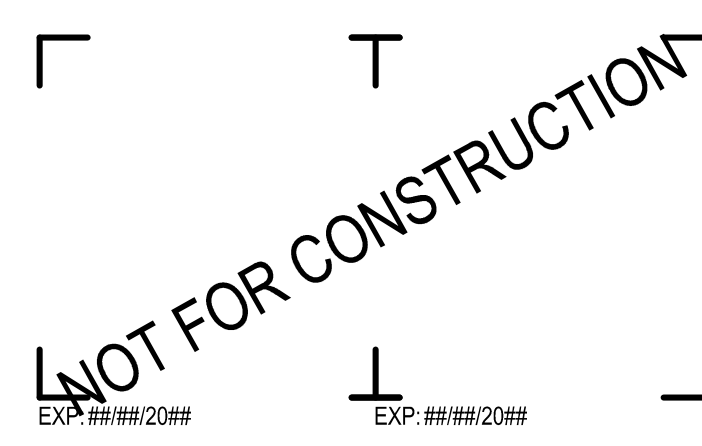
**NOT FOR CONSTRUCTION**  
 EXP:###/20## EXP:###/20##

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

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**MASELO REALTY LLC**  
18 EASTVIEW ROAD  
MONSEY, NY 10952

**LANDSCAPING NOTES:**

- THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
- THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
- THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
- NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
- QUALITY ASSURANCE:
  - NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
  - 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 NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
  - NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, WOODRUS PLANTS NURSERY GROWN UNDER SOLICITABLE 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 PRACTICES. 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. HELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
  - 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 CHANGE ORDER.
- SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
  - UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
  - UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
  - 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.
- PRODUCTS:
  - IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
    - 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.
    - 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.
    - 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.
  - CONTAINING THE FOLLOWING WASHED GRADATIONS:
 

SIEVE DESIGNATION	% PASSING
1/4"	100
NO 200	97-100
	20-60

**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**

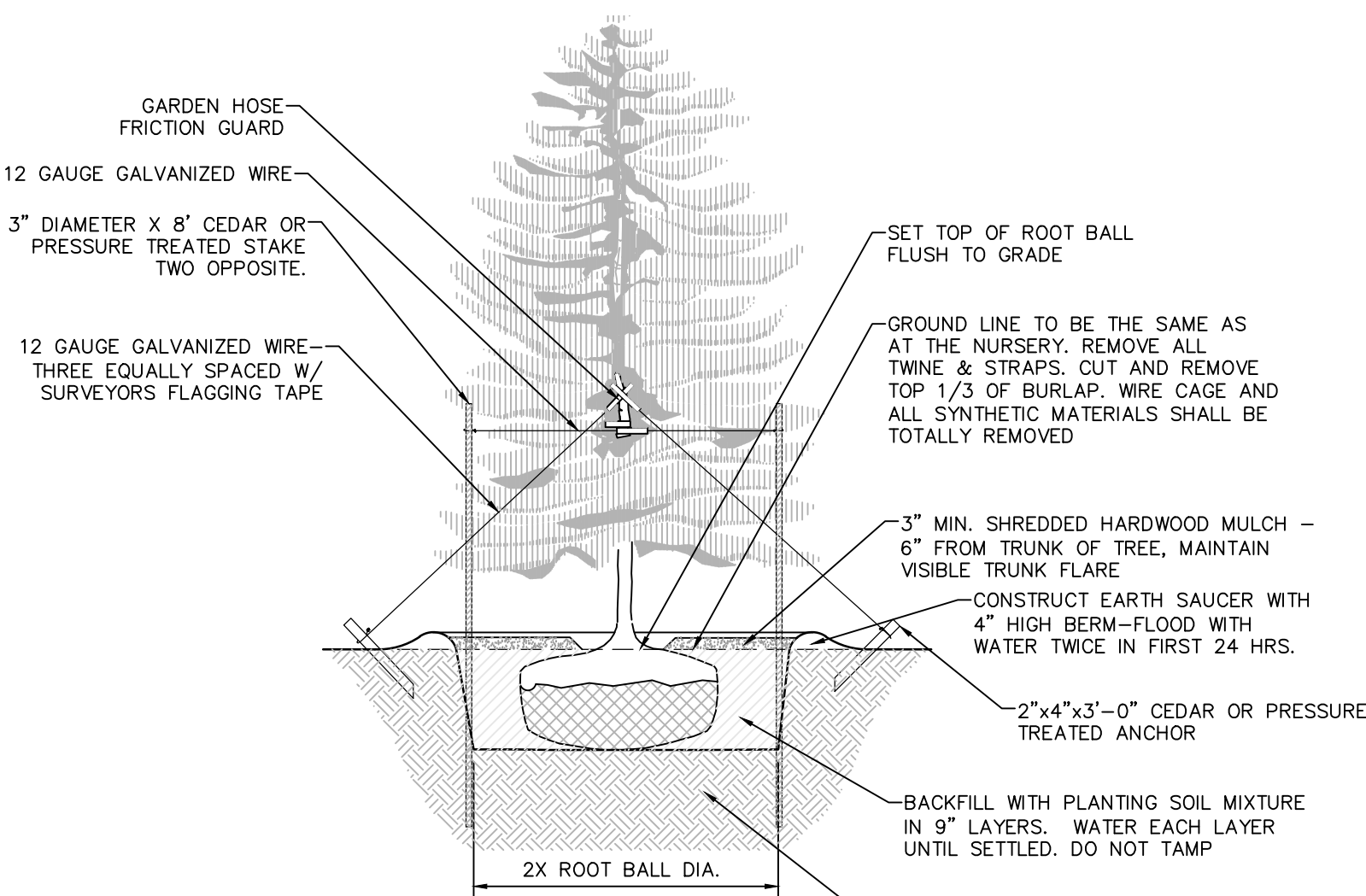
SUN AND PARTIAL SHADE:		MINIMUM %	
WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREeping RED FESCUE	97%	85%
100%			

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

**ii. TEMPORARY COVER SEED MIX**

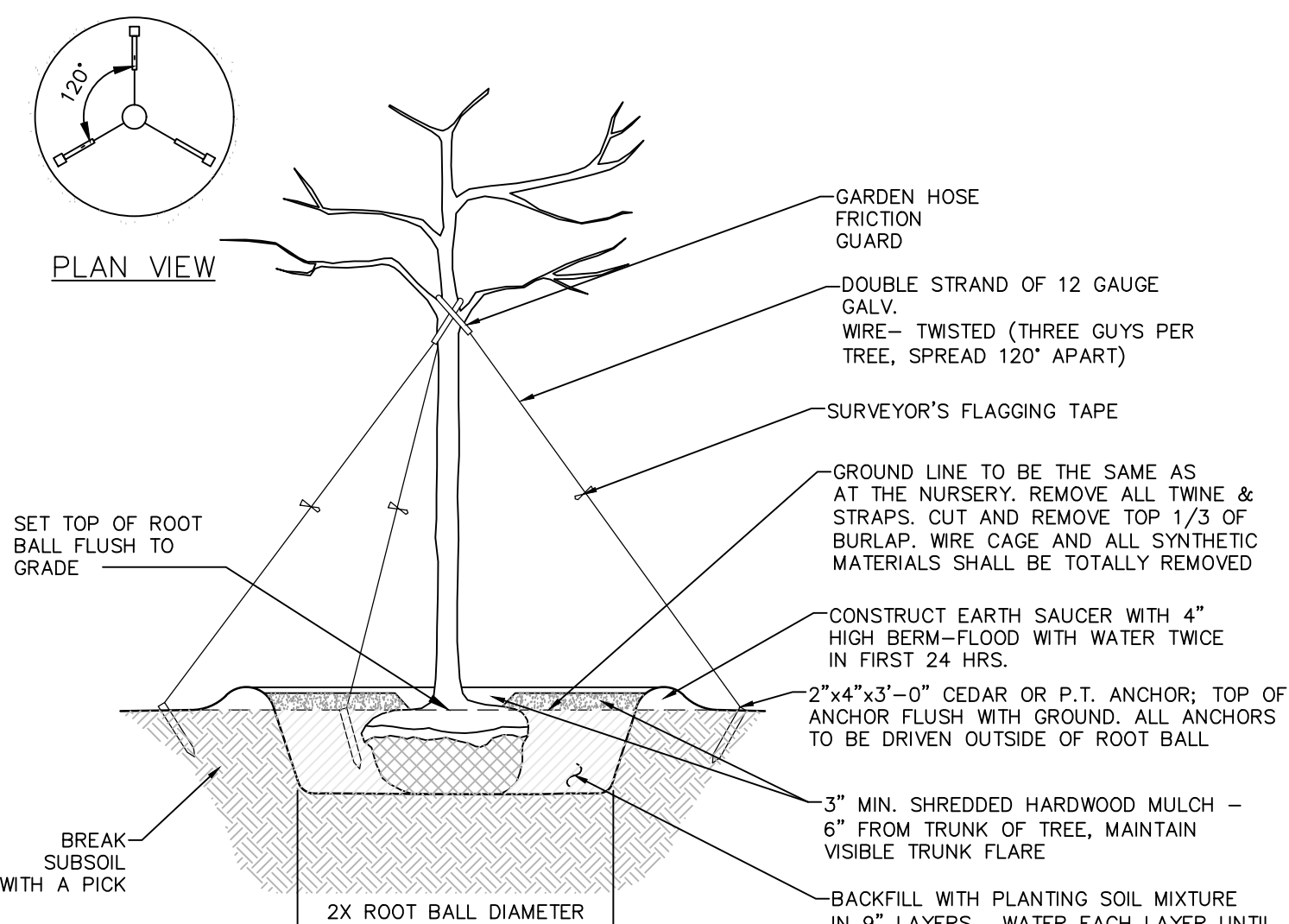
SHADE:		MINIMUM %	
WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREeping RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
100%			

