City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers
Tuesday, February 24, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of :

- December 17, 2025 Meeting Minutes

- January 27, 2026 Meeting Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 488 MAIN STREET: SITE PLAN

IV. REVIEW OF RESOLUTIONS

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

Application from EFDS Realty Corp for the subdivision, site plan and special permit review to reconfigure fourteen lots into three lots of record. One lot, 654 Main Street, would retain the existing grocery store. Another lot, 698 Main Street, is to contain a mixed-use building with commercial space on the first floor and 7 dwelling units. The third lot is to front Reynolds Avenue and contain 18 dwelling units. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three

properties, File #PB2024-006

2. 306-316 MAIN STREET: SITE PLAN

Application for site plan review for the construction of a six-story mixed-use building on two lots currently being utilized as a one-story office building and a two-story commercial building. The proposed development is to include 120 apartment units, 14,809 SF of ground floor commercial space and resident amenity space. Owner/Applicant; 316 Main LLC Consultant; KARC Planning Consultants; Grid # 6162-77-091064 Zoning District: PID-HC File #PB2024-059. Approved March 25, 2025

3. 49 & 85 CIVIC CENTER PLAZA: SITE PLAN

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

V. SEQRA REVIEW

1. 271 CHURCH STREET: SITE PLAN & SUBDIVISION

Application for subdivision and site plan review relative to the proposed subdivision of the property into two lots of record, Lot 1 to contain the existing two family dwelling and Lot 2, a flag lot, on which a four family dwelling will be constructed. The project includes shared access/egress from Church Street to two off-street parking areas each serving its own lot. Owner/Applicant: 271 Church Street; Consultant: KARC Planning Consultants; Grid #6161-23-259941; Zoning District: RNC; File #PB2025-134 & 2025-135

2. 208 N HAMILTON STREET: SITE PLAN

Application for site plan review for the proposed conversion of an existing former mixed-use building as a six unit multiple dwelling, including the creation of a shared driveway and off-street parking area with 210 North Hamilton. Owner/Applicant: NAJAW LLC; Consultant: Jason Lichwick Architecture PLLC; Grid # 6162-55-267439; Zoning District: W-G; File #PB2026-016

3. 210 N HAMILTON STREET: SITE PLAN

Application for site plan review for the proposed conversion of the existing two family dwelling to a three family dwelling, including the creation of a shared driveway and off-street parking area with 208 North Hamilton. Owner/Applicant: Christine Holdings LLC; Consultant: Jason Lickwick Architecture PLLC; Grid # 6162-55-268444; Zoning District: W-G; File

#PB2026-017

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 396 MAIN STREET: FAÇADE REVIEW

Application for review of the proposed modifications to the façade of 396 Main Street. Owner/Applicant; Wally Alrowhani, Grid # 6162-78-174029; Zoning District: PID-A, File #2025-044

2. 185 SMITH STREET: SITE PLAN

Application for the proposed expansion of an existing nonconforming automobile repair facility, including additions to the building and reconfiguration of the parking lot. Owner: Ricky Autobody Inc. Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid # 6162-65-510286; Zoning District: RNC; File #PB2025-112

3. 16 PERSHING AVENUE: SITE PLAN

Application for the proposed expansion of an existing nonconforming automobile repair facility including an addition to the building and reconfiguration of the parking lot and on-site traffic circulation. Owner: AJ Autobody LLC; Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid #PB2025-113; Zoning District: MU5; File #PB2025-113

4. 287 & 307 SOUTH AVENUE: SITE PLAN

Application for the proposed construction of a five-story residential development to contain 82 dwelling units and accessory structured parking. Owner/Applicant: PK South Ace LLC; Consultant: KARC Planning Consultants; Grid# 6061-60-974481 & 6061-60- 982453; Zoning District: CD; File #PB2025-132

5. 584 MAIN STREET:SITE PLAN AMENDMENT/FAÇADE REVIEW

Application for review of amended as-built elevations at 584 Main Street. Owner/Applicant: 584 Main Street, LLC; Consultant: Kevin Yereance, Architect; Grid # 6161-24-439917; Zoning District: MU-5; File #2025-133

6. MILTON STREET LOT # 6162-73-623227: REZONING

Referral from the Common Council for SEQRA review of an application for the rezoning of a vacant parcel (# 6162-73-623227) on Milton Street from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND) to allow the construction of two multifamily buildings containing a total of 63 units between them. Site Plan Review follows the rezoning by the Council. Owner/Applicant: Maselo Realty, LLC/Simon Abikhzer; Consultant: LaBella

Associates/Caren LoBrutto); Grid #6162-73-623227; Zoning District: RNA to RND requested; File #PB 2025-140

VII. ADJOURNMENT

1. Meeting Adjourned to March 24th, 2026

City of Poughkeepsie Planning Board Meeting
DRAFT Minutes

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

I. ROLL CALL

Present: Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
Excused: Member Peña Member Egan, Member Veltre
Consultant: Chris Kroner, MASS Design
Staff:
Rebecca Valk, Corporation Council
Europa McGovern, Commissioner of Development
Tyler Maegerle, City Planner
Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

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

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

Minutes of December 17, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Peña Member Egan, Member Veltre
Result:	**Passed**

III. EXTENSION REQUESTS

1. 31 & 39 MARKET STREET

The conversion of the existing office buildings at 31 and 39 Market Street to a mixed-use building with restaurants, box office/lobby space and office space of the first floors, and a total of 49 dwelling units of the upper floors, including construction of two additional stories on the building at 39 Market Street and the

combining of the two lots into a single lot of record. Owner/Applicant: 31 Market LLC; Consultant: Natalie Quinn, KARC Planning Consultants; Grid # 6162-77-030072 and 031066; Zoning District: PID-HC; File #2024-061

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

Minutes of December 17, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Peña Member Egan, Member Veltre
Result:	**Passed**

2. 47-51 CANNON STREET:SITE PLAN

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

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

Minutes of December 17, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Peña Member Egan, Member Veltre
Result:	**Passed**

IV. REVIEW OF RESOLUTIONS

1. 136 PARKER AVENUE: SITE PLAN

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

Presenting: Amy Bombardieri, Day Stokosa Engineering, PPLC

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

Minutes of December 17, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Peña Member Egan, Member Veltre
Result:	**Passed**

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

1. 488 MAIN STREET: SITE PLAN

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

Presenting: Mary Linge, Hudson River Housing
Andrew Learn, CPL, Architecture, Engineering, Planning

A motion to Open the public hearing was made by Member Holland and seconded by Member Andujar- McNeil.

Minutes of December 17, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Peña Member Egan, Member Veltre
Result:	**Passed**

Speaker: Laurie Sandow

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

Minutes of December 17, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
No/Nay:	None

Abstain:	None
Absent:	Member Peña Member Egan, Member Veltre
Result:	**Passed**

2. 141 NORTH WATER STREET: SITE PLAN

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

Presenting: Natalie Quinn, KARC Planning Consultants, Inc.
Sean O'Connell, Anderson Design Group

A motion to Open the public hearing was made by Member Holland and seconded by Member Andujar- McNeil.

Minutes of December 17, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Peña Member Egan, Member Veltre
Result:	**Passed**

Speaker: Laurie Sandow

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

Minutes of December 17, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Peña Member Egan, Member Veltre
Result:	**Passed**

VI. SEQRA REVIEW

1. 49 & 85 CIVIC CENTER PLAZA: SITE PLAN

Application for site plan review for the expansion and reconfiguration of the existing accessory parking lots at 49 and 85 Civic Center Plaza.

Owner/Applicant: Journal Plaza LLC/ Page Park Associates LLC; Consultant: KARC Planning, Kelly Libolt & LRC Group; Grid # 6162-69- 065177 & 6162-69-090193; Zoning District: PID-B; File # PB2025-126

Presenting: Natalie Quinn, KARC Planning Consultants, Inc.
John Morrow, KARC Planning Consultants, Inc.

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

Minutes of December 17, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Peña Member Egan, Member Veltre
Result:	**Passed**

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

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

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

Presenting: Brandon Petrella, Mauri Architects

A motion to schedule a public hearing Tuesday 1/27/26 was made by Member Andujar- McNeil and seconded by Member Holland.

Minutes of December 17, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
No/Nay:	None

Abstain:	None
Absent:	Member Peña Member Egan, Member Veltre
Result:	**Passed**

VIII. ADJOURNMENT

1. Meeting adjourned to January 27, 2026

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

Minutes of December 17, 2025 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Peña Member Egan, Member Veltre
Result:	**Passed**

The City of Poughkeepsie
New York

Planning Board Meeting Minutes

Tuesday, January 27, 2026 **6:00 PM** **Common Council Chambers**

I. ROLL CALL

Present: Chair Saylor, Member Pena, Member Veltre, Member Petsas (arrived 6:13), Member Egan (Left 7:32)
Excused: Andujar-McNeil, Member Holland
Absent: Member Smith

Staff:
Joanna Longcore, Assistant Corporation Counsel
Tyler Maegerle, City Planning
Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

1. Approval of December 17, 2025 Meeting Minutes

Vote postponed to February 24th meeting

III. ADJOURNED APPLICATION REVIEW/ PUBLIC HEARINGS

1. 488 MAIN STREET: SITE PLAN

IV. REVIEW OF RESOLUTIONS

1. 141 NORTH WATER STREET: SITE PLAN

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

Presenting: Natalie Quinn and Jozlyn Young, KARC Planning Consultants, Inc.

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

Minutes of January 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Holland, Member Smith
Result:	**Passed**

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

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

Application from EFDS Realty Corp for the subdivision, site plan and special permit review to reconfigure fourteen lots into three lots of record. One lot, 654 Main Street, would retain the existing grocery store. Another lot, 698 Main Street, is to contain a mixed-use building with commercial space on the first floor and 7 dwelling units. The third lot is to front Reynolds Avenue and contain 18 dwelling units. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties, File #PB2024-006

Presenting: Brandon Petrella, Mauri Architects PC

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

Minutes of January 27, 2026 -VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil , Member Holland, Member Smith
Result:	**Passed**

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

Minutes of January 27, 2026 -VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil , Member Holland, Member Smith
Result:	**Passed**

VI. SEQRA REVIEW

1. 185 SMITH STREET: SITE PLAN

Application for the proposed expansion of an existing automobile repair shop and accessory parking lot. Owner: Ricky Autobody Inc. Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid# 6162-65-51028;6Zoning District: R&D; File #PB2025-112

Presenting: Cory Fikori, Applicant's Attorney
Pedro Pietro, Studio 90 Design
Devanand Jaikarran, Owner

A motion to declare Lead Agency in regards to SEQRA was made by Member Egan and seconded by Member Veltre.

Minutes of January 27, 2026 -VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Holland, Member Smith, Member Chris Petsas
Result:	**Passed**

2. 16 PERSHING AVENUE: SITE PLAN

Application for a proposed addition to an existing automobile repair shop including a new one story attached parking garage. Owner: AJ Autobody LLC; Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid #PB2025-113; Zoning District: MUS; File #PB2025-113

Presenting: Cory Fikori, Applicant's Attorney
Pedro Pietro, Studio 90 Design
Devanand Jaikarran, Owner

A motion to declare Lead Agency regarding SEQRA was made by Member Egan and seconded by Member Veltre.

Minutes of January 27, 2026 -VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Holland, Member Smith
Result:	**Passed**

3. MILTON STREET LOT# 6162-73-623227: REZONING
Referral from the Common Council for SEQRA review of an application for the rezoning of lot# 6162-73-623227 from Residential Neighborhood A to Residential Neighborhood D, and the construction of two multifamily buildings including 63 units between them. Application for site plan review for new construction of two multi family developments. Owner/Applicant:Maselo Realty, LLC; Consultant: LaBella Associates; Grid #PB2025- 113; Zoning District: RNA; File #2025-140

Presenting: Caron Labrutto, LaBella Associates
Jared Rizzi, Engineer with LaBella Associates
Ken Stenger, Attorney for applicant

A motion to declare Lead Agency regarding SEQRA was made by Member Egan and seconded by Member Veltre.

Minutes of January 27, 2026 -VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Holland, Member Smith
Result:	Passed

4.287 & 307 SOUTH AVENUE: SITE PLAN
Application for the proposed construction of a five-story residential development to contain 82 dwelling units and accessory structured parking. Owner/Applicant: PK South Ace LLC; Consultant: KARC Planning Consultants; Grid# 6061-60-974481 & 6061-60- 982453; Zoning District: CD; File #PB2025-132

Presenting: Natalie Quinn and Jozlyn Young, KARC Planning Consultants, Inc.

A motion to declare Lead Agency regarding SEQRA was made by Member Egan and seconded by Member Pena.

Minutes of January 27, 2026 -VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil , Member Holland, Member Smith
Result:	**Passed**

A motion to set a $3,0000 architectural review escrow was made by Member Petsas and seconded by Member Pena.

Minutes of January 27, 2026 -VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil , Member Holland, Member Smith
Result:	**Passed**

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 49 & 85 CIVIC CENTER PLAZA: SITE PLAN
Application for site plan review for the expansion and reconfiguration of the existing accessory parking lots at 49 and 85 Civic Center Plaza. Owner/Applicant: Journal Plaza LLC/ Page Park Associates LLC; Consultant: KARC Planning, Kelly Libolt & LRC Group; Grid# 6162-69-065177 & 6162-69-090193; Zoning District: PID-B; File#PB2025-126

Presenting: Natalie Quinn and John Morrow, KARC Planning Consultants, Inc.

A motion to reaffirm the Negative Declaration regarding SEQRA was made by Chair Saylor and seconded by Member Veltre.

Minutes of January 27, 2026 -VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Holland, Member Smith, Member Shane Egan
Result:	**Passed**

2. 584 MAIN STREET:SITE PLAN AMENDMENT/FACADE REVIEW

Application for review of amended as-built elevations at 584 Main Street. Owner/Applicant:584 Main Street, LLC; Consultant: Kevin Yereance, Architect; Grid# 6161-24-439917; Zoning District: ; File #2025-133

Presenting: Wulf Lukerath, Applicant

VIII. ADJOURNMENT

1. Meeting Adjourned to Tuesday, February 24, 2026

A motion to Adjourn was made by Member Veltre and seconded by Member Petsas.

Minutes of January 27, 2026 -VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Holland, Member Smith, Member Egan
Result:	**Passed**

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

RECEIVED
AUG 12 2024
By

Application for Site Plan, Special Permit & Facade Approval

PB2024-006

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

I. **PROPERTY ADDRESS:** 654 Main Street

II. **PROPERTY OWNER:** EFDS Realty Corp
ADDRESS: PO Box 868
Newburgh
NY, 12551 (state and zip code)
PHONE NUMBER: (646) 358-9089 (include area code)

III. **NAME OF APPLICANT:** Jay Diesing, RA AIA - Mauri Architects PC
ADDRESS: 73 Mansion Street
Poughkeepsie
NY, 12601 (state and zip code)
PHONE NUMBER: (845) 452-1030 (include area code)
EMAIL ADDRESS: _____

PAID
JAN 31 2024

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

IV. **CONSULTANT:** Mauri Architects PC
ADDRESS: 73 Mansion Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: (845) 452-1030 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):
New Apartment and Mixed-Use (Commercial / Multi-Family) Buildings

VI. **ZONING DISTRICT:** C-2A, R-4

(Proceed to XVII for special permit & façade approval only)

PROJECT INFORMATION

New construction: _____X_____(yes)_____ (no)

Change of use:_____ (yes) _____X_____ (no)

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

Alteration:_____ (yes) _____X_____ (no)

Cost of Construction: $ 4,700,000.00 (Estimated)

LOT AND BULK INFORMATION:

Lot area: 2.92 +/- (acres) 127,410 +/- (square feet)
(Total of all combined lots)

Building Footprint: 10,486 (proposed square feet for new construction)
(Total of two proposed buildings)
N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

10,486 (total building footprint, square feet)
(Total of two proposed buildings)

Lot Coverage: See Site Plans (percentage, building coverage only)

Gross Floor Area: 24,402 (proposed square feet for new construction)
(Total of two proposed buildings)
N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

24,402 (total gross floor area, square feet)
(Total of two proposed buildings)

Building Height: 3 (Mixed use-Main St) 2 (Apartment-Reynolds Ave) (stories) 40'-0" +/- 30'-0" +/- (feet)

Floor Area Ratio: See Site Plans (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 45
(Total of two proposed lots)

B) Number of Off-Street Parking Spaces provided: 54
(Total of two proposed lots)

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

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

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

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

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

_____ (Yes) __X___ (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 8
(Total of two proposed buildings)

Number of one (1) bedroom units: 15
(Total of two proposed buildings)

Number of two (2) bedroom unit's 2
(Total of two proposed buildings)

Number with three or more bedrooms: N/A

Total number of units: 25
(Total of two proposed buildings)

C) Is funding public? ____ Yes __X__ No
If yes, describe funding source: _____

X. OFFICE PROPOSALS (____ Medical/Dental ____ Professional ____ Business) - N/A

A) Number of Employees: _____
B) Number of doctors/dentists/medical practitioners: _____
C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS - N/A

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail __X___ Wholesale _____)

A) Type of Mercantile (specify): TBD

B) Number of Employees: TBD

C) Days/Hours of Operation: TBD

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS - N/A

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific): - N/A

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

_____ 9 Aug 24

Signature of Applicant Date

MARTIN J DIESING AIA
RICHARD K TOMPKINS AIA

December 3, 2025

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

RE: Proposed Lot Line Adjustments & Commercial / Multi-Family Development at:
654 Main Street, Poughkeepsie, NY 12601
Parcel #6161-33-543870

Dear Chairperson Saylor and Planning Board Members,

Enclosed for your review are updated plans and related documents regarding the above referenced project. Since our last meeting, the project has received Zoning Variances from the City Zoning Board of Appeals for relief of Parking requirements and Interior Lot Line Landscaping. In addition, we had a productive on-site meeting with MASS Design Group, Planning Board Architectural Consultant, to discuss the aesthetic features of the project.

Our office is in receipt of comment letters from various City Departments regarding the project. Following is an outline of those comments along with detailed responses to each:

City Engineering Department Comment Letter dated May 9, 2024:

1. Verify proposed water and sewer services are sufficient for the proposed development. Provide documentation from design professional to verify. Include discussion of fire flow.

   Response: The proposed services are sufficient, refer to attached letter from CBK Engineering, dated December 2, 2025.

2. Verify existing water utility is acceptable for proposed development. Flow data is available from the fire department. Provide documentation from a design professional to confirm. Include a discussion of domestic and fire flows.

   Response: The existing water utility service is sufficient for the required fire flow, refer to attached letter from CBK Engineering, dated December 2, 2025.

3. Verify water service for the former Pickwick Pub has been abandoned at the main.

   Response: Notations to verify the proper abandonment of the former water service, in accordance with City of Poughkeepsie standards, have been added to the Civil Plans, refer to Sheet CP-2.

4. Provide monumentation of property corners along City ROW.

   Response: Notations to provide the requested monumentation have been added to the Civil Plans, refer to Sheet CP-1.

5. Provide invert elevations for storm and sanitary sewer structures and pipe diameters on Main Street and Reynolds Road.

   Response: The requested invert elevations and pipe diameters have been added to the Civil Plans, refer to Sheets CP-1 and CP-2. Inverts are per City of Poughkeepsie Storm Drainage Improvements As-Built Drawings as prepared by Blasland, Bouke and Lee, Inc. dated 1999. Elevations have been adjusted to NAVD88 per Rite Aid Pharmacy Plan prepared by Chazen Companies, last revised January 9, 1996, as well as survey prepared by Hillriegel Land Surveying, last revised November 17, 2025.

6. Show roof leaders on site plan and discharge locations.

   Response: Roof leaders and discharge locations are shown on the Civil Plans, refer to Sheet CP-1.

7. Show water main pipe diameters on Main Street and Reynolds Road.

   Response: Water main pipe diameters have been added to the Civil Plans, refer to Sheets CP-1 and CP-2.

8. Show fire hydrant at 699 Main Street on site plan.

   Response: A Proposed Fire Aerial Access Plan has been added to the drawing set, the nearest hydrants and their associated identification numbers are indicated on this plan, refer to Sheet PB-5.

9. New sanitary sewer service connections are shown to manholes. This is not typically permitted. Connections should be made to the main with a wye connection or tapping saddle.

   Response: Sanitary service connections are now shown directly to the main with wye connection, refer to Sheet CP-1 and Sanitary Sewer Lateral Service Connection Detail 17 on Sheet CP-3.

10. Replace the damaged sidewalk at Main Street adjacent to the former Pickwick Pub (698 Main Street).

    Response: Notations to remove and replace this portion of sidewalk (asphalt patched section) and adjacent portions as required for new building services have been added to the drawing set, refer to the Civil Plans and Sheet PB-2.

11. Formally abandon curb cuts at former Pickwick Pub and on Reynolds Avenue. They should be replaced with full reveal curb and appropriately graded sidewalk at Main Street and topsoil/seed at Reynolds Avenue.

    Response: Notations to remove the two abandoned curb cuts and construct new concrete walks, curbing and seeded lawn areas have been added to the drawing set, refer to the Civil Plans and Sheets PB-2 and PB-3.

12. Verify water service to Pickwick Pub was abandoned at the main per the detail on CP-3.

    Response: Notations to verify the proper abandonment of the former water service, in accordance with City of Poughkeepsie standards, have been added to the Civil Plans, refer to Sheet CP-2.

13. Show existing parking lot drainage complete to discharge location. Verify drainage discharges to storm sewer. The parking lot catch basin shown southeast of the grocery store appears to be filled with concrete. Please verify and revise the site plan accordingly.

    Response: The referenced existing catch basins are to be abandoned. Notations for the existing catch basins to be removed, or broken and filled with clean fill, and paved over have been added to the Civil Plans, refer to Sheet CP-2.

14. If existing site drainage is found to cross proposed property lines a utility agreement will be needed.

    Response: Comment noted. All properties are held by the same Owner, and they will have their legal team prepare and file the required stormwater easements. We kindly request that this be a condition of approval.

15. Post development stormwater runoff rates shall not exceed predevelopment. Provide brief stormwater report to validate. Green infrastructure and pretreatment are encouraged. Hoods at catch basins to prevent floatables from discharging to the City MS4 are required at a minimum.

    Response: The proposed plan reduces impervious surfaces from existing conditions by 4,700 SF and converts them into green space. This reduction in impervious surface will provide additional area for surface water infiltration which both treats stormwater and reduces post-development stormwater runoff rates. Hoods have been added to the Civil Plans for all new catch basin outlet pipes refer to Proposed Catch Basin Hood Detail 3 on Sheet CP-2.

16. Indicate pavement edges for utility connections are to be sawcut.

    Response: Notations identifying the saw-cut requirement have been added to the drawing set, refer to the Civil Plans and Partial Site Plan – Removals on Sheet PB-2.

17. The parking lot crosses property boundaries and there appears to be no physical delineation. Is an agreement or easement in place for shared lots. Has an access agreement been granted for the parking spaces adjacent to the proposed 3 story mixed-use building.

    Response: Comment noted. All properties are held by the same Owner, and they will have their legal team prepare and file the required access easements and shared parking agreements. We kindly request that this be a condition of approval.

City Fire Department Comments received via email on May 24, 2024:

- 698 Main St.-Commercial first floor with 7 dwelling units:

1. Fire Department Connection on main street side of building fronting Main street.

   Response: The requested connection has been identified on the Proposed Fire Aerial Access Plan, refer to Sheet PB-5.

2. Knox Box, location at later date

   Response: Comment noted. A notation identifying this requirement has been added to the Proposed Fire Aerial Access Plan, refer to Sheet PB-5.

- 28 Dwelling Unit Fronting Reynolds-

3. What will the address be? Main or Reynolds?

   Response: The building will be addressed on Reynolds Avenue. 911 addressing is pending the lot line adjustment and will be required to identify the final street number (plans currently show 26 Reynolds Avenue).

4. Fire Department Connection on Main Street side of proposed building, corner closest to Market Fresh.

   Response: The requested connection has been identified on the Proposed Fire Aerial Access Plan, refer to Sheet PB-5.

5. Knox Box location at later date

   Response: Comment noted. A notation identifying this requirement has been added to the Proposed Fire Aerial Access Plan, refer to Sheet PB-5.

6. Show on plan- that Ladder truck can make swing entering from Main St. heading towards Reynolds Ave between mountable rolled curb of building and mountable rolled curb adjacent to building curb (Picture attached for reference)

   Response: A Proposed Fire Aerial Access Plan has been added to the drawing set depicting the vehicle access paths of the vehicle body, front and rear tires, refer to Sheet PB-5. The City of Poughkeepsie 2018 Spartan / Smeal 100' Ladder was not available on our modeling software, therefore a larger vehicle (105' Ladder 'Pierce Quantum') was used to simulate the access paths. Mountable (traversable) curbs have been provided at the identified location, refer to the Civil Plans Sheet CP-1 and Traversable Curb Detail 2 on Sheet CP-2.

MASS Design Group Architectural Review Comments dated June 9, 2025:

- GENERAL COMMENTS:

1. General Drawing Comment

   Response: As noted, the shadow aligns with the upper window line. The intent is that these windows match the remainder of the storefront, no window treatment is proposed. The requested 'key elevations' has been added, refer to Project West Elevation on Sheet PB-6. The requested rendered elevations and perspective views are being prepared and will be presented to the Board at a subsequent meeting.

2. Materials

   Response: The requested material sample board is being prepared and will be presented to the Board at a subsequent meeting.

- SITE PLAN AND LANDSCAPE

3. Street Trees

   Response: The landscaping plan has been significantly revised and expanded, incorporating some of the suggested revisions and additions, refer to Sheets PB-3 and PB-3.1. Callery Pear trees have been omitted as suggested. Serviceberry, Musclewood and Forest Pansy Redbud are now proposed.

4. Street Fencing

   Response: The fencing directly in front of the Reynolds Avenue apartment building has been removed as suggested. Improvements and extensions to the existing Japanese Yew hedge are now proposed, refer to Sheets PB-2 and PB-3.

5. Common Yards

   Response: A paver patio area has been added to the open space between the two buildings, the paver patio will include outdoor grills for resident use. The landscaping plan has been expanded to include shade trees and the suggested privacy hedge to formalize the residents' lawn area, refer to Sheets PB-2 and PB-3.

6. PVC Fencing

   Response: PVC fencing has been omitted as suggested, the proposed fencing has been revised to aluminum picket fencing to match the existing fencing along the southern and eastern property lines, refer to Detail 2 on Sheet PB-2.

7. Lighting

   Response: Lighting fixture cut-sheets have been added to the drawing set, refer to Sheet PB-4.1.

8. Parking Lot Lighting

   Response: New lighting is now proposed for all three sites; existing lighting is to be replaced with all new LED lighting. All new pole mounted lights are proposed within the parking areas, and the new lights are smaller and mounted lower to better fit with the proposed buildings' scale, refer to Sheet PB-4.

- MASSING

9. Porches

   Response: As noted, the roof cover is intentionally designed to assist in wayfinding and signify building entrances. In lieu of expanding the roof covering along the east and west facades new windows have been added to break up the solid expanse of wall.

10. Metal Panel Seaming at Volumetric Widows

    Response: The panel cladding is fiber cement, and is intended to create an alignment with the modern aesthetic of the Main Street mixed-use building. It is purposeful that the materials, colors and architectural styles vary across the Renyolds Avenue facade to simulate row houses. This row house design reduces the visual scale of the large building and creates a streetscape more in keeping with the tightly knit residential buildings across the street of Reynolds Avenue. Further review of the materials and their cohesiveness can be explored once the architectural perspectives and renderings are presented at subsequent meetings.

11. Ocular Windows

    Response: The intent of the windows was to provide additional light within the interior, but based on preliminary structural designs the ceiling heights will not support the window location, therefore they have been omitted from the recent design, refer to Sheet PB-6.2.

12. Masonry Corners

    Response: As noted, the use of brick façade elements on the Reynolds Avenue apartment building is intended to create a visual connection with the Main Street mixed-use building. Due to the differing scales and uses of the buildings different masonry accent treatments were applied. Further review of the materials and their cohesiveness can be explored once the architectural perspectives and renderings are presented at subsequent meetings.

- ARCHITECTURAL DETAILS, MATERIALS AND METHODS

13. Glass and Curtain Wall Stair Tower

    Response: The transparency of the stair tower is an intended design feature. Apartment exit stairways can be crime risk areas due to poor visibility and seclusion. The design intent is to reduce potential blind spots and eliminate seclusion by exposing the stairs and entryway to the exterior via large, glazed facades. Additionally, the stairs themselves will be a design element incorporating materials and colors to add character to the building design. Further review of glazing treatments and stair design can be explored once the architectural perspectives and renderings are presented at subsequent meetings.

14. Storefront Glass

    Response: Comment noted, the design intent is a narrow simple frame, to maximize glazed area, and a black finish.

- MECHANICAL SYSTEMS

15. System Locations

    Response: The design intent is that mechanical equipment (HVAC outdoor heat pumps, ventilation fans, etc.) will be rooftop mounted for both buildings.

16. Meter Locations

    Response: Electrical service equipment and meters will be located on the eastern sides of both buildings. Notations showing the proposed areas have been added to the Proposed Site Plan, refer to Sheet PB-2.

Thank you for the opportunity to submit this information for your review. We look forward to meeting you at the next available Planning Board Meeting. If you, or the Board, have any comments or questions, please do not hesitate to contact our office.

Sincerely,



Jay Diesing RA AIA

December 2, 2025

Jay Diesing RA AIA
Mauri Architects, PC

73 Mansion Street
Poughkeepsie, NY 12601

RE: New Buildings
One mixed use and one apartment building
654 Main Street
Poughkeepsie, NY
CBK # 25177

Mr. Diesing:

I have reviewed and calculated the utility sizing for the domestic water, sanitary and sprinkler system requirements for the above project.

Mixed Use Building

Domestic Water:
The plumbing fixture unit count for the mixed use building is 84 fixture units. From the 2025 plumbing code of NYS (Table E103.3 (3)) table estimating demand:

The domestic water demand is 39 gpm. A 2" water main is required to serve the building.

Sanitary:
The plumbing fixture unit total for the mixed use building is 101 fixture units. From the 2025 plumbing code of NYS (Table 710.1 (1)) building drains and sewers:

A 6" sanitary pipe pitched at a minimum 1/8" per foot would be required.

Sprinkler System
The most demanding occupancy of the building is mercantile. NFPA 13 categorizes this occupancy as ordinary group II. The required fire flow is as follows:

Ordinary Group II (1500 sq. ft. @.2 gpm/sq. ft.)	=	300 gpm
Hose stream (inside/outside)	=	250 gpm
Total		550 gpm

The 550 gpm is required in the street main and 300 gpm is required at the building sprinkler service.

3740 Wildwood Street
Yorktown Heights, NY 10598

129 Clove Branch Road Suite 104
Hopewell Junction, NY 12533

Tele: 914-509-8161 Fax: 914-509-8162

Jay Diesing RA AIA
New Buildings
One mixed use and one apartment building
654 Main Street
Poughkeepsie, NY

CBK # 25177

Hydrant Report – City of Poughkeepsie Fire Department
Hydrant 389
7/21/23 – Static Pressure 64 psi
Residual flow 650 gpm @ 26 psi

Based on the hydrant flow report we can extrapolate the residual pressure available for the building sprinkler system would be 38 psi.

The available water system flow and pressure is adequate to serve the building sprinkler system requirements.

Apartment Building

Domestic Water:
The plumbing fixture unit count for the apartment building is 153 fixture units. From the 2025 plumbing code of NYS (Table E103.3 (3)) table estimating demand:

The domestic water demand is 55 gpm. A 2" water main is required to serve the building.

Sanitary:
The plumbing fixture unit total for the apartment building is 234 fixture units. From the 2025 plumbing code of NYS (Table 710.1 (1)) building drains and sewers:

A 6" sanitary pipe pitched at a minimum 1/8" per foot would be required.

Sprinkler System
The most demanding occupancy of the building is residential. NFPA 13 categorizes this occupancy as light hazard. The required fire flow is as follows:

Light Hazard (1500 sq. ft. @.1 gpm/sq. ft.)	=	150 gpm
Hose stream (inside/outside)	=	100 gpm
Total		250 gpm

The 250 gpm is required in the street main and 150 gpm is required at the building sprinkler service.

Hydrant Report – City of Poughkeepsie Fire Department
Hydrant 512
6/21/23 – Static Pressure 60 psi
Residual flow 839 gpm @ 31 psi

3740 Wildwood Street
Yorktown Heights, NY 10598
129 Clove Branch Road Suite 104
Hopewell Junction, NY 12533
Tele: 914-509-8161 Fax: 914-509-8162

Jay Diesing RA AIA
New Buildings
One mixed use and one apartment building
654 Main Street
Poughkeepsie, NY

CBK # 25177

Based on the hydrant flow report we can extrapolate the residual pressure available for the building sprinkler system would be 58 psi.

The available water system flow and pressure is adequate to serve the building sprinkler system requirements.

Should you have any questions or require any further information, please don't hesitate to call.

Respectfully,

C. Mark Velzy, P.E.
Principal
CBK Engineering, PC

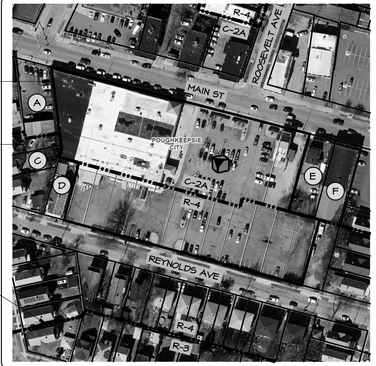
3740 Wildwood Street
Yorktown Heights, NY 10598

129 Clove Branch Road Suite 104
Hopewell Junction, NY 12533

Tele: 914-509-8161 Fax: 914-509-8162

TAX MAP

SCALE N.T.S.



TAX MAP INFORMATION

SYMBOL	GRID NUMBER	OWNER OF RECORD
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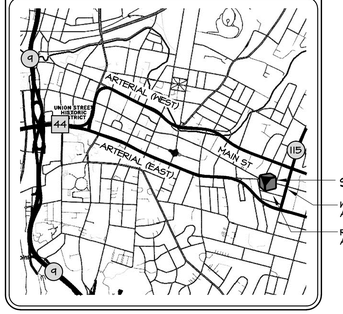
	6161-33-564864	JUST 4 PAUL LLC PO OX 868 NEWBURGH, NY 12551
A	6161-25-518877	CATHERINE MAIN ST PROPERTY LLC 650 MAIN ST POUGHKEEPSIE, NY 12601
B	6161-33-513868	NESHEIWAT, JEHAD 90 CRESTWOOD BLVD POUGHKEEPSIE, NY 12603
C	6161-33-515865	NESHEIWAT, JEHAD 5 FOUNTAIN PL POUGHKEEPSIE, NY 12601
D	6161-33-522860	PATTERSON, JOHN A 2 REYNOLDS AVE POUGHKEEPSIE, NY 12603
E	6161-33-569862	GEMMATI, ANTONIO 17 MILLER RD POUGHKEEPSIE, NY 12603
F	6161-33-573861	GEMMATI BROTHER INC 30 MANCHESTER RD POUGHKEEPSIE, NY 12603

SITE LOC. MAP

SCALE N.T.S.



INDEX TO DRAWINGS

SHT. #	TITLE
PB-1	PROPOSED SITE PLAN, MAPS & CHARTS
PB-1.1	EXISTING CONDITIONS PLAN
PB-2	PARTIAL SITE PLAN - REMOVALS & ENLARGED PROPOSED SITE PLAN
PB-3	PROPOSED LANDSCAPING PLAN & DETAILS
PB-3.1	PROPOSED APARTMENT LANDSCAPING PLAN & DETAILS
PB-4	PROPOSED LIGHTING PLAN & DETAILS
PB-4.1	PROPOSED LIGHTING FIXTURE CUT-SHEETS
PB-5	PROPOSED FIRE AERIAL ACCESS PLAN
PB-6	PROJECT & 648 MAIN STREET ELEVATIONS
PB-6.1	648 MAIN STREET ELEVATIONS
PB-6.2	26 REYNOLDS AVENUE ELEVATIONS
CP-1	CIVIL PLAN
CP2	EXISTING CONDITIONS & DEMOLITION PLAN
CP-3	SITE DETAILS

PLANNING BOARD APPROVAL

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

SITE PLAN APPROVAL:

FILE NO:

PROJECT NAME: 654 MAIN STREET

PROJECT LOCATION: 654 MAIN STREET, POUGHKEEPSIE NY 12601

APPLICANT: JAY DIESING, RA - MAURI ARCHITECTS PC

OFFICIALLY APPROVED AT THE PLANNING BOARD MEETING

HELD THE _____ DAY OF _____, 2_____

PLANNING CHAIR: _____

DESIGNEE: _____

DATE SIGNED: _____

CONDITION(S): _____

_____

_____

_____

DEPARTMENTAL SIGNATURES

_____
FIRE CHIEF DATE

_____
POLICE CHIEF DATE

_____
BUILDING INSPECTOR DATE

_____
CITY ENGINEER DATE

_____
COMMISSIONER OF PUBLIC WORKS DATE

PARKING ANALYSIS

119 EXISTING PARKING SPACES ON SITE

PROPOSED PARKING CALCULATIONS

BUILDING / USE	REQUIRED	PROPOSED
MARKET FRESH RETAIL SALES	127 PS	33 PS
MIXED-USE BUILDING RETAIL SALES & APARTMENTS	8 PS 13 PS	11 PS
APARTMENT BUILDING APARTMENTS	26 PS	43 PS
TOTAL	174 PS	87 PS

PARKING NOTE

1. VARIANCE TO PERMIT 87 PARKING SPACES IN LIEU OF 175 WAS GRANTED BY THE CITY OF POUGHKEEPSIE ZONING BOARD OF APPEALS ON MAY 13, 2025

ZONING DATA CHART

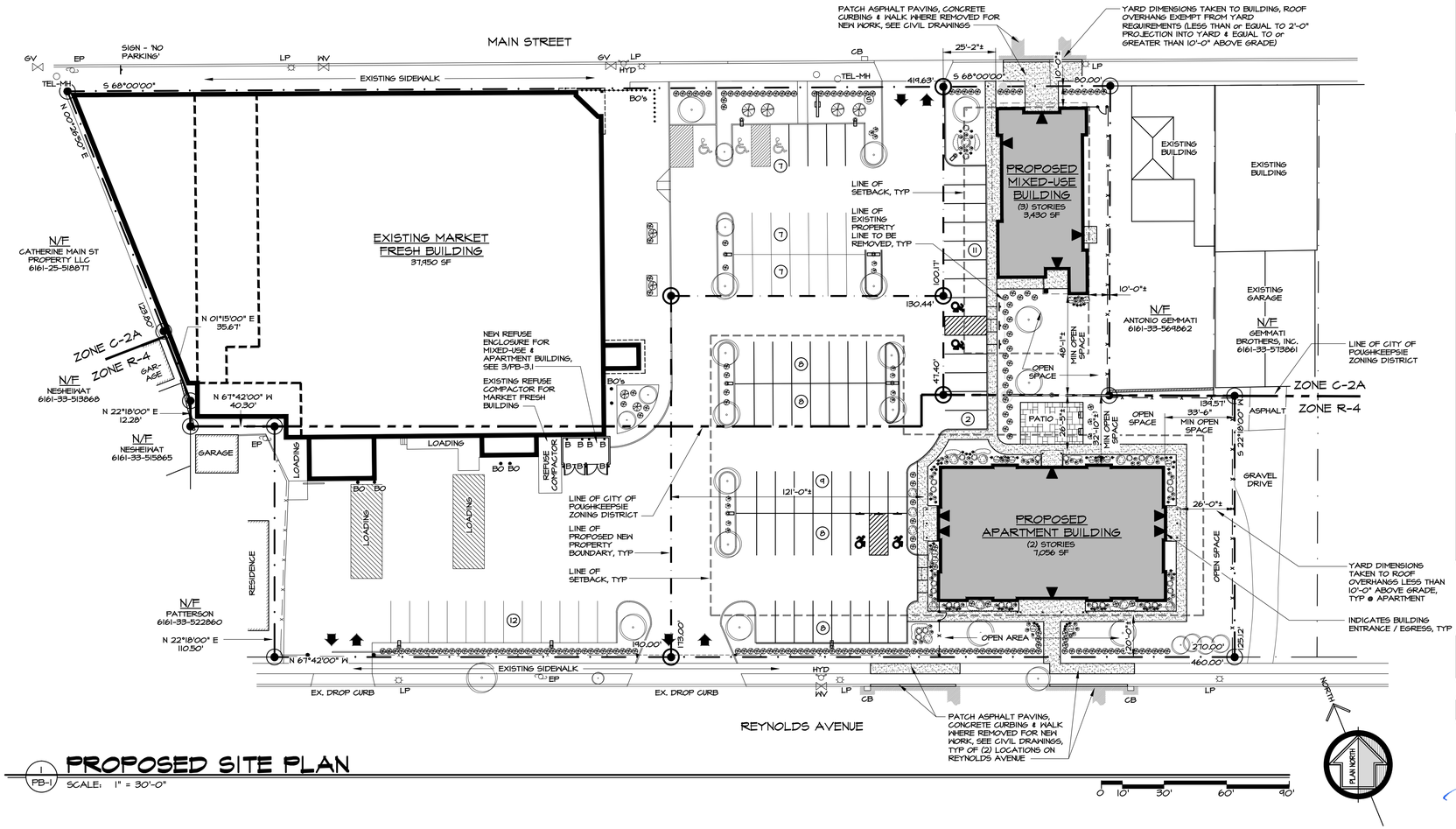
CITY OF POUGHKEEPSIE

REGULATION		PARCEL 1 (MARKET FRESH) ZONE C-2A			PARCEL 2 (MIXED USE) ZONE C-2A			PARCEL 3 (APARTMENT) ZONE R-4		
		REQUIRED		PROPOSED	REQUIRED		PROPOSED	REQUIRED		PROPOSED
LOT AREA		MIN	-----	75,555 SF± (1.73 ACRES±)	MIN	R-6 DENSITY (5) 1-BR @ 800 (2) 2-BR @ 1,200 6,400 SF	11,745 SF± (0.27 ACRES±)	MIN	(18) STUDIO & 1-BR @ 2,200 39,600 SF	40,060 SF± (0.92 ACRES±)
LOT WIDTH		MIN	-----	415'-7"±	MIN	-----	79'-11"±	MIN	30'	270'-0"±
FRONTAGE		MIN	40'	419'-7"±	MIN	40'	80'-0"±	MIN	-----	270'-0"±
FRONT YARD SETBACK		MIN	10'	0'-10"±	MIN	10'	10'-0"±	MIN	20'	20'-0"±
SIDE YARD SETBACKS		MIN	10'	1'-1"±	MIN	10'	10'-0"±	MIN	15' or 1/2 HEIGHT OF BUILDING (15')	26'-0"±
REAR YARD SETBACK		MIN	20'	84'-4"±	MIN	20'	48'-1"±	MIN	15' or 1/2 HEIGHT OF BUILDING (15')	26'-5"±
FLOOR AREA RATIO (FAR)		MAX	2.0	0.50± (37,450 / 75,555)	MAX	2.0	0.87± (10,240 / 11,795)	MAX	-----	N/A
LOT COVERAGE		MAX	60%	50.2%± (37,450 / 75,555)	MAX	60%	29.1%± (3,430 / 11,795)	MAX	40%	17.6%± (7,056 / 40,060)
BUILDING HEIGHT		MAX	-----	26'-9"± (EXISTING)	MAX	-----	39'-0"±	MAX	3 STORIES, 40'	2 STORIES, 29'-9"±
OPEN SPACE	200 SF / STUDIO 300 SF / 1-BR 400 SF / 2-BR	MIN	-----	N/A	MIN	R-4 OPEN SPACE (5) 1-BR @ 300 (2) 2-BR @ 400 2,300 SF TOTAL	2,690 SF±	MIN	(8) STUDIO @ 200 (10) 1-BR @ 300 4,600 SF TOTAL	8,310 SF±
PARKING	MULTI-FAMILY: 1 PS / STUDIO 1.5 PS / 1-BR 2 PS / 2-BR +10% VISITOR RETAIL SALES: 1 PS / 300 SF	MIN	RETAIL SALES: 37,450 / 300 = 126.5 127 PS TOTAL	33 PS	MIN	MULTI-FAMILY: (5) 1-BR @ 1.5 = 7.5 (2) 2-BR @ 2 = 4 11.5 + 10% = 12.1 (13 PS SUBTOTAL) RETAIL SALES: 2,145 / 300 = 7.3 (8 PS SUBTOTAL) 21 PS TOTAL	11 PS	MIN	MULTI-FAMILY: (8) STD @ 1 = 8 (10) 1-BR@ 1.5 = 15 23 + 10% = 25.3 26 PS TOTAL	43 PS

GENERAL NOTES

1. THE PROPOSED BUILDING SHALL COMPLY WITH THE 2025 BUILDING CODE OF NEW YORK STATE, LOCAL CODES & ALL OTHER APPLICABLE CODES & ORDINANCES.
2. PROJECT LOCATED IN THE CITY OF POUGHKEEPSIE FIRE DISTRICT.
3. PROJECT LOCATED IN THE POUGHKEEPSIE CITY SCHOOL DISTRICT.
4. A KNOX BOX FOR BUILDING ACCESS BY EMERGENCY SERVICES WILL BE INSTALLED AT EACH BUILDING ENTRANCE. LOCATION & INSTALLATION REQUIREMENTS TO BE COORDINATED WITH THE FIRE DEPARTMENT.
5. FIRE SPRINKLER SYSTEMS WILL BE INSTALLED THROUGHOUT THE NEW BUILDINGS IN ACCORDANCE WITH THE 2025 BUILDING CODE OF NEW YORK STATE & NFPA 13 STANDARDS & REQUIREMENTS.
6. FIRE ALARM SYSTEMS WILL BE INSTALLED THROUGHOUT THE BUILDING IN ACCORDANCE WITH THE 2025 BUILDING CODE OF NEW YORK STATE & NFPA 72 STANDARDS & REQUIREMENTS.

ALL EXISTING SITE INFORMATION TAKEN FROM SITE PLAN PREPARED BY CHAZEN COMPANIES, ENGINEERS / SURVEYORS, ENTITLED "RITE-AID PHARMACY 654 MAIN STREET", DATED JANUARY 16, 1996. ADDITIONAL FIELD OBSERVATIONS TAKEN BY MAURI ARCHITECTS PC.



PROPOSED SITE PLAN

PB-1 SCALE: 1" = 30'-0"

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PROPOSED SITE PLAN, MAPS & CHARTS

willingham
181 Washington
Post Office Box 1455
Poughkeepsie, New York 12602
T 845.452.2000 F 845.452.2001
www.willinghamengineering.com

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1350 mauri-arch@data.com

SHEET NO.
PB-1

PURSUANT TO SECTION 6415 (B) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

REGISTERED ARCHITECT MARTIN T DIESING 033240 STATE OF NEW YORK

EXISTING CONDITIONS PLAN

1 PB-1.1 SCALE: 1" = 30'-0"

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

EXISTING CONDITIONS PLAN

willingham
civil engineering
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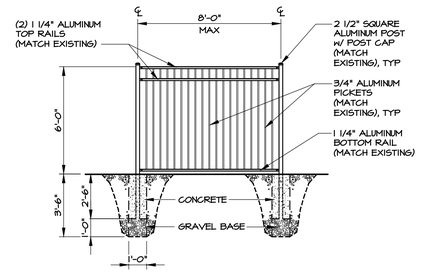
sheet no.
PB-1.1

PURSUANT TO SECTION 6415 (5) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

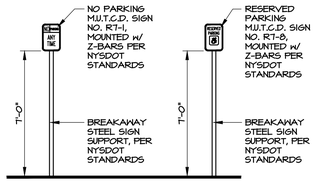
REGISTERED ARCHITECT MARTIN T DIESING III 033240 STATE OF NEW YORK



2 PB-2 FENCING DETAIL

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

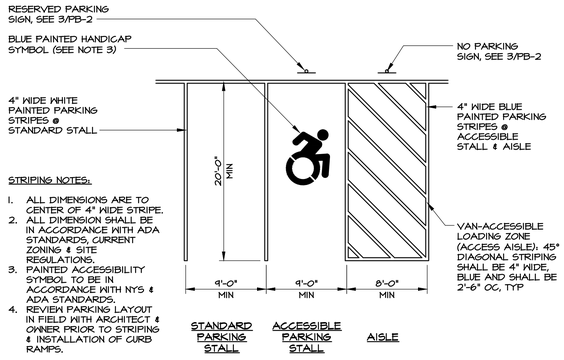
0 1' 2' 5' 10'



3 PB-2 SIGN DETAILS

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

0 1' 2' 5' 10'



STRIPING NOTES:

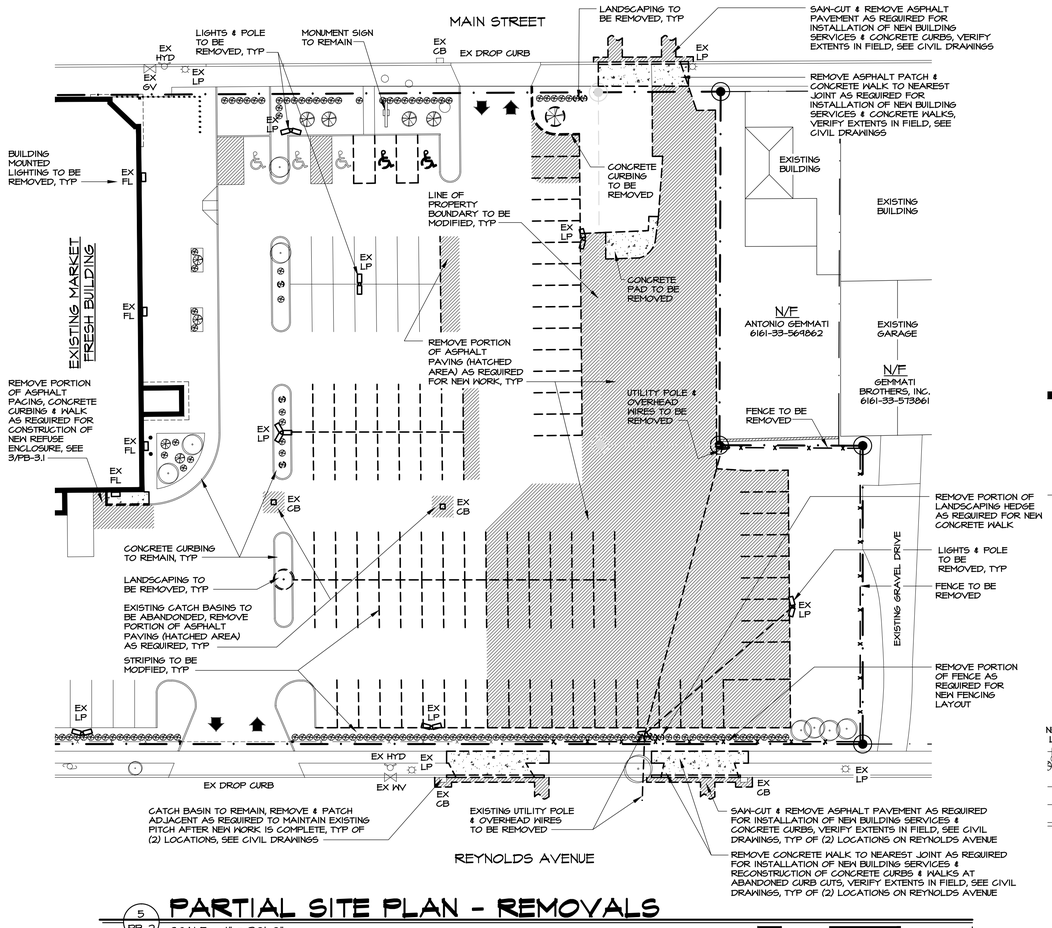
1. ALL DIMENSIONS ARE TO CENTER OF 4" WIDE STRIPE.
2. ALL DIMENSION SHALL BE IN ACCORDANCE WITH ADA STANDARDS, CURRENT ZONING & SITE REGULATIONS.
3. PAINTED ACCESSIBILITY SYMBOL TO BE IN ACCORDANCE WITH NYS & ADA STANDARDS.
4. REVIEW PARKING LAYOUT IN FIELD WITH ARCHITECT & OWNER PRIOR TO STRIPING & INSTALLATION OF CURB RAMPS.

90° PARKING

4 PB-2 PARKING STRIPING DETAILS

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

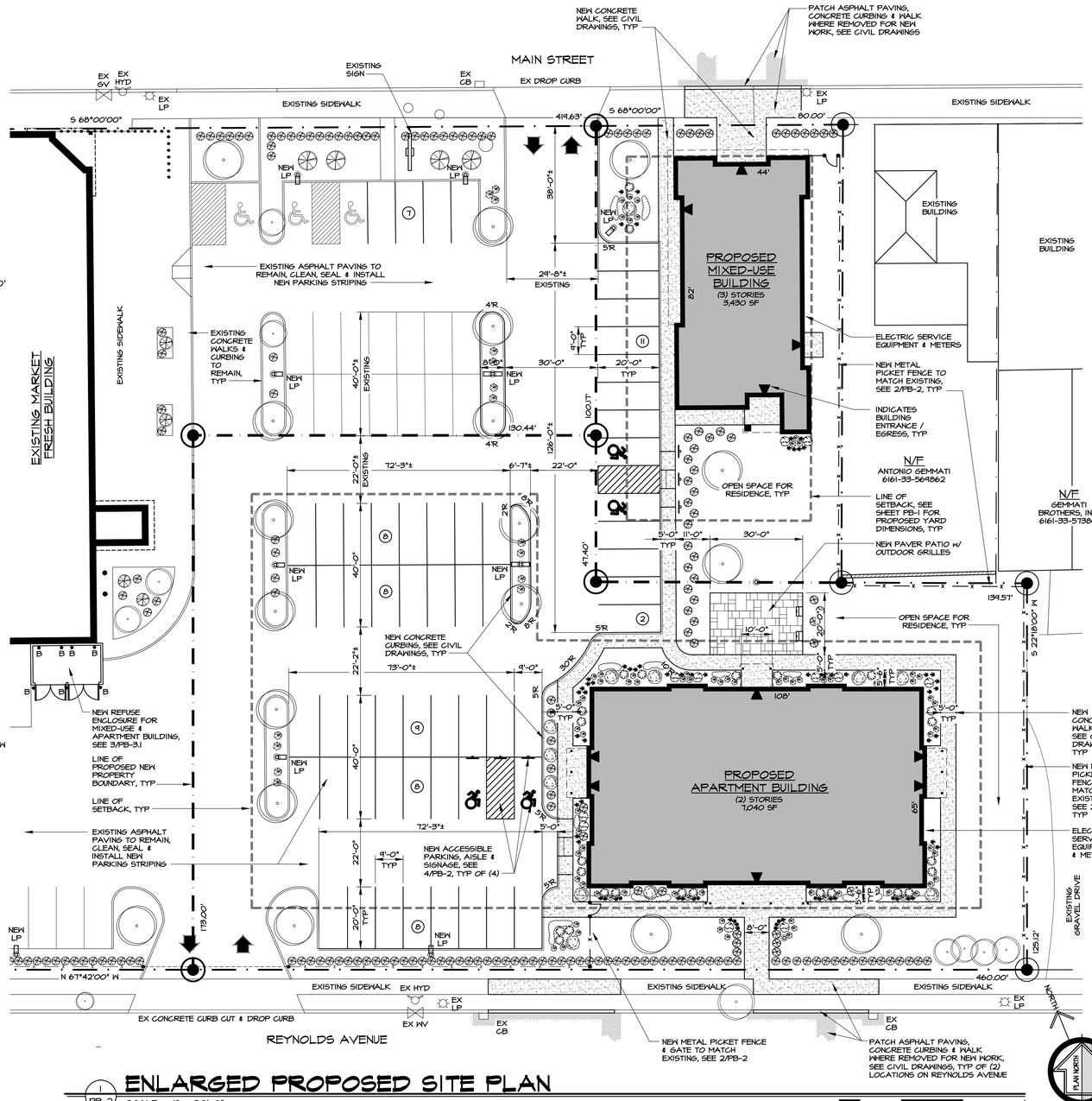
0 1' 5' 10' 20'



5 PB-2 PARTIAL SITE PLAN - REMOVALS

SCALE: 1" = 30'-0"

0 10' 30' 60' 90'



1 PB-2 ENLARGED PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0 10' 30' 60' 90'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
05 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PARTIAL SITE PLAN - REMOVALS & ENLARGED PROPOSED SITE PLAN

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willingham
we

sheet no.
PB-2

PURSUANT TO SECTION 6415 (2) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

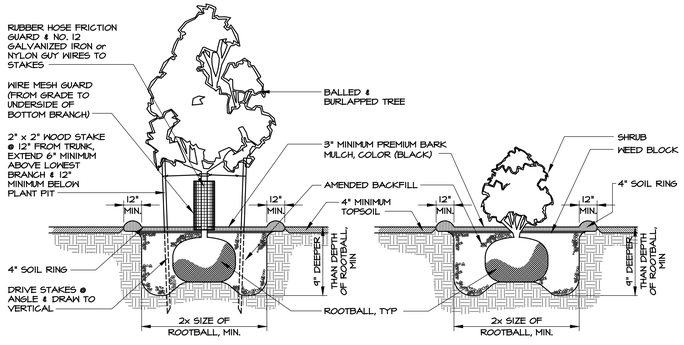
REGISTERED ARCHITECT MARTIN T DIESING III 033240 STATE OF NEW YORK

PLANTING SCHEDULE

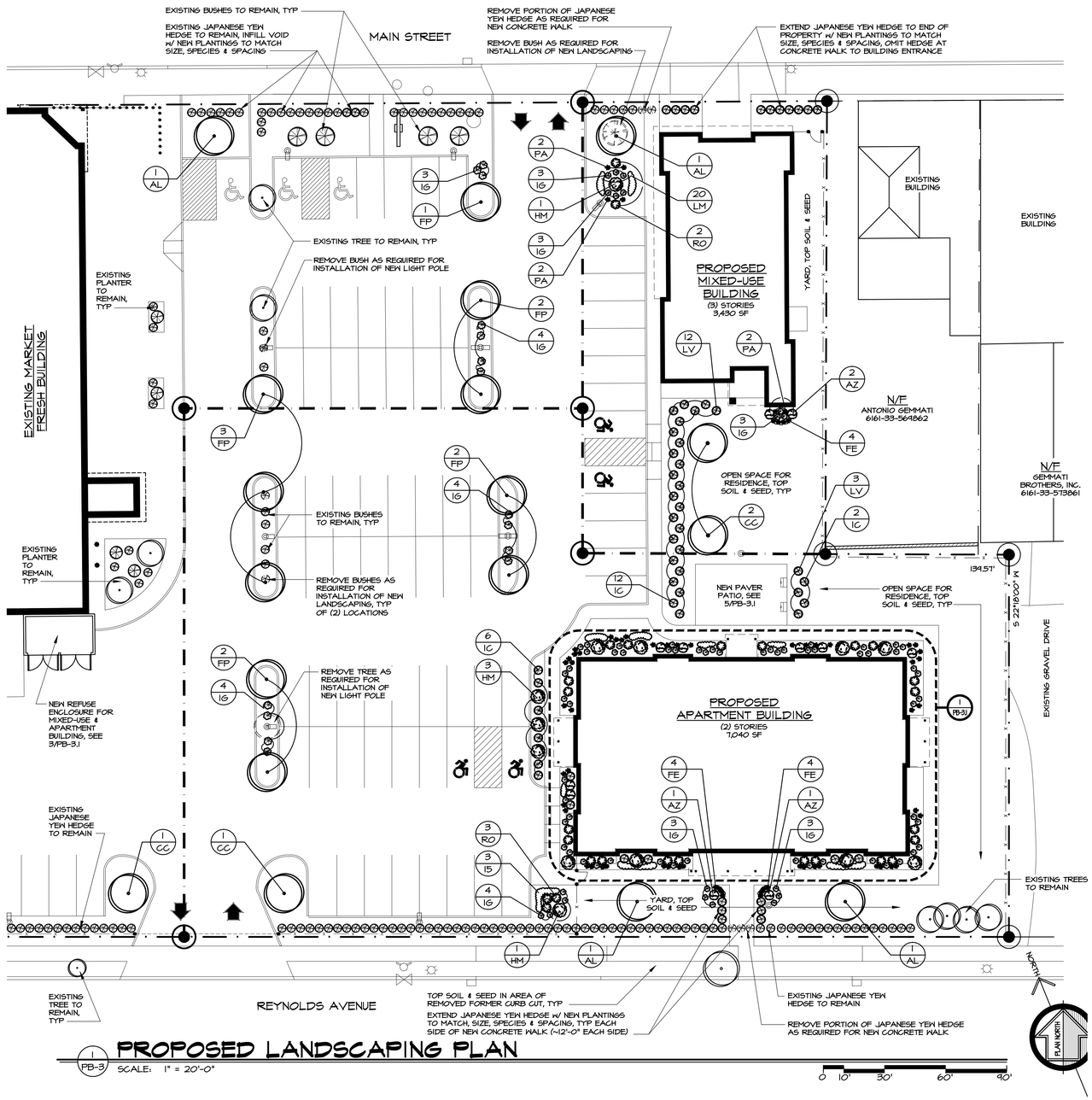
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AL	4	AMELANCHIER LAEVIS 'CUMULUS'	CUMULUS SERVICEBERRY	3" CAL
CC	4	CARPINUS CAROLINIANA	MUSCLEWOOD / AMERICAN HORNBEAM	3" CAL
FP	10	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD, SINGLE-STEM	2" CAL
SHRUBS				
AZ	11	AZALEA X 'MANDARIN LIGHTS'	MANDARIN LIGHTS AZALEA	7 GAL
BA	6	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	3' HEIGHT
HM	13	HYDRANGEA MACROPHYLLA 'WHITE'	WHITE BIGLEAF HYDRANGEA	7 GAL
IC	20	ILEX CRATA 'SKY PENCIL'	SKYROCKET PENCIL HOLLY	2 1/2' HEIGHT
IG	87	ILEX GLABRA 'STRONGBOX'	STRONGBOX INKBERRY HOLLY	3 GAL
LV	15	LIGUSTRUM X VICARYI	GOLDEN TICKET PRIVET	5 GAL
RO	25	ROSA X 'NOATRAUM'	FLOWER CARPET PINK ROSE	2 GAL
GRASSES				
FE	43	FESTUCA X 'COOL AS ICE'	COOL AS ICE FESCUE	2 GAL
LM	86	LIRIOPE MUSCAI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	1 GAL
PA	24	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	2 GAL

PLANTING NOTES

1. ALL PLANTING BEDS SHALL BE MULCHED WITH SHREDDED BARK MULCH AT A MINIMUM DEPTH OF 3".
2. INSTALL WEED BLOCK OR EQUAL BELOW MULCH BED.
3. LAWN AREAS SHALL BE SEEDED, FERTILIZED AND PROTECTED WITH OAT OR WHEAT STRAW.
4. PLANT SIZE INDICATED SHALL BE AT TIME OF PLANTING.
5. SEEDING SHALL HAVE A MINIMUM, 90% GERMINATION MIXTURE AS FOLLOWS:
   KENTUCKY BLUE GRASS - 40% BY WEIGHT OF TOTAL SEED
   PERENNIAL RYEGRASS - 35% BY WEIGHT OF TOTAL SEED
   RED FESCUE - 25% BY WEIGHT OF TOTAL SEED



2 PB-3 **LANDSCAPING DETAILS**
SCALE: NTS



1 PB-3 **PROPOSED LANDSCAPING PLAN**
SCALE: 1" = 20'-0"

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
09 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PROPOSED LANDSCAPING PLAN & DETAILS

sheet no.
PB-3

PURSUANT TO SECTION 7209 (2) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

REGISTERED ARCHITECT MARTIN T DIESING III 033240 STATE OF NEW YORK

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Fax 845.454.3252
www.willinghamgroup.com

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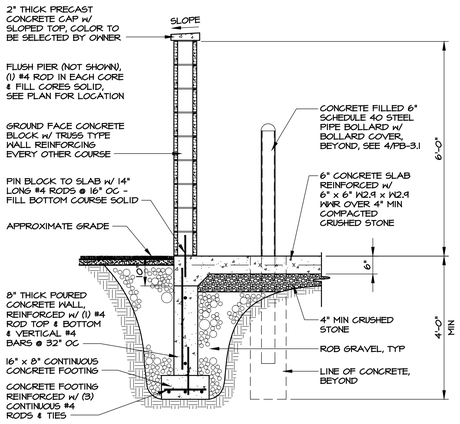
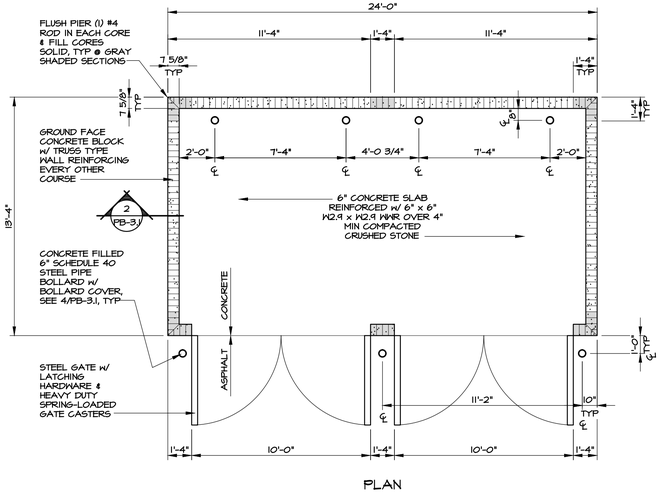


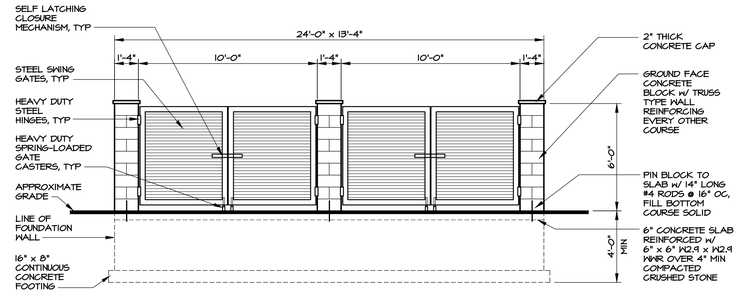
2/PB-3.1 REFUSE SECTION

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

0 6" 1' 5'



PLAN

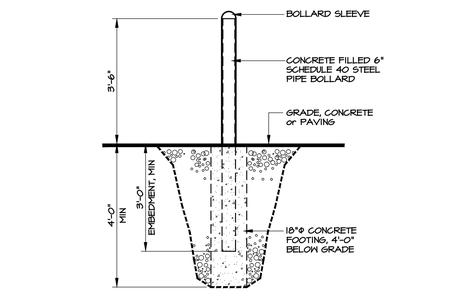


ELEVATION

3/PB-3.1 REFUSE ENCLOSURE PLAN & ELEVATION

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

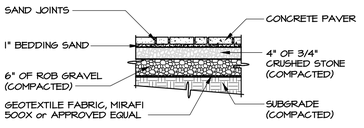
0 1' 2' 5' 10'



4/PB-3.1 BOLLARD DETAIL

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

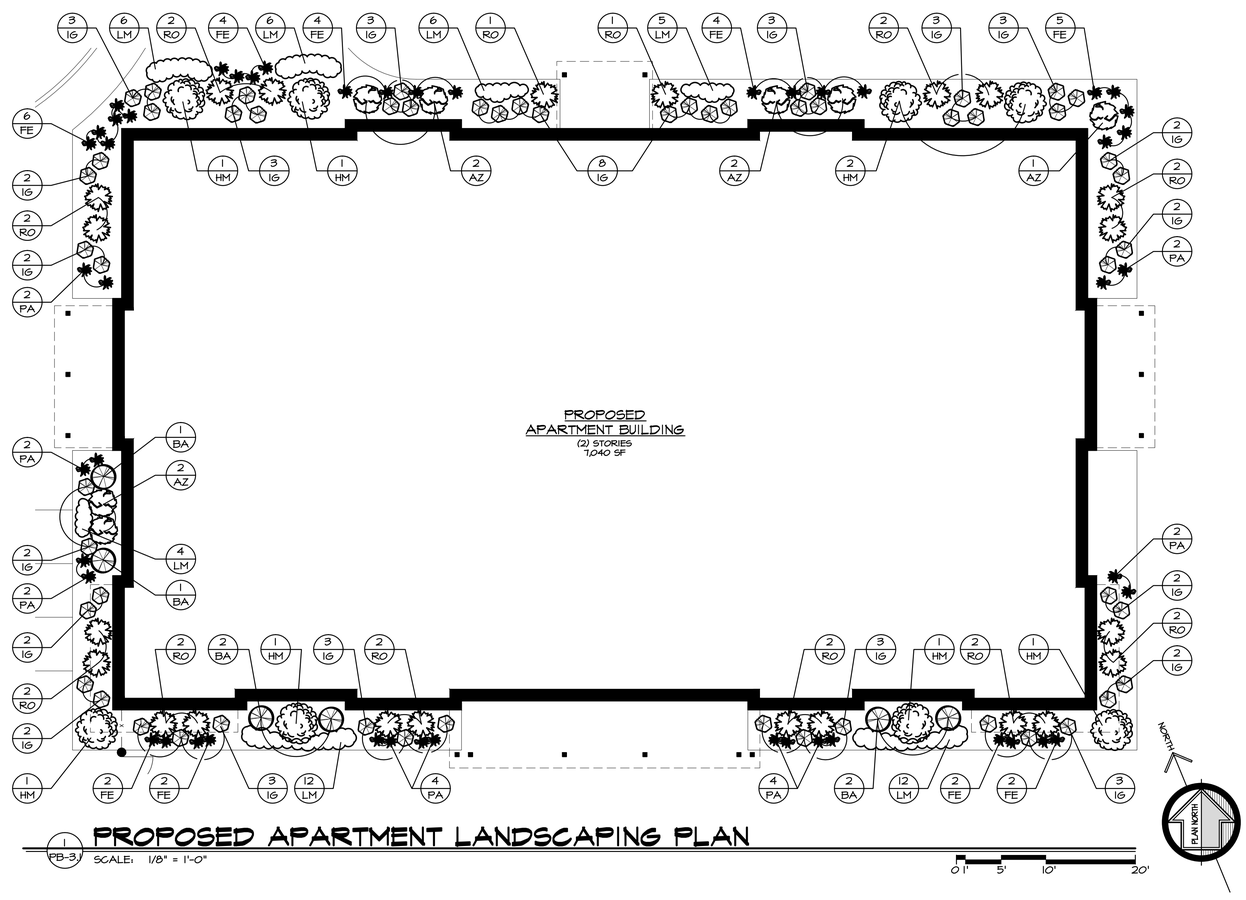
0 6" 1' 5'



5/PB-3.1 PAVER PATIO DETAIL

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

0 6" 1' 5'



1/PB-3.1 PROPOSED APARTMENT LANDSCAPING PLAN

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

0 1' 5' 10' 20'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
05 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PROPOSED APARTMENT LANDSCAPING PLAN & DETAILS

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33 Bloomming
Newburgh, NY 12550
T 845.565.8100 F 845.565.8101
www.willinghamlandplanning.com

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73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1050 mail@mauriarchitects.com

SHEET NO.
PB-3.1

PURSUANT TO SECTION 645 (5) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

REGISTERED ARCHITECT MARTIN T DIESING JR 033240 STATE OF NEW YORK

LIGHTING STATISTICS

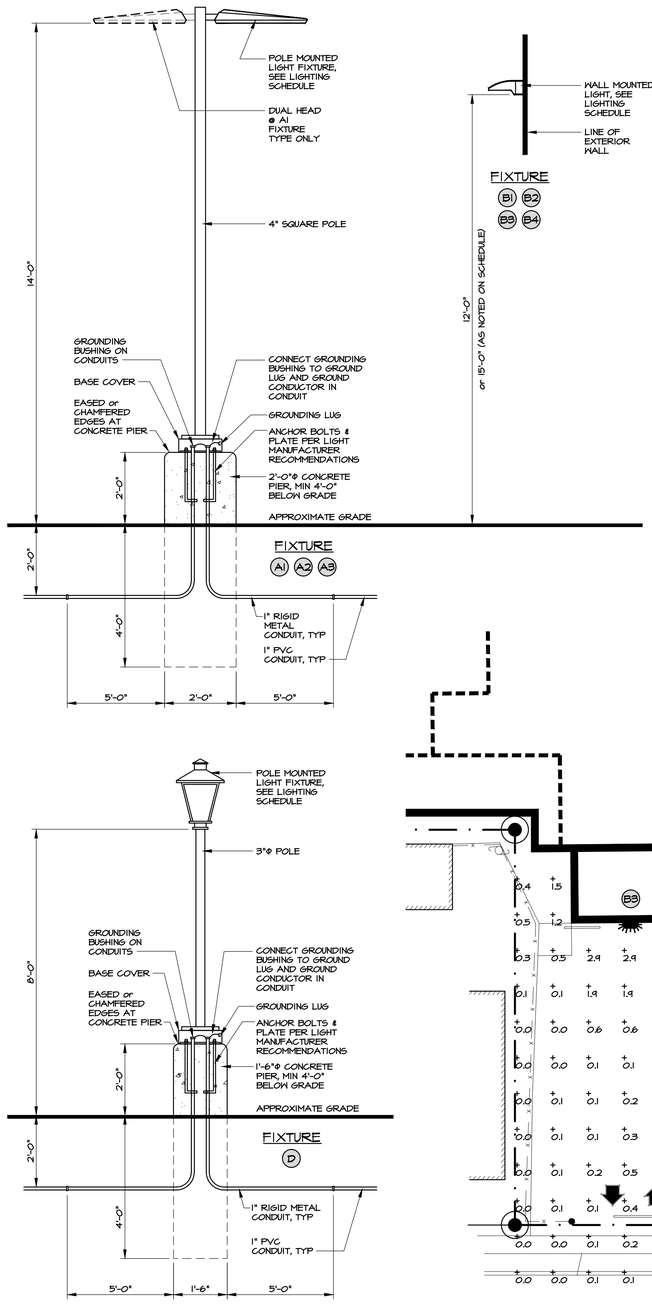
DESCRIPTION	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
PAVED AREAS	1.8 fc	14.9 fc	0.1 fc	149.0 : 1	18.0 : 1

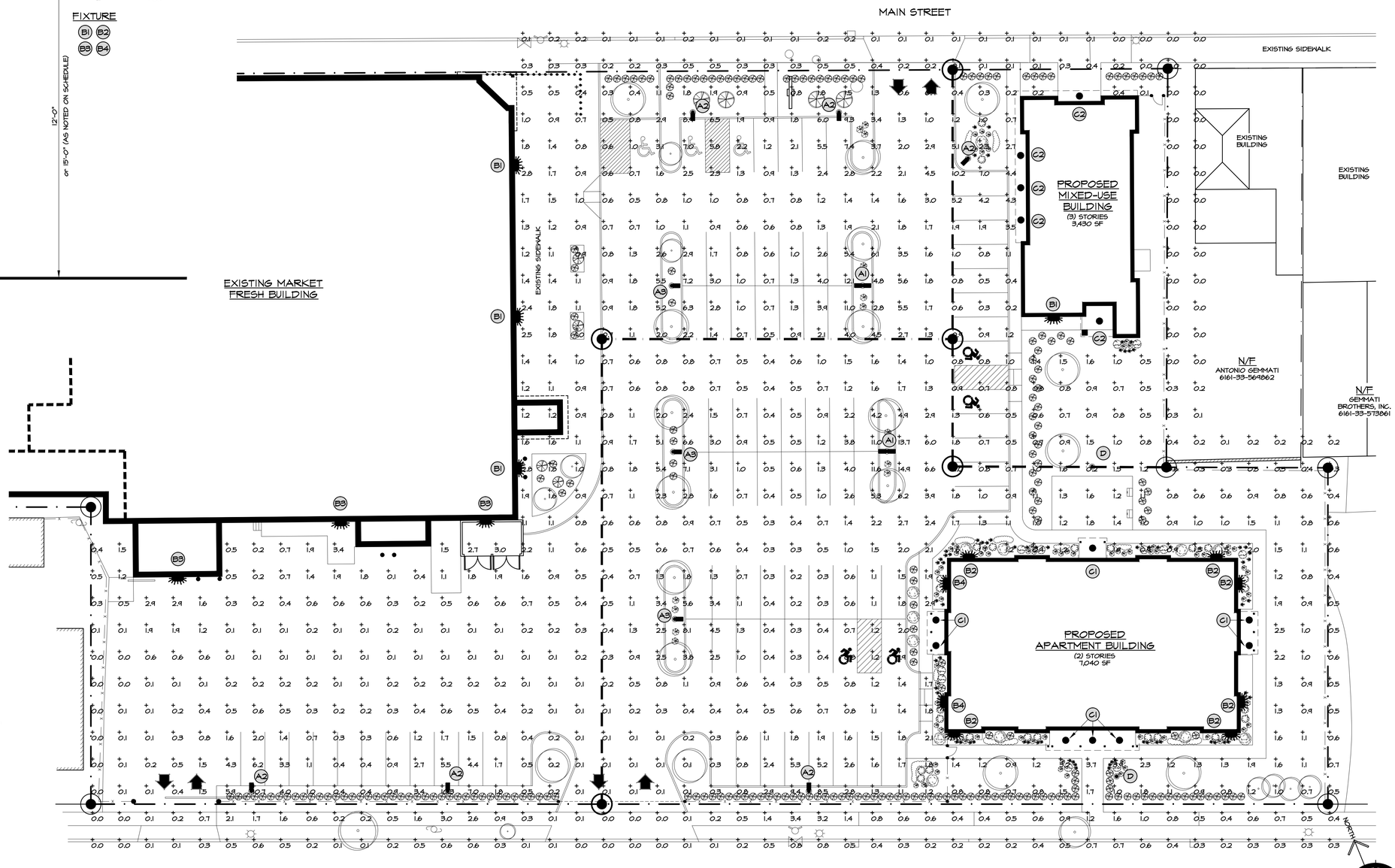
LIGHTING SCHEDULE

KEY	QTY	TYPE	HEIGHT	LUMENS	B-U-G	CATALOG NO.
A1	2	CYCLONE LIGHTING, TRIBECA, POLE MOUNT LED (DUAL)	14'-0" AFG	6771 (EACH)	B3 - U0 - G2	BEGSxA-FGF-T5-P50-30K-MVOLT
A2	6	CYCLONE LIGHTING, TRIBECA, POLE MOUNT LED	14'-0" AFG	7060	B2 - U0 - G2	BEGSxA-FGF-T4HS-P80-30K-MVOLT
A3	3	CYCLONE LIGHTING, TRIBECA, POLE MOUNT LED	14'-0" AFG	6771	B3 - U0 - G2	BEGSxA-FGF-T5-P50-30K-MVOLT
B1	4	HOLOPHANE, WALL MOUNT LED	12'-0" AFG	2858	B1 - U0 - G1	HLWPCS-P10-30K-MVOLT-T4M
B2	6	HOLOPHANE, WALL MOUNT LED	15'-0" AFG	2858	B1 - U0 - G1	HLWPCS-P10-30K-MVOLT-T4M
B3	3	HOLOPHANE, WALL MOUNT LED	12'-0" AFG	2474	B1 - U0 - G1	HLWPCS-P10-30K-MVOLT-TFTM
B4	2	HOLOPHANE, WALL MOUNT LED	15'-0" AFG	2474	B1 - U0 - G1	HLWPCS-P10-30K-MVOLT-TFTM
C1	8	JUNO WAFER, SOFFIT MOUNT ULTRA THIN 6" LED WAFER	8'-0" AFG	1032	———	WF6-LED-30K
C2	5	JUNO WAFER, SOFFIT MOUNT ULTRA THIN 6" LED WAFER	10'-0" AFG	1032	———	WF6-LED-30K
D	2	AMERICAN REVOLUTION, POLE MOUNT LED	8'-0" AFG	2513	B1 - U0 - G1	247CL-P101-MVOLT-30K-R5

LIGHTING NOTES

1. FIXTURES, POLES AND ACCESSORIES FINISHES TO BE BLACK.





2 LIGHTING DETAILS
PB-4 SCALE: 1/2" = 1'-0"
0 6" 1' 5'

1 PROPOSED LIGHTING PLAN
PB-4 SCALE: 1" = 20'-0"
0 10' 30' 60' 90'

project no. 09-33.23
date 31 JAN 2024
drawn by BP

revision date	description
09 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PROPOSED LIGHTING PLAN & DETAILS

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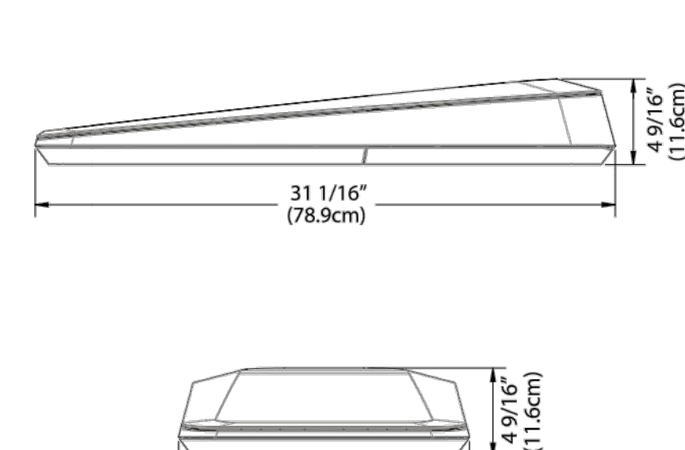
SHEET NO. PB-4

PURSUANT TO SECTION 645 (3) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

REGISTERED ARCHITECT MARTIN T DIESING 033240 STATE OF NEW YORK

Tribeca BECS1A/BECS2A
Approval – Specification

Project: | Order:
Qty: | Luminaire: | Type:



EPA: 0.83 ft² **Weight:** 41.5 lbs / 18.8 kg

Hood Module: Rectangular shaped, made from injection molded A360 aluminum, mechanically attached to the head module.

Head Module: Rectangular shaped, made from injection molded A380 aluminum, equipped with adjustment steps to facilitate the luminaire leveling by +/- 5°. The module is designed to be installed on a horizontal tenon of 1.66" (4.2cm) Ø to 1.9" (4.8cm) Ø for the BECS1A and on a tenon of 2 3/8" (6cm) Ø for the BECS2A by 6" (15.2cm) long, with two (2) stainless steel brackets, mechanically retained by four (4) 3/8-16 UNC stainless steel bolts. Also equipped with a European style connection terminal bloc for 6 to 18 AWG wires, mechanically installed inside.

Door Module: Rectangular shaped, made from injection molded A360 aluminum with an integrated hinge. A long rectangular push button allows the opening and access to the components inside the luminaire. The certification, maintenance and luminaire code labels are located on the back of the door.

Optical Module: The molded A384.0-F aluminum heat sink is designed to minimize the temperature of the LEDs, increasing their longevity and efficiency. The high efficiency Orion LED optical engine is mechanically assembled on the heat sink. The optical lenses are cured directly on the LED board and offer an IP66 ingress protection rating. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The optical lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. Produce 0% uplight. The combination of two distribution types (backward optics) is also available in the same optical module. Tempered clear (FCG) or frosted (FGF) flat glass lenses are attached to a cast aluminum frame. With the No Lens (NL) option, a white decorative acrylic protection plate is mechanically assembled under the optical module. The available light distribution types are T1, T1A, T1AHS, T2, T2HS, T2M, T2MHS, T3, T3HS, T3M, T3MHS, T4, T4HS, T5.

Driver Module: Class 1 (P30 to P150). Primary tension is of 120 to 480VAC Volts, 50/60Hz, THD max 20% with a high-power factor of 90%. Operating temperature is -40°F (-40°C) to 113°F (45°C). The regulator offers an output of 0-10 Volts and is ROHS compliant. Assembled with pull-out connectors. Complete with 10kV/5kA or 20 kV/10kA tripolar surge protection for live-MALT, live-neutral and neutral-MALT lines according to IEEE/ANSI C62.41 2002 C.

Wiring / Hardware: Type TEWT 14-7 AWG, 12" (30.5cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is made of 304 stainless steel.

Color: All Cyclone colors are available in textured (TX) or smooth (SM) finish. A durable polyester powder coating is applied and meets the AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends the textured finish for this product**.

Warranty: 5-year limited warranty. Complete warranty terms located at: http://www.cyclonelighting.com/assets/Legal/Cyclone-Sales-TermsConditions-en.pdf

Stamp/Approval:	Name: Page 1 of 2
Name: Date:	Date:

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Tribeca BECS1A/BECS2A
Approval – Specification

Project: | Order:
Qty: | Luminaire: | Type:

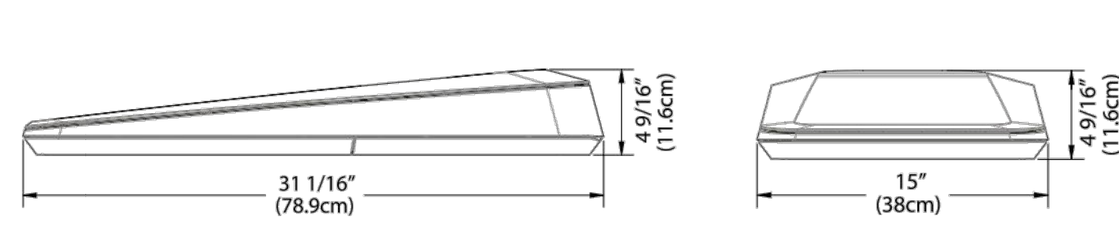
Ordering Code

Model	Lens	Distribution	Performance Package	CCT	Volts	Surge Protector
BECS1A (tenon of 1.66" to 1.9" Ø) **BECS2A** (tenon of 2 3/8" Ø)	**FGC** Flat Glass Clear **FGF** Flat Glass Frosted **NL*** No Lens * Consult factory for IP rating when the NO lens option is selected.	**T1** Type 1 **T1A** Type 1A **T1AHS** Type 1A with HS **T2** Type 2 **T2HS** Type 2 with HS **T2M** Type 2M **T2MHS** Type 2M with HS **T3** Type 3 **T3HS** Type 3 with HS **T3M** Type 3M **T3MHS** Type 3M with HS **T4** Type 4 **T4HS** Type 4 with HS **T5** Type 5 * Backward optic	**P30** 7,000 **P50** 8,000 **P60** 10,500 **P70** 13,700 **P80** 15,500 **P90** 20,700 **P100** 23,400 **P110** 26,400 **P120** 28,700 **P130** 30,800 **P140** 32,100 **P150** 34,000	**30K** 3000K **40K** 4000K	**MVOLT** 120-277VAC **HVOLT** 347-480VAC **120** **208** **240** **277** **347** **480**	**10KV** 10kV/5kA **20KV** 20kV/10kA

Options	Photocell	Dimming	Color	Texture	Pre-finish
– **RMSOD7*** Low-bay mount mini occupancy and daylight sensor **RMSOD30*** Universal mount occupancy and daylight sensor **RMSOD45*** High mount occupancy and daylight sensor **RMSOD45A*** High mount aisleway occupancy and daylight sensor **RSDGR127**** 120-277VAC occupancy and daylight sensor **RSDGR348**** 347VAC or 480VAC occupancy and daylight sensor * For more details on rMSOD options please consult the specification nLight Air rMSOD spec sheet ** For more details on rSDGR options please consult the specification nLight Air rSDGR spec sheet	– **PT** Photocell W/7-PIN receptacle (ANSI C136.41) **PX** Shorting cap W/7-PIN receptacle (ANSI C136.41) **PTL** Long life photocell W/7-PIN receptacle (ANSI C136.41) **PTDR** 7-PIN receptacle (ANSI C136.41)	– **DIM** 0-10 volts wire for external controls **PND506** Program 50% for 6 hours (11PM to 5AM) **PND508** Program 50% for 8 hours (9PM to 5AM) **SD** Field adjustable 10% increment step-dimming switch	**BK** Black RAL9005 **DG** Dark green RAL6012 **MA** Marine blue RAL5013 **SI** Metallic silver RAL9006 (smooth only) **BZ** Dark bronze RAL8019 **BG** Burgundy RAL3005 **GM** Moss green RAL6005 **PG** Pale grey RAL7040 **WH** White RAL9003 **BKH*** Black Holophane **BZH*** Dark bronze Holophane **GNH*** Green Holophane **GHH*** Graphite Holophane **GRH*** Gray Holophane **SLH*** Silver Holophane **WHH*** White Holophane * Holophane colors are only available in Smooth (SM) finish.	**TX** Textured **SM** Smooth	– **MG** Marine grade pre-finish

*** Backward optic:** The Orion light engine features 180° orientable optics that can be customized as needed. This makes it a simple matter to combine two distribution types in a single light engine, simultaneously lighting a road and a bike path or sidewalk, for instance. Contact factory for more information.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice. Please consult our web site for up-to-date product information and IES files.