\*\*SHADE TOLERANT VARIETY

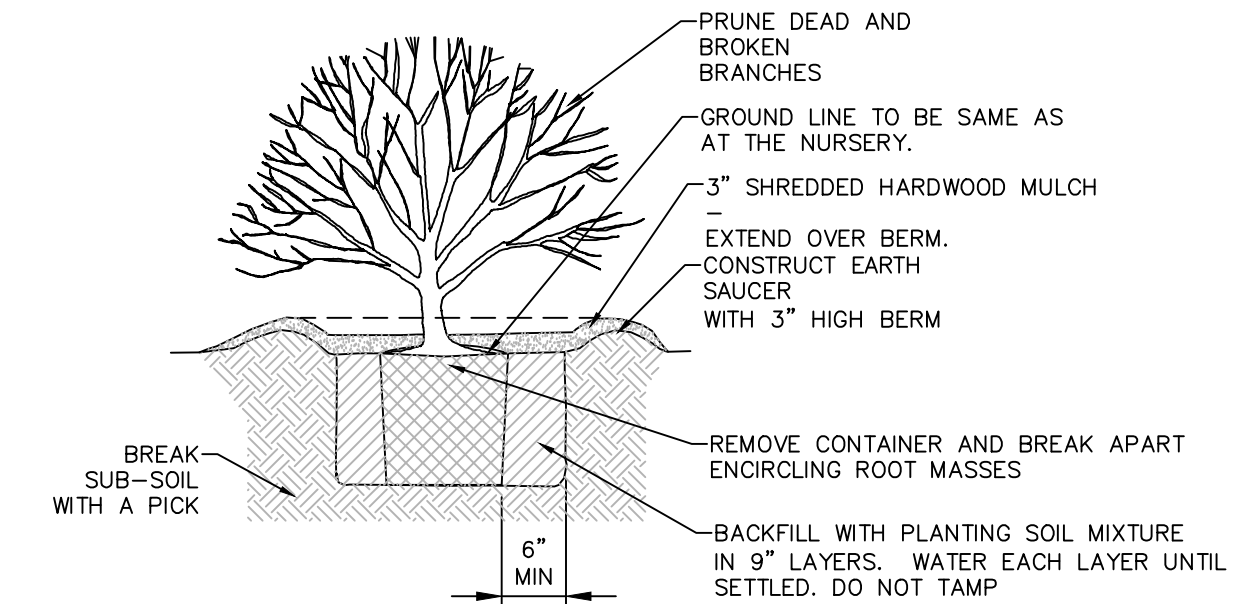


- NOTES:**
- SPRAY WITH ANTI-DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
  - TREES LESS THAN 3" CALIPER SHALL BE STAKED.
  - TREES GREATER THAN 3" CALIPER AND UP SHALL BE CUYED AND ANCHORED.
  - STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

**1 EVERGREEN PLANTING DETAIL**  
SCALE: NOT TO SCALE

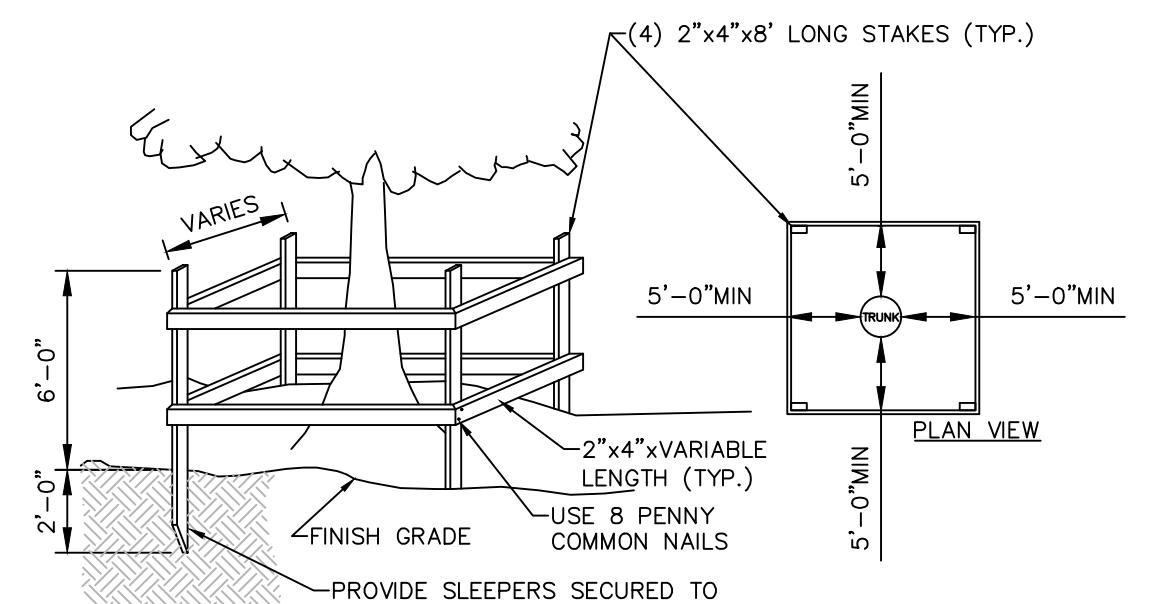


- NOTE:**  
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING
- 2 PLANTING AND GUYING DETAIL BALLED AND BURLAPPED TREE**  
SCALE: NOT TO SCALE

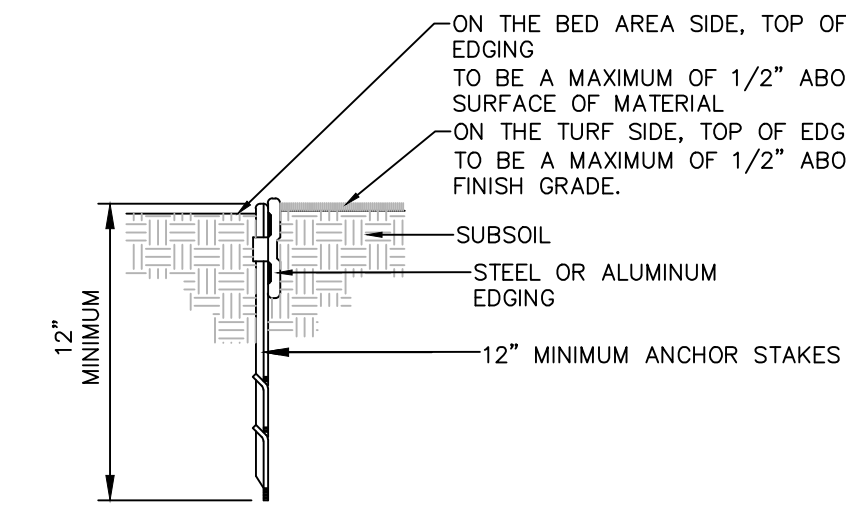


- NOTE:**  
SPRAY WITH ANTI-DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

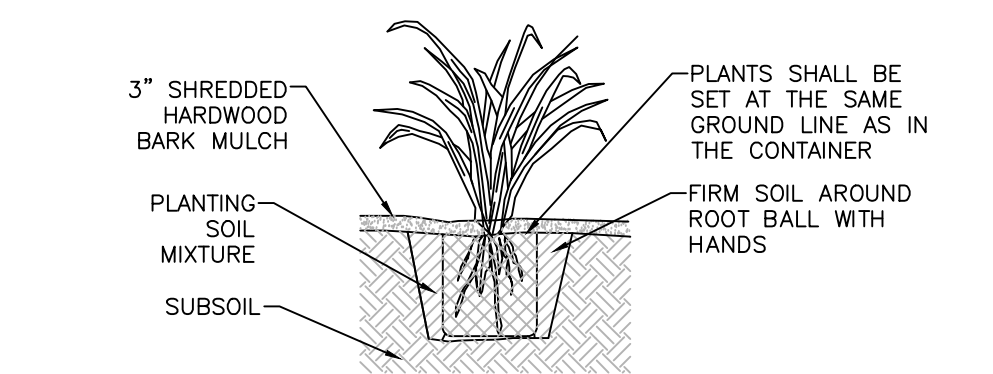
**3 SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS**  
SCALE: NOT TO SCALE



- NOTE:**  
SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.
- 4 TEMPORARY TREE PROTECTION DETAIL**  
SCALE: NOT TO SCALE



- NOTES:**
- 10'-0" SECTIONS TO INCLUDE FIVE (5) 12" STAKES
  - 8'-0" SECTIONS TO INCLUDE THREE (3) 12" STAKES
  - COMPACT GRADES ADJACENT TO EDGING TO MINIMIZE SETTLING
  - CORNERS - CUT BASE OF EDGING HALF WAY AND FORM A CONTINUOUS CORNER.
- 5 LANDSCAPE BED EDGING**  
SCALE: NOT TO SCALE



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

**6 CONTAINERIZED PERENNIAL PLANTING**  
SCALE: NOT TO SCALE

**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:		

**LANDSCAPING DETAILS**

DRAWING NUMBER:

**C580**



**SCHEMATIC FRONT ELEVATION**  
NEW APARTMENT BUILDING



**CULTURED STONE VENEER**  
ENVIRONMENTAL STONWORKS  
BLACK OAK HACKETT CUT STONE



**GLEN GERY THIN BRICK**  
COLOR: ROMERO



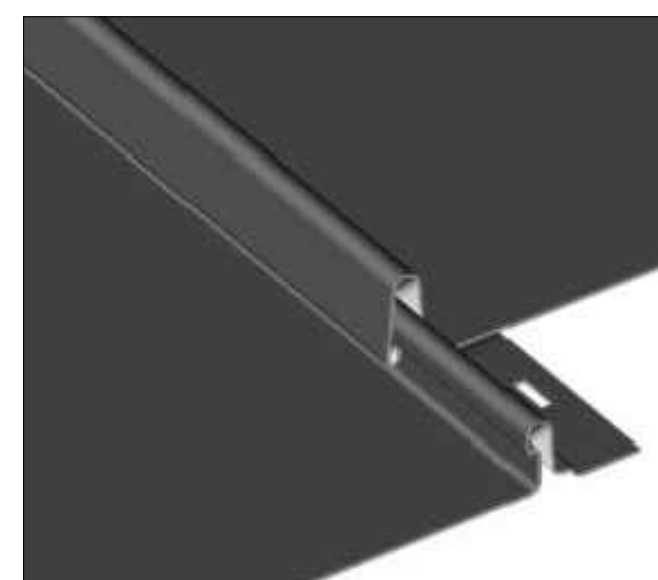
**JAMES HARDIE CEMENT SIDING**  
PEARL GRAY



**JAMES HARDIE CEMENT SIDING**  
ARCTIC WHITE



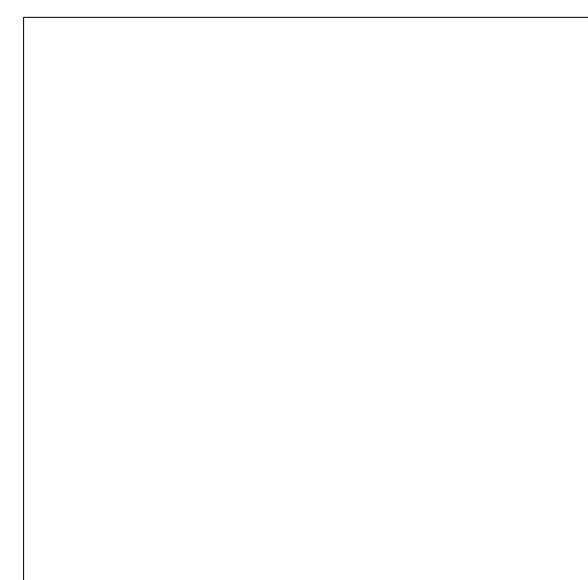
**GAF - TIMBERLINE**  
ARCHITECTURAL SHINGLES  
COLOR: CHARCOAL



**STANDING SEAM ROOFING**  
CHARCOAL



**CLAD WINDOWS AND DOORS**  
BLACK



**BORAL - TRU EXTERIOR CEMENT TRIM**  
COLOR: WHITE



**ALUMINUM RAILING**  
BLACK



**SCHEMATIC RIGHT SIDE ELEVATION**  
NEW APARTMENT BUILDING

## EXTERIOR FINISHES

## PROPOSED HIGH VIEW MULTI-FAMILY PROJECT

MILTON STREET, POUGHKEEPSIE, NY

# Full Environmental Assessment Form Part 1

## 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



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## **FULL ENVIRONMENTAL ASSESSMENT FORM PART 1 FORM**

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### **ATTACHMENTS**

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

Note: Site Plan submitted separately.

## PROJECT NARRATIVE

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## 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**

<b>AGENCY</b>	<b>APPROVAL/PERMIT</b>
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**

	<b>Permitted as-of-right</b>
<b>RNA Zoning District</b>	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)
	<b>Permitted by Planning Board Special Permit</b>
	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."<sup>1</sup> 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

<sup>1</sup> 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."<sup>2</sup>

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

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<sup>2</sup> 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."<sup>3</sup>

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.

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<sup>3</sup> Fall Kill Watershed Management Plan, October 2006, Page 5.

**Table 3: Characteristics of Soil Types within Project Area**

<b>% of SITE</b>	<b>SOIL SYMBOL</b>	<b>SOIL TYPE</b>	<b>SLOPES</b>	<b>DRAINAGE</b>	<b>DEPTH TO WATER TABLE (FEET)</b>	<b>DEPTH TO BEDROCK (INCHES)</b>
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.<sup>4</sup> 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

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<sup>4</sup> 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."<sup>5</sup> 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."<sup>6</sup> 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."<sup>7</sup> 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.

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

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

<sup>7</sup> 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 <sup>1</sup>	10	Approximately 720 SF pool = 48 swimmers 48 swimmers x 10 = 480 gpd
Pool House	Per swimmer	10	48 swimmers x 10 = 480 gpd
<b>Total = 11,410 gpd</b>			

<sup>1</sup> 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**

<b>Specific Habitat Type</b>	<b>Brief Description</b>
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 Consultation<sup>8</sup> (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."<sup>9</sup>

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.

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

<sup>9</sup> 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

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**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>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Poughkeepsie Planning Board - Site Plan Approval	Fall/Winter 2025
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Engineering Dept. - Curb Cut approval; City Zoning Administrator - Floodplain development	Winter/Spring 2026
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Dutchess County Planning Department - GML 239m Referral; Health Department - Utility Conn.	Fall/Winter 2025
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS Department of Environmental Conservation: GP-0-25-001, Article 24 Adjacent Area for grading	Summer/Fall 2026
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• <b>If Yes</b>, complete sections C, F and G.</li> <li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

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

i. Purpose of the impoundment: \_\_\_\_\_

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

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

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

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

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

**D.2. Project Operations**

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

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

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

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

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

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

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

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

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

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

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

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

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

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
 If Yes:  
 • acres of aquatic vegetation proposed to be removed: \_\_\_\_\_  
 • expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_  
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_  
 \_\_\_\_\_  
 • proposed method of plant removal: \_\_\_\_\_  
 • if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_  
 \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:  
 i. Total anticipated water usage/demand per day: \_\_\_\_\_ 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



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 \_\_\_\_\_ 0 \_\_\_\_\_ Proposed \_\_\_\_\_ 124 \_\_\_\_\_ Net increase/decrease \_\_\_\_\_ +124

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:  
Access will be provided off Milton Street in a one-way access pattern.

vi. Are public/private transportation service(s) or facilities available within 1/2 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>Approximately 6:30 AM to 9:00 PM</u></li> <li>• Saturday: <u>Approximately 6:30 AM to 9:00 PM</u></li> <li>• Sunday: <u>None</u></li> <li>• Holidays: <u>None</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>24 hours</u></li> <li>• Saturday: <u>24 hours</u></li> <li>• Sunday: <u>24 hours</u></li> <li>• Holidays: <u>24 hours</u></li> </ul>
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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.

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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

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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.

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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:

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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: \_\_\_\_\_

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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):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

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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: \_\_\_\_\_

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iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_

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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): public services  
 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?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 314136  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
DEC Spill database indicates that there are no spills on site. Therefore, this spill must be off-site.  
\_\_\_\_\_

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:

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:  Well Drained: \_\_\_\_\_ 99 % of site  
 Moderately Well Drained: \_\_\_\_\_ 1 % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ note % of site  
 10-15%: \_\_\_\_\_ note % of site  
 15% or greater: \_\_\_\_\_ note % of site  
Note: See Section 4.

g. Are there any unique geologic features on the project site?  Yes  No  
If Yes, describe: \_\_\_\_\_  
\_\_\_\_\_

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h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site? See Section 4 for details.  Yes  No  
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-393 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 0.788 acres
- 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

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
If Yes:  
i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: Common Dutchess County species _____ _____ _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ Blanding's Turtle (NYSDEC) Indiana Bat (USFWS) _____ _____	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> 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? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	See Section 8 for details.	
<i>ii.</i> Name: _____		
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<i>i.</i> Describe possible resource(s): _____		
<i>ii.</i> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:		
<i>i.</i> Identify resource: (See Figure 9) _____		
<i>ii.</i> 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) _____		
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:		
<i>i.</i> Identify the name of the river and its designation: _____		
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?		<input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**

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

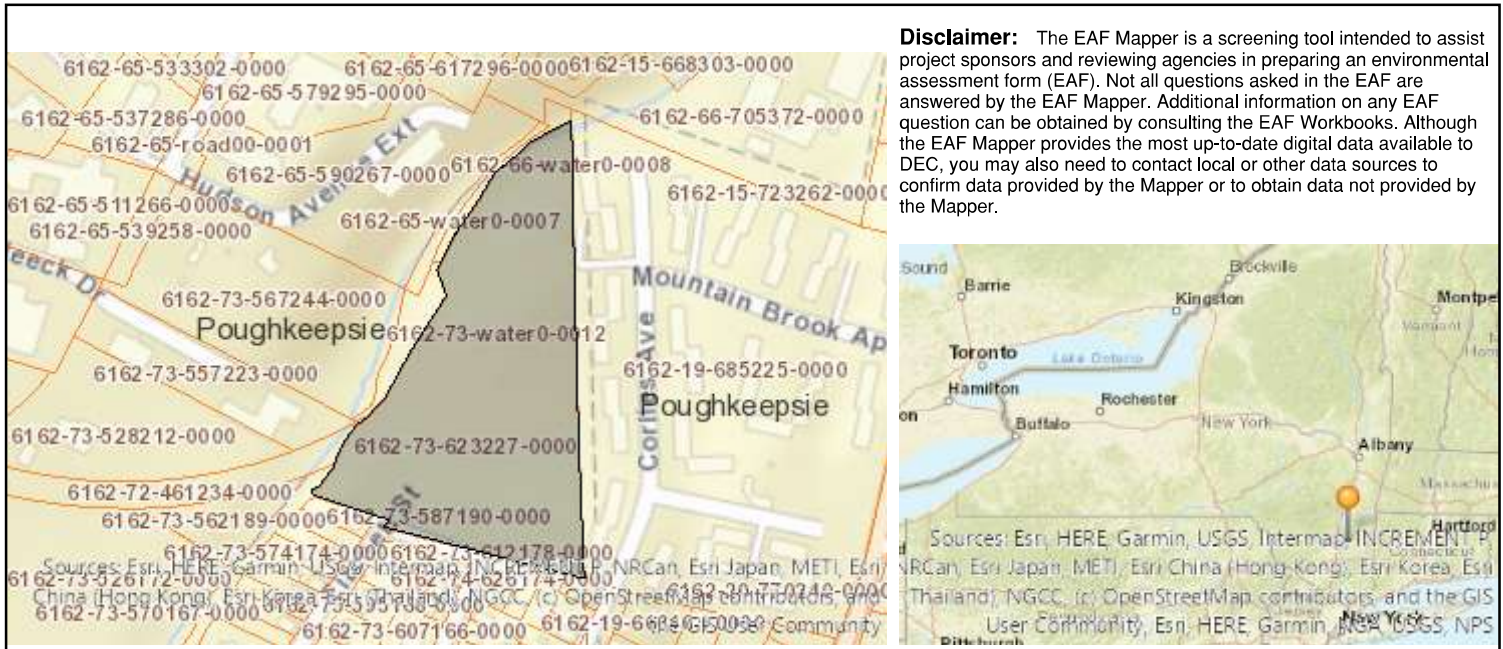
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	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