BECS1A/BECS2A

EPA: 0.83 ft² **Weight:** 41.5 lbs / 18.8 kg

Stamp/Approval:	Name: Page 2 of 2
Name: Date:	Date:

Cyclone Lighting: 2175 Des Entreprises Blvd, Terrebonne (QC) Canada J6Y 1W9 **www.cyclonelighting.com** Rev. 2023/11
Phone: 1-866-436-5500 - info@cyclonelighting.com © 2023 Acuity Brands Lighting, Inc. All Rights Reserved.

FIXTURES
A1 A2 A3

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

HLWPC2
Wallpack® Full Cutoff LED

Catalog Number	
Notes	Type



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

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

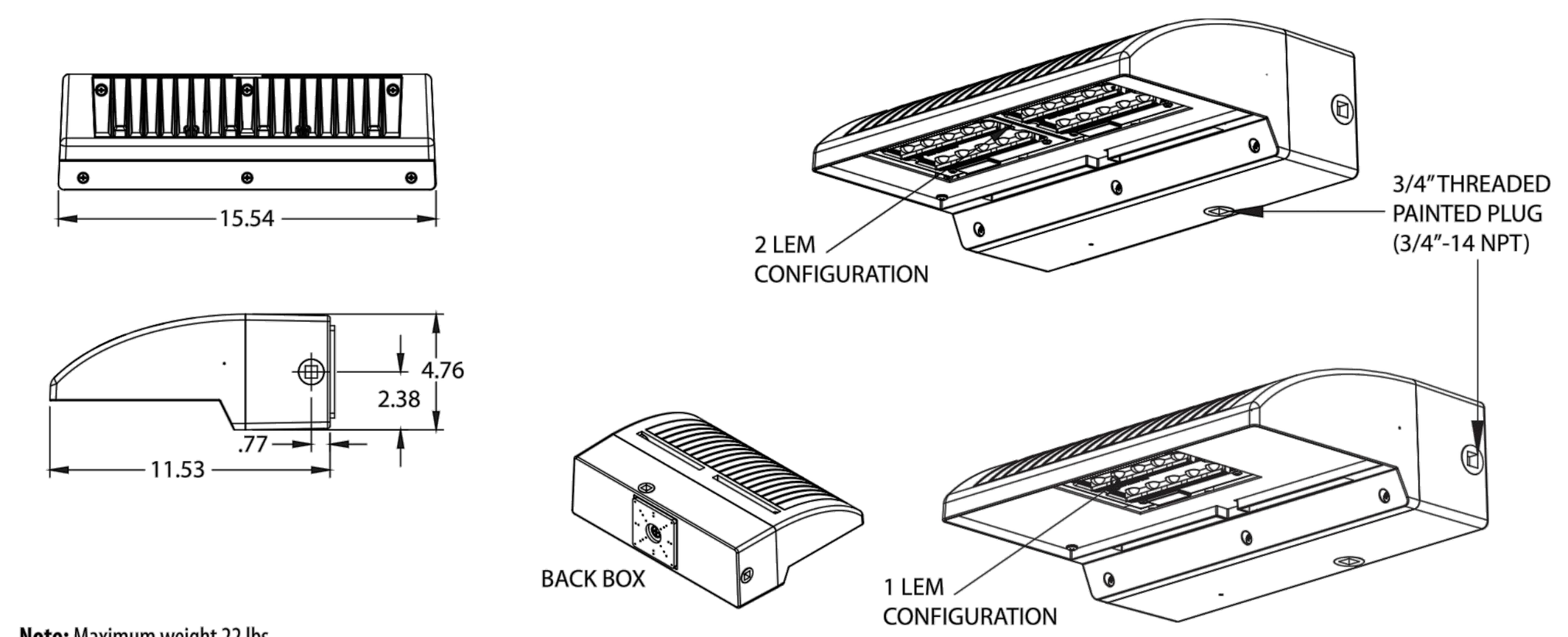
Optical
- Light engine housing is IP66 rated
- Acrylic optical system
- Type V: E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

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

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

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

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



Note: Maximum weight 22 lbs.

HLWPC2
Wallpack® Full Cutoff LED

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

ORDERING INFORMATION

Example: HLWPC2 P20 40K AS T3M BZSDP

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

Options:

Adjustable/Programmable Options
AO Field Adjustable Output

Circuit Options
2CI 2 Independent Circuits

Control - Motion Sensor Options
MASL[1,2] Motion / Ambient Sensor, 8-15' Mounting Height Ambient Sensor Enabled at 5 FC
MASH[1,2] Motion / Ambient Sensor, 15-30' Mounting Height Ambient Sensor Enabled at 5 FC

Control - Photocontrol Options
PE Button Style Photocontrol
P3 N.E.M.A. Twistlock Receptacle Mount -3 PIN
P7 N.E.M.A. Twistlock Receptacle Mount -7 PIN
PCLL DTL Long Life Twistlock Photocontrol for Solid State
PSC Shorting Cap

Fuse Option
SF Single Fuse
DF Double Fuse

Safety Option
EM Integral Emergency Battery
TP Tamper Resistant Hardware

Surge Protection Option - 20kV/10kA is Standard
10KV 10kV/5kA Surge Protection, in place of 20kV/10kA

Notes
1 MASL and MASH sensors are not allowed with P10 lumen package option selected.
2 MASL and MASH options reduce luminaire light output to roughly 30% (not full OFF) when no motion is detected. When motion is detected, light output temporarily increases to 100%.

Options Location

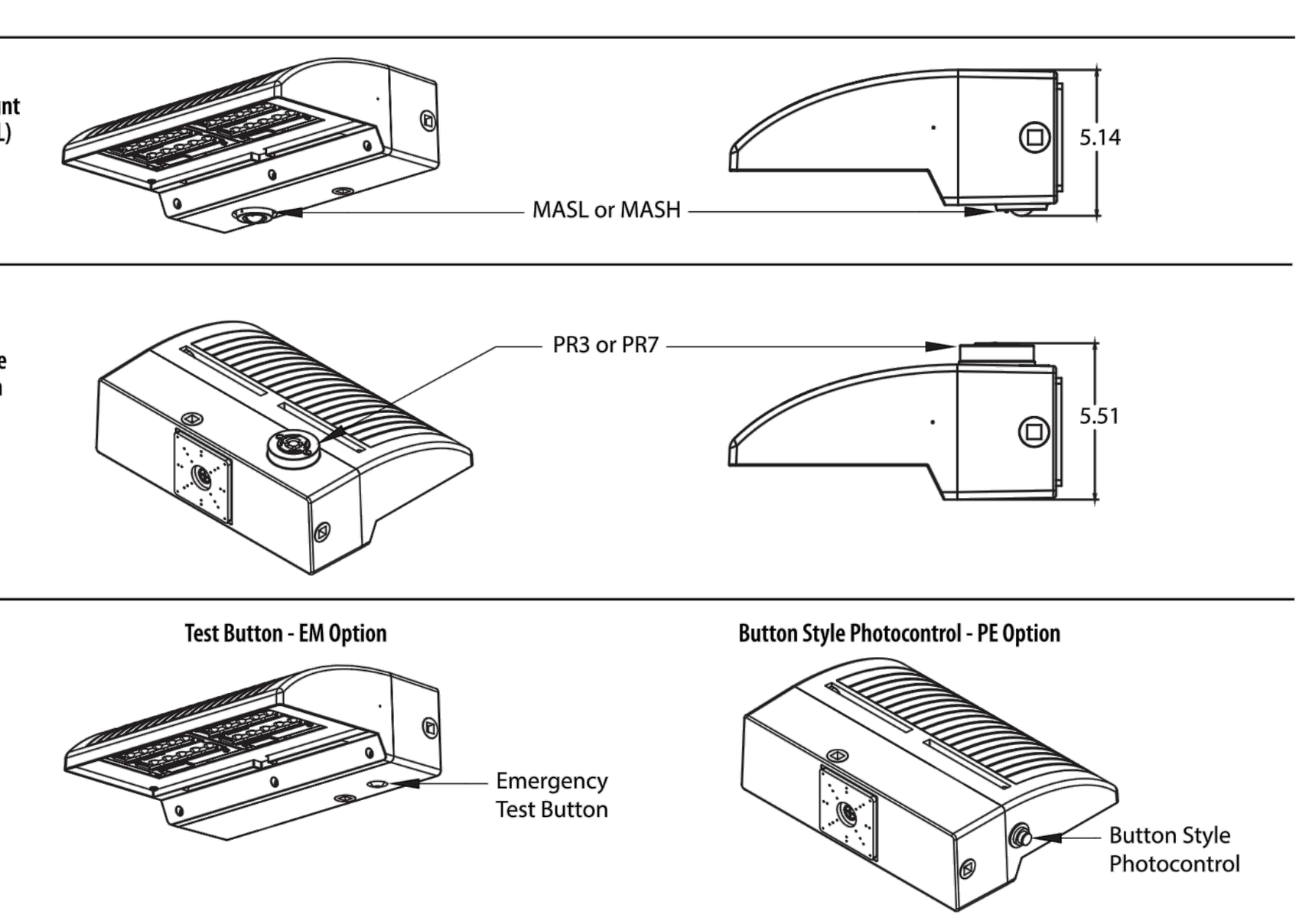
Motion/Ambient Sensor mount options for Low (8-15') (MASL) and Height (15-30') (MASH) applications

N.E.M.A. Twistlock Receptacle P3 and P7 Options, P7 Shown

Internal Emergency Battery Test Button - EM Option

Test Button - EM Option

Button Style Photocontrol - PE Option



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

FIXTURES
B1 B2 B3 B4

WF4/WF6/WF8 SWW5

JUNO

Juno Wafer™ LED Downlight Series
4", 6" & 8" LED Ultra-Thin Wafer Switchable Downlight
5CCT Switchable White Downlight

Project:
Fixture Type:
Location:
Contact/Phone:

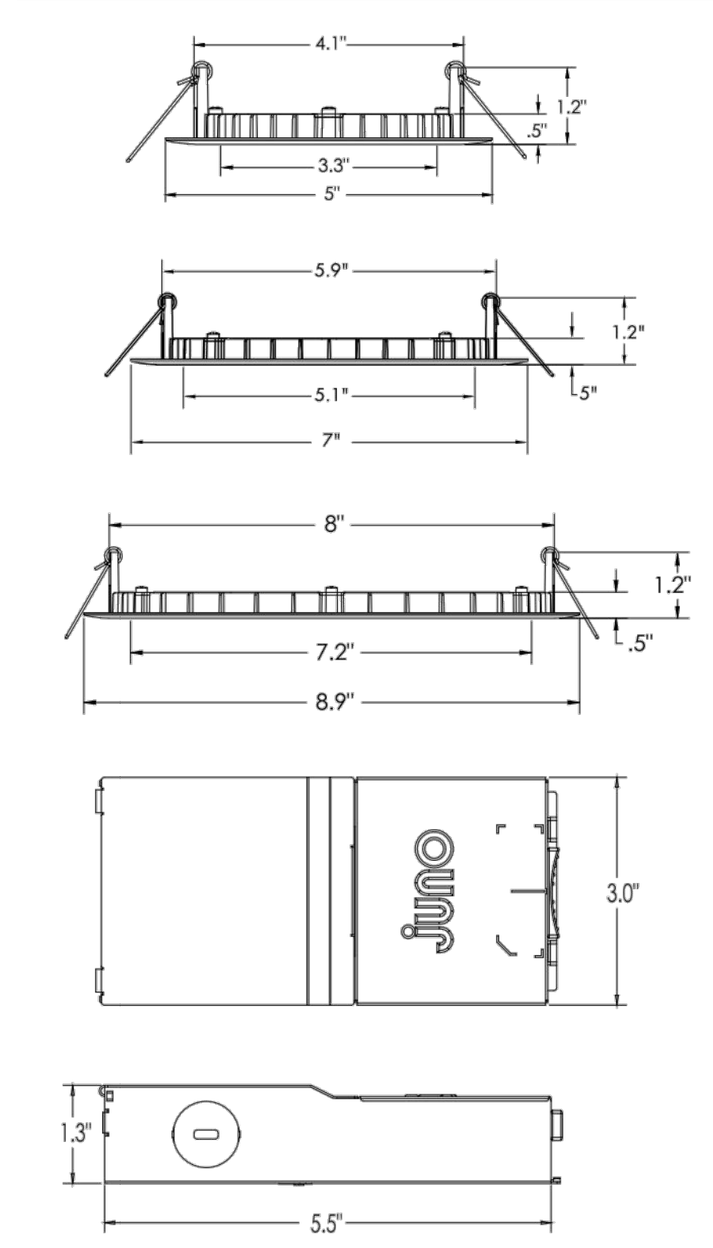
WF4/WF6/WF8 SWW5 Series



Product Features
The 4",6"& 8" round smooth with 5CCT Switchable White technology provide high-quality light output and efficiency featuring a switch for easy color temperature adjustment to choose between 2700K, 3000K, 3500K, 4000K, or 5000K - while eliminating the need for recessed housings.
- Round smooth lens trim designed to distribute precise even illumination for general purpose areas
- Canless - no can required; equals easy to install and less labor
- 5 selectable color temperatures to choose with a switch ranging from warm (2700K) to daylight (5000K) allowing customization for endless applications

Applications
- Residential and light commercial applications including multi-family, hospitality, assisted living, dormitories and other multi-level construction
- Shallow slim profile allows for easy remodel or new construction insulated and drop ceiling installations
- Wet rated and airtight: perfect for showers, bathrooms, and outdoor soffits

Dimensions



Performance

Delivered Lumens	670L (WF4), 970L (WF6) and 1640L (WF8) Nominal at 3000K
LED Color Temperature	Switchable White (27K, 30K, 35K, 40K, 50K) Default set at 3000K
CRI	90+
Voltage	Dedicated 120V
Dimming	Dimmable to 10% with triac (120v)

For a list of compatible dimmers see JUNO-WAFERS-DIM

Specifications

	WF4	WF6	WF8
Aperture:	3.3"	5.1"	7.2"
Ceiling Opening:	4.25"	6.25"	8.25"
Overlap Trim:	5"	7"	8.9"
Height:	1.2"	1.2"	1.2"

FIXTURES
C1 C2

American Revolution Full Cutoff LED
Series 247CL

PRODUCT OVERVIEW

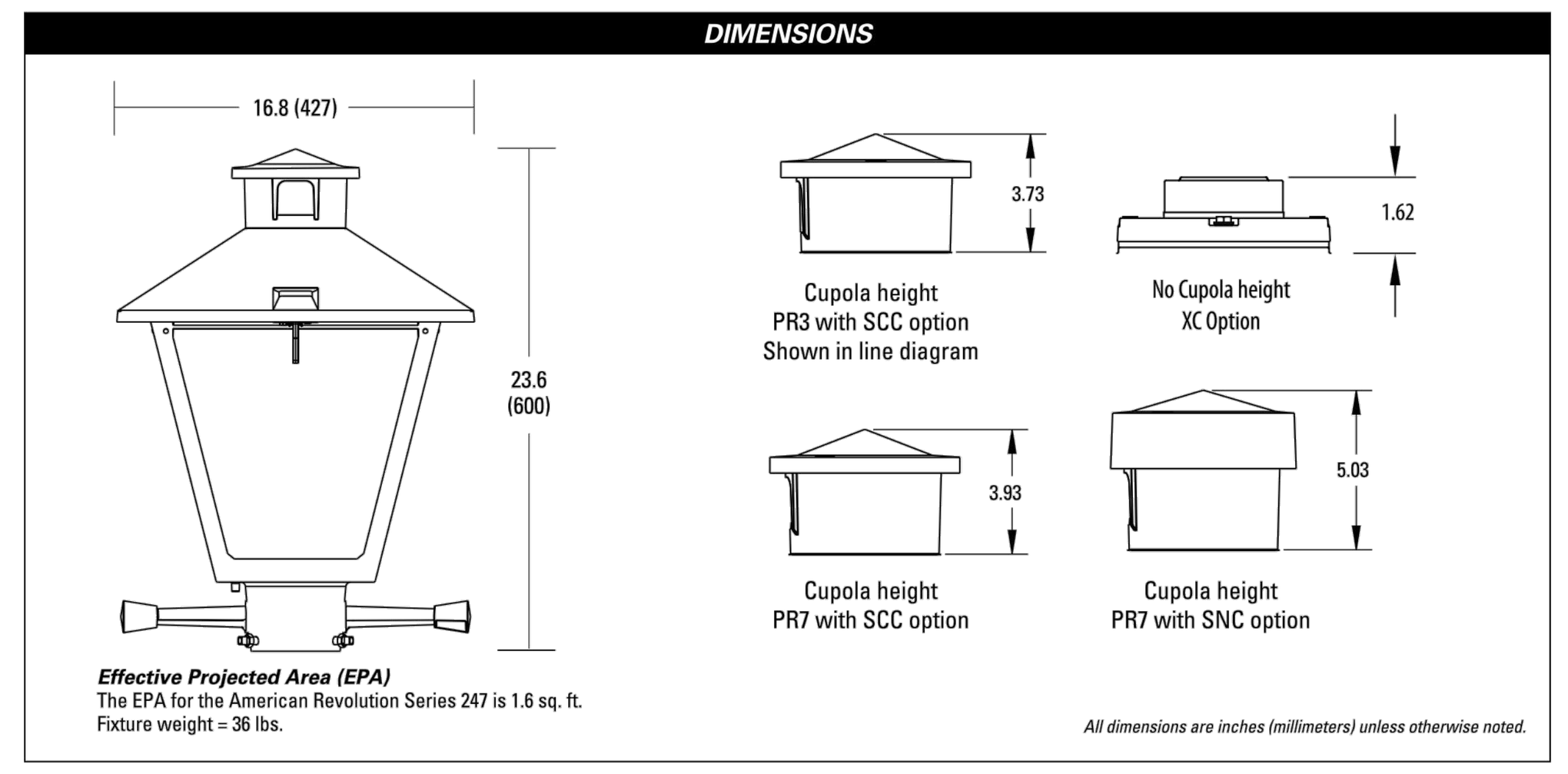


Applications:
Streetscapes
Walkways
Pathways
Parks

Features:
- Colonial LED lantern, replaces up to 250W HID models for street and area lighting applications
- Fifteen (15) LED performance packages deliver just the right amount of light for any given application up to 9,300 lumens
- Available in color temperature choices of 2700K, 3000K and 4000K
- Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
- Die-cast aluminum housing, engineered for sturdy lifelong performance
- Luminaire is rated for 3g vibration per ANSI C136.31
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard paint finish is smooth gloss
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws
- Rated LED and driver life greater than 100,000 hours at 25°C
- Surge protection device (standard) exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20KV Option exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver with DALI driver option

Standards:
- Complies with all applicable ANSI C136 standards.
- CSA listed and suitable for up to 40°C ambient
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.6 sq. ft.
Fixture weight = 36 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

Note: Specifications subject to change without notice.
American Revolution Series 247CL LED

AEL American Electric Lighting

American Revolution LED
Series 247CL

ORDERING INFORMATION

Example: 247CL P154 MVOLT 30K R3 BK SCC PR7

Series	
247CL	American Revolution LED

Performance Package		
Package	Input Watts	Lumens (nominal)
P101	20	2,300
P102	30	3,100
P103	40	4,000
P104	49	4,800
P151	30	3,500
P152	40	4,300
P153	50	5,200
P154	60	6,000
P155	70	6,800
P201	70	7,400
P202	80	8,100
P300	41	4,800
P301	60	7,000
P302	70	7,800
P303	80	8,600

Voltage	
MVOLT	120-277V
HVOLT	347-480V
XVOLT	277-480V with enhanced power quality protection

Color Temperature (CCT)	
27K	2700K
30K	3000K
40K	4000K

Distribution	
R2	Type II
R3	Type III
R4	Type IV
R5	Type V

Paint (smooth gloss)	
BK	Black
GY	Gray
DDB	Dark Bronze
WH	White
BZ	Bronze

Cupola	
SCC	Standard cupola
SNC	Smart node cupola
XC	No cupola

Photocontrol Receptacle	
NR	No photocontrol receptacle
PR3	3 pin NEMA photocontrol
PR7	7 pin NEMA photocontrol

Options

Options
- **PCLL** Solid State Long Life Photocontrol, 120-277V (fail off)
- **P34** Solid State Long Life Photocontrol, 347V (fail off)
- **P48** Solid State Long Life Photocontrol, 480V (fail off)
- **PCSS** Solid state photocontrol, 120-277V (Not CSA Listed) (fail on)
- **SH** Shorting cap
- **AO** Field adjustable output module
- **DALI** DALI driver (RFD required)

Miscellaneous
- **SS** Stainless steel hardware
- **TL** Tool-less trigger latch entry
- **NL1X1** 1" x 1" NEMA label
- **NL2X2** 2" x 2" NEMA label
- **XL** Not CSA Listed
- **LDR** Ladder Rest
- **CR** Epoxy Pre-Coat Finish
- **20kV** 20kV/10kA surge protection device

House-Side Shields
- **HSS** House Side Shield

Prewired leads
- **L1H** 1.5 ft. prewire leads
- **L03** 3 ft. prewire leads
- **L10** 10 ft. prewire leads
- **L20** 20 ft. prewire leads
- **L25** 25 ft. prewire leads
- **L30** 30 ft. prewire leads

Special Packaging
- **SSP** Sample pack (UPS)

Accessory
House Side Shield shipped separately and installed in the field
- **FHSSLEM10-15R2/R5** P10x or P15x package, R2 or R5 optic
- **FHSSLEM10-15R3** P10x or P15x package, R3 optic
- **FHSSLEM20-30R2/R5** P20x or P30x package, R2 or R5 optic
- **FHSSLEM20-30R3** P20x or P30x package, R3 optic
- **FHSSLEM45R2/R5** P45x package, R2 or R5 optic
- **FHSSLEM45R3** P45x package, R3 optic

Note: Check the OPTIONS MATRIX on Page 3 for compatibility & restrictions

AEL American Electric Lighting

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

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

Please contact your sales representative for the latest product information.

FIXTURE
D

project no. 09-33.23
date 31 JAN 2024
drawn by BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh
PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PROPOSED LIGHTING FIXTURE CUT-SHEETS

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

MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

sheet no. PB-4.1

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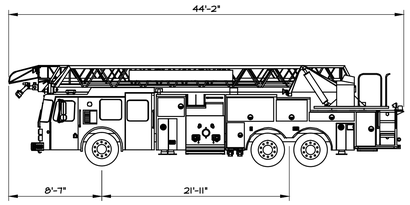
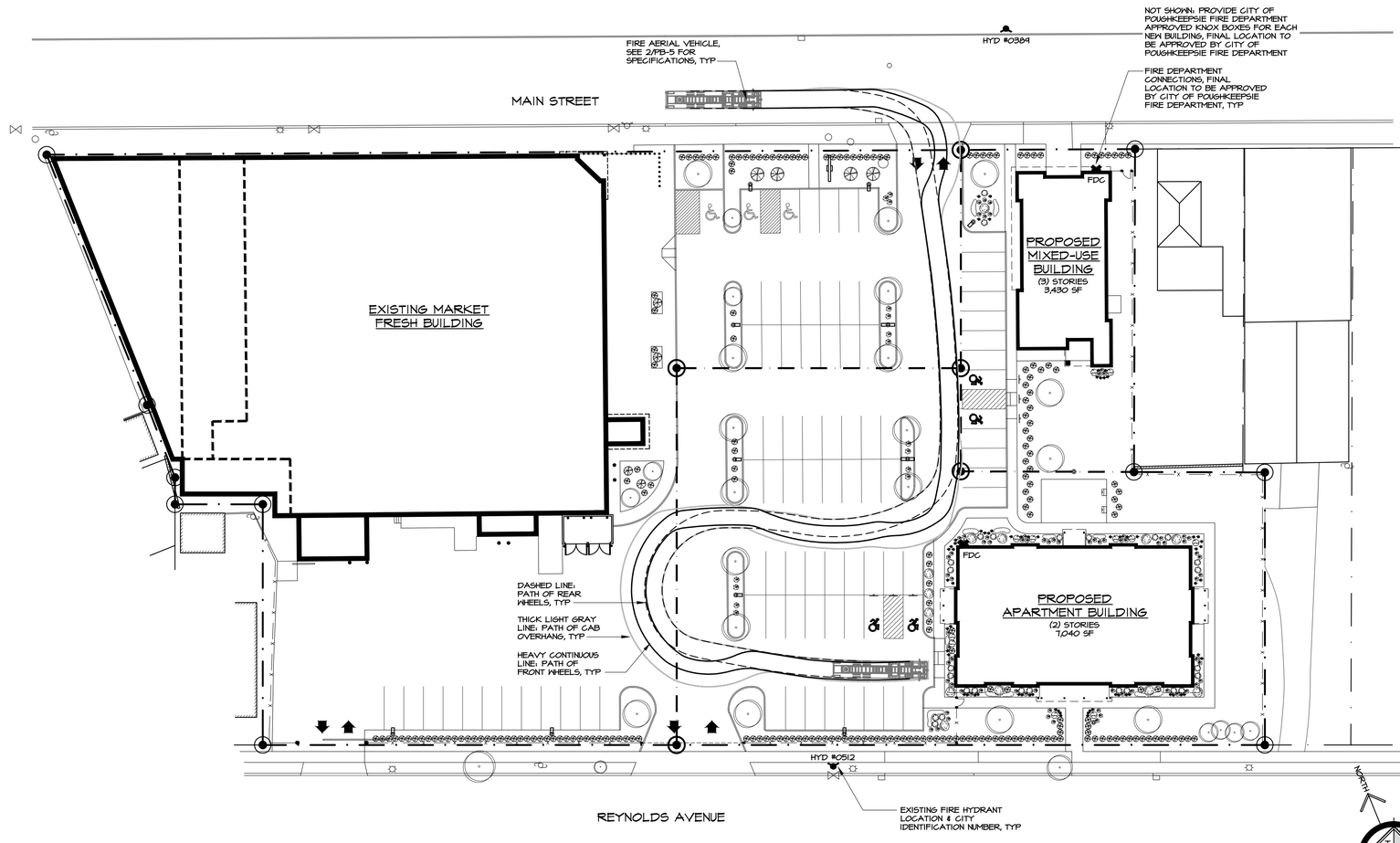


FIRE AERIAL (REFERENCE: 105' AERIAL LADDER 'PIERCE QUANTUM')
EXCEEDS SIZE SPECIFICATIONS FOR 2018 SPARTAN/SMEAL 100' TOWER LADDER

2 PB-5 FIRE AERIAL

SCALE: N.T.S.



1 PB-5 PROPOSED FIRE AERIAL ACCESS PLAN

SCALE: 1" = 30'-0"

0 10' 30' 60' 90'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PROPOSED FIRE AERIAL ACCESS PLAN

willingham engineering
183 Main Street
New Paltz, New York 12561
T 845.255.0210 F 845.256.8120
www.willinghamengineering.com

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73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

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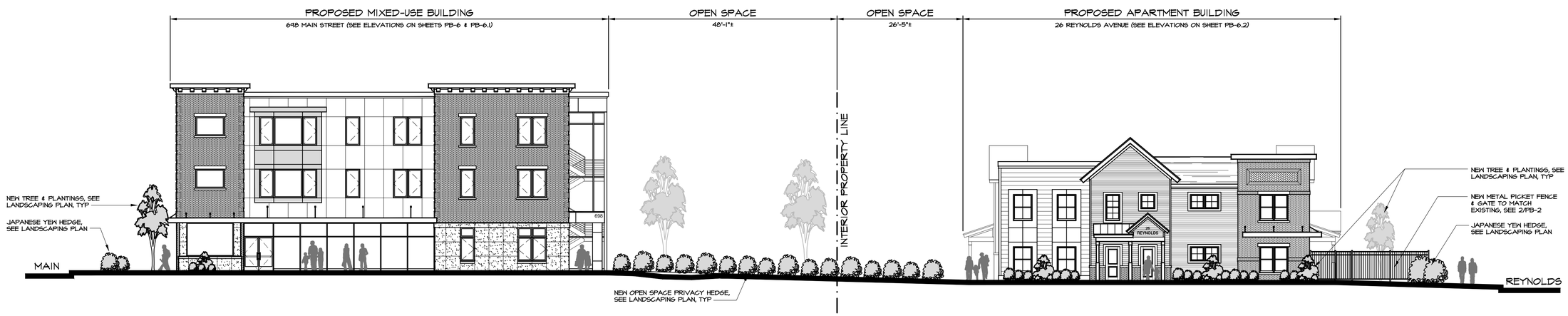
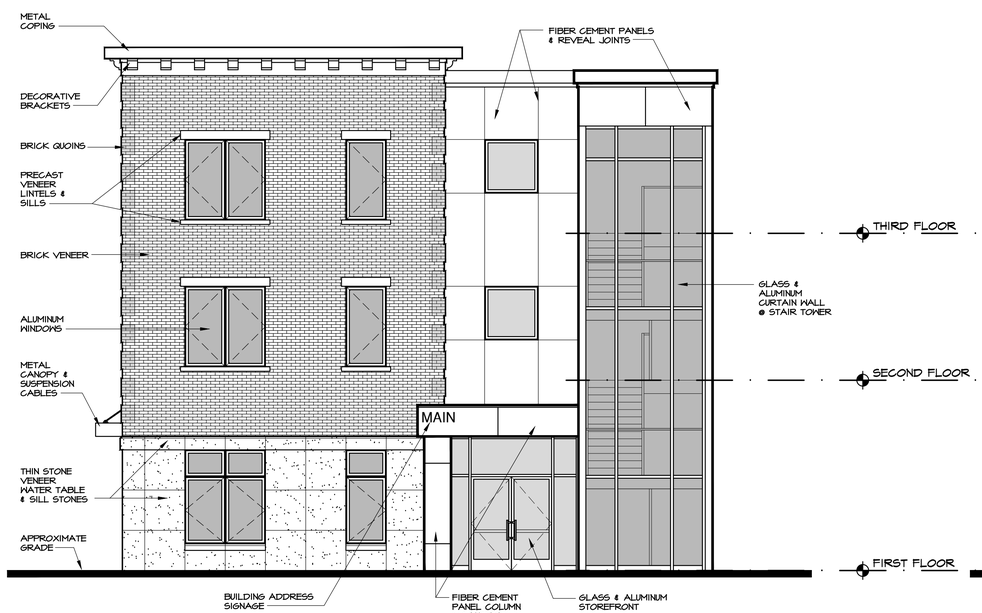


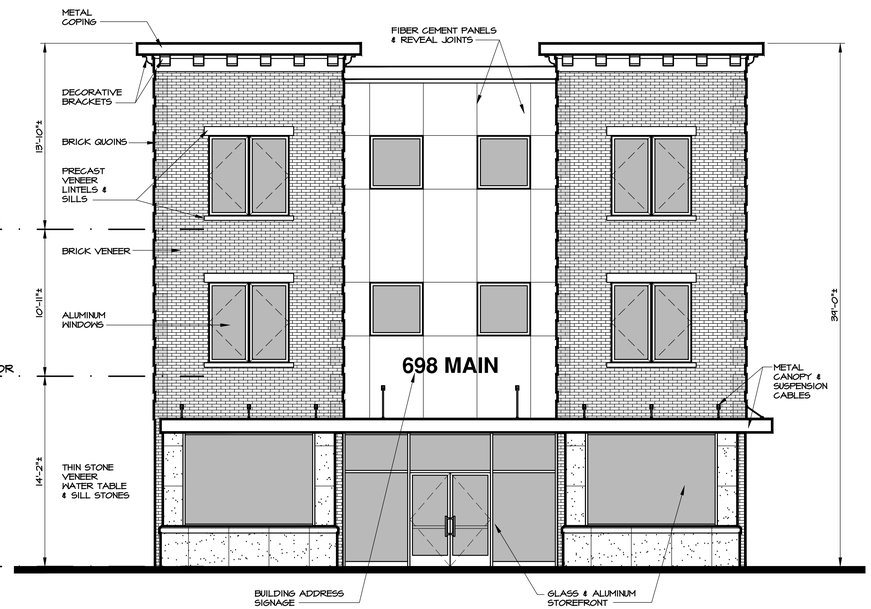
1 PB-6 **PROJECT WEST ELEVATION**
SCALE: 3/32" = 1'-0"

0 2' 8' 16' 24'



2 PB-6 **698 MAIN - SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"

0 1' 2' 5' 10'



3 PB-6 **698 MAIN - NORTH ELEVATION**
SCALE: 3/16" = 1'-0"

0 1' 2' 5' 10'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

PROJECT & 698 MAIN STREET ELEVATIONS

willingham engineering
313 Main Street
New Paltz, New York 12561
T 845.255.0110 F 845.255.8320
www.willingham-engineering.com

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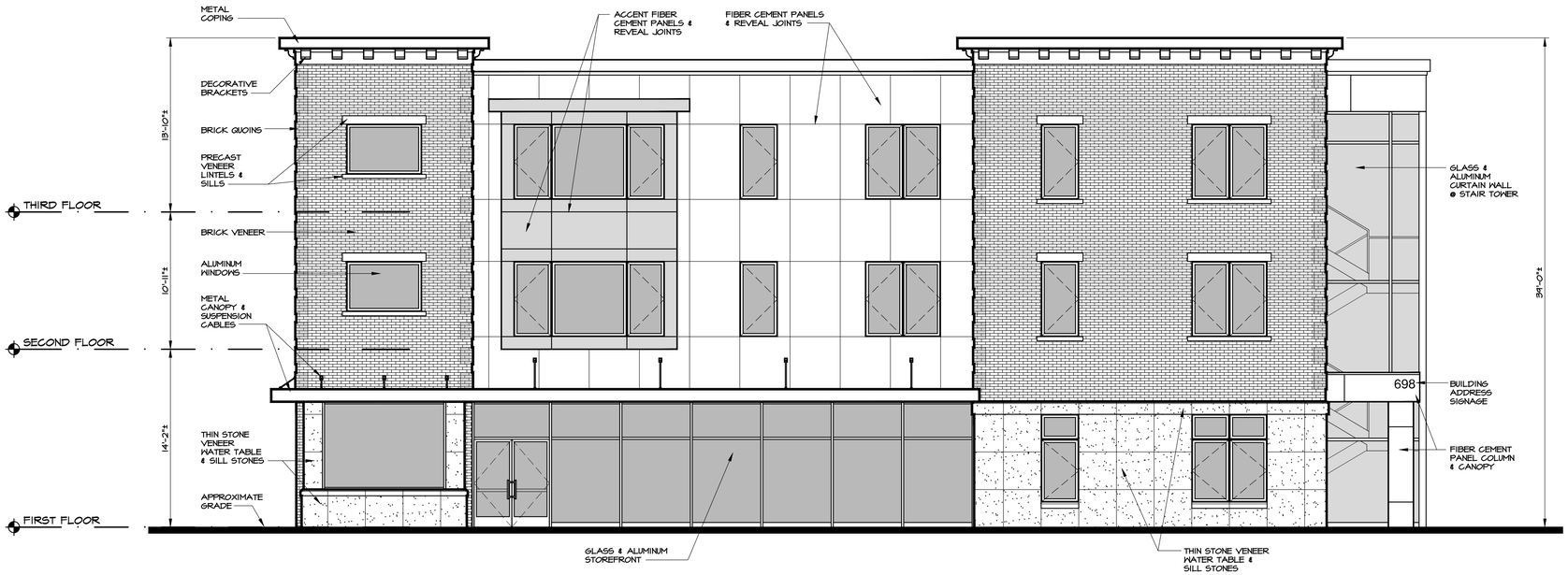

1 PB-6.1 **698 MAIN - WEST ELEVATION**

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

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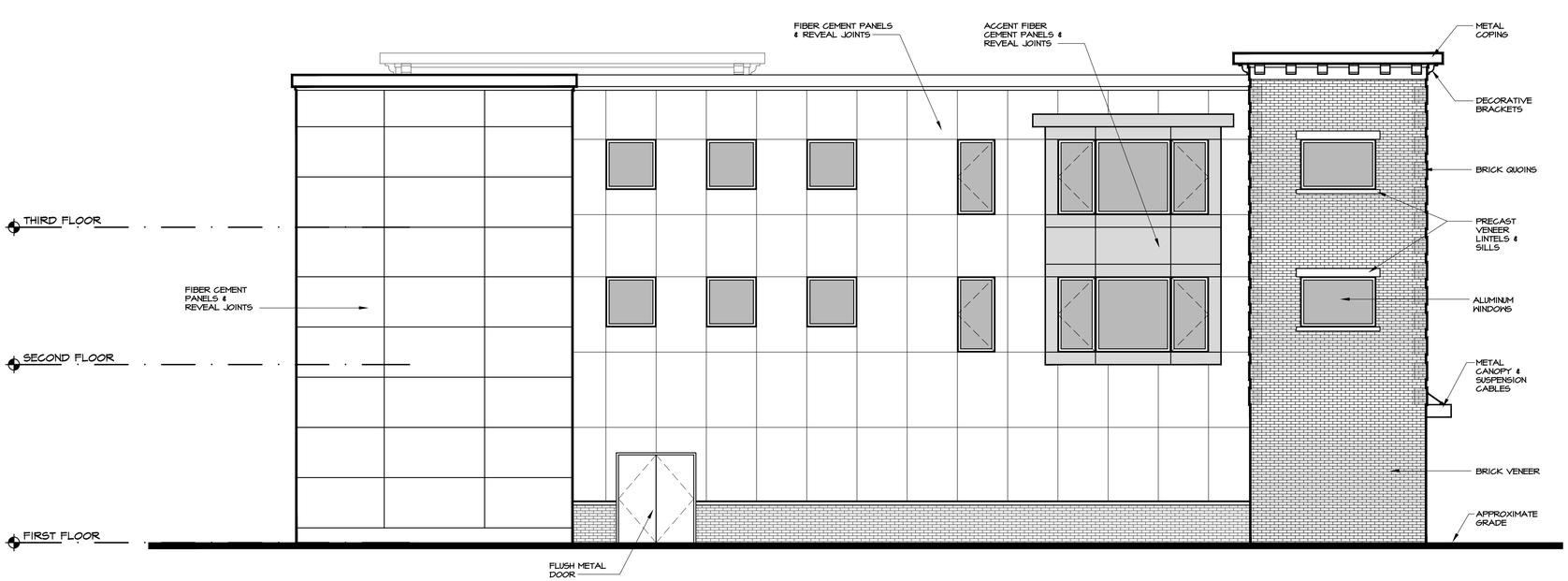

2 PB-6.1 **698 MAIN - EAST ELEVATION**

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

0 1' 2' 5' 10'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

698 MAIN STREET ELEVATIONS

willingham
181 Westchester Ave
Port Chester, NY 10573
T 914.937.7994 F 914.937.8263
www.willinghamarchitecture.com

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1 PB-6.2 **26 REYNOLDS - SOUTH ELEVATION**

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

0 1' 2' 5' 10'

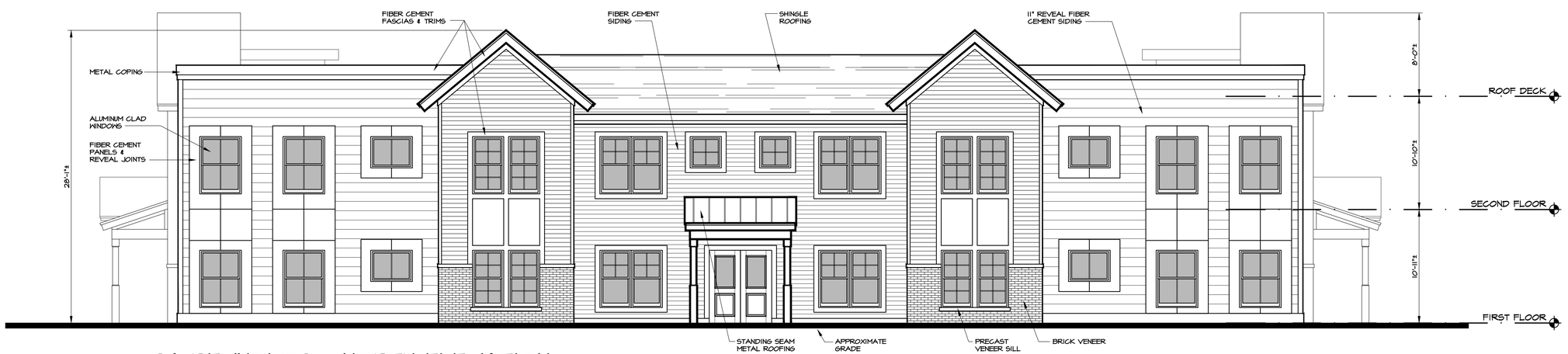


2 PB-6.2 **26 REYNOLDS - WEST ELEVATION**

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

EAST ELEVATION SIMILAR

0 1' 2' 5' 10'



3 PB-6.2 **26 REYNOLDS - NORTH ELEVATION**

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

0 1' 2' 5' 10'

project no.
09-33.23

date
31 JAN 2024

drawn by
BP

revision date	description
03 DEC 2025	PLANNING BOARD COMMENTS

MARKET fresh

PROPOSED LOT LINE ADJUSTMENTS & COMMERCIAL/ MULTI-FAMILY DEVELOPMENT AT: 654 MAIN ST, POUGHKEEPSIE, NY

26 REYNOLDS AVENUE ELEVATIONS

willingham
85 Wilkinson Way
Suite 200, New York 12550
T 845.565.1100 F 845.565.1101
www.willinghamplanning.com

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73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1080 mauri-architects.com

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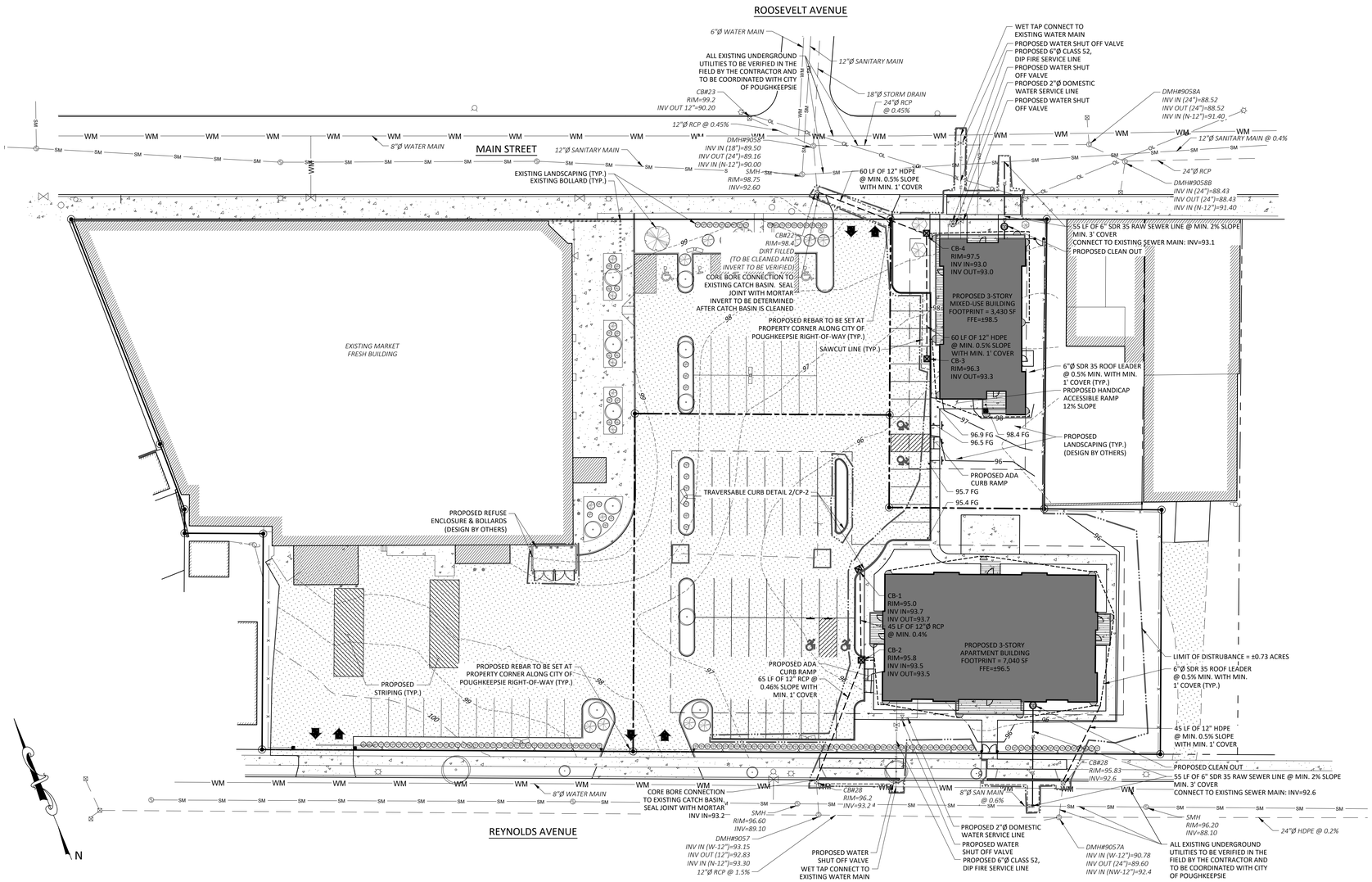

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY BOUNDARY EVIDENCE
- EXISTING EDGE OF PAVEMENT
- BUILDING SETBACK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- UTILITY POLE & OVERHEAD LINE
- EXISTING WATER MAIN
- EXISTING LIGHT POST
- EXISTING LIGHT POST
- EXISTING DRAINAGE MANHOLE
- EXISTING DRAINAGE CULVERT
- EXISTING DRAINAGE CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING CONCRETE
- EXISTING PAVEMENT TO REMAIN
- EXISTING GRAVEL
- PROPOSED BUILDING
- PROPOSED BUILDING DECK / OVERHANG
- PROPOSED CONCRETE WALK
- PROPOSED EDGE OF PAVEMENT WITH 6" CONCRETE CURB
- SAWCUT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED SEWER LATERAL
- PROPOSED SANITARY SEWER BACK-TO-BACK CLEAN OUT ASSEMBLY
- PROPOSED DRAINAGE CULVERT
- PROPOSED CATCH BASIN
- PROPOSED ROOF LEADER WITH 6"Ø SDR 35 DOWNSPOUT
- PROPOSED WATER SERVICE LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE GATE
- PROPOSED SIGN

SITE NOTE

1. BUILDING FINISHED FLOOR ELEVATIONS ARE APPROXIMATE AND WILL BE ADJUSTED AS SITE DESIGN PROGRESSES.

SURVEY NOTES

1. INVERT ELEVATIONS FOR STORM AND SANITARY SEWER STRUCTURES AND PIPE DIAMETERS ARE SHOWN PER CITY OF POUGHKEEPSIE STORM DRAINAGE IMPROVEMENTS AS PREPARED BY BLASLAND, BOUKE AND LEE, INC, AS-BUILT DRAWINGS DATED 1999. ELEVATIONS HAVE BEEN ADJUSTED TO NAVD88 DATUM PER RITE AID PHARMACY PLAN PREPARED BY CHAZEN COMPANIES DATED LAST REVISED 1/9/96, AS WELL AS SURVEY PREPARED BY HILLRIEGEL LAND SURVEYING DATED LAST REVISED 11/17/25. ALL EXISTING UTILITY LOCATIONS, DEPTHS AND SIZING MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK
ANDREW V. WILLINGHAM
08398A
PROFESSIONAL ENGINEER

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

REV	DATE	DESCRIPTION
1	12/03/25	REVISIONS PER PLANNING BOARD

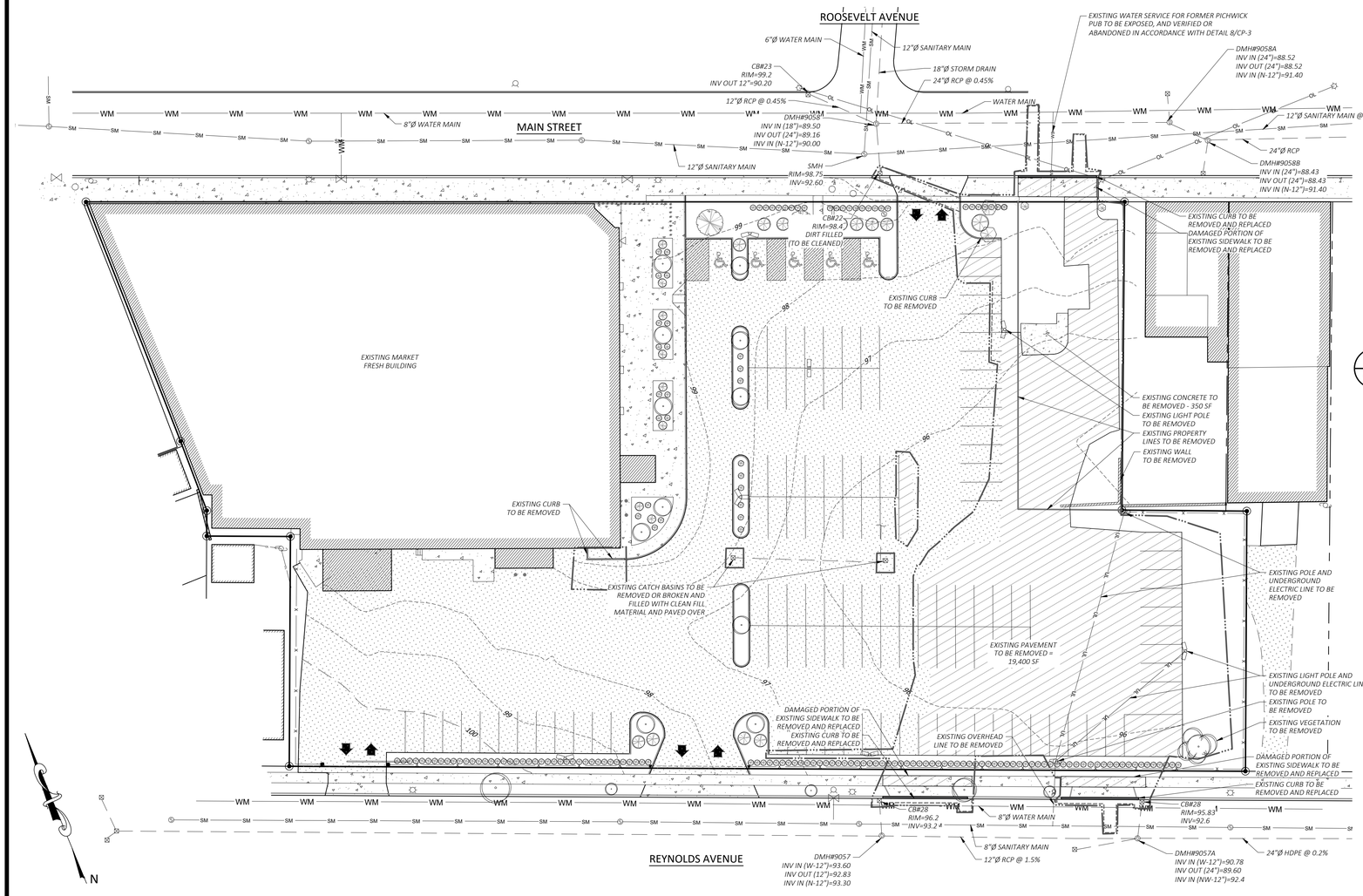
CIVIL PLAN

MARKET FRESH APARTMENTS

654 MAIN STREET

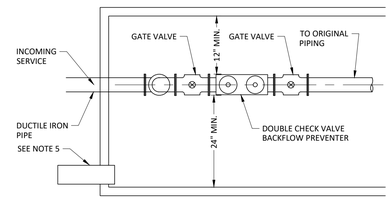
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
01/30/24	1"=30'
PROJECT NO.	
23097	
SHEET NO.	
CP-1	

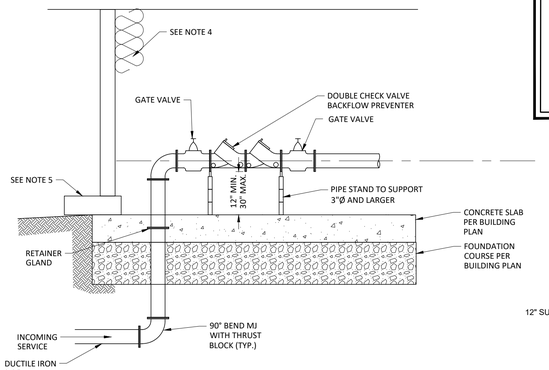


LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- BUILDING SETBACK
- EXISTING MAJOR CONTOUR (110)
- EXISTING MINOR CONTOUR (106)
- EXISTING SPOT GRADE (332.8 EG)
- UTILITY POLE & OVERHEAD LINE
- EXISTING WATER MAIN
- EXISTING LIGHT POST
- EXISTING LIGHT POST
- EXISTING DRAINAGE MANHOLE
- EXISTING DRAINAGE CULVERT
- EXISTING DRAINAGE CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING CONCRETE
- EXISTING PAVEMENT TO REMAIN
- EXISTING GRAVEL
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- SAWCUT LINE



PLAN VIEW

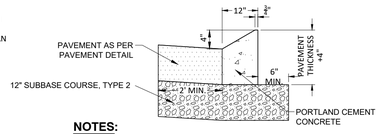


SECTION VIEW

NOTE:

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

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



NOTES:

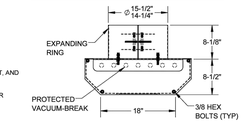
1. CURB SHALL BE CONSTRUCTED OF CLASS A CONCRETE
2. CONCRETE SHALL NOT BE PLACED AT ATMOSPHERIC TEMPERATURES BELOW 40°F.
3. REQUIRED MIN. AIR ENTRAINMENT SHALL BE 6%.
4. EXPANSION JOINTS SHALL BE PLACED EVERY 10'.

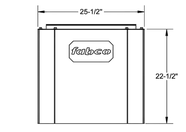
2 / CP-2 **TRAVERSABLE CURB**
SCALE: N.T.S.

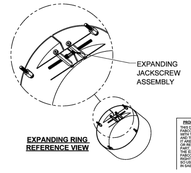
NOTES:

1. WEIGHT: 55 LBS MAX
2. MATERIAL:
   - A) EXPANDING RING: 304 SERIES STAINLESS
   - B) PIPE HOOD: 304 SERIES STAINLESS
   - C) TOP COVER: 304 SERIES STAINLESS
   - D) HARDWARE: STAINLESS STEEL, 316 SERIES
3. FLOW AREA EXCEEDS OUTLET PIPE CROSS-SECTIONAL AREA.
4. EXPANDING RING: DESIGNED TO FIT 15" ID SMOOTH WALL PIPE.
   - MINIMUM: 14.25"
   - MAXIMUM: 15.5"
5. TYPICAL INSTALLATION
   - 5.1 PREPARE THE OUTLET PIPE
     - CLEAN THE INTERIOR OF THE OUTLET PIPE TO REMOVE DEBRIS, DIRT, AND CONTAMINANTS.
     - INSPECT THE PIPE FOR STRUCTURAL INTEGRITY TO ENSURE PROPER SEALING AND CLAMPING.
   - 5.2 INSTALL THE EXPANDING RING
     - INSERT THE EXPANDING RING INTO THE OUTLET PIPE. ENSURE IT IS POSITIONED EVENLY AROUND THE INTERIOR DIAMETER.
     - TIGHTEN THE JACKSCREW MECHANISM TO EXPAND THE RING UNTIL IT FIRMLY CLAMPS AGAINST THE INSIDE DIAMETER OF THE PIPE. AVOID OVER-TIGHTENING.
     - VERIFY THAT THE EXPANDING RING IS SECURE AND DOES NOT SHIFT UNDER MODERATE FORCE.
   - 5.3 ATTACH THE PIPE HOOD
     - ALIGN THE 4 SLOTS ON THE PIPE HOOD WITH THE THREADED BOLTS OF THE INSTALLED EXPANDING RING.
     - INSERT THE HEX NUTS WITH THE SLOT-COVER WASHERS ONTO THE BOLTS AND TIGHTEN EVENLY.
     - ACCESS THE BOLTS THROUGH THE OPEN TOP OF THE PIPE HOOD TO ENSURE ALL CONNECTIONS ARE SECURE.
   - 5.4 INSTALL THE TOP COVER
     - ALIGN THE 4 HOLES ON THE TOP COVER WITH THE THREADED STANDOFFS WELDED TO THE PIPE HOOD.
     - INSERT THE BOLTS AND TIGHTEN SECURELY.
   - 5.5 VERIFY INSTALLATION
     - INSPECT ALL COMPONENTS TO ENSURE PROPER ALIGNMENT AND SECURE ATTACHMENT.
     - INSPECT FOR ANY MINOR OPENINGS AND SEAL THEM WITH AN APPROVED WATERPROOF SEALANT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

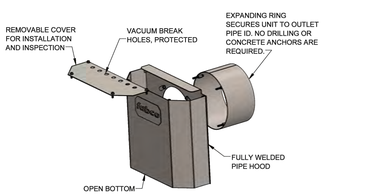
StormHood Available Sizes		Notes
Pipe Size	Part Number	
8	SHS8V-1	The StormHood is available for round inlets and for limited-access inlets through manhole openings. It is also available in aluminum for weight savings compared to the stainless steel version. Contact Fabco for customized product configurations, if needed.
10	SHS10V-1	
12	SHS12V-1	
15	SHS15V-1	
18	SHS18V-1	
24	SHS24V-1	
>24	Contact Fabco	

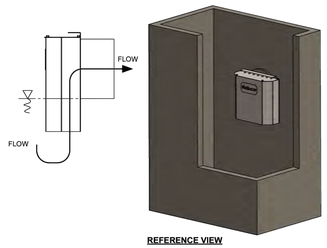






EXPANDING RING REFERENCE VIEW





REFERENCE VIEW

NOTES:

1. HOODS TO BE INSTALLED AT PIPE OUTLET FOR ALL PROPOSED CATCH BASINS
2. FABCO STORMHOOD TO BE UTILIZED OR APPROVED EQUAL

3 / CP-2 **PROPOSED CATCH BASIN HOOD DETAIL**
SCALE: N.T.S.

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UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
BEVEL ANGLE TOLERANCES: .XX = ±.03 .XXX = ±.010
TOLERANCES ARE BASED ON STANDARD SHOP PRACTICES UNLESS OTHERWISE SPECIFIED

PROJECT: FABCO INDUSTRIES, INC. PLEASANTVILLE, NEW YORK 10706 WWW.FABCO-INDUSTRIES.COM

MATERIAL: STAINLESS STEEL

	APPROVAL	DATE
DWN	H.G.	12/6/2024
CHK		
ENG	J.P.	12/6/2024
MFG		

STORMHOOD, 15" PIPE

SIZE: B | DWG NO: SHS15V-1-000 | REV: C
SCALE: NONE | SHEET 1 OF 1

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0 1 2 3
ORIGINAL SIZE IN INCHES

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PROFESSIONAL ENGINEER

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www.willinghamengineering.com

REV	DATE	DESCRIPTION
1	12/03/25	REVISIONS PER PLANNING BOARD

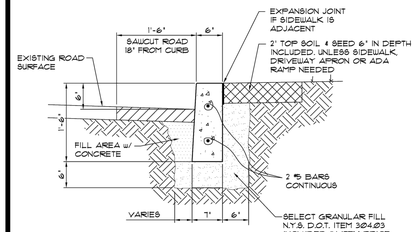
EXISTING CONDITIONS AND DEMOLITION PLAN

MARKET FRESH APARTMENTS

654 MAIN STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

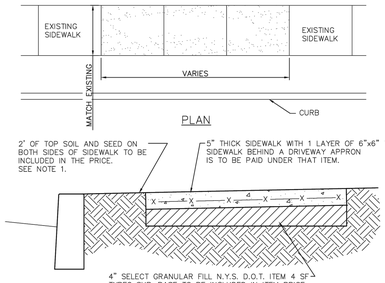
DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
01/30/24	1"=30'
PROJECT NO.	
23097	
SHEET NO.	
CP-2	



NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

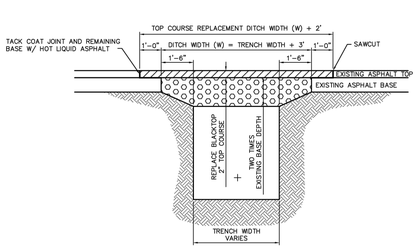
1 CP-3 FORMED CURB DETAIL
SCALE: N.T.S.



NOTES:

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

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



GENERAL NOTES:

DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. (1 1/2') FROM THE EDGES.

REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWCE THE THICKNESS OF THE BASE. (MINIMUM THICKNESS OF 8 INCHES).

BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED.

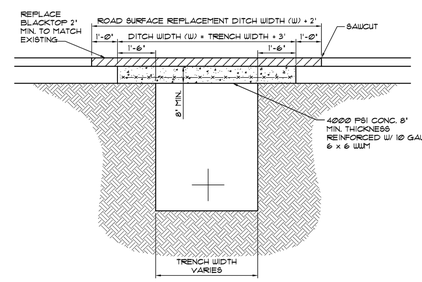
ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.

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

TOP COURSE SURFACE REPLACEMENT SHALL EXTEND A MINIMUM OF ONE FOOT (1') FROM THE EDGES OF THE OPEN CUT ONTO THE ROAD BASE..

TOP COURSE REPLACEMENT SHALL BE MINIMUM OF TWO INCHES (2") OF ASPHALTIC CONCRETE.

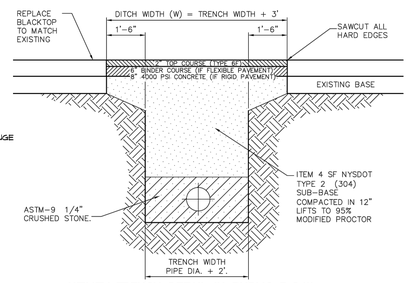
3 CP-3 FLEXIBLE PAVEMENT AND TRENCH LIMITS DETAIL
SCALE: N.T.S.



NOTE:

CONTRACTOR TO PROVIDE ALL NECESSARY PLATING TO FACILITATE CONCRETE CURING OPERATIONS

4 CP-3 RIGID PAVEMENT AND TRENCH LIMITS DETAIL
SCALE: N.T.S.

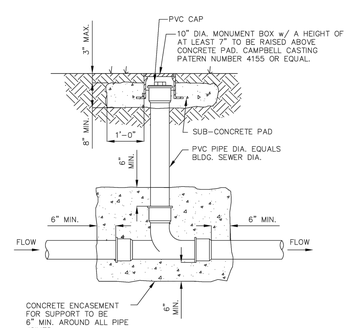


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.
SCALE: 1/4" =1'-0"

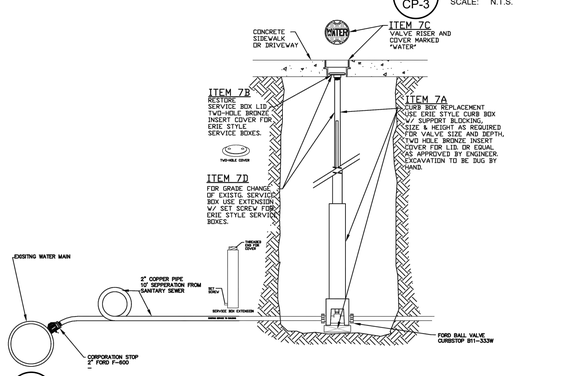
NOTES:

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

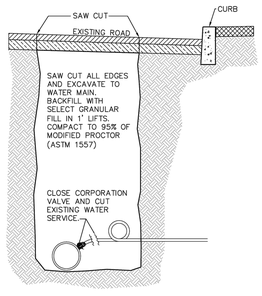
5 CP-3 TRENCH AND PAVEMENT DETAIL
SCALE: N.T.S.



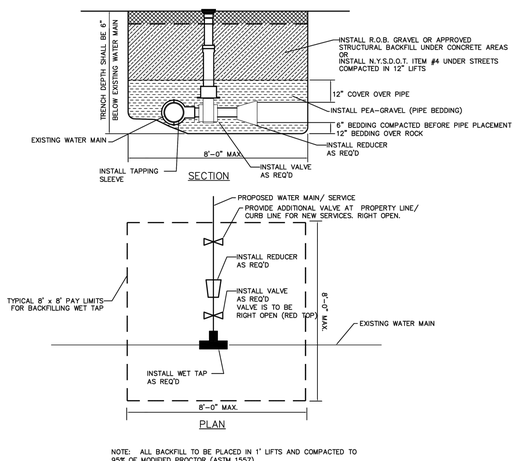
6 CP-3 RESIDENTIAL SANITARY CLEAN OUT DETAIL
SCALE: N.T.S.



7 CP-3 CURB BOX AND WATER SERVICE CONNECTION
SCALE: N.T.S.

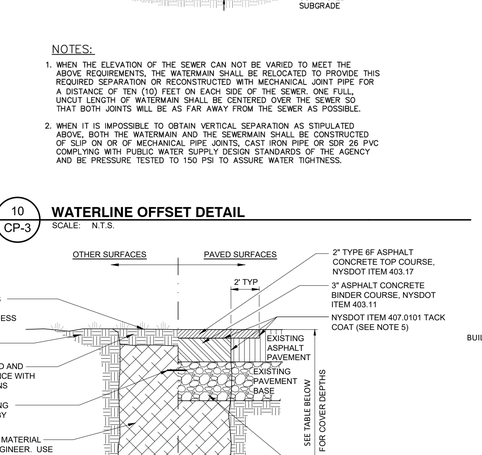


8 CP-3 WATER SERVICE DISCONNECT AT MAIN DETAIL
SCALE: N.T.S.



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

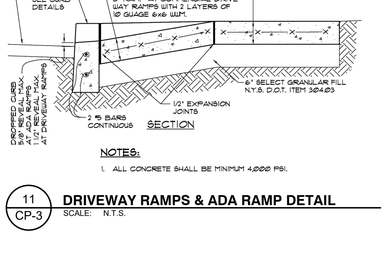
9 CP-3 TAPPING SLEEVE & VALVE DETAIL
SCALE: N.T.S.



NOTES:

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

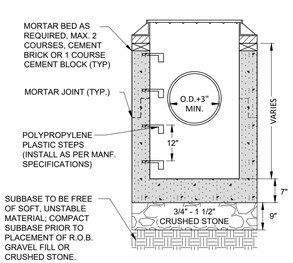
10 CP-3 WATERLINE OFFSET DETAIL
SCALE: N.T.S.



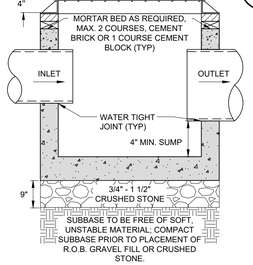
NOTES:

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

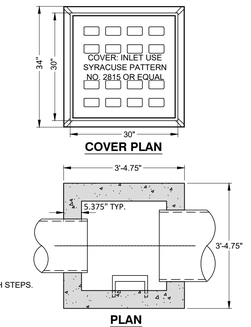
11 CP-3 DRIVEWAY RAMPS & ADA RAMP DETAIL
SCALE: N.T.S.



END ELEVATION



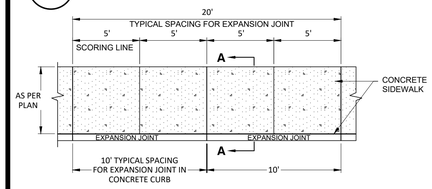
FRONT ELEVATION



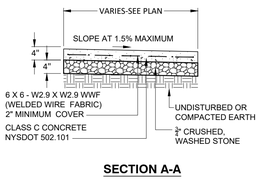
NOTES:

1. CATCH BASIN SHALL BE PRE CAST REINFORCED CONCRETE CONFORMING TO ASTM C-478 AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. CATCH BASIN, TOP, FRAME, AND GRATE SHALL BE DESIGNED FOR H-20 VEHICULAR LOADING AND 30% IMPACT.
3. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
4. BACK FILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
5. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.
6. EXCAVATION FOR CATCH BASINS SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S REQUIREMENTS.
7. ALL CATCH BASINS SHALL BE MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS INC., MODEL NUMBER: CB-30-30, OR APPROVED EQUAL.

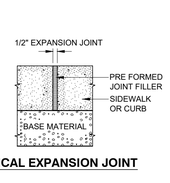
12 CP-3 PRECAST CATCH BASIN (30"x30")
SCALE: N.T.S.



PLAN

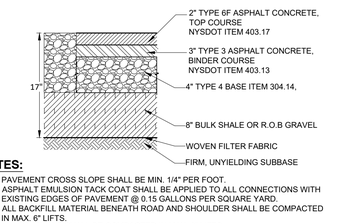


SECTION A-A



TYPICAL EXPANSION JOINT

14 CP-3 ON-SITE CONCRETE WALKWAY DETAIL
SCALE: N.T.S.



NOTES:

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

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

SIEVE DESIGNATION	% PASSING
2"	100
NO. 40	0-40
NO. 200	0-10

SECTION
N.T.S.

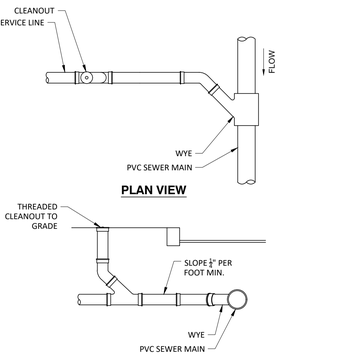
UTILITY COVER TABLE

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

NOTES:

1. ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED IN MAX. 6" LIFTS, TO 95% STANDARD PROCTOR DENSITY.
2. REMOVE ALL NONDURABLE PARTICLES, ORGANIC MATTER AND STONES LARGER THEN 1.5"Ø FROM BACKFILL.
3. BOTTOM OF TRENCH WILL BE FLAT AND LEVEL WITH NO LARGE STONES OR UNSTABLE SOILS PRESENT.
4. IF A PAVEMENT JOINT EXISTS WITHIN 3' OF SAW CUT, PAVEMENT SHALL BE REMOVED TO EXISTING JOINT.
5. TACK COAT SHALL BE APPLIED TO ALL EXPOSED EDGES OF PAVEMENT AND BETWEEN EVERY LIFT.
6. ALL PAVEMENT WILL BE COMPACTED IN MAX. 3" LIFTS USING A 10 TON, VIBRATORY ROLLER.
7. ALL SANITARY SEWER FORCE MAINS SHALL BE MINIMUM SDR 21 PIPE.
8. ALL GRAVITY SEWER LINES SHALL BE MINIMUM SDR 35 PIPE.
10. ALL DISTURBED AREAS TO BE STABILIZED WITHIN THREE (3) DAYS OF DISTURBANCE.
11. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
12. ALL UNDERGROUND UTILITY INSTALLATIONS SHALL MEET SPECIFICATIONS PER JURISDICTIONAL UTILITY COMPANY.
13. TRENCH SPECIFICATIONS SHALL BE SUBJECT TO CHANGE PER SPECIFIC SITE DESIGN CONSIDERATIONS.

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



NOTES:

1. INSTALL FOUNDATION AND BACKFILL AS PER PIPE BEDDING AND BACKFILL DETAIL.
2. WHEN INSTALLING A NEW LATERAL TO AN EXISTING SEWER, INSTALL SADDLE IN PLACE OF WYE FITTING. CUT EXISTING SEWER, REMOVE CUTOUT, INSTALL MANUFACTURER'S GASKET, SECURE SADDLE TO MAIN WITH TWO STAINLESS STRAPS.

17 CP-3 SANITARY SEWER LATERAL SERVICE CONNECTION
SCALE: N.T.S.

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK ANDREW V. WILLINGHAM 083998 PROFESSIONAL ENGINEER

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

REV	DATE	DESCRIPTION
1	12/03/25	REVISIONS PER PLANNING BOARD

SITE DETAILS

MARKET FRESH APARTMENTS

654 MAIN STREET

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
01/30/24	AS NOTED
PROJECT NO.	
23097	
SHEET NO.	
CP-3	

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Lot Line Adjustments & Commercial / Multi-Family Development at: 654 Main Street		
Project Location (describe, and attach a general location map): 654 & 698 Main Street, Poughkeepsie, NY 12601		
Brief Description of Proposed Action (include purpose or need): Construction of a new three story mixed-use building on Main Street with ground level retail space and seven apartment units. Construction of a second three story building facing Reynolds Avenue containing twenty-eight apartment units. The project will be developed mostly within an existing under-utilized parking lot for an existing on-site grocery store which will remain. The proposal also includes new lighting, landscaping and parking area improvements. Several parcels will be combined and reconfigured into three new parcels, one each for the existing grocery store, Main Street mixed-use building and the Reynolds Avenue multi-family building.		
Name of Applicant/Sponsor: Jay Diesing, RA AIA - Mauri Architects PC	Telephone: (845) 452-1030 E-Mail: jay@mauri-architects.com	
Address: 73 Mansion Street		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Same as Applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): EFDS Realy Corp	Telephone: (646) 358-9089 E-Mail: bardof18@yahoo.com	
Address: PO Box 868		
City/PO: Newburgh	State: NY	Zip Code: 12551

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City Planning Board - Site Plan, Special Permit & Facade Approvals	January 2024
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City Zoning Board of Appeals - Parking & Area Variances	TBD
d. Other local agencies ☑Yes ☐No	City Building Department - Building Permit	TBD
e. County agencies ☑Yes ☐No	Dutchess County Planning	
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
C-2A (Main Street Commercial) & R-4 (Medium High-Density Residence)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie Fire Department

d. What parks serve the project site?
King Street & Bartlett Parks

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 2.92 +/- acres
b. Total acreage to be physically disturbed? 0.65 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.92 +/- acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Mixed: Commercial and residential apartments.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 3
iv. Minimum and maximum proposed lot sizes? Minimum 11,795 +/- sf Maximum 75,555 +/- sf

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	0	0	0	35 Units (See Plans for Types)
At completion of all phases	0	0	0	35 Units (See Plans for Types)

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1 (Portion of First Floor of Mixed-Use Building)

ii. Dimensions (in feet) of largest proposed structure: 40 height; 44'-0" width; and 82'-0" length

iii. Approximate extent of building space to be heated or cooled: 2,200 +/- square feet (Commercial Area Only)

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

i. What is the purpose of the excavation or dredging? Excavation for building foundation elements.

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

- Volume (specify tons or cubic yards): 900 cubic yards
- Over what duration of time? 3-6 months

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

Excavations will be used as fill material for building foundations and regarding of yard areas to the maximum extent possible.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? 0.25 +/- acres

vi. What is the maximum area to be worked at any one time? 0.16 acres

vii. What would be the maximum depth of excavation or dredging? 5 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan:

N/A

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

If Yes:

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

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

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: 4,300 gallons/day

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

If Yes:

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

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

If, Yes:

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

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

_____

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

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: 4,300 gallons/day

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

Sanitary wastewater

_____

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

If Yes:

- Name of wastewater treatment plant to be used: Poughkeepsie Sewer Plan
- Name of district: Poughkeepsie Joint District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
N/A

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
420,000 kWH

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local grid / utility company - Central Hudson Gas & Electric Corp.

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00am - 6:00pm
- Saturday: 7:00am - 6:00pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: TBD
- Saturday: TBD
- Sunday: TBD
- Holidays: TBD

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction vehicles and equipment during construction hours of construction operations to confirm with the City Noise Ordinance.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

A mixture of pole, wall and soffit mounted fixtures, fixture heights vary between 10'-0" and 18'-0". Refer to lighting plans for additional details.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 5 +/- tons per week (unit of time)
- Operation : 4 +/- tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling of applicable packaging and construction materials.
- Operation: Apartment unit residents will be provided recycling collection for applicable household packaging waste.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Collected in temporary roll-off dumpster and removed off-site by local refuse company.
- Operation: Collected and stored in new dumpster refuse area and removed off-site by local refuse company.

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site. (Calculations based on entire project - all three sites)

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.43	2.45	+ 0.02
• Forested	N/A	N/A	N/A
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A	N/A	N/A
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A	N/A	N/A
• Wetlands (freshwater or tidal)	N/A	N/A	N/A
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• Other Describe: Lawn / Landscaped Area	0.49	0.47	- 0.02

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

Poughkeepsie High and Middle Schools, Smith School Early Learning Center

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 10 +/- feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: Ur (Urban Land) 100%

d. What is the average depth to the water table on the project site? Average: 2 +/- feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 100% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: N/A

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Glebe House

iii. Brief description of attributes on which listing is based:

One of the earliest houses in Poughkeepsie and rare for its early use of brick in this location. Initial construction c. 1767.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Empire StateTrail, Walkway over the Hudson State Historic Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park and County Scenic Trail

iii. Distance between project and resource: 1.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

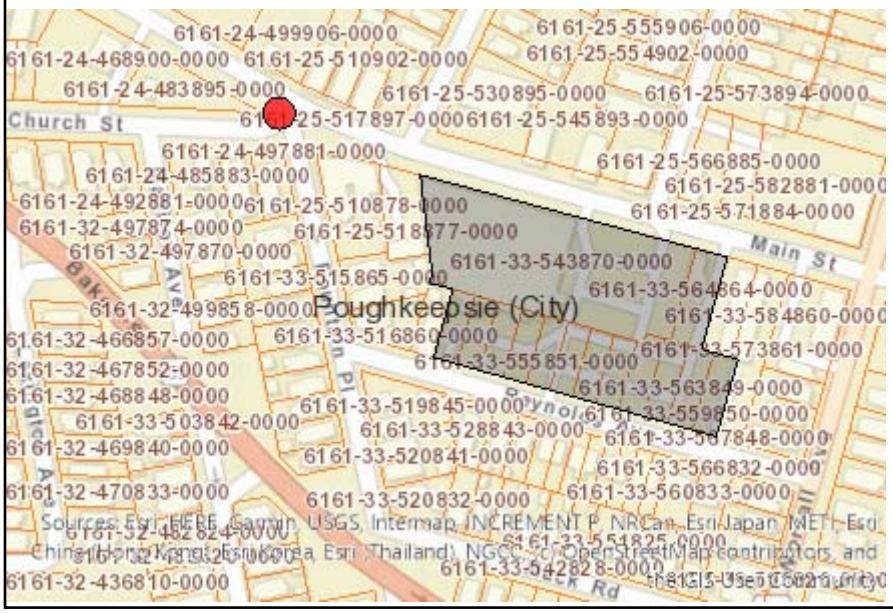
G. Verification

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

Applicant/Sponsor Name Jay Diesing, RA AIA - Mauri Architects PC Date 5 April 24

Signature  Title Architect

PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Glebe House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #2

1. Date: December 9, 2025

2. Name of Site Plan: Proposed Lot Line Adjustment and Commercial / Multi-Family

3. Address or Location: 654 Main Street

4. Owner: EFDS Realty Corp

5. Engineer/ Architect: Mauri

6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

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

8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

1. Provide note regarding catch basin hoods on CP-1, reference detail 3, CP-2.
2. Provide maintenance plan for parking lot and catch basins. Plan should indicate maintenance activities (i.e. parking lot sweeping, CB hood inspections, CB inspection and vacuum cleaning) and frequency of activities. Maintenance records are to be submitted to City Engineering Department on an annual basis.

Joseph A. Chenier, Jr.

Digitally signed by Joseph A. Chenier, Jr.
Date: 2025.12.09 12:09:08 -05'00'

Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer

June 9, 2025

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

cc: Lori Garcia

RE: PB2024-006 654 Main Street Architectural Review

MASS DESIGN GROUP

1 Chandler Street #101
Boston, MA 02118

289 Main Street #101
Poughkeepsie, NY 12601

hello@massdesigngroup.org
+1 857 233 5783
+1 845 473 4003

massdesigngroup.org

Dear City of Poughkeepsie Planning Board,

On Friday, May 30, 2025, Christopher Kroner of MASS conducted a preliminary architectural site visit at 654 Main Street, joined by Lori Garcia, Richard Distel, and led by Jay Diesing of Mauri Architects. The visit followed the recent approval of the project's zoning application and was informed by the Zoning Board drawing set dated April 29, 2025. The observations below are intended to clarify points discussed during the site visit and offer preliminary comments to support the Planning Board's ongoing review as the applicant continues to refine the proposal.

General Comments - The Story of Two Buildings

This application presents the challenge of two buildings sharing a single parcel while attempting to serve distinct roles. The northern building aims to function as a commercial extension of Main Street, while the southern building seeks to integrate more naturally with the residential character of Reynolds Avenue. The key visual challenge lies in how these two buildings relate to the adjacent grocery store parking lot—and to each other—across a shared lawn. Without visual aids that offer a clearer sense of perspective, it's difficult to assess which approach is more successful or how well the overall composition works.

Recommendation: Provide the planning board with at least two perspective views--- one from the northwest corner of the parking lot, looking southeast and one from the southwest corner looking northeast.

General Drawing Comment
The rendered elevation appears to show a shadow, but it closely aligns with the transom window line, making it difficult to distinguish between the two.
Please clarify the intent of window treatment for the transoms.
Please provide the planning board with color elevations of all sides.
Please provide a key elevation showing both buildings west elevations with the landscape yard.



<>



Materials
Please provide the planning board with material samples and/or a materials board to help evaluate the full range of materials, finishes and colors suggested in the

architectural improvements.

Site Plan and Landscape

Street Trees
Is there an opportunity to incorporate additional street trees along Main Street to help screen the existing asphalt parking lot? It appears that two smaller ornamental trees could be added near the MarketFresh signage, with larger canopy trees used to anchor or bookend the Main Street planting zone.

We also note the specification of Callery Pear trees on the site plan. While commonly used, particularly in warmer climates, we are concerned about their susceptibility to limb breakage during ice storms due to their narrow branch angles. *We recommend confirming the suitability and hardiness of this species with a local landscape architect or certified arborist.*

Street Fencing
We see in the plans that the security fence will remain in place along Reynolds Avenue, in front of the residential building. This seems redundant with the existing, mature hedgerow of Japanese Yew, and *we would encourage the applicant to remove the fencing directly in front of the building to make the hedge the dominant streetscape screening element, punctuating the entrance with a suitable gap.*

Common Yards
In the yards around the residential buildings, *please clarify there any opportunities or intent for residents to have community garden space, or active recreation space (ie. Grills, Lawn Game Courts, Covered Gazebos, etc). For privacy a small hedgerow could be added between the parking lot and yard, perhaps to formalize the border of the yard between the buildings to become a parterre.*

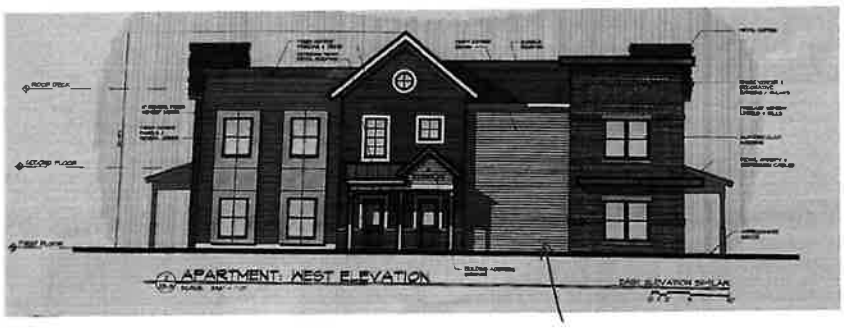
PVC Fencing
In general, we understand that vinyl fencing is low maintenance, however it is generally less preferred in high traffic pedestrian areas. *We would encourage powder coated metal or wood fencing.*

Lighting

General Note
Please provide cutsheets/photos for the lighting fixtures on the lighting drawings and schedule for planning board evaluation.

Parking Lot Lighting
The pole lighting triple luminaire heads feel out of scale and purpose when now coupled with a residential building on the site. *Please consider alternative fixtures for consideration, and submit a cutsheet or images.*

MASSING



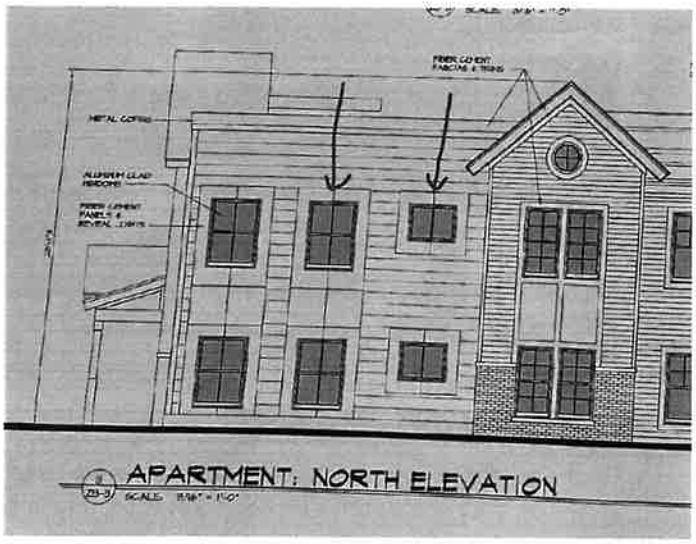
Porches
On the southern apartment building, porches are used to signify building entrances. However, their scale varies on each elevation, and in some cases, they appear to provide direct access to individual units—though this cannot be confirmed without a floor plan. On the west façade, is there potential to extend the porch toward Reynolds Avenue? This could create a shared seating area while also helping to break up the solid expanse of wall in that section.

Metal Panel Seaming at Volumetric Windows
The current design shows metal panel seams aligning with the residential window mullions. This alignment creates a post-modern aesthetic, which results in a mixed reading of architectural styles and time periods. As a potential alternative—possibly at a similar or reduced cost—we suggest considering vertical cementitious board siding with a board-and-batten detail. This could provide a more cohesive and contextually appropriate façade treatment.

Ocular Windows
The new medallion (ocular) windows introduce a curious, quasi-historic design element. Please clarify their intended purpose—for example, are they meant to provide natural light to an interior space such as a unit or stairwell?



Masonry Corners
The northern corners of the residential building lack the masonry detailing seen on the adjacent proposed buildings. Incorporating similar masonry treatments could help create a stronger visual dialogue between the two structures, despite their different programmatic uses. *We recommend including perspective views to help the Planning Board evaluate how these design choices relate to the character of the surrounding neighborhood.*



ARCHITECTURAL DETAILS, MATERIALS, AND METHODS

Glass and Curtain Wall Stair Tower

Given the level of transparency to the folks moving upstairs and downstairs, *we suggest adding a frit pattern to the glazing to help add some character and privacy to the stair tower (such as those found here: Printing on Architectural Glass - Viracon - Single Source Architectural Glass).*

Storefront glass
At the storefront commercial areas, we encourage *a simple and unobtrusive frame with wide stiles and a dark anodized or baked enamel finish.*

MECHANICAL SYSTEMS
Please clarify the intended areas and treatments for mechanical systems, especially where visible to the public.
Please clarify any gas and electric meter locations on drawings, especially where visible to the public.

We hope that the public will take an active interest in this project as it helps to continue the effort of improvements on Main Street Poughkeepsie, while also working alongside Marketfresh, an essential anchor for food access in the city. MASS looks forward to the evolution of the design of this ambitious project for Poughkeepsie.

Sincerely,

Chris Kroner
Principal
ckroner@mass-group.org

Dutchess County Department of Planning and Development

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

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **5438700000, 5648640000, 5268590000, 5308580000, 5338570000, 5378560000, 5408550000, 5448540000, 5488530000, 5518520000, 5558510000, 5598500000, 5638490000, 5678480000**

Project Name: **654 Main, 698 Main and Reynolds Avenue Lot Reconfiguration, Mixed Use and Apartment Buildings**

Applicant: **Jay Diesing, RA AIA - Mauri Architects PC**

Address of Property: **654 Main St, Poughkeepsie, NY 12601**

Exempt Actions:*
239 Review is NOT Required

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☑ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested:

Entered By: **Maegerle, Tyler**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☑ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **12/9/2025**	Notes:	☐ Major Project
Date Received: **12/9/2025**		Referral #: **ZR25-364**
Date Requested:		
Date Required: **1/7/2026**	☐ Also mailed hard copy	Reviewer: Nina Leonard
Date Transmitted: **12/31/2025**		

December 31, 2025

To: Planning Board, City of Poughkeepsie
Re: Referral ZR25-364, 654 Main, 698 Main and Reynolds Avenue Lot Reconfiguration

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is seeking site plan approval for a new apartment building and a new mixed-use building, with associated parking and landscaping.