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Figure 1: USGS Location Map

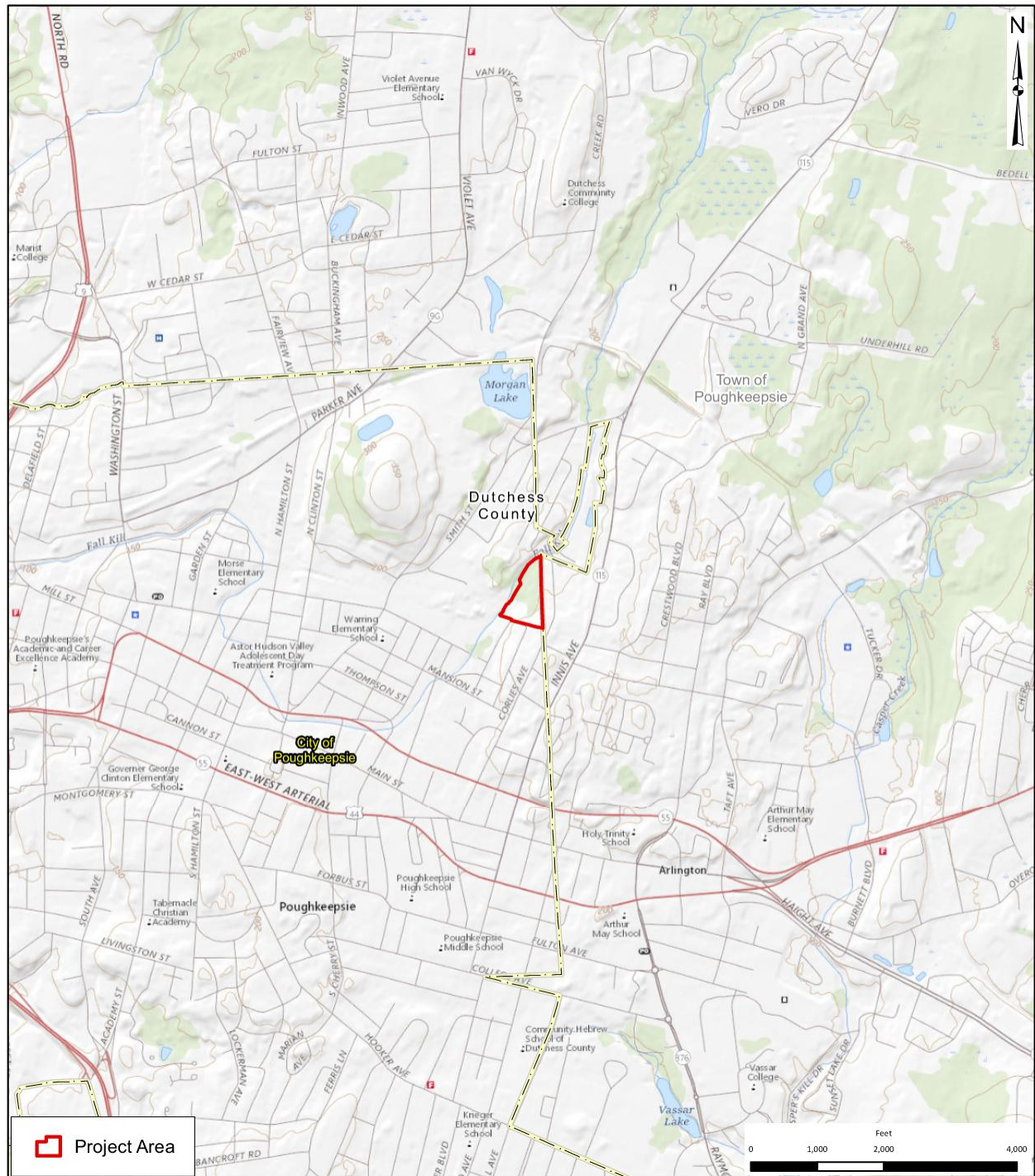


Figure 2: Orthophoto Tax Map



Figure 3: Land Use Map

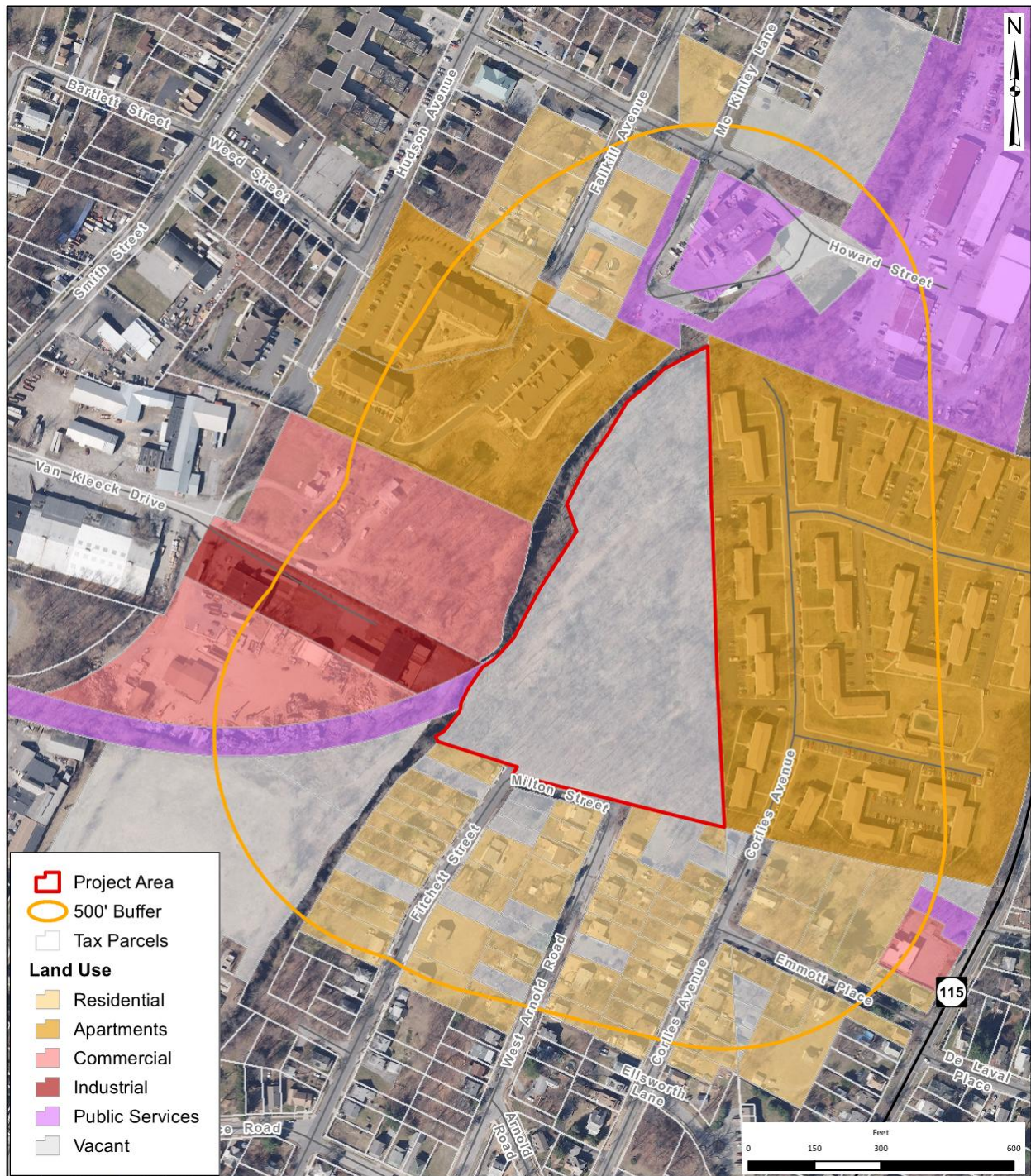


Figure 4: Zoning Map, Existing and Proposed