COMMENTS

The proposed pole-mounted light fixtures have poor glare and backlight ratings, which is particularly notable in a mixed commercial/residential area. The plan proposes eleven of these fixtures, which should aid in achieving even light distribution across the site as compared to four on the previous site plan, however the lighting plan indicates several hot spots in the vicinity of the poles with a much higher maximum number of footcandles (up to 14.9) in some areas. Most studies indicate anything greater than five footcandles contributes to glare and light pollution without any discernable safety benefit. We suggest that the lighting plan be reevaluated to limit the intensity of these hot spots to between 2.0 and 5.0 footcandles, with no individual hot spot greater than five footcandles.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, Commissioner
By

Nina Leonard

Nina Leonard
Planner

CITY OF POUGHKEEPSIE
PLANNING DEPARTMENT
FEBRUARY 24, 2026

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

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

History

First appeared 5/24/24
Neg Dec Declared 5/24/24
Public hearing opened and closed 1/27/26

Recommendations

The project is classified as an Unlisted Action under SEQR.

- Application received area variances from the ZBA 5.13.25 regarding landscaping and parking.
- Public Hearing must be scheduled for the project due to the subdivision and special permit application.
- Application submitted and first reviewed under the prior zoning code, and must be evaluated according to that code.
- Review revisions to elevations and response to 6.9.25 architectural review letter.
- Special permit approval is solely needed for the three-story mixed-use building at 698 Main Street. "Multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to commercial use." Section 19-3.23.1(2)(b)(8):

Documents Entered into Record

Date	Description	Author	Comments
1/31/24	Site Plan, Special Permit and Subdivision Application	Jay Diesing, RA AIA	
1/31/24	Site Plan	Jay Diesing, RA AIA	
1/31/24	Full EAF		Full Environmental Assessment Form
1/31/24	Letter	Jay Diesing, RA AIA	
1/31/24	Supplemental	Jay Diesing, RA AIA & Ulbardo Fernandez	Transmittal, Application fee breakdown, owner consent letter

3/15/24	Letter	Judith Knauss, DZA	Denial email
4/5/24	EAF	Jay Diesing, RA AIA	Revised
5/9/24	Review	Joseph A. Chenier, Jr. CPESC, CPMSM	Engineering review 17 comments
8/9/24	Application	Jay Diesing, RA AIA	Revised
8/9/24	Letter	Brandon Petrella, RA AIA	
8/12/24	Site plan set	Martin T Diesing, RA	Revised with added elevations
12/3/25	Letter	Jay Diesing, RA AIA	Cover letter addressing engineering and design comments
12/2/25	Letter	C. Mark Velzy, PE CBK Engineering	Letter addressing water, sanitary and sprinkler
12/3/25	Site Plan	Martin T Diesing, RA	12/3/25 PB-1, PB-1.1,PB2, PB-3, PB-3.2, PB-4, PB-4.1, PB-5, PB-6, PB-6.1, PB6.2, CP-1, CP-2, CP-3

Comments Received

Date	Author	Comments
5/16/24	Joseph Franco, Fire Chief	No Comments
12/9/25	Engineering Department	Comments
4/23/24	PD, Sgt. E. Acken	no comments
4/23/24	Eric Philipp, COP Bldg Inspector	No Comments
12/31/25	Dylan Tuttle, DC Dept of Planning	Local Concern w Comments
6/9/25	Chris Kroner, MASS Architecture	Comments based on site visit

Motions & Resolutions:

With regards to application #PB2024-006, 654 & 698 Main Street;

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

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
654 & 698 MAIN STREET, PARCELS 6161-33-526859 THROUGH 6161-33-567848 REYNOLDS AVENUE
FEBRUARY 24, 2026
DRAFT RESOLUTION

WHEREAS, the Planning Board has received an application from EFDS Realty Corp for the subdivision, site plan and special permit review to reconfigure fourteen lots into three lots of record. One lot, 654 Main Street, would retain the existing grocery store. Another lot, 698 Main Street, is to contain a mixed-use building with commercial space on the first floor and 7 dwelling units. The third lot is to front Reynolds Avenue and contain 18 dwelling units. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties, File #PB2024-006; and,

WHEREAS, this application has been classified as an Unlisted Action for the purposes of SEQRA; and,

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by Martin T Diesing II, dated 12/3/25, and supplemental documentation; and,

WHEREAS, the Planning Board declared its intent to serve as SEQRA Lead Agency and conduct a coordinated review on May 24th, 2024; and,

WHEREAS, at the January 28th, 2025 meeting the Planning Board as Lead Agency of the coordinated SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

WHEREAS, on May 13th, 2025 the Zoning Board of Appeals granted variances regarding landscaping, and the number of parking spaces; and,

WHERAS, at the January 27th, 2026 Planning Board meeting a public hearing was held regarding the application, and closed on the same date; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed project to reconfigure fourteen lots into three lots of record. One lot, 654 Main Street, retaining the existing grocery store. Another lot, 698 Main Street, containing a mixed-use building with commercial space on the first floor and 7 dwelling units. The third lot fronting Reynolds Avenue and containing 18 dwelling units. Reconfiguring the existing parking lot to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties, with the following conditions:

- Outstanding comments on the 12/9/25 Engineering letter
- All City Departments' comments be addressed to those departments' satisfaction.

Motion:
Second:
Carried:

_____
Planning Board Chair

_____
Date

KARC
PLANNING CONSULTANTS, INC.

January 28, 2026

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

Re: 306-316 Main Street
131300-6162-77-084067 & 131300-6162-77-091064
City of Poughkeepsie
Site Plan Approval Extension Request

Dear Chair Saylor & Ms. Garcia:

We respectfully request an extension of the site plan approval for 306-316 Main St, originally granted on March 25, 2025, for the construction of a 6-story mixed-use building located on the referenced parcels. In addition to addressing remaining comments from the Engineering Department and the Fire Department, the applicant is awaiting notification on potential DRI funding to assist in financing the project.

We kindly request to be placed on the next available Planning Board agenda.

Thank you.

Sincerely,

_____
Natalie Quinn, Agent for Applicant

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

PO'K CITY CHAMBERLAIN
2026 FEB 12 AM 10:41

THE CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
49 AND 85 CIVIC CENTER PLAZA
DRAFT RESOLUTION
FEBRUARY 10, 2026

In the matter of the appeal of Journal Plaza LLC and Page Park Associates LLC regarding the property at 49 and 85 Civic Center Plaza, Grid # 6162-69-065177 and 090193, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 10th day of February 2026, at 6:00pm;

PRESENT

Scott Parker, Chair
Jessica Vinall, Co-Chair
Thomas Klug
James Patterson
Justin Phillips
Miles Shadman

WHEREAS, the Zoning Board of Appeals has received an application for area variances for area variances relative to the expansion and reconfiguration of the off-street parking lots at 49 and 85 Civic Center Plaza requiring variances of the following sections of the Zoning Code: Section 19-6.2(9), which states that the number of off-street parking spaces provided not exceed the number required by more than 120%, to allow an excess of 15 spaces; and, Section 19-3.4(2)(h), which requires a rear yard setback for parking areas of 20 feet, to allow a portion of the off-street parking area to be located on the east property line; and,

WHEREAS, the application was submitted by Kelly Libolt of KARC Planning Consultants on behalf of the owners, accompanied by a site plan prepared by Rodney E. Morrison, Licensed Professional Engineer, dated 11-19-2025; and,

WHEREAS, a public hearing was held on January 13, 2026; and,

WHEREAS, on December 17, 2025, for the purposes of SEQRA, the Planning Board affirmed the negative declaration issued in May 2020 for a substantially similar project; and,

NOW, THEREFORE, BE IT RESOLVED THAT the City of Poughkeepsie Zoning Board of Appeals hereby finds that a consideration of the five factors for area variances weigh in favor of the applicant and grants variances of Section 19-6.2(9) and Section 19-3.4(2)(h) of the Zoning Code, as follows:

In making its determination on an area variance application, this Board must take into consideration the benefit to the applicant(s) if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. The criteria the Board uses to make that determination are:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting area variances:
The variance will not produce an undesirable change in the character of the neighborhood or detriment to nearby properties, as the area in question is already utilized for off-street parking, and the reconfiguration will include improvements to traffic circulation, landscaping and stormwater management.

(2) whether the benefit sought by the applicant(s) can be achieved by some method, feasible for the applicant(s) to pursue, other than area variances:

The applicant could reduce the amount of parking being provided, and/or could follow through with development plans that include construction of a new building.

(3) whether the requested area variances are substantial:

The variances requested are not substantial, in that the amount of parking provided is only 15 spaces more than permitted, approximately 6%, while the setback to parking along the east side property line will be increased to the greatest amount possible.

(4) whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

It would not appear that the variances requested will have any adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

(5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board but shall not necessarily preclude the granting of the area variance.

The difficulty in complying with the requirements of the zoning code could be said to be self-created, particularly regarding the number of spaces permitted, in that if a new building was constructed, which was the original proposal, there would be no excess parking. However, the Board finds that this will not preclude the granting of the variance.

Motion: Scott Parker
Second: Thomas Klug
Carried: 6:0:0



Scott Parker, Chairman
Zoning Board of Appeals

February 10, 2026
Date

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: $ 1,680.00
Total, from:
$500, plus
$ 0.00
($150 per 1000 square feet of floor area), plus
$ 1,680
($35 per number of required parking spaces), plus
$ 0.00
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 49 Civic Center Plaza / 85 Civic Center Plaza

II. PROPERTY OWNER: Journal Plaza LLC / Page Park Associates LLC
ADDRESS: PO Box 792
Poughkeepsie
NY 12602 (state and zip code)
PHONE NUMBER: 845.594.1055 (include area code)

III. NAME OF APPLICANT: Same as Owner
ADDRESS: Consultant: KARC Planning, Kelly Libolt
PO Box 924
Poughkeepsie, NY 12601 (state and zip code)
PHONE NUMBER: 845.594.1055 (include area code)
EMAIL ADDRESS: kelly@karcpc.com; copy natalie@karcpc.com

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

IV. CONSULTANT: LRC Group
ADDRESS: 85 Civic Center Plaza
Suite 103
Poughkeepsie, NY 12601 (state and zip code)
PHONE NUMBER: 845.243.2880 (include area code)
EMAIL ADDRESS:

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Reconfiguration of existing parking lot, existing 4,774 (+/-) building will remain.

VI. ZONING DISTRICT: PID-B

(Proceed to XVII for special permit & façade approval only)

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes) _____ (no)

Change of use: _____ (yes) X (no)

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

Alteration: _____ (yes) X (no)

Cost of Construction: $ 175,000

LOT AND BULK INFORMATION: Combined 49 and 85 Civic Center Plaza

Lot area: 3.608 (acres) 157,164.48 (square feet)

Building Footprint: N/A (proposed square feet for new construction)

N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

31,544.5 (total building footprint, square feet)

Lot Coverage: 39.9% (percentage, building coverage only)

Gross Floor Area: N/A (proposed square feet for new construction)

N/A (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

111,582 (total gross floor area, square feet)

Building Height: N/A (stories) _____ (feet)

Floor Area Ratio: N/A (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 192

B) Number of Off-Street Parking Spaces provided: 245

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

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

If yes, name all such municipal facilities: _____

City Hall Parking Garage (across Civic Center Plaza)

Financial Plaza Parking Deck (500 feet down Market Street)

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

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

__X__ (Yes) (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board): Evening/shared parking is available at 85 Civic Center Plaza; Owner: Page Park Associates

IX. RESIDENTIAL PROPOSALS N/A

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public?_____Yes_____No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business) N/A

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS N/A

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____) N/A

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

The proposed parking lot will connect to the existing parking lot at 85 Civic Center Plaza.

XVII. APPLICANT CERTIFICATION

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

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

KLibolt

Signature of Applicant

11/19/2025

Date

KARC
PLANNING CONSULTANTS, INC.

February 10, 2026

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

Ms. Lori Garcia
Planning Board Administrative Assistant
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 49 and 85 Civic Center Plaza
Parcel Number 131300-6162-69-065177 (49 Civic Center Plaza)
Parcel Number 131300-6162-69-090193 (85 Civic Center Plaza)
Site Plan Application

Dear Ms. Garcia and Chairwoman Saylor:

As you are aware, the Applicant is seeking to develop a reconfigured parking lot at 49 Civic Center Plaza which will connect to the existing parking lot at 85 Civic Center Plaza and serve as accessory parking for the Poughkeepsie Journal Building. Additionally, the proposed site plan incorporates landscaping and pedestrian improvements which will enhance the site's visual appeal and improve vehicle and pedestrian flow in and around the lot.

Since our last meeting, we have addressed the remaining comments from the City of Poughkeepsie Department of Public Works & Engineering. A response letter prepared by LRC Engineering and Surveying (copy attached), dated February 6, 2026, demonstrates compliance with the Department of Public Works & Engineering comments.

The following are the only changes made to the Site Plan Set since it was last provided to the Planning Board on January 13, 2026:

- The addition of the Truck Turning Plan (Sheet TT-1)
- Proposed curb cuts along the frontage along Civic Center Plaza have been changed to granite curbing as indicated on the Site Plan (Sheet SP-1)
- A note indicating that any curbs or sidewalks damaged during construction will be replaced according to City Standards has been added to the Site Plan (Sheet SP-1)
- The existing 6" water line has been indicated on the Site Plan (Sheet SP-1)

- A note indicating the existing reciprocal access agreement between the two properties will be included on the Existing Conditions Plan (Sheet EX-1)

Enclosed please find the following:

1) Six (6) copies of a cover letter prepared by KARC Planning Consultants dated February 10, 2026
2) Six (6) copies of the Site Plan Set prepared by LRC Engineering and Surveying last revised February 6, 2026
3) Six (6) copies of a Response Letter prepared by LRC Engineering and Surveying dated February 6, 2026
4) Six (6) copies of a Drainage Report prepared by LRC Engineering and Surveying dated February 6, 2026
5) Six (6) copies of the Highway Work Permit for the proposed improvements to the entrance on Mill Street prepared by NYSDOT dated September 15, 2025
6) Six (6) copies of the filed Reciprocal Cross-Access Easement Agreement between Poughkeepsie Journal Square, LLC and Page Park Associates, LLC dated August 30, 2021
7) Six (6) copies of the Reciprocal Cross-Access Easement Plan prepared by LRC Engineering and Surveying, revised August 18, 2021

We respectfully request that the Planning Board issue site plan approval for this project at the February 24, 2026 Planning Board Meeting. Please advise if you require anything further.

We thank you for your time and consideration.

Sincerely,

Kelly Libolt

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

SITE PLAN SUBMISSION SET

FOR

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

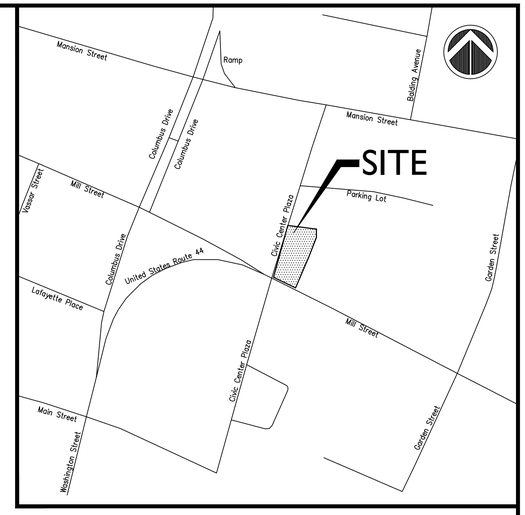
TAX MAP(S) ID# 6162-69-065177 &
6162-69-090193

REVISED: FEBRUARY 06, 2026



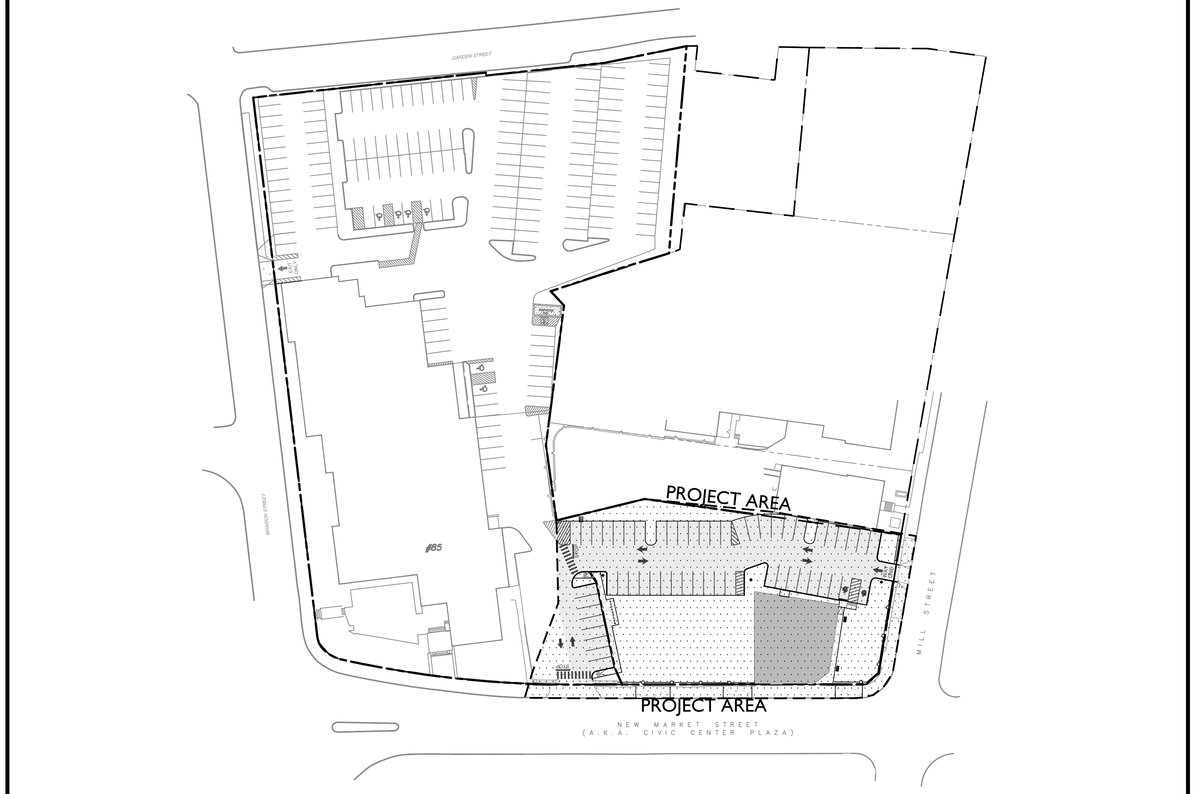
VICINITY MAP

SCALE: 1"=200'



LOCATION MAP

SCALE: 1"=1,000'



OVERALL SITE PLAN

SCALE: 1"=60'

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS
SP-1	SITE PLAN
SG-1	SITE GRADING / DRAINAGE & EROSION CONTROL PLAN
LL-1	SITE LANDSCAPE / LIGHTING PLAN
TT-1	TRUCK TURNING PLAN
DN-1	PROJECT DETAILS
DN-2	PROJECT DETAILS
DN-3	PROJECT DETAILS

CIVIL ENGINEER:

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

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

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880

160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877

www.lrcconsult.com

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

Rodney Morrison P.E. #074194

PLANNER:

KARC
PLANNING CONSULTANTS, INC.
PO BOX 924
POUGHKEEPSIE, NY 12601
845-594-1055

OWNER / APPLICANT:

49 CIVIC CENTER PLAZA-JOURNAL PLAZA LLC
85 CIVIC CENTER PLAZA-PAGE PARK ASSOCIATES LLC
PO BOX 792
POUGHKEEPSIE, NY 12602

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE _____DAY OF_____2025_____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S)

_____
FIRE CHIEF

_____
POLICE CHIEF

_____
BUILDING INSPECTOR

_____
CITY ENGINEER

_____
COMMISSIONER OF PUBLIC WORKS

REVISION NOTE #2: 2026-02-06
REVISION NOTE #1: 2026-01-09
ORIGINALLY SUBMITTED: 2025-11-19

JOURNAL SQUARE
49-85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE

COVER SHEET

Drawing No.

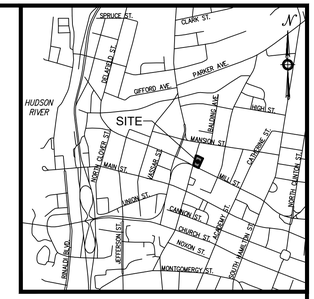
CV

SHEET 1 OF 9

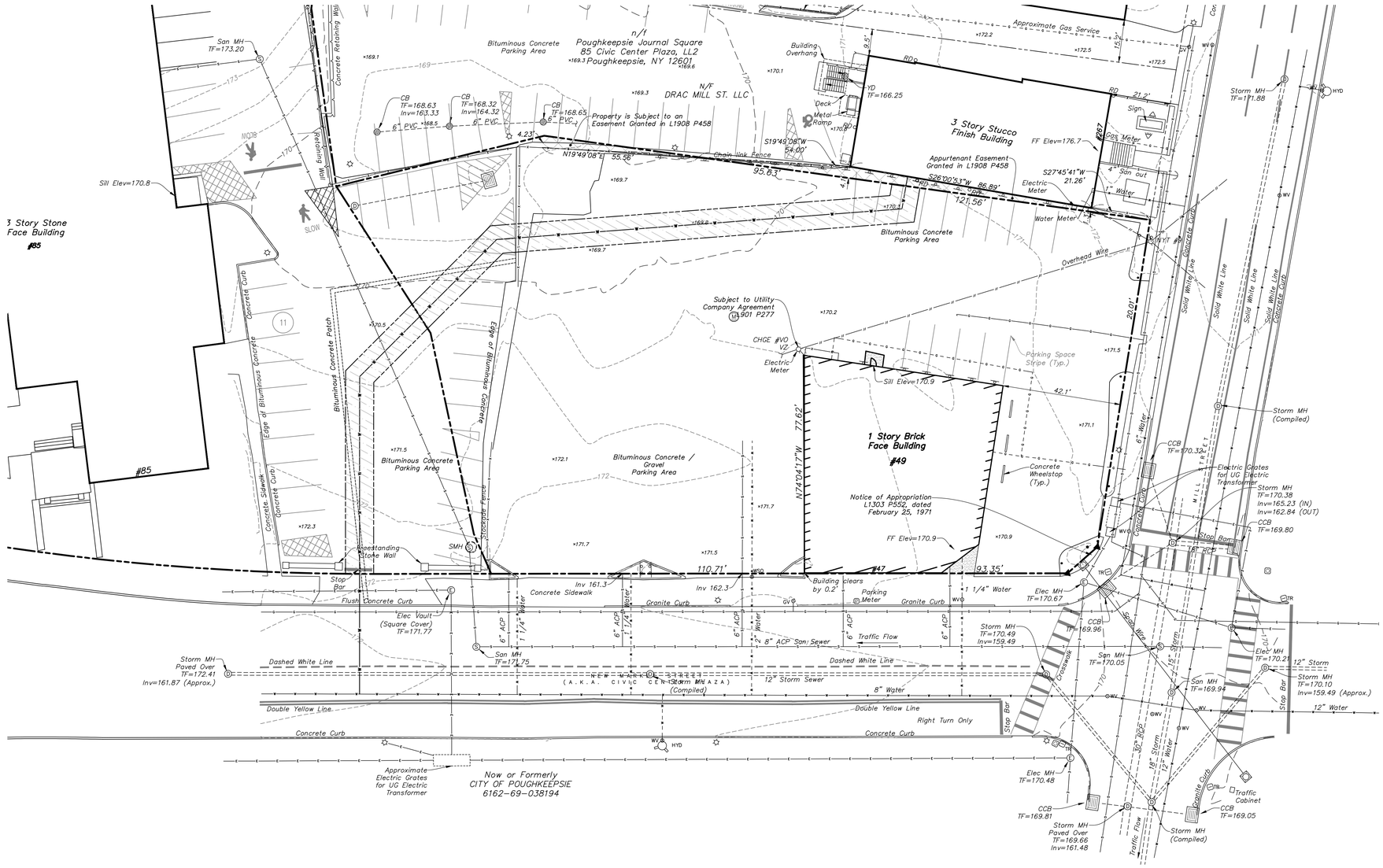
K:\JOBS\Jobs 2019\19-2428-Page Park 47-49 Civic Center\DWG\CV192426O1.dwg 2/5/2026 8:41 AM SCurran

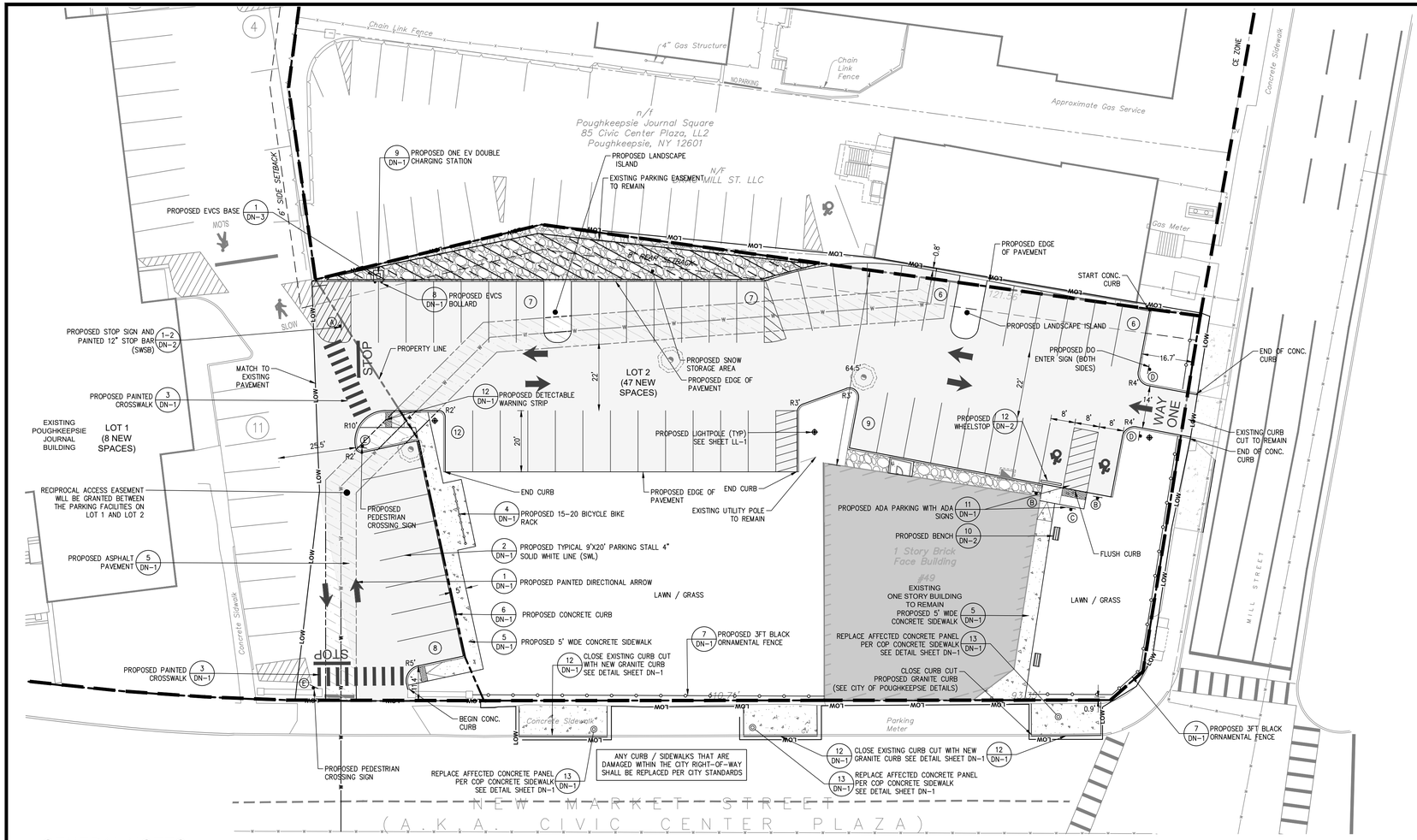


Key Map
Scale: 1"=200'



Vicinity Map
Scale: 1"=1,500'


3 Story Stone Face Building
#85
1 Story Brick Face Building
#49
3 Story Stucco Finish Building
n/f Poughkeepsie Journal Square 85 Civic Center Plaza, LL2 Poughkeepsie, NY 12601
N/F DRAC MILL ST. LLC
NEW MARKET STREET (A.K.A. CIVIC CENTER PLAZA) (Compiled)
Now or Formerly CITY OF POUGHKEESPIE 6162-69-038194
Bituminous Concrete Parking Area
Bituminous Concrete / Gravel Parking Area
Concrete Wheelstop (Typ.)
Parking Space Stripe (Typ.)
Property is Subject to an Easement Granted in L1908 P458
Appurtenant Easement Granted in L1908 P458
Subject to Utility Company Agreement 1901 P277
Notice of Appropriation L1303 P552, dated February 25, 1971
Building Overhang
Deck
Metal Ramp
Gas Meter
Electric Meter
Water Meter
Sign
Chain link Fence
Concrete Retaining Wall
Stockade Fence
Edge of Bituminous Concrete
Bituminous Concrete Patch
Concrete Curb
Concrete Sidewalk
Concrete Curb/Sidewalk
Freestanding Stone Wall
Eave of Building Overhang
Overhead Wire
Solid White Line
Concrete Curb
Granite Curb
Flush Concrete Curb
Double Yellow Line
Dashed White Line
Right Turn Only
Stop Bar
Crosswalk
Traffic Flow
Traffic Cabinet
Approximate Electric Grates for UG Electric Transformer
Electric Plates for UG Electric Transformer
Approximate Gas Service
San MH TF=173.20
Storm MH TF=171.88
Storm MH Paved Over TF=172.41 Inv=161.87 (Approx.)
Storm MH (Compiled)
Storm MH TF=170.38 Inv=165.23 (IN) Inv=162.84 (OUT)
Storm MH TF=170.49 Inv=159.49
Storm MH TF=170.10 Inv=159.49 (Approx.)
Storm MH Paved Over TF=169.66 Inv=161.48
CB TF=168.63 Inv=163.33
CB TF=168.32 Inv=164.32
CB TF=168.65
CCB TF=170.32
CCB TF=169.80
CCB TF=69.96
CCB TF=169.81
CCB TF=169.05
Elec MH TF=170.67
Elec MH TF=170.48
Elec MH TF=170.21
Elec Vault (Square Cover) TF=171.77
SMH TF=171.75
San MH TF=170.05
San MH TF=169.94
YD TF=166.25
HYD #1
HYD #2
HYD #3
HYD #4
HYD #5
HYD #6
HYD #7
HYD #8
HYD #9
HYD #10
HYD #11
HYD #12
HYD #13
HYD #14
HYD #15
HYD #16
HYD #17
HYD #18
HYD #19
HYD #20
HYD



ZONING SUMMARY CHART			
ZONING INFORMATION			
Tax Map Identification	Parcel No. 131300-6162-69-065177		
Zoning District	PID-B		
Proposed Use	Accessory parking area		
ZONING SUMMARY			
ITEM	REQ'D PID-B	Proposed Lot 1	Proposed Lot 2
LOTS & PARKING			
Lot Area and Coverage			
– Lot Area (min)	N/A	2.80 acres	0.808 acres
– Lot Width (min)	N/A	204.06'	236.17'
– Lot coverage (min)	60%*	21.94%	13.3%
– Outdoor activity space (min)	10%**	More than 10% Exist.	40.81%
Parking Location & Access			
– Primary Street Yard (min)	Not permitted	N/A	N/A
– Secondary Street Yard Setback (min)	40 ft	15.87'	16.7'
– Side Yard Setback (min)	20 ft	15.87'	16.7'
– Rear Yard Setback (min)	20 ft	6'	16.7
– Driveway Width (max)	20 ft	20'	14' One Way
BUILDING PLACEMENT			
Primary Structure Setback			
a) Primary Street Setback (min/max)	0 / 15 ft	20'	0'
– Build-to Frontage (min)	80%	18.7%	23.9%
b) Secondary Street Setback (min/max)	0 / 6 ft	0'	16.7'
– Build-to Frontage (min)	80%	54.3%	45.2%
c) Side Setback (min/max)	0 / 11 ft	53'	62.6'
– Abutting a residential lot line	15 ft	N/A	N/A
d) Rear Setback (min)	8 ft	155	32.2'
– Abutting a residential lot line	15 ft	N/A	N/A
BUILDING COMPOSITION			
Height			
a) Base	6 stories / 81 ft	4 stories	1 story
b) Bonus			
– 10% Affordable Units	8 stories / 107 ft	N/A	N/A
– 20% Affordable Units	9 stories / 120 ft	N/A	N/A
c) Minimum	2 stories / 29ft	N/A	N/A
d) Step-back depth after 5 stories (min)	5 ft	N/A	N/A
Width			
e) Primary Street Facing Building Width (max)	225 ft	42.43'	48.6'
Ground Story			
f) Story Height	14 ft	More than 1 Story Greater than 14'	1 Story Less than 14'
Entrance			
g) Distance Between Street-Facing Entrances (max)	50 ft	More than 50'	32.50'
Transparency			
h) Ground Story (min)	50%	Less than 50%	Less than 50%
i) Upper Story (min)	25%	Less than 25%	N/A
* Includes all buildings / structures			
** Minimum outdoor activity is calculated as a percentage of the total lot area. Minimum requirements are waived for lots under 5,000 square feet. Outdoor patios, roof gardens/decks, green roofs, etc. can be counted toward requirements			
Existing non-complying, no change			

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE AND NYSDOT.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.

NOTES:

1. NO EXISTING EASEMENTS, DEED RESTRICTIONS, COVENANTS, RIGHT-OF-WAYS, RESERVATIONS, REARS, OR DEDICATIONS TO PUBLIC USE ARE ASSOCIATED WITH THE PROPOSED PROJECT.
2. A RECIPROCAL ACCESS AGREEMENT WILL BE PROPOSED BETWEEN LOT 1 AND LOT 2 FOR PARKING CIRCULATION AND ACCESS.
3. LOCATION OF ANY FIRE BOXES AND OR CONNECTIONS TO THE CITY FIRE ALARM ARE SHOWN.
4. THE PROPOSED PROJECT IS NOT LOCATED IN A WATERFRONT OR OVERLAY DISTRICT.
5. NO EXISTING FLOOD PLAINS OR ENDANGERED SPECIES LOCATED IN THE PROJECT AREA.
6. SITE IS LOCATED WITHIN 2,000' OF NYSDEC REMEDIATION DATABASE SITES: 314071, C314125, B00148, 314122 & C314126

ADDITIONAL NOTES:

1. TOPOGRAPHIC INFORMATION FIELD PROVIDED BY LRC GROUP IN MAY OF 2019. SEE EXISTING CONDITIONS (EX-1) FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION.
3. UPON APPROVAL OF THE SITE PLAN, THE APPROVED SITE PLAN WITH SIGNATURES SHALL BE PROVIDED IN PDF FORMAT. UPON COMPLETION OF CONSTRUCTION, AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CITY ENGINEERING IN AUTOCAD FORMAT.
4. ANY CURBS OR SIDEWALKS WITHIN THE CITY ROW DAMAGED BY CONSTRUCTION SHALL BE REPLACED PER CITY STANDARDS.

6162-69-065177
(49 CIVIC CENTER PLAZA)
JOURNAL PLAZA LLC
PO BOX 792
POUGHKEEPSIE, NY 12602

6162-69-090193
(85 CIVIC CENTER PLAZA)
PAGE PARK ASSOCIATES LLC
PO BOX 792
POUGHKEEPSIE, NY 12602

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF BITUMINOUS CONCRETE
- PROPOSED ORNAMENTAL FENCE
- PROPOSED FREESTANDING LIGHT
- PROPOSED SIGN
- PROPOSED SNOW STORAGE
- LOW — PROPOSED LIMIT OF WORK LINE

Parking Summary Table						
		Lot #1 (Poughkeepsie Journal Building)			Lot #2 (Existing Building & Proposed Parking Lot)	
Parking Requirements	Required	Existing	Provided	Required	Existing	Provided
One (1) space per every 400 sq. ft. of GFA	72,000 GFA 180 spaces required	207	198 spaces provided	4,500 GFA 12 spaces required	16	47 spaces provided
Bicycle Parking: 10% of the required vehicle parking, but not less than two (2) or more than twenty (20)	18	5	5	2	0	20
Min Parking Dimensions		9' x 20'			9' x 20'	

A TOTAL OF 55 NEW 9'X20' PARKING SPACES HAVE BEEN PROVIDED

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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

No.	Date	Description
1.	2026-01-09	REVISED PER LANDSCAPE COMMENTS
2.	2026-02-06	REVISED PER COMMENTS

Revisions

LRC Engineering & Surveying
A Loureiro Company

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

Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

SITE PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SP19242601.dwg	Sheet No.	SP-1
Drawn	KFC	Project No.	19-2426		
Checked	KFC	Date	11-19-2025		
Approved	REM	Scale	1"=20'		SHEET 3 OF 9

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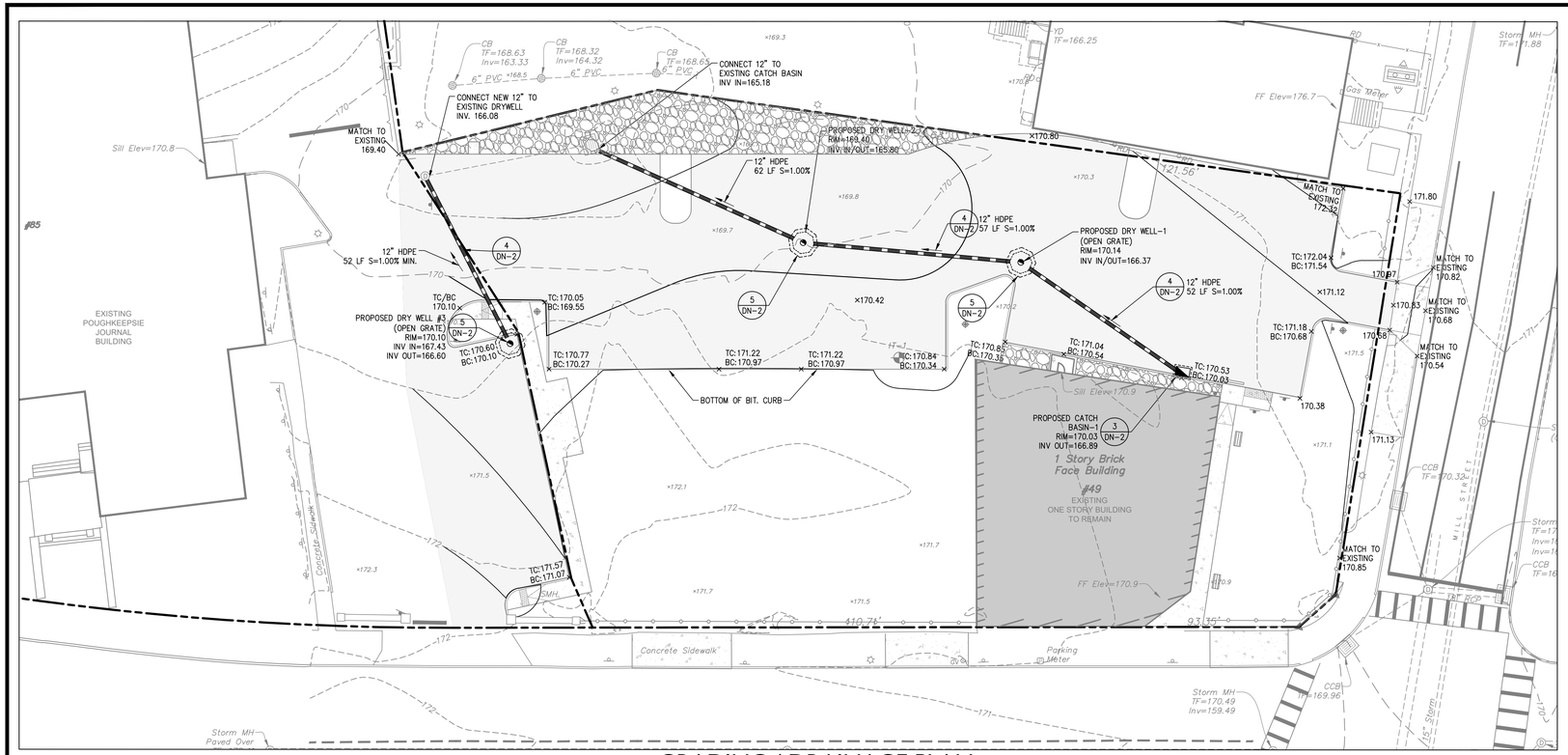


GRADING / DRAINAGE PLAN

SCALE: 1"=20'

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

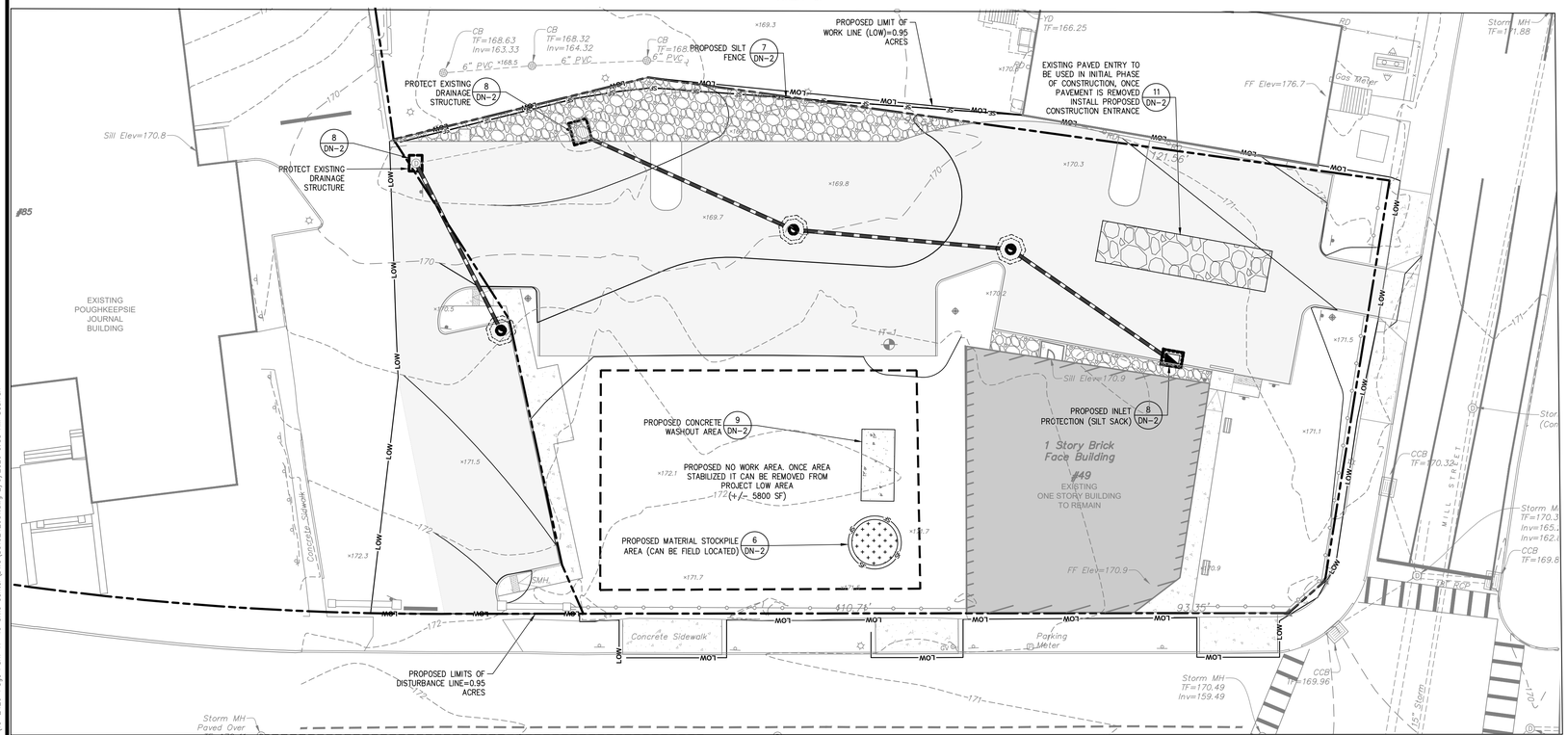
METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- EXISTING YARD DRAIN
- EXISTING CURB CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED DRYWELL

GRADING AND DRAINAGE NOTES

1. ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. PROPOSED DRAINAGE DESIGN, LAYOUT AND MATERIALS AS SHOWN IS PER THE 2020 PREVIOUSLY APPROVED PLAN SET.



EROSION CONTROL PLAN

SCALE: 1"=20'

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

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

LEGEND

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

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

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

#	Date	Description
1.	2026-01-09	REVISED PER LANDSCAPE COMMENTS
2.	2026-02-06	REVISED PER COMMENTS

Revisions

LRC Engineering & Surveying, A Loureiro Company

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

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SITE GRADING / DRAINAGE & EROSION CONTROL PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SG1924260l.dwg	Sheet No.
Drawn	KFC	Project No.	19-2426	SG-1
Checked	KFC	Date	11-19-2025	SHEET 4 OF 9
Approved	REM	Scale	1"=20'	

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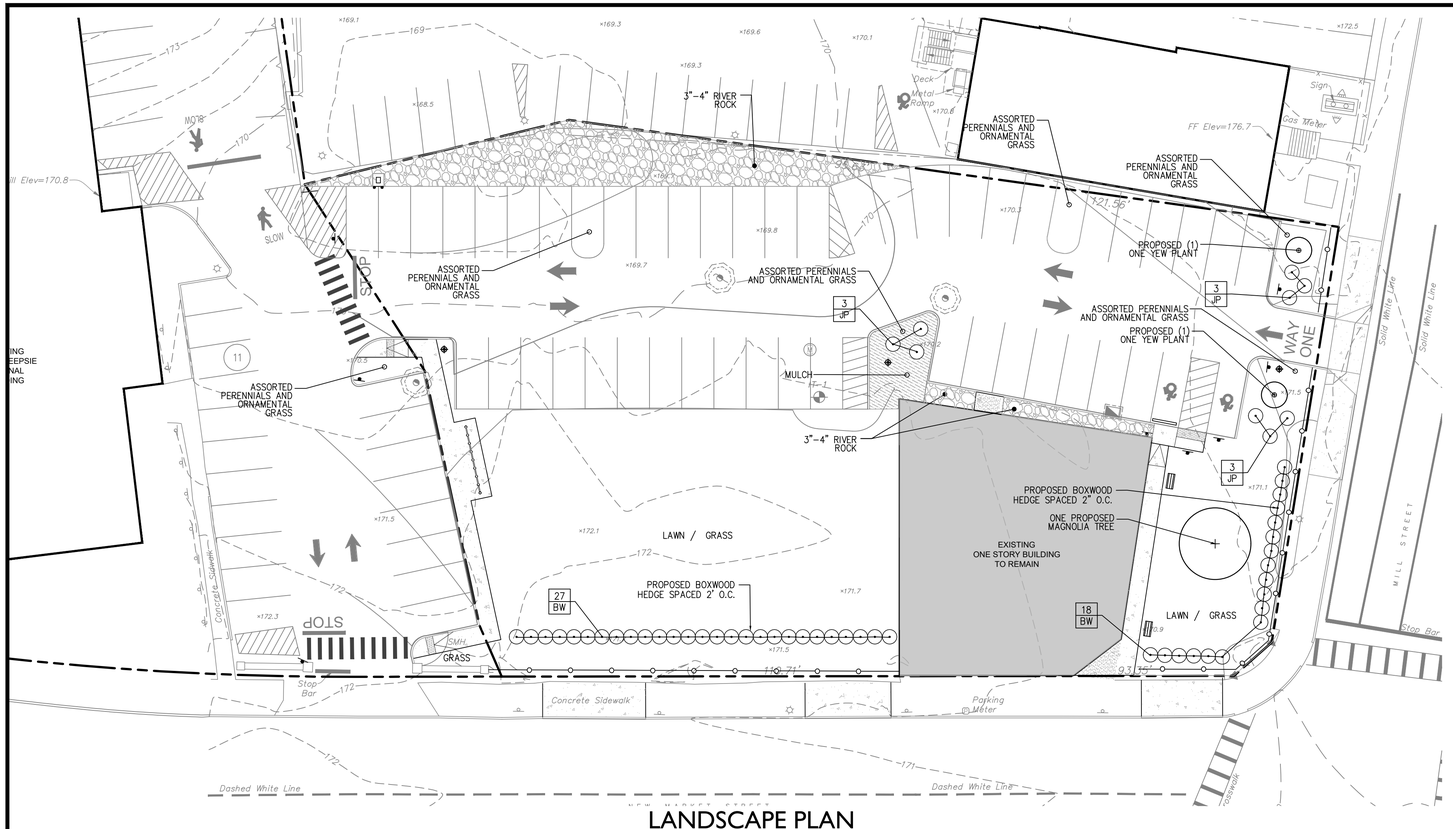


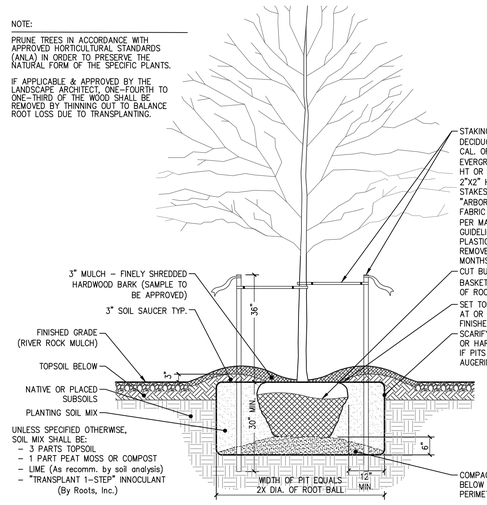
LANDSCAPE PLAN

SCALE: 1"=20'

NOTE:

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

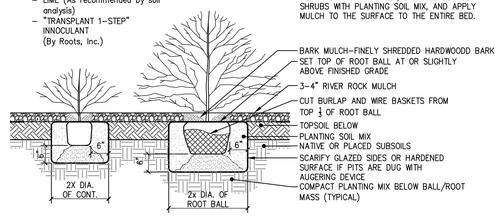
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



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

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

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



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

LANDSCAPE NOTES:

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

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

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

    SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
12. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
13. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.
14. PLANTING AND LAWN AREAS ARE TO BE WATERED WITH A HIGH EFFICIENCY IRRIGATION SYSTEM FEATURING DRIP EMITTERS AND MICRO SPRAY HEADS FOR SHRUB AND PERENNIAL/ORNAMENTAL GRASSES/GROUND COVER BEDS.

LEGEND

PROPOSED TREE

PROPOSED SHRUB

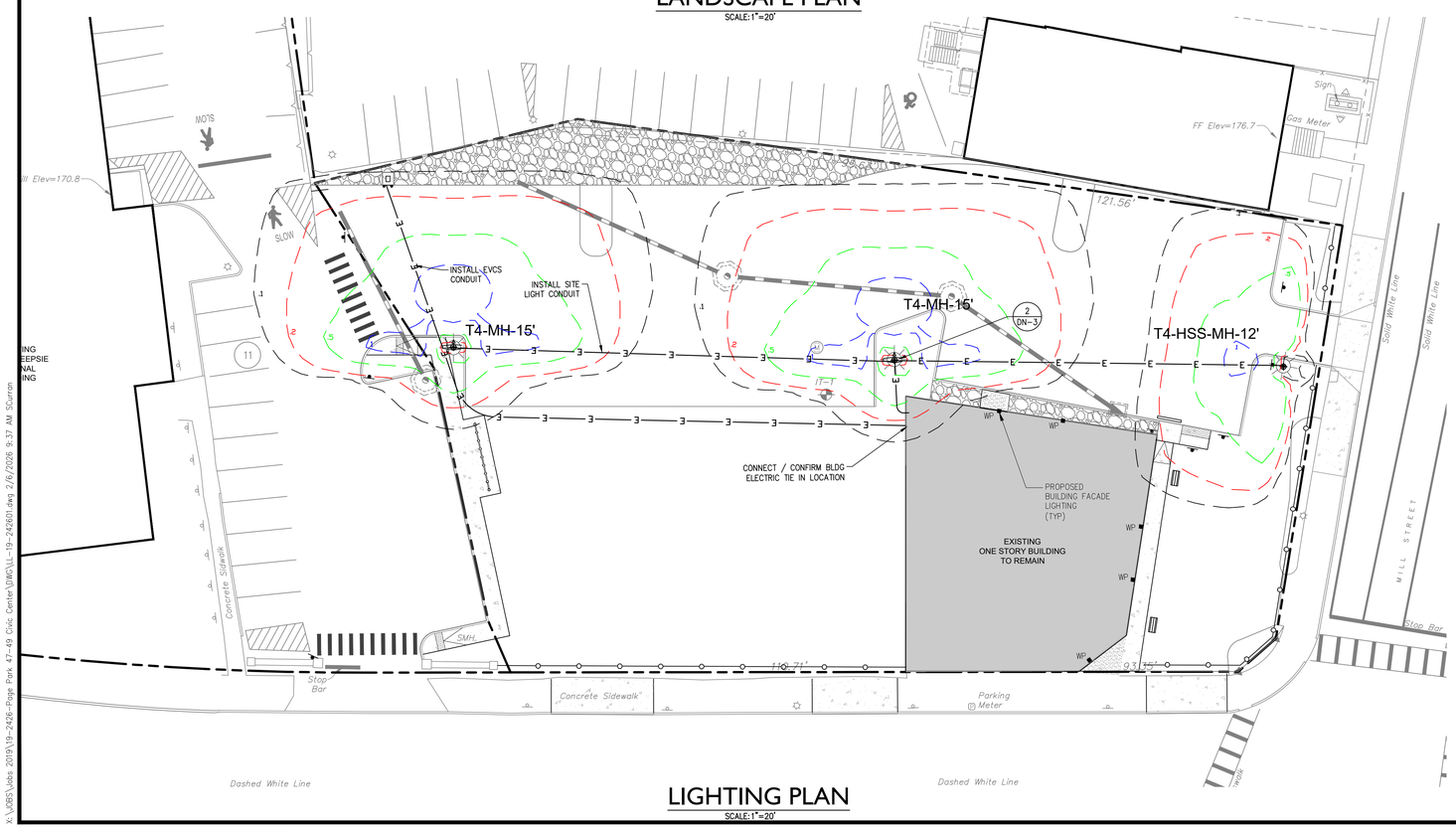
PROPOSED RIVER ROCK

PROPOSED MULCH

PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
TREES:	JP	9	ACER RUBRUM 'KARPICK'	JUNIPERS	#2-#3	12-24"		
	YW	2	'TAXUS"	YEW	#3	24-30"		
	MN	1	'MAGNOLIA'	MAGNOLIA	B&B	2"-2.5" CAL	20'-30' HT.	
SHRUBS:	BW	45	BOXWOODS	GENUS BUXUS	B&B	18"-24"		Spaced 2' O.C.
GRASSES:	–	–	DOUBLE PLAY CANDY CORN	SPIREA				
	–	–	CATS PAJAMAS	NEPETA				
	–	–	GOLD SPLASH WINTERCREEPER	ROEMERTWO				
	–	–	AUTUMN FIRE	HYLOTELEPHIUM SPECTABILE				

SEE DN-3 FOR LIGHTING CUT SHEETS



LIGHTING PLAN

SCALE: 1"=20'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

No.	Date	Description
1.	2026-01-09	REVISED PER LANDSCAPE COMMENTS
2.	2026-02-06	REVISED PER COMMENTS

Revisions

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

LRC Engineering & Surveying, A Loureiro Company

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

Land Resource Consultants Engineering & Surveying, LLC Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

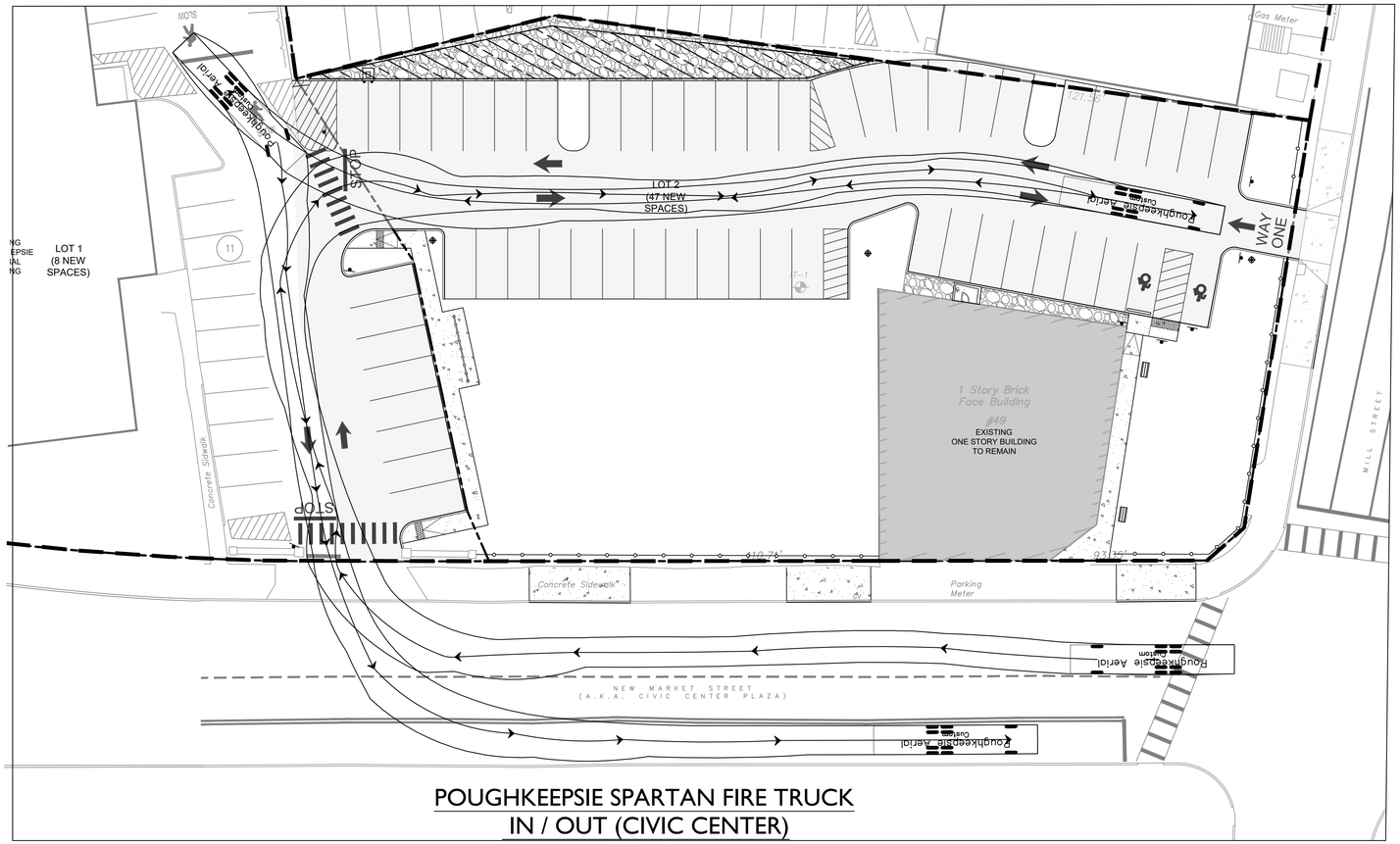
SITE LANDSCAPE / LIGHTING PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

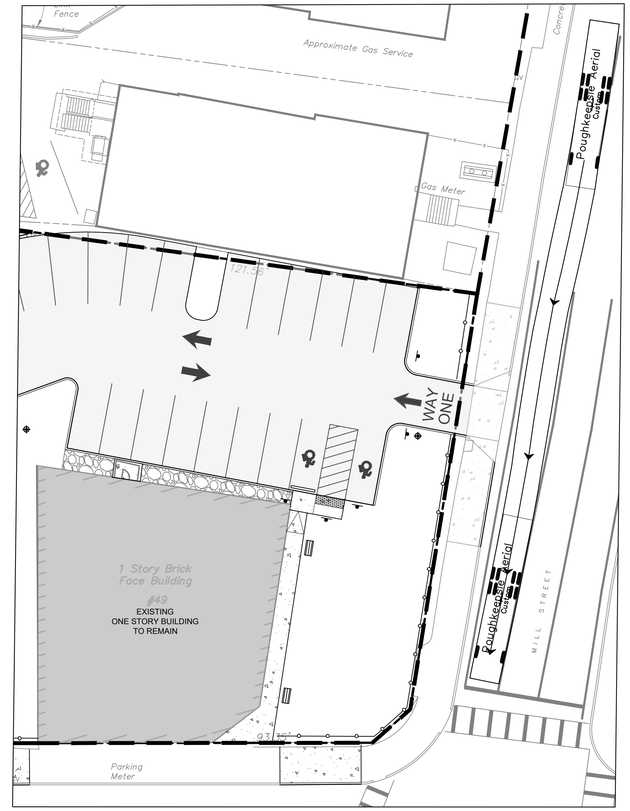
Design/Calcs	SMC	CAD File	LL-19-242601.dwg	Sheet No.	LL-1
Drawn	KFC	Project No.	19-2426		
Checked	KFC	Date	11-19-2025		
Approved	REM	Scale	1"=20'		SHEET 5 OF 9

K:\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\2\WO\LL-19-242601.dwg 2/6/2026 9:37 AM SConron



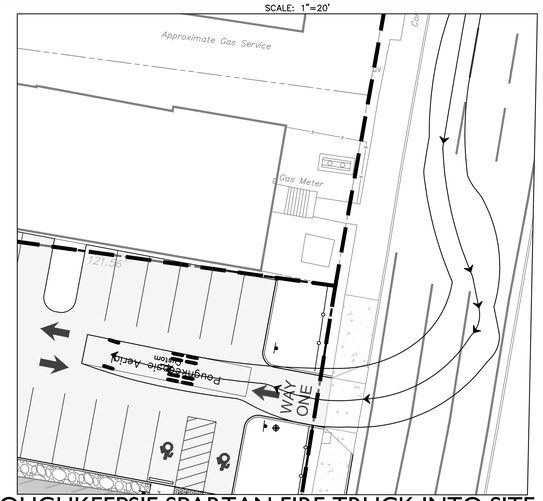
POUGHKEEPSIE SPARTAN FIRE TRUCK IN / OUT (CIVIC CENTER)

SCALE: 1"=20'



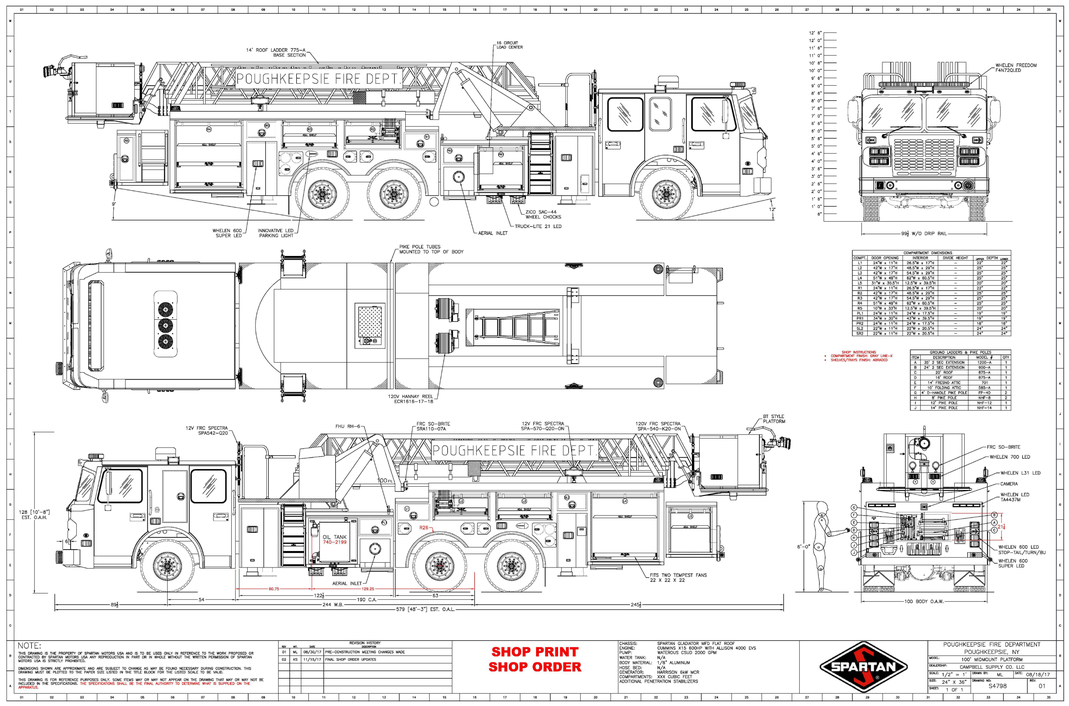
POUGHKEEPSIE SPARTAN FIRE TRUCK-ON STREET (MILL)

SCALE: 1"=20'



POUGHKEEPSIE SPARTAN FIRE TRUCK INTO SITE (MILL)

SCALE: 1"=20'



NOTE:
THIS DRAWING IS THE PROPERTY OF SPARTAN MOTORS USA AND IS TO BE USED ONLY AS REFERENCE TO THE WORK PROPOSED OR CONSTRUCTED BY SPARTAN MOTORS USA ANY REPRODUCTION IN THIS OR A WHOLLY MANNER THE WRITTEN PERMISSION OF SPARTAN MOTORS USA IS STRICTLY PROHIBITED.
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS MAY BE FOUND NECESSARY DURING CONSTRUCTION. THIS DRAWING IS NOT TO BE SCALED AND IS USED AS AN "ARTIST RENDERING" ONLY.
THIS DRAWING IS FOR REFERENCE PURPOSES ONLY. SOME ITEMS MAY OR MAY NOT APPEAR ON THIS DRAWING THAT MAY OR MAY NOT BE INCLUDED IN THE SPECIFICATIONS. THE SPECIFICATIONS SHALL BE THE FINAL AUTHORITY TO DETERMINE WHAT IS SUPPLIED ON THE APPARATUS.

NO.	BY	DATE	REVISION HISTORY
01	ML	06/30/17	PRE-CONSTRUCTION MEETING CHANGES MADE
02	KS	11/15/17	FINAL SHOP ORDER UPDATES

SHOP PRINT
SHOP ORDER

CHASSIS: SPARTAN GLADIATOR MFD FLAT ROOF
ENGINE: CUMMINS X15 605HP WITH ALLISON 4000 EVS
PUMP: HALE HPX ECHO 1500 2000 GPM
WATER TANK: N/A
BODY MATERIAL: 1/8" ALUMINUM
FINISH: PAINT & POLISH
COMPARTMENTS: XXX CUBIC FEET
ADDITIONAL PENETRATION STABILIZERS

POUGHKEEPSIE FIRE DEPARTMENT
POUGHKEEPSIE, NY
100' MIDMOUNT PLATFORM
CAMPBELL SUPPLY CO., LLC
SCALE: 1/2" = 1" | DRAWN BY: ML | DATE: 08/18/17
DIM: 24" X 36" | DRAWING NO: 54795 | REV: 01
SHEET: 1 OF 1

SPARTAN FIRE TRUCK UTILIZED FOR ALL FIRE TRUCK MOVEMENTS

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
ROGER E. MURARIN
074194
LICENSED PROFESSIONAL ENGINEER

No.	Date	Description
1.	2026-01-09	REVISED PER LANDSCAPE COMMENTS
2.	2026-02-06	REVISED PER COMMENTS

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TRUCK TURNING PLAN

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	TT19242601.dwg
Drawn	KFC	Project No.	19-2426
Checked	REM	Date	11-19-2025
Approved		Scale	1"=20'

Sheet No. TT-1
SHEET 6 OF 9

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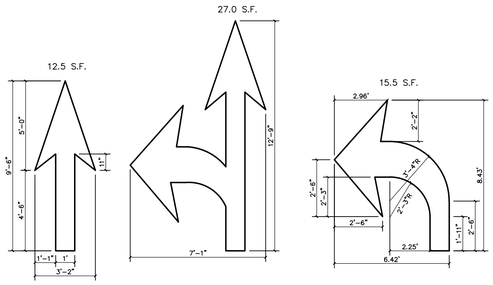
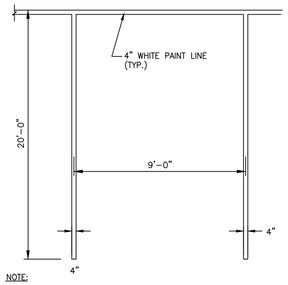
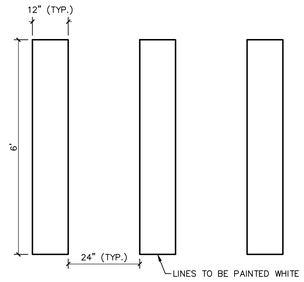


1 PAVEMENT ARROW DETAIL
SCALE: 1/4"=1'-0"



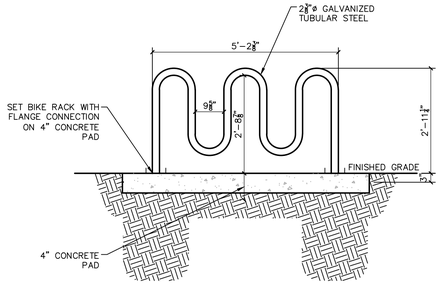
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

2 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE

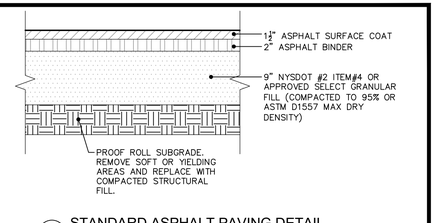


NOTES:
1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.
2. SEE PLANS FOR LOCATION OF CROSSWALKS.
3. ALL PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE NATIONAL MUTCD AND NYS SUPPLEMENT.

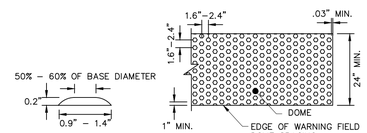
3 PAINTED CROSSWALK STRIPING DETAIL
SCALE: 1/2" = 1'-0"



4 BIKE RACK DETAIL
SCALE: 1/2" = 1'-0"

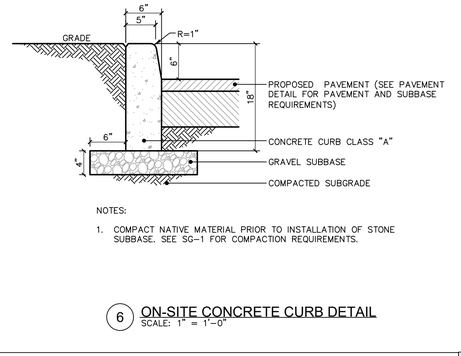


5 STANDARD ASPHALT PAVING DETAIL
SCALE: 1" = 1'-0"



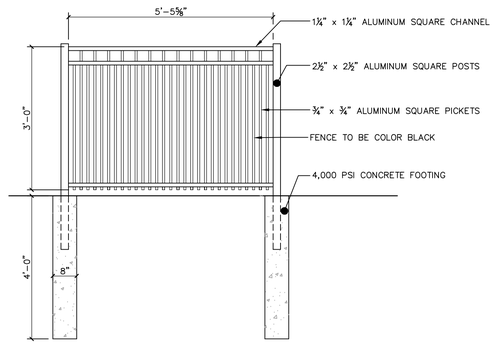
NOTES:
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER–TO– CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
6. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED). INSTALL THE DETECTABLE WARNING FIELD BEHIND THE FLUSH CURB.
7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'–0" MINIMUM AND 15'–0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

12 DETECTABLE WARNING STRIP
NOT TO SCALE

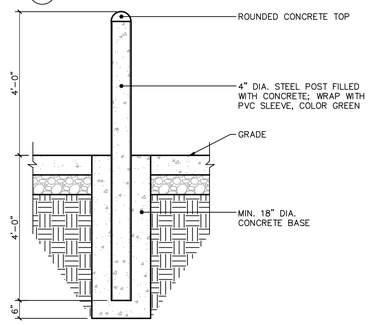


NOTES:
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE SG–1 FOR COMPACTION REQUIREMENTS.

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



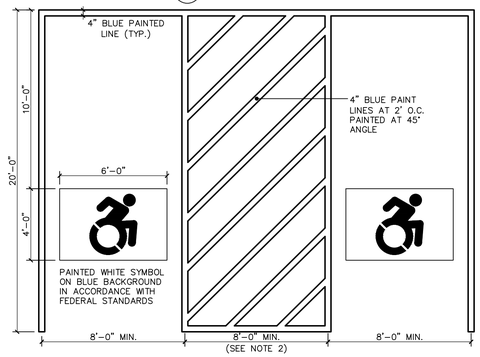
7 ALUMINUM PICKET FENCE PANEL
SCALE: 1/2" = 1'-0"



8 CONCRETE FILLED STEEL BOLLARD (EVCS)
SCALE: 1/2" = 1'-0"

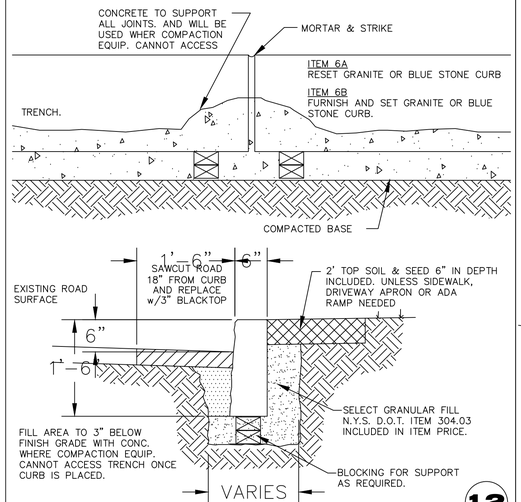


9 EV CHARGING STATION UNIT
NOT TO SCALE



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

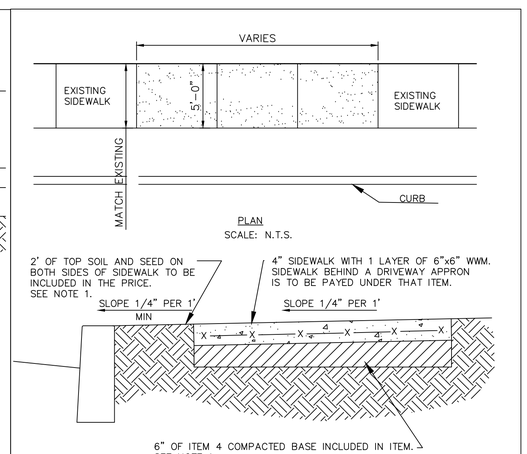
11 TYPICAL ACCESSIBLE PARKING SPACE DETAIL
SCALE: 1/4"=1'-0"



GRANITE OR BLUESTONE CURB DETAIL
SCALE: 1"–1'–0"

12

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001–DET	GRANITE BLUE STONE DETIALS	6 6A, 6B PAGE NO.
	DATE: 3–6–00		
	SCALE: AS NOTED		
	DRAWN BY: JP		



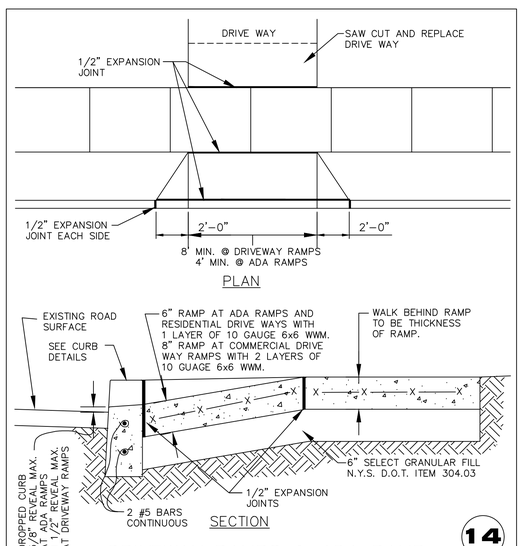
NOTES:
1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APPROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APROPRIATE ITEMS.

SIDEWALK DETAIL REPLACE & NEW

13

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

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



DRIVEWAY RAMPS & ADA RAMP
SCALE: 1"–1'–0"

14

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001–DET	DRIVEWAY & ADA RAMP DETIAL	PAGE NO.
	DATE: 3–6–00		
	SCALE: AS NOTED		
	DRAWN BY: JP		

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

STATE OF NEW YORK RODNEY E MORRISON LICENSED PROFESSIONAL ENGINEER 071104

No.	Date	Description
1.	2026-01-09	REVISED PER LANDSCAPE COMMENTS
2.	2026-02-06	REVISED PER COMMENTS

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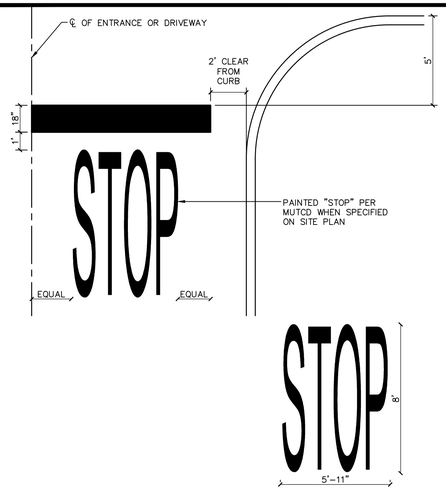
PROJECT DETAILS

JOURNAL SQUARE

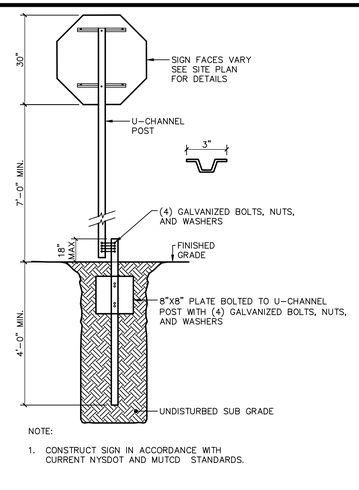
49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DN19242601.dwg	Sheet No.
Drawn	KFC	Project No.	19–2426	DN-1
Checked	KFC	Date	11–19–2025	SHEET 7 OF 9
Approved	REM	Scale	NOTED	

X:\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\DWG\DN19242601.dwg 2/5/2026 8:16 AM SCurran



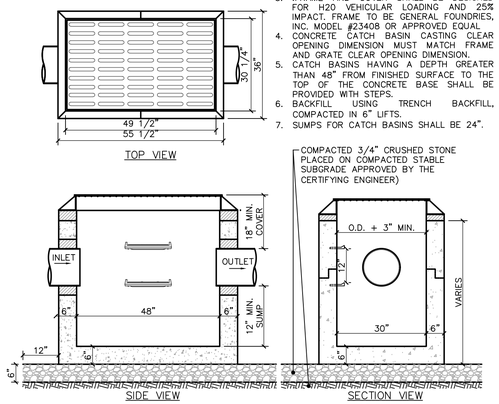
1 STOP BAR DETAIL
SCALE: 1/4"=1'-0"



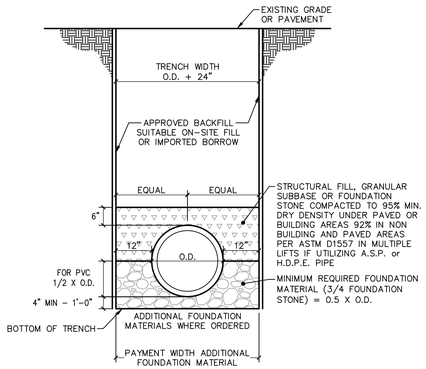
NOTE:
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYSDOT AND MUTCD STANDARDS.

2 BREAKAWAY STOP SIGN DETAIL
SCALE: 1/2" = 1'-0"

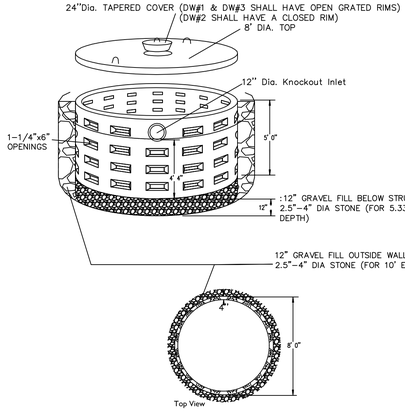
NOTES:
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #2340B OR APPROVED EQUAL.
4. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
5. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
6. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
7. SUMPS FOR CATCH BASINS SHALL BE 24".



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



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



MIN SPECIFICATIONS	
Concrete Min.Strength: 4,000 psi at 28 days	DRY WELL
Load Rating: H20	REF: GRIMM BUILDING MATERIALS ALBANY, NY WWW.GRIMMBLDG.COM

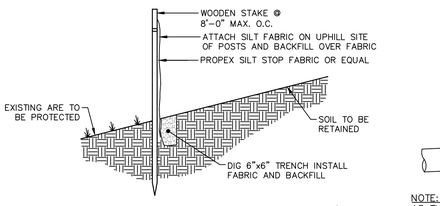
5 PRECAST DRYWELL DETAIL

NOTES:

1. DRYWELL MEET H20 LOADING REQUIREMENTS.
2. SHOP DRAWING TO BE PROVIDED AND APPROVED BY SITE ENGINEER PRIOR TO INSTALLING.
3. PIT EXCAVATION TO BE RAKED TO MINIMIZE SIDEWALL SMEARING THAT MAY OCCUR AND REDUCE INFILTRATION CAPACITY. IF GROUNDWATER IS ENCOUNTERED, THE PIT IS TO BE BACKFILLED WITH THE ORIGINAL SOIL TO AN ELEVATION FOUR FEET HIGHER THAN MAXIMUM GROUNDWATER AND ADJUSTMENTS MADE IN THE PIT DIMENSIONS. IF ROCK OR GROUNDWATER ARE ENCOUNTERED NOTIFY THE SITE ENGINEER IMMEDIATELY. DCDBCH SHOULD BE NOTIFIED IF ROCK OR WATER IS ENCOUNTERED.
4. THE LININGS ARE TO BE SURROUNDED BY (AND PLACED ON) 12 INCHES OF ANNULAR RING OF LARGE AGGREGATE (2.5"-4" IN SIZE).
5. THE ROCK IS TO BE COVERED WITH GEOTEXTILE FABRIC PREVENT SOIL FROM FILLING THE VOID SPACE.
6. PROVIDE CONCRETE RISER TO GRADE WITH 24" MIN MANHOLE LID.

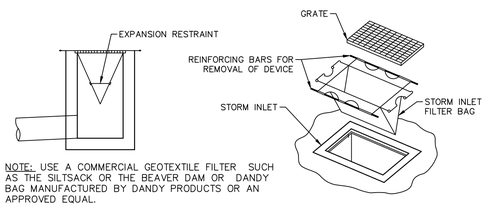
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.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

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



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

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



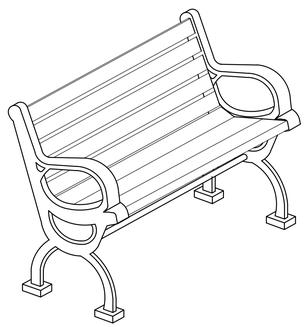
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

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



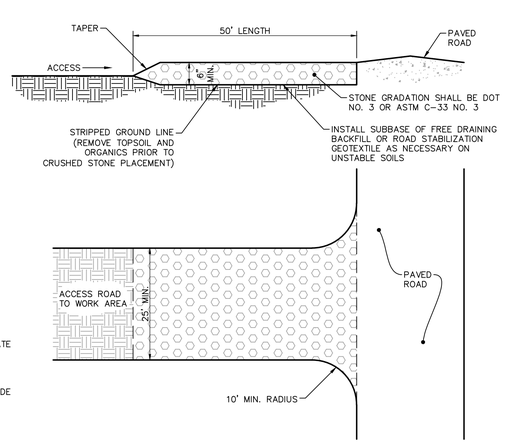
NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE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

9 ABOVE GROUND TEMPORARY CONCRETE/VEHICLE WASHOUT FACILITY DETAIL
SCALE: 1/8" = 1'-0"

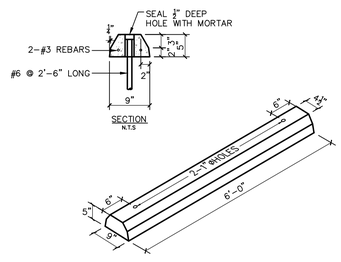


NOTES:
1. SURFACE MOUNTED, DUAL-LEG PARK BENCH WITH ARMS AND CURVED BACK, WITH INTERMEDIATE BENCH AND BACK SUPPORT, OR APPROVED EQUAL.
   LENGTH: 6 FEET, MINIMUM
   FRAME AND ARMS: CAST-IRON OR STEEL WITH FACTORY-APPLIED POWER COATING, BLACK. PROVIDE RIGID LATERAL UNDERSUPPRT JOINING ARM/LEG FRAMEWORK.
   SEAT AND BACK: NATURALLY ROT- AND INSECT-RESISTANT WOOD, CEDAR, PAULOPE, REDWOOD, MAHOGANY, IPE, OR EQUAL. FORMED FROM EVENLY SPACED PARALLEL SLATS 1-1/2" MINIMUM THICKNESS.
   HARDWARE: VANDAL AND CORROSION RESISTANT
2. INSTALL BENCH LEVEL, PLUMB, TRUE, AND SECURELY ANCHORED AT LOCATION INDICATED.

10 STANDARD BENCH DETAIL
SCALE: N.T.S.



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



12 PRECAST CONCRETE WHEEL STOP DETAIL
SCALE: 1/2" = 1'-0"

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

No.	Date	Description
1.	2026-01-09	REVISED PER LANDSCAPE COMMENTS
2.	2026-02-06	REVISED PER COMMENTS

Revisions

LRC Engineering & Surveying a Langan Company
- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

PROJECT DETAILS

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DN19242602.dwg	Sheet No.	DN-2
Drawn	KFC	Project No.	19-2426		
Checked	KFC	Date	11-19-2025		
Approved	REM	Scale	NOTED		SHEET 8 OF 9

X:\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\DWG\DN19242602.dwg 2/6/2026 9:35 AM Ejlore

LXT-AF24-40-T4-15' Mounting Height
LXT-AF24-40-T4-HSS 12' Mounting Height

Streetworks

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Lexington AF24 LED outdoor luminaire displays the old-fashioned charm of traditional lantern-type post top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington LED tastefully complements the architectural and environmental design of parks and roadways. It's patented AccuLED Optics™ technology delivers uniform and efficient illumination to pedestrian and roadway applications.

SPECIFICATION FEATURES

Construction
TOP: Hinged die-cast aluminum top with cupola cover. SCREWS: Captive retaining screw. HOUSING: Die-cast aluminum base housing. Standard color is black. Other finish colors available. Consult your Streetworks representative. 1" ANSI wattage/source label.

Optics
Choice of four patented, high efficiency AccuLED Optics™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology, creates consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K (70CRI) and 2700K (80 CRI). For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. Optics are IP66 enclosure rated. Offered open sided as a standard with four lens options.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. 10 kV/10 kA common and differential mode and 10 kV MOV surge protection available.

Mounting
Self-aligning pole-top fitter fits 2-3/8" and 3" O.D. tenons. Square headed 1-1/4" polymer coated mounting bolts.

Finish
Cast components finished in a Super durable black TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

Warranty
Standard five-year warranty. Optional ten-year warranty, please see your Eaton Streetworks sales representative for more information.

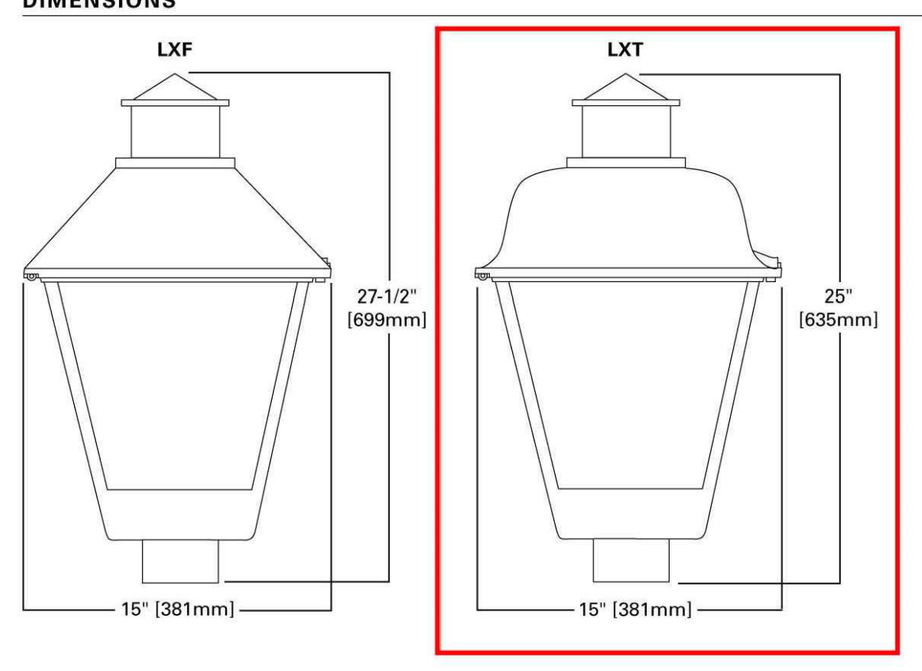


LXF/LXT
LEXINGTON LED

AF24
LED

DECORATIVE POST TOP LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
UL/cUL Listed
ISO 9001
IP66 Rated Optics
LM79 / LM80 Compliant

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.)
1.7

SHIPPING DATA
Approximate Net Wt:
20.8 lbs. (9.4 kgs.)