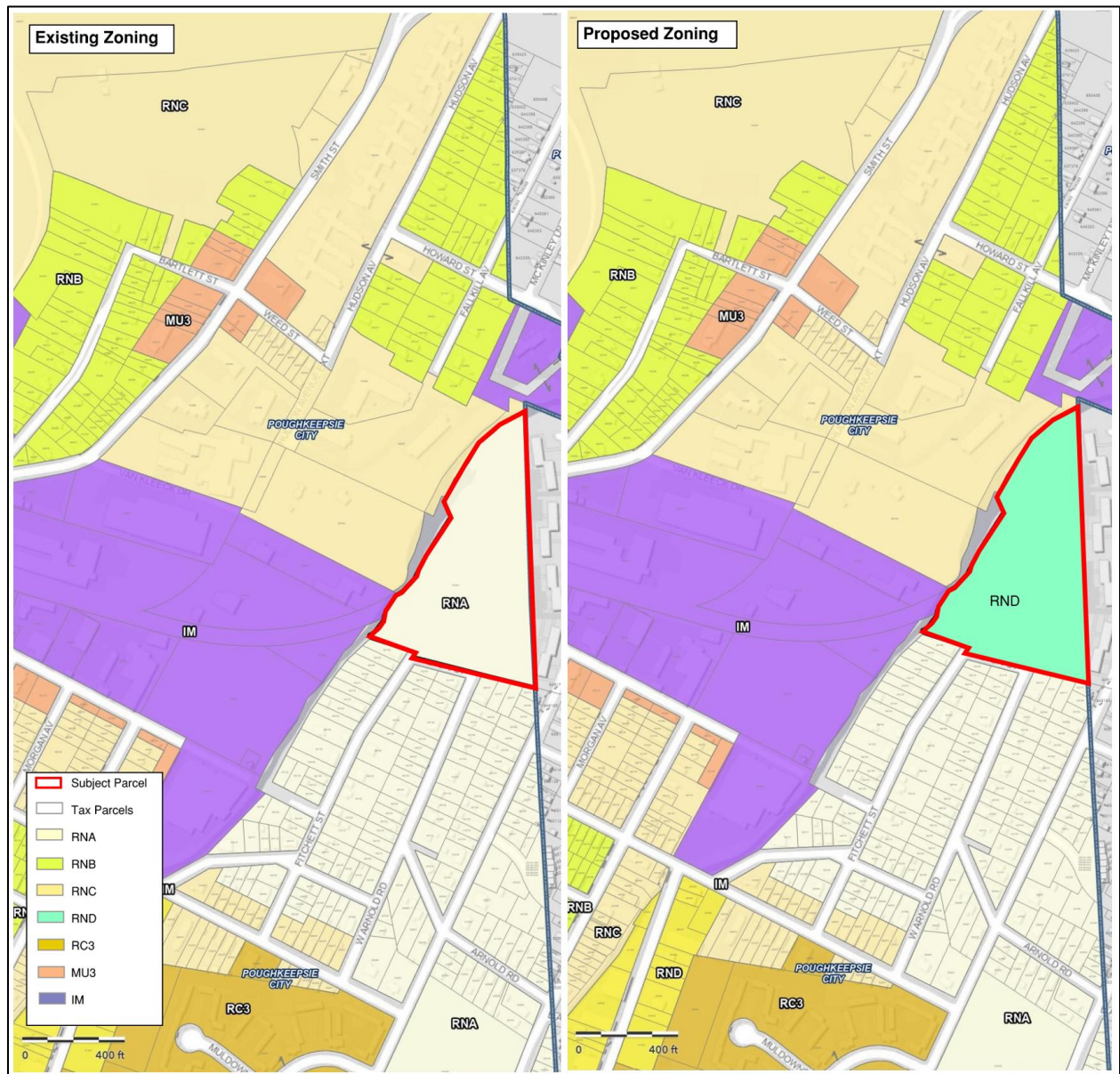


Figure 5: Soil Map



Figure 6: Wetland, Stream and Floodplain Map

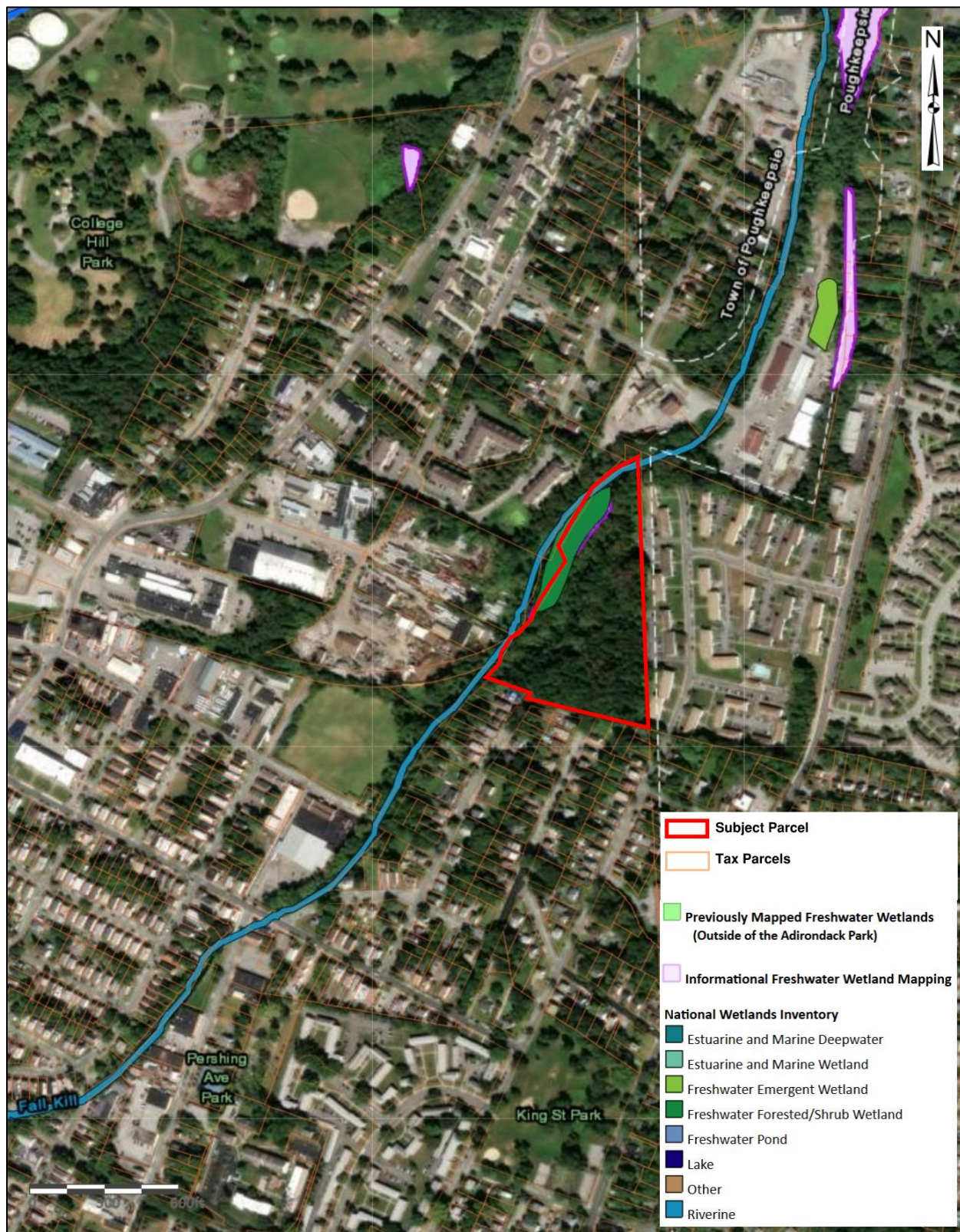


Figure 7: NYSDEC Environmental Resource Map

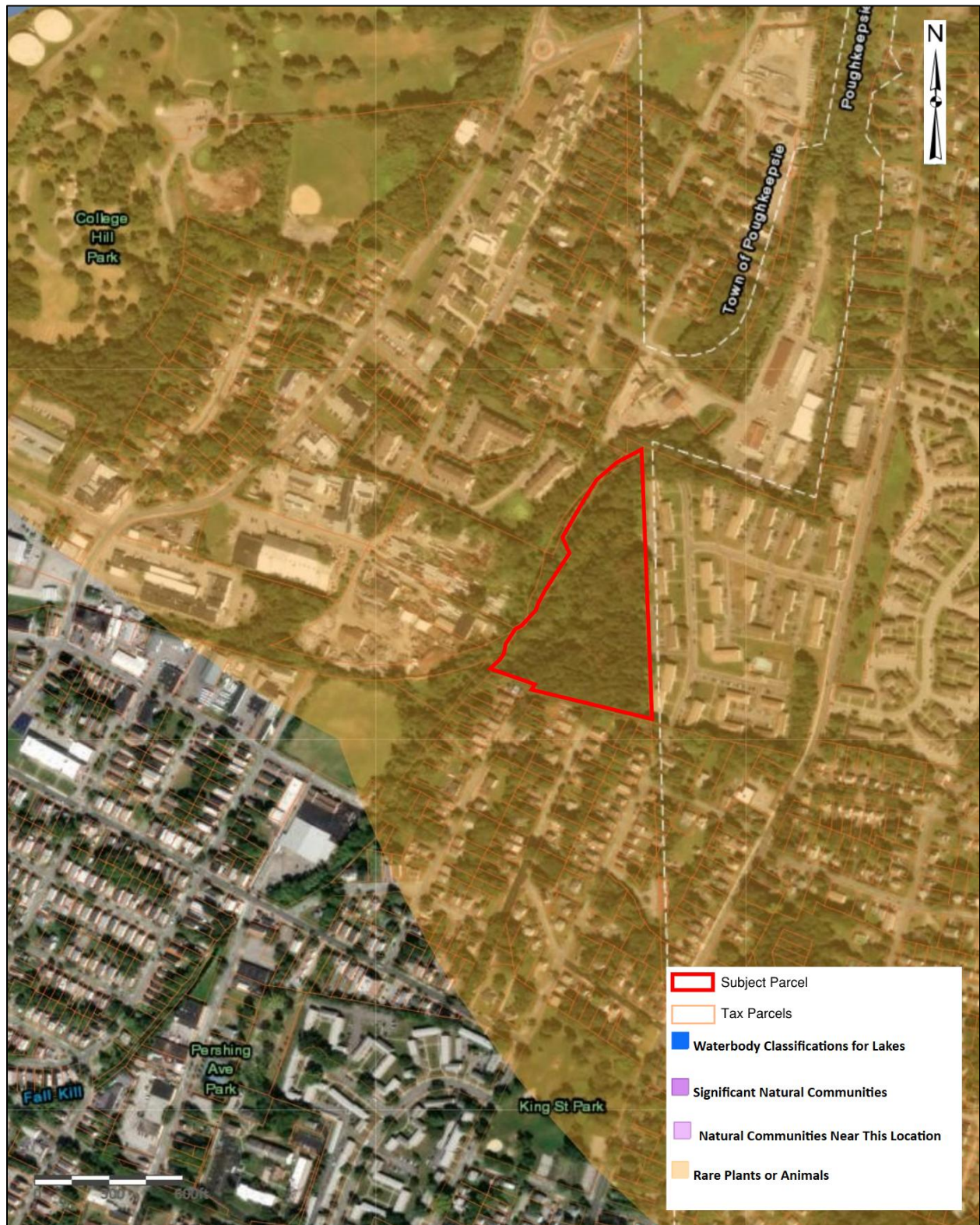
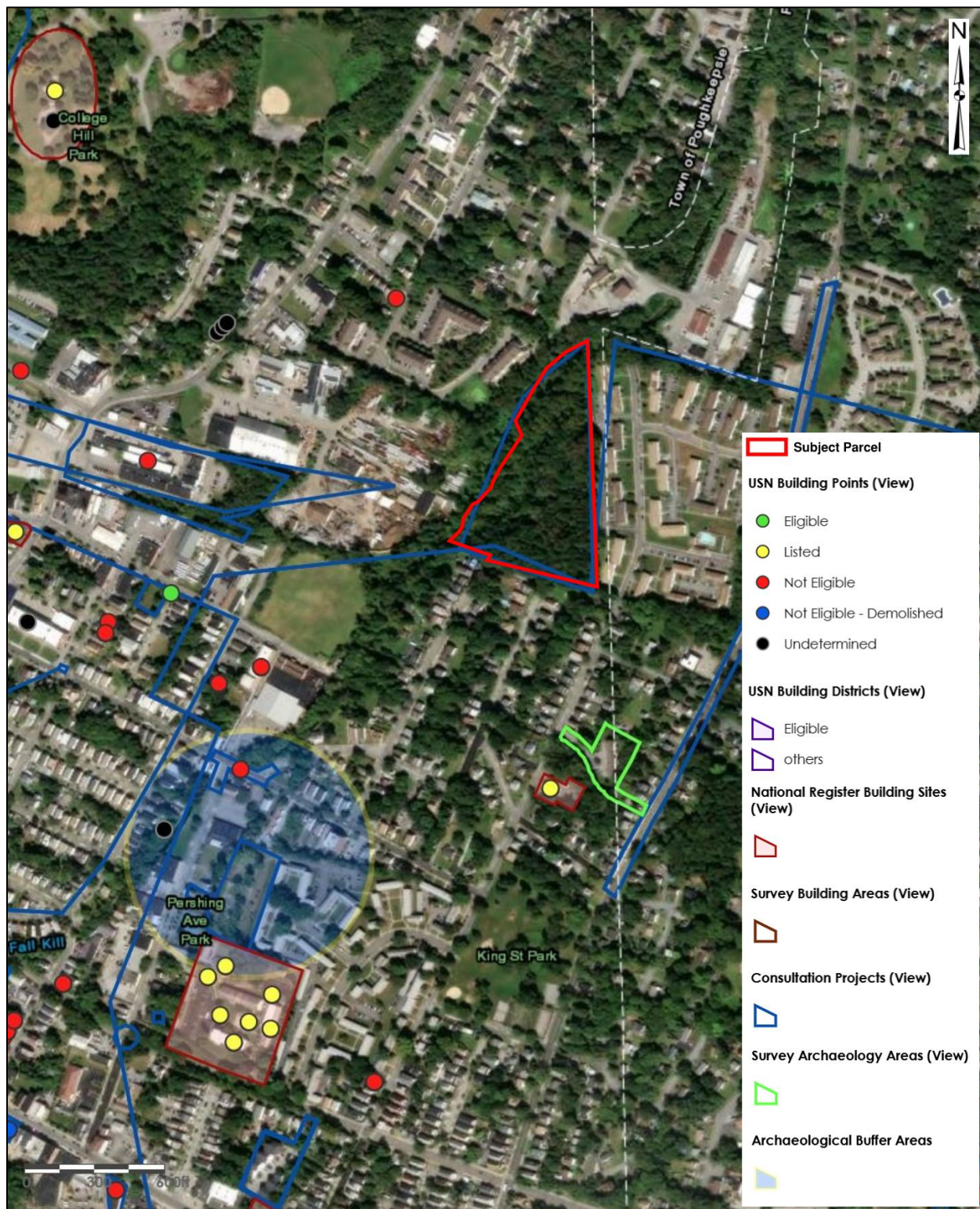