EATON
Powering Business Worldwide

TD516039EN
April 16, 2019 2:31 PM

FREESTANDING POLE LIGHTS-T4 HHS MH 12'&15'

POWER AND LUMENS

Light Engine		AF24-20	AF24-30	AF24-40	AF24-50	AF24-60	AF24-70	AF24-80	AF24-90	AF24-100
Nominal Power (Watts)		21	31	40	54	64	74	83	94	96
Wattage Label		20	30	40	50	60	70	80	90	100
Current (A) @120V		0.18	0.26	0.34	0.45	0.53	0.62	0.70	0.78	0.80
Current (A) @277V		--	0.12	0.15	0.21	0.24	0.28	0.31	0.35	0.35
Current (A) @347V		--	0.10	0.13	0.16	0.19	0.22	0.24	0.28	0.28
Current (A) @480V		--	0.07	0.09	0.13	0.14	0.17	0.18	0.21	0.21
Optics										
T2U	4000K	2,488	3,491	4,521	5,831	6,738	7,556	8,259	8,904	9,016
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K	2,352	3,301	4,275	5,513	6,371	7,143	7,809	8,418	8,524
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K	2,470	3,467	4,490	5,790	6,690	7,502	8,201	8,841	8,953
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	3000K	2,336	3,278	4,245	5,475	6,325	7,093	7,754	8,359	8,464
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
SL3	4000K	2,391	3,354	4,344	5,603	6,474	7,260	7,936	8,556	8,663
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2
	3000K	2,261	3,172	4,108	5,298	6,121	6,864	7,503	8,088	8,191
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
T4W	4000K	2,460	3,452	4,471	5,766	6,662	7,472	8,167	8,806	8,916
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	3000K	2,326	3,265	4,227	5,452	6,300	7,064	7,721	8,324	8,429
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
5WQ	4000K	2,609	3,660	4,740	6,113	7,063	7,921	8,658	9,334	9,452
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	3000K	2,466	3,460	4,482	5,780	6,678	7,489	8,186	8,825	8,936
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2

ORDERING INFORMATION

Sample Number: LXF-AF24-20-D-U-T2U-10MSP-4N7-BK

Product Family [1]	Light Engine [2]	Wattage Bucket	Driver	Voltage	Distribution
LXF=Lexington LXT=Lexington w/Traditional Top	AF24=24 LED Light Engine	20=20W [3] 30=30W 40=40W 50=50W 60=60W 70=70W 80=80W 90=90W 100=100W	D=Dimming (0-10V) 5LTD=DALI [4]	U=Universal (120-277V) 2=120V [3] 8=480V [5] 9=347V	T2U=Type II Urban T3=Type III SL3=Type III w/ Spill Control T4W=Type IV Wide 5WQ=Type V Square Wide

Options (Add as Suffix)	Color	Accessories (Order Separately)
10K=10kV UL 1499 Surge Protection Device 10MSP=10kV MOV Surge Protection Device 7027=70 CRI / 2700K CCT [6] 7030=70 CRI / 3000K CCT [6] 8027=80 CRI / 2700K CCT [6] 4=NEMA Photocontrol Receptacle [7] 4N7=NEMA 7-PIN Photocontrol Receptacle A=Refractive Lens Panels CL=Clear Lens FL=Frosted Lens TL=Textured Lens S=Snap Latches for Tool-less Light Replacement J=Factory Installed Ladder Rest HSS=House Side Shield [8] HA=High Ambient [9]	BK=Black BZ=Bronze AP=Grey WH=White	TA1BK=Decorative Ladder Rest for Field Installation (Black) OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap OA1223=10kV Surge Module Replacement HS-LX-24=Field Installed LX House Side Shield for AF24 [8]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Standard 4000K CCT and nominal 70 CRI.
3. AF24-20 only available in 120V only.
4. Only available in universal voltage, not available with AF24-90, AF24-100.
5. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
6. Use dedicated IES files for 3000K and 2700K when performing layouts. These files are published on the Lexington product page on the website.
7. If "4" selected, dimming functionality not available, leads will be capped.
8. HSS not available with 5WQ or SL3 distribution.
9. HA not available with AF24-100 if paired with HSS option.

EATON
Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD516039EN
April 16, 2019 2:31 PM

FREESTANDING POLE LIGHTS-T4 HHS MH 12'&15'

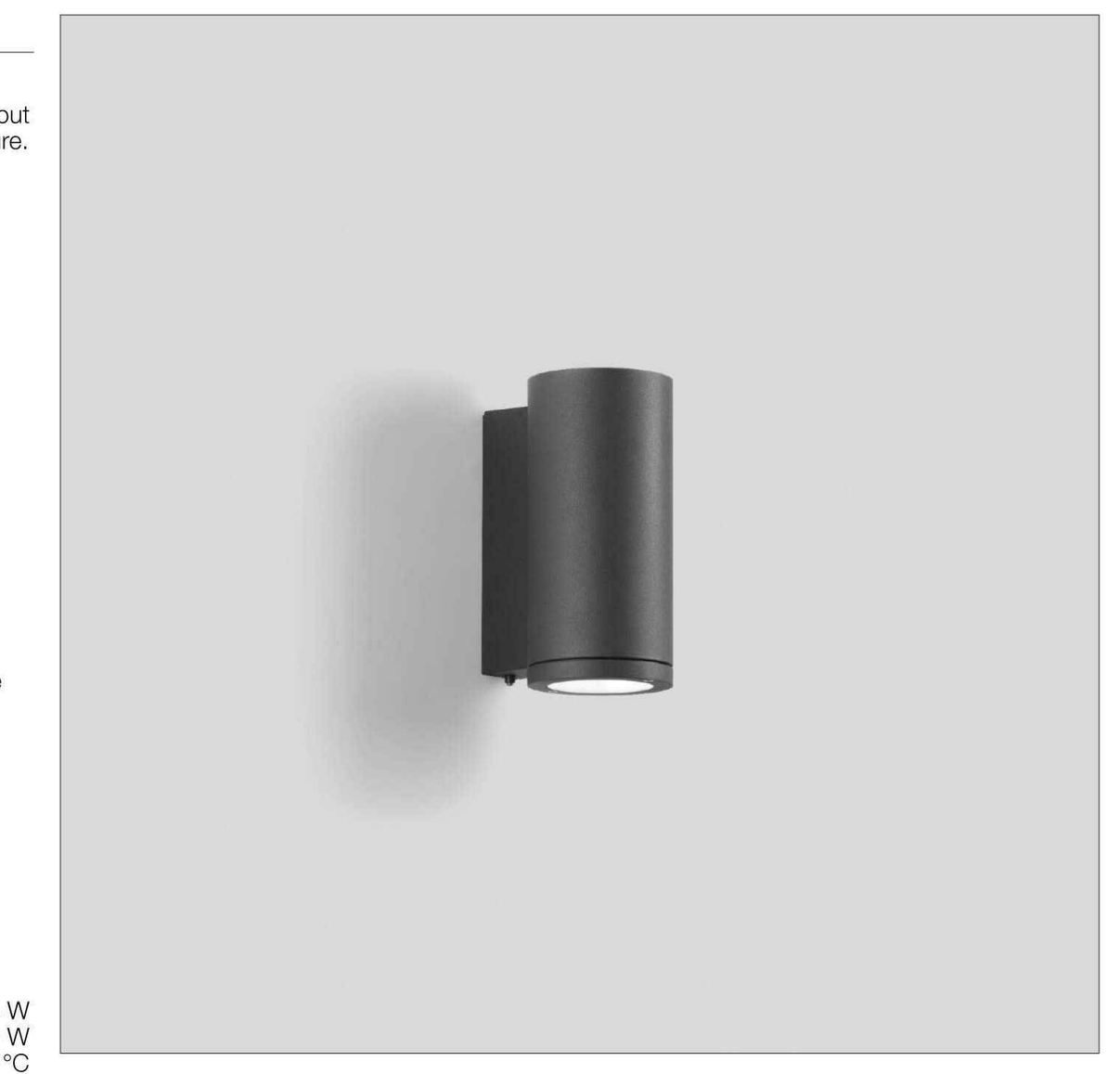
34.18 · Technical amendments reserved

BEGA 66 655

Wall luminaire IP 65

Project · Reference number Date

Product data sheet



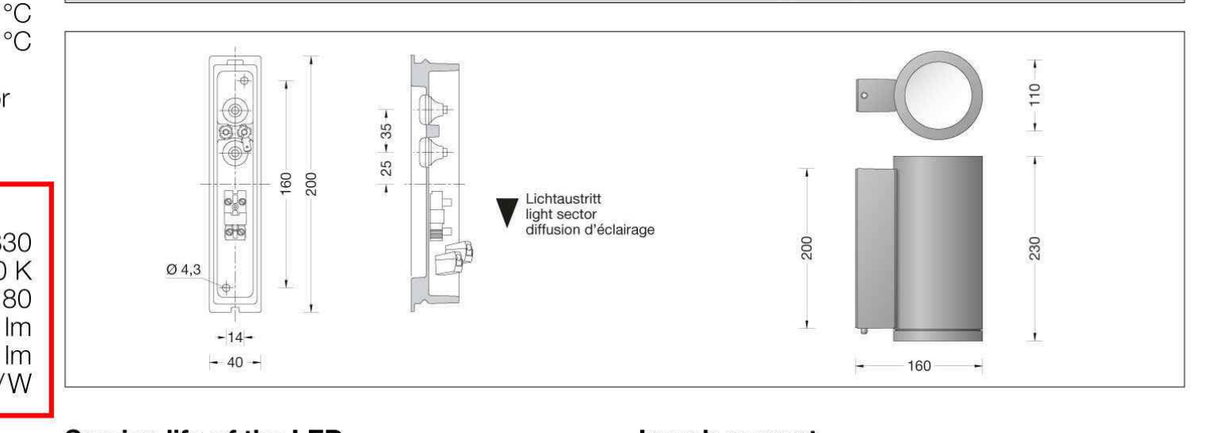
Application
LED wall luminaire with single-sided light output for illumination and design tasks in architecture. The luminaire can be installed with the light distribution opening upwards or downwards.

Product description
Luminaire made of aluminium alloy, aluminium and stainless steel
Clear safety glass
Silicone gasket
Reflector made of pure anodised aluminium
Mounting plate with 2 fixing holes ø 5.3 mm · 160 x 14 mm spacing
2 cable entries for through-wiring of mains supply cable ø 7-10.5 mm, max. 5G1.5□
Connecting terminal 2.5□ with plug connection
Earth conductor connection
LED power supply unit
220-240 V ∿ 0/50-60 Hz
DC 176-276 V
DALI controllable
A basic isolation exists between power cable and control line
Safety class I
Protection class IP 65
Dust-tight and protection against water jets
Impact strength IK09
Protection against mechanical impacts < 10 joule
– Safety mark
CE – Conformity mark
Weight: 2.0 kg

Lamp

Module connected wattage	7.9 W
Luminaire connected wattage	10 W
Rated temperature	t_a = 25 °C
Ambient temperature	$t_{a\,max}$ = 45 °C

On request we can offer you modifications for enviroments with higher temperatures as a customized product.



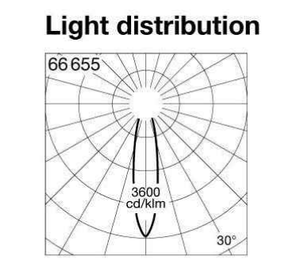
66 655 K3

Module designation	LED-0733/830
Colour temperature	3000 K
Colour rendering index	CRI > 80
Module luminous flux	1125 lm
Luminaire luminous flux	772 lm
Luminaire luminous efficiency	77,2 lm/W

66 655 K4

Module designation	LED-0733/840
Colour temperature	4000 K
Colour rendering index	CRI > 80
Module luminous flux	1185 lm
Luminaire luminous flux	813 lm
Luminaire luminous efficiency	81,3 lm/W

Light distribution



Service life of the LED
Ambient temperature t_a = 25 °C
– at 428,000h: L70B50

max. ambient temperature t_a = 45 °C
– at 127,000h: L70B50

Lighting technology
Half beam angle 21°
Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and interior lighting as well as luminaire data in EULUMDAT and IES format are available on our website www.bega.com.

Inrush current
Inrush current: 12 A / 24.2 µs
Maximum number of luminaires of this type per miniature circuit breaker:
B 10A: 50 luminaires
B 16A: 50 luminaires
C 10A: 50 luminaires
C 16A: 50 luminaires

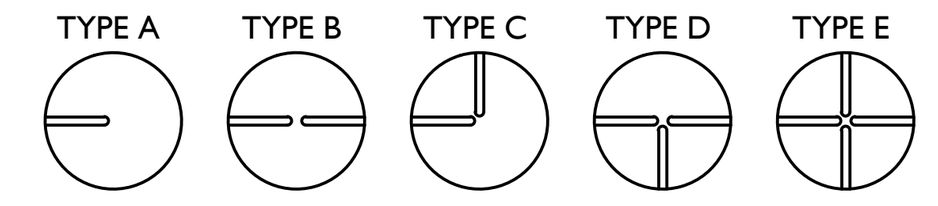
Article No. 66 655
LED colour temperature optionally 3000 K or 4000 K
3000 K – Article number + **K3**
4000 K – Article number + **K4**

Colour optionally graphite, white or silver
Graphite – Article number
White – Article number + **W**
Silver – Article number + **A**

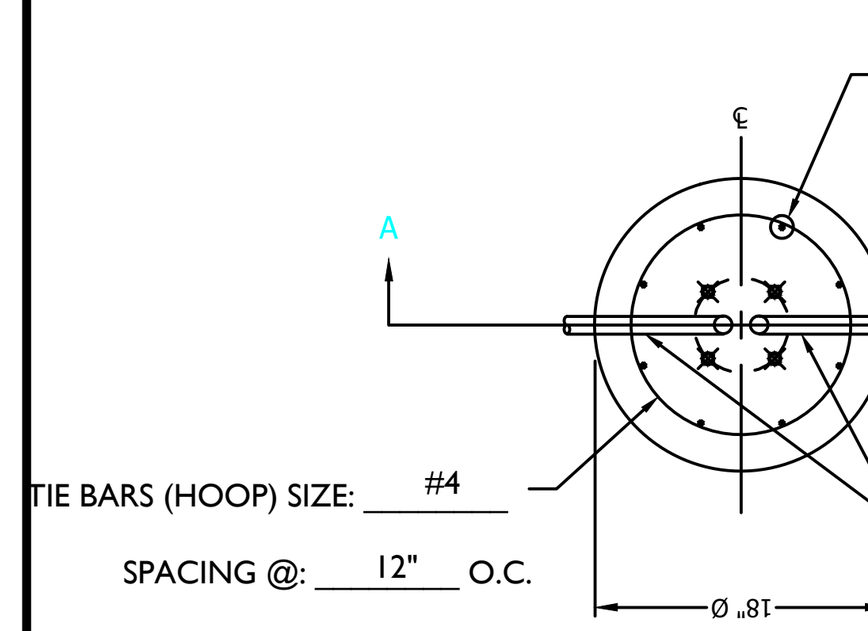
BEGA Gantenbrink-Leuchten KG · Postfach 31 60 · 58689 Menden · info@bega.com · www.bega.com

BUILDING FACADE LIGHTING (WP)

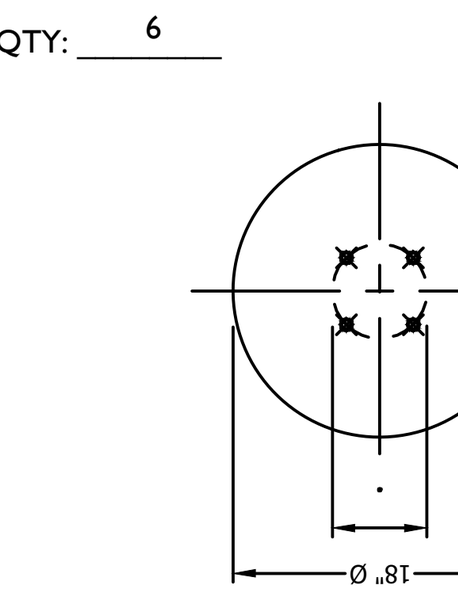
TOTAL UNITS REQUIRED: ________



SEE ELECTRICAL PLANS



PLAN VIEW
NTS

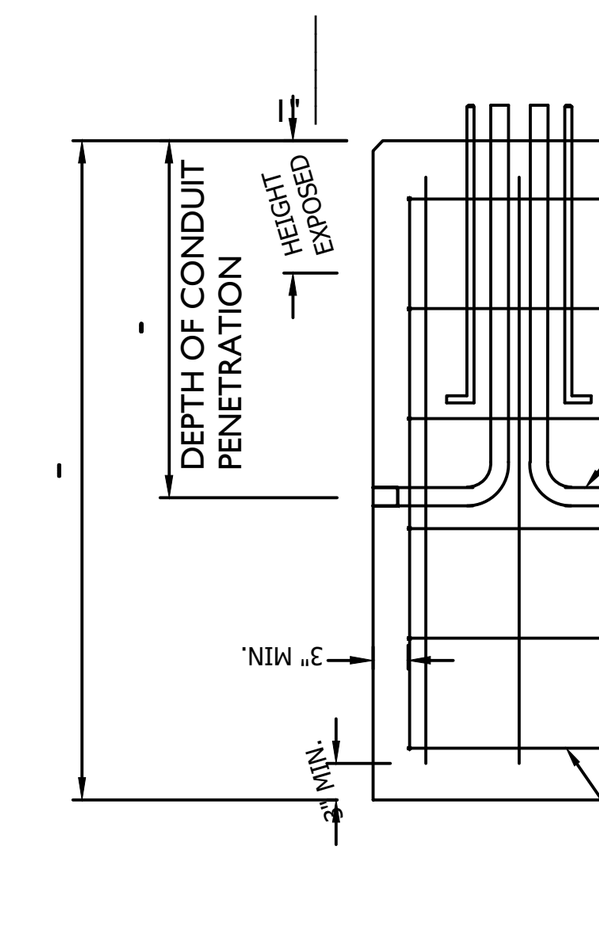


BOLT CIRCLE PLAN VIEW
NTS

CONTRACTOR NOTE:
CONTRACTOR TO PROVIDE NUMBER OF EACH POLE BASE LAYOUT REQUIRED FOR ORDER. (PLEASE USE ABOVE SCHEMATIC)

*POLE BASE INFO TABLE	
PVC CONDUIT SIZE:	
GROUND CONDUIT (IF REQUIRED):	
ANCHOR BOLT SIZE:	NONE
BOLT CIRCLE FOR ANCHORS:	NONE
BOLT/CONDUIT PROJECTION:	NONE

*NOTE: TABLE MUST BE COMPLETED PRIOR TO PRODUCTION RELEASE.



SECTION A-A
NTS

GENERAL NOTES:
1) CONCRETE TO TEST 4,000 PSI AT 28 DAYS.
2) REINFORCING STEEL PER ASTM A615, GRADE 60, UNCOATED BLACK BARS.
3) ANCHOR BOLTS, BOLT TEMPLATE AND CONDUIT TO BE SUPPLIED BY CONTRACTOR PRIOR TO FABRICATION AND CAST IN BY A&R.

CONTRACTOR NOTES/COMMENTS:
ANCHOR BOLTS TO BE DRILLED AND INSTALLED IN THE FIELD.

CONTACT: ____________________
PHONE: ____________________

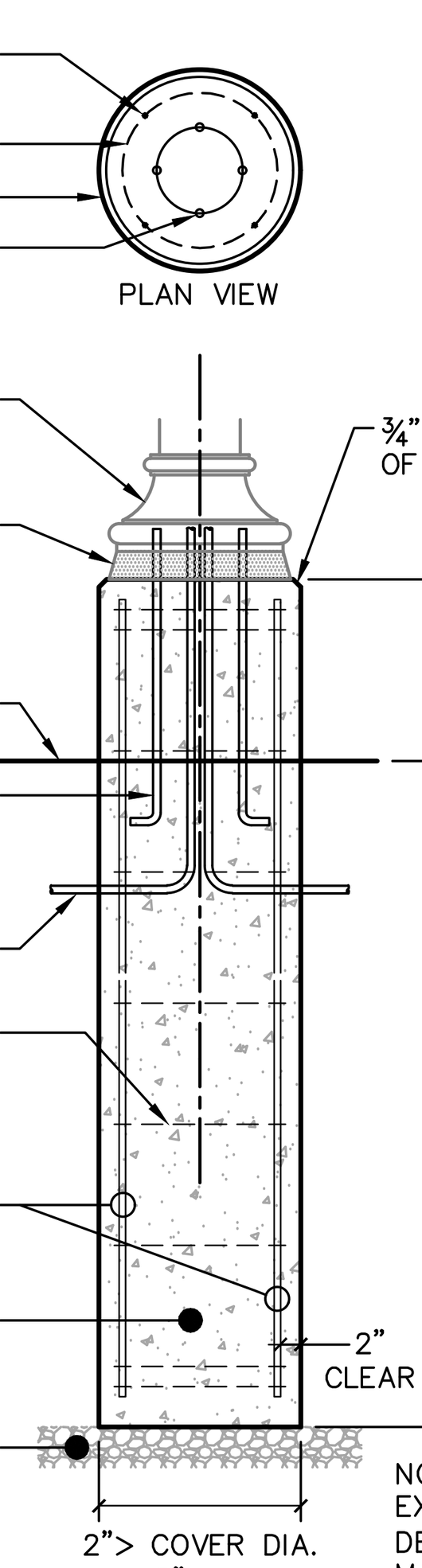
1

NOTE: This form is also a cut sheet. By signing below, contractor approves release for production.

X ____________________

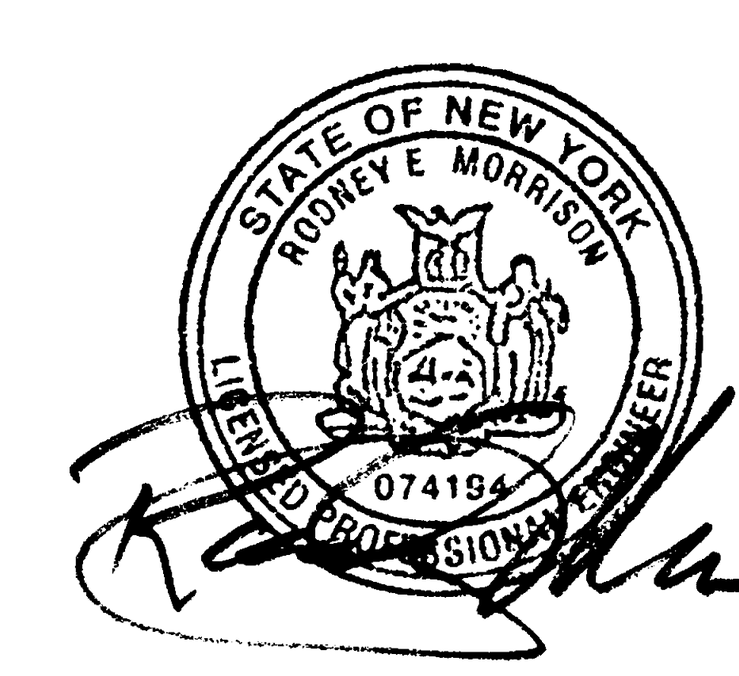
A&R CONCRETE PRODUCTS
276 Clove Road
Salisbury Mills, New York, 12577
www.arconcrete.com
845-562-0640

PRECAST EVCS BASE	DATE:
	REV.:
	DWN.BY: A&R LLC
CONTRACTOR:	DWG. NO.: LPB18



NOTE: COMPACTED FILL IN EXCAVATION TO 90% COMPACTION DENSITY. PLACE FILL IN 12" LIFTS MAXIMUM.

2 CONC. LIGHT POLE BASE-ROUND
SCALE: 1/2" = 1'–0"



#	Date	Description
1.	2026–01–09	REVISED PER LANDSCAPE COMMENTS
2.	2026–02–06	REVISED PER COMMENTS

Revisions

LRC Engineering & Surveying
A Loureiro Company

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

Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrconsult.com

PROJECT DETAILS

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DN19242603.dwg	Sheet No.
Drawn	KFC	Project No.	19–2426	DN-3
Checked	KFC	Date	11–19–2025	
Approved	REM	Scale	NOTED	SHEET 9 OF 9

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Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Journal Square

Project Location (describe, and attach a location map):
49 & 85 Civic Center Plaza, Poughkeepsie, NY 12601 (see Appendix A)

Brief Description of Proposed Action:
Reconfiguration of an existing parking lot.

Name of Applicant or Sponsor:	Telephone: 845.594.1055
Page Park Associates LLC and KARC Planning Consultants	E-Mail: kelly@karcpc.com

Address:
PO Box 924

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

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

3. a. Total acreage of the site of the proposed action? 3.608 acres
   b. Total acreage to be physically disturbed? 0.459 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.608 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Residential (urban); Civic
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ No potable water connection needed for this project. _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ No wastewater connections needed for this project. _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
Poughkeepsie Journal Building b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

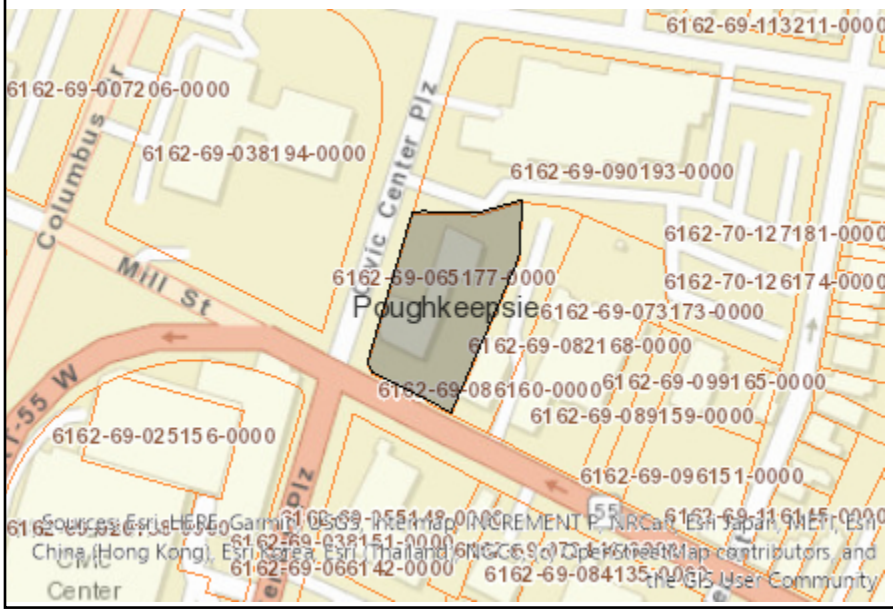
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Project includes connections to existing catch basins and dry wells, as well as the creation of new green spaces to help mitigate storm water runoff.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe: Spill #9112181 (49 Civic Center Plaza) closed as of 03/01/1992. Spill #9512935 (85 Civic Center Plaza) closed as of 01/16/1996. See Appendix B and Appendix C.		

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

Applicant/sponsor/name: Kelly Libolt Date: 11/19/2025

Signature: KLibolt Title:

PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Appendix A

ParcelAccess | Property Details

FINAL ROLL

Parcel Number
131300-6162-69-065177-0000

Parcel Location
49 Civic Center Plz

Municipality
Poughkeepsie City

Owner Name
Journal Plaza LLC *(Primary)*

Primary Owner Mailing Address
PO Box 792
Poughkeepsie, NY 12602



Parcel Details

Lot Size (acres):	0.808 AC (S)	**Split Town:**	-
Filed Map:	12682	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(330) Vacant comm		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$64,800	$64,800	$64,800	$64,800	$64,800	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N (Non-Homestead)	1 (Taxable)	100	$64,800

Tentative Roll:	Final Roll:	Valuation Date:
5/1/2025	7/1/2025	7/1/2024

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	9/7/2021	22021	4485	B	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(Z98) Non-contrib

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$64,800

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

***Please see the Dutchess County Zoning Map for the most up-to-date zoning information.**

This report was produced using ParcelAccess on 10/2/2025. Developed and maintained by OCIS - Dutchess County, NY.

Appendix B

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

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Details from Spill Incidents Database Search

Spill Record

Administrative Information

DEC Region: 3
Spill Number: 9112181

Spill Date/Time

Spill Date: 02/27/1992
Spill Time: 08:30:00 PM
Call Received Date: 02/27/1992
Call Received Time: 08:53:00 PM

Location

Spill Name: SUPER SUDS
Address: 49 CIVIC CENTER PLAZA
City: POUGHKEEPSIE
County: Dutchess

Spill Description

Material Spilled	Amount Spilled	Resource Affected
#2 fuel oil	50 Gal.	Soil

Cause: Deliberate

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 03/01/1992

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

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- 한국어
- Kreyòl Ayisyen

- Italiano
- العربية
- Polski
- Français
- اردو

Appendix C

Details from Spill Incidents Database Search

Spill Record

DEC Region: 3
Spill Number: 9512935

Administrative Information

Spill Date: 08/31/1995
Spill Time: 12:00:00 PM
Call Received Date: 01/10/1996
Call Received Time: 12:00:00 PM

Spill Date/Time

[redacted]

Location

City: POUGHKEEPSIE
County: Dutchess

Spill Description

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

NEW YORK STATE

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Cause: Unknown

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 01/16/1996

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

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- Polski
- Français
- اردو

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Journal Square

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

47-49 Civic Center Plaza & Portion of 85 Civic Center Plaza

Brief Description of Proposed Action:

Construction of an approximately 20,000 square foot four (4) story building in the place of a prior one (1) story commercial building (4,800 sq. ft.) on 49 Civic Center Plaza

A facade renovation and addition of 760 square feet to the existing building located at 47 Civic Center Plaza

Improvements to the traffic circulation at the property to include the elimination of two (2) existing curb cuts (1) on Mill Street and (2) Civic Center Plaza, modification of an existing ingress/egress on Mill Street to an egress only.

Lot Line Alternation between 85 Civic Center Plaza and 49 Civic Center Plaza

Name of Applicant or Sponsor:	Telephone: 845.471.0191
Page Park Associates	E-Mail: kelly@pageparkassociates.com

Address:		
PO Box 792		
City/PO:	State:	Zip Code:
Poughkeepsie	New York	12602

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

3. a. Total acreage of the site of the proposed action? 3.08+.35+.36 acres
   b. Total acreage to be physically disturbed? 0.94 acres acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.79 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

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

Applicant/sponsor/name: Kelly Libolt Date: 11.04.19 amended 01.2020

Signature: KLibolt Title: Applicant

PRINT FORM

Agency Use Only [If applicable]

Project: Journal Square

Date: 5/12/2020

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: Journal Square

Date: 5/12/2020

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The project entails new construction of a four-story office building at 49 Civic Center Plaza and facade renovations to the existing one-story building located at 47 Civic Center Plaza. The site(s) is located in a highly urban area of the community, but is also surrounded by an number of historic and prominent institutional buildings

The proposed project will result in a change in intensity of use of the land through the demolition of an existing one-story building (work completed) and the construction of a four-story building in it's place. However, the increase in density / intensity of use is in line with the city's adopted zoning, and is compatible with existing community character and historic resources. A visual analysis was prepared and reviewed by the Board to assess visual impacts to the neighboring historic Poughkeepsie Journal clock tower. Additionally, upon review and recommendation of the architectural consultant to the Planning Board, Mass Design Group, modifications were made to the proposed facade materials and privately-owned public space (small seating area along Civic Center Plaza) to improve compatibility between the proposed new construction and the neighboring histrioric resources, notably the Poughkeepsie Journal and Post Office.

Regarding whether or not the proposed project will result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walking, a traffic analysis was completed by Maser Consulting P.A., dated November 19, 2019. Additionally, as a result of consultation with NYS DOT modifications were made to the site plan to convert the existing curb cut on Mill Street to serve as an entrance-only driveway. The applicant has also agreed to make repairs to municipal sidewalks along Mansion Street, and has responded to Dutchess County Planning Department's requests for improved internal pedestrian infrastructure via additional walkways and crosswalks.

The applicant's Part 1 EAF incorrectly stated that the proposed project site is not adjoining property that has been the subject of remediation for hazardous waste. The adjoining site is located at 55 Garden Street- All lead resulting from the abatement was containerized and properly disposed off-site.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Poughkeepsie Planning Board	5/12/20
Name of Lead Agency	Date
Dan McCabe	Vice Chair, Planning Board
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

MEMORANDUM

To: City of Poughkeepsie Planning Board

From: Tyler Maegerle, Planner

Date: 2/2/2026

Re: 49 & 85 Civic Center Plaza Short Environmental Assessment Form

---

Upon review of project materials provided by the applicant, including Short EAF Part 1, cover letter dated January 13, 2026 and site plan application, it is my understanding that the proposed action to be undertaken includes the expansion and reconfiguration of the existing accessory parking lots at 49 and 85 Civic Center Plaza.

On May 19, 2020 the Planning Board as Lead Agency adopted a Negative Declaration regarding an action for the expansion and reconfiguration of the existing accessory parking lots and the construction of a four-story building

The findings in the May 19, 2020 determination of significance state;

“The project entails new construction of a four-story office building at 49 Civic Center Plaza and facade renovations to the existing one-story building located at 47 Civic Center Plaza. The site(s) is located in a highly urban area of the community, but is also surrounded by an number of historic and prominent institutional buildings.

The proposed project will result in a change in intensity of use of the land through the demolition of an existing one-story building (work completed) and the construction of a four-story building in its place. However, the increase in density/ intensity of use is in line with the city's adopted zoning and is compatible with existing community character and historic resources. A visual analysis was prepared and reviewed by the Board to assess visual impacts to the neighboring historic Poughkeepsie Journal clock tower. Additionally, upon review and recommendation of the architectural consultant to the Planning Board, Mass Design Group, modifications were made to the proposed facade materials and privately-owned public space (small seating area along Civic Center Plaza) to improve compatibility between the proposed new construction and the neighboring historic resources, notably the Poughkeepsie Journal and Post Office.

Regarding whether or not the proposed project will result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walking, a traffic analysis

was completed by Maser Consulting P.A., dated November 19, 2019. Additionally, as a result of consultation with NYS DOT modifications were made to the site plan to convert the existing curb cut on Mill Street to serve as an entrance-only driveway. The applicant has also agreed to make repairs to municipal sidewalks along Mansion Street and has responded to Dutchess County Planning Department's requests for improved internal pedestrian infrastructure via additional walkways and crosswalks.

The applicant's Part 1 EAF incorrectly stated that the proposed project site is not adjoining property that has been the subject of remediation for hazardous waste. The adjoining site is located at 55 Garden Street. All lead resulting from the abatement was containerized and properly disposed off-site."

The current action will result in 21,292 less square feet of floor area than the initial proposal. The current application requires two area variances regarding a side yard setback and an excess of parking spaces. As no use variance is required, all other dimensional requirements are met, and the excess parking variance is a consequence of the applicant's phased approach to the project no potential impact is expected nor is an increase in the environmental significance of the project from what was described in the May 2020 negative declaration anticipated.

While the four-story building proposed at the time of the original negative declaration is not included in the site plan application under review at the current time, the site plan under review can reasonably be considered a first phase of a larger plan. Evidence towards this conclusion includes the site plan for a four-story building on the site approved in May of 2020, a withdrawn site plan application in 2023 for a six-story building at the site, and the applicant's presentation at the December 18, 2025, planning board meeting. Considering the potential for future development at the site akin to what was reviewed at the time of the May 2020 negative declaration I would recommend that the Planning Board maintains the existing negative declaration, rather than amend the negative declaration to consider what may only be a phase of a larger action.

DRAINAGE REPORT

Prepared for

JOURNAL SQUARE

Located at

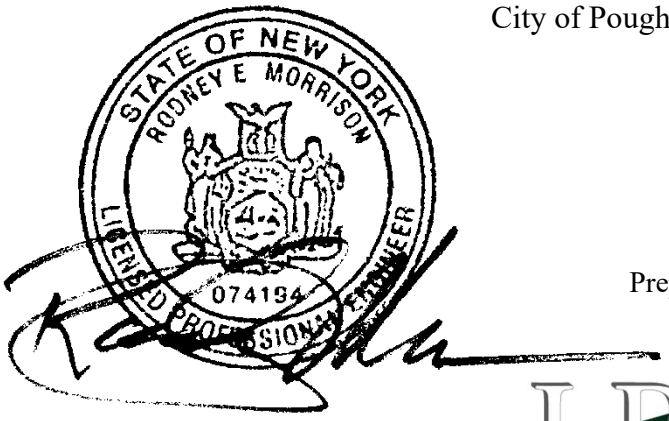
49 & 85 Civic Center Plaza
City of Poughkeepsie, Dutchess County, NY
Tax ID #: 6162-69-065177 & 6162-69-090193

Submitted: February 6, 2026

Prepared for

Journal Plaza LLC & Page Park Associates LLC

49 Civic Center Plaza & 85 Civic Center Plaza
City of Poughkeepsie, NY 12603



Prepared by:

Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204, Poughkeepsie, NY 12601 (845) 243-2880
www.lrcconsult.com
Civil Engineering ♦ Land Surveying ♦ Landscape Architecture ♦ Land Planning ♦ Laser Scanning & BIM ♦ Subsurface Utility Engineering

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APPENDICES

Appendix A: Construction Site Logbook

Appendix B: Owner/Developer, Contractor and SWPPP Preparer Certification Forms

Appendix C: Pre/Duration/Post Construction Maintenance Inspection Checklist

Appendix D: Soils Map, Rainfall Data & Soil Test Logs

Appendix E: HydroCAD Pre-Development Run-off Calculations

Appendix F: HydroCAD Post-Development Run-off Calculations

Appendix G: Map Pocket: Pre- & Post-Development Drainage Area Maps

1.0 INTRODUCTION

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

2.0 SITE DESCRIPTION

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

According to the NYS Department of Environmental Conservation SPDES General Permit for Stormwater Discharges for Construction Activity (GP-0-25-001), a Stormwater Pollution Prevention Plan (SWPPP) must be implemented for any project greater than one (1) acre of disturbance. The total disturbance for this project is approximately 0.94 acres; therefore, a SPDES General Permit is not required.

2.1 Location

The subject property consists of two existing parcels with a total of 3.608 acres located at 49 & 85 Civic Center Plaza, in the City of Poughkeepsie, NY. The properties are identified as Tax Parcels 6162-69-065177 & 6162-69-090193 according to Dutchess County Parcel Access records. The site is located on the east side of Civic Center Plaza, at the intersection with the East-West Arterial. The project has UTM coordinates of 589206 Easting and 4617722 Northing. Below in ***Figure 1*** is a vicinity map showing the outer limits of the proposed project.

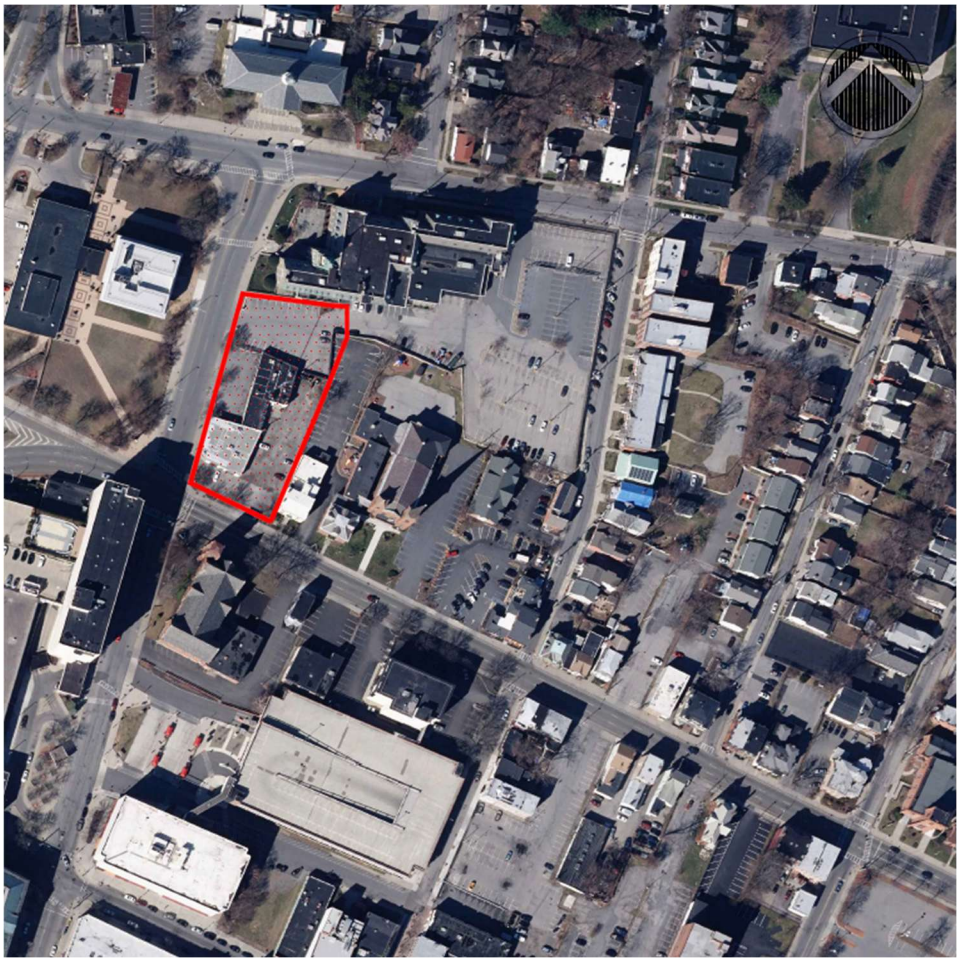


Figure 1: Vicinity Map

2.2 Topography

Existing topography throughout the site shows to be pitched towards the existing catch basin on the east of the parking lot except for some portions that are pitched towards a catch basin at the corner intersection of the road at the southwest. All stormwater runoff sheet flows towards the nearest curb and catch basin. The proposed work area is situated within both drainage areas on the site. The proposed parking lot will be set into the existing grade with some minor re-grading.

2.3 Land Cover and Site Development

The existing land cover consists of a combination of impervious building structures, asphalt pavement, and some fairly covered grass areas. Currently, there are impervious areas for parking and existing buildings on site. The buildings are surrounded by walkways, parking lots and some landscaped islands. The proposed development will create additional pervious area and reduce the amount of existing impervious surface. Detailed land use values for each drainage area can be found in the Hydro CAD reports included in **Appendices E & F**.

2.4 Soils

Soils mantling the site have been classified by the United States Department of Agriculture (USDA) Soil Survey of Dutchess County, New York. The only soils group present, based on the afore-noted mapping is Urban Land (Ur).

According to NRCS soil hydraulic classification Ur is an unclassified soil so a "Class D" soil will be assumed. A map of the soils can be found in **Appendix D.** On-site deep testing and infiltration testing around the site stormwater improvements revealed, primarily, a consistent somewhat well-draining soil type. The results of the onsite soil tests can be found in **Appendix D**.

2.5 Rainfall Data

Rainfall data utilized in the modeling and the analysis was obtained from NRCS & NRCC Extreme Precipitation in New York and New England, an interactive web tool for extreme precipitation analysis. The data used is specific to Poughkeepsie NY and various 24-hour storm events are presented. A record of the extreme precipitation data is included in **Appendix D**.

2.6 Streams and Water Bodies

There are no streams or water bodies located onsite. The nearest water body is Fall Kill River and Tributaries (segment ID 1301-0087) which is in the Lower Hudson River basin. According to NYSDEC Environmental Resource Mapper and USFWS Wetland Mapper there are no ACOE or NYS DEC wetlands located on site. According to FEMA mapping there are no floodplains located onsite.

3.0 PROJECT DESCRIPTION

The proposed project will redevelop the existing impervious parking lot. The section of impervious lot that is no longer in use will be converted into a pervious, grass area and other sections of the parking lot will be redeveloped for improvements in pedestrian access, parking and landscaping.

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

4.0 STORMWATER EROSION AND SEDIMENT CONTROLS

The stormwater design approach for this project will accommodate all NYSDEC requirements for an Erosion and Sediment Control SWPPP and will ensure that post-development stormwater runoff rates are less than pre-development stormwater runoff rates. Several types of permanent and temporary storm water pollutant controls are required to be installed and implemented for pre-construction, during construction and post-construction.
Selection of temporary storm water controls will be on an "as needed basis" and will depend on the specific conditions of the site. Since site characteristics can change significantly during construction, it is important to monitor the site regularly to ensure the proper selection and implementation of the necessary controls. These controls include, but are not limited to, silt fence, drainage swales, check dams, hay bales, stone construction entrances, sediment traps and seeding and mulching.

4.1 Erosion and Sediment Controls

Temporary Stabilization

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

Silt Fence

Silt fence will be used as necessary to reduce the sediment load in the receiving drainage ditches and as a perimeter sediment control device. In addition, silt fencing will be placed on the downslope sides of all disturbed areas 5 ft. from the toe of the slope until more permanent drainage and erosion control structures are established. In cases with environmentally sensitive areas adjacent to the downslope sides of disturbed areas, silt fencing should be placed at the toe of the slope outside the sensitive area. All silt fence is to be 36" minimum length with built in woven wire mesh (min. 6X6 14 ½ gauge) unless otherwise specified on the construction details.

Inlet Protection

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

Stabilized Stone Construction Entrance

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

Seeding and Mulching

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

Soil Stockpile

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

Permanent Stabilization

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

4.2 Other Pollutant Controls

Paints and Solvents

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

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

Fuels

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

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

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

Temporary Facilities

Temporary sanitary facilities may be located on site for construction workers. This facility should be located in an accessible and visible location. Such a facility shall be leak and tip proof. A waste management company may be contracted to arrive on site and provide the routine pumping and

sanitization of the facility. Such a company shall have adequate liability insurance to mitigate and clean up any spills that occur on site as well as appropriate permits and licenses from the NYSDEC.

Dust Control

Construction vehicles shall enter and exit the site at the stabilized construction entrance. The construction entrance will trap dust and mud that would otherwise be carried off-site by construction traffic. Water trucks will be used as needed during construction to reduce dust generated on the site. The general contractor will provide dust control in compliance with applicable local and state dust control regulations. The construction entrances will be maintained during the life of the construction and repaired, and/or cleaned, periodically to ensure proper function.

Dewatering

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

Solid Waste

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

Thermal Pollution

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

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

4.3 Best Management Practices

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

Good Housekeeping

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

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

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

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

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

Preventative Maintenance

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

Spill Prevention and Response

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

Any above ground storage tanks on site shall be installed pursuant to 6 NYCRR Part 614. According to the New York State “Minimum Standards for New and Substantially Modified Above Ground Storage Facilities”, all tanks installed must meet or exceed the design criteria in one or more of the following design or manufacturing standards: UL No. 142, UL No. 58, API Standard No. 650, API Standard No.

620, CAN4-S601-M84 or CAN4-S630-M84. Tanks constructed of wood, concrete, aluminum, fiberglass reinforced plastic as well as riveted or bolted steel tanks are not permitted. All tanks must have installed leak detection systems, secondary containment, corrosion protection, and undergo periodic monitoring pursuant to all Part 614 requirements.

Should a spill occur, a licensed spill contractor will be contacted to mitigate the potential negative effects of a spill. Additionally, the NYSDEC must be notified of a release of petroleum products. The General Contractor shall have trained employees knowledgeable in the location of sorbent, brooms, rags, and mops in the event of a small-scale spill. An inventory of equipment and its location shall be posted in a visible location as well as kept in proximity to this Pollution Prevention Plan. If the General Contractor does not have Hazardous Materials trained employees on site, a firm that specializes in handling spills, soil and water contamination shall be called.

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

5.0 CONSTRUCTION SEQUENCE SCHEDULING

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

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

Pre-Construction Activities

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

During Construction Activities

- As site clearing and grading is completed install runoff and drainage controls as shown on the project plans and as necessary. These controls should reduce run-off flow rates and velocities, as well as divert off site and clean run-off.
- Stabilize the conveyance system, i.e., ditches, swales, berms etc. by seeding, mulching, and installing rock check dams.
- Utilize practices to infiltrate stormwater runoff as much as possible when applicable.
- Stabilize all stormwater runoff outlets as shown on the project plans and as necessary.
- Limit soil disturbance to small areas and preserve as much of the existing vegetation as practical.
- Complete all underground utility improvements prior to installation of hard surface improvements.
- All topsoil stockpiles should be staged in an area away from surface waters and storm drains and should be protected and stabilized.
- Earth disturbance is not allowed in established buffers, within any regulated distance from wetlands, or within the high water line of a body of water affected by tidal action or other such protected zones.
- At any location where surface run-off from disturbed or graded areas may flow off-site, sedimentation control measures must be installed to prevent sedimentation from being transported.
- Regular inspections and maintenance should be performed as described in the following section.
- Immediately stabilize soils with seed and mulch upon completion of work. Limit the amount of disturbed soil to the extent possible.

Post-Construction Activities

- Completely stabilize all surfaces with seed and mulch or impervious cover. Do not leave any exposed soil.
- After site work is completed, routine inspection and maintenance and ensure proper vegetative cover of over 80% is maintained at the site.

6.0 HYDROLOGIC AND HYDRAULIC ANALYSIS

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

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

6.1 Proposed Stormwater Management – Pre vs. Post

The design observation points have been modeled in HydroCAD and represent the total flow leaving the project drainage areas. Two different drainage points have been evaluated based on the proposed site development. The drainage analysis points are shown on the pre and post drainage area maps in

Appendix G. The table below displays the peak discharge rates for the design points and demonstrates that discharge rates for post construction are less than or equal to what is currently produced at the design points.

Peak Flow Discharge Rate

DP-1

Storm Event	Pre (cfs)	Post (cfs)	Net Difference (cfs)
1	2.5	1.4	**-1.1**
2	3.0	1.7	**-1.3**
10	4.2	3.3	**-0.9**
100	7.0	6.6	**-0.4**

DP-2

Storm Event	Pre (cfs)	Post (cfs)	Net Difference (cfs)
1	1.2	1.1	**-0.1**
2	1.5	1.3	**-0.2**
10	2.0	1.9	**-0.1**
100	3.4	3.3	**-0.1**

6.2 Hydraulic Grade Evaluation

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

7.0 PERMANENT STORMWATER MANAGEMENT FEATURES

7.1 Conveyance Piping

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

- All proposed piping is sized to accommodate the peak flow from the 25-year 24-hour storm, as prescribed by the local authority.
- Flow capacity is sufficient to convey runoff to the receiving discharge points.
- Strength is sufficient to withstand the soil cover and vehicle loads.
- In no cases from each storm event studied does “surcharging” occur within the drainage system.

7.2 Drywells

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

- Flow capacity is sufficient to infiltrate into existing soils.
- Strength is sufficient to withstand the soil cover and vehicle loads.
- Structure is accessible via a manhole cover.

Regular maintenance for permanent stormwater management practices such as drywells may be required and construction inspection checklist for drywells can be found in **Appendix C.**

APPENDIX A

Construction Site Log Book

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM
FOR CONSTRUCTION ACTIVITIES

CONSTRUCTION SITE LOG BOOK

Table of Contents

I. Pre-Construction Meeting Documents.

a. Preamble to Site Assessment and Inspections

b. Operator’s Certification

c. Qualified Professional's Credentials & Certification

d. Pre-Construction Site Assessment Checklist

a.

II. Construction Duration Inspections

a. Directions

b. Modification to the SWPPP

III. Monthly Summary Reports

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

a. Operator’s Compliance Response Form

a

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

I. PRE-CONSTRUCTION MEETING DOCUMENTS

Project Name _____

Permit No. _____**Date of Authorization**_____

Name of Operator _____

Prime Contractor _____

a. Preamble to Site Assessment and Inspections -The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified professional[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements.

When construction starts, site inspections shall be conducted by the qualified professional at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater (Construction Duration Inspections). The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request. The Operator shall post at the site, in a publicly accessible location, a summary of the site inspection activities on a monthly basis (Monthly Summary Report).

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

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 "Qualified Professional means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a Certified Professional in Erosion and Sediment Control (CPESC), soil scientist, licensed engineer or someone working under the direction and supervision of a licensed engineer (person must have experience in the principles and practices of erosion and sediment control).

2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.

3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Operators Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law. "

Name (please print):_____

Title _____**Date:**_____

Address: _____

Phone: _____ **Email:**_____

Signature:_____

c. Qualified Professional's Credentials & Certification

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

Name (please print):_____

Title _____**Date:**_____

Address: _____

Phone: _____ **Email:**_____

Signature:_____

d. Pre-construction Site Assessment Checklist (NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

Pre-construction Site Assessment Checklist (continued)

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?

[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.

[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.

[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.

[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.

[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.

[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.

[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Perimeter Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.

[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals

[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.

[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.

[ ] [ ] [ ] The plan is contained in the SWPPP on page _____

[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:
Inspection Forms will be filled out during the entire construction phase of the project.
Required Elements:

(1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

(2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

(3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

(5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

(6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name)	**Date of Inspection**
Qualified Professional (print name)	**Qualified Professional Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA

[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions?

[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease?

[ ] [ ] [ ] All disturbance is within the limits of the approved plans.

[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA

[ ] [ ] [ ] Is construction site litter and debris appropriately managed?

[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?

[ ] [ ] [ ] Is construction impacting the adjacent property?

[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA

[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.

[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.

[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?

[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

Runoff Control Practices

1. Excavation Dewatering

Yes No NA

[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.

[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.

[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.

[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

2. Level Spreader

Yes No NA

[ ] [ ] [ ] Installed per plan.

[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.

[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

Yes No NA

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.

[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.

[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

Runoff Control Practices (continued)

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control

1. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

2. Silt Fence

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation is ___% of design capacity.

Sediment Control (continued)

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

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation ___% of design capacity.

4. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.

Sediment accumulation is ___% of design capacity.

5. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design.
Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS
b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:
1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

III. Monthly Summary of Site Inspection Activities

Name of Permitted Facility:	Today's Date:	Reporting Month:
Location:	Permit Identification #:	
Name and Telephone Number of Site Inspector:		

Date of Inspection	Regular / Rainfall based Inspection	Name of Inspector	Items of Concern

Owner/Operator Certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law."

_____ _____

Signature of Permittee or Duly Authorized Representative Name of Permittee or Duly Authorized Representative date

Duly authorized representatives must have written authorization, submitted to DEC, to sign any permit documents.

APPENDIX B

Owner/Developer, Contractor and SWPPP Preparer Certification Forms

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: _____

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

_____

Date

Revised: January 2025

CONTRACTOR CERTIFICATION

I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York state Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharges* from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards.* Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations."

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

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:

eNOI Submission ID:

Owner/Operator Name:

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SWPPP Preparer First Name | MI | SWPPP Preparer Last Name

Signature | Date

Revised: January 2025

APPENDIX C

Pre/Duration/Post Construction Maintenance Inspection Checklist

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

Drywell Inspection Checklist

Location:	
Site Status:	
Date:	
Time:	
Inspector:	

1. MONTHLY MAINTENANCE

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

2. ANNUAL MAINTENANCE

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

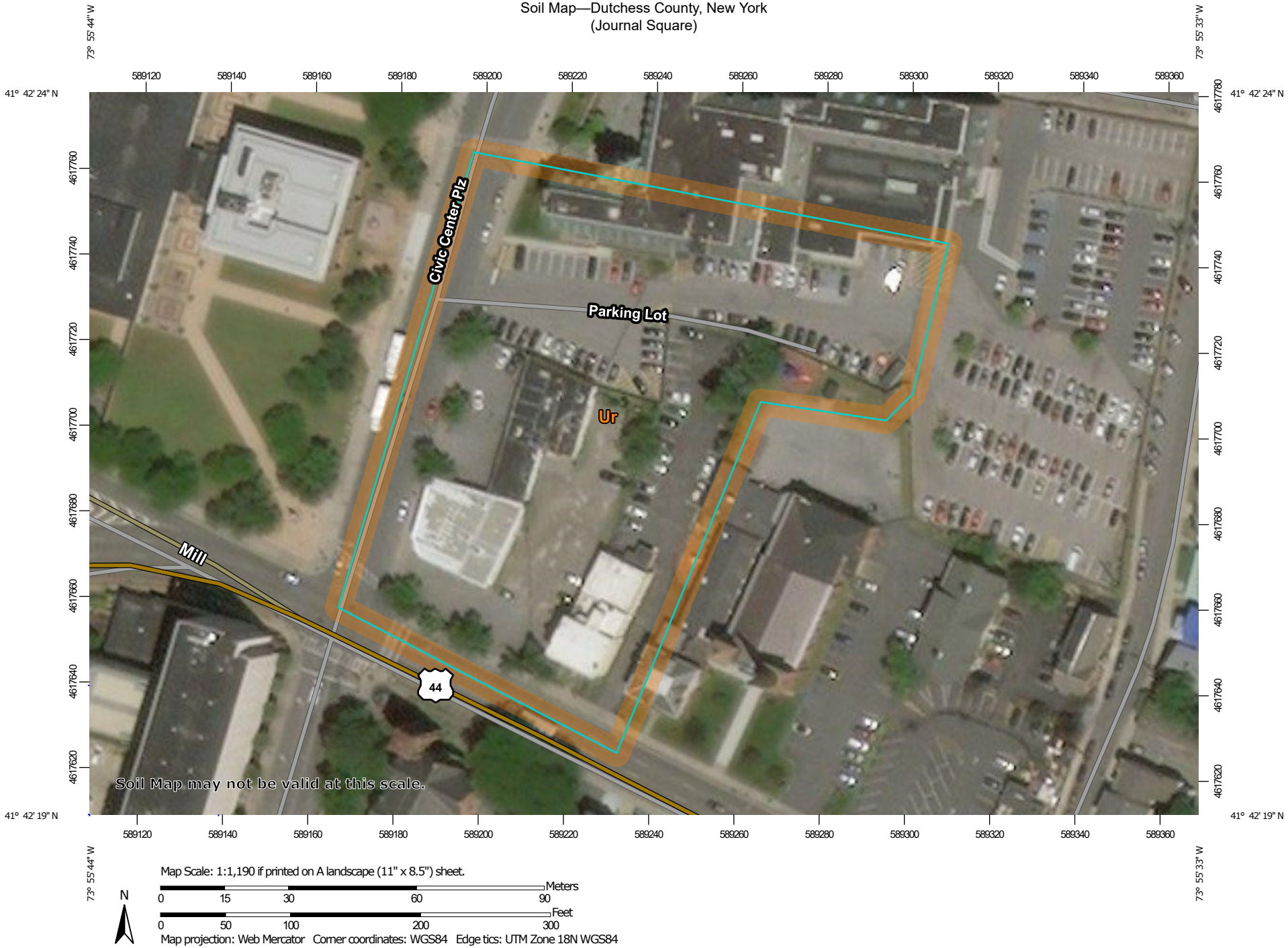
Comments:

Actions to be Taken:

APPENDIX D

Soils Map, Rainfall Data & Soil Test Logs

Soil Map—Dutchess County, New York
(Journal Square)



Map Scale: 1:1,190 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 16, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

Extreme Precipitation Tables

Northeast Regional Climate Center

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

Metadata for Point	
Smoothing	No
State	
Location	
Latitude	41.706 degrees North
Longitude	73.928 degrees West
Elevation	50 feet
Date/Time	Fri Jan 30 2026 11:00:55 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.32	0.49	0.59	0.80	0.98	1.18	**1yr**	0.85	1.15	1.33	1.69	2.12	2.61	2.96	**1yr**	2.31	2.85	3.32	3.97	4.58	**1yr**
2yr	0.38	0.58	0.72	0.97	1.20	1.41	**2yr**	1.03	1.38	1.60	2.06	2.60	3.16	3.57	**2yr**	2.80	3.43	3.92	4.62	5.25	**2yr**
5yr	0.45	0.69	0.86	1.18	1.50	1.75	**5yr**	1.30	1.71	1.99	2.55	3.21	3.95	4.50	**5yr**	3.50	4.33	4.95	5.72	6.47	**5yr**
10yr	0.52	0.80	0.99	1.38	1.78	2.06	**10yr**	1.54	2.01	2.34	2.99	3.77	4.68	5.37	**10yr**	4.14	5.17	5.91	6.72	7.59	**10yr**
25yr	0.63	0.95	1.19	1.70	2.23	2.55	**25yr**	1.93	2.49	2.92	3.70	4.67	5.85	6.79	**25yr**	5.18	6.53	7.48	8.33	9.36	**25yr**
50yr	0.72	1.10	1.37	1.97	2.65	3.00	**50yr**	2.29	2.93	3.45	4.35	5.49	6.93	8.12	**50yr**	6.13	7.81	8.95	9.80	10.98	**50yr**
100yr	0.84	1.27	1.60	2.30	3.16	3.53	**100yr**	2.73	3.45	4.07	5.11	6.45	8.22	9.71	**100yr**	7.27	9.33	10.71	11.53	12.89	**100yr**
200yr	0.98	1.47	1.87	2.70	3.77	4.16	**200yr**	3.25	4.07	4.82	6.02	7.59	9.75	11.61	**200yr**	8.63	11.17	12.82	13.58	15.14	**200yr**
500yr	1.21	1.79	2.31	3.35	4.76	5.17	**500yr**	4.11	5.06	6.02	7.48	9.42	12.22	14.72	**500yr**	10.82	14.16	16.28	16.87	18.73	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.42	0.52	0.70	0.86	1.03	**1yr**	0.74	1.01	1.21	1.53	1.91	2.33	2.57	**1yr**	2.06	2.47	3.07	3.60	4.09	**1yr**
2yr	0.37	0.56	0.69	0.94	1.16	1.36	**2yr**	1.00	1.33	1.54	1.97	2.50	3.05	3.46	**2yr**	2.70	3.33	3.81	4.56	5.18	**2yr**
5yr	0.41	0.64	0.79	1.09	1.38	1.59	**5yr**	1.19	1.56	1.80	2.32	2.88	3.67	4.15	**5yr**	3.24	3.99	4.68	5.42	6.14	**5yr**
10yr	0.46	0.71	0.88	1.23	1.59	1.78	**10yr**	1.37	1.74	2.02	2.59	3.20	4.18	4.75	**10yr**	3.70	4.57	5.40	6.14	6.96	**10yr**
25yr	0.54	0.82	1.02	1.45	1.91	2.05	**25yr**	1.65	2.00	2.33	2.87	3.67	4.99	5.67	**25yr**	4.41	5.45	6.48	7.27	8.23	**25yr**
50yr	0.60	0.92	1.15	1.65	2.22	2.27	**50yr**	1.91	2.22	2.63	3.18	4.09	5.70	6.49	**50yr**	5.05	6.24	7.41	8.26	9.34	**50yr**
100yr	0.69	1.04	1.30	1.88	2.58	2.54	**100yr**	2.22	2.48	2.96	3.52	4.56	6.54	7.42	**100yr**	5.79	7.14	8.48	9.37	10.61	**100yr**
200yr	0.78	1.18	1.50	2.16	3.02	2.82	**200yr**	2.61	2.76	3.33	3.91	5.07	7.48	8.52	**200yr**	6.62	8.19	9.69	10.66	12.04	**200yr**
500yr	0.95	1.41	1.81	2.63	3.74	3.27	**500yr**	3.23	3.20	3.91	4.49	5.85	8.98	10.22	**500yr**	7.95	9.83	11.57	12.63	14.27	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.35	0.54	0.65	0.88	1.08	1.31	**1yr**	0.93	1.28	1.46	1.87	2.35	2.87	3.21	**1yr**	2.54	3.09	3.62	4.23	4.87	**1yr**
2yr	0.39	0.61	0.75	1.02	1.25	1.50	**2yr**	1.08	1.46	1.69	2.18	2.73	3.27	3.72	**2yr**	2.90	3.58	4.10	4.71	5.34	**2yr**
5yr	0.49	0.75	0.93	1.28	1.63	1.91	**5yr**	1.40	1.87	2.21	2.82	3.56	4.27	4.89	**5yr**	3.78	4.70	5.24	6.07	6.83	**5yr**
10yr	0.58	0.89	1.10	1.54	1.99	2.33	**10yr**	1.72	2.28	2.70	3.46	4.37	5.23	6.05	**10yr**	4.63	5.81	6.44	7.37	8.25	**10yr**
25yr	0.73	1.10	1.37	1.96	2.58	3.03	**25yr**	2.23	2.96	3.56	4.72	5.74	6.87	8.01	**25yr**	6.08	7.70	8.50	9.57	10.59	**25yr**
50yr	0.86	1.31	1.63	2.34	3.16	3.70	**50yr**	2.72	3.61	4.39	5.86	7.04	8.43	9.93	**50yr**	7.46	9.55	10.51	11.66	12.83	**50yr**
100yr	1.03	1.55	1.94	2.81	3.85	4.53	**100yr**	3.32	4.43	5.41	7.29	8.65	10.36	12.31	**100yr**	9.17	11.83	13.01	14.23	15.53	**100yr**
200yr	1.22	1.83	2.32	3.36	4.69	5.52	**200yr**	4.04	5.40	6.68	9.05	10.63	12.73	15.27	**200yr**	11.26	14.68	16.14	17.39	18.81	**200yr**
500yr	1.54	2.29	2.95	4.28	6.09	7.21	**500yr**	5.26	7.05	8.81	12.09	13.98	16.69	20.29	**500yr**	14.77	19.51	21.52	22.69	24.29	**500yr**

Powered by ACIS Northeast Regional Climate Center

Test Pit Log

Civic Center Plaza

Completed By: SMC

Dated: January 28, 2020

Test Hole	Total Depth	Water Level	Rock Level	Soils
1	9	NA	NA	0-3" Topsoil w/ Roots
				3"-4.5' Silt and Sandy Loam
				4.5'-9' Silty Gravel
2	9	NA	NA	0-3" Topsoil w/ Roots
				3"-5.0' Silt and Sandy Loam
				5.0'-9' Silty Gravel

Infiltration Test Log

Civic Center Plaza

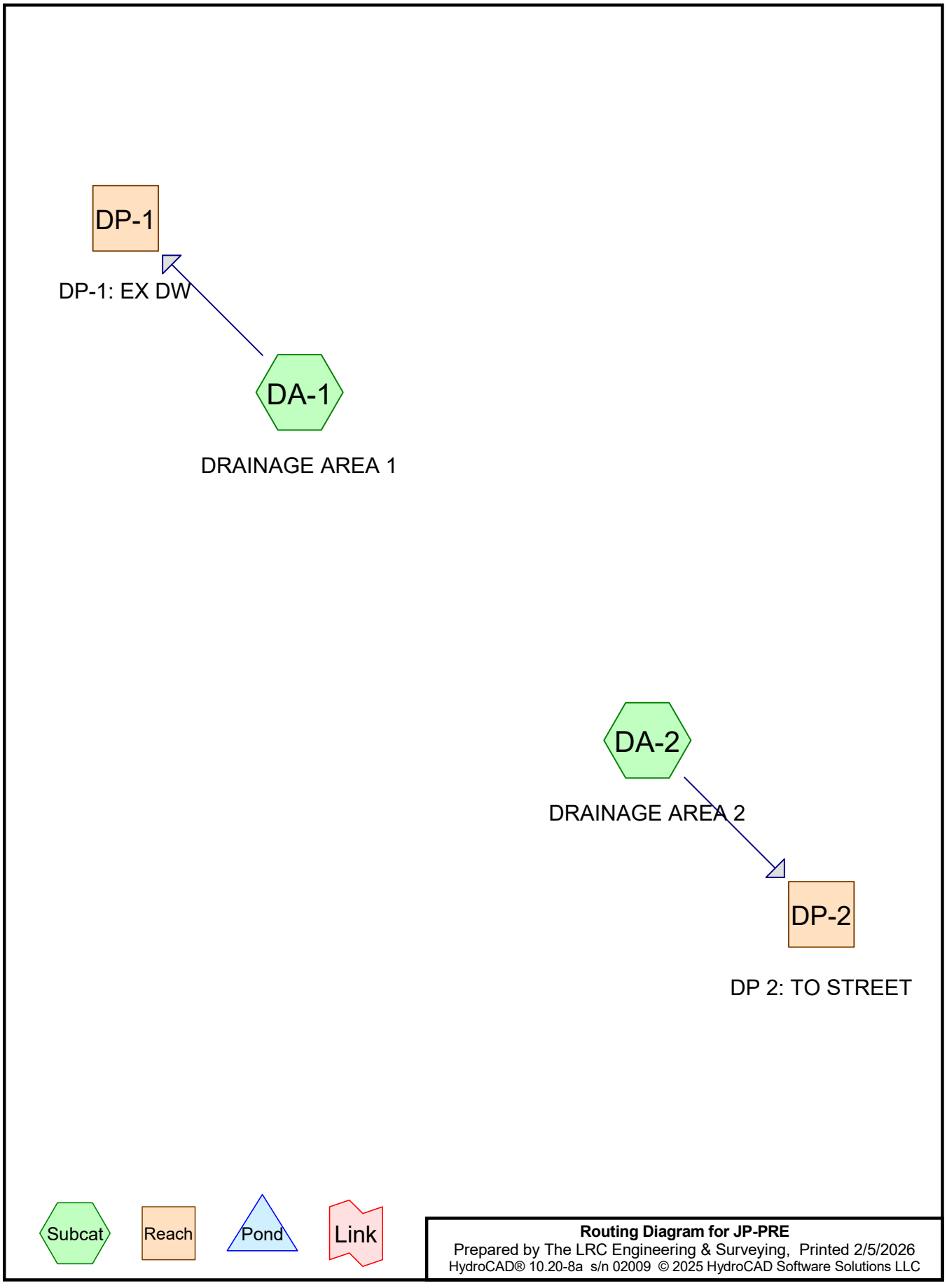
Completed By: SMC

Dated: January 28, 2020

Test Hole	Total Depth	Run One (in/hr)	Run Two (in/hr)	Run Three (in/hr)	Avg. Run (in/hr)
1	EX Dry Well	4	2.5	2.5	3.0
2	PR Dry Wells	12	11	10	11.0

APPENDIX E

HydroCAD Pre-Development Run-off Calculations


DP-1
DP-1: EX DW
DA-1
DRAINAGE AREA 1
DA-2
DRAINAGE AREA 2
DP-2
DP 2: TO STREET
Subcat
Reach
Pond
Link
Routing Diagram for JP-PRE
Prepared by The LRC Engineering & Surveying, Printed 2/5/2026
HydroCAD® 10.20-8a s/n 02009 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	NY-Page Park 47-49 Civic Center 24-hr S1	1-yr	Default	24.00	1	2.61	
2	2-yr	NY-Page Park 47-49 Civic Center 24-hr S1	2-yr	Default	24.00	1	3.16	
3	10-yr	NY-Page Park 47-49 Civic Center 24-hr S1	10-yr	Default	24.00	1	4.68	
4	100-yr	NY-Page Park 47-49 Civic Center 24-hr S1	100-yr	Default	24.00	1	8.22	

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.047	84	50-75% Grass cover, Fair, HSG D (DA-1, DA-2)
1.229	98	Paved parking, HSG B (DA-1, DA-2)
1.275	**97**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.229	HSG B	DA-1, DA-2
0.000	HSG C	
0.047	HSG D	DA-1, DA-2
0.000	Other	
1.275		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.047	0.000	0.047	50-75% Grass cover, Fair	DA-1, DA-2
0.000	1.229	0.000	0.000	0.000	1.229	Paved parking	DA-1, DA-2
0.000	**1.229**	**0.000**	**0.047**	**0.000**	**1.275**	**TOTAL AREA**	

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DRAINAGE AREA 1 Runoff Area=37,440 sf 95.66% Impervious Runoff Depth=2.27"
Tc=6.0 min CN=97 Runoff=2.50 cfs 0.163 af

Subcatchment DA-2: DRAINAGE AREA 2 Runoff Area=18,120 sf 97.76% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=1.24 cfs 0.083 af

Reach DP-1: DP-1: EX DW Inflow=2.50 cfs 0.163 af
Outflow=2.50 cfs 0.163 af

Reach DP-2: DP 2: TO STREET Inflow=1.24 cfs 0.083 af
Outflow=1.24 cfs 0.083 af

Total Runoff Area = 1.275 ac Runoff Volume = 0.245 af Average Runoff Depth = 2.31"
3.65% Pervious = 0.047 ac 96.35% Impervious = 1.229 ac

Summary for Subcatchment DA-1: DRAINAGE AREA 1

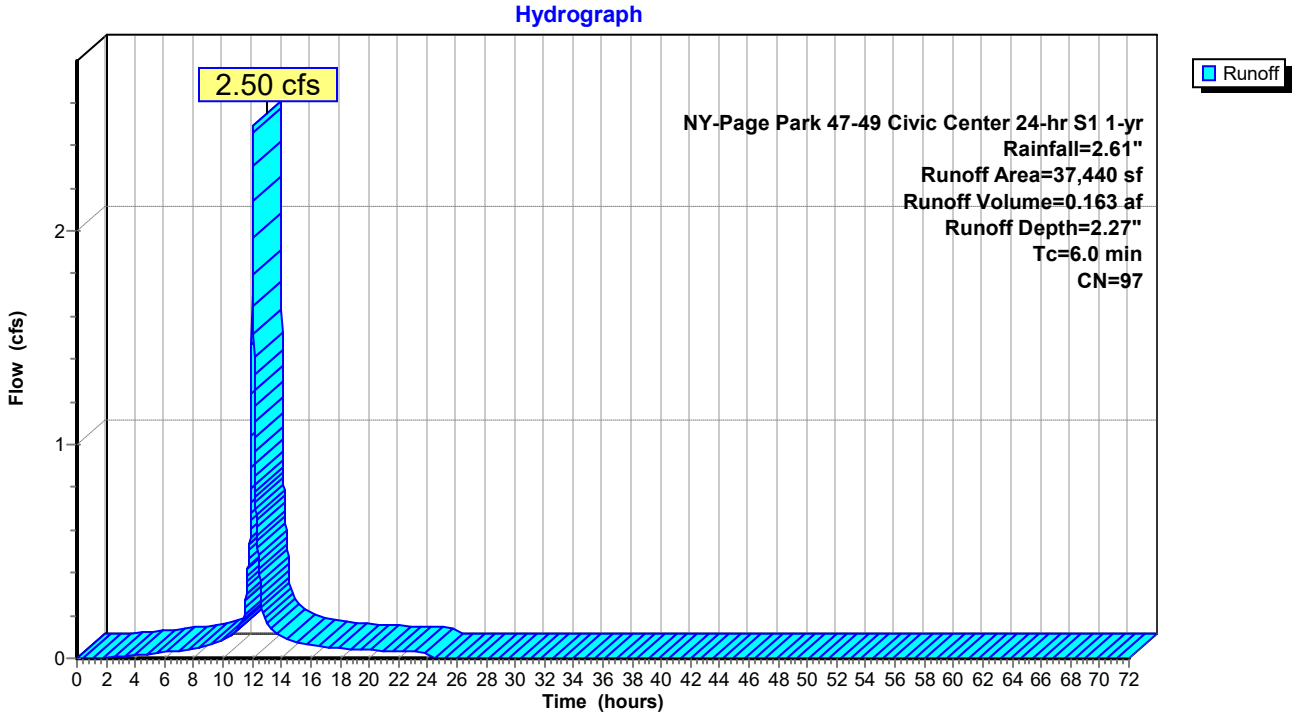
Runoff = 2.50 cfs @ 12.04 hrs, Volume= 0.163 af, Depth= 2.27"
Routed to Reach DP-1 : DP-1: EX DW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
1,625	84	50-75% Grass cover, Fair, HSG D
35,815	98	Paved parking, HSG B
37,440	97	Weighted Average
1,625		4.34% Pervious Area
35,815		95.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-1: DRAINAGE AREA 1



Summary for Subcatchment DA-2: DRAINAGE AREA 2

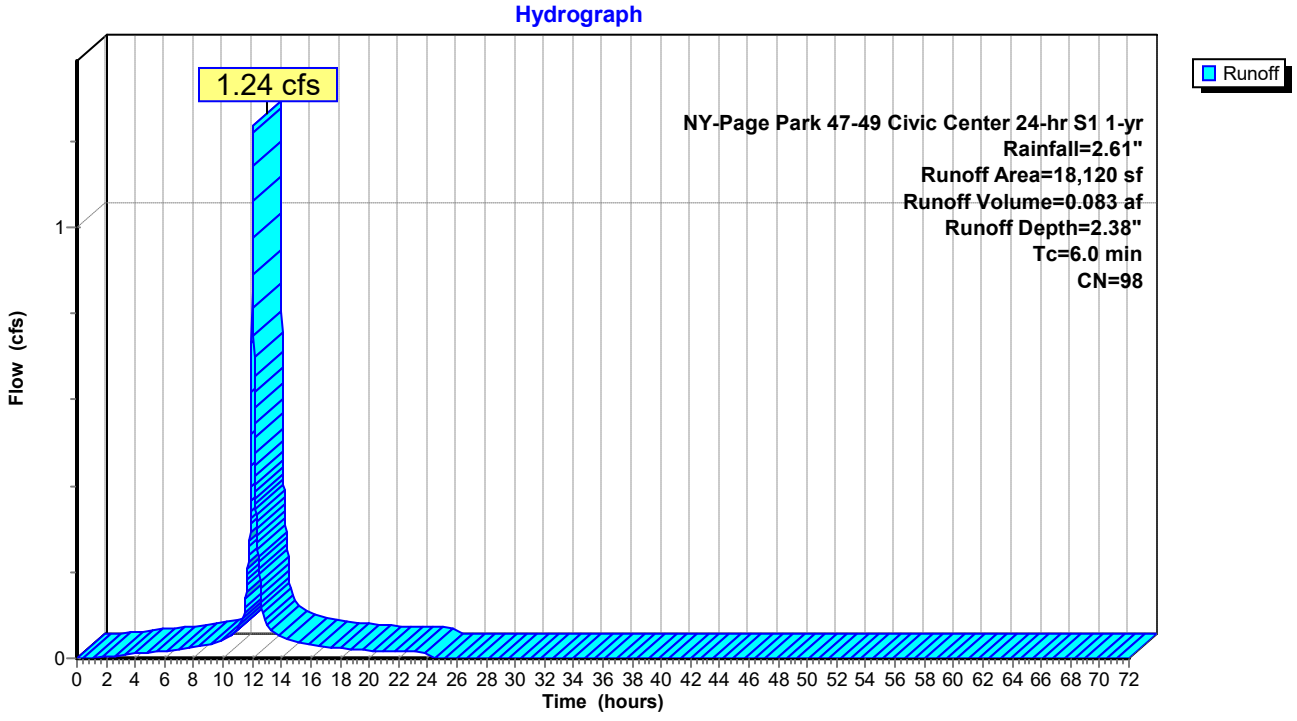
Runoff = 1.24 cfs @ 12.04 hrs, Volume= 0.083 af, Depth= 2.38"
Routed to Reach DP-2 : DP 2: TO STREET

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
405	84	50-75% Grass cover, Fair, HSG D
17,715	98	Paved parking, HSG B
18,120	98	Weighted Average
405		2.24% Pervious Area
17,715		97.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-2: DRAINAGE AREA 2



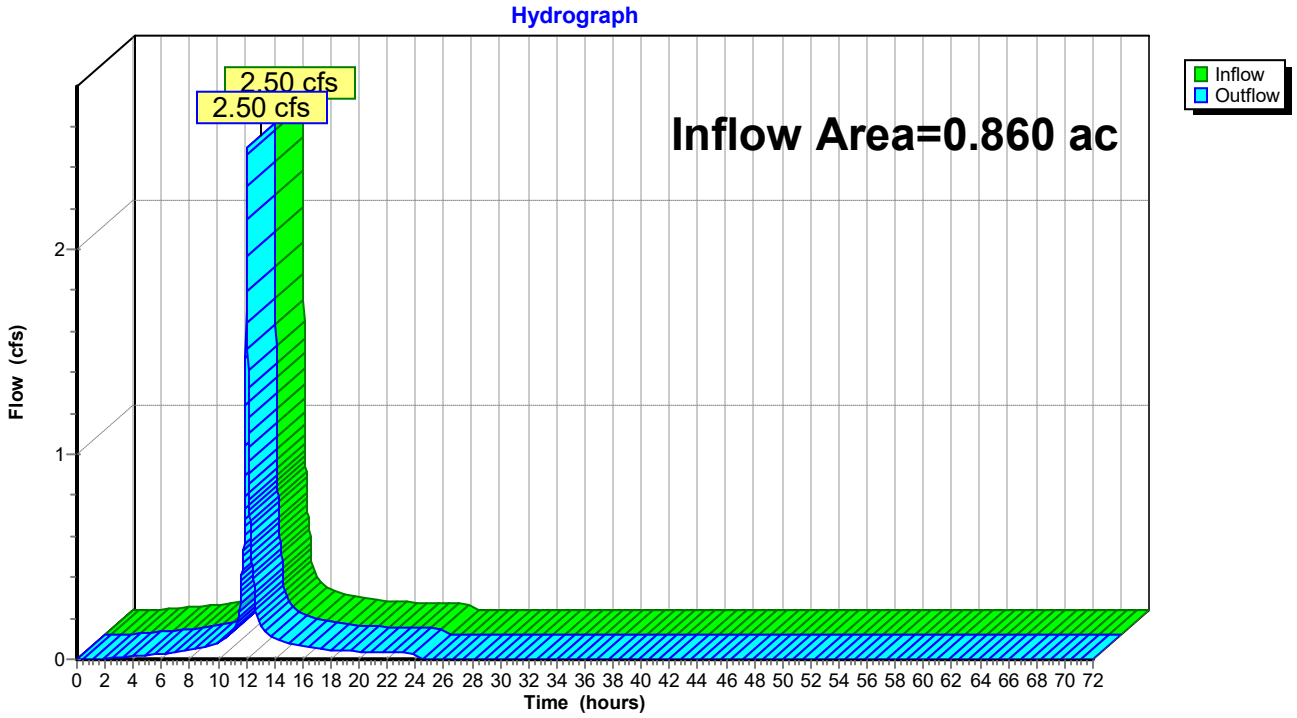
Summary for Reach DP-1: DP-1: EX DW

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

Inflow Area = 0.860 ac, 95.66% Impervious, Inflow Depth = 2.27" for 1-yr event
Inflow = 2.50 cfs @ 12.04 hrs, Volume= 0.163 af
Outflow = 2.50 cfs @ 12.04 hrs, Volume= 0.163 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-1: DP-1: EX DW



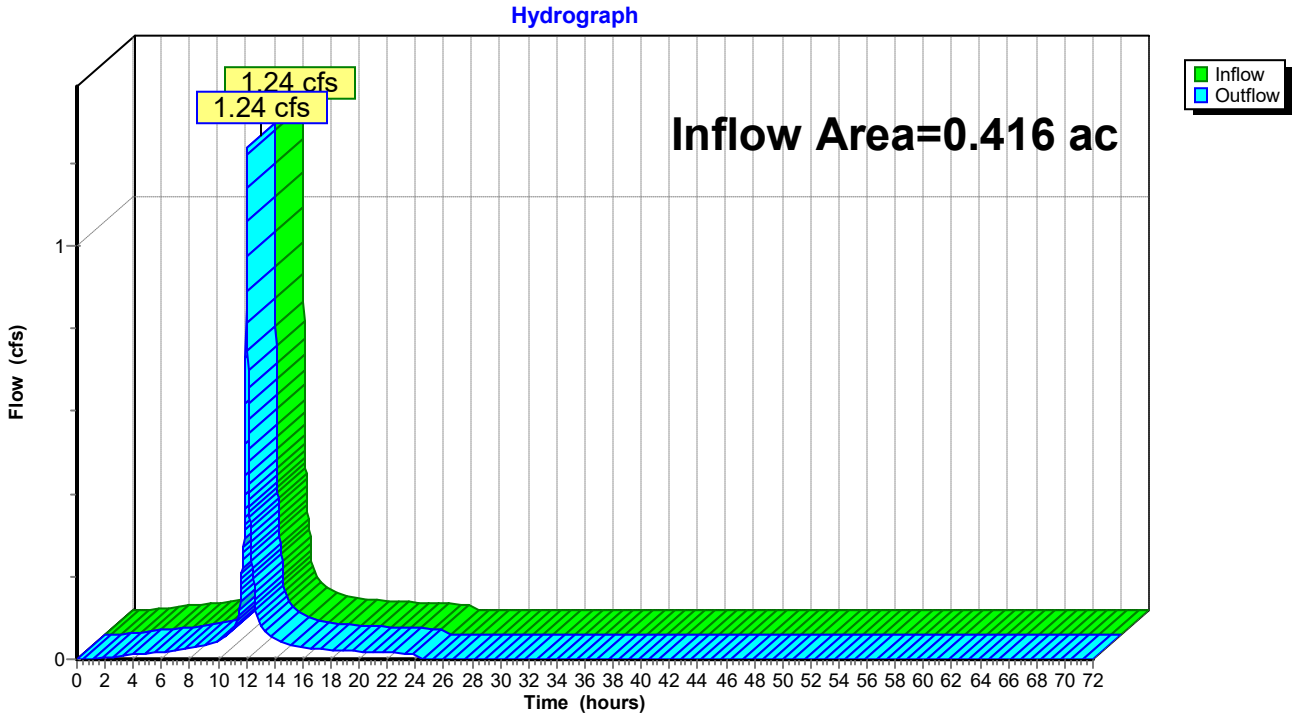
Summary for Reach DP-2: DP 2: TO STREET

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

Inflow Area = 0.416 ac, 97.76% Impervious, Inflow Depth = 2.38" for 1-yr event
Inflow = 1.24 cfs @ 12.04 hrs, Volume= 0.083 af
Outflow = 1.24 cfs @ 12.04 hrs, Volume= 0.083 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-2: DP 2: TO STREET



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DRAINAGE AREA 1 Runoff Area=37,440 sf 95.66% Impervious Runoff Depth=2.82"
Tc=6.0 min CN=97 Runoff=3.01 cfs 0.202 af

Subcatchment DA-2: DRAINAGE AREA 2 Runoff Area=18,120 sf 97.76% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=1.48 cfs 0.101 af

Reach DP-1: DP-1: EX DW Inflow=3.01 cfs 0.202 af
Outflow=3.01 cfs 0.202 af

Reach DP-2: DP 2: TO STREET Inflow=1.48 cfs 0.101 af
Outflow=1.48 cfs 0.101 af

Total Runoff Area = 1.275 ac Runoff Volume = 0.303 af Average Runoff Depth = 2.85"
3.65% Pervious = 0.047 ac 96.35% Impervious = 1.229 ac

Summary for Subcatchment DA-1: DRAINAGE AREA 1

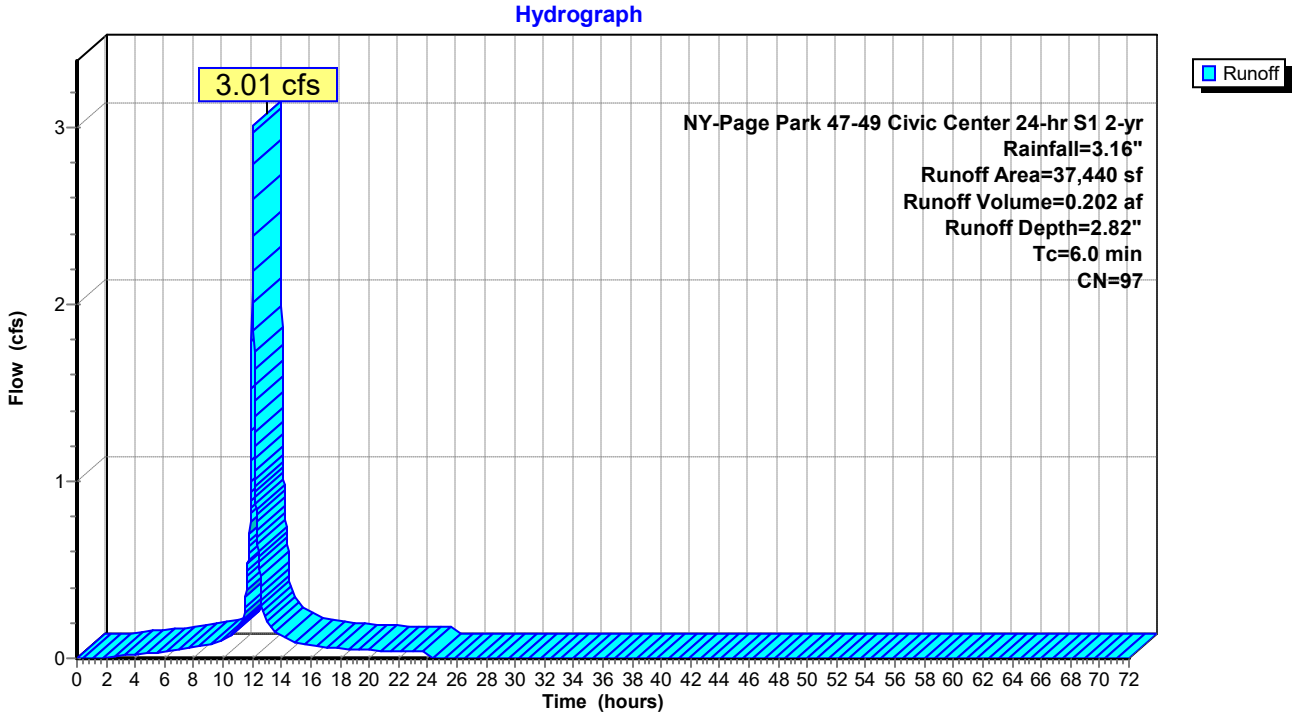
Runoff = 3.01 cfs @ 12.04 hrs, Volume= 0.202 af, Depth= 2.82"
Routed to Reach DP-1 : DP-1: EX DW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
1,625	84	50-75% Grass cover, Fair, HSG D
35,815	98	Paved parking, HSG B
37,440	97	Weighted Average
1,625		4.34% Pervious Area
35,815		95.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-1: DRAINAGE AREA 1



Summary for Subcatchment DA-2: DRAINAGE AREA 2

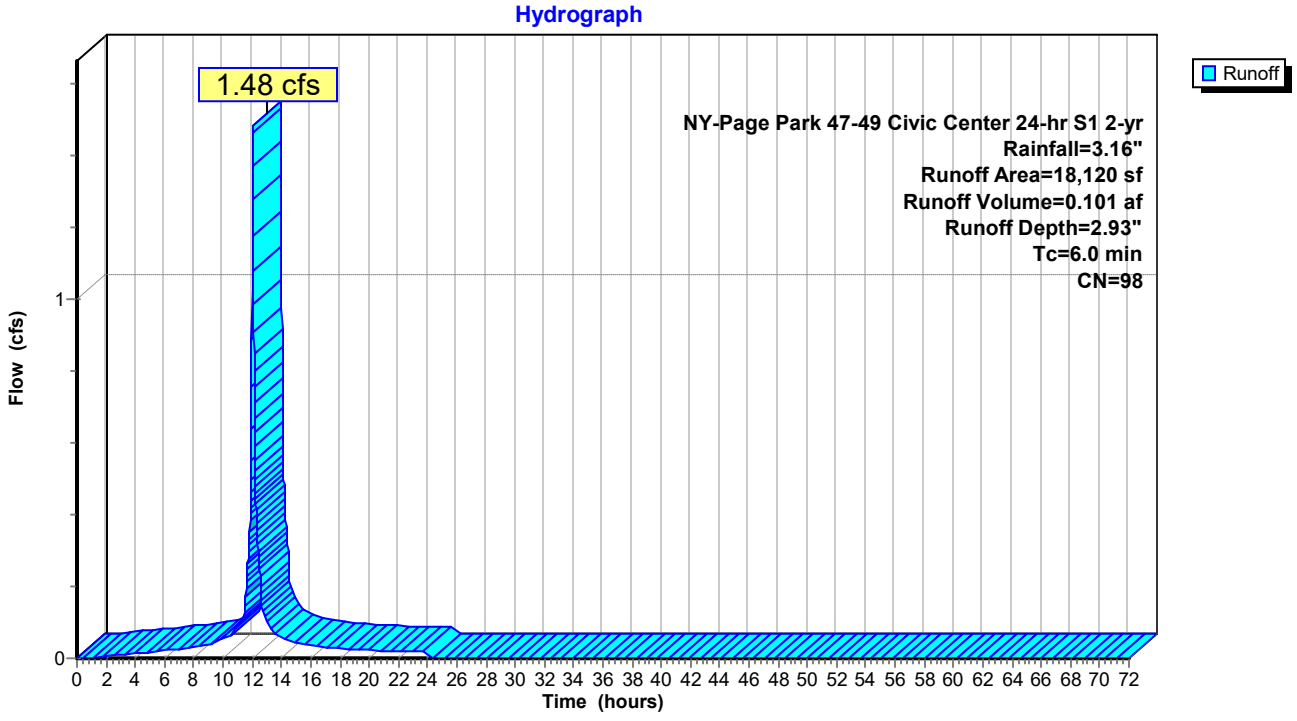
Runoff = 1.48 cfs @ 12.04 hrs, Volume= 0.101 af, Depth= 2.93"
Routed to Reach DP-2 : DP 2: TO STREET

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
405	84	50-75% Grass cover, Fair, HSG D
17,715	98	Paved parking, HSG B
18,120	98	Weighted Average
405		2.24% Pervious Area
17,715		97.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-2: DRAINAGE AREA 2



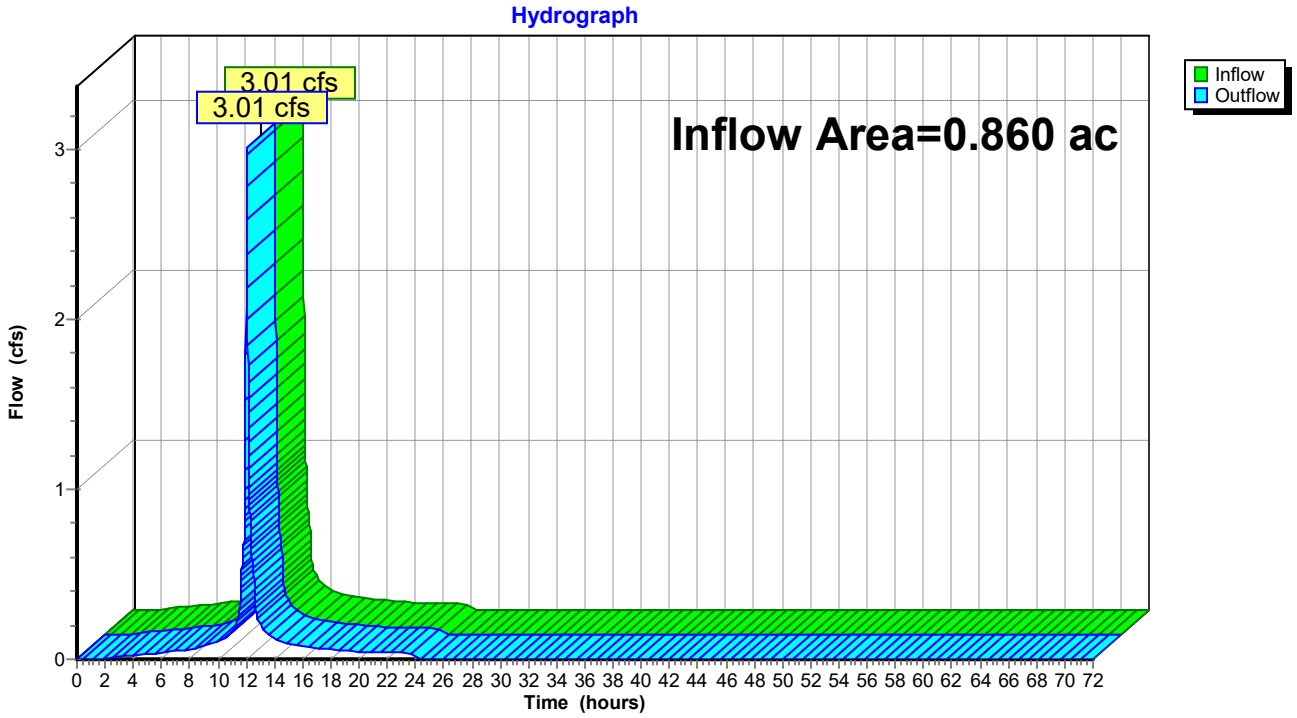
Summary for Reach DP-1: DP-1: EX DW

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

Inflow Area = 0.860 ac, 95.66% Impervious, Inflow Depth = 2.82" for 2-yr event
Inflow = 3.01 cfs @ 12.04 hrs, Volume= 0.202 af
Outflow = 3.01 cfs @ 12.04 hrs, Volume= 0.202 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-1: DP-1: EX DW



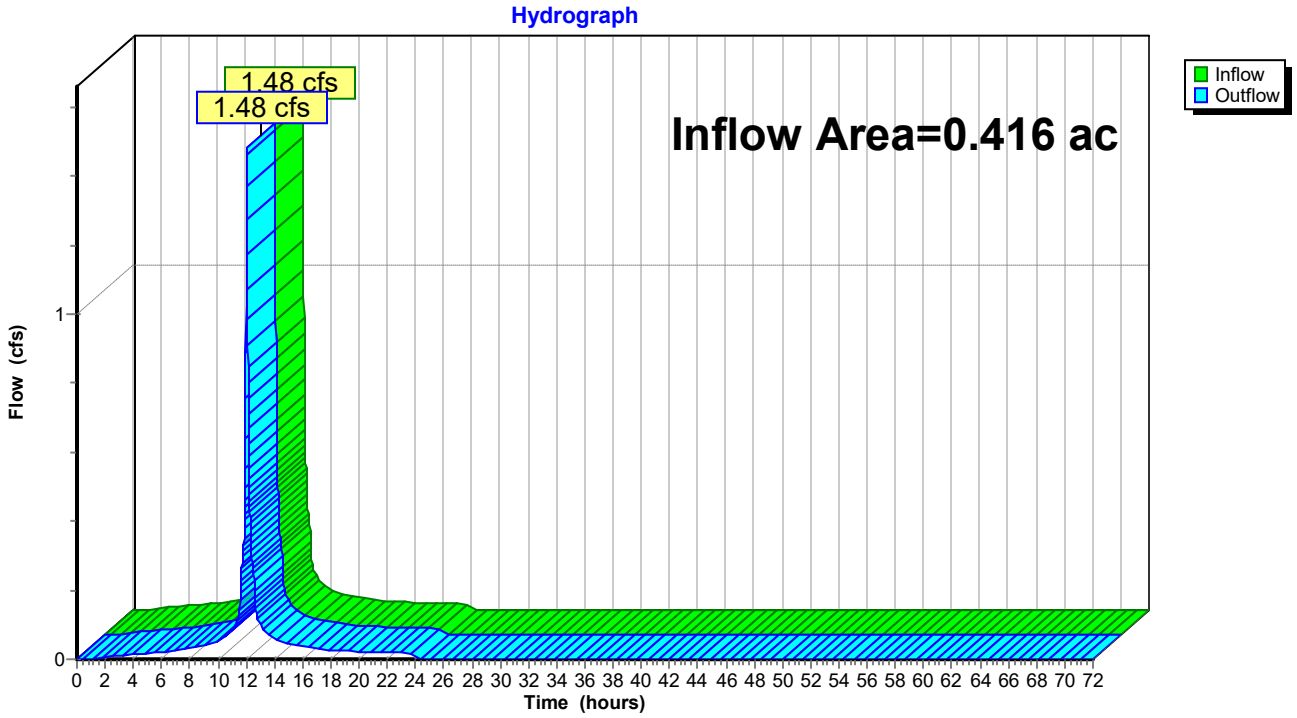
Summary for Reach DP-2: DP 2: TO STREET

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

Inflow Area = 0.416 ac, 97.76% Impervious, Inflow Depth = 2.93" for 2-yr event
Inflow = 1.48 cfs @ 12.04 hrs, Volume= 0.101 af
Outflow = 1.48 cfs @ 12.04 hrs, Volume= 0.101 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-2: DP 2: TO STREET



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DRAINAGE AREA 1 Runoff Area=37,440 sf 95.66% Impervious Runoff Depth=4.33"
Tc=6.0 min CN=97 Runoff=4.24 cfs 0.310 af

Subcatchment DA-2: DRAINAGE AREA 2 Runoff Area=18,120 sf 97.76% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=2.07 cfs 0.154 af

Reach DP-1: DP-1: EX DW Inflow=4.24 cfs 0.310 af
Outflow=4.24 cfs 0.310 af

Reach DP-2: DP 2: TO STREET Inflow=2.07 cfs 0.154 af
Outflow=2.07 cfs 0.154 af

Total Runoff Area = 1.275 ac Runoff Volume = 0.464 af Average Runoff Depth = 4.37"
3.65% Pervious = 0.047 ac 96.35% Impervious = 1.229 ac

Summary for Subcatchment DA-1: DRAINAGE AREA 1

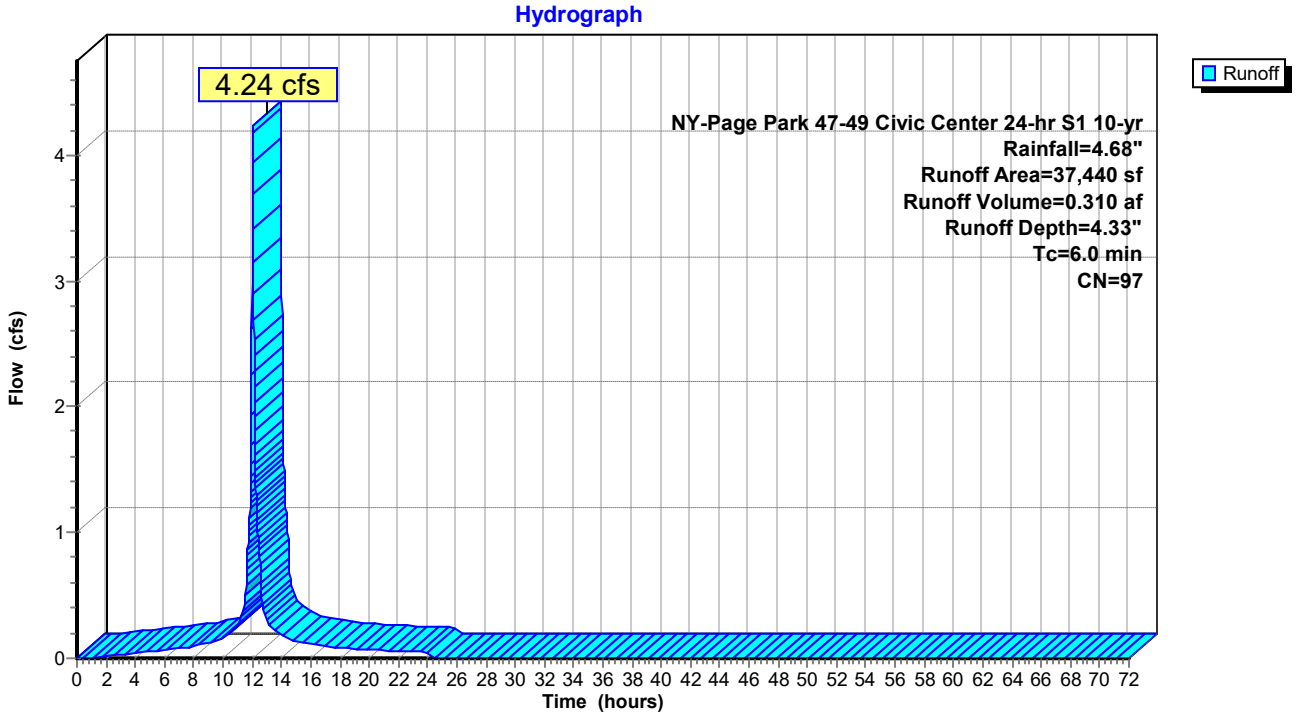
Runoff = 4.24 cfs @ 12.04 hrs, Volume= 0.310 af, Depth= 4.33"
Routed to Reach DP-1 : DP-1: EX DW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
1,625	84	50-75% Grass cover, Fair, HSG D
35,815	98	Paved parking, HSG B
37,440	97	Weighted Average
1,625		4.34% Pervious Area
35,815		95.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-1: DRAINAGE AREA 1



Summary for Subcatchment DA-2: DRAINAGE AREA 2

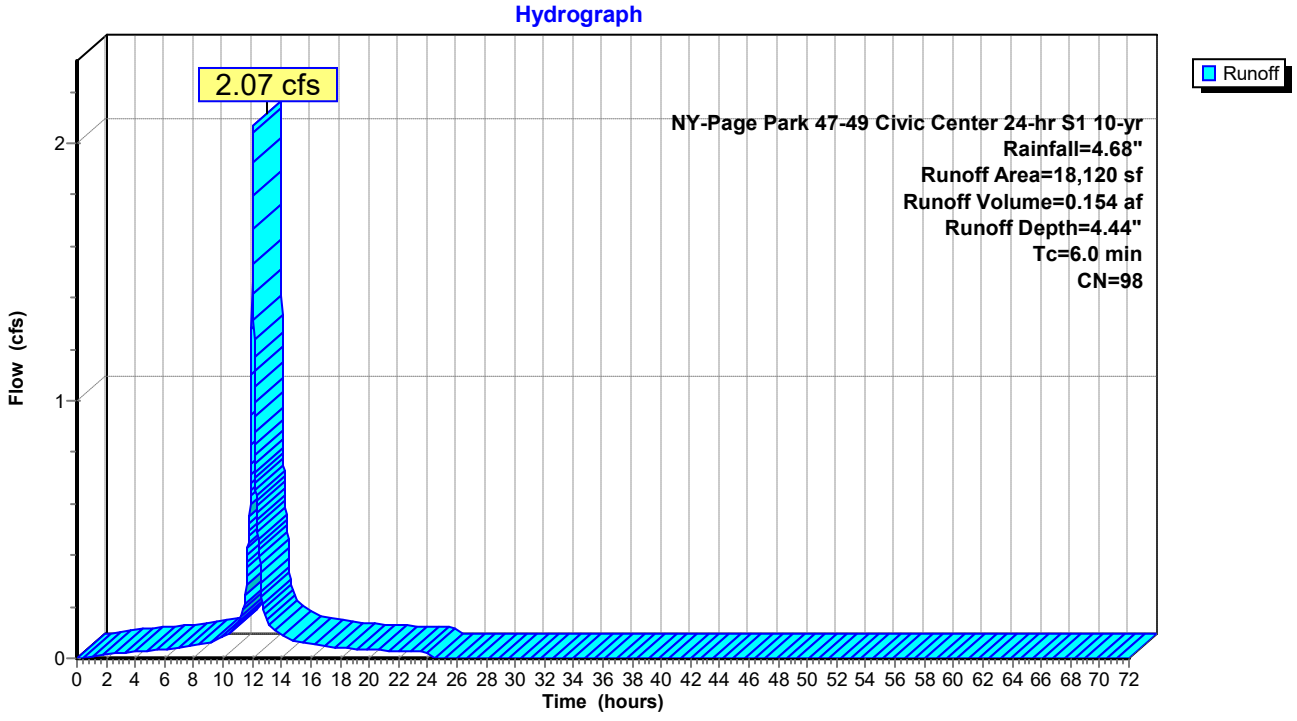
Runoff = 2.07 cfs @ 12.04 hrs, Volume= 0.154 af, Depth= 4.44"
Routed to Reach DP-2 : DP 2: TO STREET

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
405	84	50-75% Grass cover, Fair, HSG D
17,715	98	Paved parking, HSG B
18,120	98	Weighted Average
405		2.24% Pervious Area
17,715		97.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-2: DRAINAGE AREA 2



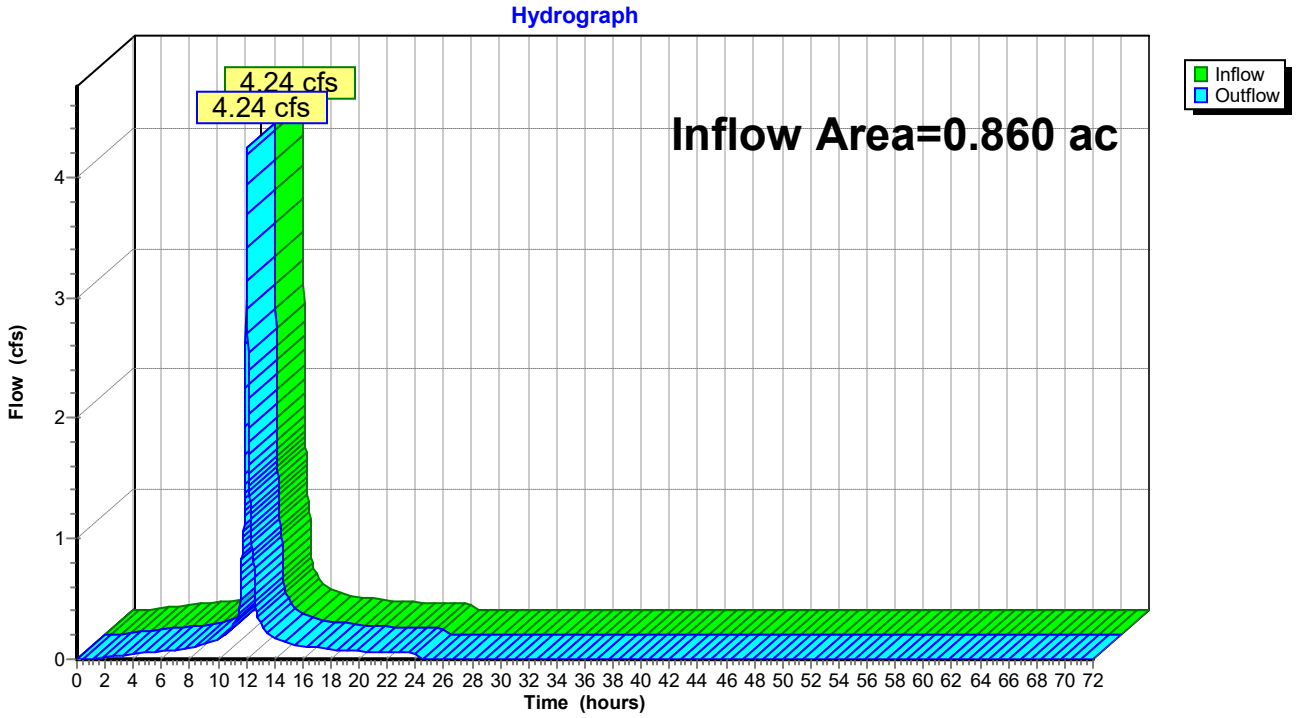
Summary for Reach DP-1: DP-1: EX DW

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

Inflow Area = 0.860 ac, 95.66% Impervious, Inflow Depth = 4.33" for 10-yr event
Inflow = 4.24 cfs @ 12.04 hrs, Volume= 0.310 af
Outflow = 4.24 cfs @ 12.04 hrs, Volume= 0.310 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-1: DP-1: EX DW



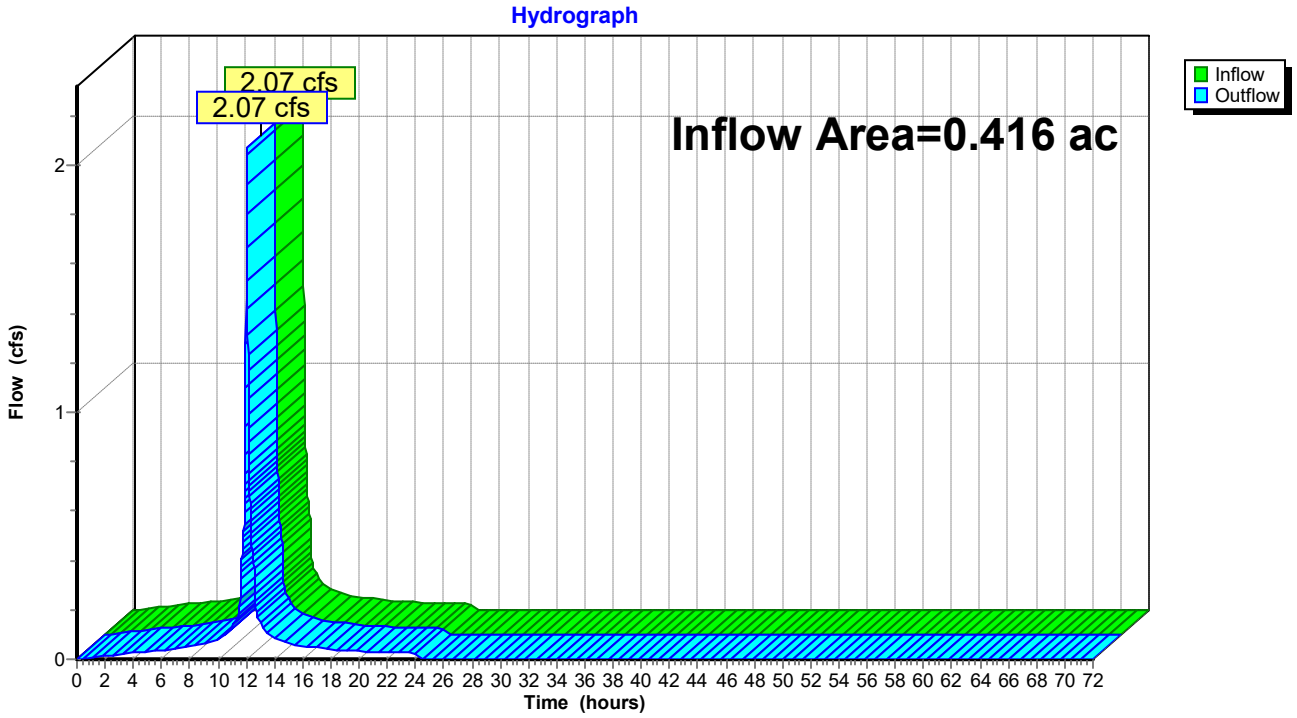
Summary for Reach DP-2: DP 2: TO STREET

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

Inflow Area = 0.416 ac, 97.76% Impervious, Inflow Depth = 4.44" for 10-yr event
Inflow = 2.07 cfs @ 12.04 hrs, Volume= 0.154 af
Outflow = 2.07 cfs @ 12.04 hrs, Volume= 0.154 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-2: DP 2: TO STREET



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DRAINAGE AREA 1 Runoff Area=37,440 sf 95.66% Impervious Runoff Depth=7.86"
Tc=6.0 min CN=97 Runoff=7.02 cfs 0.563 af

Subcatchment DA-2: DRAINAGE AREA 2 Runoff Area=18,120 sf 97.76% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=3.41 cfs 0.277 af

Reach DP-1: DP-1: EX DW Inflow=7.02 cfs 0.563 af
Outflow=7.02 cfs 0.563 af

Reach DP-2: DP 2: TO STREET Inflow=3.41 cfs 0.277 af
Outflow=3.41 cfs 0.277 af

Total Runoff Area = 1.275 ac Runoff Volume = 0.840 af Average Runoff Depth = 7.90"
3.65% Pervious = 0.047 ac 96.35% Impervious = 1.229 ac

Summary for Subcatchment DA-1: DRAINAGE AREA 1

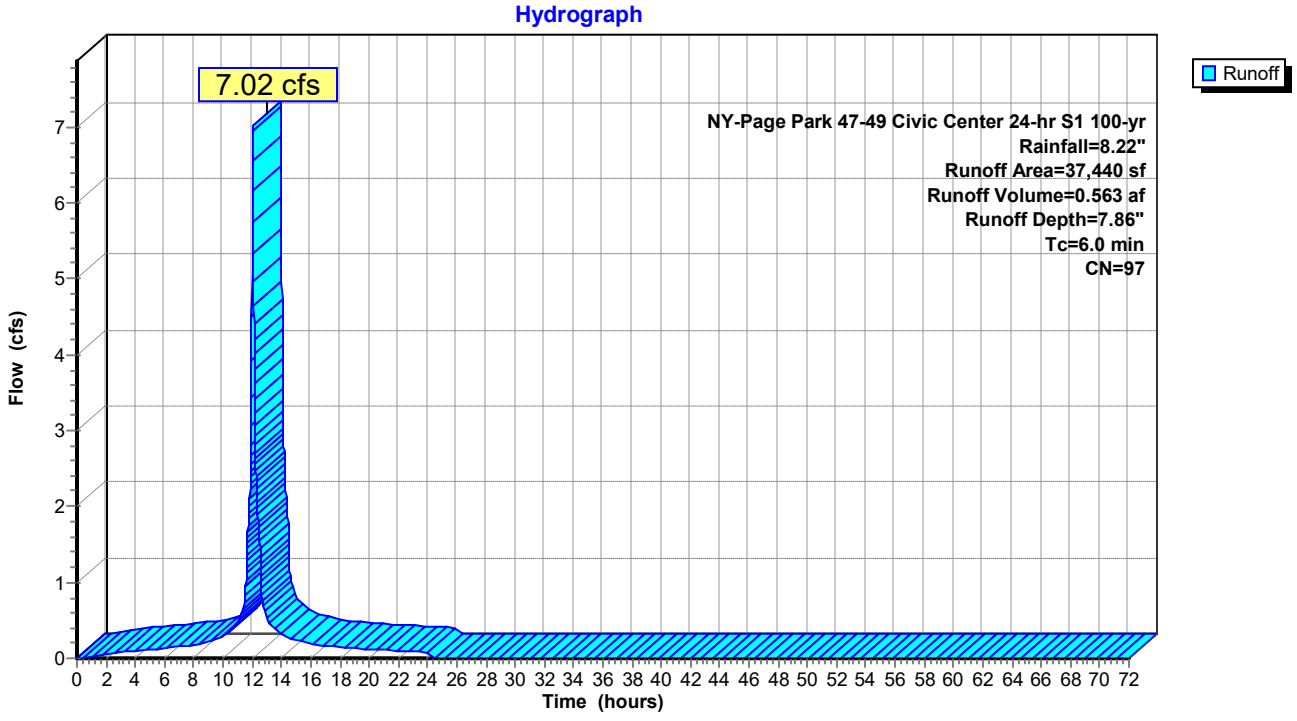
Runoff = 7.02 cfs @ 12.04 hrs, Volume= 0.563 af, Depth= 7.86"
Routed to Reach DP-1 : DP-1: EX DW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
1,625	84	50-75% Grass cover, Fair, HSG D
35,815	98	Paved parking, HSG B
37,440	97	Weighted Average
1,625		4.34% Pervious Area
35,815		95.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-1: DRAINAGE AREA 1



Summary for Subcatchment DA-2: DRAINAGE AREA 2

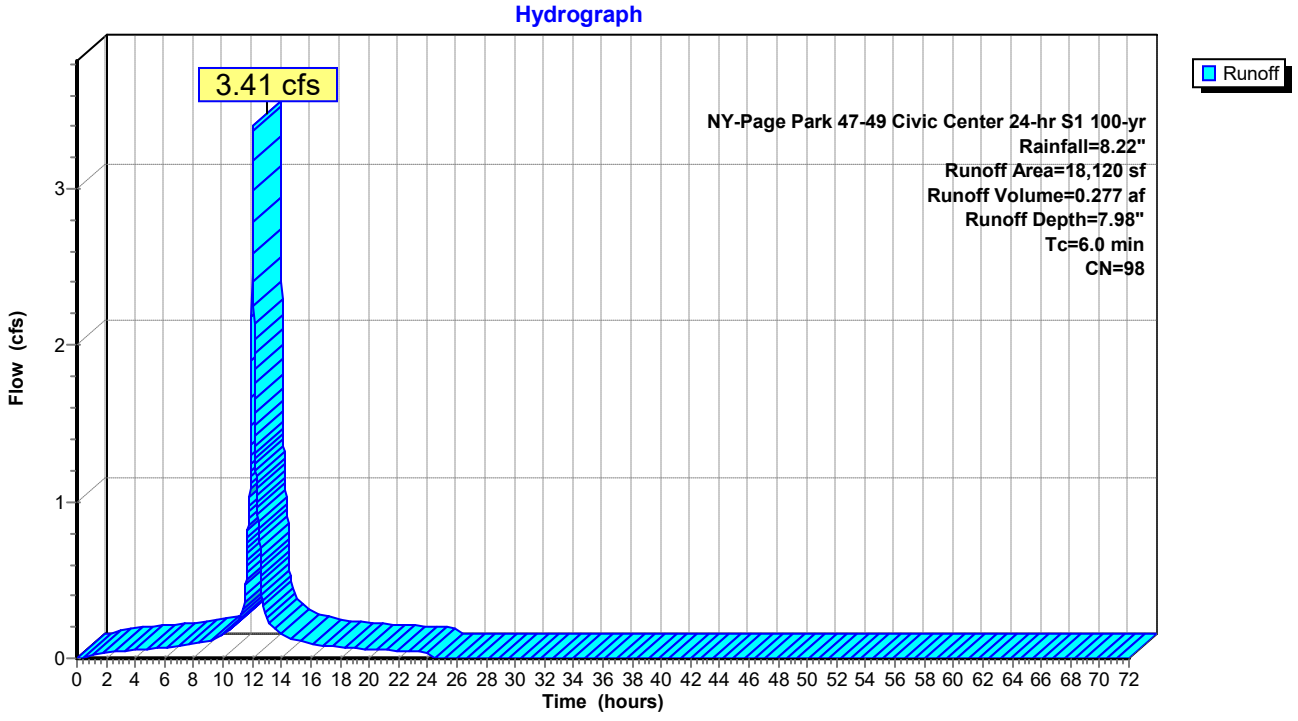
Runoff = 3.41 cfs @ 12.04 hrs, Volume= 0.277 af, Depth= 7.98"
Routed to Reach DP-2 : DP 2: TO STREET

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
405	84	50-75% Grass cover, Fair, HSG D
17,715	98	Paved parking, HSG B
18,120	98	Weighted Average
405		2.24% Pervious Area
17,715		97.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-2: DRAINAGE AREA 2



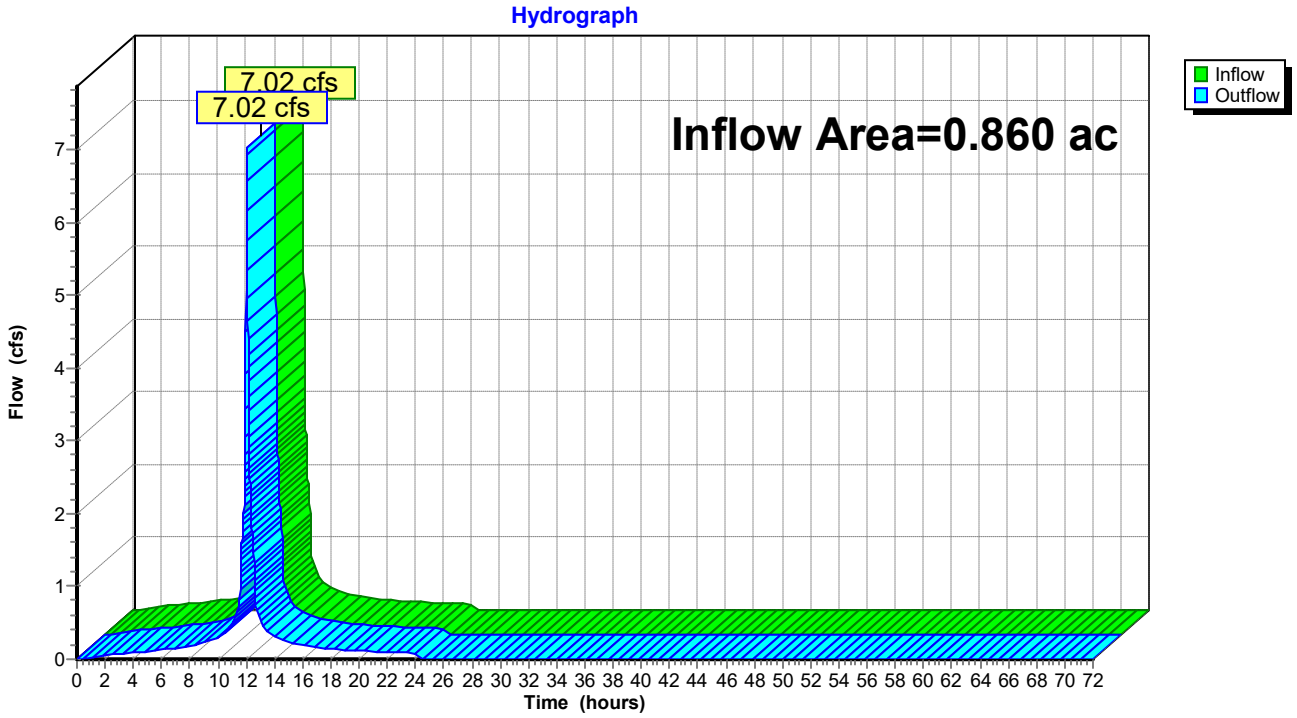
Summary for Reach DP-1: DP-1: EX DW

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

Inflow Area = 0.860 ac, 95.66% Impervious, Inflow Depth = 7.86" for 100-yr event
Inflow = 7.02 cfs @ 12.04 hrs, Volume= 0.563 af
Outflow = 7.02 cfs @ 12.04 hrs, Volume= 0.563 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-1: DP-1: EX DW



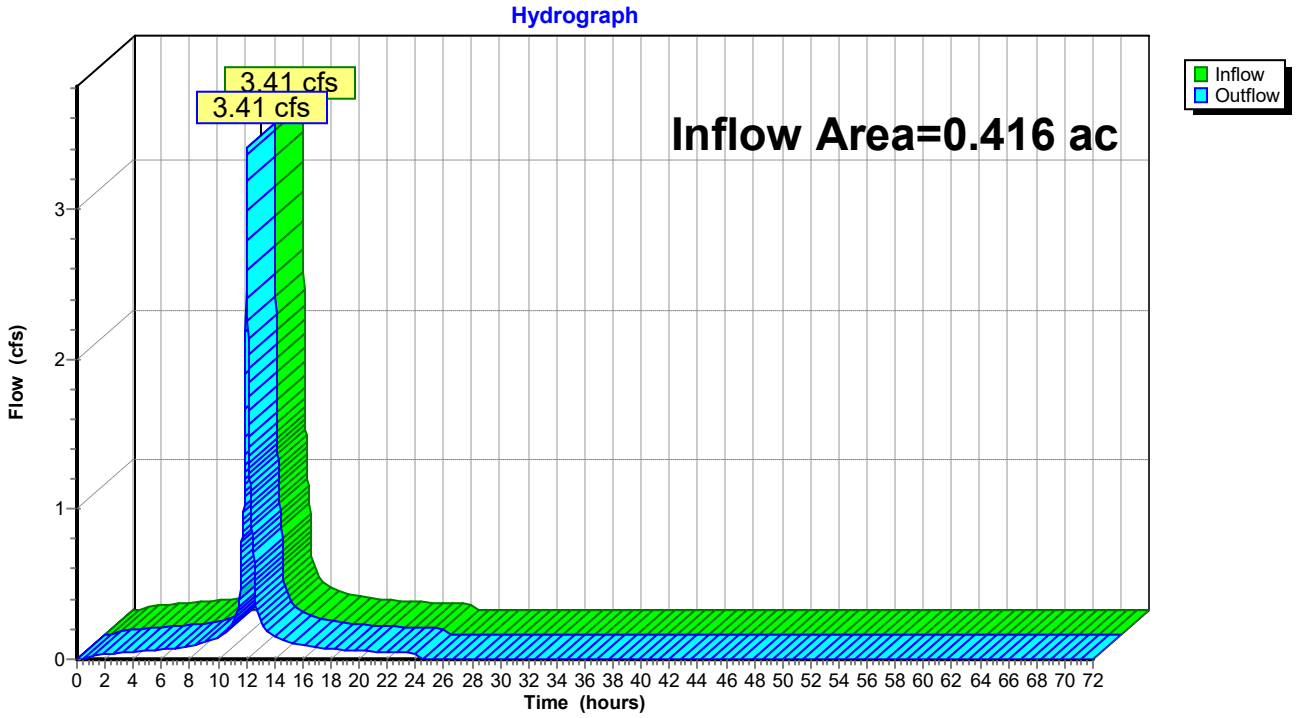
Summary for Reach DP-2: DP 2: TO STREET

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

Inflow Area = 0.416 ac, 97.76% Impervious, Inflow Depth = 7.98" for 100-yr event
Inflow = 3.41 cfs @ 12.04 hrs, Volume= 0.277 af
Outflow = 3.41 cfs @ 12.04 hrs, Volume= 0.277 af, Atten= 0%, Lag= 0.0 min

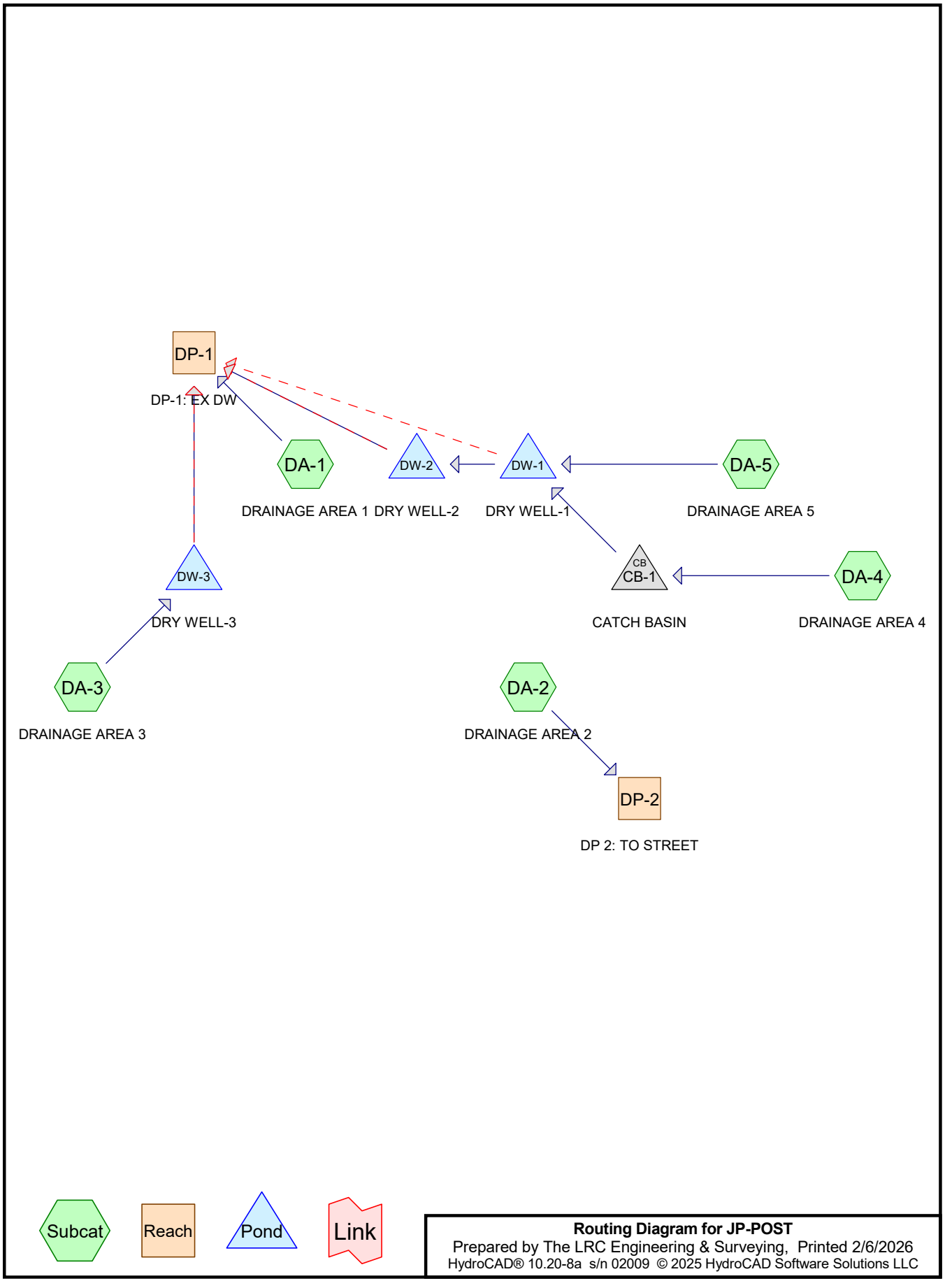
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-2: DP 2: TO STREET



APPENDIX F

HydroCAD Post-Development Run-off Calculations



Routing Diagram for JP-POST
Prepared by The LRC Engineering & Surveying, Printed 2/6/2026
HydroCAD® 10.20-8a s/n 02009 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	NY-Page Park 47-49 Civic Center 24-hr S1	1-yr	Default	24.00	1	2.61	
2	2-yr	NY-Page Park 47-49 Civic Center 24-hr S1	2-yr	Default	24.00	1	3.16	
3	10-yr	NY-Page Park 47-49 Civic Center 24-hr S1	10-yr	Default	24.00	1	4.68	
4	25-yr	NY-Page Park 47-49 Civic Center 24-hr S1	25-yr	Default	24.00	1	5.85	
5	100-yr	NY-Page Park 47-49 Civic Center 24-hr S1	100-yr	Default	24.00	1	8.22	

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.330	84	50-75% Grass cover, Fair, HSG D (DA-1, DA-2, DA-3, DA-4, DA-5)
0.947	98	Paved parking, HSG B (DA-1, DA-2, DA-3, DA-4, DA-5)
1.278	**94**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.947	HSG B	DA-1, DA-2, DA-3, DA-4, DA-5
0.000	HSG C	
0.330	HSG D	DA-1, DA-2, DA-3, DA-4, DA-5
0.000	Other	
1.278		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.330	0.000	0.330	50-75% Grass cover, Fair	DA-1, DA-2, DA-3, DA-4, DA-5
0.000	0.947	0.000	0.000	0.000	0.947	Paved parking	DA-1, DA-2, DA-3, DA-4, DA-5
0.000	**0.947**	**0.000**	**0.330**	**0.000**	**1.278**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	CB-1	166.89	166.37	52.0	0.0100	0.012	0.0	12.0	0.0	
2	DW-1	166.37	165.80	57.0	0.0100	0.012	0.0	12.0	0.0	
3	DW-2	165.80	165.18	62.0	0.0100	0.012	0.0	12.0	0.0	
4	DW-3	166.60	166.08	52.0	0.0100	0.012	0.0	12.0	0.0	

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DRAINAGE AREA 1 Runoff Area=22,273 sf 73.11% Impervious Runoff Depth=1.97"
Tc=6.0 min CN=94 Runoff=1.35 cfs 0.084 af

Subcatchment DA-2: DRAINAGE AREA 2 Runoff Area=18,020 sf 61.34% Impervious Runoff Depth=1.88"
Tc=6.0 min CN=93 Runoff=1.05 cfs 0.065 af

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,750 sf 95.51% Impervious Runoff Depth=2.27"
Tc=6.0 min CN=97 Runoff=0.38 cfs 0.025 af

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=2,806 sf 67.82% Impervious Runoff Depth=1.88"
Tc=6.0 min CN=93 Runoff=0.16 cfs 0.010 af

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=6,802 sf 96.05% Impervious Runoff Depth=2.27"
Tc=6.0 min CN=97 Runoff=0.45 cfs 0.030 af

Reach DP-1: DP-1: EX DW Inflow=1.35 cfs 0.084 af
Outflow=1.35 cfs 0.084 af

Reach DP-2: DP 2: TO STREET Inflow=1.05 cfs 0.065 af
Outflow=1.05 cfs 0.065 af

Pond CB-1: CATCH BASIN Peak Elev=167.11' Inflow=0.16 cfs 0.010 af
12.0" Round Culvert n=0.012 L=52.0' S=0.0100 '/' Outflow=0.16 cfs 0.010 af

Pond DW-1: DRY WELL-1 Peak Elev=166.72' Storage=297 cf Inflow=0.62 cfs 0.040 af
Discarded=0.10 cfs 0.036 af Primary=0.38 cfs 0.004 af Secondary=0.00 cfs 0.000 af Outflow=0.48 cfs 0.040 af

Pond DW-2: DRY WELL-2 Peak Elev=163.02' Storage=106 cf Inflow=0.38 cfs 0.004 af
Discarded=0.07 cfs 0.004 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.07 cfs 0.004 af

Pond DW-3: DRY WELL-3 Peak Elev=165.89' Storage=232 cf Inflow=0.38 cfs 0.025 af
Discarded=0.09 cfs 0.025 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.09 cfs 0.025 af

Total Runoff Area = 1.278 ac Runoff Volume = 0.214 af Average Runoff Depth = 2.01"
25.85% Pervious = 0.330 ac 74.15% Impervious = 0.947 ac

Summary for Subcatchment DA-1: DRAINAGE AREA 1

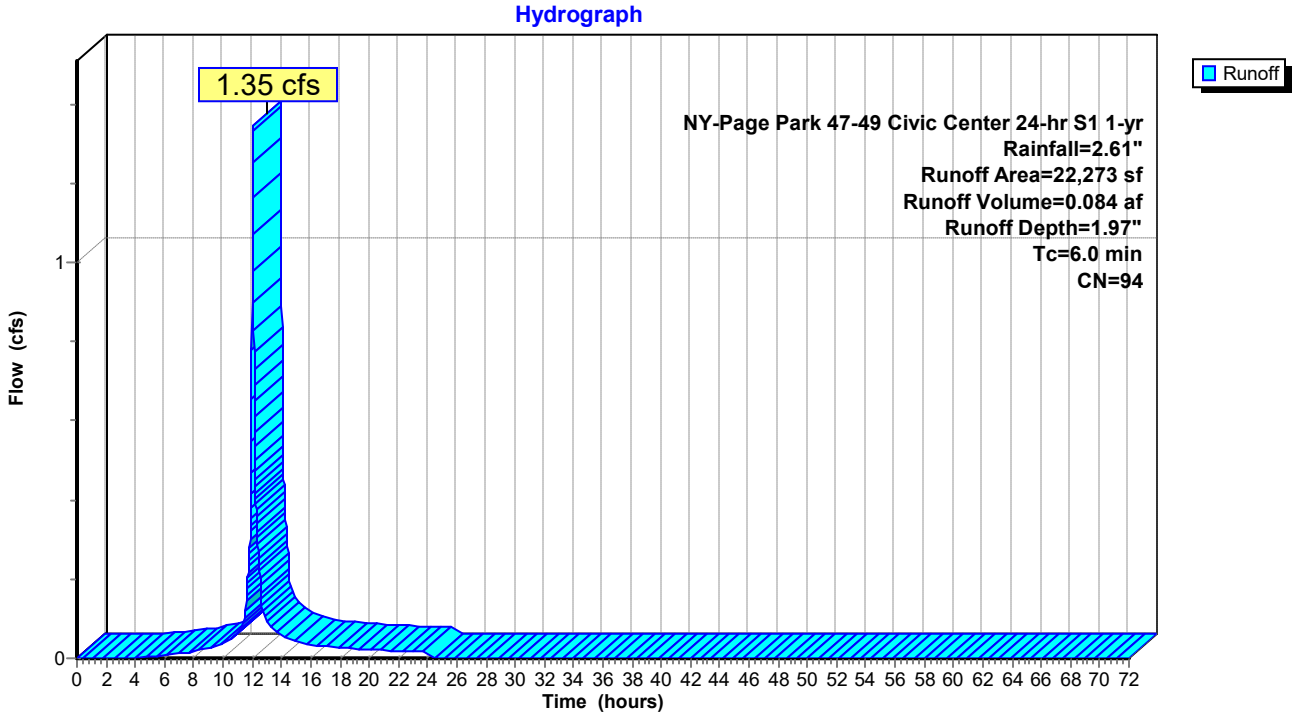
Runoff = 1.35 cfs @ 12.04 hrs, Volume= 0.084 af, Depth= 1.97"
Routed to Reach DP-1 : DP-1: EX DW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
5,989	84	50-75% Grass cover, Fair, HSG D
16,284	98	Paved parking, HSG B
22,273	94	Weighted Average
5,989		26.89% Pervious Area
16,284		73.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-1: DRAINAGE AREA 1



Summary for Subcatchment DA-2: DRAINAGE AREA 2

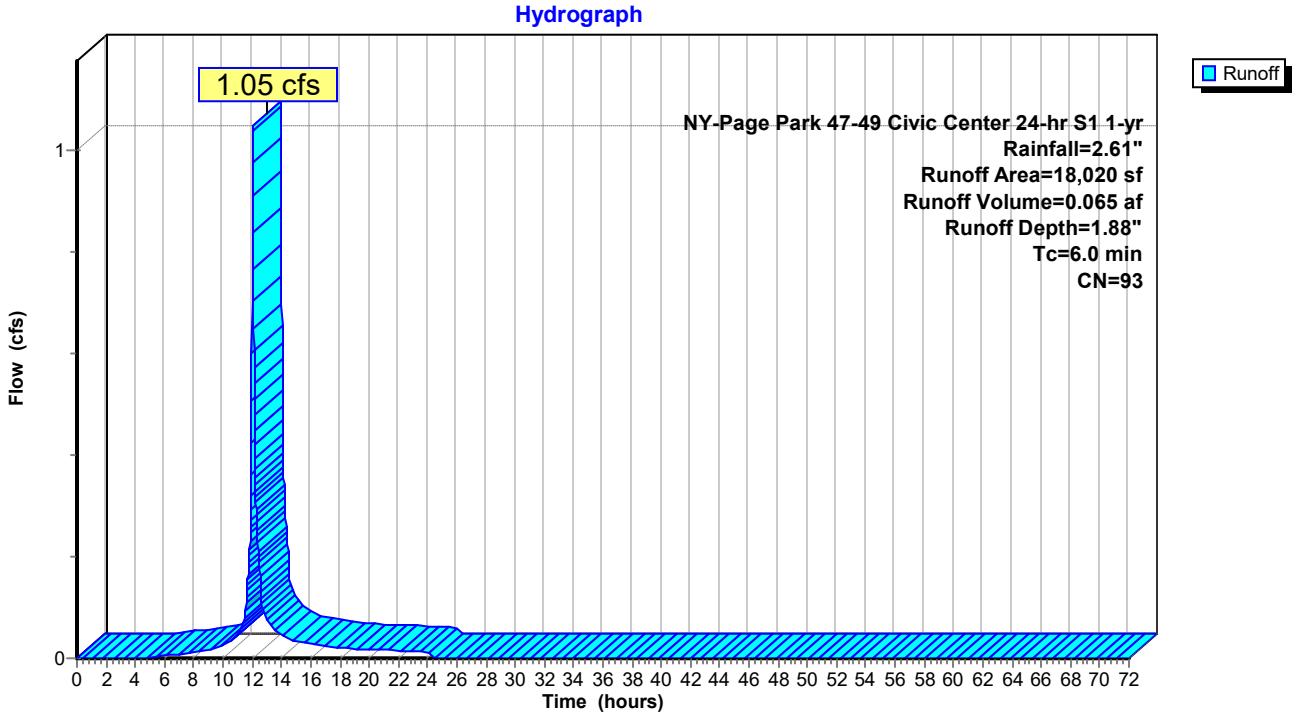
Runoff = 1.05 cfs @ 12.04 hrs, Volume= 0.065 af, Depth= 1.88"
Routed to Reach DP-2 : DP 2: TO STREET

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
6,966	84	50-75% Grass cover, Fair, HSG D
11,054	98	Paved parking, HSG B
18,020	93	Weighted Average
6,966		38.66% Pervious Area
11,054		61.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-2: DRAINAGE AREA 2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

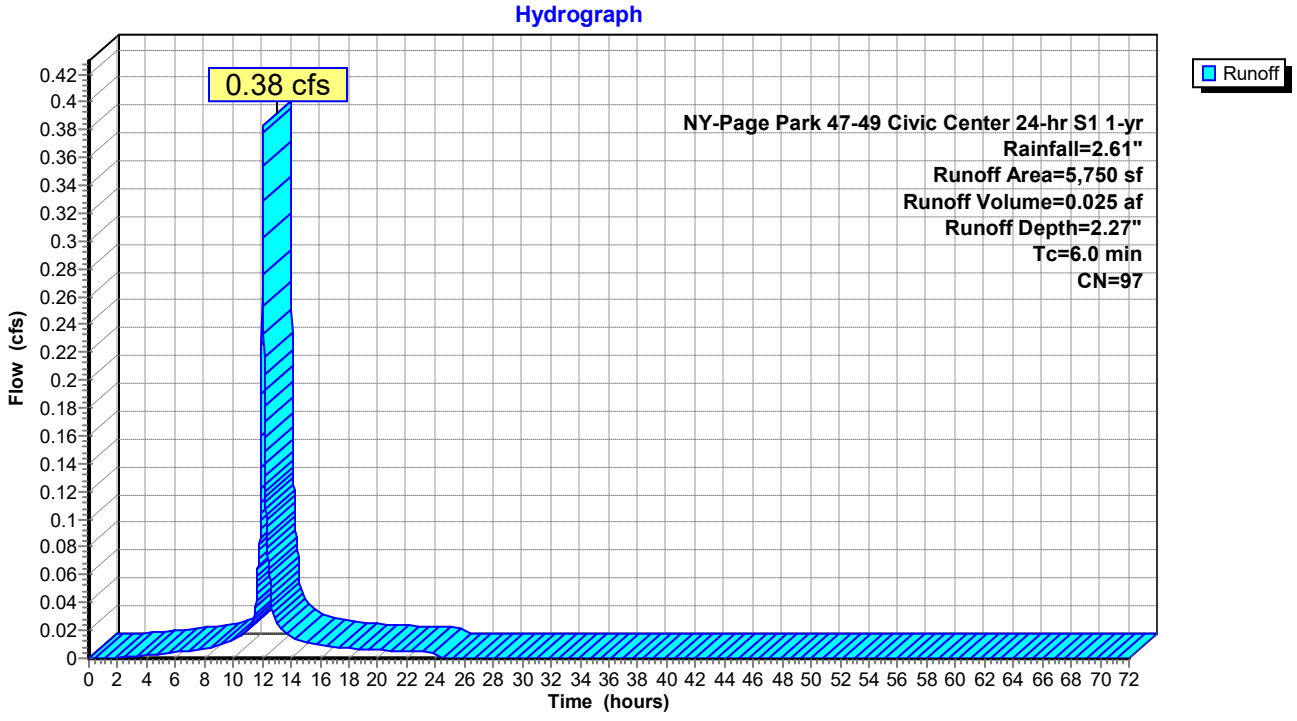
Runoff = 0.38 cfs @ 12.04 hrs, Volume= 0.025 af, Depth= 2.27"
Routed to Pond DW-3 : DRY WELL-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
258	84	50-75% Grass cover, Fair, HSG D
5,492	98	Paved parking, HSG B
5,750	97	Weighted Average
258		4.49% Pervious Area
5,492		95.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

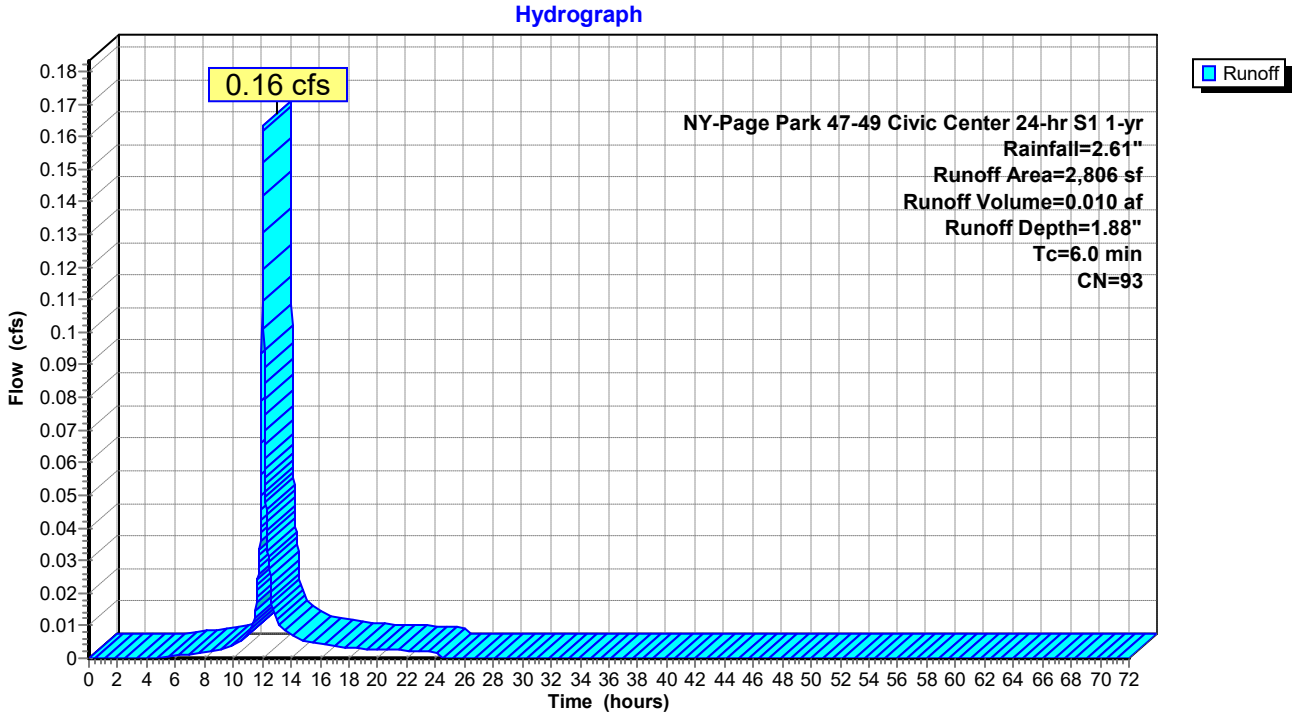
Runoff = 0.16 cfs @ 12.04 hrs, Volume= 0.010 af, Depth= 1.88"
Routed to Pond CB-1 : CATCH BASIN

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
903	84	50-75% Grass cover, Fair, HSG D
1,903	98	Paved parking, HSG B
2,806	93	Weighted Average
903		32.18% Pervious Area
1,903		67.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

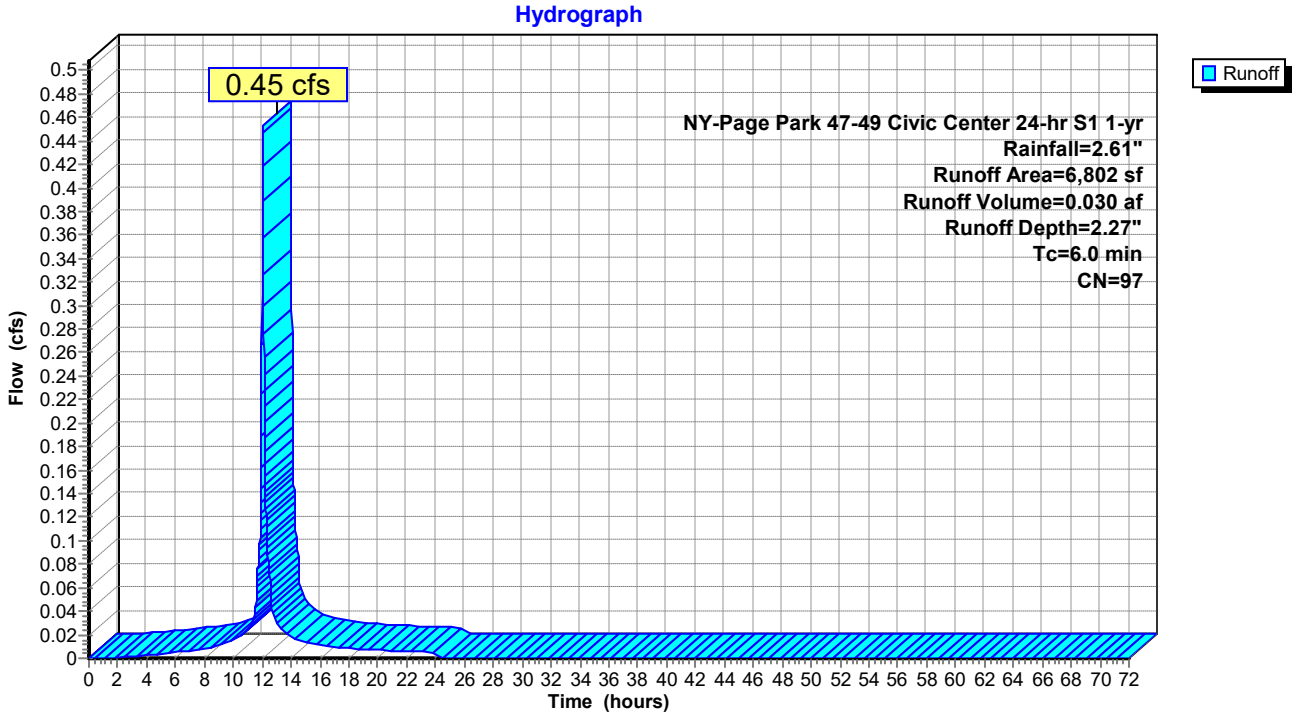
Runoff = 0.45 cfs @ 12.04 hrs, Volume= 0.030 af, Depth= 2.27"
Routed to Pond DW-1 : DRY WELL-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 1-yr Rainfall=2.61"

Area (sf)	CN	Description
269	84	50-75% Grass cover, Fair, HSG D
6,533	98	Paved parking, HSG B
6,802	97	Weighted Average
269		3.95% Pervious Area
6,533		96.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-5: DRAINAGE AREA 5



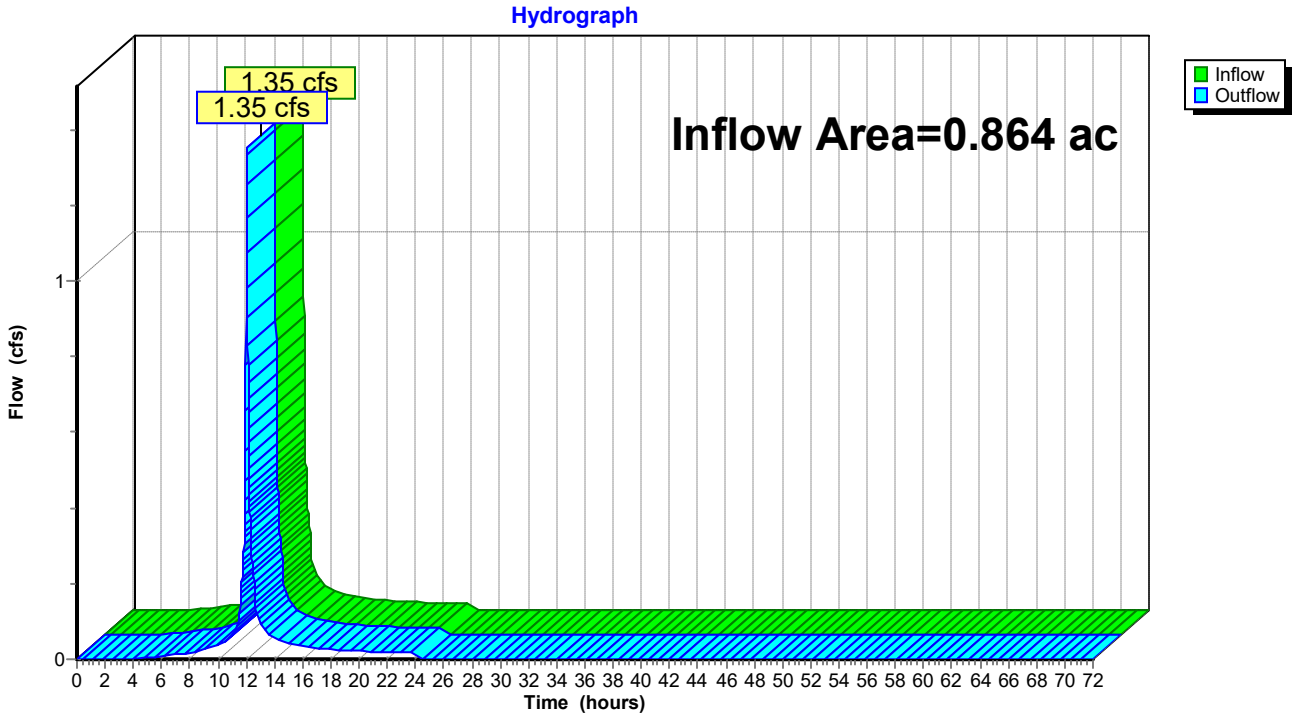
Summary for Reach DP-1: DP-1: EX DW

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

Inflow Area = 0.864 ac, 80.28% Impervious, Inflow Depth = 1.17" for 1-yr event
Inflow = 1.35 cfs @ 12.04 hrs, Volume= 0.084 af
Outflow = 1.35 cfs @ 12.04 hrs, Volume= 0.084 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-1: DP-1: EX DW



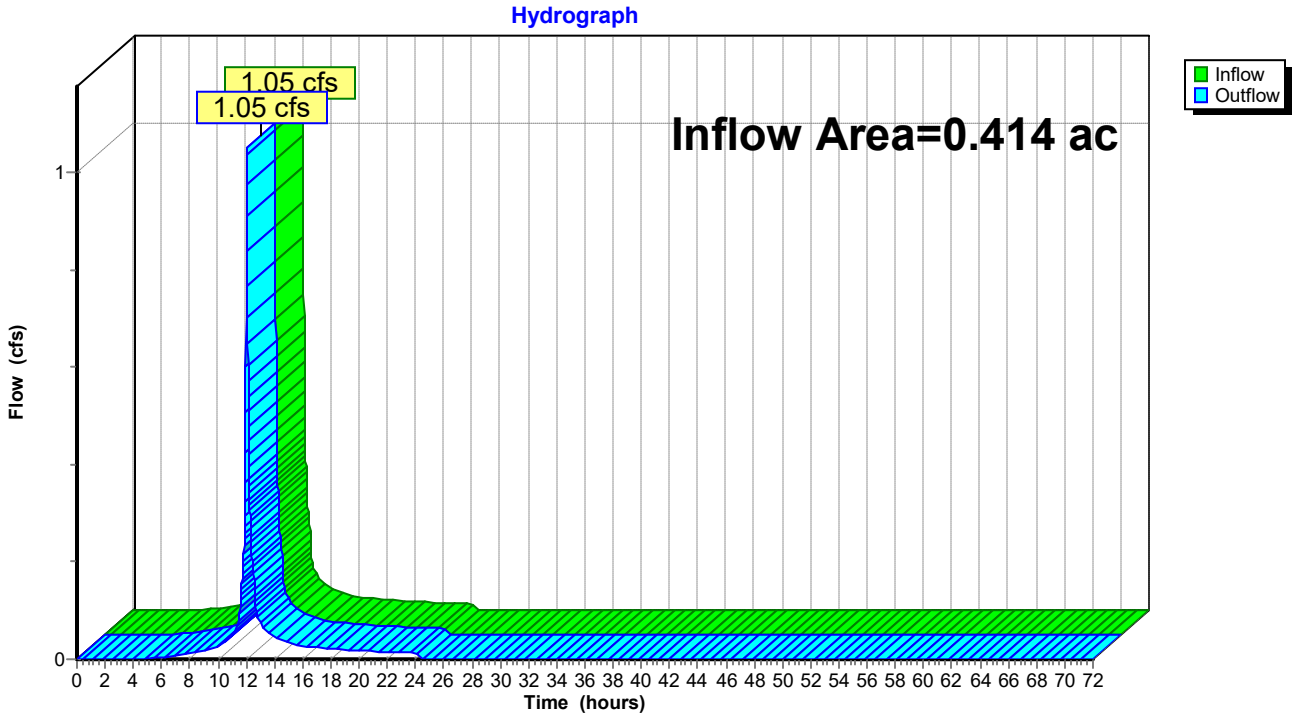
Summary for Reach DP-2: DP 2: TO STREET

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

Inflow Area = 0.414 ac, 61.34% Impervious, Inflow Depth = 1.88" for 1-yr event
Inflow = 1.05 cfs @ 12.04 hrs, Volume= 0.065 af
Outflow = 1.05 cfs @ 12.04 hrs, Volume= 0.065 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-2: DP 2: TO STREET



Summary for Pond CB-1: CATCH BASIN

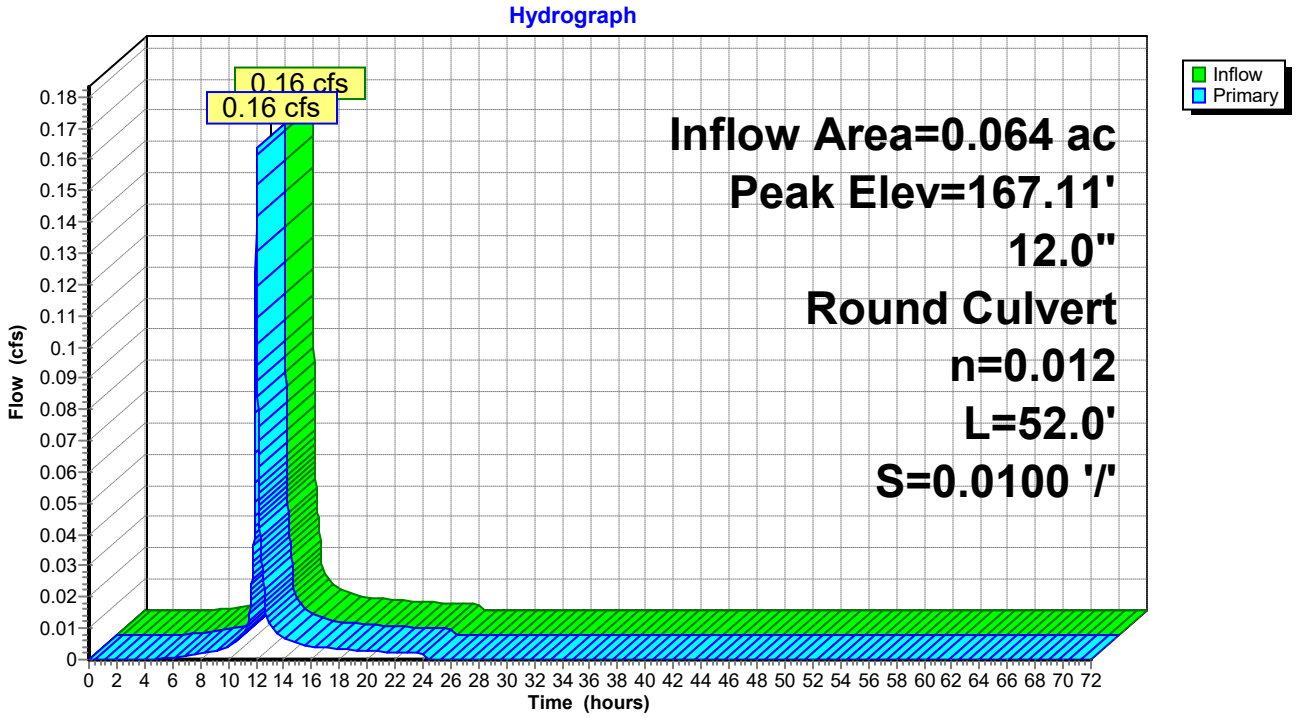
Inflow Area = 0.064 ac, 67.82% Impervious, Inflow Depth = 1.88" for 1-yr event
Inflow = 0.16 cfs @ 12.04 hrs, Volume= 0.010 af
Outflow = 0.16 cfs @ 12.04 hrs, Volume= 0.010 af, Atten= 0%, Lag= 0.0 min
Primary = 0.16 cfs @ 12.04 hrs, Volume= 0.010 af
Routed to Pond DW-1 : DRY WELL-1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 167.11' @ 12.04 hrs
Flood Elev= 170.03'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.89'	**12.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.89' / 166.37' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.16 cfs @ 12.04 hrs HW=167.11' (Free Discharge)
1=Culvert (Inlet Controls 0.16 cfs @ 1.26 fps)

Pond CB-1: CATCH BASIN



Stage-Area-Storage for Pond CB-1: CATCH BASIN

Elevation (feet)	Storage (acre-feet)
166.89	**0.000**
166.94	0.000
166.99	0.000
167.04	0.000
167.09	0.000
167.14	0.000
167.19	0.000
167.24	0.000
167.29	0.000
167.34	0.000
167.39	0.000
167.44	0.000
167.49	0.000
167.54	0.000
167.59	0.000
167.64	0.000
167.69	0.000
167.74	0.000
167.79	0.000
167.84	0.000
167.89	0.000
167.94	0.000
167.99	0.000
168.04	0.000
168.09	0.000
168.14	0.000
168.19	0.000
168.24	0.000
168.29	0.000
168.34	0.000
168.39	0.000
168.44	0.000
168.49	0.000
168.54	0.000
168.59	0.000
168.64	0.000
168.69	0.000
168.74	0.000
168.79	0.000
168.84	0.000
168.89	0.000
168.94	0.000
168.99	0.000
169.04	0.000
169.09	0.000
169.14	0.000
169.19	0.000
169.24	0.000
169.29	0.000
169.34	0.000
169.39	0.000
169.44	0.000
169.49	0.000
169.54	0.000
169.59	0.000
169.64	0.000
169.69	0.000
169.74	0.000
169.79	0.000
169.84	0.000
169.89	0.000
169.94	0.000
169.99	0.000

Summary for Pond DW-1: DRY WELL-1

[79] Warning: Submerged Pond CB-1 Primary device # 1 OUTLET by 0.34'

Inflow Area = 0.221 ac, 87.80% Impervious, Inflow Depth = 2.16" for 1-yr event
Inflow = 0.62 cfs @ 12.04 hrs, Volume= 0.040 af
Outflow = 0.48 cfs @ 12.08 hrs, Volume= 0.040 af, Atten= 22%, Lag= 2.9 min
Discarded = 0.10 cfs @ 12.08 hrs, Volume= 0.036 af
Primary = 0.38 cfs @ 12.08 hrs, Volume= 0.004 af
Routed to Pond DW-2 : DRY WELL-2
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 166.72' @ 12.08 hrs Surf.Area= 78 sf Storage= 297 cf
Flood Elev= 170.14' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 17.9 min calculated for 0.040 af (100% of inflow)
Center-of-Mass det. time= 17.9 min (802.5 - 784.6)

Volume	Invert	Avail.Storage	Storage Description
#1	162.37'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	161.37'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
162.37	50	0	0	50
167.37	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.37	78	0	0	78
162.36	78	77	77	109
162.37	28	1	78	159
167.37	28	140	218	253

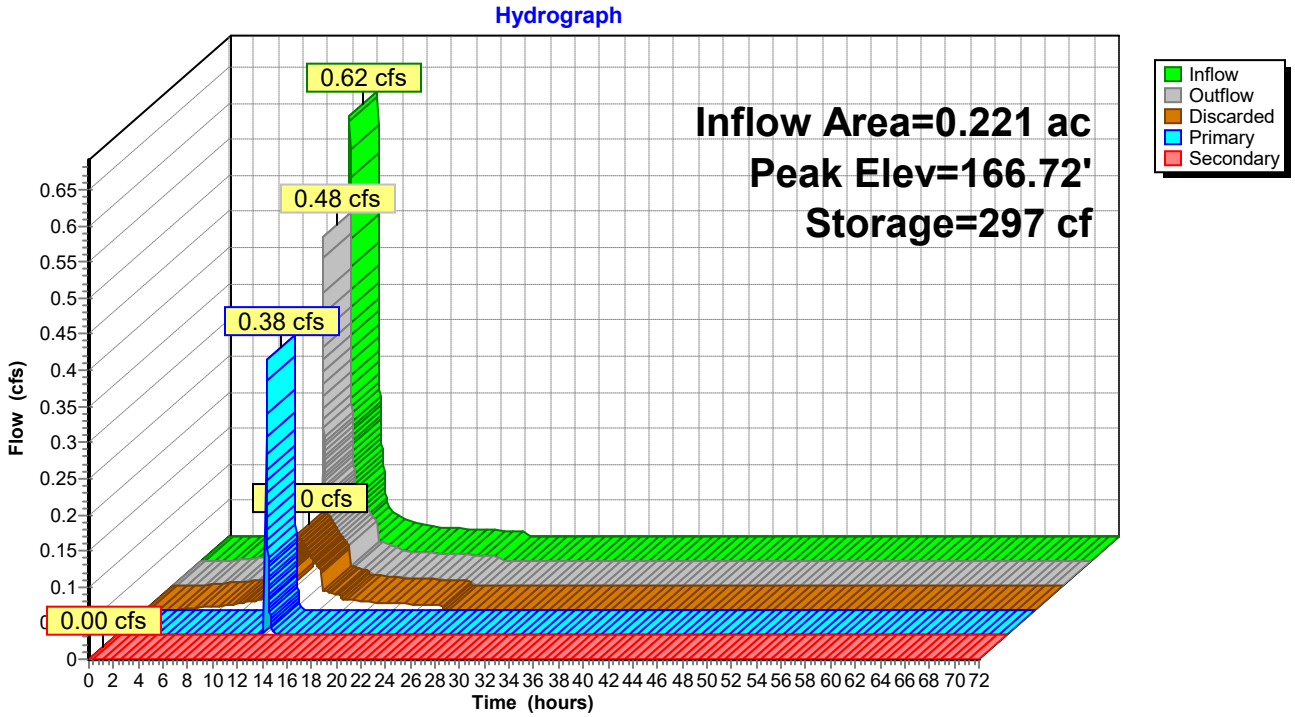
Device	Routing	Invert	Outlet Devices
#0	Secondary	167.37'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	161.37'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	166.37'	**12.0" Round Culvert** L= 57.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.37' / 165.80' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.10 cfs @ 12.08 hrs HW=166.71' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=0.37 cfs @ 12.08 hrs HW=166.71' (Free Discharge)
└**2=Culvert** (Inlet Controls 0.37 cfs @ 1.56 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=161.37' (Free Discharge)

Pond DW-1: DRY WELL-1



Stage-Area-Storage for Pond DW-1: DRY WELL-1

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
161.37	78	0
161.47	81	3
161.57	84	6
161.67	87	9
161.77	91	12
161.87	94	16
161.97	97	19
162.07	100	22
162.17	103	25
162.27	106	28
162.37	209	31
162.47	213	37
162.57	218	43
162.67	222	49
162.77	227	56
162.87	231	62
162.97	235	68
163.07	240	74
163.17	244	80
163.27	248	86
163.37	253	92
163.47	257	98
163.57	262	105
163.67	266	111
163.77	270	117
163.87	275	123
163.97	279	129
164.07	283	135
164.17	288	141
164.27	292	147
164.37	297	153
164.47	301	160
164.57	305	166
164.67	310	172
164.77	314	178
164.87	319	184
164.97	323	190
165.07	327	196
165.17	332	202
165.27	336	209
165.37	340	215
165.47	345	221
165.57	349	227
165.67	354	233
165.77	358	239
165.87	362	245
165.97	367	251
166.07	371	258
166.17	376	264
166.27	380	270
166.37	384	276
166.47	389	282
166.57	393	288
166.67	397	294
166.77	402	300
166.87	406	306
166.97	411	313
167.07	415	319
167.17	419	325
167.27	424	331
167.37	**428**	**337**
167.47	428	337
167.57	428	337
167.67	428	337
167.77	428	337
167.87	428	337
167.97	428	337
168.07	428	337
168.17	428	337
168.27	428	337
168.37	428	337
168.47	428	337
168.57	428	337
168.67	428	337
168.77	428	337
168.87	428	337
168.97	428	337
169.07	428	337
169.17	428	337
169.27	428	337
169.37	428	337
169.47	428	337
169.57	428	337
169.67	428	337
169.77	428	337
169.87	428	337
169.97	428	337
170.07	428	337

Summary for Pond DW-2: DRY WELL-2

Inflow Area = 0.221 ac, 87.80% Impervious, Inflow Depth = 0.22" for 1-yr event
Inflow = 0.38 cfs @ 12.08 hrs, Volume= 0.004 af
Outflow = 0.07 cfs @ 12.28 hrs, Volume= 0.004 af, Atten= 82%, Lag= 11.9 min
Discarded = 0.07 cfs @ 12.28 hrs, Volume= 0.004 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 163.02' @ 12.28 hrs Surf.Area= 78 sf Storage= 106 cf
Flood Elev= 169.40' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 19.0 min calculated for 0.004 af (100% of inflow)
Center-of-Mass det. time= 19.0 min (749.6 - 730.6)

Volume	Invert	Avail.Storage	Storage Description
#1	161.80'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	160.80'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.80	50	0	0	50
166.80	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
160.80	78	0	0	78
161.79	78	77	77	109
161.80	28	1	78	159
166.80	28	140	218	253

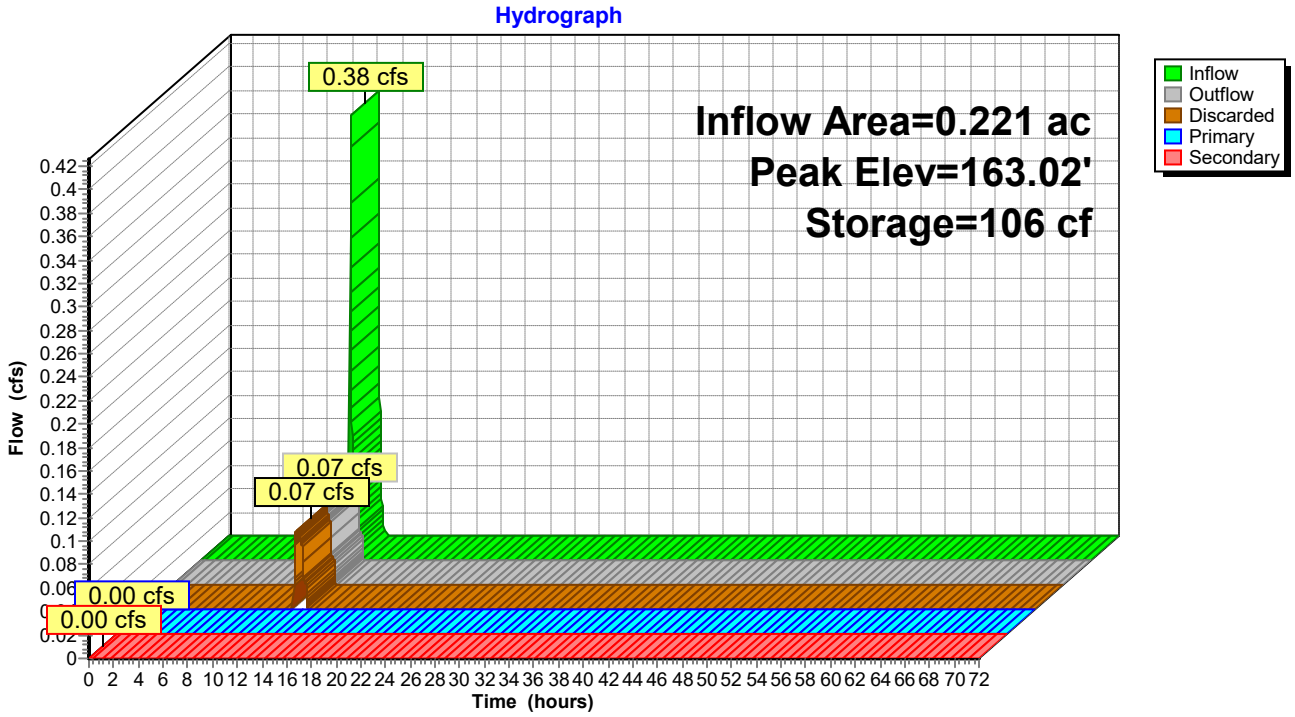
Device	Routing	Invert	Outlet Devices
#0	Secondary	166.80'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	160.80'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	165.80'	**12.0" Round Culvert** L= 62.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 165.80' / 165.18' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.07 cfs @ 12.28 hrs HW=163.02' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=160.80' (Free Discharge)
2=Culvert (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=160.80' (Free Discharge)