Figure 8: NYSOPRHP Cultural Resource Information System (CRIS) Map





ATTACHMENT A  
Councilwoman Flowers Letter of Support

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# 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  
5<sup>th</sup> Ward, City of Poughkeepsie  
(845) 505-2735/email: yflowers@cityofpoughkeepsie.com

## ATTACHMENT B Natural Resource Information

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*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*



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- 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.”<sup>1</sup> 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.

<sup>1</sup> 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.<sup>2</sup> 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

<sup>2</sup> *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.”<sup>3</sup> 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.

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<sup>3</sup> 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.”<sup>4</sup> 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

<sup>4</sup> 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.”<sup>5</sup> 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.”<sup>6</sup>

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

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

<sup>6</sup> 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

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Figure 1

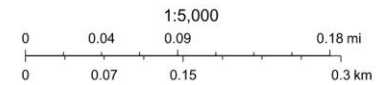
Geology and Soils\_Poughkeepsie NRI Map



12/12/2019, 11:58:32 AM

- City of Poughkeepsie Boundary
- Parcel Boundaries
- Soils
- Bedrock Geology**
- Graywacke, shale (Oag)
- Shale, argillite, siltstone (On)

Figure 1

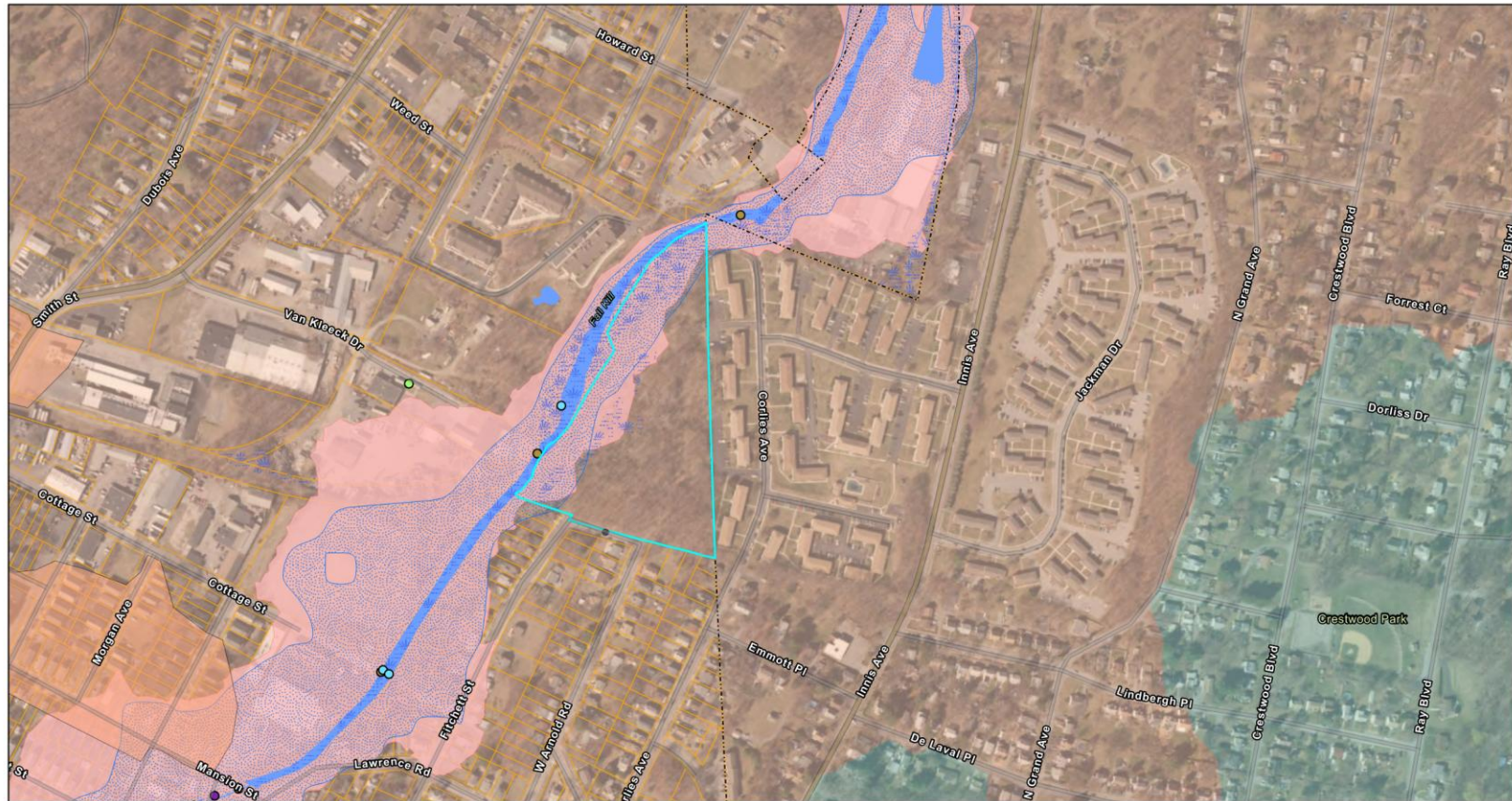


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Applicant  
 New York State, USDA FSA | 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



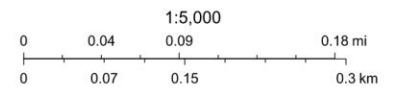
12/12/2019, 11:54:51 AM

- Parcel Boundaries
- City of Poughkeepsie Boundary
- MS4 Outfalls
- MSGP Facilities

- Stream Barriers**
  - No barrier
  - no score - missing data
- Streams**
  - Perennial Stream or Not Classified
  - Intermittent
- CSO Drainage Areas
- Wetlands

Figure 2

- Surface Water
- Riparian Buffers
- Flood Hazard Areas
- Watershed**
  - Casperkill Watershed
  - Fallkill Creek Watershed