Pond DW-2: DRY WELL-2



Stage-Area-Storage for Pond DW-2: DRY WELL-2

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
160.80	78	0
160.90	81	3
161.00	84	6
161.10	87	9
161.20	91	12
161.30	94	16
161.40	97	19
161.50	100	22
161.60	103	25
161.70	106	28
161.80	209	31
161.90	213	37
162.00	218	43
162.10	222	49
162.20	227	56
162.30	231	62
162.40	235	68
162.50	240	74
162.60	244	80
162.70	248	86
162.80	253	92
162.90	257	98
163.00	262	105
163.10	266	111
163.20	270	117
163.30	275	123
163.40	279	129
163.50	283	135
163.60	288	141
163.70	292	147
163.80	297	153
163.90	301	160
164.00	305	166
164.10	310	172
164.20	314	178
164.30	319	184
164.40	323	190
164.50	327	196
164.60	332	202
164.70	336	209
164.80	340	215
164.90	345	221
165.00	349	227
165.10	354	233
165.20	358	239
165.30	362	245
165.40	367	251
165.50	371	258
165.60	376	264
165.70	380	270
165.80	384	276
165.90	389	282
166.00	393	288
166.10	397	294
166.20	402	300
166.30	406	306
166.40	411	313
166.50	415	319
166.60	419	325
166.70	424	331
166.80	**428**	**337**
166.90	428	337
167.00	428	337
167.10	428	337
167.20	428	337
167.30	428	337
167.40	428	337
167.50	428	337
167.60	428	337
167.70	428	337
167.80	428	337
167.90	428	337
168.00	428	337
168.10	428	337
168.20	428	337
168.30	428	337
168.40	428	337
168.50	428	337
168.60	428	337
168.70	428	337
168.80	428	337
168.90	428	337
169.00	428	337
169.10	428	337
169.20	428	337
169.30	428	337
169.40	428	337

Summary for Pond DW-3: DRY WELL-3

Inflow Area = 0.132 ac, 95.51% Impervious, Inflow Depth = 2.27" for 1-yr event
Inflow = 0.38 cfs @ 12.04 hrs, Volume= 0.025 af
Outflow = 0.09 cfs @ 12.30 hrs, Volume= 0.025 af, Atten= 77%, Lag= 15.8 min
Discarded = 0.09 cfs @ 12.30 hrs, Volume= 0.025 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 165.89' @ 12.30 hrs Surf.Area= 78 sf Storage= 232 cf
Flood Elev= 170.10' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 16.9 min calculated for 0.025 af (100% of inflow)
Center-of-Mass det. time= 16.9 min (792.8 - 775.9)

Volume	Invert	Avail.Storage	Storage Description
#1	162.60'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	161.60'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
162.60	50	0	0	50
167.60	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.60	78	0	0	78
162.59	78	77	77	109
162.60	28	1	78	159
167.60	28	140	218	253

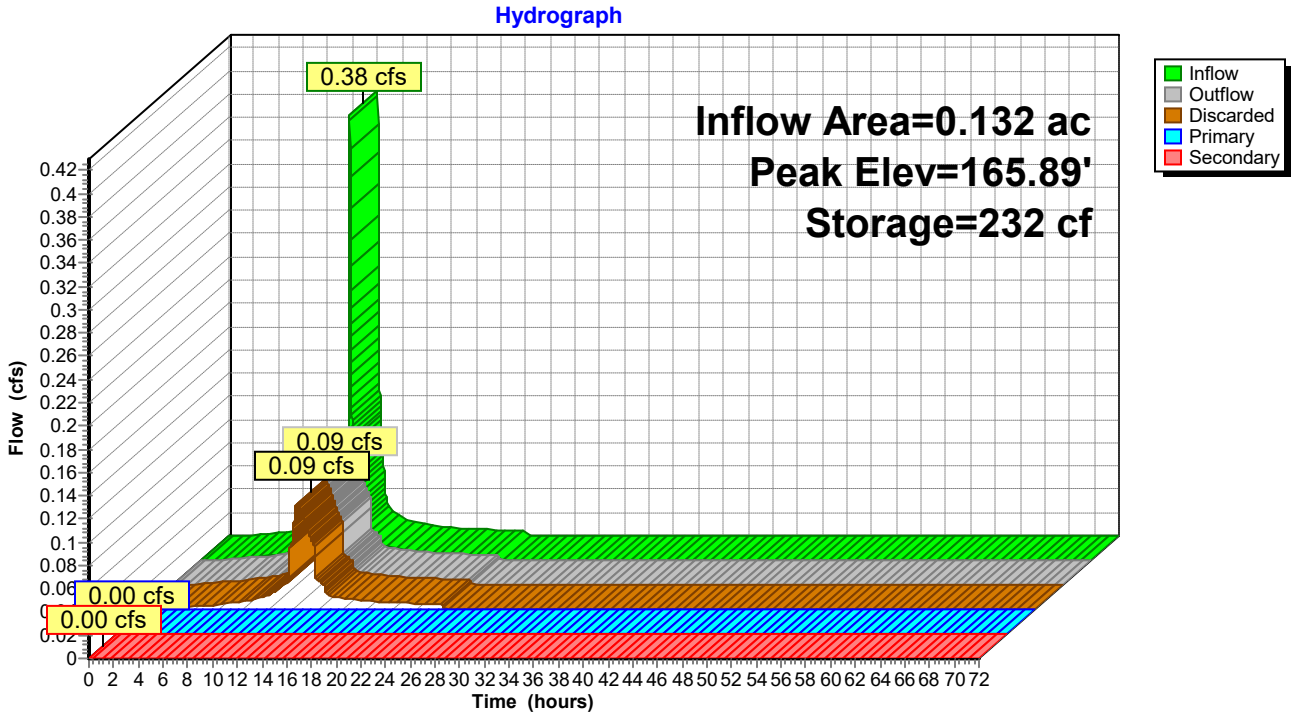
Device	Routing	Invert	Outlet Devices
#0	Secondary	167.60'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	161.60'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	166.60'	**12.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.60' / 166.08' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.09 cfs @ 12.30 hrs HW=165.89' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=161.60' (Free Discharge)
↑**2=Culvert** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=161.60' (Free Discharge)

Pond DW-3: DRY WELL-3



Stage-Area-Storage for Pond DW-3: DRY WELL-3

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
161.60	78	0
161.70	81	3
161.80	84	6
161.90	87	9
162.00	91	12
162.10	94	16
162.20	97	19
162.30	100	22
162.40	103	25
162.50	106	28
162.60	209	31
162.70	213	37
162.80	218	43
162.90	222	49
163.00	227	56
163.10	231	62
163.20	235	68
163.30	240	74
163.40	244	80
163.50	248	86
163.60	253	92
163.70	257	98
163.80	262	105
163.90	266	111
164.00	270	117
164.10	275	123
164.20	279	129
164.30	283	135
164.40	288	141
164.50	292	147
164.60	297	153
164.70	301	160
164.80	305	166
164.90	310	172
165.00	314	178
165.10	319	184
165.20	323	190
165.30	327	196
165.40	332	202
165.50	336	209
165.60	340	215
165.70	345	221
165.80	349	227
165.90	354	233
166.00	358	239
166.10	362	245
166.20	367	251
166.30	371	258
166.40	376	264
166.50	380	270
166.60	384	276
166.70	389	282
166.80	393	288
166.90	397	294
167.00	402	300
167.10	406	306
167.20	411	313
167.30	415	319
167.40	419	325
167.50	424	331
167.60	**428**	**337**
167.70	428	337
167.80	428	337
167.90	428	337
168.00	428	337
168.10	428	337
168.20	428	337
168.30	428	337
168.40	428	337
168.50	428	337
168.60	428	337
168.70	428	337
168.80	428	337
168.90	428	337
169.00	428	337
169.10	428	337
169.20	428	337
169.30	428	337
169.40	428	337
169.50	428	337
169.60	428	337
169.70	428	337
169.80	428	337
169.90	428	337
170.00	428	337
170.10	428	337

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DRAINAGE AREA 1 Runoff Area=22,273 sf 73.11% Impervious Runoff Depth=2.51"
Tc=6.0 min CN=94 Runoff=1.67 cfs 0.107 af

Subcatchment DA-2: DRAINAGE AREA 2 Runoff Area=18,020 sf 61.34% Impervious Runoff Depth=2.41"
Tc=6.0 min CN=93 Runoff=1.31 cfs 0.083 af

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,750 sf 95.51% Impervious Runoff Depth=2.82"
Tc=6.0 min CN=97 Runoff=0.46 cfs 0.031 af

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=2,806 sf 67.82% Impervious Runoff Depth=2.41"
Tc=6.0 min CN=93 Runoff=0.20 cfs 0.013 af

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=6,802 sf 96.05% Impervious Runoff Depth=2.82"
Tc=6.0 min CN=97 Runoff=0.55 cfs 0.037 af

Reach DP-1: DP-1: EX DW Inflow=1.67 cfs 0.107 af
Outflow=1.67 cfs 0.107 af

Reach DP-2: DP 2: TO STREET Inflow=1.31 cfs 0.083 af
Outflow=1.31 cfs 0.083 af

Pond CB-1: CATCH BASIN Peak Elev=167.14' Inflow=0.20 cfs 0.013 af
12.0" Round Culvert n=0.012 L=52.0' S=0.0100 '/' Outflow=0.20 cfs 0.013 af

Pond DW-1: DRY WELL-1 Peak Elev=166.83' Storage=304 cf Inflow=0.75 cfs 0.050 af
Discarded=0.10 cfs 0.042 af Primary=0.63 cfs 0.008 af Secondary=0.00 cfs 0.000 af Outflow=0.74 cfs 0.050 af

Pond DW-2: DRY WELL-2 Peak Elev=164.96' Storage=224 cf Inflow=0.63 cfs 0.008 af
Discarded=0.09 cfs 0.008 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.09 cfs 0.008 af

Pond DW-3: DRY WELL-3 Peak Elev=166.74' Storage=285 cf Inflow=0.46 cfs 0.031 af
Discarded=0.10 cfs 0.030 af Primary=0.08 cfs 0.001 af Secondary=0.00 cfs 0.000 af Outflow=0.18 cfs 0.031 af

Total Runoff Area = 1.278 ac Runoff Volume = 0.270 af Average Runoff Depth = 2.54"
25.85% Pervious = 0.330 ac 74.15% Impervious = 0.947 ac

Summary for Subcatchment DA-1: DRAINAGE AREA 1

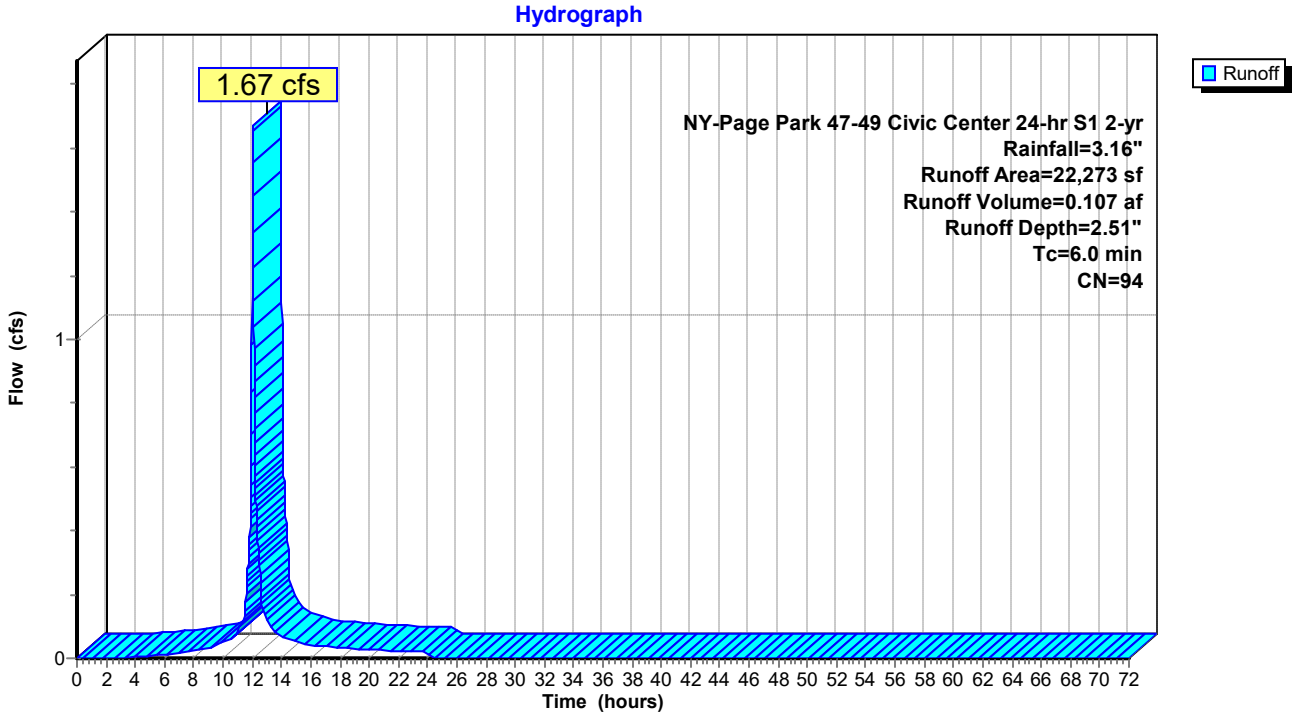
Runoff = 1.67 cfs @ 12.04 hrs, Volume= 0.107 af, Depth= 2.51"
Routed to Reach DP-1 : DP-1: EX DW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
5,989	84	50-75% Grass cover, Fair, HSG D
16,284	98	Paved parking, HSG B
22,273	94	Weighted Average
5,989		26.89% Pervious Area
16,284		73.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-1: DRAINAGE AREA 1



Summary for Subcatchment DA-2: DRAINAGE AREA 2

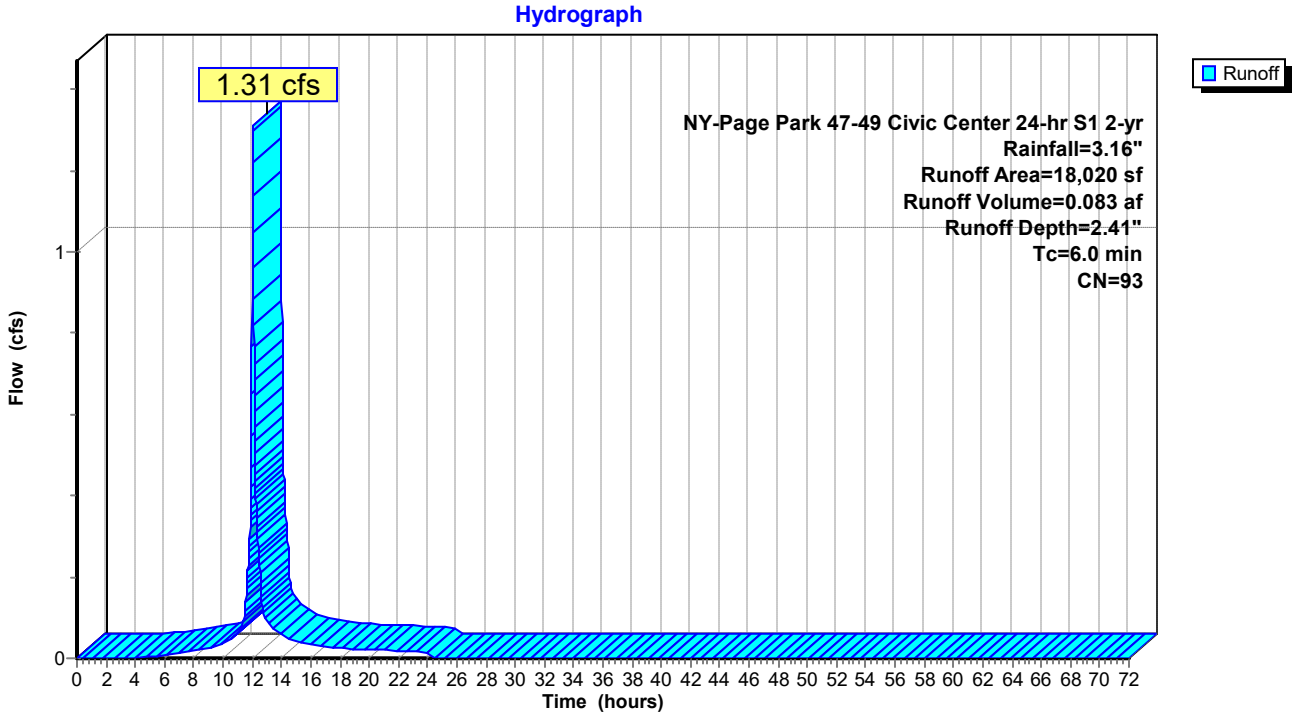
Runoff = 1.31 cfs @ 12.04 hrs, Volume= 0.083 af, Depth= 2.41"
Routed to Reach DP-2 : DP 2: TO STREET

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
6,966	84	50-75% Grass cover, Fair, HSG D
11,054	98	Paved parking, HSG B
18,020	93	Weighted Average
6,966		38.66% Pervious Area
11,054		61.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-2: DRAINAGE AREA 2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

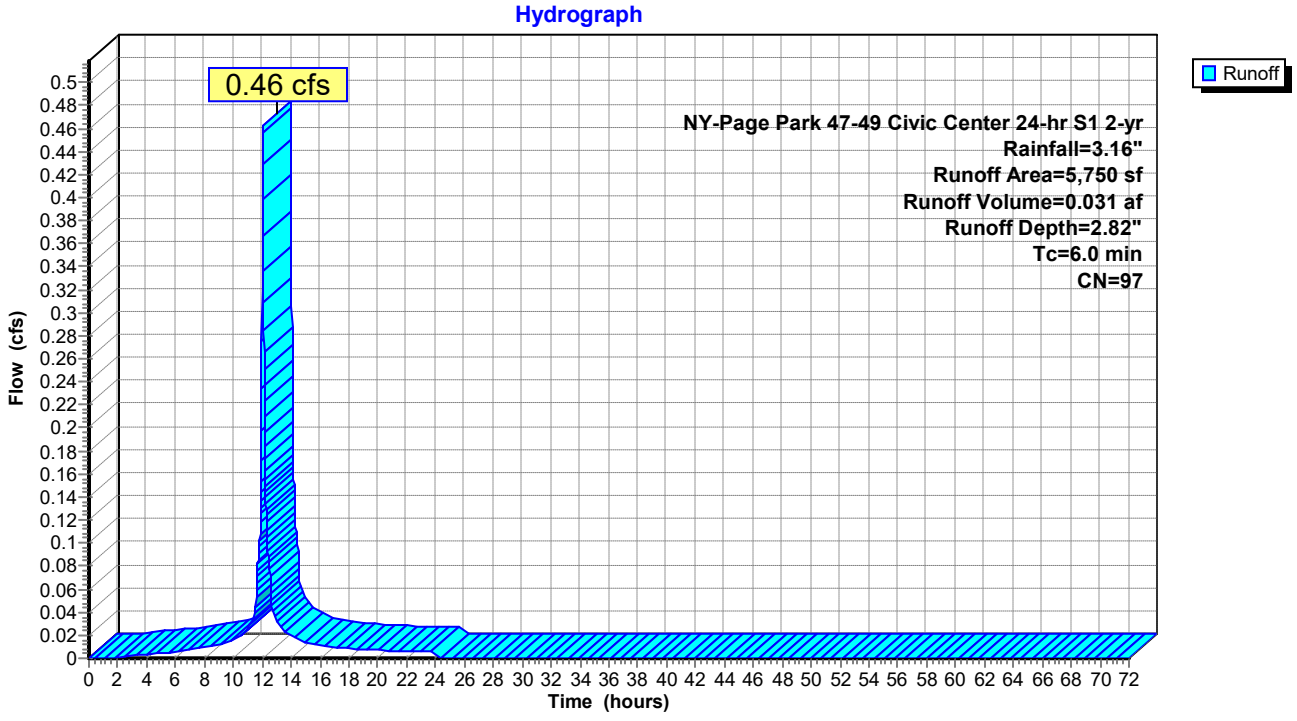
Runoff = 0.46 cfs @ 12.04 hrs, Volume= 0.031 af, Depth= 2.82"
Routed to Pond DW-3 : DRY WELL-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
258	84	50-75% Grass cover, Fair, HSG D
5,492	98	Paved parking, HSG B
5,750	97	Weighted Average
258		4.49% Pervious Area
5,492		95.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

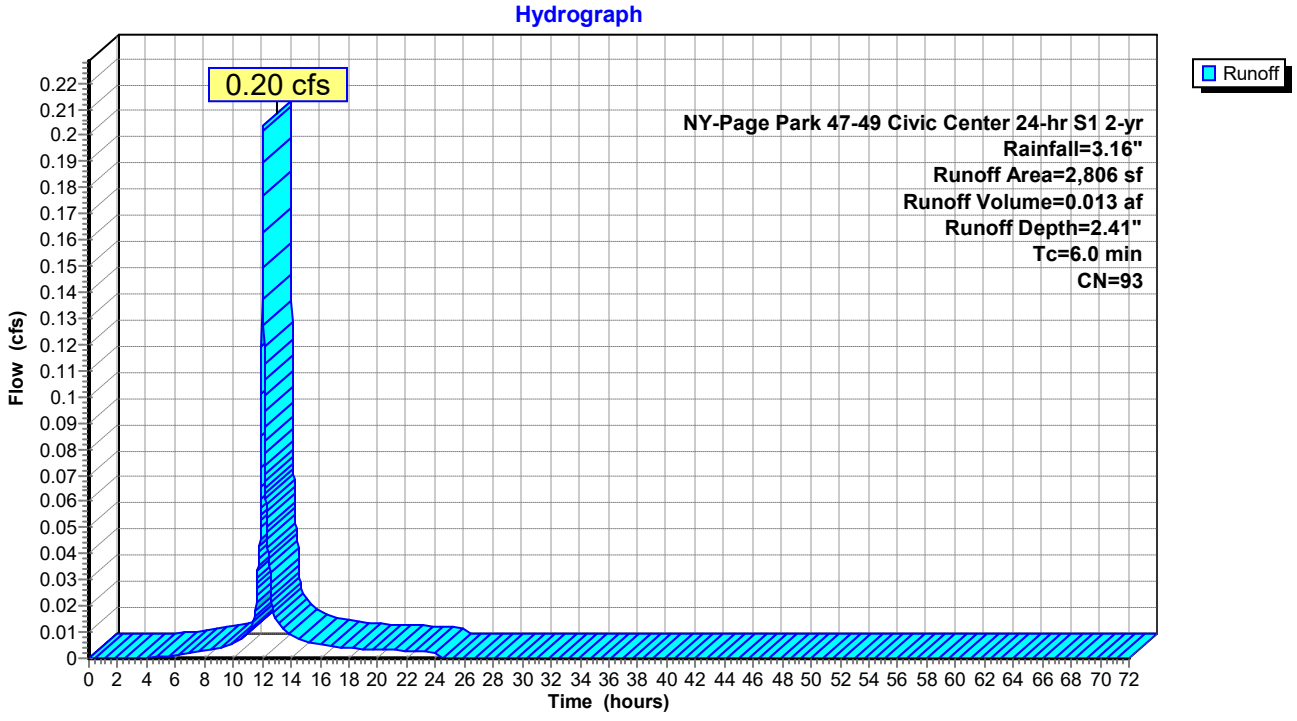
Runoff = 0.20 cfs @ 12.04 hrs, Volume= 0.013 af, Depth= 2.41"
Routed to Pond CB-1 : CATCH BASIN

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
903	84	50-75% Grass cover, Fair, HSG D
1,903	98	Paved parking, HSG B
2,806	93	Weighted Average
903		32.18% Pervious Area
1,903		67.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

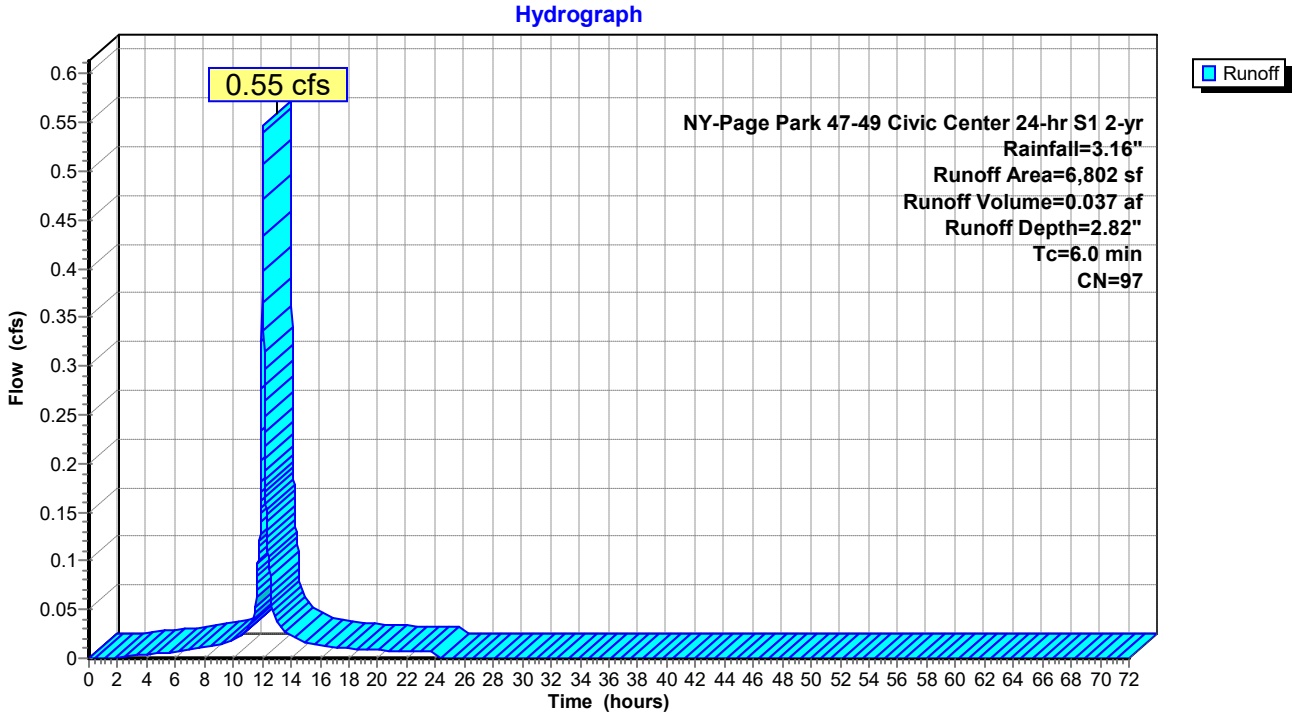
Runoff = 0.55 cfs @ 12.04 hrs, Volume= 0.037 af, Depth= 2.82"
Routed to Pond DW-1 : DRY WELL-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 2-yr Rainfall=3.16"

Area (sf)	CN	Description
269	84	50-75% Grass cover, Fair, HSG D
6,533	98	Paved parking, HSG B
6,802	97	Weighted Average
269		3.95% Pervious Area
6,533		96.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-5: DRAINAGE AREA 5



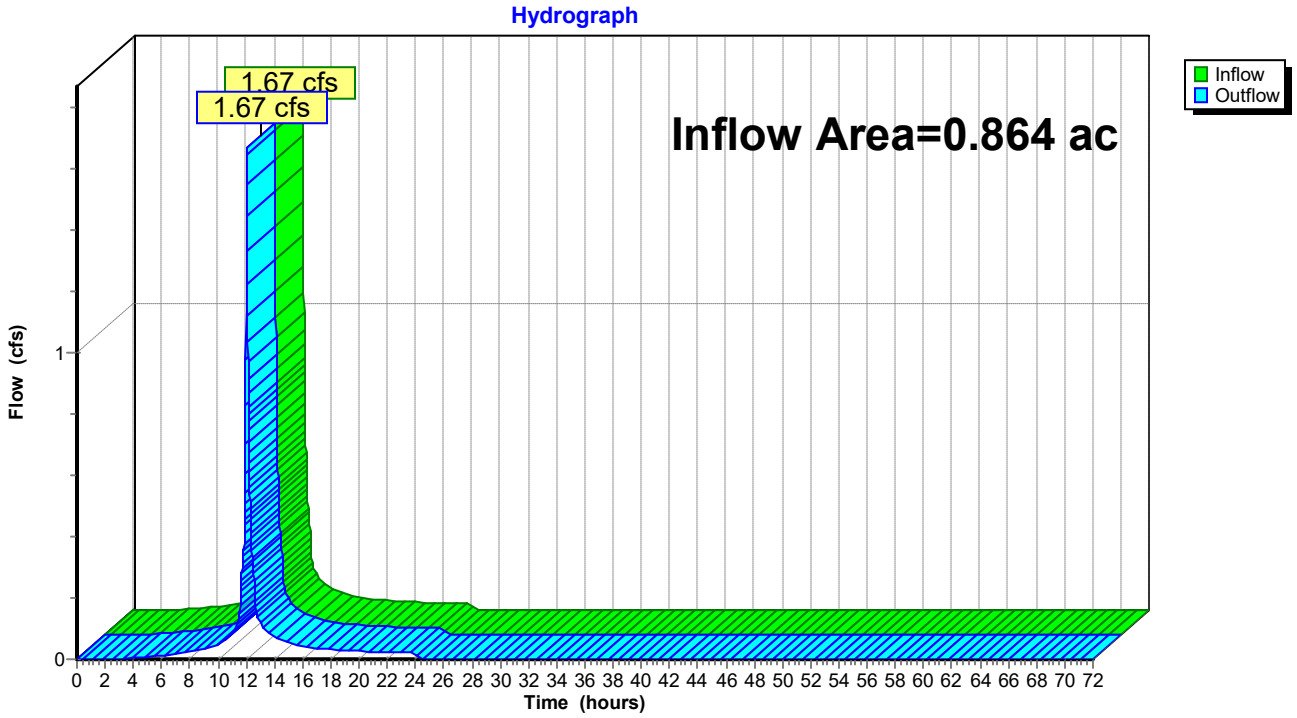
Summary for Reach DP-1: DP-1: EX DW

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

Inflow Area = 0.864 ac, 80.28% Impervious, Inflow Depth = 1.49" for 2-yr event
Inflow = 1.67 cfs @ 12.04 hrs, Volume= 0.107 af
Outflow = 1.67 cfs @ 12.04 hrs, Volume= 0.107 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-1: DP-1: EX DW



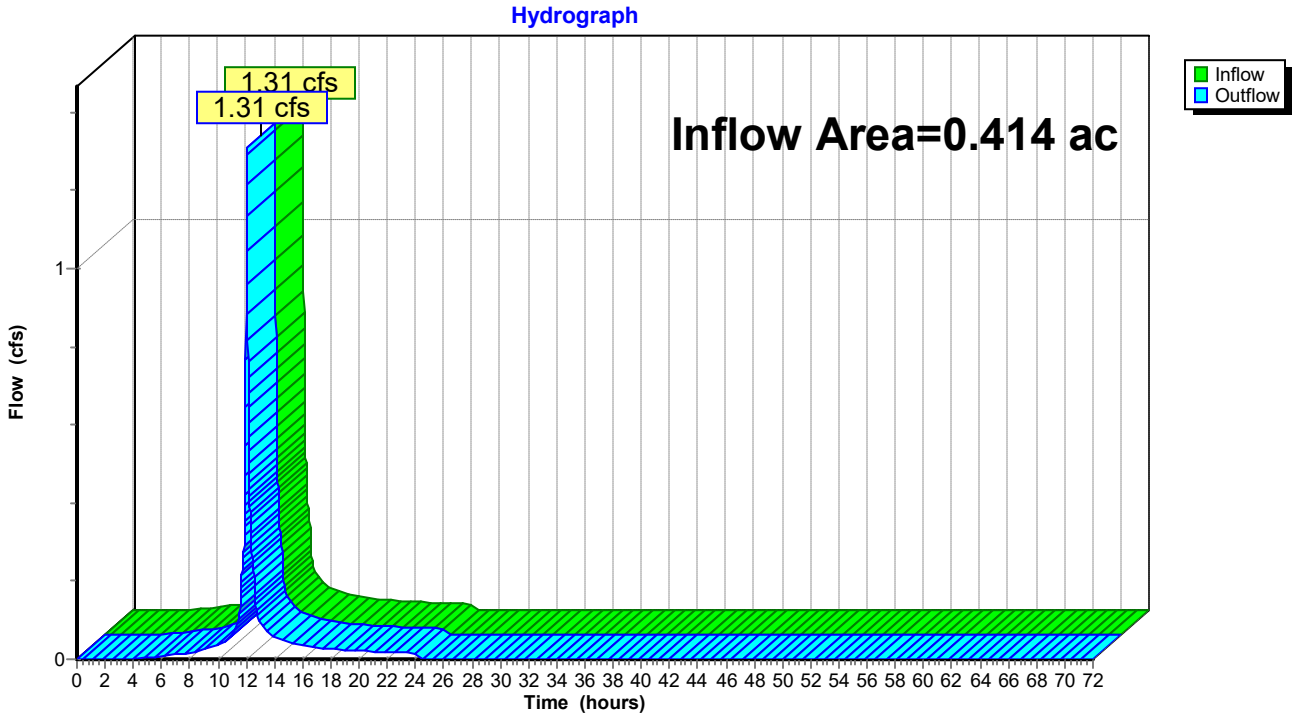
Summary for Reach DP-2: DP 2: TO STREET

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

Inflow Area = 0.414 ac, 61.34% Impervious, Inflow Depth = 2.41" for 2-yr event
Inflow = 1.31 cfs @ 12.04 hrs, Volume= 0.083 af
Outflow = 1.31 cfs @ 12.04 hrs, Volume= 0.083 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-2: DP 2: TO STREET



Summary for Pond CB-1: CATCH BASIN

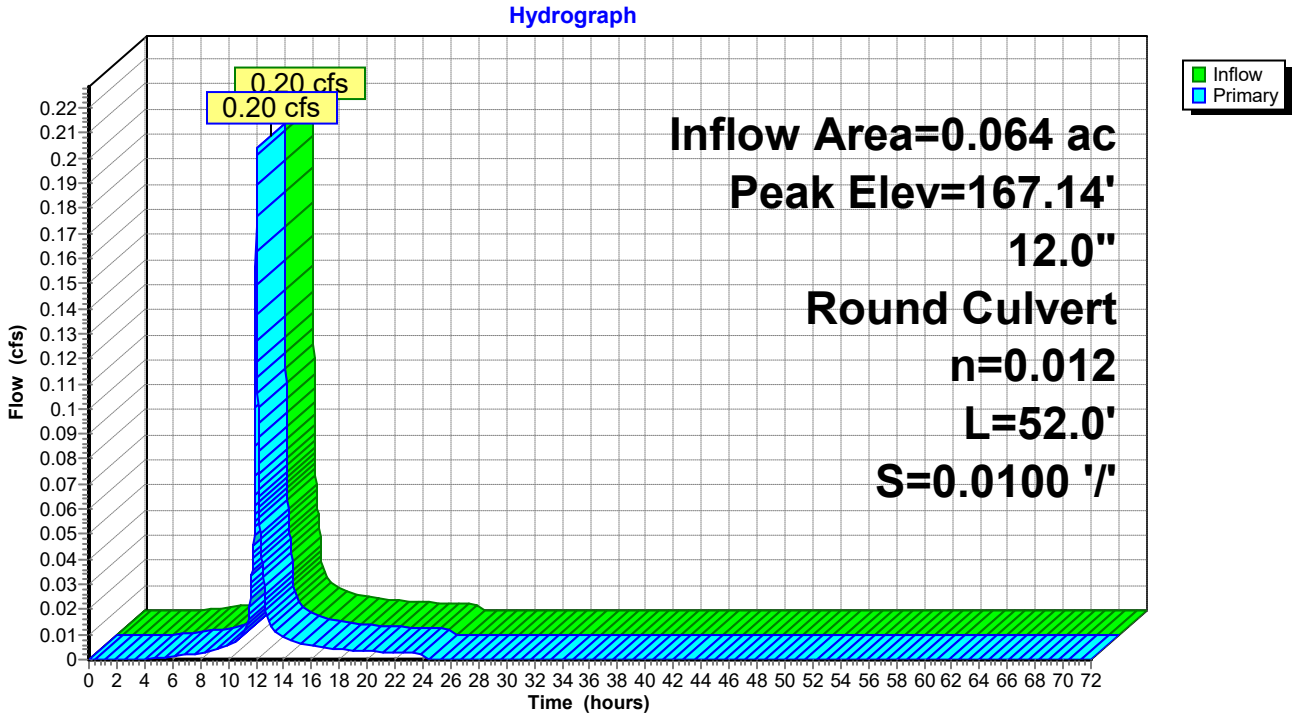
Inflow Area = 0.064 ac, 67.82% Impervious, Inflow Depth = 2.41" for 2-yr event
Inflow = 0.20 cfs @ 12.04 hrs, Volume= 0.013 af
Outflow = 0.20 cfs @ 12.04 hrs, Volume= 0.013 af, Atten= 0%, Lag= 0.0 min
Primary = 0.20 cfs @ 12.04 hrs, Volume= 0.013 af
Routed to Pond DW-1 : DRY WELL-1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 167.14' @ 12.04 hrs
Flood Elev= 170.03'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.89'	**12.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.89' / 166.37' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.20 cfs @ 12.04 hrs HW=167.14' (Free Discharge)
1=Culvert (Inlet Controls 0.20 cfs @ 1.34 fps)

Pond CB-1: CATCH BASIN



Stage-Area-Storage for Pond CB-1: CATCH BASIN

Elevation (feet)	Storage (acre-feet)
166.89	**0.000**
166.94	0.000
166.99	0.000
167.04	0.000
167.09	0.000
167.14	0.000
167.19	0.000
167.24	0.000
167.29	0.000
167.34	0.000
167.39	0.000
167.44	0.000
167.49	0.000
167.54	0.000
167.59	0.000
167.64	0.000
167.69	0.000
167.74	0.000
167.79	0.000
167.84	0.000
167.89	0.000
167.94	0.000
167.99	0.000
168.04	0.000
168.09	0.000
168.14	0.000
168.19	0.000
168.24	0.000
168.29	0.000
168.34	0.000
168.39	0.000
168.44	0.000
168.49	0.000
168.54	0.000
168.59	0.000
168.64	0.000
168.69	0.000
168.74	0.000
168.79	0.000
168.84	0.000
168.89	0.000
168.94	0.000
168.99	0.000
169.04	0.000
169.09	0.000
169.14	0.000
169.19	0.000
169.24	0.000
169.29	0.000
169.34	0.000
169.39	0.000
169.44	0.000
169.49	0.000
169.54	0.000
169.59	0.000
169.64	0.000
169.69	0.000
169.74	0.000
169.79	0.000
169.84	0.000
169.89	0.000
169.94	0.000
169.99	0.000

Summary for Pond DW-1: DRY WELL-1

[79] Warning: Submerged Pond CB-1 Primary device # 1 OUTLET by 0.45'

Inflow Area = 0.221 ac, 87.80% Impervious, Inflow Depth = 2.70" for 2-yr event
Inflow = 0.75 cfs @ 12.04 hrs, Volume= 0.050 af
Outflow = 0.74 cfs @ 12.05 hrs, Volume= 0.050 af, Atten= 2%, Lag= 0.9 min
Discarded = 0.10 cfs @ 12.05 hrs, Volume= 0.042 af
Primary = 0.63 cfs @ 12.05 hrs, Volume= 0.008 af
Routed to Pond DW-2 : DRY WELL-2
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 166.83' @ 12.05 hrs Surf.Area= 78 sf Storage= 304 cf
Flood Elev= 170.14' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 17.0 min calculated for 0.050 af (100% of inflow)
Center-of-Mass det. time= 17.0 min (794.9 - 778.0)

Volume	Invert	Avail.Storage	Storage Description
#1	162.37'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	161.37'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
162.37	50	0	0	50
167.37	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.37	78	0	0	78
162.36	78	77	77	109
162.37	28	1	78	159
167.37	28	140	218	253

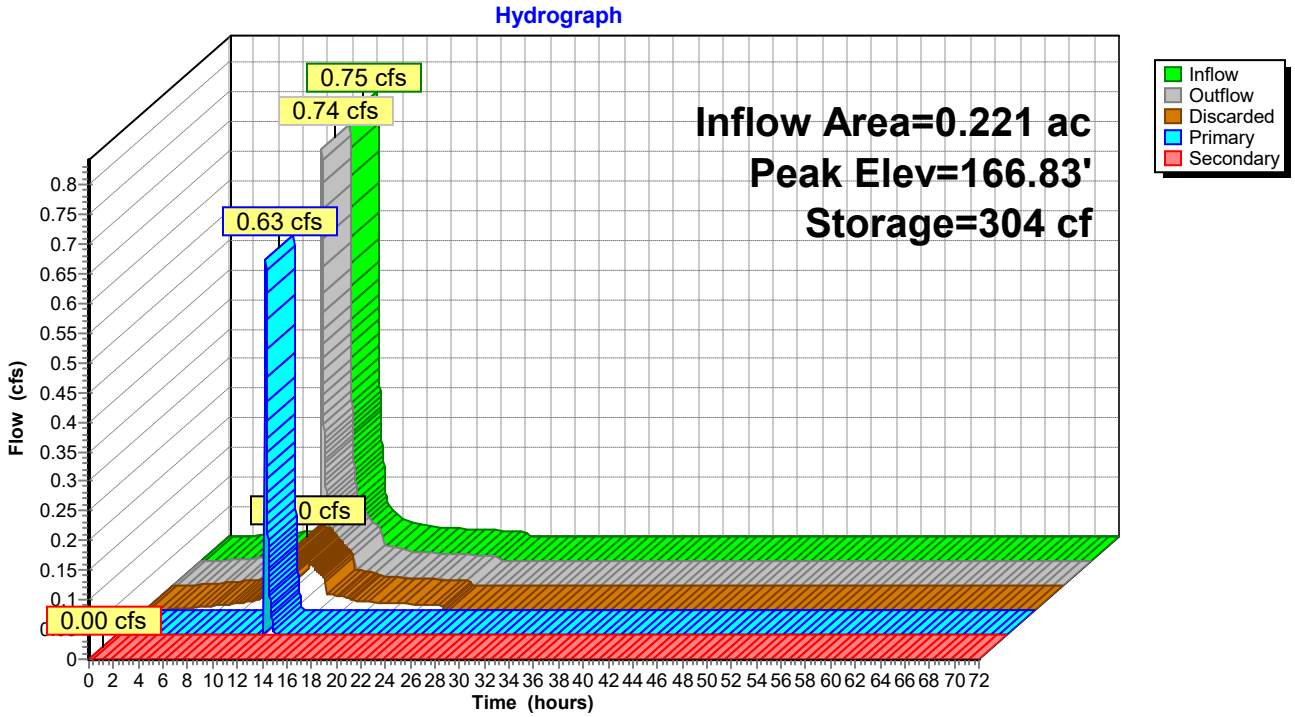
Device	Routing	Invert	Outlet Devices
#0	Secondary	167.37'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	161.37'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	166.37'	**12.0" Round Culvert** L= 57.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.37' / 165.80' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.10 cfs @ 12.05 hrs HW=166.82' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=0.63 cfs @ 12.05 hrs HW=166.82' (Free Discharge)
└**2=Culvert** (Inlet Controls 0.63 cfs @ 1.81 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=161.37' (Free Discharge)

Pond DW-1: DRY WELL-1



Stage-Area-Storage for Pond DW-1: DRY WELL-1

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
161.37	78	0
161.47	81	3
161.57	84	6
161.67	87	9
161.77	91	12
161.87	94	16
161.97	97	19
162.07	100	22
162.17	103	25
162.27	106	28
162.37	209	31
162.47	213	37
162.57	218	43
162.67	222	49
162.77	227	56
162.87	231	62
162.97	235	68
163.07	240	74
163.17	244	80
163.27	248	86
163.37	253	92
163.47	257	98
163.57	262	105
163.67	266	111
163.77	270	117
163.87	275	123
163.97	279	129
164.07	283	135
164.17	288	141
164.27	292	147
164.37	297	153
164.47	301	160
164.57	305	166
164.67	310	172
164.77	314	178
164.87	319	184
164.97	323	190
165.07	327	196
165.17	332	202
165.27	336	209
165.37	340	215
165.47	345	221
165.57	349	227
165.67	354	233
165.77	358	239
165.87	362	245
165.97	367	251
166.07	371	258
166.17	376	264
166.27	380	270
166.37	384	276
166.47	389	282
166.57	393	288
166.67	397	294
166.77	402	300
166.87	406	306
166.97	411	313
167.07	415	319
167.17	419	325
167.27	424	331
167.37	**428**	**337**
167.47	428	337
167.57	428	337
167.67	428	337
167.77	428	337
167.87	428	337
167.97	428	337
168.07	428	337
168.17	428	337
168.27	428	337
168.37	428	337
168.47	428	337
168.57	428	337
168.67	428	337
168.77	428	337
168.87	428	337
168.97	428	337
169.07	428	337
169.17	428	337
169.27	428	337
169.37	428	337
169.47	428	337
169.57	428	337
169.67	428	337
169.77	428	337
169.87	428	337
169.97	428	337
170.07	428	337

Summary for Pond DW-2: DRY WELL-2

Inflow Area = 0.221 ac, 87.80% Impervious, Inflow Depth = 0.44" for 2-yr event
Inflow = 0.63 cfs @ 12.05 hrs, Volume= 0.008 af
Outflow = 0.09 cfs @ 12.31 hrs, Volume= 0.008 af, Atten= 86%, Lag= 15.6 min
Discarded = 0.09 cfs @ 12.31 hrs, Volume= 0.008 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 164.96' @ 12.31 hrs Surf.Area= 78 sf Storage= 224 cf
Flood Elev= 169.40' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 30.5 min calculated for 0.008 af (100% of inflow)
Center-of-Mass det. time= 30.5 min (760.3 - 729.8)

Volume	Invert	Avail.Storage	Storage Description
#1	161.80'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	160.80'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.80	50	0	0	50
166.80	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
160.80	78	0	0	78
161.79	78	77	77	109
161.80	28	1	78	159
166.80	28	140	218	253

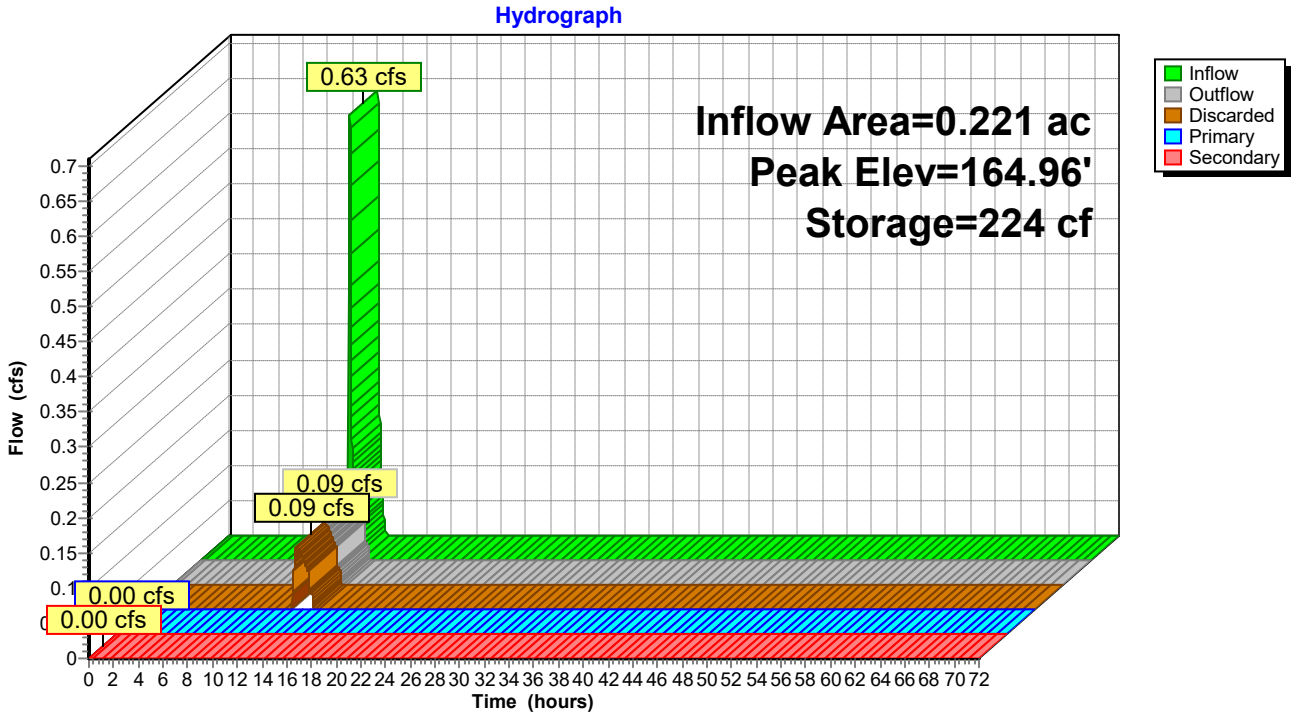
Device	Routing	Invert	Outlet Devices
#0	Secondary	166.80'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	160.80'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	165.80'	**12.0" Round Culvert** L= 62.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 165.80' / 165.18' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.09 cfs @ 12.31 hrs HW=164.96' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=160.80' (Free Discharge)
2=Culvert (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=160.80' (Free Discharge)

Pond DW-2: DRY WELL-2



Stage-Area-Storage for Pond DW-2: DRY WELL-2

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
160.80	78	0
160.90	81	3
161.00	84	6
161.10	87	9
161.20	91	12
161.30	94	16
161.40	97	19
161.50	100	22
161.60	103	25
161.70	106	28
161.80	209	31
161.90	213	37
162.00	218	43
162.10	222	49
162.20	227	56
162.30	231	62
162.40	235	68
162.50	240	74
162.60	244	80
162.70	248	86
162.80	253	92
162.90	257	98
163.00	262	105
163.10	266	111
163.20	270	117
163.30	275	123
163.40	279	129
163.50	283	135
163.60	288	141
163.70	292	147
163.80	297	153
163.90	301	160
164.00	305	166
164.10	310	172
164.20	314	178
164.30	319	184
164.40	323	190
164.50	327	196
164.60	332	202
164.70	336	209
164.80	340	215
164.90	345	221
165.00	349	227
165.10	354	233
165.20	358	239
165.30	362	245
165.40	367	251
165.50	371	258
165.60	376	264
165.70	380	270
165.80	384	276
165.90	389	282
166.00	393	288
166.10	397	294
166.20	402	300
166.30	406	306
166.40	411	313
166.50	415	319
166.60	419	325
166.70	424	331
166.80	**428**	**337**
166.90	428	337
167.00	428	337
167.10	428	337
167.20	428	337
167.30	428	337
167.40	428	337
167.50	428	337
167.60	428	337
167.70	428	337
167.80	428	337
167.90	428	337
168.00	428	337
168.10	428	337
168.20	428	337
168.30	428	337
168.40	428	337
168.50	428	337
168.60	428	337
168.70	428	337
168.80	428	337
168.90	428	337
169.00	428	337
169.10	428	337
169.20	428	337
169.30	428	337
169.40	428	337

Summary for Pond DW-3: DRY WELL-3

Inflow Area = 0.132 ac, 95.51% Impervious, Inflow Depth = 2.82" for 2-yr event
Inflow = 0.46 cfs @ 12.04 hrs, Volume= 0.031 af
Outflow = 0.18 cfs @ 12.19 hrs, Volume= 0.031 af, Atten= 62%, Lag= 9.2 min
Discarded = 0.10 cfs @ 12.19 hrs, Volume= 0.030 af
Primary = 0.08 cfs @ 12.19 hrs, Volume= 0.001 af
Routed to Reach DP-1 : DP-1: EX DW
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 166.74' @ 12.19 hrs Surf.Area= 78 sf Storage= 285 cf
Flood Elev= 170.10' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 18.8 min calculated for 0.031 af (100% of inflow)
Center-of-Mass det. time= 18.8 min (788.5 - 769.7)

Volume	Invert	Avail.Storage	Storage Description
#1	162.60'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	161.60'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
162.60	50	0	0	50
167.60	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.60	78	0	0	78
162.59	78	77	77	109
162.60	28	1	78	159
167.60	28	140	218	253

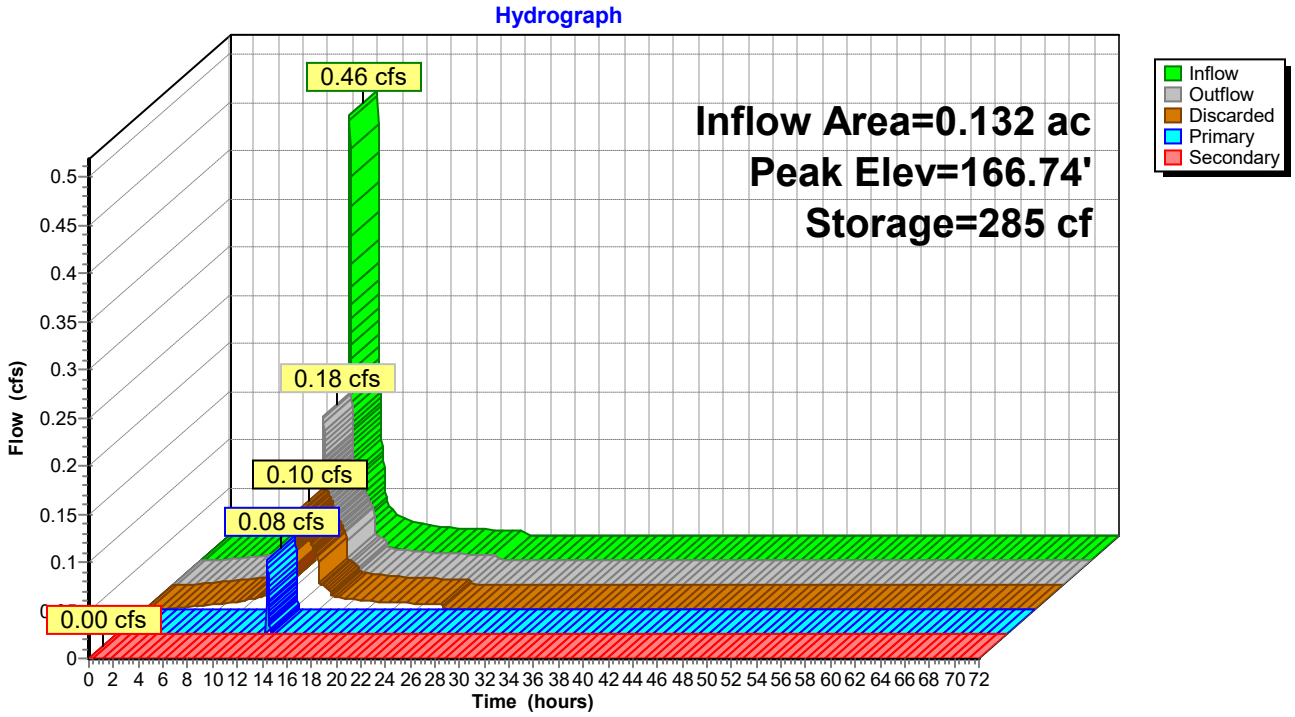
Device	Routing	Invert	Outlet Devices
#0	Secondary	167.60'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	161.60'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	166.60'	**12.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.60' / 166.08' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.10 cfs @ 12.19 hrs HW=166.74' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=0.07 cfs @ 12.19 hrs HW=166.74' (Free Discharge)
↑**2=Culvert** (Inlet Controls 0.07 cfs @ 1.02 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=161.60' (Free Discharge)

Pond DW-3: DRY WELL-3



Stage-Area-Storage for Pond DW-3: DRY WELL-3

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
161.60	78	0
161.70	81	3
161.80	84	6
161.90	87	9
162.00	91	12
162.10	94	16
162.20	97	19
162.30	100	22
162.40	103	25
162.50	106	28
162.60	209	31
162.70	213	37
162.80	218	43
162.90	222	49
163.00	227	56
163.10	231	62
163.20	235	68
163.30	240	74
163.40	244	80
163.50	248	86
163.60	253	92
163.70	257	98
163.80	262	105
163.90	266	111
164.00	270	117
164.10	275	123
164.20	279	129
164.30	283	135
164.40	288	141
164.50	292	147
164.60	297	153
164.70	301	160
164.80	305	166
164.90	310	172
165.00	314	178
165.10	319	184
165.20	323	190
165.30	327	196
165.40	332	202
165.50	336	209
165.60	340	215
165.70	345	221
165.80	349	227
165.90	354	233
166.00	358	239
166.10	362	245
166.20	367	251
166.30	371	258
166.40	376	264
166.50	380	270
166.60	384	276
166.70	389	282
166.80	393	288
166.90	397	294
167.00	402	300
167.10	406	306
167.20	411	313
167.30	415	319
167.40	419	325
167.50	424	331
167.60	**428**	**337**
167.70	428	337
167.80	428	337
167.90	428	337
168.00	428	337
168.10	428	337
168.20	428	337
168.30	428	337
168.40	428	337
168.50	428	337
168.60	428	337
168.70	428	337
168.80	428	337
168.90	428	337
169.00	428	337
169.10	428	337
169.20	428	337
169.30	428	337
169.40	428	337
169.50	428	337
169.60	428	337
169.70	428	337
169.80	428	337
169.90	428	337
170.00	428	337
170.10	428	337

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DRAINAGE AREA 1 Runoff Area=22,273 sf 73.11% Impervious Runoff Depth=3.99"
Tc=6.0 min CN=94 Runoff=2.43 cfs 0.170 af

Subcatchment DA-2: DRAINAGE AREA 2 Runoff Area=18,020 sf 61.34% Impervious Runoff Depth=3.88"
Tc=6.0 min CN=93 Runoff=1.93 cfs 0.134 af

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,750 sf 95.51% Impervious Runoff Depth=4.33"
Tc=6.0 min CN=97 Runoff=0.65 cfs 0.048 af

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=2,806 sf 67.82% Impervious Runoff Depth=3.88"
Tc=6.0 min CN=93 Runoff=0.30 cfs 0.021 af

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=6,802 sf 96.05% Impervious Runoff Depth=4.33"
Tc=6.0 min CN=97 Runoff=0.77 cfs 0.056 af

Reach DP-1: DP-1: EX DW Inflow=3.26 cfs 0.185 af
Outflow=3.26 cfs 0.185 af

Reach DP-2: DP 2: TO STREET Inflow=1.93 cfs 0.134 af
Outflow=1.93 cfs 0.134 af

Pond CB-1: CATCH BASIN Peak Elev=167.19' Inflow=0.30 cfs 0.021 af
12.0" Round Culvert n=0.012 L=52.0' S=0.0100 '/' Outflow=0.30 cfs 0.021 af

Pond DW-1: DRY WELL-1 Peak Elev=166.95' Storage=311 cf Inflow=1.07 cfs 0.077 af
Discarded=0.10 cfs 0.057 af Primary=0.96 cfs 0.020 af Secondary=0.00 cfs 0.000 af Outflow=1.07 cfs 0.077 af

Pond DW-2: DRY WELL-2 Peak Elev=166.29' Storage=306 cf Inflow=0.96 cfs 0.020 af
Discarded=0.10 cfs 0.012 af Primary=0.72 cfs 0.008 af Secondary=0.00 cfs 0.000 af Outflow=0.82 cfs 0.020 af

Pond DW-3: DRY WELL-3 Peak Elev=167.00' Storage=301 cf Inflow=0.65 cfs 0.048 af
Discarded=0.10 cfs 0.041 af Primary=0.51 cfs 0.007 af Secondary=0.00 cfs 0.000 af Outflow=0.62 cfs 0.048 af

Total Runoff Area = 1.278 ac Runoff Volume = 0.429 af Average Runoff Depth = 4.03"
25.85% Pervious = 0.330 ac 74.15% Impervious = 0.947 ac

Summary for Subcatchment DA-1: DRAINAGE AREA 1

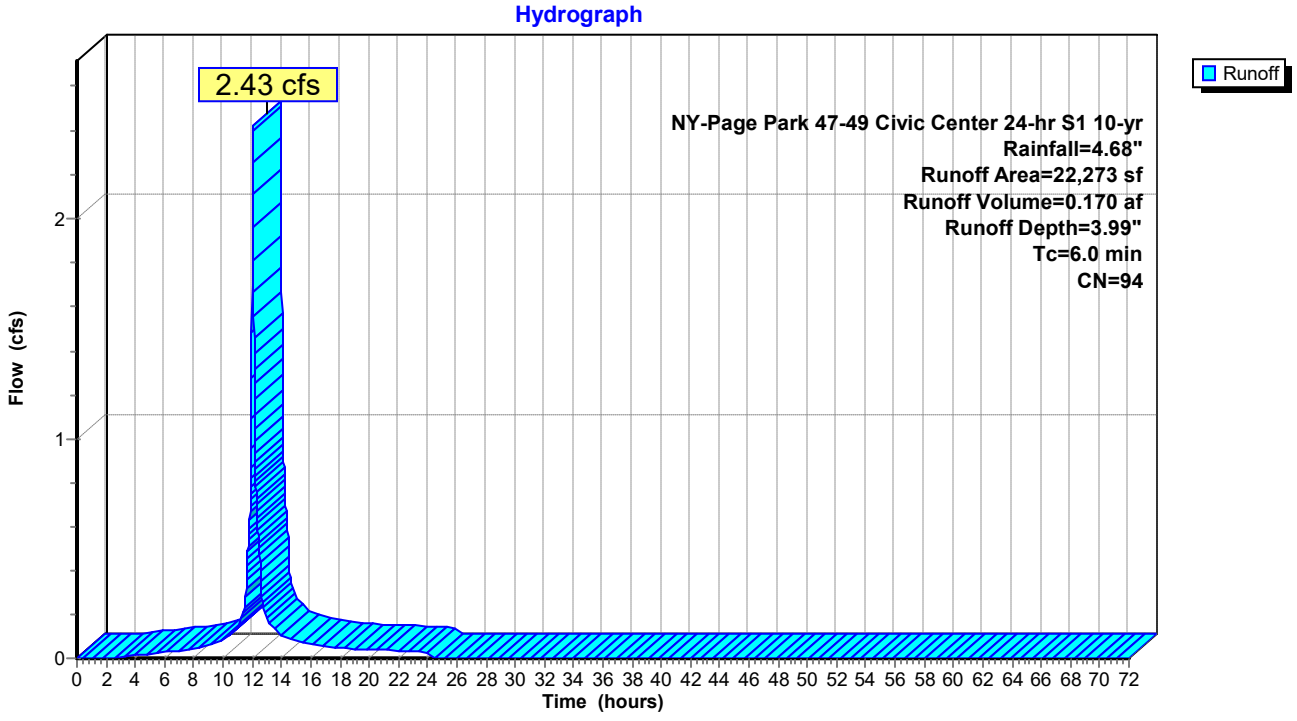
Runoff = 2.43 cfs @ 12.04 hrs, Volume= 0.170 af, Depth= 3.99"
Routed to Reach DP-1 : DP-1: EX DW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
5,989	84	50-75% Grass cover, Fair, HSG D
16,284	98	Paved parking, HSG B
22,273	94	Weighted Average
5,989		26.89% Pervious Area
16,284		73.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-1: DRAINAGE AREA 1



Summary for Subcatchment DA-2: DRAINAGE AREA 2

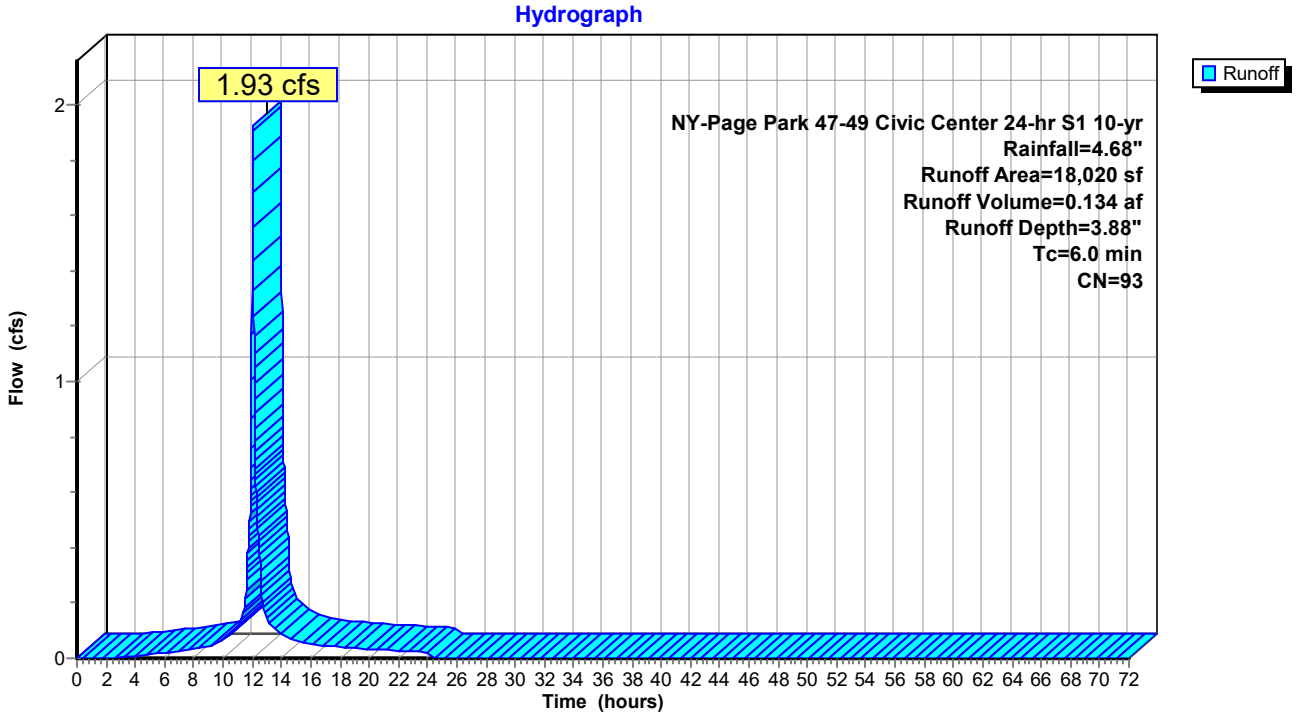
Runoff = 1.93 cfs @ 12.04 hrs, Volume= 0.134 af, Depth= 3.88"
Routed to Reach DP-2 : DP 2: TO STREET

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
6,966	84	50-75% Grass cover, Fair, HSG D
11,054	98	Paved parking, HSG B
18,020	93	Weighted Average
6,966		38.66% Pervious Area
11,054		61.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-2: DRAINAGE AREA 2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

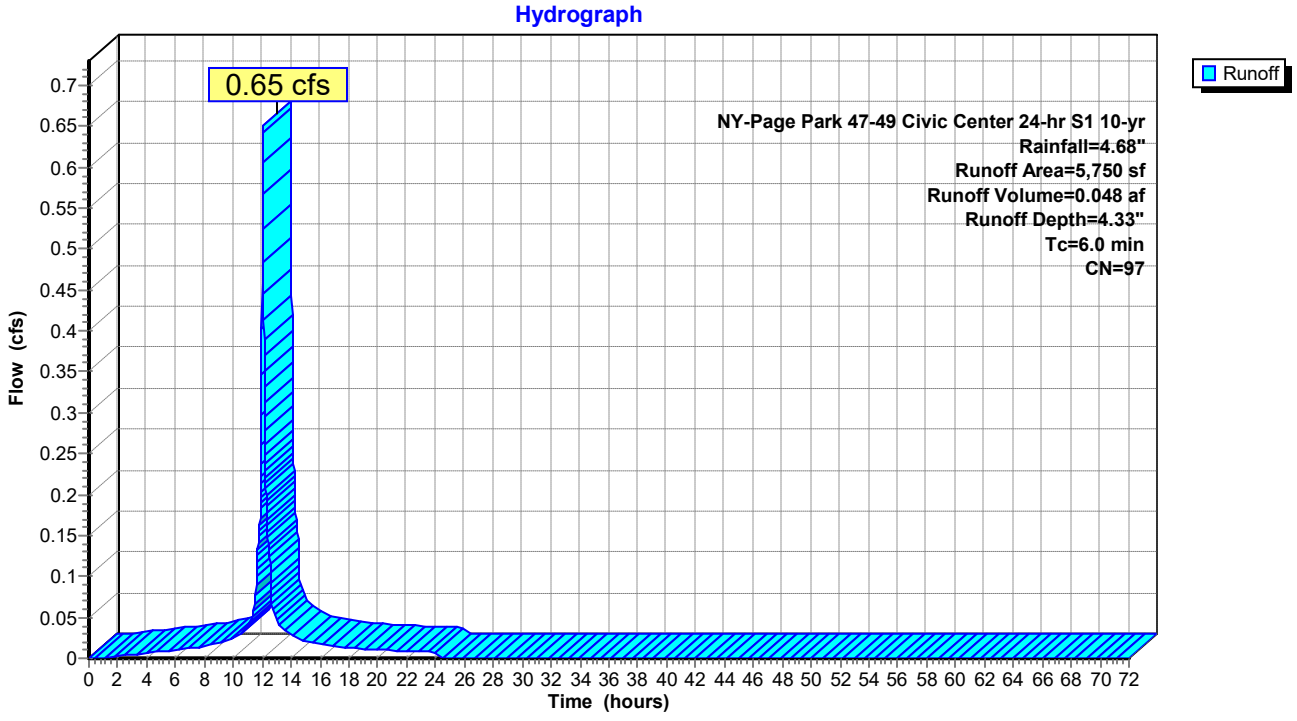
Runoff = 0.65 cfs @ 12.04 hrs, Volume= 0.048 af, Depth= 4.33"
Routed to Pond DW-3 : DRY WELL-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
258	84	50-75% Grass cover, Fair, HSG D
5,492	98	Paved parking, HSG B
5,750	97	Weighted Average
258		4.49% Pervious Area
5,492		95.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

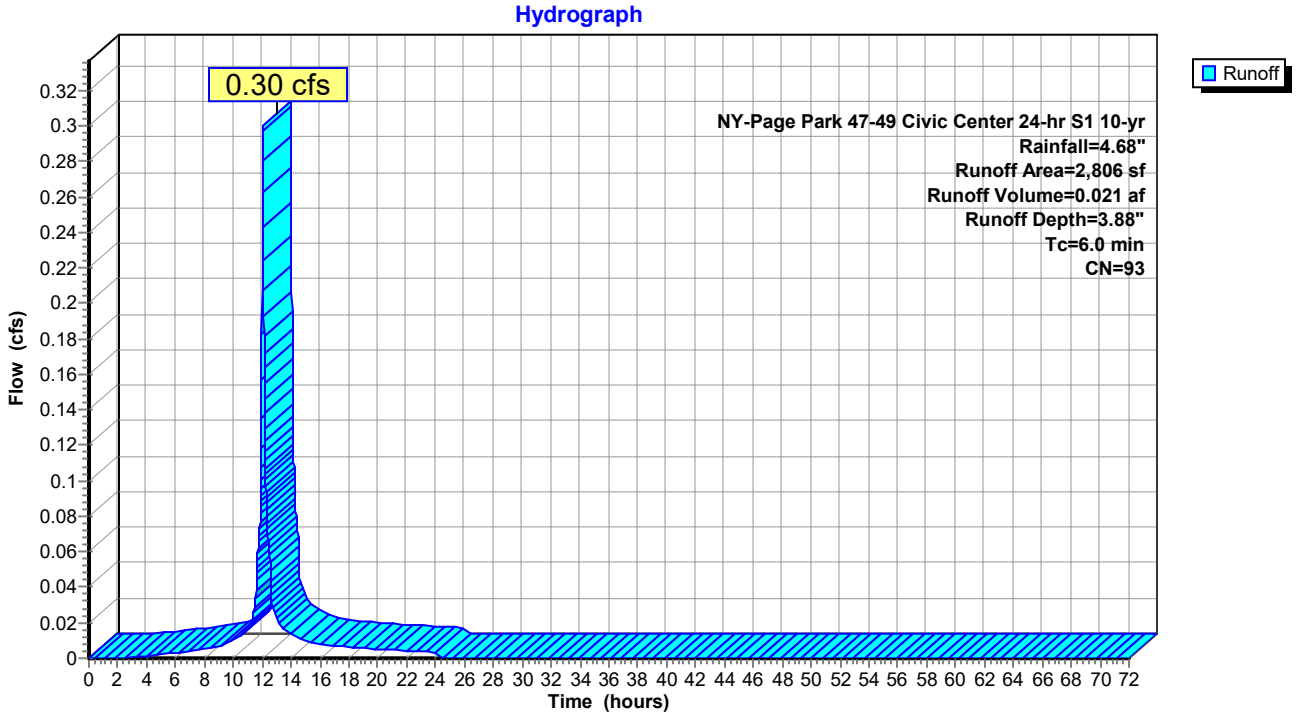
Runoff = 0.30 cfs @ 12.04 hrs, Volume= 0.021 af, Depth= 3.88"
Routed to Pond CB-1 : CATCH BASIN

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
903	84	50-75% Grass cover, Fair, HSG D
1,903	98	Paved parking, HSG B
2,806	93	Weighted Average
903		32.18% Pervious Area
1,903		67.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

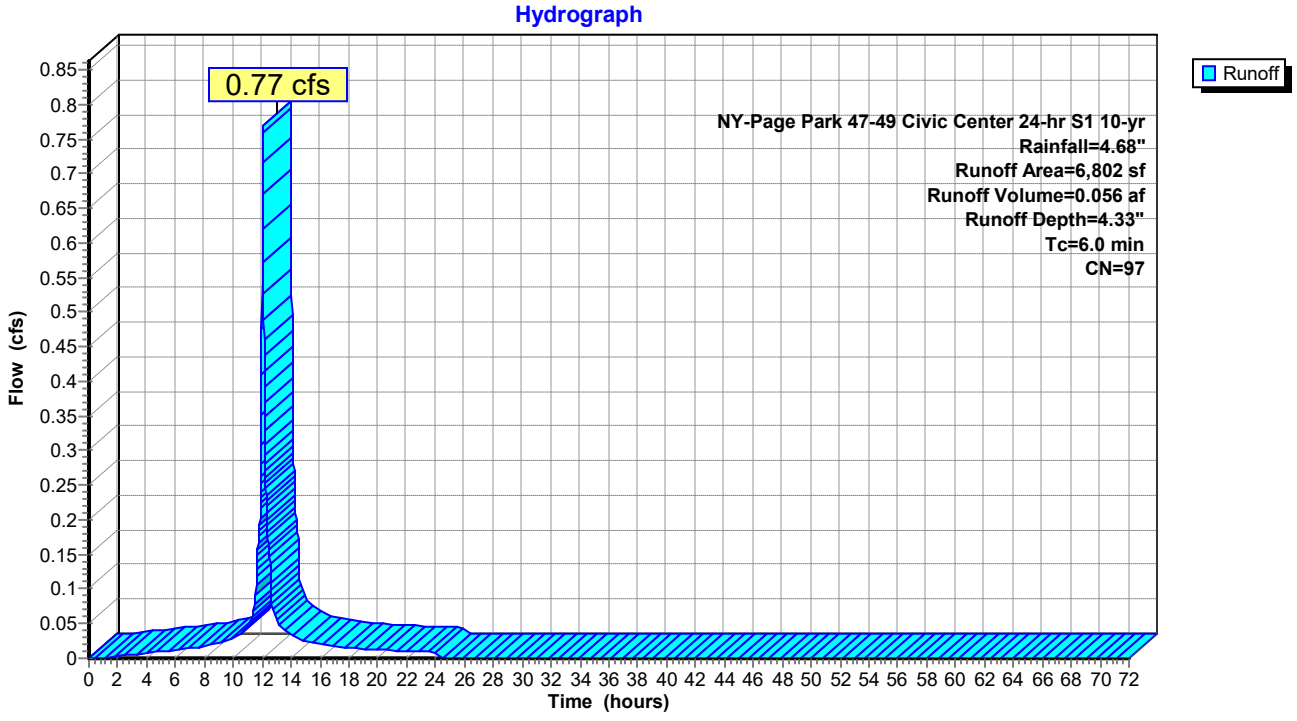
Runoff = 0.77 cfs @ 12.04 hrs, Volume= 0.056 af, Depth= 4.33"
Routed to Pond DW-1 : DRY WELL-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 10-yr Rainfall=4.68"

Area (sf)	CN	Description
269	84	50-75% Grass cover, Fair, HSG D
6,533	98	Paved parking, HSG B
6,802	97	Weighted Average
269		3.95% Pervious Area
6,533		96.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-5: DRAINAGE AREA 5



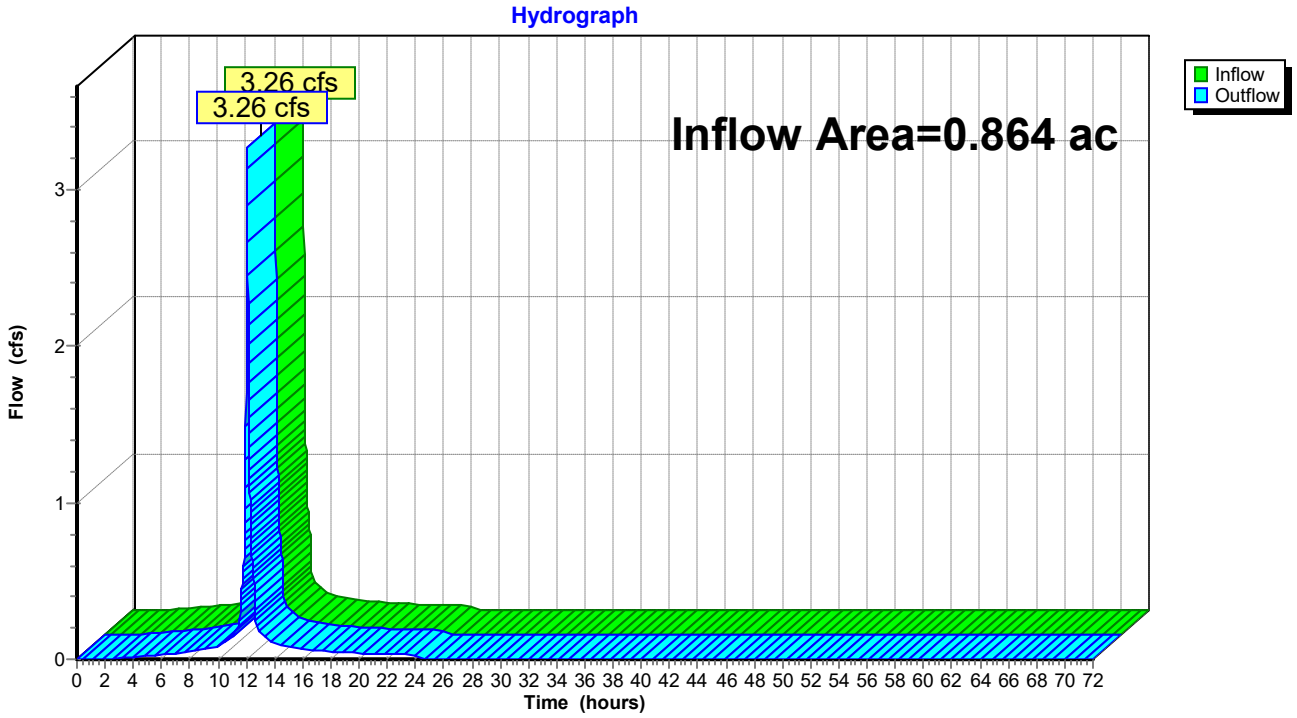
Summary for Reach DP-1: DP-1: EX DW

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

Inflow Area = 0.864 ac, 80.28% Impervious, Inflow Depth = 2.56" for 10-yr event
Inflow = 3.26 cfs @ 12.07 hrs, Volume= 0.185 af
Outflow = 3.26 cfs @ 12.07 hrs, Volume= 0.185 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-1: DP-1: EX DW



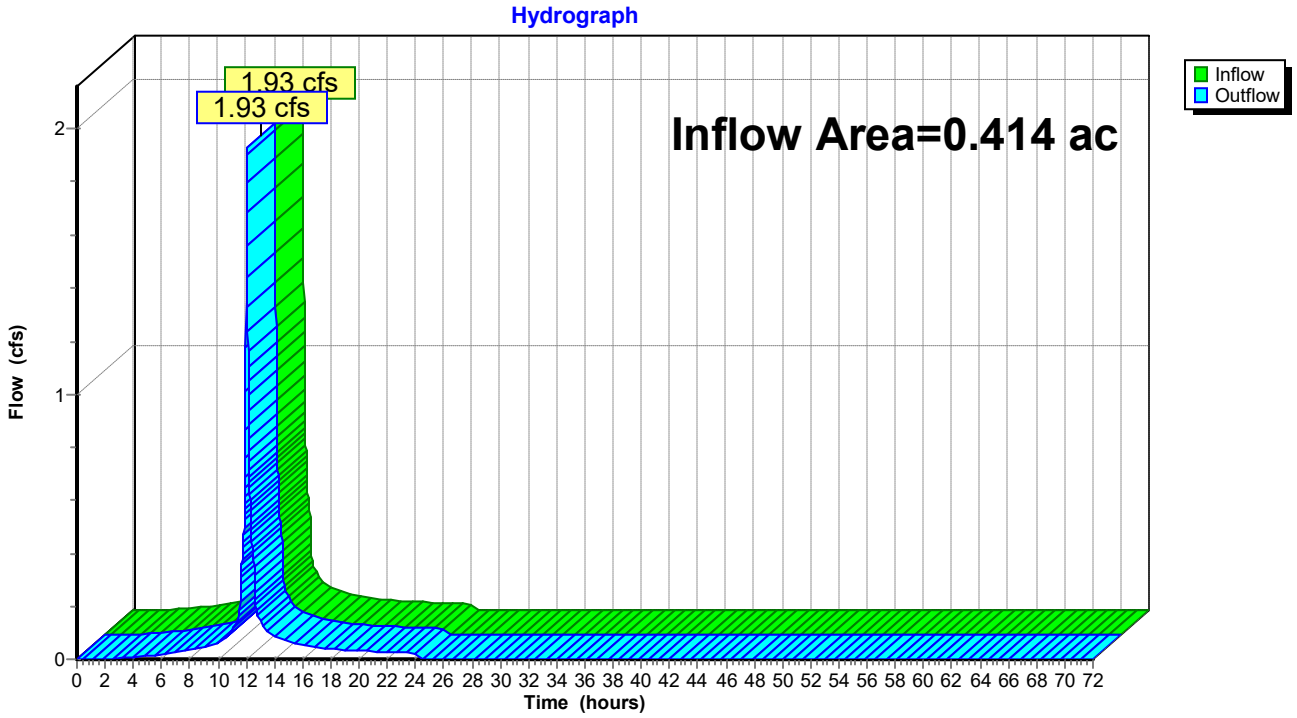
Summary for Reach DP-2: DP 2: TO STREET

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

Inflow Area = 0.414 ac, 61.34% Impervious, Inflow Depth = 3.88" for 10-yr event
Inflow = 1.93 cfs @ 12.04 hrs, Volume= 0.134 af
Outflow = 1.93 cfs @ 12.04 hrs, Volume= 0.134 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-2: DP 2: TO STREET



Summary for Pond CB-1: CATCH BASIN

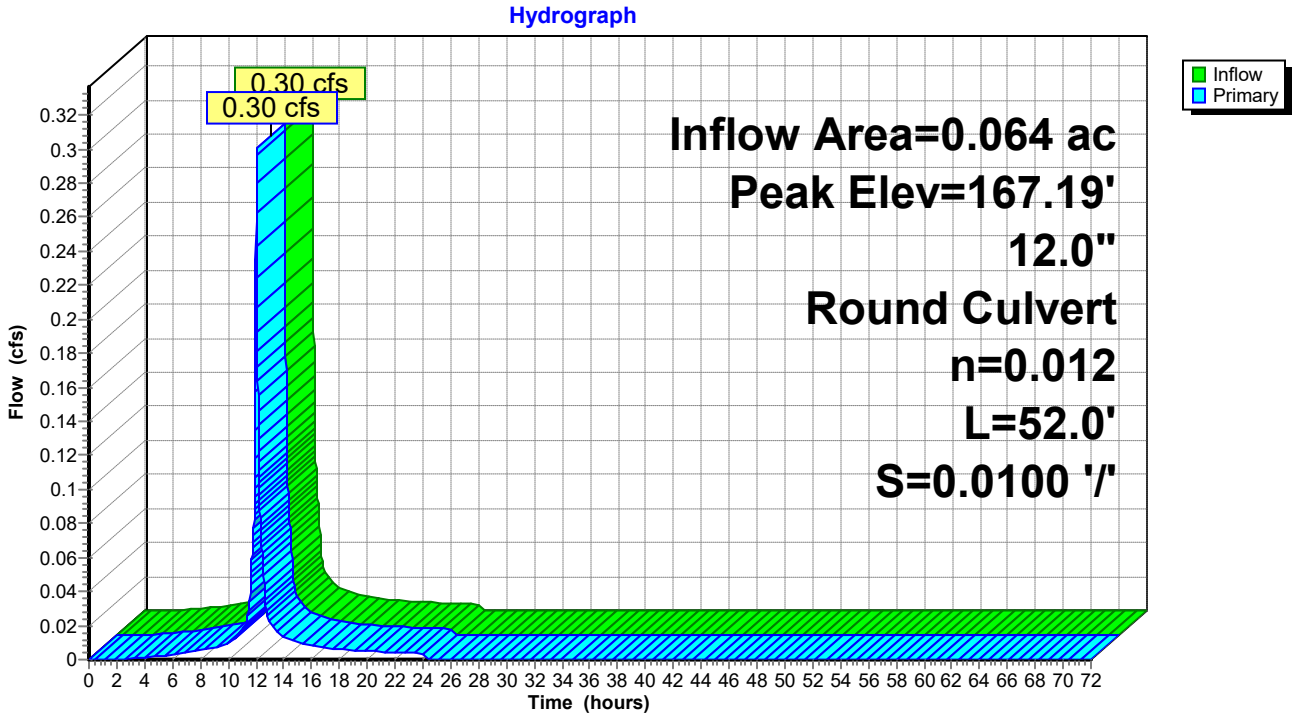
Inflow Area = 0.064 ac, 67.82% Impervious, Inflow Depth = 3.88" for 10-yr event
Inflow = 0.30 cfs @ 12.04 hrs, Volume= 0.021 af
Outflow = 0.30 cfs @ 12.04 hrs, Volume= 0.021 af, Atten= 0%, Lag= 0.0 min
Primary = 0.30 cfs @ 12.04 hrs, Volume= 0.021 af
Routed to Pond DW-1 : DRY WELL-1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 167.19' @ 12.04 hrs
Flood Elev= 170.03'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.89'	**12.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.89' / 166.37' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.30 cfs @ 12.04 hrs HW=167.19' (Free Discharge)
1=Culvert (Inlet Controls 0.30 cfs @ 1.48 fps)

Pond CB-1: CATCH BASIN



Stage-Area-Storage for Pond CB-1: CATCH BASIN

Elevation (feet)	Storage (acre-feet)
166.89	**0.000**
166.94	0.000
166.99	0.000
167.04	0.000
167.09	0.000
167.14	0.000
167.19	0.000
167.24	0.000
167.29	0.000
167.34	0.000
167.39	0.000
167.44	0.000
167.49	0.000
167.54	0.000
167.59	0.000
167.64	0.000
167.69	0.000
167.74	0.000
167.79	0.000
167.84	0.000
167.89	0.000
167.94	0.000
167.99	0.000
168.04	0.000
168.09	0.000
168.14	0.000
168.19	0.000
168.24	0.000
168.29	0.000
168.34	0.000
168.39	0.000
168.44	0.000
168.49	0.000
168.54	0.000
168.59	0.000
168.64	0.000
168.69	0.000
168.74	0.000
168.79	0.000
168.84	0.000
168.89	0.000
168.94	0.000
168.99	0.000
169.04	0.000
169.09	0.000
169.14	0.000
169.19	0.000
169.24	0.000
169.29	0.000
169.34	0.000
169.39	0.000
169.44	0.000
169.49	0.000
169.54	0.000
169.59	0.000
169.64	0.000
169.69	0.000
169.74	0.000
169.79	0.000
169.84	0.000
169.89	0.000
169.94	0.000
169.99	0.000

Summary for Pond DW-1: DRY WELL-1

[79] Warning: Submerged Pond CB-1 Primary device # 1 INLET by 0.06'

Inflow Area = 0.221 ac, 87.80% Impervious, Inflow Depth = 4.20" for 10-yr event
Inflow = 1.07 cfs @ 12.04 hrs, Volume= 0.077 af
Outflow = 1.07 cfs @ 12.04 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.3 min
Discarded = 0.10 cfs @ 12.04 hrs, Volume= 0.057 af
Primary = 0.96 cfs @ 12.04 hrs, Volume= 0.020 af
Routed to Pond DW-2 : DRY WELL-2
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 166.95' @ 12.04 hrs Surf.Area= 78 sf Storage= 311 cf
Flood Elev= 170.14' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 16.5 min calculated for 0.077 af (100% of inflow)
Center-of-Mass det. time= 16.5 min (782.9 - 766.4)

Volume	Invert	Avail.Storage	Storage Description
#1	162.37'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	161.37'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
162.37	50	0	0	50
167.37	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.37	78	0	0	78
162.36	78	77	77	109
162.37	28	1	78	159
167.37	28	140	218	253