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

Figure 3

Habitats\_Poughkeepsie NRI Map



12/12/2019, 12:00:44 PM

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Hudsonia Surface Water

Hudsonia Streams

Perennial Stream or Not Classified

Intermittent

Hudsonia Habitats

Developed

Cultural

Hardwood swamp

Constructed pond

Stream

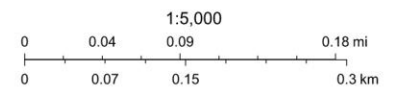
Upland shrubland

Upland hardwood forest

Upland mixed forest

Waste ground

Figure 3

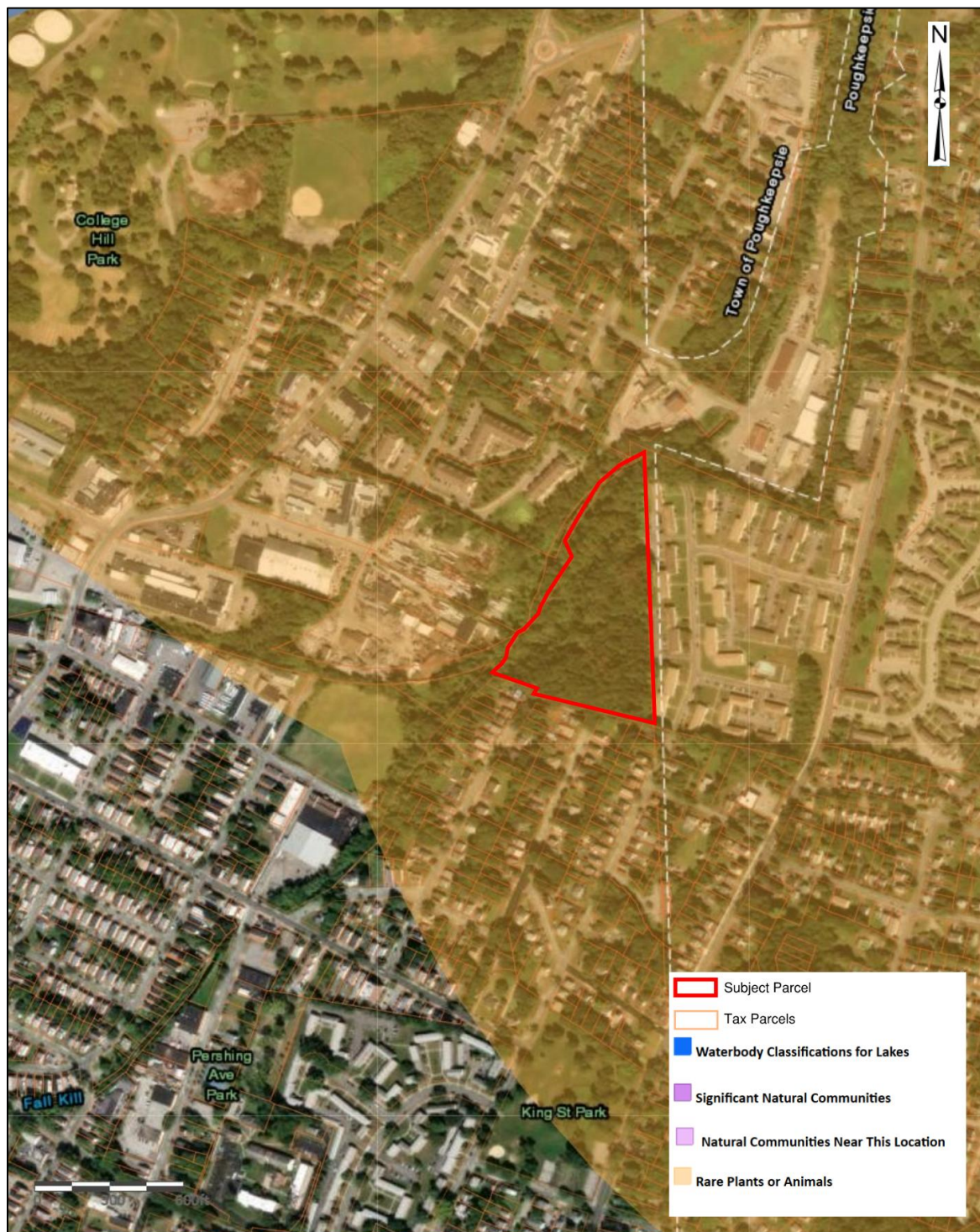


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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 |

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Figure 4  
NYSDEC Environmental Resource Map



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Figure 5

Land Use\_Poughkeepsie NRI Map



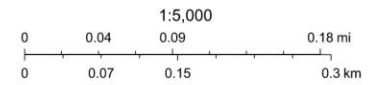
12/12/2019, 12:06:16 PM

City of Poughkeepsie Boundary

- Street Trees
- Street Trees - Ash, EAB Present
- Street Trees - Ash, EAB Symptoms Present
- Street Trees - Ash, EAB Symptoms Absent (Healthy)

- Street Trees - Ash, EAB Not Assessed
- New and Recent Development Projects
- Parks and Open Spaces
- Commercial
- Community Services
- Industrial
- Public Services
- Recreation and Entertainment
- Residential
- Vacant Land
- Water

Figure 5



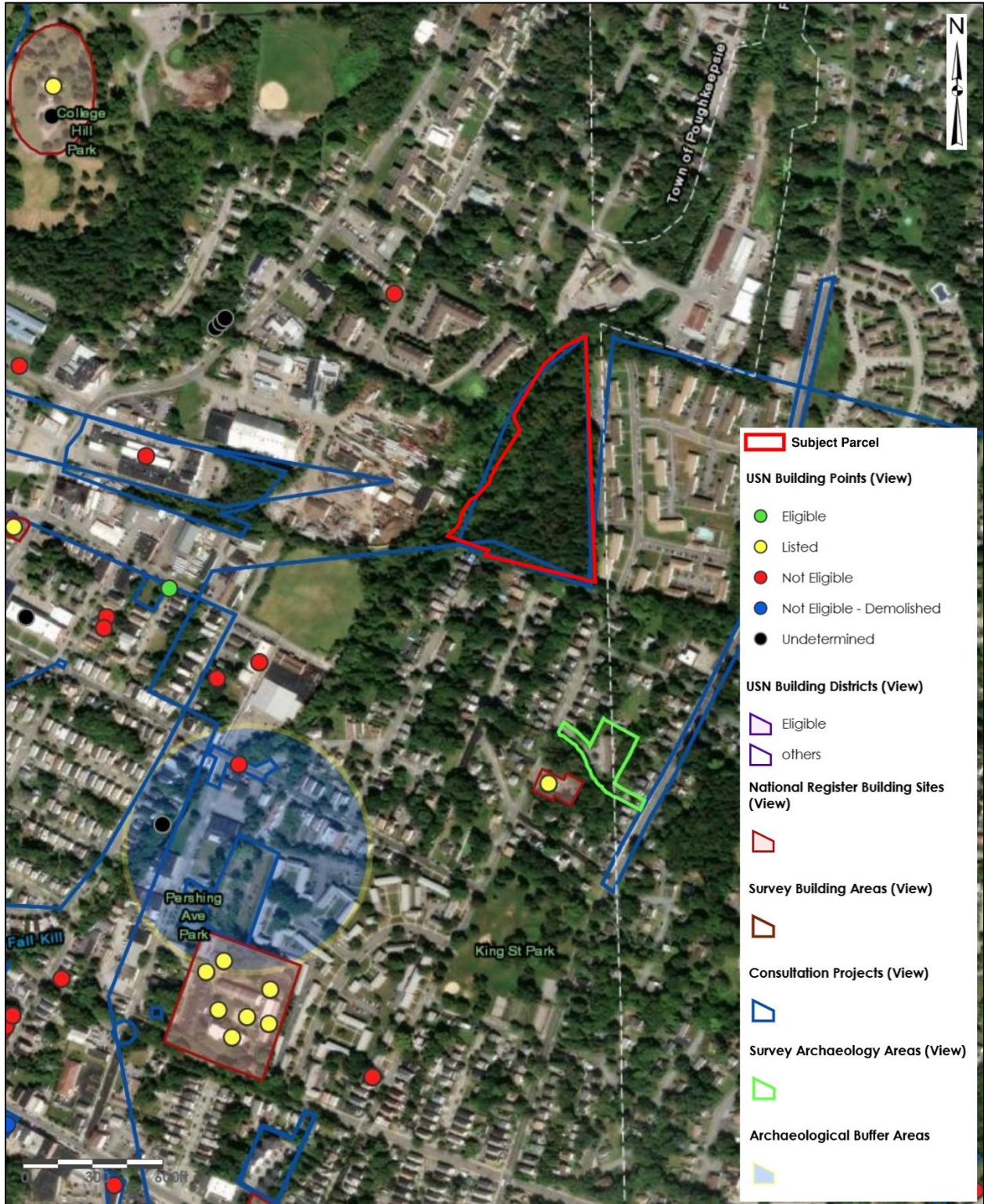
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Figure 6

NYSOPRHP Cultural Resource Information System (CRIS) Map



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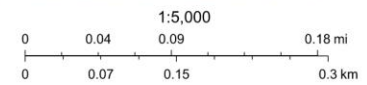
Figure 7

Historic Resources\_Poughkeepsie NRI Map



Figure 7

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



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

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Figure 8

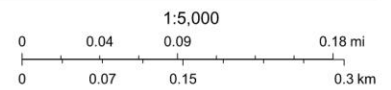
Recreational Resources\_Poughkeepsie NRI Map



Figure 8

12/12/2019, 12:11:49 PM

- Parcel Boundaries
- City of Poughkeepsie Boundary
- Trails
- Parks and Open Spaces



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 |

**ATTACHMENT A**  
**USFWS Official Species List**

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# 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](mailto:fw5es_nyfo@fws.gov)

3817 Luker Road  
Cortland, NY 13045-9385

NOT FOR CONSULTATION

# Endangered species

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

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

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

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

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

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

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

## Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	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 <sup>2</sup> and the Migratory Bird Treaty Act (MBTA) <sup>1</sup>. 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-incident-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. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	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  $0.05/0.25 = 0.2$ .

- 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.

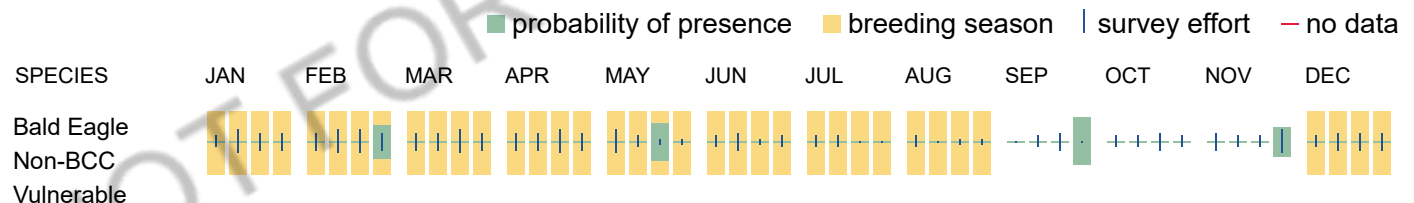
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

### 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) <sup>1</sup> 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

<p><b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i></p> <p>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.</p> <p><a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a></p>	<p>Breeds Dec 1 to Aug 31</p>
<p><b>Belted Kingfisher</b> <i>Megaceryle alcyon</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	<p>Breeds Mar 15 to Jul 25</p>
<p><b>Black-billed Cuckoo</b> <i>Coccyzus erythrophthalmus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/9399">https://ecos.fws.gov/ecp/species/9399</a></p>	<p>Breeds May 15 to Oct 10</p>
<p><b>Blue-winged Warbler</b> <i>Vermivora cyanoptera</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	<p>Breeds May 1 to Jun 30</p>
<p><b>Bobolink</b> <i>Dolichonyx oryzivorus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds May 20 to Jul 31</p>
<p><b>Canada Warbler</b> <i>Cardellina canadensis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds May 20 to Aug 10</p>
<p><b>Chimney Swift</b> <i>Chaetura pelagica</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds Mar 15 to Aug 25</p>
<p><b>Eastern Meadowlark</b> <i>Sturnella magna</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	<p>Breeds Apr 25 to Aug 31</p>
<p><b>Evening Grosbeak</b> <i>Coccothraustes vespertinus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds May 15 to Aug 10</p>

<p>Lesser Yellowlegs <i>Tringa flavipes</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/9679">https://ecos.fws.gov/ecp/species/9679</a></p>	Breeds elsewhere
<p>Prairie Warbler <i>Setophaga discolor</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31
<p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Sep 10
<p>Rose-breasted Grosbeak <i>Pheucticus ludovicianus</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds May 15 to Jul 31
<p>Semipalmated Sandpiper <i>Calidris pusilla</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds elsewhere
<p>Wood Thrush <i>Hylocichla mustelina</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Aug 31

## Probability of Presence Summary

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

### Probability of Presence (■)

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

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

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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.