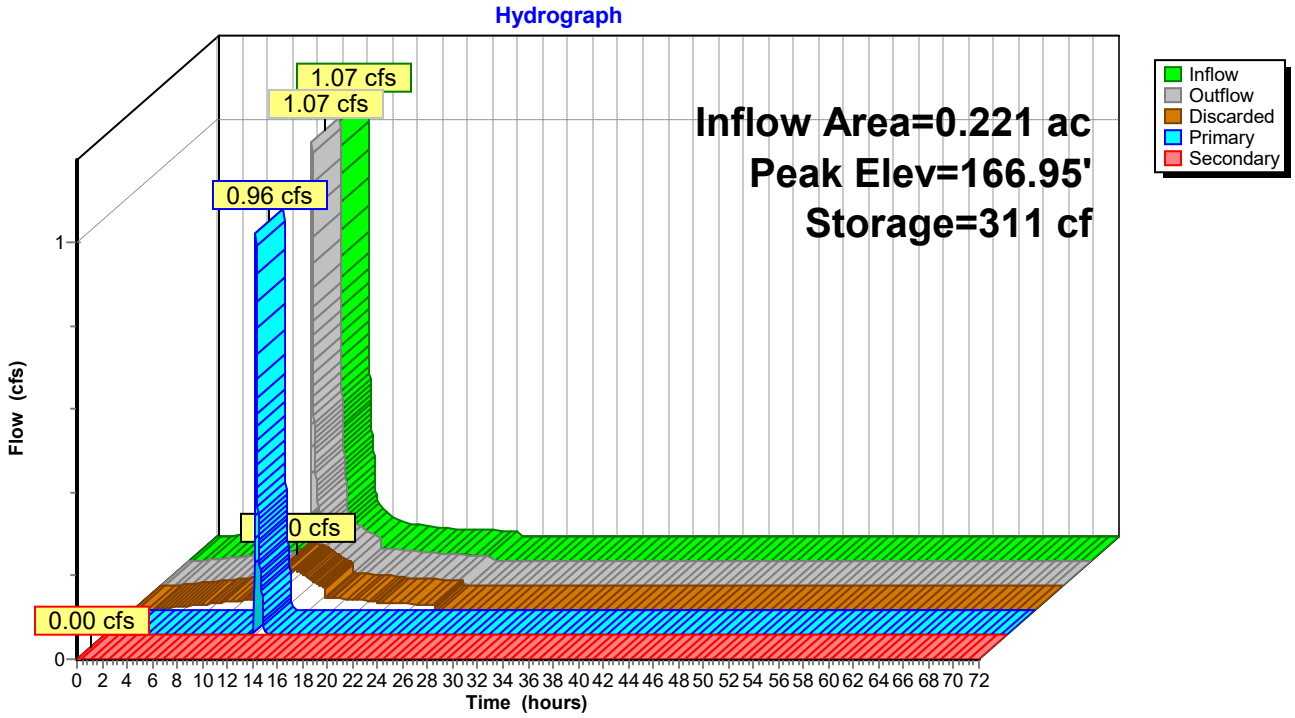
Device	Routing	Invert	Outlet Devices
#0	Secondary	167.37'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	161.37'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	166.37'	**12.0" Round Culvert** L= 57.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.37' / 165.80' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.10 cfs @ 12.04 hrs HW=166.95' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=0.96 cfs @ 12.04 hrs HW=166.95' (Free Discharge)
└**2=Culvert** (Inlet Controls 0.96 cfs @ 2.04 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=161.37' (Free Discharge)

Pond DW-1: DRY WELL-1



Stage-Area-Storage for Pond DW-1: DRY WELL-1

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
161.37	78	0
161.47	81	3
161.57	84	6
161.67	87	9
161.77	91	12
161.87	94	16
161.97	97	19
162.07	100	22
162.17	103	25
162.27	106	28
162.37	209	31
162.47	213	37
162.57	218	43
162.67	222	49
162.77	227	56
162.87	231	62
162.97	235	68
163.07	240	74
163.17	244	80
163.27	248	86
163.37	253	92
163.47	257	98
163.57	262	105
163.67	266	111
163.77	270	117
163.87	275	123
163.97	279	129
164.07	283	135
164.17	288	141
164.27	292	147
164.37	297	153
164.47	301	160
164.57	305	166
164.67	310	172
164.77	314	178
164.87	319	184
164.97	323	190
165.07	327	196
165.17	332	202
165.27	336	209
165.37	340	215
165.47	345	221
165.57	349	227
165.67	354	233
165.77	358	239
165.87	362	245
165.97	367	251
166.07	371	258
166.17	376	264
166.27	380	270
166.37	384	276
166.47	389	282
166.57	393	288
166.67	397	294
166.77	402	300
166.87	406	306
166.97	411	313
167.07	415	319
167.17	419	325
167.27	424	331
167.37	**428**	**337**
167.47	428	337
167.57	428	337
167.67	428	337
167.77	428	337
167.87	428	337
167.97	428	337
168.07	428	337
168.17	428	337
168.27	428	337
168.37	428	337
168.47	428	337
168.57	428	337
168.67	428	337
168.77	428	337
168.87	428	337
168.97	428	337
169.07	428	337
169.17	428	337
169.27	428	337
169.37	428	337
169.47	428	337
169.57	428	337
169.67	428	337
169.77	428	337
169.87	428	337
169.97	428	337
170.07	428	337

Summary for Pond DW-2: DRY WELL-2

[79] Warning: Submerged Pond DW-1 Primary device # 2 OUTLET by 0.49'

Inflow Area = 0.221 ac, 87.80% Impervious, Inflow Depth = 1.07" for 10-yr event
Inflow = 0.96 cfs @ 12.04 hrs, Volume= 0.020 af
Outflow = 0.82 cfs @ 12.08 hrs, Volume= 0.020 af, Atten= 15%, Lag= 2.3 min
Discarded = 0.10 cfs @ 12.08 hrs, Volume= 0.012 af
Primary = 0.72 cfs @ 12.08 hrs, Volume= 0.008 af
Routed to Reach DP-1 : DP-1: EX DW
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 166.29' @ 12.08 hrs Surf.Area= 78 sf Storage= 306 cf
Flood Elev= 169.40' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 22.2 min calculated for 0.020 af (100% of inflow)
Center-of-Mass det. time= 22.2 min (751.0 - 728.9)

Volume	Invert	Avail.Storage	Storage Description
#1	161.80'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	160.80'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.80	50	0	0	50
166.80	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
160.80	78	0	0	78
161.79	78	77	77	109
161.80	28	1	78	159
166.80	28	140	218	253

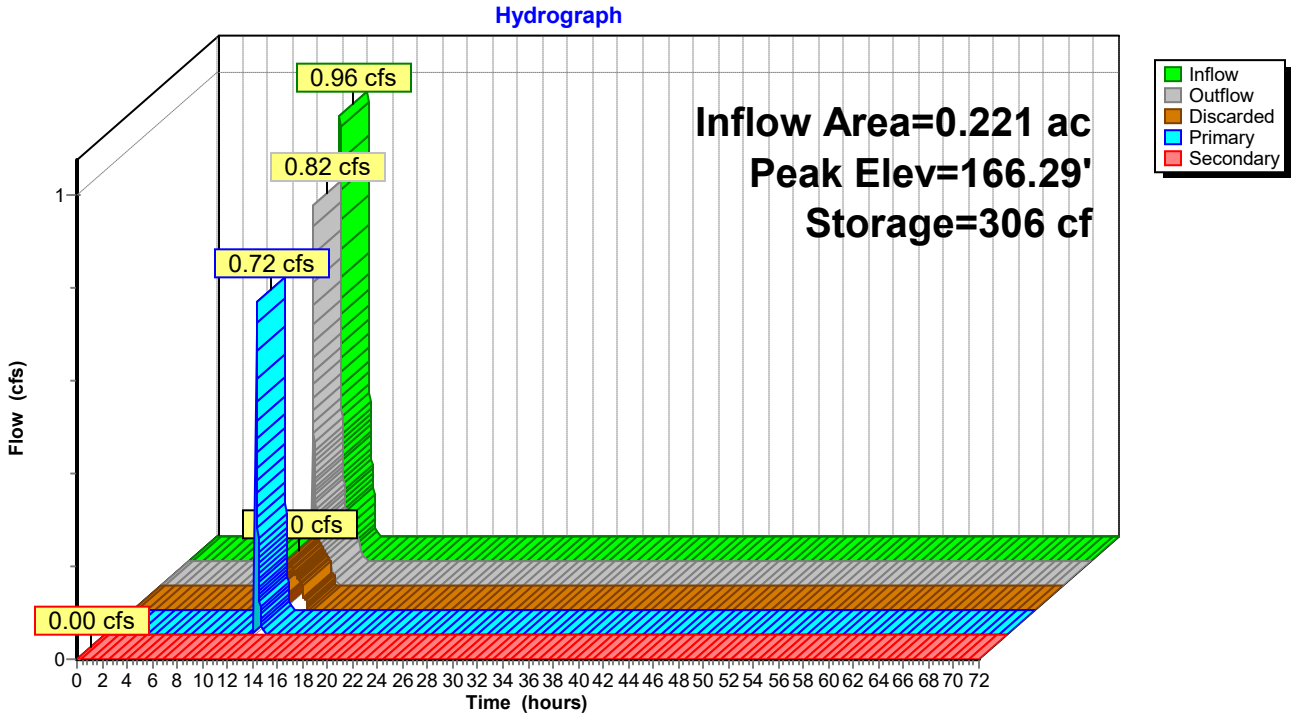
Device	Routing	Invert	Outlet Devices
#0	Secondary	166.80'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	160.80'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	165.80'	**12.0" Round Culvert** L= 62.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 165.80' / 165.18' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.10 cfs @ 12.08 hrs HW=166.29' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=0.71 cfs @ 12.08 hrs HW=166.29' (Free Discharge)
└**2=Culvert** (Inlet Controls 0.71 cfs @ 1.88 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=160.80' (Free Discharge)

Pond DW-2: DRY WELL-2



Stage-Area-Storage for Pond DW-2: DRY WELL-2

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
160.80	78	0
160.90	81	3
161.00	84	6
161.10	87	9
161.20	91	12
161.30	94	16
161.40	97	19
161.50	100	22
161.60	103	25
161.70	106	28
161.80	209	31
161.90	213	37
162.00	218	43
162.10	222	49
162.20	227	56
162.30	231	62
162.40	235	68
162.50	240	74
162.60	244	80
162.70	248	86
162.80	253	92
162.90	257	98
163.00	262	105
163.10	266	111
163.20	270	117
163.30	275	123
163.40	279	129
163.50	283	135
163.60	288	141
163.70	292	147
163.80	297	153
163.90	301	160
164.00	305	166
164.10	310	172
164.20	314	178
164.30	319	184
164.40	323	190
164.50	327	196
164.60	332	202
164.70	336	209
164.80	340	215
164.90	345	221
165.00	349	227
165.10	354	233
165.20	358	239
165.30	362	245
165.40	367	251
165.50	371	258
165.60	376	264
165.70	380	270
165.80	384	276
165.90	389	282
166.00	393	288
166.10	397	294
166.20	402	300
166.30	406	306
166.40	411	313
166.50	415	319
166.60	419	325
166.70	424	331
166.80	**428**	**337**
166.90	428	337
167.00	428	337
167.10	428	337
167.20	428	337
167.30	428	337
167.40	428	337
167.50	428	337
167.60	428	337
167.70	428	337
167.80	428	337
167.90	428	337
168.00	428	337
168.10	428	337
168.20	428	337
168.30	428	337
168.40	428	337
168.50	428	337
168.60	428	337
168.70	428	337
168.80	428	337
168.90	428	337
169.00	428	337
169.10	428	337
169.20	428	337
169.30	428	337
169.40	428	337

Summary for Pond DW-3: DRY WELL-3

Inflow Area = 0.132 ac, 95.51% Impervious, Inflow Depth = 4.33" for 10-yr event
Inflow = 0.65 cfs @ 12.04 hrs, Volume= 0.048 af
Outflow = 0.62 cfs @ 12.06 hrs, Volume= 0.048 af, Atten= 6%, Lag= 1.4 min
Discarded = 0.10 cfs @ 12.06 hrs, Volume= 0.041 af
Primary = 0.51 cfs @ 12.06 hrs, Volume= 0.007 af
Routed to Reach DP-1 : DP-1: EX DW
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 167.00' @ 12.06 hrs Surf.Area= 78 sf Storage= 301 cf
Flood Elev= 170.10' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 16.8 min calculated for 0.048 af (100% of inflow)
Center-of-Mass det. time= 16.8 min (775.9 - 759.1)

Volume	Invert	Avail.Storage	Storage Description
#1	162.60'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	161.60'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
162.60	50	0	0	50
167.60	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.60	78	0	0	78
162.59	78	77	77	109
162.60	28	1	78	159
167.60	28	140	218	253

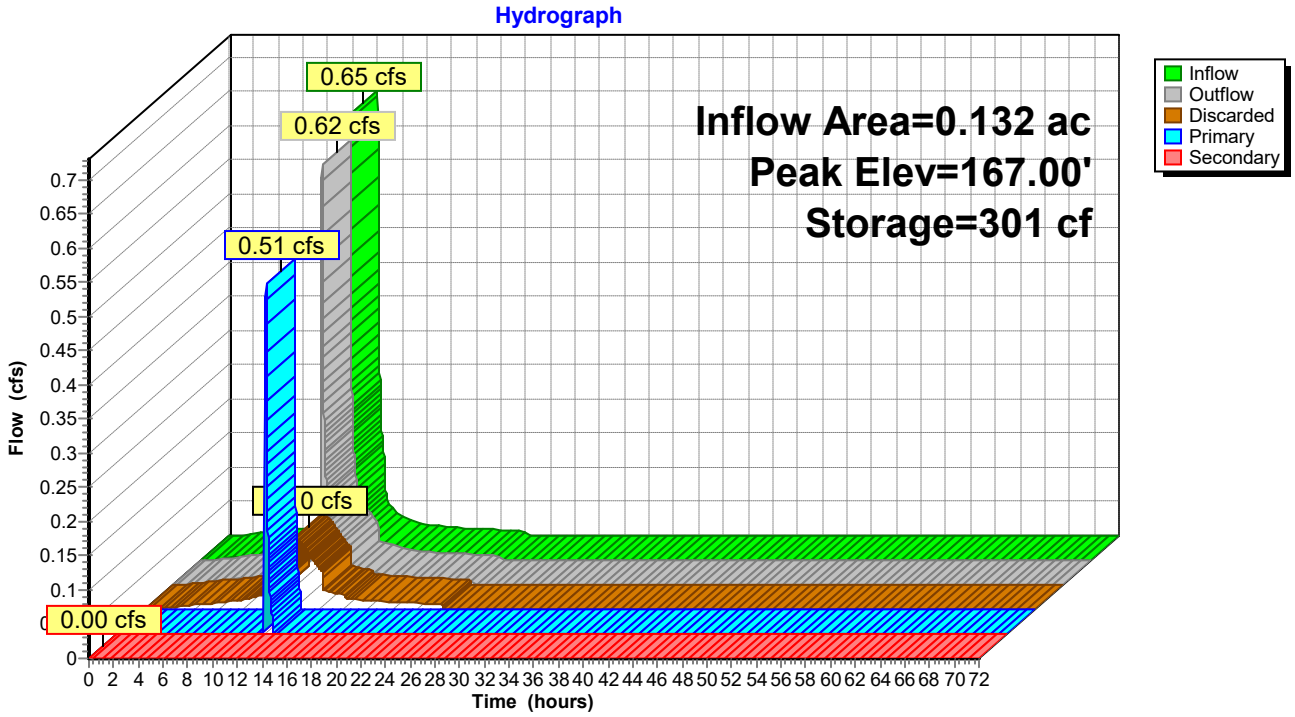
Device	Routing	Invert	Outlet Devices
#0	Secondary	167.60'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	161.60'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	166.60'	**12.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.60' / 166.08' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.10 cfs @ 12.06 hrs HW=167.00' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=0.51 cfs @ 12.06 hrs HW=167.00' (Free Discharge)
↑—**2=Culvert** (Inlet Controls 0.51 cfs @ 1.71 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=161.60' (Free Discharge)

Pond DW-3: DRY WELL-3



Stage-Area-Storage for Pond DW-3: DRY WELL-3

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
161.60	78	0
161.70	81	3
161.80	84	6
161.90	87	9
162.00	91	12
162.10	94	16
162.20	97	19
162.30	100	22
162.40	103	25
162.50	106	28
162.60	209	31
162.70	213	37
162.80	218	43
162.90	222	49
163.00	227	56
163.10	231	62
163.20	235	68
163.30	240	74
163.40	244	80
163.50	248	86
163.60	253	92
163.70	257	98
163.80	262	105
163.90	266	111
164.00	270	117
164.10	275	123
164.20	279	129
164.30	283	135
164.40	288	141
164.50	292	147
164.60	297	153
164.70	301	160
164.80	305	166
164.90	310	172
165.00	314	178
165.10	319	184
165.20	323	190
165.30	327	196
165.40	332	202
165.50	336	209
165.60	340	215
165.70	345	221
165.80	349	227
165.90	354	233
166.00	358	239
166.10	362	245
166.20	367	251
166.30	371	258
166.40	376	264
166.50	380	270
166.60	384	276
166.70	389	282
166.80	393	288
166.90	397	294
167.00	402	300
167.10	406	306
167.20	411	313
167.30	415	319
167.40	419	325
167.50	424	331
167.60	**428**	**337**
167.70	428	337
167.80	428	337
167.90	428	337
168.00	428	337
168.10	428	337
168.20	428	337
168.30	428	337
168.40	428	337
168.50	428	337
168.60	428	337
168.70	428	337
168.80	428	337
168.90	428	337
169.00	428	337
169.10	428	337
169.20	428	337
169.30	428	337
169.40	428	337
169.50	428	337
169.60	428	337
169.70	428	337
169.80	428	337
169.90	428	337
170.00	428	337
170.10	428	337

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DRAINAGE AREA 1 Runoff Area=22,273 sf 73.11% Impervious Runoff Depth=5.15"
Tc=6.0 min CN=94 Runoff=3.01 cfs 0.219 af

Subcatchment DA-2: DRAINAGE AREA 2 Runoff Area=18,020 sf 61.34% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=93 Runoff=2.40 cfs 0.174 af

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,750 sf 95.51% Impervious Runoff Depth=5.49"
Tc=6.0 min CN=97 Runoff=0.80 cfs 0.060 af

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=2,806 sf 67.82% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=93 Runoff=0.37 cfs 0.027 af

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=6,802 sf 96.05% Impervious Runoff Depth=5.49"
Tc=6.0 min CN=97 Runoff=0.94 cfs 0.071 af

Reach DP-1: DP-1: EX DW Inflow=4.78 cfs 0.247 af
Outflow=4.78 cfs 0.247 af

Reach DP-2: DP 2: TO STREET Inflow=2.40 cfs 0.174 af
Outflow=2.40 cfs 0.174 af

Pond CB-1: CATCH BASIN Peak Elev=167.23' Inflow=0.37 cfs 0.027 af
12.0" Round Culvert n=0.012 L=52.0' S=0.0100 '/' Outflow=0.37 cfs 0.027 af

Pond DW-1: DRY WELL-1 Peak Elev=167.03' Storage=316 cf Inflow=1.32 cfs 0.099 af
Discarded=0.11 cfs 0.069 af Primary=1.21 cfs 0.030 af Secondary=0.00 cfs 0.000 af Outflow=1.31 cfs 0.099 af

Pond DW-2: DRY WELL-2 Peak Elev=166.42' Storage=314 cf Inflow=1.21 cfs 0.030 af
Discarded=0.10 cfs 0.013 af Primary=1.10 cfs 0.016 af Secondary=0.00 cfs 0.000 af Outflow=1.20 cfs 0.030 af

Pond DW-3: DRY WELL-3 Peak Elev=167.08' Storage=305 cf Inflow=0.80 cfs 0.060 af
Discarded=0.10 cfs 0.049 af Primary=0.69 cfs 0.012 af Secondary=0.00 cfs 0.000 af Outflow=0.79 cfs 0.060 af

Total Runoff Area = 1.278 ac Runoff Volume = 0.552 af Average Runoff Depth = 5.18"
25.85% Pervious = 0.330 ac 74.15% Impervious = 0.947 ac

Summary for Subcatchment DA-1: DRAINAGE AREA 1

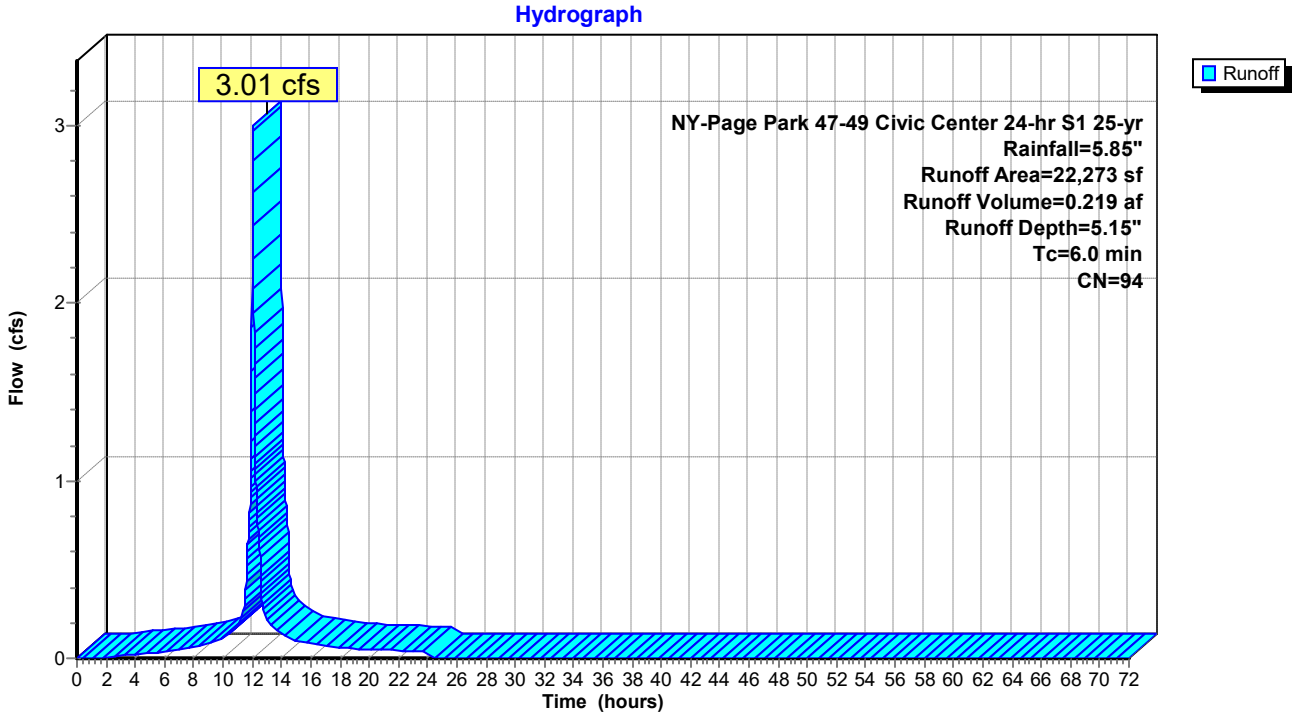
Runoff = 3.01 cfs @ 12.04 hrs, Volume= 0.219 af, Depth= 5.15"
Routed to Reach DP-1 : DP-1: EX DW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 25-yr Rainfall=5.85"

Area (sf)	CN	Description
5,989	84	50-75% Grass cover, Fair, HSG D
16,284	98	Paved parking, HSG B
22,273	94	Weighted Average
5,989		26.89% Pervious Area
16,284		73.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-1: DRAINAGE AREA 1



Summary for Subcatchment DA-2: DRAINAGE AREA 2

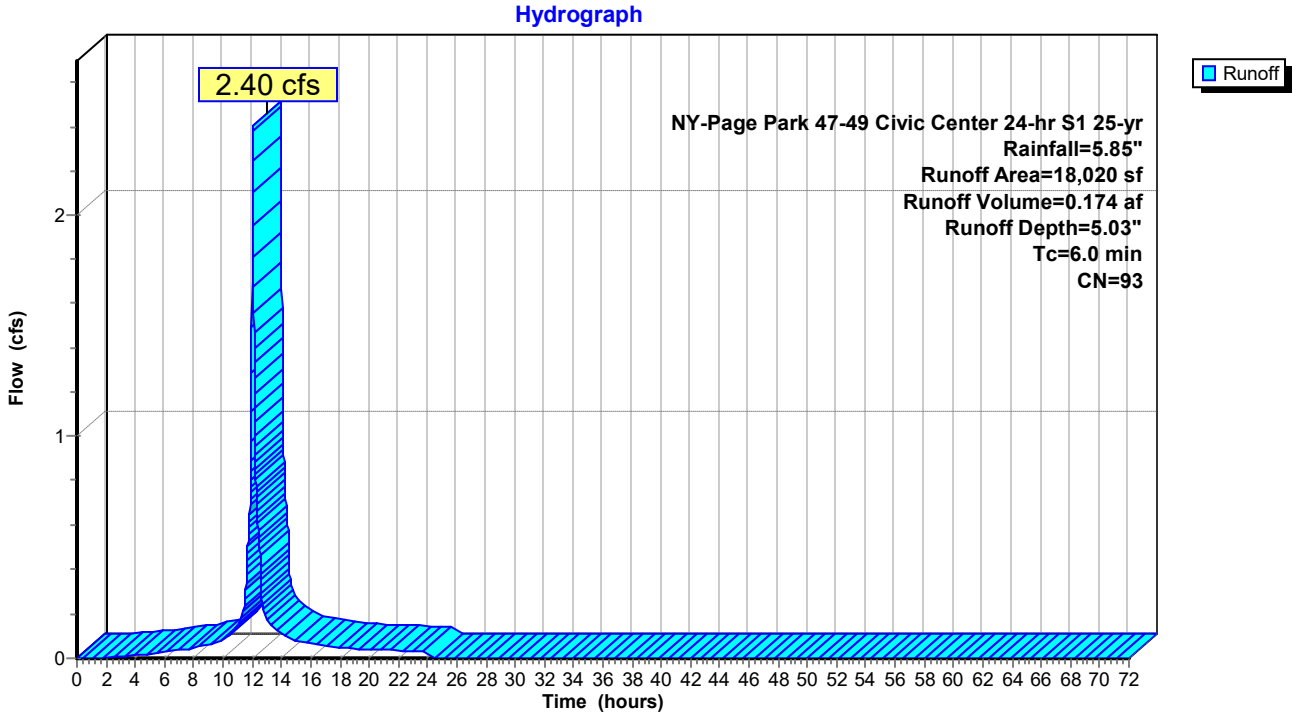
Runoff = 2.40 cfs @ 12.04 hrs, Volume= 0.174 af, Depth= 5.03"
Routed to Reach DP-2 : DP 2: TO STREET

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 25-yr Rainfall=5.85"

Area (sf)	CN	Description
6,966	84	50-75% Grass cover, Fair, HSG D
11,054	98	Paved parking, HSG B
18,020	93	Weighted Average
6,966		38.66% Pervious Area
11,054		61.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-2: DRAINAGE AREA 2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

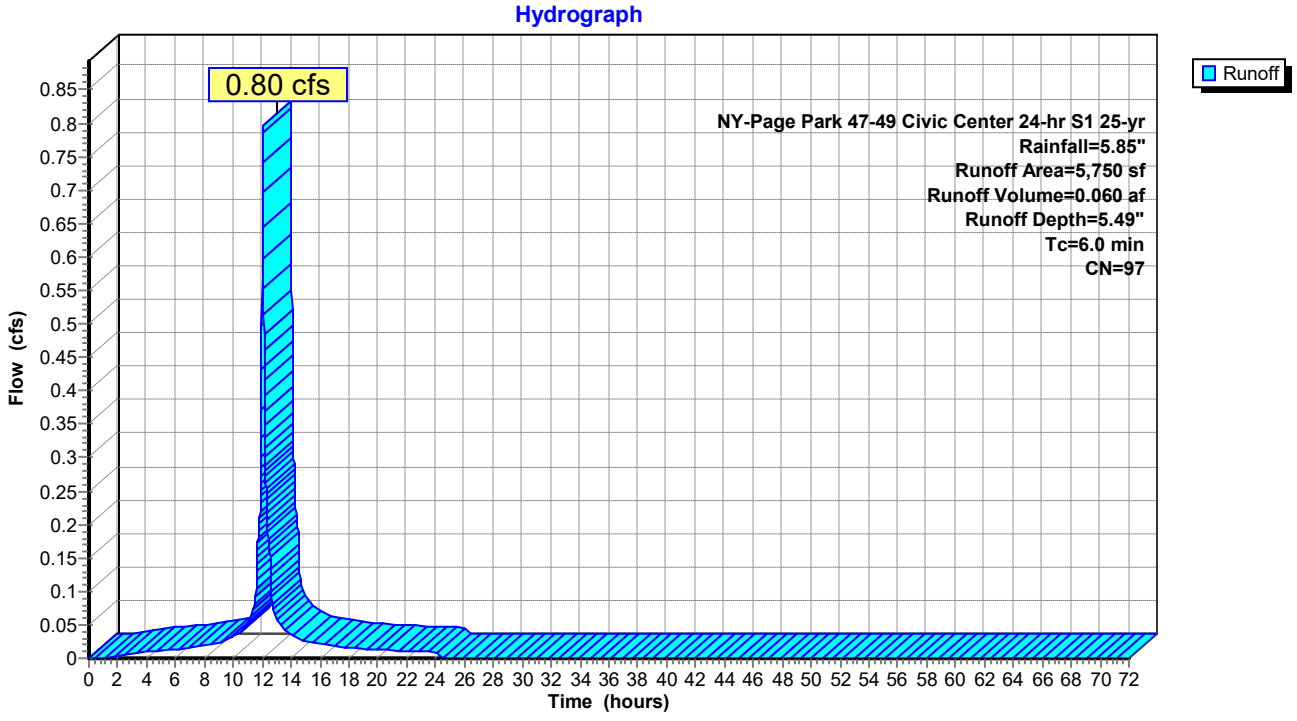
Runoff = 0.80 cfs @ 12.04 hrs, Volume= 0.060 af, Depth= 5.49"
Routed to Pond DW-3 : DRY WELL-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 25-yr Rainfall=5.85"

Area (sf)	CN	Description
258	84	50-75% Grass cover, Fair, HSG D
5,492	98	Paved parking, HSG B
5,750	97	Weighted Average
258		4.49% Pervious Area
5,492		95.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

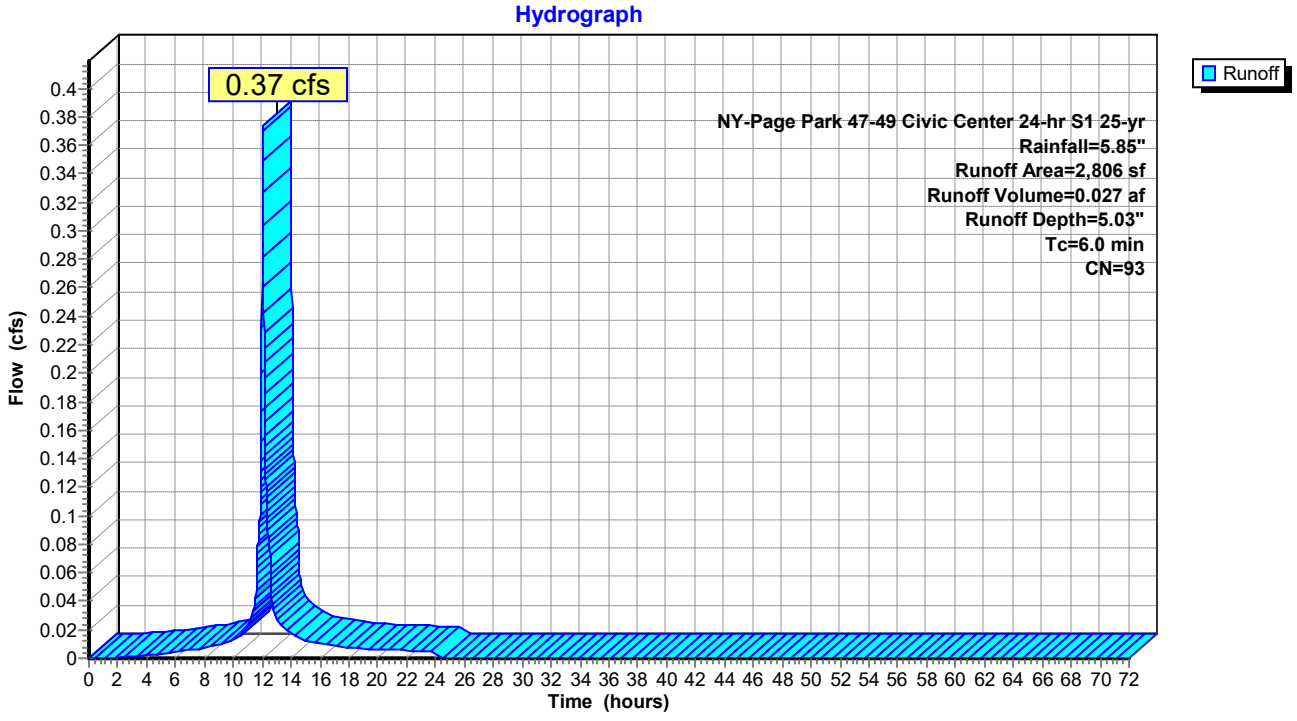
Runoff = 0.37 cfs @ 12.04 hrs, Volume= 0.027 af, Depth= 5.03"
Routed to Pond CB-1 : CATCH BASIN

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 25-yr Rainfall=5.85"

Area (sf)	CN	Description
903	84	50-75% Grass cover, Fair, HSG D
1,903	98	Paved parking, HSG B
2,806	93	Weighted Average
903		32.18% Pervious Area
1,903		67.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

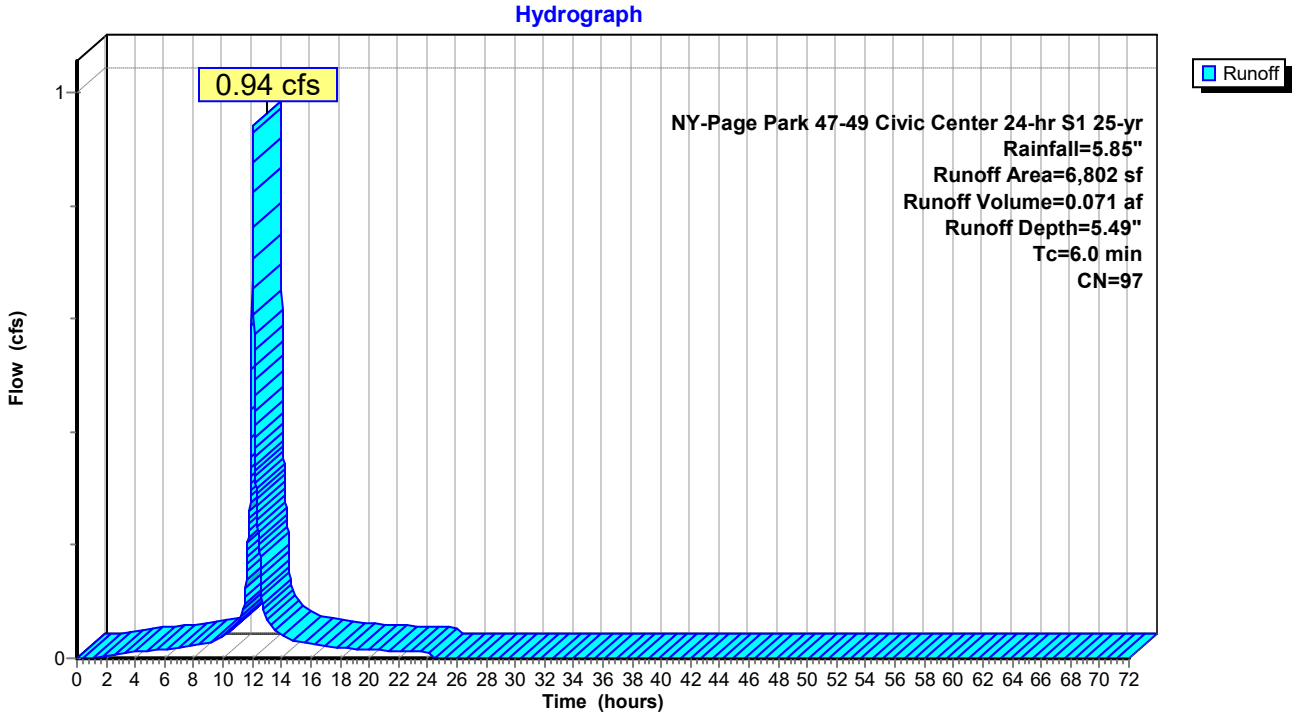
Runoff = 0.94 cfs @ 12.04 hrs, Volume= 0.071 af, Depth= 5.49"
Routed to Pond DW-1 : DRY WELL-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 25-yr Rainfall=5.85"

Area (sf)	CN	Description
269	84	50-75% Grass cover, Fair, HSG D
6,533	98	Paved parking, HSG B
6,802	97	Weighted Average
269		3.95% Pervious Area
6,533		96.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-5: DRAINAGE AREA 5



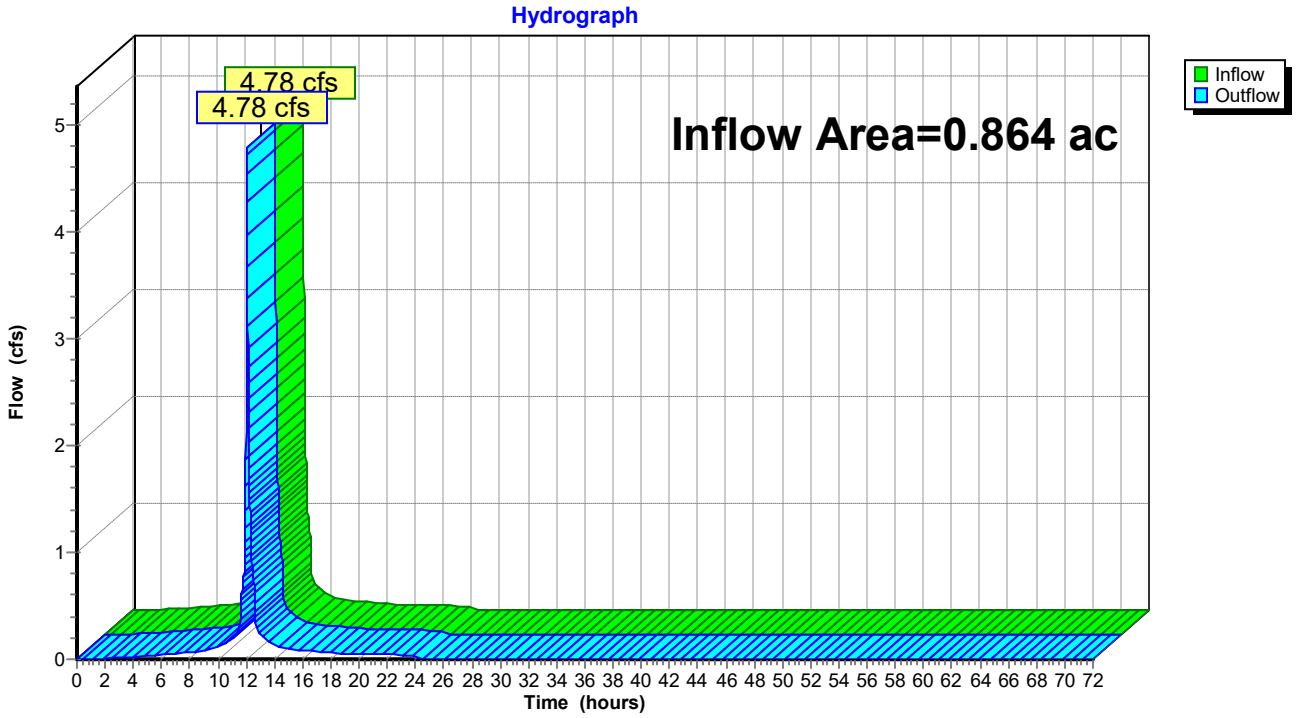
Summary for Reach DP-1: DP-1: EX DW

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

Inflow Area = 0.864 ac, 80.28% Impervious, Inflow Depth = 3.44" for 25-yr event
Inflow = 4.78 cfs @ 12.04 hrs, Volume= 0.247 af
Outflow = 4.78 cfs @ 12.04 hrs, Volume= 0.247 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-1: DP-1: EX DW



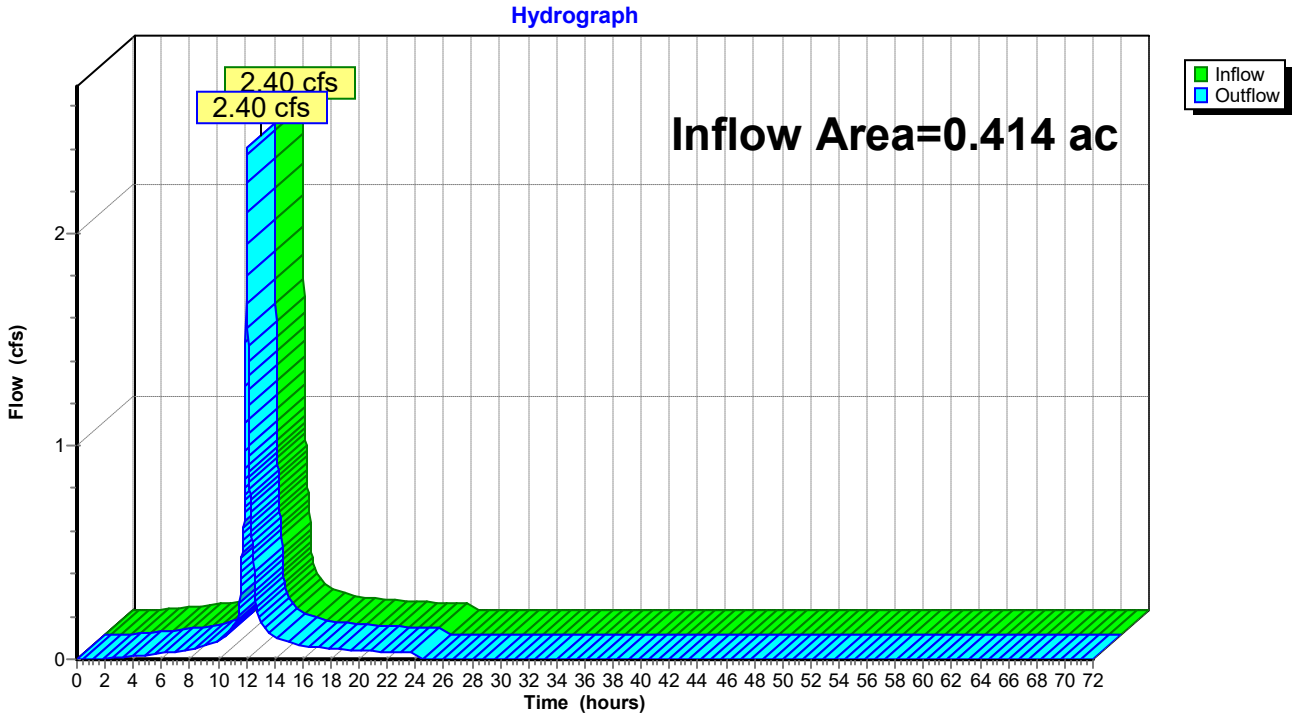
Summary for Reach DP-2: DP 2: TO STREET

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

Inflow Area = 0.414 ac, 61.34% Impervious, Inflow Depth = 5.03" for 25-yr event
Inflow = 2.40 cfs @ 12.04 hrs, Volume= 0.174 af
Outflow = 2.40 cfs @ 12.04 hrs, Volume= 0.174 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-2: DP 2: TO STREET



Summary for Pond CB-1: CATCH BASIN

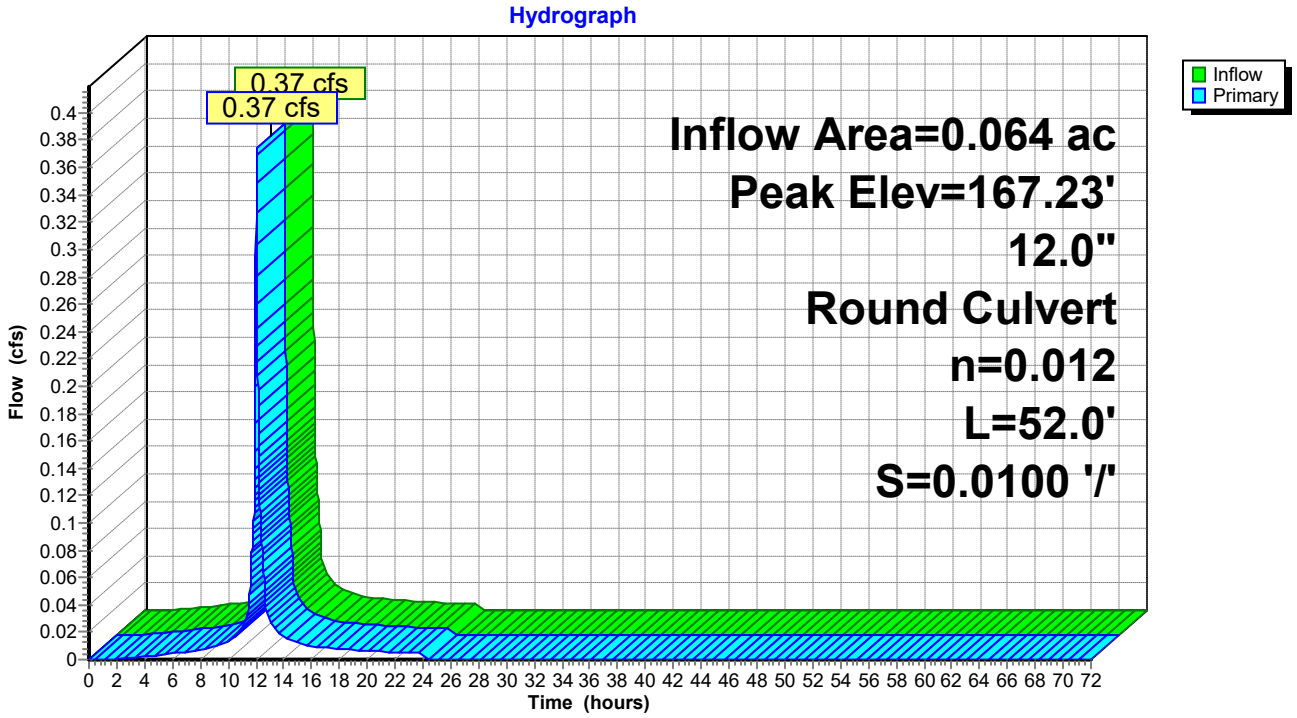
Inflow Area = 0.064 ac, 67.82% Impervious, Inflow Depth = 5.03" for 25-yr event
Inflow = 0.37 cfs @ 12.04 hrs, Volume= 0.027 af
Outflow = 0.37 cfs @ 12.04 hrs, Volume= 0.027 af, Atten= 0%, Lag= 0.0 min
Primary = 0.37 cfs @ 12.04 hrs, Volume= 0.027 af
Routed to Pond DW-1 : DRY WELL-1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 167.23' @ 12.04 hrs
Flood Elev= 170.03'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.89'	**12.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.89' / 166.37' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.37 cfs @ 12.04 hrs HW=167.23' (Free Discharge)
1=Culvert (Inlet Controls 0.37 cfs @ 1.57 fps)

Pond CB-1: CATCH BASIN



Stage-Area-Storage for Pond CB-1: CATCH BASIN

Elevation (feet)	Storage (acre-feet)
166.89	**0.000**
166.94	0.000
166.99	0.000
167.04	0.000
167.09	0.000
167.14	0.000
167.19	0.000
167.24	0.000
167.29	0.000
167.34	0.000
167.39	0.000
167.44	0.000
167.49	0.000
167.54	0.000
167.59	0.000
167.64	0.000
167.69	0.000
167.74	0.000
167.79	0.000
167.84	0.000
167.89	0.000
167.94	0.000
167.99	0.000
168.04	0.000
168.09	0.000
168.14	0.000
168.19	0.000
168.24	0.000
168.29	0.000
168.34	0.000
168.39	0.000
168.44	0.000
168.49	0.000
168.54	0.000
168.59	0.000
168.64	0.000
168.69	0.000
168.74	0.000
168.79	0.000
168.84	0.000
168.89	0.000
168.94	0.000
168.99	0.000
169.04	0.000
169.09	0.000
169.14	0.000
169.19	0.000
169.24	0.000
169.29	0.000
169.34	0.000
169.39	0.000
169.44	0.000
169.49	0.000
169.54	0.000
169.59	0.000
169.64	0.000
169.69	0.000
169.74	0.000
169.79	0.000
169.84	0.000
169.89	0.000
169.94	0.000
169.99	0.000

Summary for Pond DW-1: DRY WELL-1

[79] Warning: Submerged Pond CB-1 Primary device # 1 INLET by 0.14'

Inflow Area = 0.221 ac, 87.80% Impervious, Inflow Depth = 5.36" for 25-yr event
Inflow = 1.32 cfs @ 12.04 hrs, Volume= 0.099 af
Outflow = 1.31 cfs @ 12.04 hrs, Volume= 0.099 af, Atten= 0%, Lag= 0.3 min
Discarded = 0.11 cfs @ 12.04 hrs, Volume= 0.069 af
Primary = 1.21 cfs @ 12.04 hrs, Volume= 0.030 af
Routed to Pond DW-2 : DRY WELL-2
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 167.03' @ 12.04 hrs Surf.Area= 78 sf Storage= 316 cf
Flood Elev= 170.14' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 16.7 min calculated for 0.099 af (100% of inflow)
Center-of-Mass det. time= 16.7 min (777.3 - 760.6)

Volume	Invert	Avail.Storage	Storage Description
#1	162.37'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	161.37'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
162.37	50	0	0	50
167.37	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.37	78	0	0	78
162.36	78	77	77	109
162.37	28	1	78	159
167.37	28	140	218	253

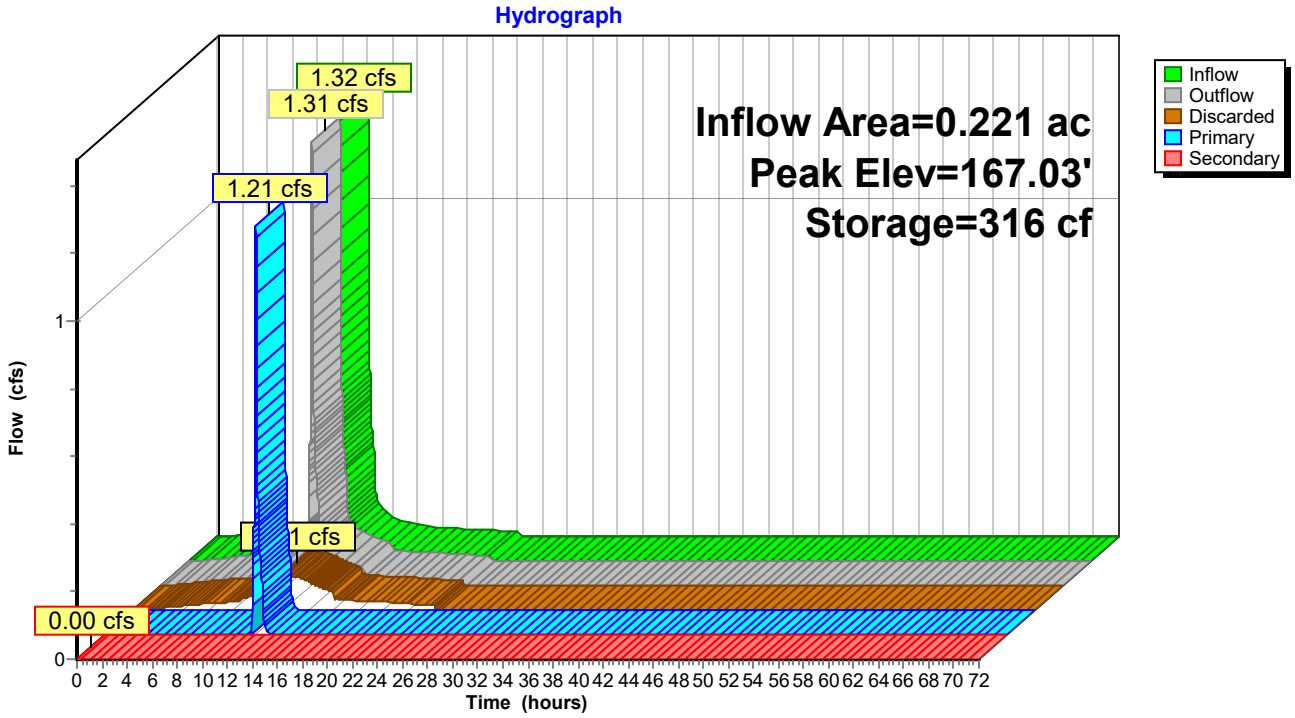
Device	Routing	Invert	Outlet Devices
#0	Secondary	167.37'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	161.37'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	166.37'	**12.0" Round Culvert** L= 57.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.37' / 165.80' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.11 cfs @ 12.04 hrs HW=167.03' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=1.20 cfs @ 12.04 hrs HW=167.03' (Free Discharge)
└**2=Culvert** (Inlet Controls 1.20 cfs @ 2.19 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=161.37' (Free Discharge)

Pond DW-1: DRY WELL-1



Stage-Area-Storage for Pond DW-1: DRY WELL-1

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
161.37	78	0
161.47	81	3
161.57	84	6
161.67	87	9
161.77	91	12
161.87	94	16
161.97	97	19
162.07	100	22
162.17	103	25
162.27	106	28
162.37	209	31
162.47	213	37
162.57	218	43
162.67	222	49
162.77	227	56
162.87	231	62
162.97	235	68
163.07	240	74
163.17	244	80
163.27	248	86
163.37	253	92
163.47	257	98
163.57	262	105
163.67	266	111
163.77	270	117
163.87	275	123
163.97	279	129
164.07	283	135
164.17	288	141
164.27	292	147
164.37	297	153
164.47	301	160
164.57	305	166
164.67	310	172
164.77	314	178
164.87	319	184
164.97	323	190
165.07	327	196
165.17	332	202
165.27	336	209
165.37	340	215
165.47	345	221
165.57	349	227
165.67	354	233
165.77	358	239
165.87	362	245
165.97	367	251
166.07	371	258
166.17	376	264
166.27	380	270
166.37	384	276
166.47	389	282
166.57	393	288
166.67	397	294
166.77	402	300
166.87	406	306
166.97	411	313
167.07	415	319
167.17	419	325
167.27	424	331
167.37	**428**	**337**
167.47	428	337
167.57	428	337
167.67	428	337
167.77	428	337
167.87	428	337
167.97	428	337
168.07	428	337
168.17	428	337
168.27	428	337
168.37	428	337
168.47	428	337
168.57	428	337
168.67	428	337
168.77	428	337
168.87	428	337
168.97	428	337
169.07	428	337
169.17	428	337
169.27	428	337
169.37	428	337
169.47	428	337
169.57	428	337
169.67	428	337
169.77	428	337
169.87	428	337
169.97	428	337
170.07	428	337

Summary for Pond DW-2: DRY WELL-2

[79] Warning: Submerged Pond DW-1 Primary device # 2 INLET by 0.05'

Inflow Area = 0.221 ac, 87.80% Impervious, Inflow Depth = 1.62" for 25-yr event
Inflow = 1.21 cfs @ 12.04 hrs, Volume= 0.030 af
Outflow = 1.20 cfs @ 12.05 hrs, Volume= 0.030 af, Atten= 0%, Lag= 0.4 min
Discarded = 0.10 cfs @ 12.05 hrs, Volume= 0.013 af
Primary = 1.10 cfs @ 12.05 hrs, Volume= 0.016 af
Routed to Reach DP-1 : DP-1: EX DW
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 166.42' @ 12.05 hrs Surf.Area= 78 sf Storage= 314 cf
Flood Elev= 169.40' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 17.0 min calculated for 0.030 af (100% of inflow)
Center-of-Mass det. time= 17.0 min (745.1 - 728.2)

Volume	Invert	Avail.Storage	Storage Description
#1	161.80'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	160.80'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.80	50	0	0	50
166.80	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
160.80	78	0	0	78
161.79	78	77	77	109
161.80	28	1	78	159
166.80	28	140	218	253

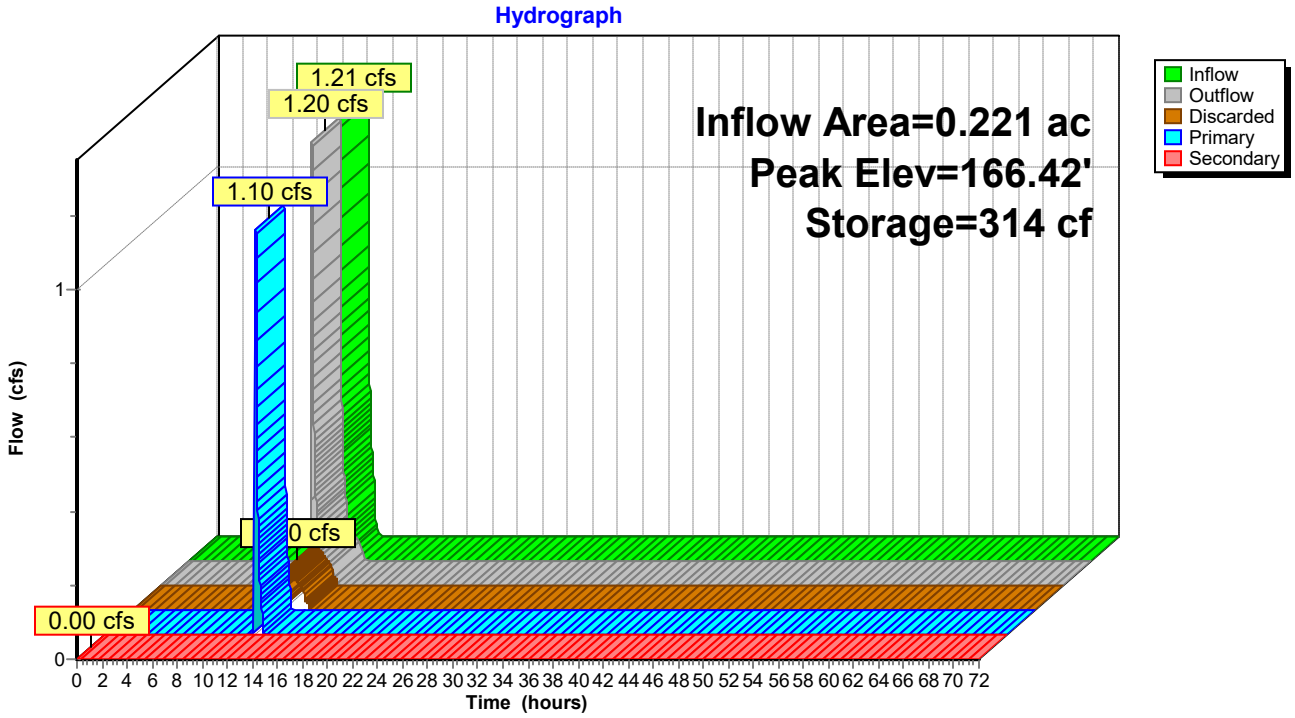
Device	Routing	Invert	Outlet Devices
#0	Secondary	166.80'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	160.80'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	165.80'	**12.0" Round Culvert** L= 62.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 165.80' / 165.18' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.10 cfs @ 12.05 hrs HW=166.42' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=1.09 cfs @ 12.05 hrs HW=166.42' (Free Discharge)
└**2=Culvert** (Inlet Controls 1.09 cfs @ 2.12 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=160.80' (Free Discharge)

Pond DW-2: DRY WELL-2



Stage-Area-Storage for Pond DW-2: DRY WELL-2

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
160.80	78	0
160.90	81	3
161.00	84	6
161.10	87	9
161.20	91	12
161.30	94	16
161.40	97	19
161.50	100	22
161.60	103	25
161.70	106	28
161.80	209	31
161.90	213	37
162.00	218	43
162.10	222	49
162.20	227	56
162.30	231	62
162.40	235	68
162.50	240	74
162.60	244	80
162.70	248	86
162.80	253	92
162.90	257	98
163.00	262	105
163.10	266	111
163.20	270	117
163.30	275	123
163.40	279	129
163.50	283	135
163.60	288	141
163.70	292	147
163.80	297	153
163.90	301	160
164.00	305	166
164.10	310	172
164.20	314	178
164.30	319	184
164.40	323	190
164.50	327	196
164.60	332	202
164.70	336	209
164.80	340	215
164.90	345	221
165.00	349	227
165.10	354	233
165.20	358	239
165.30	362	245
165.40	367	251
165.50	371	258
165.60	376	264
165.70	380	270
165.80	384	276
165.90	389	282
166.00	393	288
166.10	397	294
166.20	402	300
166.30	406	306
166.40	411	313
166.50	415	319
166.60	419	325
166.70	424	331
166.80	**428**	**337**
166.90	428	337
167.00	428	337
167.10	428	337
167.20	428	337
167.30	428	337
167.40	428	337
167.50	428	337
167.60	428	337
167.70	428	337
167.80	428	337
167.90	428	337
168.00	428	337
168.10	428	337
168.20	428	337
168.30	428	337
168.40	428	337
168.50	428	337
168.60	428	337
168.70	428	337
168.80	428	337
168.90	428	337
169.00	428	337
169.10	428	337
169.20	428	337
169.30	428	337
169.40	428	337

Summary for Pond DW-3: DRY WELL-3

Inflow Area = 0.132 ac, 95.51% Impervious, Inflow Depth = 5.49" for 25-yr event
Inflow = 0.80 cfs @ 12.04 hrs, Volume= 0.060 af
Outflow = 0.79 cfs @ 12.04 hrs, Volume= 0.060 af, Atten= 1%, Lag= 0.4 min
Discarded = 0.10 cfs @ 12.04 hrs, Volume= 0.049 af
Primary = 0.69 cfs @ 12.04 hrs, Volume= 0.012 af
Routed to Reach DP-1 : DP-1: EX DW
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 167.08' @ 12.04 hrs Surf.Area= 78 sf Storage= 305 cf
Flood Elev= 170.10' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 16.2 min calculated for 0.060 af (100% of inflow)
Center-of-Mass det. time= 16.2 min (770.1 - 753.9)

Volume	Invert	Avail.Storage	Storage Description
#1	162.60'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	161.60'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
162.60	50	0	0	50
167.60	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.60	78	0	0	78
162.59	78	77	77	109
162.60	28	1	78	159
167.60	28	140	218	253

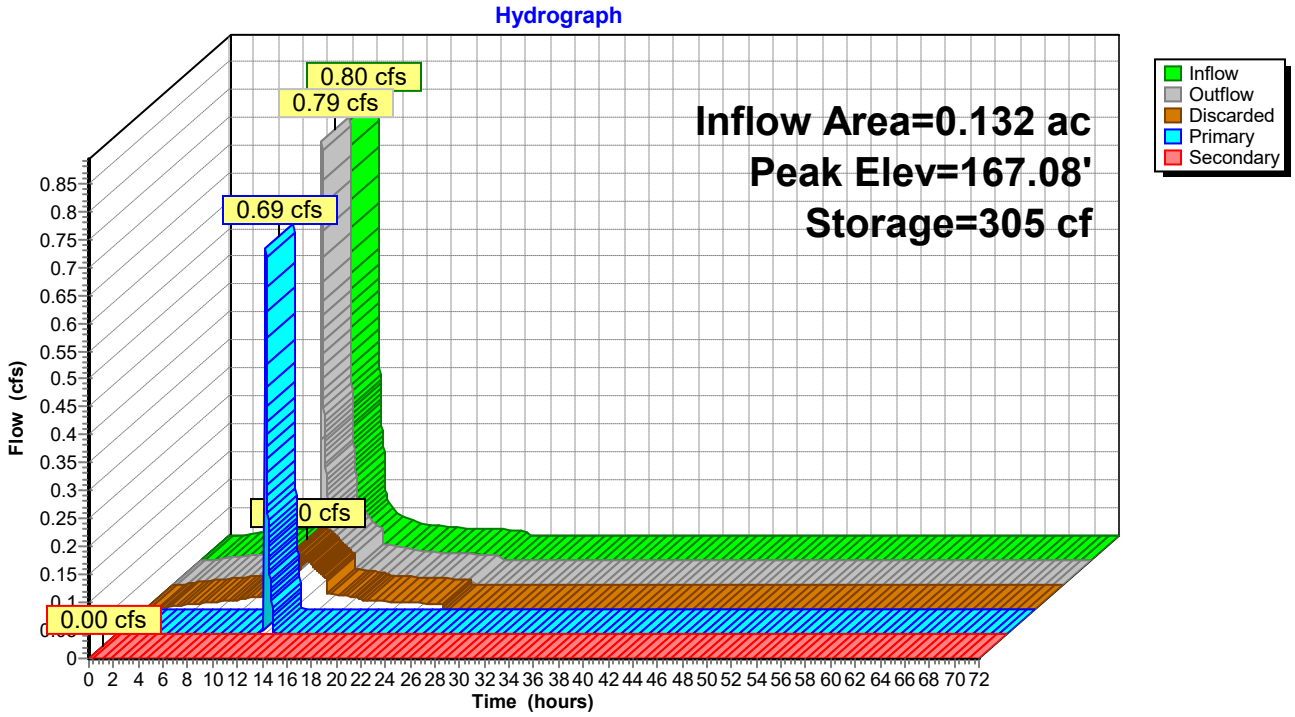
Device	Routing	Invert	Outlet Devices
#0	Secondary	167.60'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	161.60'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	166.60'	**12.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.60' / 166.08' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.10 cfs @ 12.04 hrs HW=167.08' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=0.69 cfs @ 12.04 hrs HW=167.08' (Free Discharge)
2=Culvert (Inlet Controls 0.69 cfs @ 1.86 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=161.60' (Free Discharge)

Pond DW-3: DRY WELL-3



Stage-Area-Storage for Pond DW-3: DRY WELL-3

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
161.60	78	0
161.70	81	3
161.80	84	6
161.90	87	9
162.00	91	12
162.10	94	16
162.20	97	19
162.30	100	22
162.40	103	25
162.50	106	28
162.60	209	31
162.70	213	37
162.80	218	43
162.90	222	49
163.00	227	56
163.10	231	62
163.20	235	68
163.30	240	74
163.40	244	80
163.50	248	86
163.60	253	92
163.70	257	98
163.80	262	105
163.90	266	111
164.00	270	117
164.10	275	123
164.20	279	129
164.30	283	135
164.40	288	141
164.50	292	147
164.60	297	153
164.70	301	160
164.80	305	166
164.90	310	172
165.00	314	178
165.10	319	184
165.20	323	190
165.30	327	196
165.40	332	202
165.50	336	209
165.60	340	215
165.70	345	221
165.80	349	227
165.90	354	233
166.00	358	239
166.10	362	245
166.20	367	251
166.30	371	258
166.40	376	264
166.50	380	270
166.60	384	276
166.70	389	282
166.80	393	288
166.90	397	294
167.00	402	300
167.10	406	306
167.20	411	313
167.30	415	319
167.40	419	325
167.50	424	331
167.60	**428**	**337**
167.70	428	337
167.80	428	337
167.90	428	337
168.00	428	337
168.10	428	337
168.20	428	337
168.30	428	337
168.40	428	337
168.50	428	337
168.60	428	337
168.70	428	337
168.80	428	337
168.90	428	337
169.00	428	337
169.10	428	337
169.20	428	337
169.30	428	337
169.40	428	337
169.50	428	337
169.60	428	337
169.70	428	337
169.80	428	337
169.90	428	337
170.00	428	337
170.10	428	337

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DRAINAGE AREA 1 Runoff Area=22,273 sf 73.11% Impervious Runoff Depth=7.50"
Tc=6.0 min CN=94 Runoff=4.12 cfs 0.320 af

Subcatchment DA-2: DRAINAGE AREA 2 Runoff Area=18,020 sf 61.34% Impervious Runoff Depth=7.38"
Tc=6.0 min CN=93 Runoff=3.31 cfs 0.254 af

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,750 sf 95.51% Impervious Runoff Depth=7.86"
Tc=6.0 min CN=97 Runoff=1.08 cfs 0.086 af

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=2,806 sf 67.82% Impervious Runoff Depth=7.38"
Tc=6.0 min CN=93 Runoff=0.51 cfs 0.040 af

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=6,802 sf 96.05% Impervious Runoff Depth=7.86"
Tc=6.0 min CN=97 Runoff=1.28 cfs 0.102 af

Reach DP-1: DP-1: EX DW Inflow=6.63 cfs 0.378 af
Outflow=6.63 cfs 0.378 af

Reach DP-2: DP 2: TO STREET Inflow=3.31 cfs 0.254 af
Outflow=3.31 cfs 0.254 af

Pond CB-1: CATCH BASIN Peak Elev=167.30' Inflow=0.51 cfs 0.040 af
12.0" Round Culvert n=0.012 L=52.0' S=0.0100 '/' Outflow=0.51 cfs 0.040 af

Pond DW-1: DRY WELL-1 Peak Elev=167.19' Storage=326 cf Inflow=1.79 cfs 0.142 af
Discarded=0.11 cfs 0.089 af Primary=1.68 cfs 0.052 af Secondary=0.00 cfs 0.000 af Outflow=1.78 cfs 0.142 af

Pond DW-2: DRY WELL-2 Peak Elev=166.58' Storage=324 cf Inflow=1.68 cfs 0.052 af
Discarded=0.11 cfs 0.017 af Primary=1.56 cfs 0.035 af Secondary=0.00 cfs 0.000 af Outflow=1.67 cfs 0.052 af

Pond DW-3: DRY WELL-3 Peak Elev=167.18' Storage=311 cf Inflow=1.08 cfs 0.086 af
Discarded=0.10 cfs 0.063 af Primary=0.97 cfs 0.023 af Secondary=0.00 cfs 0.000 af Outflow=1.07 cfs 0.086 af

Total Runoff Area = 1.278 ac Runoff Volume = 0.802 af Average Runoff Depth = 7.54"
25.85% Pervious = 0.330 ac 74.15% Impervious = 0.947 ac

Summary for Subcatchment DA-1: DRAINAGE AREA 1

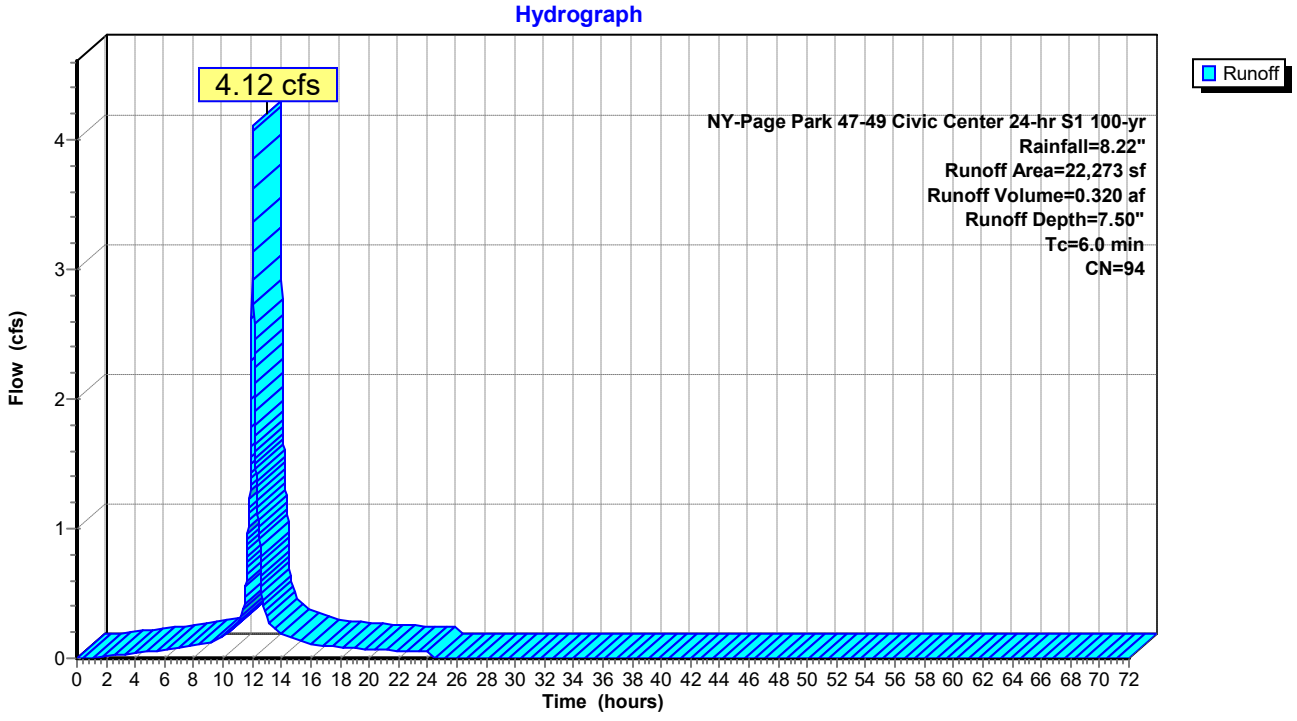
Runoff = 4.12 cfs @ 12.04 hrs, Volume= 0.320 af, Depth= 7.50"
Routed to Reach DP-1 : DP-1: EX DW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
5,989	84	50-75% Grass cover, Fair, HSG D
16,284	98	Paved parking, HSG B
22,273	94	Weighted Average
5,989		26.89% Pervious Area
16,284		73.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-1: DRAINAGE AREA 1



Summary for Subcatchment DA-2: DRAINAGE AREA 2

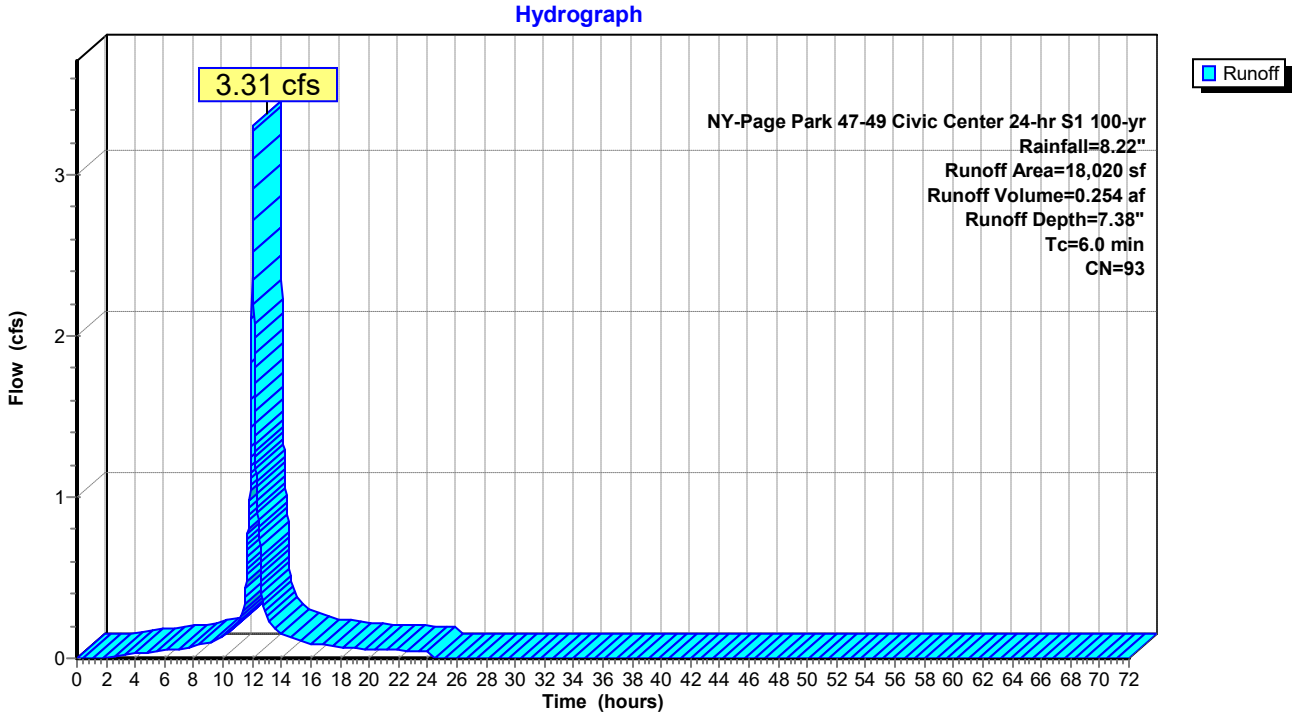
Runoff = 3.31 cfs @ 12.04 hrs, Volume= 0.254 af, Depth= 7.38"
Routed to Reach DP-2 : DP 2: TO STREET

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
6,966	84	50-75% Grass cover, Fair, HSG D
11,054	98	Paved parking, HSG B
18,020	93	Weighted Average
6,966		38.66% Pervious Area
11,054		61.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-2: DRAINAGE AREA 2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

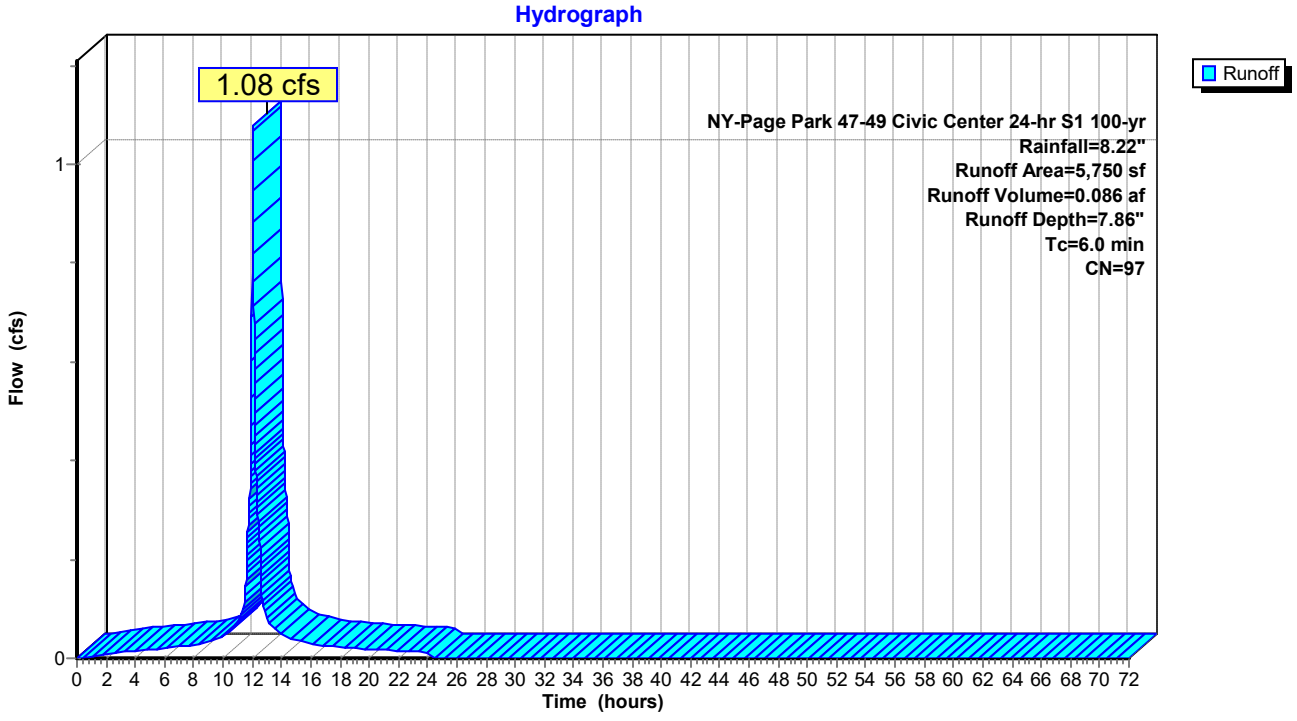
Runoff = 1.08 cfs @ 12.04 hrs, Volume= 0.086 af, Depth= 7.86"
Routed to Pond DW-3 : DRY WELL-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
258	84	50-75% Grass cover, Fair, HSG D
5,492	98	Paved parking, HSG B
5,750	97	Weighted Average
258		4.49% Pervious Area
5,492		95.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

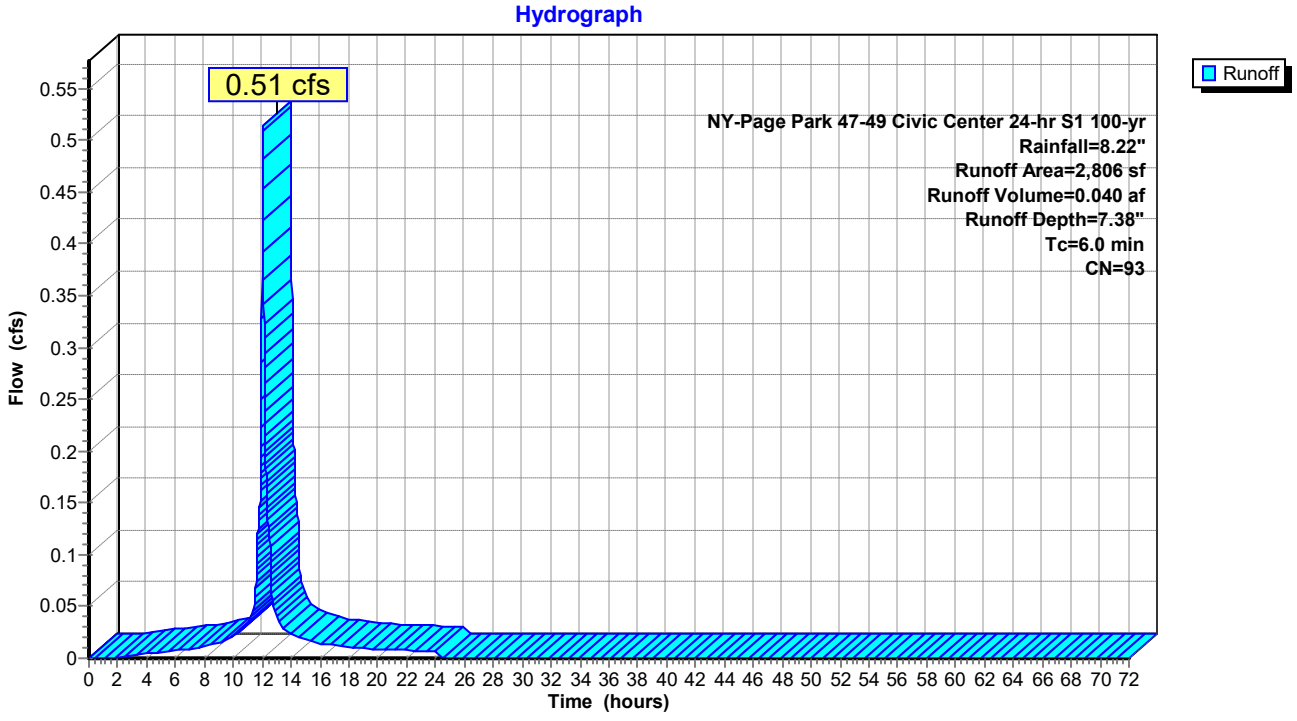
Runoff = 0.51 cfs @ 12.04 hrs, Volume= 0.040 af, Depth= 7.38"
Routed to Pond CB-1 : CATCH BASIN

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
903	84	50-75% Grass cover, Fair, HSG D
1,903	98	Paved parking, HSG B
2,806	93	Weighted Average
903		32.18% Pervious Area
1,903		67.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

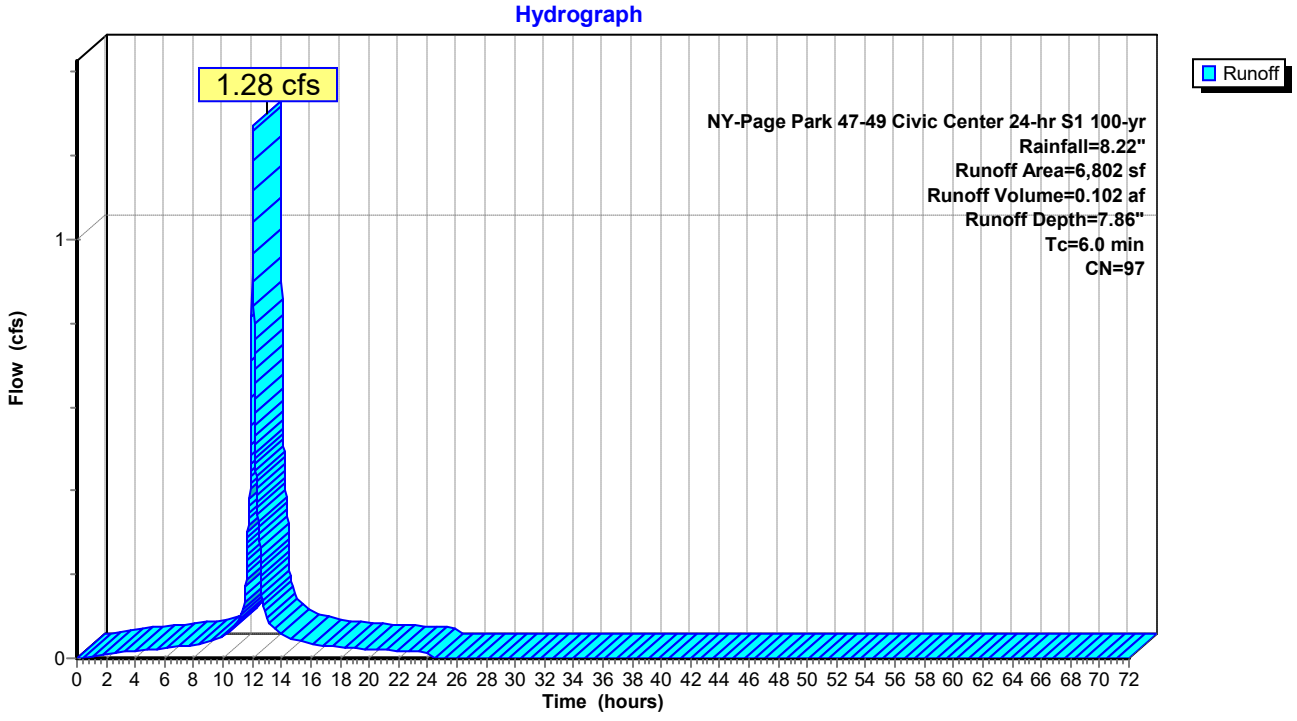
Runoff = 1.28 cfs @ 12.04 hrs, Volume= 0.102 af, Depth= 7.86"
Routed to Pond DW-1 : DRY WELL-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-Page Park 47-49 Civic Center 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
269	84	50-75% Grass cover, Fair, HSG D
6,533	98	Paved parking, HSG B
6,802	97	Weighted Average
269		3.95% Pervious Area
6,533		96.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment DA-5: DRAINAGE AREA 5