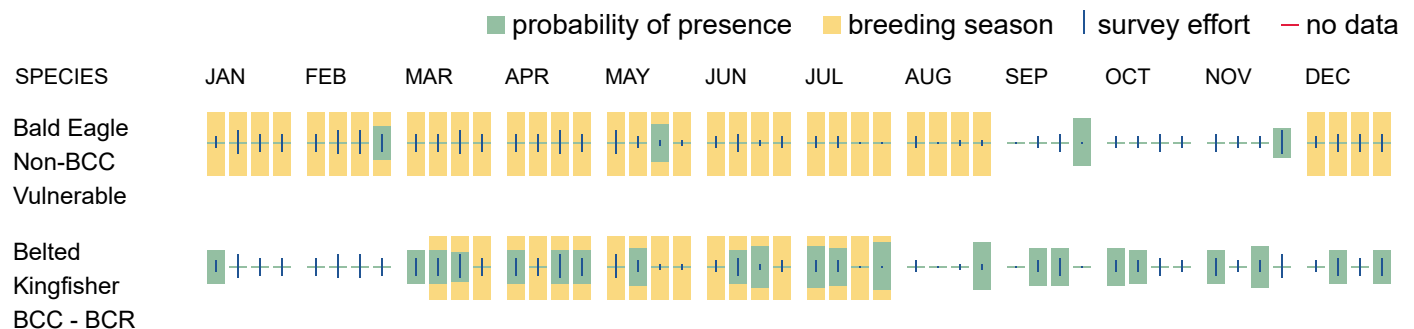
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

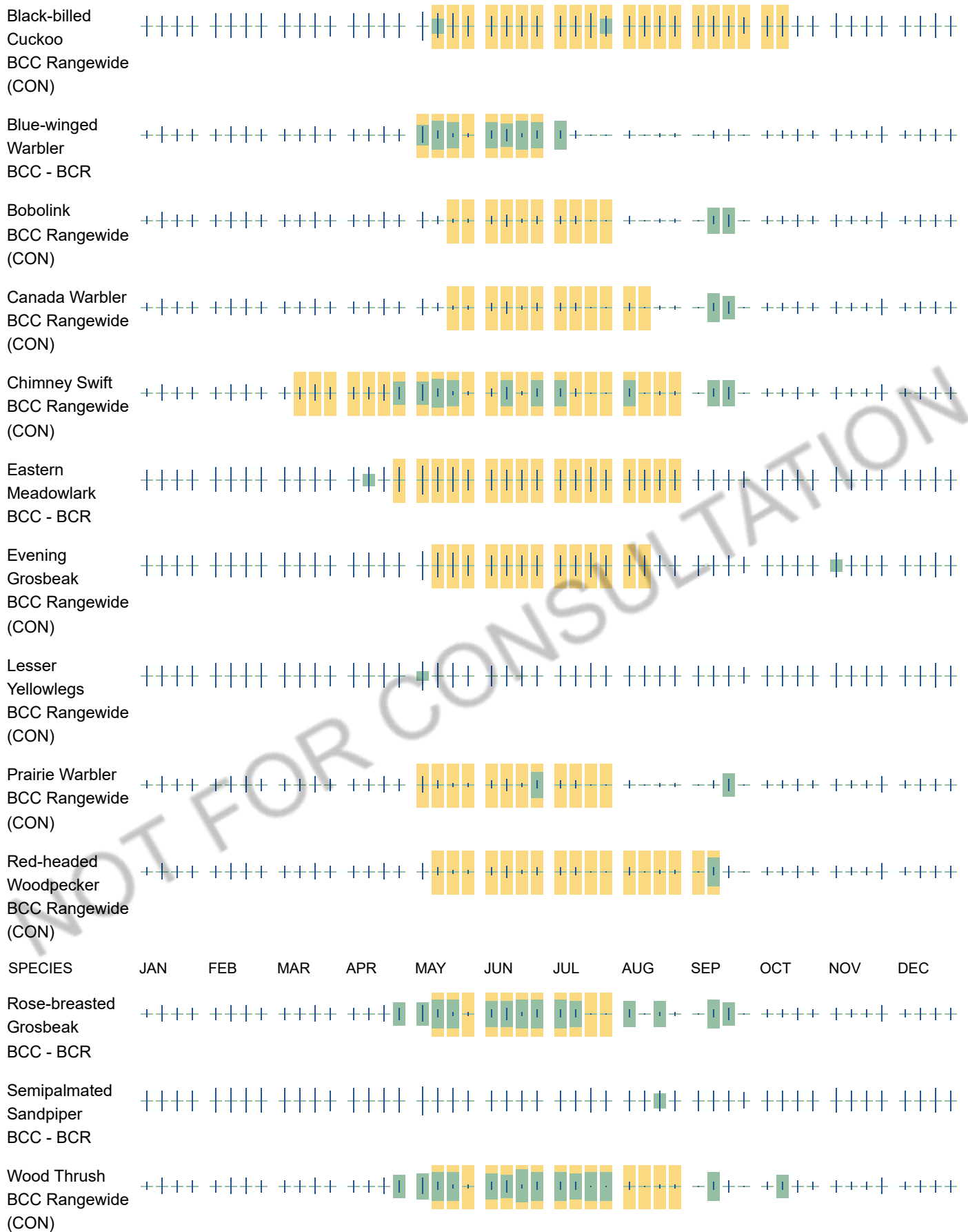
### No Data (-)

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.





## 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.



# City of Poughkeepsie Waterfront Assessment Form (WAF)

## A. INSTRUCTIONS

1. Applicants, or, in the case of direct actions, City agencies shall complete this Waterfront Assessment Form for proposed actions which are subject to the LWRP Consistency Review Law. This assessment is intended to supplement other information used by a City agency in making a determination of consistency with the policy standards set forth in the LWRP Consistency Review Law.
2. Before answering the questions in Section C, the preparer of this form should review the policies and policy explanations contained in the City of Poughkeepsie Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the offices of the City Clerk and posted on the city's website. A proposed action should be evaluated as to its beneficial and adverse effects upon the Waterfront Revitalization Area (WRA) and its consistency with the policy standards.
3. If any question in Section C on this form is answered "yes", the proposed action may affect the achievement of the LWRP policy standards contained in the Consistency Review Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

## B. DESCRIPTION OF SITE AND PROPOSED ACTION

1 Describe nature and extent of action:

The proposed construction of a 63-apartment unit clustered multifamily development within two buildings with two accesses off Milton Street.

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

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

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

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- c. Permit, approval, license, certification

City of Poughkeepsie Common Council - Rezoning from RNA to RND;

City of Poughkeepsie Planning Board - Site Plan Approval;

City Engineering Dept. - Curb Cut approval; City Zoning Administrator - Floodplain development

- d. Agency undertaking action:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- a. Name of applicant

Maselo Realty, LLC (Simon Abikhzer)

- b. Mailing address:

18 Eastview Road

Monsey, NY 10952

- c. Telephone number:

( 845 ) 341-7395

- d. Property tax number:

131300-6162-73-623227

- e. Application number, if any:

\_\_\_\_\_

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

Yes  No

If yes, which State or federal agency? NYS Department of Environmental Conservation:

GP-0-25-001,

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

Milton Street, City of Poughkeepsie, New York

6. Size of site (acres): 8.713 acres

7. Amount (acres) of site to be disturbed: 5.26 acres

8. Present land use: Undeveloped

9. Present zoning classification: Residential Neighborhood A (RNA)

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): The project site consists of vacant wooded land. The surficial geology of the site features a bedrock outcrop which is proposed to be removed to accommodate all construction (as shown on the concept plan). Fallkill Creek runs along the western property line and within the property for approximately 200 linear feet. There are approximately 0.788 acres of wetland (associated with the Fallkill Creek) located along the western site boundary, characterized as forested floodplain. No significant adverse impacts to wetlands or to the NYSDEC Fallkill Creek will occur as part of the proposed action.
11. Percentage of site that contains slopes of 15% or greater: Approximately 33% of site
12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?  
 (a) Name Fallkill Creek runs along the western property line and within the property for approximately 200 linear feet. There are approximately 0.788 acres of  
 (b) Size (in acres) wetland (associated with the Fallkill Creek) located along the western site boundary, characterized as forested floodplain.
13. Is the property serviced by public water? Yes X No
14. Is the property serviced by public sewer? Yes X No

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

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

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

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

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

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

3(b), 4(n), and 4(p): Approximately 5.26 acres of disturbance are proposed. 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.  
3(l): 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. As mentioned, a SWPPP will be prepared.  
4(a) and 4(c): A public wooded path will be provided.  
3(h) and 4(g): 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. Due to the lack of channelization, this area floods readily without harming buildings or roads. Approximately one-third of the property falls within the City's flood area boundary. According to FEMA Community Panel Number 36027C0358E information (effective 5/12/2012), 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.  
4(j): Municipal water and sewer service currently serve the project site.

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

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

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

Preparer's Name (Please print) : Caren LoBrutto, LaBella Associates

Affiliation: Agent for Project Applicant

Telephone Number: ( 845 ) 486-1458

Date: January 14, 2026