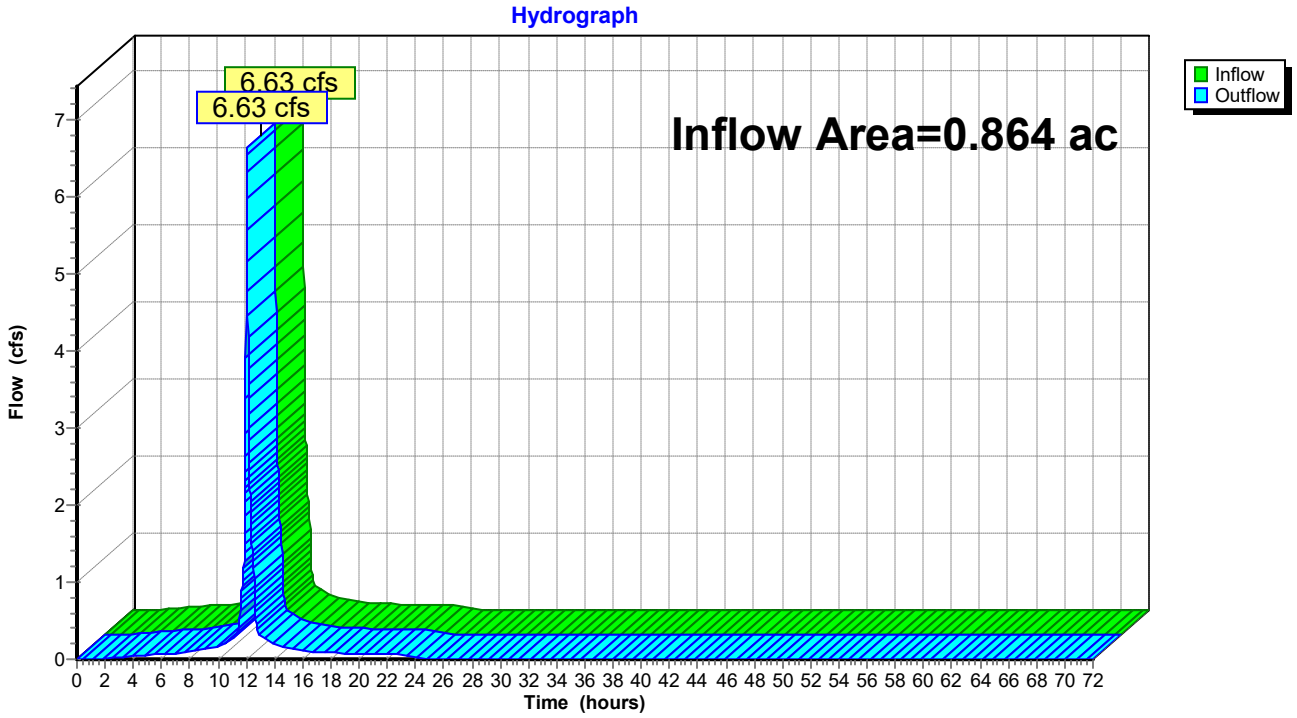
Summary for Reach DP-1: DP-1: EX DW

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

Inflow Area = 0.864 ac, 80.28% Impervious, Inflow Depth = 5.25" for 100-yr event
Inflow = 6.63 cfs @ 12.04 hrs, Volume= 0.378 af
Outflow = 6.63 cfs @ 12.04 hrs, Volume= 0.378 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-1: DP-1: EX DW



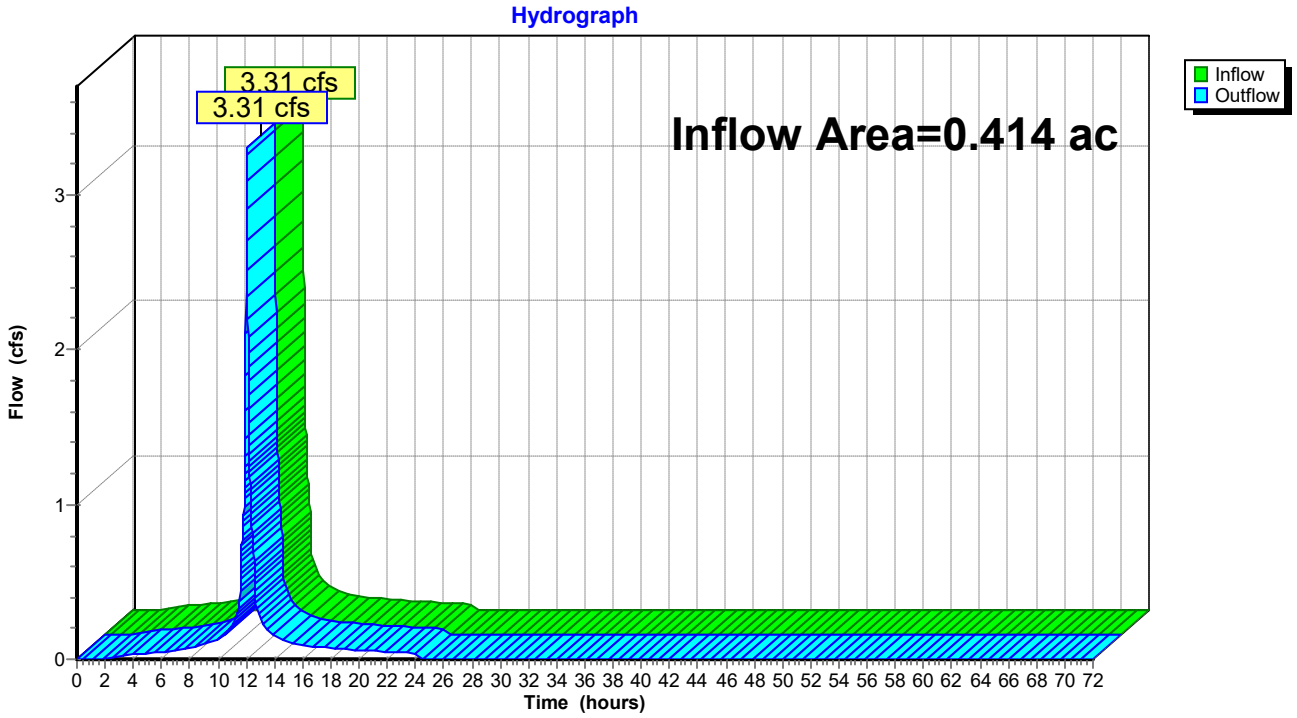
Summary for Reach DP-2: DP 2: TO STREET

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

Inflow Area = 0.414 ac, 61.34% Impervious, Inflow Depth = 7.38" for 100-yr event
Inflow = 3.31 cfs @ 12.04 hrs, Volume= 0.254 af
Outflow = 3.31 cfs @ 12.04 hrs, Volume= 0.254 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP-2: DP 2: TO STREET



Summary for Pond CB-1: CATCH BASIN

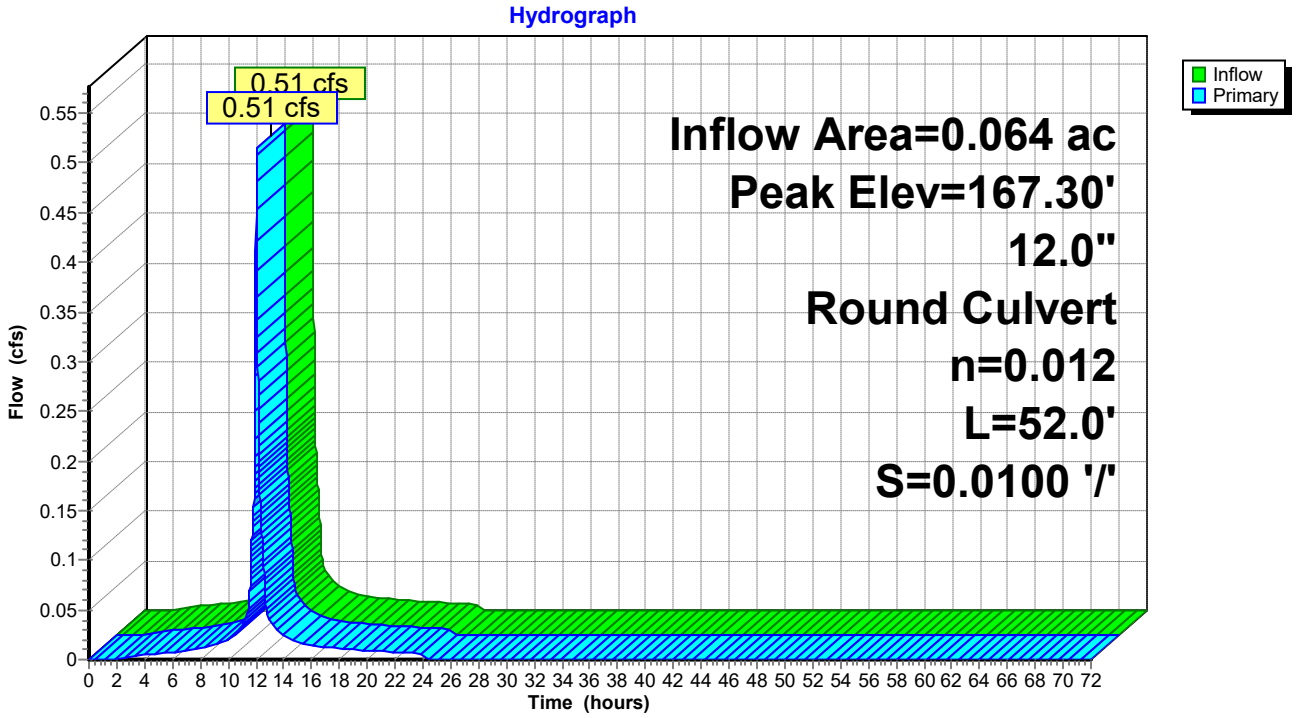
Inflow Area = 0.064 ac, 67.82% Impervious, Inflow Depth = 7.38" for 100-yr event
Inflow = 0.51 cfs @ 12.04 hrs, Volume= 0.040 af
Outflow = 0.51 cfs @ 12.04 hrs, Volume= 0.040 af, Atten= 0%, Lag= 0.0 min
Primary = 0.51 cfs @ 12.04 hrs, Volume= 0.040 af
Routed to Pond DW-1 : DRY WELL-1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 167.30' @ 12.04 hrs
Flood Elev= 170.03'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.89'	**12.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.89' / 166.37' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.51 cfs @ 12.04 hrs HW=167.30' (Free Discharge)
1=Culvert (Inlet Controls 0.51 cfs @ 1.71 fps)

Pond CB-1: CATCH BASIN



Stage-Area-Storage for Pond CB-1: CATCH BASIN

Elevation (feet)	Storage (acre-feet)
166.89	**0.000**
166.94	0.000
166.99	0.000
167.04	0.000
167.09	0.000
167.14	0.000
167.19	0.000
167.24	0.000
167.29	0.000
167.34	0.000
167.39	0.000
167.44	0.000
167.49	0.000
167.54	0.000
167.59	0.000
167.64	0.000
167.69	0.000
167.74	0.000
167.79	0.000
167.84	0.000
167.89	0.000
167.94	0.000
167.99	0.000
168.04	0.000
168.09	0.000
168.14	0.000
168.19	0.000
168.24	0.000
168.29	0.000
168.34	0.000
168.39	0.000
168.44	0.000
168.49	0.000
168.54	0.000
168.59	0.000
168.64	0.000
168.69	0.000
168.74	0.000
168.79	0.000
168.84	0.000
168.89	0.000
168.94	0.000
168.99	0.000
169.04	0.000
169.09	0.000
169.14	0.000
169.19	0.000
169.24	0.000
169.29	0.000
169.34	0.000
169.39	0.000
169.44	0.000
169.49	0.000
169.54	0.000
169.59	0.000
169.64	0.000
169.69	0.000
169.74	0.000
169.79	0.000
169.84	0.000
169.89	0.000
169.94	0.000
169.99	0.000

Summary for Pond DW-1: DRY WELL-1

[79] Warning: Submerged Pond CB-1 Primary device # 1 INLET by 0.30'

Inflow Area = 0.221 ac, 87.80% Impervious, Inflow Depth = 7.72" for 100-yr event
Inflow = 1.79 cfs @ 12.04 hrs, Volume= 0.142 af
Outflow = 1.78 cfs @ 12.04 hrs, Volume= 0.142 af, Atten= 0%, Lag= 0.3 min
Discarded = 0.11 cfs @ 12.04 hrs, Volume= 0.089 af
Primary = 1.68 cfs @ 12.04 hrs, Volume= 0.052 af
Routed to Pond DW-2 : DRY WELL-2
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 167.19' @ 12.04 hrs Surf.Area= 78 sf Storage= 326 cf
Flood Elev= 170.14' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 17.3 min calculated for 0.142 af (100% of inflow)
Center-of-Mass det. time= 17.3 min (770.2 - 752.9)

Volume	Invert	Avail.Storage	Storage Description
#1	162.37'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	161.37'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
162.37	50	0	0	50
167.37	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.37	78	0	0	78
162.36	78	77	77	109
162.37	28	1	78	159
167.37	28	140	218	253

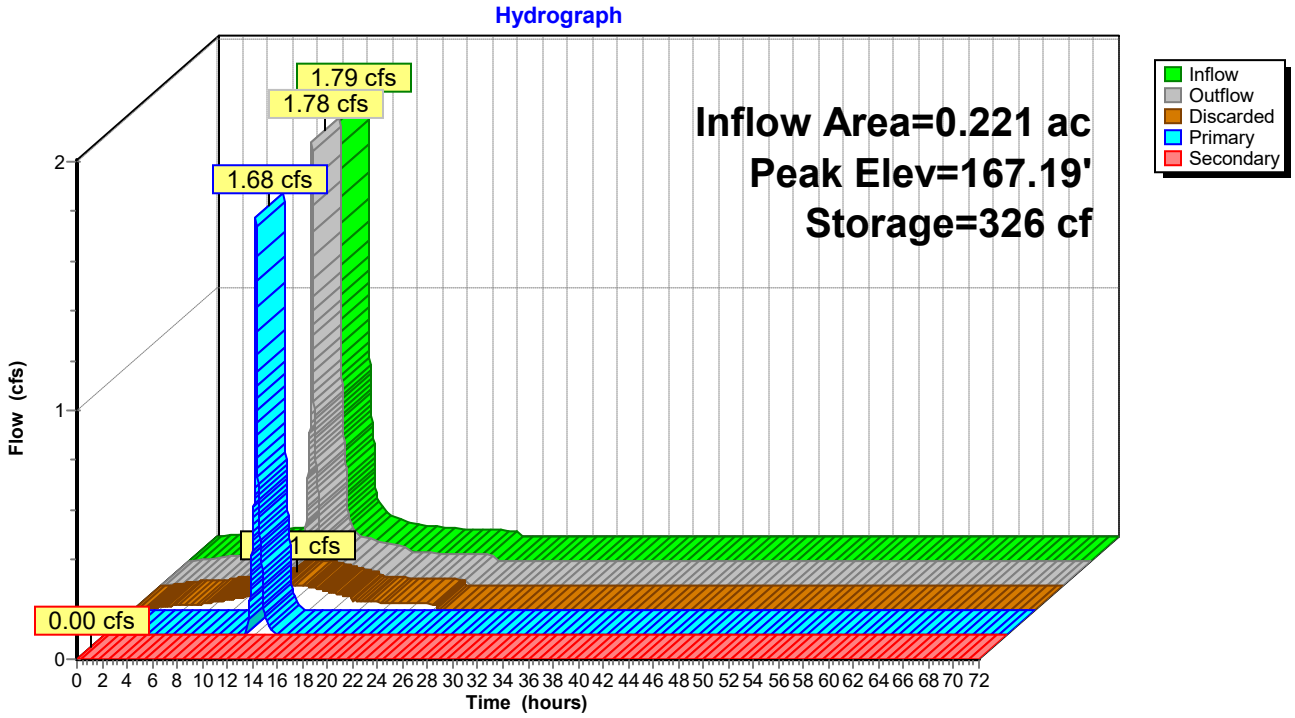
Device	Routing	Invert	Outlet Devices
#0	Secondary	167.37'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	161.37'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	166.37'	**12.0" Round Culvert** L= 57.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.37' / 165.80' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.11 cfs @ 12.04 hrs HW=167.19' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=1.68 cfs @ 12.04 hrs HW=167.19' (Free Discharge)
└**2=Culvert** (Inlet Controls 1.68 cfs @ 2.43 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=161.37' (Free Discharge)

Pond DW-1: DRY WELL-1



Stage-Area-Storage for Pond DW-1: DRY WELL-1

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
161.37	78	0
161.47	81	3
161.57	84	6
161.67	87	9
161.77	91	12
161.87	94	16
161.97	97	19
162.07	100	22
162.17	103	25
162.27	106	28
162.37	209	31
162.47	213	37
162.57	218	43
162.67	222	49
162.77	227	56
162.87	231	62
162.97	235	68
163.07	240	74
163.17	244	80
163.27	248	86
163.37	253	92
163.47	257	98
163.57	262	105
163.67	266	111
163.77	270	117
163.87	275	123
163.97	279	129
164.07	283	135
164.17	288	141
164.27	292	147
164.37	297	153
164.47	301	160
164.57	305	166
164.67	310	172
164.77	314	178
164.87	319	184
164.97	323	190
165.07	327	196
165.17	332	202
165.27	336	209
165.37	340	215
165.47	345	221
165.57	349	227
165.67	354	233
165.77	358	239
165.87	362	245
165.97	367	251
166.07	371	258
166.17	376	264
166.27	380	270
166.37	384	276
166.47	389	282
166.57	393	288
166.67	397	294
166.77	402	300
166.87	406	306
166.97	411	313
167.07	415	319
167.17	419	325
167.27	424	331
167.37	**428**	**337**
167.47	428	337
167.57	428	337
167.67	428	337
167.77	428	337
167.87	428	337
167.97	428	337
168.07	428	337
168.17	428	337
168.27	428	337
168.37	428	337
168.47	428	337
168.57	428	337
168.67	428	337
168.77	428	337
168.87	428	337
168.97	428	337
169.07	428	337
169.17	428	337
169.27	428	337
169.37	428	337
169.47	428	337
169.57	428	337
169.67	428	337
169.77	428	337
169.87	428	337
169.97	428	337
170.07	428	337

Summary for Pond DW-2: DRY WELL-2

[79] Warning: Submerged Pond DW-1 Primary device # 2 INLET by 0.21'

Inflow Area = 0.221 ac, 87.80% Impervious, Inflow Depth = 2.85" for 100-yr event
Inflow = 1.68 cfs @ 12.04 hrs, Volume= 0.052 af
Outflow = 1.67 cfs @ 12.05 hrs, Volume= 0.052 af, Atten= 0%, Lag= 0.3 min
Discarded = 0.11 cfs @ 12.05 hrs, Volume= 0.017 af
Primary = 1.56 cfs @ 12.05 hrs, Volume= 0.035 af
Routed to Reach DP-1 : DP-1: EX DW
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 166.58' @ 12.05 hrs Surf.Area= 78 sf Storage= 324 cf
Flood Elev= 169.40' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 13.1 min calculated for 0.052 af (100% of inflow)
Center-of-Mass det. time= 13.1 min (740.8 - 727.7)

Volume	Invert	Avail.Storage	Storage Description
#1	161.80'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	160.80'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.80	50	0	0	50
166.80	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
160.80	78	0	0	78
161.79	78	77	77	109
161.80	28	1	78	159
166.80	28	140	218	253

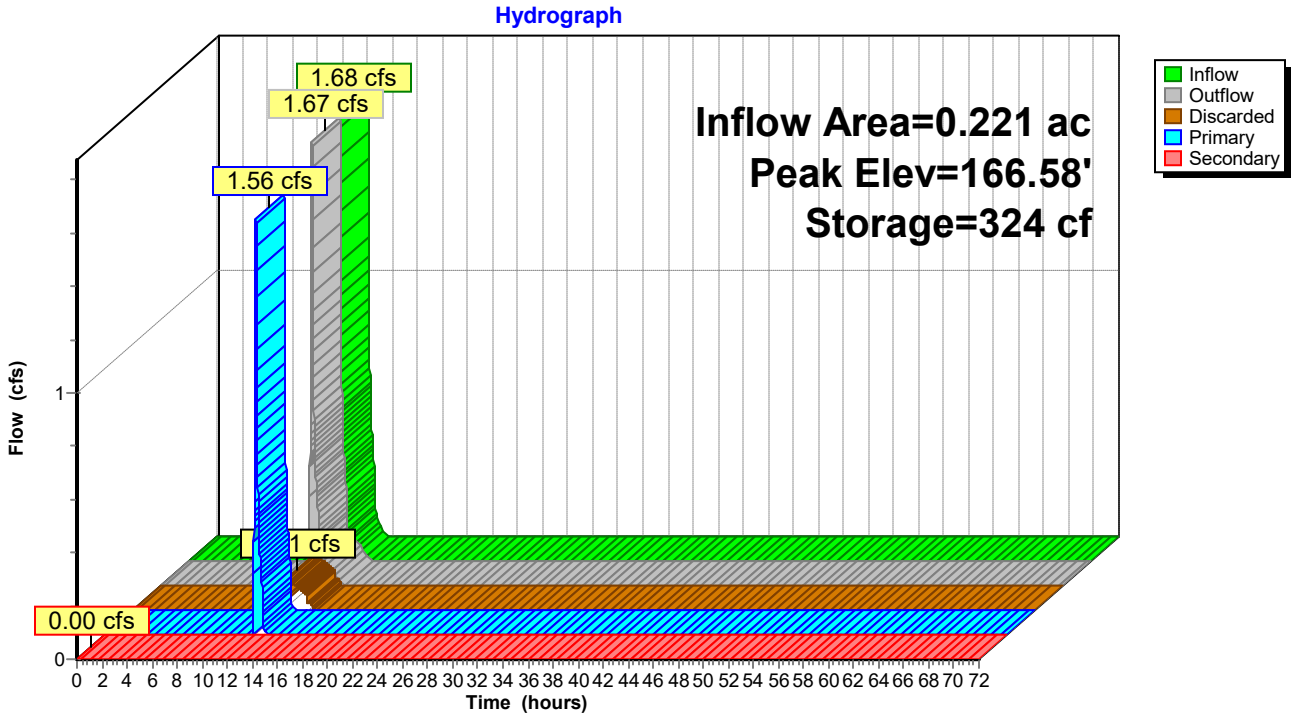
Device	Routing	Invert	Outlet Devices
#0	Secondary	166.80'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	160.80'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	165.80'	**12.0" Round Culvert** L= 62.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 165.80' / 165.18' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.11 cfs @ 12.05 hrs HW=166.58' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=1.56 cfs @ 12.05 hrs HW=166.58' (Free Discharge)
└**2=Culvert** (Inlet Controls 1.56 cfs @ 2.37 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=160.80' (Free Discharge)

Pond DW-2: DRY WELL-2



Stage-Area-Storage for Pond DW-2: DRY WELL-2

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
160.80	78	0
160.90	81	3
161.00	84	6
161.10	87	9
161.20	91	12
161.30	94	16
161.40	97	19
161.50	100	22
161.60	103	25
161.70	106	28
161.80	209	31
161.90	213	37
162.00	218	43
162.10	222	49
162.20	227	56
162.30	231	62
162.40	235	68
162.50	240	74
162.60	244	80
162.70	248	86
162.80	253	92
162.90	257	98
163.00	262	105
163.10	266	111
163.20	270	117
163.30	275	123
163.40	279	129
163.50	283	135
163.60	288	141
163.70	292	147
163.80	297	153
163.90	301	160
164.00	305	166
164.10	310	172
164.20	314	178
164.30	319	184
164.40	323	190
164.50	327	196
164.60	332	202
164.70	336	209
164.80	340	215
164.90	345	221
165.00	349	227
165.10	354	233
165.20	358	239
165.30	362	245
165.40	367	251
165.50	371	258
165.60	376	264
165.70	380	270
165.80	384	276
165.90	389	282
166.00	393	288
166.10	397	294
166.20	402	300
166.30	406	306
166.40	411	313
166.50	415	319
166.60	419	325
166.70	424	331
166.80	**428**	**337**
166.90	428	337
167.00	428	337
167.10	428	337
167.20	428	337
167.30	428	337
167.40	428	337
167.50	428	337
167.60	428	337
167.70	428	337
167.80	428	337
167.90	428	337
168.00	428	337
168.10	428	337
168.20	428	337
168.30	428	337
168.40	428	337
168.50	428	337
168.60	428	337
168.70	428	337
168.80	428	337
168.90	428	337
169.00	428	337
169.10	428	337
169.20	428	337
169.30	428	337
169.40	428	337

Summary for Pond DW-3: DRY WELL-3

Inflow Area = 0.132 ac, 95.51% Impervious, Inflow Depth = 7.86" for 100-yr event
Inflow = 1.08 cfs @ 12.04 hrs, Volume= 0.086 af
Outflow = 1.07 cfs @ 12.04 hrs, Volume= 0.086 af, Atten= 0%, Lag= 0.3 min
Discarded = 0.10 cfs @ 12.04 hrs, Volume= 0.063 af
Primary = 0.97 cfs @ 12.04 hrs, Volume= 0.023 af
Routed to Reach DP-1 : DP-1: EX DW
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : DP-1: EX DW

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 167.18' @ 12.04 hrs Surf.Area= 78 sf Storage= 311 cf
Flood Elev= 170.10' Surf.Area= 78 sf Storage= 337 cf

Plug-Flow detention time= 16.2 min calculated for 0.086 af (100% of inflow)
Center-of-Mass det. time= 16.2 min (763.5 - 747.2)

Volume	Invert	Avail.Storage	Storage Description
#1	162.60'	250 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
#2	161.60'	87 cf	**Custom Stage Data (Conic)** Listed below (Recalc) 218 cf Overall x 40.0% Voids
		337 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
162.60	50	0	0	50
167.60	50	250	250	175

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
161.60	78	0	0	78
162.59	78	77	77	109
162.60	28	1	78	159
167.60	28	140	218	253

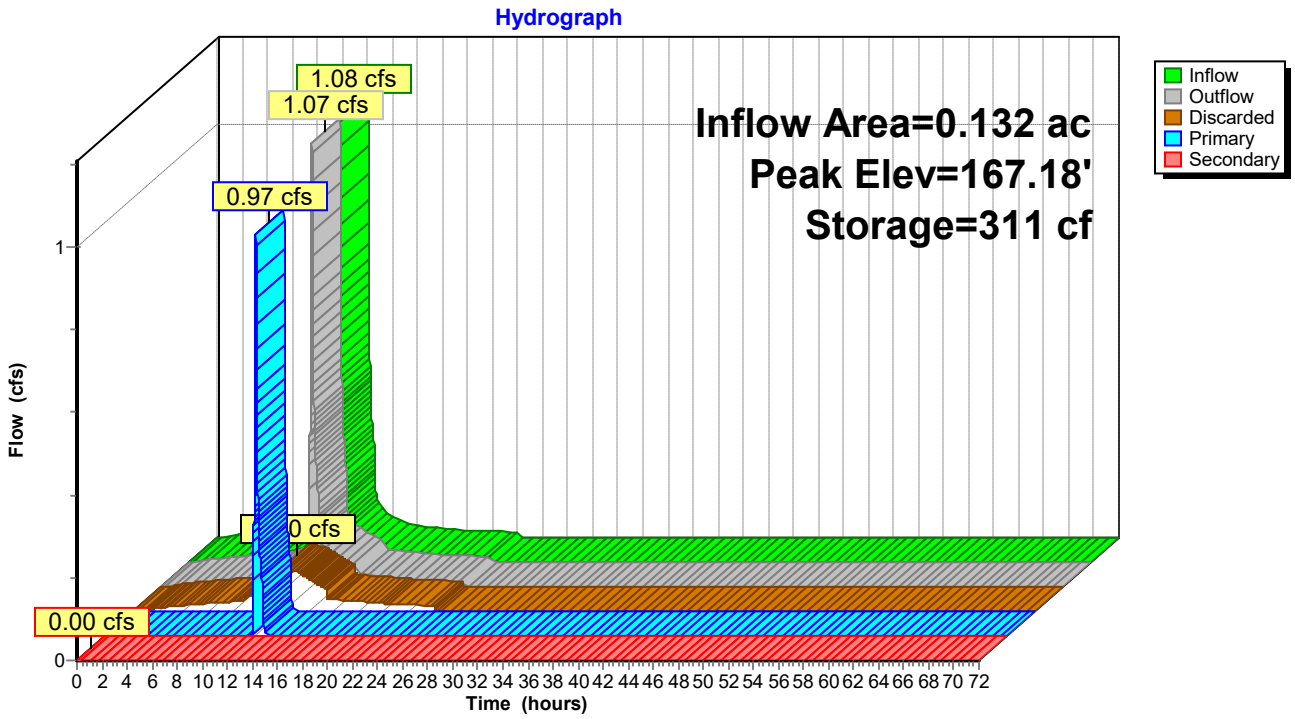
Device	Routing	Invert	Outlet Devices
#0	Secondary	167.60'	**Automatic Storage Overflow** (Discharged without head)
#1	Discarded	161.60'	**11.000 in/hr Exfiltration over Wetted area**
#2	Primary	166.60'	**12.0" Round Culvert** L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.60' / 166.08' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.10 cfs @ 12.04 hrs HW=167.18' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=0.97 cfs @ 12.04 hrs HW=167.18' (Free Discharge)
↑**2=Culvert** (Inlet Controls 0.97 cfs @ 2.05 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=161.60' (Free Discharge)

Pond DW-3: DRY WELL-3



Stage-Area-Storage for Pond DW-3: DRY WELL-3

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
161.60	78	0
161.70	81	3
161.80	84	6
161.90	87	9
162.00	91	12
162.10	94	16
162.20	97	19
162.30	100	22
162.40	103	25
162.50	106	28
162.60	209	31
162.70	213	37
162.80	218	43
162.90	222	49
163.00	227	56
163.10	231	62
163.20	235	68
163.30	240	74
163.40	244	80
163.50	248	86
163.60	253	92
163.70	257	98
163.80	262	105
163.90	266	111
164.00	270	117
164.10	275	123
164.20	279	129
164.30	283	135
164.40	288	141
164.50	292	147
164.60	297	153
164.70	301	160
164.80	305	166
164.90	310	172
165.00	314	178
165.10	319	184
165.20	323	190
165.30	327	196
165.40	332	202
165.50	336	209
165.60	340	215
165.70	345	221
165.80	349	227
165.90	354	233
166.00	358	239
166.10	362	245
166.20	367	251
166.30	371	258
166.40	376	264
166.50	380	270
166.60	384	276
166.70	389	282
166.80	393	288
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167.00	402	300
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167.30	415	319
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168.30	428	337
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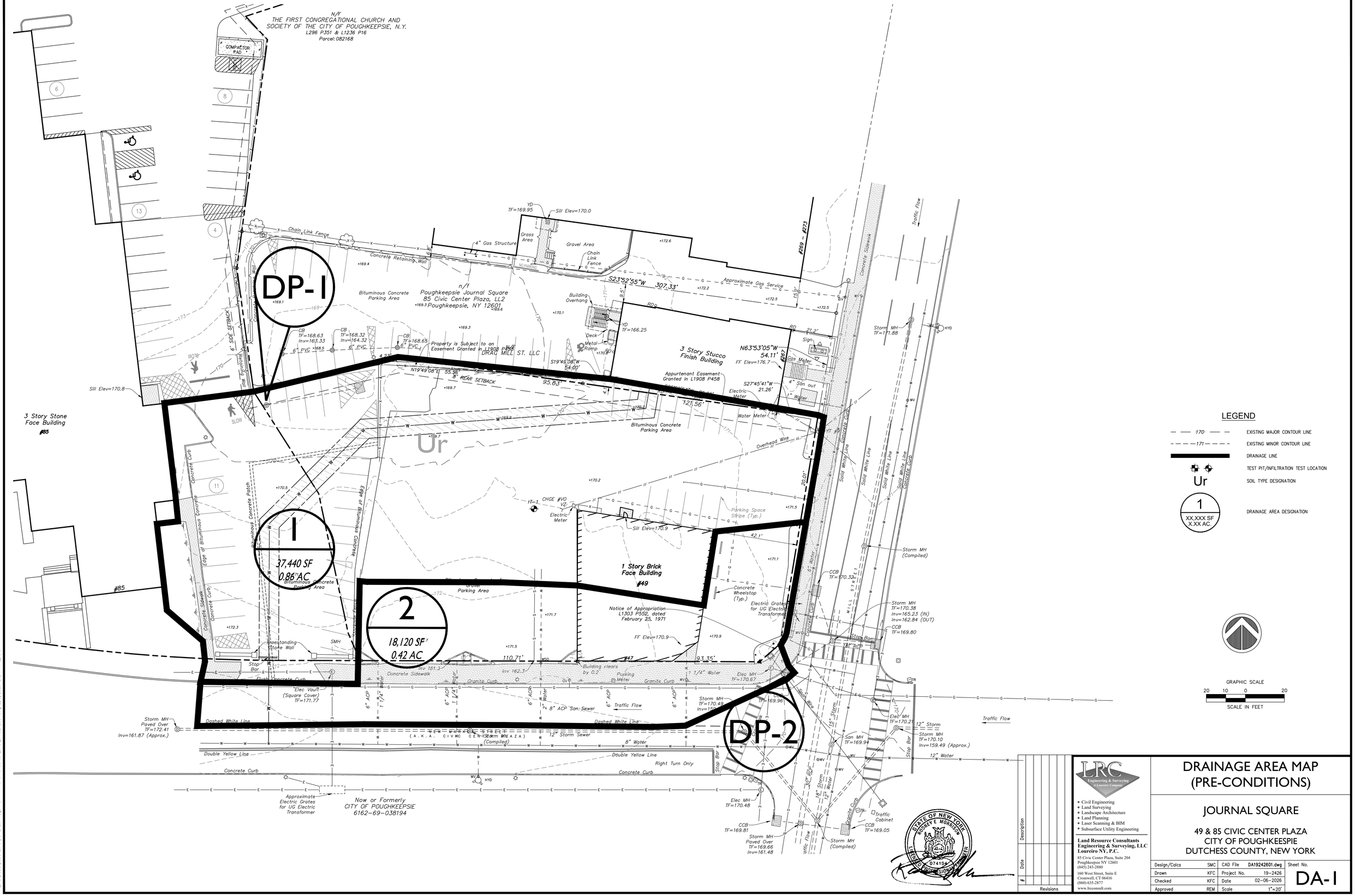
168.50	428	337
168.60	428	337
168.70	428	337
168.80	428	337
168.90	428	337
169.00	428	337
169.10	428	337
169.20	428	337
169.30	428	337
169.40	428	337
169.50	428	337
169.60	428	337
169.70	428	337
169.80	428	337
169.90	428	337
170.00	428	337
170.10	428	337

APPENDIX G

Map Pocket: Pre- & Post-Development Drainage Area Maps



N:\LRC\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\DWG\DA1924260I.dwg 2/5/2026 2:24 PM Eplore

Description
Date
Revisions

LRC Engineering & Surveying
A Loureiro Company

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

Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

DRAINAGE AREA MAP (PRE-CONDITIONS)

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DA1924260I.dwg	Sheet No.
Drawn	KFC	Project No.	19-2426	DA-1
Checked	KFC	Date	02-06-2026	
Approved	REM	Scale	1"=20'	

N/F
THE FIRST CONGREGATIONAL CHURCH AND SOCIETY OF THE CITY OF POUGHKEEPSIE, N.Y.
L296 P.351 & L1236 P16
Parcel: 082168

COMPACTOR PAD

DP-1

Chain Link Fence

YD
TF=169.95

Sill Elev=170.0

Grass Area

Gravel Area

Chain Link Fence

NO PARKING

S23°52'55"W 307.33'

Approximate Gas Service

#269 – #223

Traffic Flow

Bituminous Concrete Parking Area

n/f
Poughkeepsie Journal Square
85 Civic Center Plaza, LL2
Poughkeepsie, NY 12601

6' SIDE SETBACK

CB
TF=168.63
Inv=163.33

CB
TF=168.32
Inv=164.32

CB
TF=168.6

6" PVC

CONNECT 12" TO EXISTING CATCH BASIN
INV IN=164.50

CONNECT NEW 12" TO EXISTING DRYWELL

N/F
DRAC MILL ST. LLC

3 Story Stucco Finish Building

FF Elev=176.7

N63°53'05"W 54.11'

RD

Sign

YD
TF=166.25

Storm MH
TF=171.88

HYD

MATCH TO EXISTING 169.8

Sill Elev=170.8

8' REAR SETBACK

PROPOSED DRY WELL
RIM=169.40
INV IN/OUT=165.00

12" HDPE
62 LF S=0.81%

12" HDPE
52 LF S=1.00% MIN.

12" HDPE
57 LF S=1.75%

PROPOSED DRY WELL #3
(OPEN GRATE)
RIM=170.10
INV IN=167.45
INV OUT=167.35

PROPOSED DRY WELL #2
(OPEN GRATE)
RIM=170.14
INV IN/OUT=166.00

12" HDPE
52 LF S=1.5

LOT 1
(8 NEW SPACES)

LOT 2
(47 NEW SPACES)

TC:170.05
BC:169.55

TC:170.80
BC:170.10

TC:170.77
BC:170.27

TC:171.22
BC:170.97

TC:171.22
BC:170.97

TC:170.84
BC:170.34

TC:171.04
BC:170.54

TC:170.53
BC:170.03

TC:172.04
BC:171.54

TC:171.85
BC:171.35

BOTTOM OF BIT. CURB

PROPOSED CATCH BASIN–1
RIM=170.03
INV OUT=166.89

1 Story Brick Face Building
#49

3 Story Stone Face Building
#85

#85

Concrete Curb

Edge of Bituminous Concrete

Concrete Curb

Solid White Line

Solid White Line

Concrete Curb

MATCH TO EXISTING 170.82

MATCH TO EXISTING 170.68

MATCH TO EXISTING 170.54

MILL STREET

Storm MH (Compiled)

CCB
TF=170.33

Storm MH
TF=170.38
Inv=165.23 (IN)
Inv=162.84 (OUT)

CCB
TF=169.80

Stop Bar

12" RCP

Traffic Flow

Storm MH
TF=169.96

Storm MH
TF=170.40
Inv=165.

15" Storm

San MH
TF=169.92

12" Storm
Storm MH
TF=170.10
Inv=159.49 (Approx.)

Traffic Flow

Stop Bar

30" RCP

18" Storm

Granite Curb

Traffic Cabinet

CCB
TF=169.05

CCB
TF=169.81

Storm MH
Paved Over
TF=169.66
Inv=161.48

Storm MH
(Compiled)

Traffic Flow

Storm MH
Paved Over
TF=172.41
Inv=161.87 (Approx.)

Dashed White Line

NEW MARKET STREET
(A.K.A. CIVIC CENTER PLAZA)

12" Storm Sewer
(Compiled)

Dashed White Line

Double Yellow Line

Right Turn Only

Double Yellow Line

Concrete Curb

Concrete Curb

WV

HYD

Now or Formerly
CITY OF POUGHKEEPSIE
6162-69-038194

1
22,182 SF
0.51 AC

2
18,020 SF
0.41 AC

3
5,750 SF
0.13 AC

4
2,806 SF
0.06 AC

5
6,802 SF
0.16 AC

DP-2

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- DRAINAGE LINE
- TEST PIT/INFILTRATION TEST LOCATION
- Ur — SOIL TYPE DESIGNATION
- 1 / XX,XXX SF / X.XX AC. — DRAINAGE AREA DESIGNATION

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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

Description	Date
Revisions	

LRC
Engineering & Surveying
A Loureiro Company

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
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Land Resource Consultants Engineering & Surveying, LLC
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Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

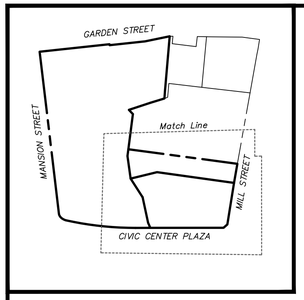
DRAINAGE AREA MAP (POST-CONDITIONS)

JOURNAL SQUARE

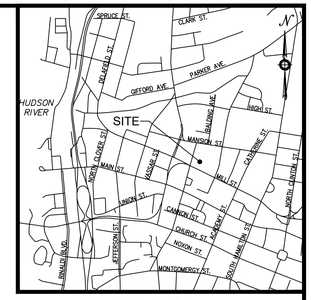
49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DA19242602.dwg	Sheet No.
Drawn	KFC	Project No.	19–2426	DA-2
Checked	KFC	Date	02–06–2026	
Approved	REM	Scale	1"=20'	

I:\LRC\Jobs\2019\19-2426-Page Park 47-49 Civic Center\DWG\DA19242602.dwg 2/5/2026 2:23 PM Eplore



Overall Map
Scale: 1"=200'



Vicinity Map
Scale: 1"=1,500'

See Note 4

N/F
THE FIRST CONGREGATIONAL CHURCH AND SOCIETY OF THE CITY OF POUGHKEEPSIE, N.Y.
Tax Parcel: 6162-69-082168
L296 P351 & L1236 P16

N/F
POUGHKEEPSIE JOURNAL SQUARE, LLC
Tax Parcel: 6162-69-073173
Deed Doc. 02-2020-50

N/F
PAGE PARK ASSOCIATES, LLC
Tax Parcel: 6162-69-090193
Deed Doc. 02-2009-4217

N/F
JOURNAL PLAZA, LLC
Tax Parcel: 6162-69-065177
Deed Doc. 02-2019-4136
Filed Map 12672

#289 - #231

Sill Elev=170.0

Chain Link Fence

S66°19'10"E 19.04'

S23°52'55"W 307.33'

Building Overhang

Deck

Metal Ramp

Sign

Concrete Sidewalk

S81°41'10"E 63.83'

Property is Subject to an Easement Granted in L1908 P458

4.23'

N19°49'08"E 55.56'

S19°49'08"W 54.00'

95.63'

3 Story Stucco Finish Building

S24°10'55"W 217.19' (Total)

N63°53'05"W 54.11'

FF Elev=176.7

S63°59'07"E 4.16'

Appurtenant Easement Granted in L1908 P458

S27°45'41"W 21.26'

#287

S26°00'53"W 86.89'

N02°35'35"E 76.02'

29.04'

10.00'

121.56'

62.52' 10' PROPOSED EASEMENT

N63°59'07"W 12.29'

Bituminous Concrete Parking Area

S11°56'30"W 142.25'

N11°56'30"E 146.35'

PROPOSED WATER EASEMENT OVER LANDS OF JOURNAL PLAZA, LLC AREA=1,912 SF

S23°54'35"W 118.90'

Easement over Parcel 2 in favor of Parcel 1 for an Ingress & Egress and Subsurface Utilities

N23°55'55"E 116.54'

20.04'

20.01'

N64°34'21"W 117.67'

MILL STREET

3 Story Stone Face Building

#85

N73°31'50"E 61.34' (Calc)

S28°43'37"E 39.40'

N28°43'37"W 37.87'

S28°43'37"E 13.38'

N28°43'37"W 27.06'

N73°31'50"E 1.91'(PROPOSED ESMT TIE)

PROPOSED WATER EASEMENT OVER LANDS OF PAGE PARK ASSOCIATES, LLC AREA=1,003 SF

S8°53'13"E 73.00'

Edge of Bituminous Concrete

S73°43'37"E 72.16'

N73°43'37"W 68.06'

10.00'

Concrete Sidewalk

Δ=0°02'42" R=891.96' L=0.70' CH BRG=N16°10'59"E CH=0.70' (PROPOSED EASEMENT TIE)

N82°44'00"E 15.44'

N16°10'48"E 41.02'

N16°10'48"E 0.58'

Concrete Sidewalk

Bituminous Concrete Parking Area

N16°12'53"E 204.06'

Sill Elev=170.9

#47

Notice of Appropriation L1303 P552, dated February 25, 1971

FF Elev=170.9

Concrete Wheelstop (Typ.)

N25°10'06"W 14.11'

Δ=12°33'29" R=891.96' L=195.50' CH BRG=S22°26'23"W CH=195.11'

NEW MARKET STREET
(A.K.A. CIVIC CENTER PLAZA)

Map Notes

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.
3. The above certification shall run only to the person for whom the survey is prepared , and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. North Arrow and Bearings are referenced to the North American Datum (NAD) of 1983 projected onto the New York East State Plane Coordinate System based on GPS observations made on April 22, 2019 utilizing the Keystone KeyNetGPS VRS GPS network.
5. Field survey was completed on May 6, 2019 and October 4, 2019.
6. Reference is made to the following maps:
   - A. "Map of Survey, Platinum Holdings Inc., City of Poughkeepsie, Dutchess County, N.Y.", scale 1"=20', dated December 26, 2005, prepared by Robert L. Campbell.
   - B. "Map of Survey for Platinum Holdings Inc., City of Poughkeepsie, Dutchess County, New York", scale 1"=20', dated December 30, 2013, prepared by Robert L. Campbell.
   - C. "Survey Map Prepared for Page Park Associates, City of Poughkeepsie, County of Dutchess, State of New York", scale 1"=30', dated September 15, 1988, revised through August 26, 2009.
   - D. "Subdivision Plat of Lands of South Clover Properties Inc. & 289 Mill Street Realty, Corporation, City of Poughkeepsie, Dutchess County, N.Y.", scale 1"=20', dated July 31, 2003, revised through August 25, 2005, prepared by Berger Engineering & Surveying.
   - E. "Property to by Acquired by Poughkeepsie Newspapers Inc. in the City of Poughkeepsie, Dutchess County, New York", scale 1"=10', dated September 13, 1965, prepared by Robert A. Monell, map on file in the Dutchess County Clerk's Office as map #3378.
   - F. New York State Department of Transportation Description and map for the Acquisition of Property, Poughkeepsie Arterial East-West-Route, Map 265 parcel No. 268.
   - G. "Survey Plan, Land of Journal Plaza LLC, 47 & 49 Civic Center Plaza, City of Poughkeepsie, Dutchess County, New York", scale 1"=20', dated June 24, 2020, prepared by The LRC Group and filed in the Dutchess County Clerk's Office on September 11, 2020 as Map No. 12672.
   - H. "Lot Line Alteration Plan, Land of Journal Plaza LLC, 47 & 49 Civic Center Plaza, City of Poughkeepsie, Dutchess County, New York", scale 1"=20', dated June 24, 2020, prepared by The LRC Group, and filed in the Dutchess County Clerk's Office on October 22, 2020 as Map No. 12682.
7. Property is located in Zone "X" as depicted on Flood Insurance Rate Map (FIRM) Panel 0358E, Dutchess County, New York, City of Poughkeepsie, community number 360222, Town of Poughkeepsie, community number 316642 map number 36027C0358E, effective date: May 2, 2012.

Certification

I hereby declare this map to be prepared in accordance with the Code of Practice of the New York State Association of Land Surveyors, adopted October, 1996 and revised through July 18, 1997.

STATE OF NEW YORK JOHN F. WAGENBLATT 050547 LICENSED LAND SURVEYOR

JOHN F. WAGENBLATT, L.S. Lic. No. 050,547

Legend

- Property Line
- Existing Easement Line
- Proposed Easement Line
- Retaining Wall
- Fence
- Monument
- Iron Pin, Pipe, Rebar, Drill Hole
- Calculated Property Corner
- NYSDOT Monument Found
- Single Post Sign
- Bollard
- Existing Easement Area
- Proposed Easement Area

GRAPHIC SCALE
20 0 10 20 40 80
(FEET)
1 inch = 20 ft.

No.	Date	Description
1	08/18/21	REVISE EASEMENT FIGURES

Revisions

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

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880

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

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.603.5730

www.lrcconsult.com

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

PROPOSED EASEMENT PLAN TO BE CONVEYED TO POUGHKEEPSIE JOURNAL SQUARE, LLC ACROSS LAND OF JOURNAL PLAZA, LLC & PAGE PARK ASSOCIATES, LLC

PREPARED FOR
POUGHKEEPSIE JOURNAL SQUARE, LLC
267 MILL STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	ESMT-19-2426-01.dwg
Drawn	BS/FJM	Project No.	19-2426
Checked	JFW	Date	07/26/2021
Approved	JFW	Scale	1"=20'

Sheet No. ESMT-1

X:\JOBS\Jobs 2019\19-2426-Page Park 47-49 Civic Center\DWG\ESMT-19-2426-01.dwg 8/18/2021 12:57 PM Fmahoney

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

JAMES RUSAK, P.E.
Assistant Commissioner
Regional Affairs and Asset Management

September 15, 2025

Journal Square
PO Box 792
Poughkeepsie, NY 12603

KARC Planning Consultants, Inc.
Attn.: Kelly Libolt
PO Box 924
Poughkeepsie, NY 12602

Katherine Blaustein
Colliers Engineering & Design
555 Hudson Valley Avenue, Suite 101
New Windsor, New York 12553

HIGHWAY WORK PERMIT # 2025.08.112919
INSTALLATION OF A DRIVEWAY AND TRAFFIC SIGNAL UPGRADES
ROUTES US 44 & NYS 55
POUGHKEEPSIE, DUTCHESS COUNTY

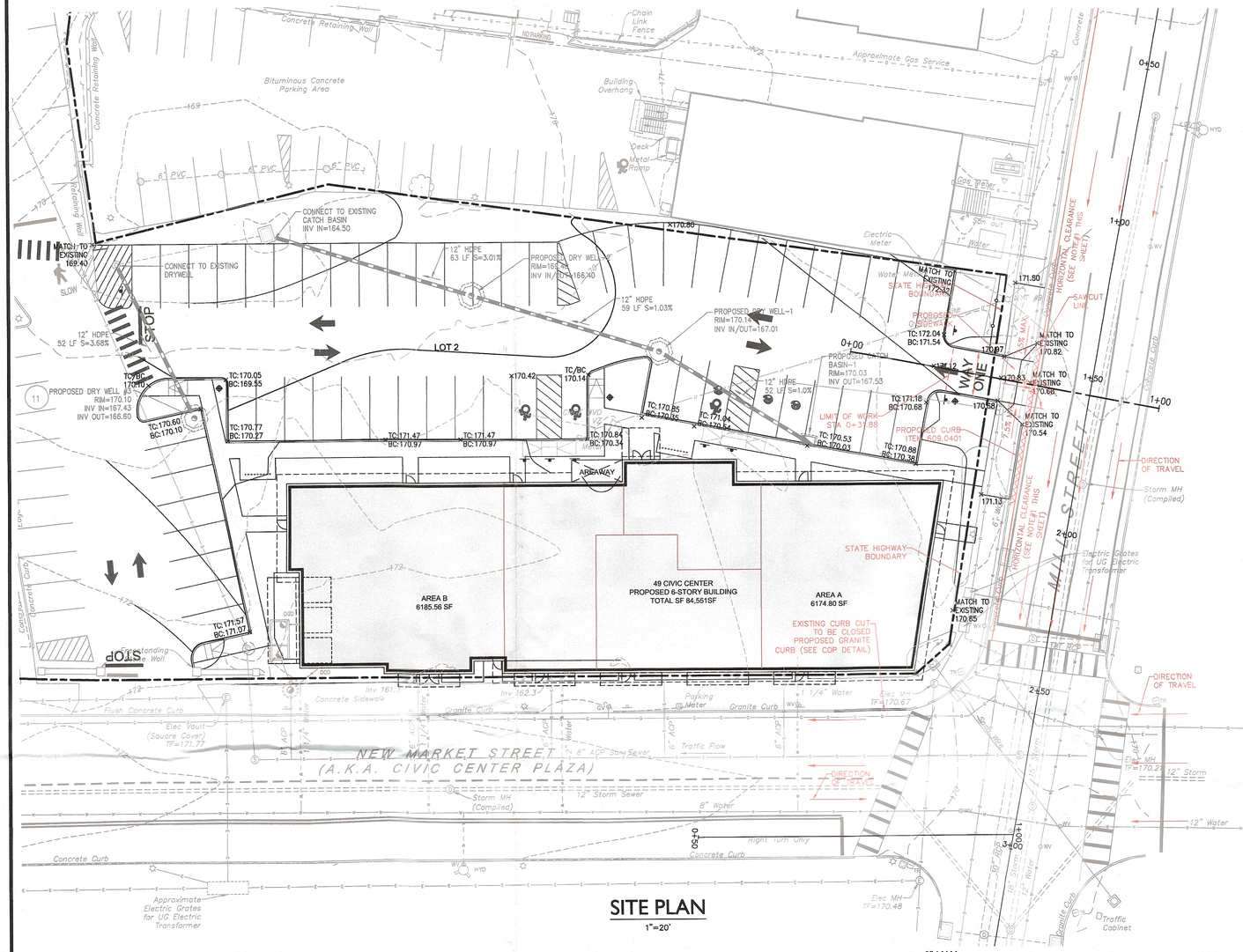
Dear Katherine Blaustein:

This serves to inform you that Colliers Engineering & Design, and its inspectors Katherine Blaustein, Robert DeBeauvernet, Fred Pena, Ronald Gehrig, Nash Potter, Brian Potter, James Terwilliger, Gordon Ackerman and Richard D'Andrea have been approved to represent NYSDOT to inspect and monitor the work performed under this permit within the State ROW. The consultant is responsible for ensuring that the work is performed in accordance with the Standard Specifications and all other requirements of the permit. The consultant should address any deficiencies in safety, work zone traffic control, materials, etc. during construction and notify the Regional Construction Permits Engineer-In-Charge Frank Scott or myself if Frank is not available.

The details of these responsibilities will be discussed in the pre-construction meeting. You should schedule the pre-construction meeting with NYSDOT staff, the permittee, the contractor, the consultant, the municipality, and other project stakeholders prior to the start of construction. Please feel free to contact me at 845-431-5857 if you have any questions.

Sincerely,

Jenny Baez, P.E., PTOE
NYSDOT Region 8 Major Highway Permits
Construction Manager



SITE PLAN

1"=20'

FULL DEPTH REPAIR ROADWAY OR SIDEWALK EXCAVATIONS

NOT TO SCALE

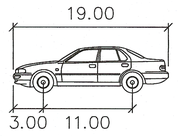
PER NYSDOT STANDARD SHEET 609-01

SUBBASE (SEE PLAN TYPICAL SECTION)
(VERTICAL FACED CURB WITHOUT CURB ANCHOR)
ITEM 609.0401
USE CURB AND CURB & GUTTER MEETING THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF SECTION 609 OF THE STANDARD SPECIFICATIONS

TABLE 3
DRIVEWAY MATERIALS AND THICKNESS

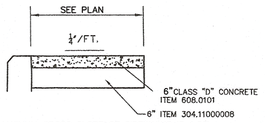
PROPOSED OR EXISTING DRIVE	WITHIN DRIVEWAY PAVEMENT LENGTH ("FL")			WITHIN TRANSITION LENGTH ("TL")		
	MATERIAL	THICKNESS FOR RESIDENTIAL ONLY	THICKNESS FOR MINOR COMMERCIAL ONLY	MATERIAL	THICKNESS FOR RESIDENTIAL ONLY	THICKNESS FOR MINOR COMMERCIAL ONLY
DIRT, GRASS, OR GRAVEL	ASPHALT	3	4	SUBBASE COURSE, EXCAVATE AS NECESSARY	6	9
	SUBBASE COURSE	6	8			
STONE	ASPHALT	3	4	STONE, EXCAVATE AS NECESSARY	8	11
	SUBBASE COURSE	6	8			
ASPHALT (RESURFACING)	ASPHALT	1½	1½	NOT APPLICABLE – ALL WORK ON AN EXISTING PAVED DRIVEWAY IS WITHIN THE DRIVEWAY PAVEMENT LENGTH		
	TRUE AND LEVELING COURSE	AS NECESSARY	AS NECESSARY			
ASPHALT (RESURFACING)	ASPHALT	3	4 (SEE NOTE 8)	NOT APPLICABLE – ALL WORK ON AN EXISTING PAVED DRIVEWAY IS WITHIN THE DRIVEWAY PAVEMENT LENGTH		
	SUBBASE COURSE	6	8 (SEE NOTE 10)			
PCC	PCC	6	6 (SEE NOTE 9)	NOT APPLICABLE – ALL WORK ON AN EXISTING PAVED DRIVEWAY IS WITHIN THE DRIVEWAY PAVEMENT LENGTH		
	SUBBASE COURSE	6	8 (SEE NOTE 10)			

PER NYSDOT STANDARD SHEET 608-03



P

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



MAXIMUM CROSS SLOPE OF SIDEWALKS IS 1.5%

SIDEWALK DETAIL

NOT TO SCALE

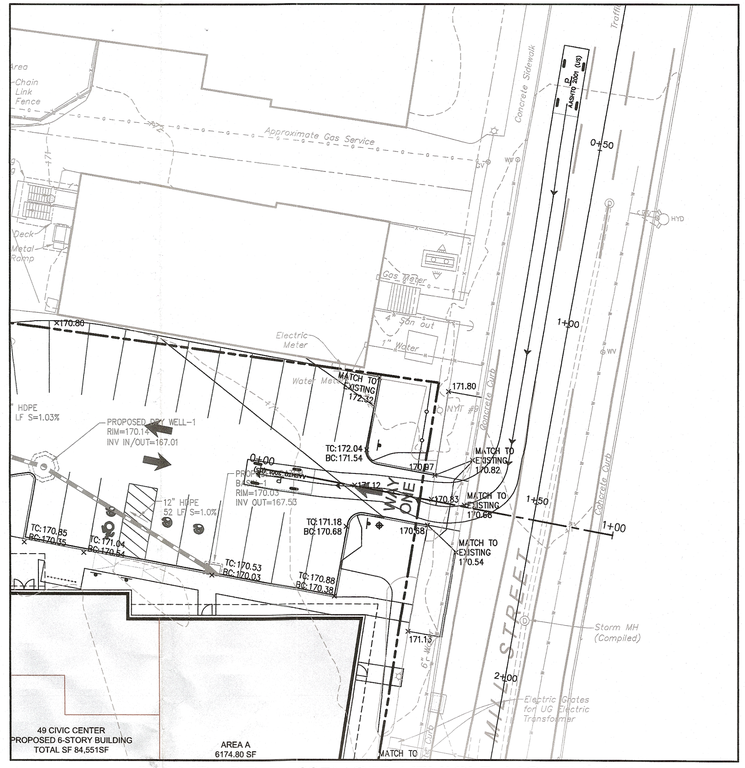
NOTES

1. NO OBSTRUCTIONS SHALL BE INSTALLED WITHIN A 1.5 FOOT DISTANCE FROM THE FACE OF CURB PER THE LINE SHOWN.
2. DELIVERIES SHALL BE LOADED FROM CIVIC CENTER PLAZA. PROJECT IS LOCATED BETWEEN MILE MARKERS

   44
   8202
   1V12

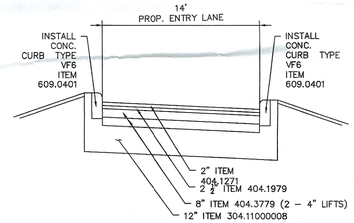
   44
   8202
   1V10

   POSTED SPEED LIMIT FOR MILL STREET (ROUTE 44/55) IS 30 MPH

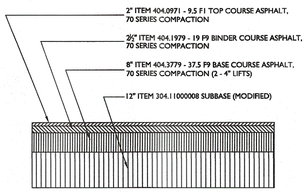


STANDARD PASSENGER VEHICLE MOVEMENT

1"=20'

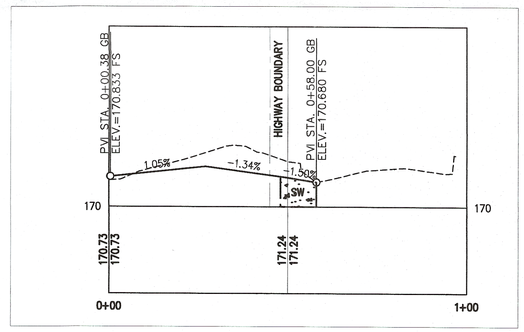


ENTRY ONLY DRIVEWAY TYPICAL SECTION STA. 0+00 TO 1+00



NOTES:

1. ALL PAVEMENT ITEMS SHALL BE VERIFIED WITH NYSDOT MATERIALS GROUP PRIOR TO CONSTRUCTION.
2. STRAIGHT TACK COAT, ITEM 407.0103, SHALL BE APPLIED BETWEEN EACH ASPHALT COURSE/LIFT.
3. ASPHALT PAVEMENT JOINT ADHESIVE, ITEM 418.7603, SHALL BE APPLIED TO ALL FINAL PAVING VERTICAL JOINTS INCLUDING LONGITUDINAL, TRANSVERSE, CURBS, OR OTHER JOINTS BUTTING AGAINST NEW ASPHALT. ASPHALT PAVEMENT JOINT ADHESIVE SHALL ALSO BE APPLIED TO BASE OR BINDER COURSE JOINTS WHEN THERE IS POTENTIAL THAT BASE OR BINDER COURSE WILL BE LEFT OPEN TO TRAFFIC OVER THE WINTER OR LONGER.



DRIVEWAY PROFILE

Horiz.1"=20'
Vert 1"=5

Sight Distance Summary Table
Mill Street at Proposed Entry Only Driveway

Roadway Design Speed 35 MPH		Available Sight Distance (ft.)		AASHTO Sight Distances	
		Existing	Proposed	Stopping Sight Distance (ft.)	Intersection Sight Distance (ft.)
Right Turn From Major Road (Mill Street)	Rear End	500+	500+	250	250

Notes:

1) AASHTO Sight Distances are based on a 35 MPH operating speed along the roadway in the vicinity of the Site Access location

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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

#	Date	Description
1.	2024-06-25	REVISED PER ALTERNATE LAYOUT
2.	2024-07-26	REVISED PER NYSDOT COMMENTS
3.	2024-10-16	REVISED PER NYSDOT COMMENTS
4.	2024-11-26	REVISED PER NYSDOT COMMENTS
5.	2025-01-16	REVISED PER NYSDOT COMMENTS
6.	2025-01-31	REVISED PER NYSDOT COMMENTS

Revisions

LRC GROUP
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• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
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Cromwell, CT 06416
Tel:860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
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LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

NYSDOT PLAN AND PROFILE

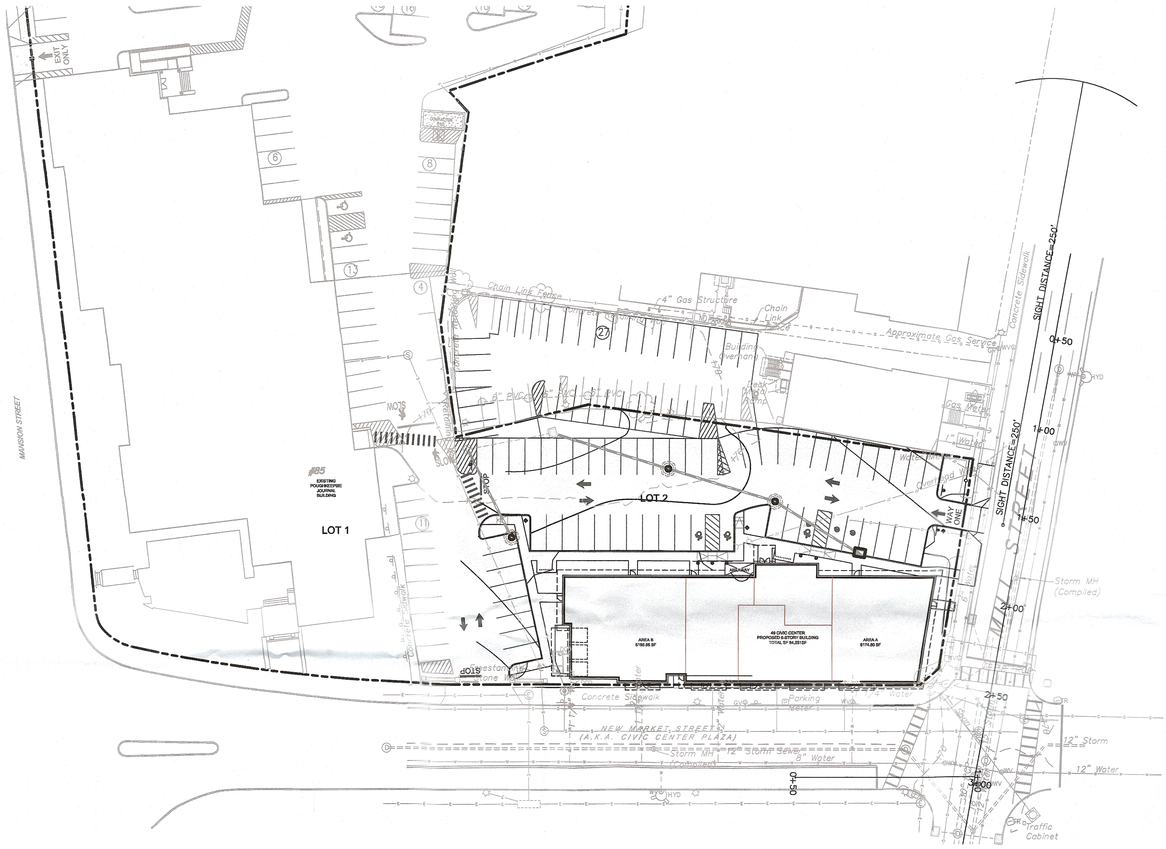
JOURNAL SQUARE

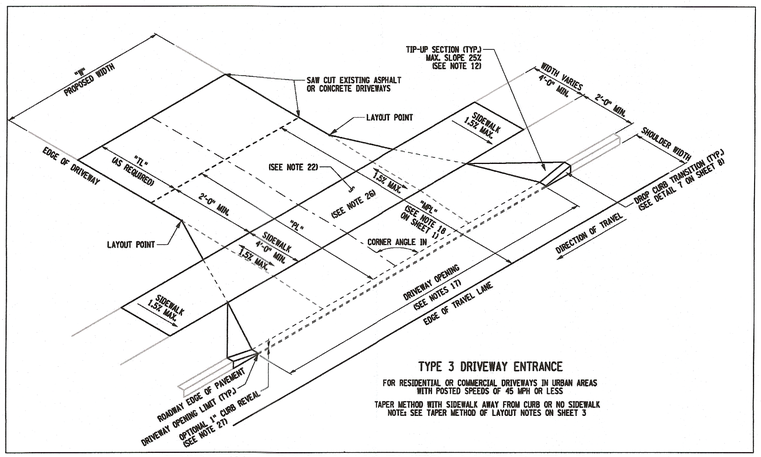
49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	D0119242601.dwg
Drawn	KFC	Project No.	19–2426
Checked	KFC	Date	05/16/24
Approved	REM	Scale	1"=20'

Sheet No. DOT-1

X:_JOBS\Jobs 2019\19-2426-Prop Park, 47-49 Civic Center\DWG\D0119242601.dwg, 1/31/2025 1:51 PM, SCurran





TYPE 3 DRIVEWAY ENTRANCE

FOR RESIDENTIAL OR COMMERCIAL DRIVEWAYS IN URBAN AREAS WITH POSTED SPEEDS OF 45 MPH OR LESS

TAPER METHOD WITH SIDEWALK AWAY FROM CURB OR NO SIDEWALK NOTES SEE TAPER METHOD OF LAYOUT NOTES ON SHEET 3

TYPE (3) DRIVEWAY ENTRANCE DETAIL

PER NYSDOT STANDARD SHEET 608-03 (SHEET 6 OF 9)

WORK ZONE TRAFFIC CONTROL NOTES

1. GENERAL
THE CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE LENGTH OF THE CONTRACT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 619 OF THE STANDARD SPECIFICATIONS, MUTCD AND THE MAINTENANCE AND PROTECTION OF TRAFFIC (MPT) DETAILS IN THE PLANS AND PROPOSAL, WHERE PROVIDED, OR AS ORDERED BY ENGINEER (A.O.B.E.)

2. ADVANCE WARNING SIGNS
DIAMOND SHAPED ADVANCE WARNING SIGNS SHALL BE USED FOR ALL ADVANCE WARNING SIGNS THAT MAY BE EITHER DIAMOND OR RECTANGULAR SHAPED.

3. WORK ZONES
WORK ZONES SHALL BE LIMITED TO ONE SIDE OF THE TRAVELED WAY AT A TIME, UNLESS APPROVED BY THE ENGINEER IN CHARGE (E.I.C.). WORK ZONES ON OPPOSITE SIDES OF THE ROAD SHALL NOT OVERLAP. A WORK ZONE IS DEFINED AS THE AREA IN WHICH TRAFFIC IS RESTRICTED BECAUSE OF CONSTRUCTION ACTIVITIES OR THAT AREA WHICH INVOLVES A DROP-OFF NEXT TO THE PAVEMENT. IN SPECIAL CASES THE LONGITUDINAL DISTANCE BETWEEN WORK ZONES OR THE LENGTH OF THE WORK ZONE MAY BE LIMITED BY THE E.I.C. TRAFFIC SHALL BE MAINTAINED AND PROTECTED THROUGH WORK ZONES IN ACCORDANCE WITH FIGURES 6H-1 THRU 6H-41 AS APPROPRIATE OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, TOGETHER WITH ANY ADDITIONAL CONTROL DEVICES OR METHODS A.O.B.E.

4. CONES, DRUMS, BARRICADES AND MARKERS
ALL CONES, DRUMS AND MARKERS ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' CLEARANCE TO THE TRAVELED WAY UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAKE CERTAIN PLACEMENT OF THE CONES, DRUMS, AND MARKERS OR BARRICADES SHALL NOT INTERFERE WITH SIGHT DISTANCE. TYPICAL SPACING SHALL BE APPROXIMATELY 1 FOOT PER MILE OF APPROACH SPEED (i.e. 40 MPH-40 FOOT SPACING) OR A.O.B.E.

5. TEMPORARY PAVEMENT MARKINGS
THE CONTRACTOR SHALL PROVIDE TEMPORARY PAVEMENT MARKINGS AT ALL TIMES ON ALL PAVEMENT, WHETHER EXISTING, TEMPORARY OR NEW, UNTIL PERMANENT MARKINGS ARE INSTALLED OR RESTORED. THIS SHALL INCLUDE AT ALL APPROPRIATE LOCATIONS, EDGE LINES, LANE LINES, (SOLID OR BROKEN), CHANNELIZING LINES, DOTTED LINES, PLUS ANY MARKINGS ORDERED BY THE ENGINEER. ALL MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE MUTCD AND SHALL INDICATE ACTUAL CONDITIONS AT ALL TIMES. REMOVAL OF TEMPORARY PAVEMENT MARKINGS SHALL BE INCLUDED IN THE COST OF THE ITEM PLACEMENT.

6. SIGNS
THE CORRECT SEQUENCE AND PACING OF SIGNS, WHETHER PERMANENT, TEMPORARY OR CONSTRUCTION, MUST BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE MUTCD. ALL SIGNS INCLUDING GUIDE SIGNS, SHALL INDICATE ACTUAL CONDITIONS AT ALL TIMES AND SHALL BE COVERED, MOVED, REMOVED, RELOCATED OR CHANGED IMMEDIATELY AS DIRECTED BY THE ENGINEER.
APPROPRIATE WARNING SIGNS IN ACCORDANCE WITH THE MUTCD, THE PLANS, AND/OR AS DIRECTED BY THE ENGINEER SHALL PRECEDE EACH WORK AREA. THE CONTRACTOR SHALL COORDINATE HIS WORK SO THAT A SMOOTH FLOW OF TRAFFIC IS MAINTAINED BETWEEN WORK AREAS.
ALL SIGNS NECESSARY FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC (INCLUDING RELOCATION AND/OR MODIFICATION AND/OR RESTORATION OF EXISTING SIGN PANELS) AS NOTED IN THE SPECIFICATIONS, MUTCD OR A.O.B.E. SHALL BE INCLUDED IN THE PRICE BEFORE CONSTRUCTION SIGNS. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE DONE, BECAUSE OF THE CONTRACTOR'S METHODS, TO TEMPORARILY REMOVED, RELOCATED OR COVERED SIGN PANELS OR SIGN TEXT. COLORS USED FOR CONSTRUCTION SIGNING (INCLUDING TEMPORARY OR MODIFIED GUIDE SIGNS) SHALL BE BLACK LEGEND ON ORANGE BACKGROUND WITH THE FOLLOWING EXCEPTIONS: EMERGENCY SERVICE MARKERS, ROUTE MARKERS AND THEIR CORRESPONDING AUXILIARY SIGNS SHALL BE THE COLORS SPECIFIED IN THE MUTCD. (ANY AUXILIARY SIGNS WHICH ARE NOT INCLUDED IN THE MUTCD SHALL BE BLACK LEGEND ON ORANGE BACKGROUND). BLANK COVERS USED TO COVER PORTIONS OF EXISTING GUIDE SIGN LEGENDS SHALL BE GREEN. ANY REGULATORY SIGNS REQUIRED SHALL BE THE COLOR SPECIFIED IN THE MUTCD.

7. PRELIMINARY WORK
PRIOR TO THE START OF ANY CONSTRUCTION PHASE, ALL PROPOSED MAINTENANCE AND PROTECTION OF TRAFFIC RELATED WORK FOR THAT PHASE, AS DETERMINED BY THE ENGINEER, SHALL BE COMPLETE. THIS INCLUDES: WHERE APPLICABLE, ALL SIGNS, SIGNALS, PAVEMENT MARKINGS, BARRIERS, DELINEATION (CONES, DRUMS, ETC.) PAVEMENT MODIFICATION AND ANY OTHER RELATED WORK.

8. MISCELLANEOUS
THE CONTRACTOR MUST NOTIFY PROPERTY OWNERS AT LEAST ONE DAY IN ADVANCE OF CLOSING DRIVEWAYS AND HAS THE RESPONSIBILITY TO MAINTAIN SAFE AND PROPER ACCESS TO BUILDINGS IN THE VICINITY OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO AND FROM FIRE HOUSES AT ALL TIMES.
THE CONTRACTOR SHALL PROVIDE FLAGGERS WHERE SIGHT DISTANCES ARE IMPAIRED BY HIS OPERATION OR A.O.B.E.
THE CONTRACTOR SHALL NOT WORK ON BOTH SIDES OF THE ROADWAY IN THE SAME AREA AT THE SAME TIMES.
THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS TO MINIMIZE THE INTERRUPTION OF PEDESTRIAN TRAFFIC.
IN ACCORDANCE WITH SECTION 107-05 (F) OF THE STANDARD SPECIFICATIONS THE CONTRACTOR SHALL COMPLETELY ENCLOSE BY SAFETY WIRE FENCE ALL POTENTIALLY HAZARDOUS LOCATIONS. PAYMENT FOR INSTALLATION AND REMOVAL OF THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR MAINTENANCE AND PROTECTION OF TRAFFIC.

9. PUBLIC INGRESS AND EGRESS
WHERE DIRECT ACCESS TO DRIVEWAYS IS NOT POSSIBLE DUE TO NECESSARY CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL PLAN ALTERNATE MEANS OF ACCESS. THIS WORK INCLUDED IN THE BID PRICE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.

10. CONSTRUCTION INGRESS AND EGRESS
THE CONTRACTOR SHALL KEEP TO A MINIMUM MOVEMENTS IN AND OUT OF DESIGNATED TRAVEL LANES WITH CONSTRUCTION VEHICLES AND EQUIPMENT. ONLY NECESSARY OR AUTHORIZED VEHICLES AS DETERMINED BY THE ENGINEER SHALL BE ALLOWED TO ENTER ANY PHASE WORK AREA.

ADDITIONAL NOTES

1. SOME SIGNS/DRUMS TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT.
2. REMOVE OR COMPLETELY COVER SIGNS WHERE NOT APPLICABLE.
3. ADJUST SIGNS/DRUMS AS NECESSARY TO ADDRESS TRAFFIC LANES/CONDITIONS, UTILIZING PROPER NYSDOT APPROVED ITEMS (619.04 PORTABLE TEMPORARY WOODEN SIGN SUPPORT).
4. ROAD WORK CAN ONLY TAKE PLACE ON ONE SIDE OF THE ROADWAY AT A TIME& MPT CONTROL.
5. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS USING THE FOLLOWING:
   A. ITEM **619.01** - BASIC MAINTENANCE AND PROTECTION OF TRAFFIC
   B. ITEM **619.02** - SIGN TABLE
   C. ITEM **619.2101** - CONSTRUCTION ZONE PAVEMENT MARKINGS AND STRIPES
   D. ITEM **619.10** - WORK ZONE TRAFFIC CONTROL GENERAL NOTES
   E. ITEM **619.11** - WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES
   F. ITEM **619.61** - FLAGGING OPERATION 2-LANE 2-WAY ROADWAY INTERSECTION

MAINTAINING TRAFFIC SIGNAL NOTE

CONTRACTOR SHALL ADHERE TO THE NYSDOT STANDARD SPECIFICATIONS SECTION 619. PER 619-3.17: MAINTAIN OR MODIFY TRAFFIC SIGNAL EQUIPMENT, CONTRACTOR SHALL PROVIDE A TRAFFIC SIGNAL REPAIR PERSONNEL AND TELEPHONE NUMBER TO THE ENGINEER. ADDITIONALLY, THE CONTRACTOR IS REQUIRED TO PROVIDE THE NAME AND CONTACT INFORMATION FIVE (5) WORKING DAYS PRIOR TO THE BEGINNING OF WORK WITHIN 300' OF AN EXISTING TRAFFIC SIGNAL. WORK SHALL NOT COMMENCE UNTIL THE ENGINEER HAS BEEN GIVEN CONTACT INFORMATION. ALL REQUIREMENTS UNDER 619 REGARDING MAINTAINING OR MODIFY TRAFFIC EQUIPMENT AND IF NECESSARY, TEMPORARY TRAFFIC SIGNAL SHALL APPLY TO THIS PROJECT.

New York State Department of Transportation
Lane Closure Procedures and Limitations

Road Work Form: All travel lane and shoulder closures must conform to the latest MUTCD and the NYS Supplement. Closures must be approved by the Hudson Valley Transportation Management Center (TMC). The attached Road Work Form (RWF) is to be submitted to the TMC one week in advance of any planned lane or shoulder closures. One RWF can cover several weeks of work if the lane/shoulder closure is stationary and the work limits identified in the RWF don't change.

The **Key Corridor** section of the RWF is used when lanes are being closed on the following roadways:

- I-684
- Taconic State Parkway (TSP)
- Palisades Interstate Parkway (PIP)
- Sprain Brook Parkway (SBP)
- Saw Mill River Parkway (SMRP)
- Hutchinson River Parkway(HRP)
- Cross County Parkway(CC)
- NYA Route 17 (Future I-86)
- I-84
- 9W

Other Corridors section is to be used for lane/shoulder closure requirements for all other state roadways.

Please fill out the form as required and email to stc-r08@dot.state.ny.us , (cc: residency permit engineer). The TMC will acknowledge and approve the closures, including notes on any contact and coordination necessary for any work in the vicinity.

Lane Closure Constraints:
Lanes may be closed between the hours of 9:00 AM to 3:30 PM.
The contractor is advised that the state reserves the right to preclude lane closures during periods of inclement weather, wet or icy pavement, reduced visibility, traffic accidents or any other emergencies. The state may alter any lane closures should traffic conditions or other unforeseen circumstances arise which would adversely affect the traffic flow. The contractor is also alerted to the fact that incident management or traffic conditions might force his/her construction operation to stop, even during time where such operation would normally be permitted. The contractor shall have no claim against the state for any delays or extra costs incurred in complying with these restrictions. The state may grant a waiver of these restrictions upon a timely receipt of a request for waiver from the contractor. A minimum of five working days for the review of the contractor's request will be required.

Holiday Lane Closure Restrictions:

Holiday	Day of Week of Holiday	Temporary Lane Closures are NOT allowed	
		From	To
New Year's Day	Sunday or Monday	6:00 AM the Friday before	10 AM the Tuesday after holiday
Independence Day	Tuesday	6:00 AM the Saturday before	10 AM the Wednesday after holiday
Memorial Day	Wednesday	6:00 AM the Tuesday before	10 AM the Thursday after holiday
Labor Day	Thursday	6:00 AM the Wednesday before	10 AM the Monday after holiday
	Friday or Saturday	6:00 AM the Thursday before	10 AM the Monday after holiday
Christmas Day	Sunday or Monday	6:00 AM the Friday before	10 AM the Tuesday after holiday
	Tuesday	6:00 AM the Friday before	10 AM the Wednesday after holiday
	Wednesday	6:00 AM the Saturday before	10 AM the Thursday after holiday
	Thursday	6:00 AM the Wednesday before	10 AM the Monday after holiday
	Friday or Saturday	6:00 AM the Thursday before	10 AM the Monday after holiday
Thanksgiving Day	Thursday	6:00 AM the Wednesday before	10 AM the Monday after holiday

Additional Notification requirements:
Road work plans change because of weather and work schedules. The TMC must be called at the start of any closures, and again at the end of the day when the lane/shoulder is reopened to traffic at **(914)742-6100.**
Be prepared to provide:

- Permit number
- Caller name
- Callback number
- Location of roadwork
- Lane blockage details
- Type of work
- Planned start and finish times for the day

NOTE

CONTRACTOR MUST INFORM THE TRAFFIC MANAGEMENT CENTER (TMC) OF ANY LANE CLOSURES BY WAY OF USING THE NYSDOT, ROAD WORK FORM (RWF) WHICH WILL BE INCLUDED WITHIN THE FINAL PERMIT PACKAGE.

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
075196

#	Date	Description
1.	2024-06-25	REVISED PER ALTERNATE LAYOUT
2.	2024-07-26	REVISED PER NYSDOT COMMENTS
3.	2024-10-16	REVISED PER NYSDOT COMMENTS
4.	2024-11-26	REVISED PER NYSDOT COMMENTS
5.	2025-01-16	REVISED PER NYSDOT COMMENTS
6.	2025-01-31	REVISED PER NYSDOT COMMENTS

Revisions

LRC GROUP
• Land Planning
• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
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www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

NYSDOT PLAN AND PROFILE

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DOT19242602.dwg	Sheet No.	
Drawn	KFC	Project No.	19-2426		DOT-2
Checked	KFC	Date	05/16/24		
Approved	REM	Scale	1"=40'		

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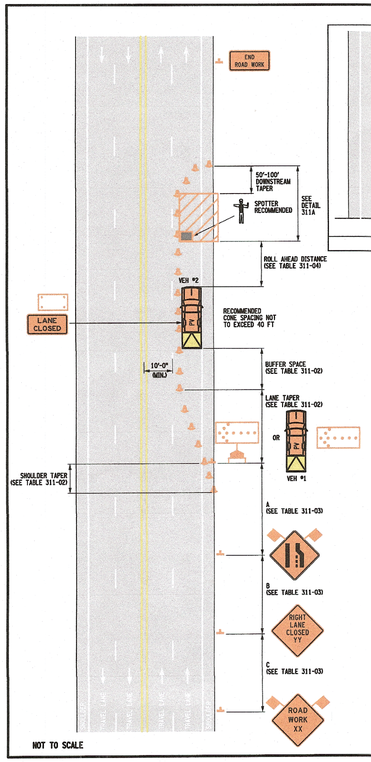
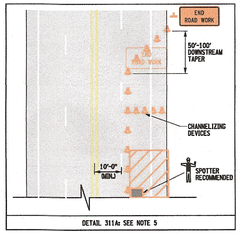




DETAIL 311A: SEE NOTE 5

NOTES:

1. SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.
2. IN URBAN CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO ACCOMMODATE SIDE STREETS AND DRIVEWAYS. IF THERE IS A CONFLICT, MOVE THE SIGN UPSTREAM.
3. THE PROTECTIVE VEHICLE(S) SHALL MAINTAIN THE APPROPRIATE ROLL AHEAD DISTANCE, BE AN UNOCCUPIED TRUCK POSITIONED PARALLEL TO TRAFFIC, PARKING BRAKE SET, PLACED IN 2ND GEAR MANUAL TRANSMISSIONS /ENGINE OFF) OR PARK / NEUTRAL AUTOMATIC TRANSMISSIONS) AND HAVE THE FRONT WHEELS ALIGNED WITH THE LANE STRIPING.
4. THERE SHALL BE NO WORKERS, EQUIPMENT OR OTHER VEHICLES IN THE BUFFER SPACE OR THE ROLL AHEAD DISTANCE.
5. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.

ROAD WORK XX — W20-1
LANE CLOSED — NYW8-33
END ROAD WORK — G20-2
THIS SIGN SHALL BE LOCATED A MINIMUM DISTANCE OF 80 FT AND MAXIMUM OF 400 FT PAST THE END OF THE DOWNSTREAM TAPER.
RIGHT LANE CLOSED YY — W20-5R
SPOTTER
CONE
W4-2R
TRAILER FOR ARROW PANEL
ARROW PANEL
WORK AREA
PROTECTIVE VEHICLE (EITHER PVH OR PVL) SEE TABLE 311-01

REFER TO SHEET 2 OF 2 FOR ALL TABLES

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
MULTILANE UNDIVIDED ROADWAY
RIGHT LANE CLOSURE
SHORT TERM OPERATION
(SHEET 1 OF 2)

APPROVED DECEMBER 2, 2021 — ISSUED UNDER EI 21-028

Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM

619-311

ERRATA 2 EFF. 09/01/23 ISSUED WITH EB 23-016
ERRATA 1 EFF. 01/01/23 ISSUED WITH EB 22-050

FILE NAME = 619-311-1.dgn
DATE/TIME = 06-DEC-2021 14:59
USER = rfoote

TABLE 311-01: PROTECTIVE VEHICLE REQUIREMENTS

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

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

NOTES
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. EITHER A PROTECTIVE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03 SHALL BE PROVIDED.
3. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS NORMALLY REQUIRED BY THE MANUFACTURER OF THE TMA.
4. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMITS IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 311-02: LONGITUDINAL BUFFER SPACE AND TAPER LENGTHS

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE (FT)/ # OF SKIP LINES	TAPER LENGTH (FT)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — LATERAL SHIFT OF TRAFFIC FLOW PATH (FT) 10	11	12	SHOULDER TAPER LENGTH (FT)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — FOR SHOULDER WIDTH ≤ 4 FT.	5 - 7 FT.	8 FT.	9 FT.	10 FT.	11 FT.	12 FT.
25	155 / 4	120/3/4	120/3/4	120/3/4	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2
30	200 / 5	160/4/5	160/4/5	200/5/6	40/1/2	40/1/2	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3
35	250 / 6	200/5/6	240/6/7	240/6/7	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	80/2/3
40	305 / 8	280/7/8	320/8/9	320/8/9	40/1/2	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4
45	360 / 9	440/11/12	520/13/14	560/14/15	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	160/4/5
50	425 / 11	520/13/14	560/14/15	600/15/16	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	160/4/5	160/4/5
55	495 / 13	560/14/15	600/15/16	680/17/18	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	200/5/6

TABLE 311-03: ADVANCE WARNING SIGN SPACING

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

* PRECONSTRUCTION POSTED SPEED LIMIT

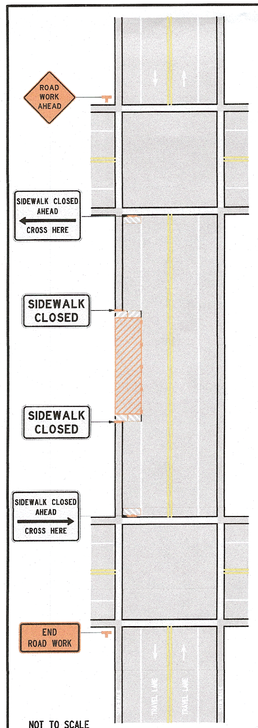
TABLE 311-04: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	ROLL AHEAD DISTANCE (FT.)/* OF SKIP LINES FOR VEHICLES — STATIONARY OPERATION: PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW	PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW
≥ 60	200/5	160/4
45 - 55	160/4	120/3
≤ 40	120/3	80/2

TABLE 311-05: REQUIRED SIGN SIZES*

SIGN	NON-FREEWAY	FREEWAY
G20-2	36x18	48x24
NYW8-33	48x24	48x24
W4-2R	36x36	48x48
W20-1	36x36	48x48
W20-5R	36x36	48x48
WARNING FLAG	18x18	18x18

*FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.



NOTES:

1. LONG-TERM IS STATIONARY WORK THAT OCCUPIES A LOCATION MORE THAN 3 CONSECUTIVE DAYS. THIS SETUP CAN ALSO BE USED FOR INTERMEDIATE TERM WORK.
2. ANY ALTERNATIVE PEDESTRIAN PATHWAY MUST HAVE AT LEAST THE SAME LEVEL OF ACCESSIBILITY AS THE ONE IT IS REPLACING.
3. ONLY THE WORK ZONE TRAFFIC CONTROL DEVICES RELATED TO PEDESTRIANS ARE SHOWN, OTHER DEVICES, SUCH AS LANE/SHOULDER CLOSURE SIGNING, ROAD NARROWS SIGNS (W5-4), OR NO PARKING SIGNS MAY BE USED TO CONTROL VEHICULAR TRAFFIC.
4. TYPE III BARRICADES SHALL BE THE FULL WIDTH OF THE PATH BEING CLOSED.
5. ACCESS TO BUSINESS ENTRANCES AND TRANSIT STOPS WILL NEED TO BE MAINTAINED. IF THE PEDESTRIAN FACILITY CURRENTLY HAS A TRANSIT STOP THAT WILL BE AFFECTED BY THE WORK ZONE, PRACTITIONERS SHOULD CONSULT THE TRANSIT AUTHORITIES THAT SERVICE THE AFFECTED STOP TO DETERMINE HOW TO ACCOMMODATE THE STOP.

NOTES ON NIGHTTIME WORK:

N1. WORK OCCURRING AFTER SUNSET AND BEFORE SUNRISE WILL BE CONSIDERED NIGHTTIME OPERATIONS.

N2. ALL SIGNS, STOP/SLOW PADDLES AND RED FLAGS USED TO WARN/ALERT/CONTROL TRAFFIC SHALL BE RETROREFLECTIVE.

N3. ALL WORKERS INVOLVED SHALL WEAR PROTECTIVE HELMETS AND NIGHTTIME APPAREL IN ACCORDANCE WITH §107-05A, HIGH VISIBILITY APPAREL AT ALL TIMES.

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

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

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

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

N8. ALL LIGHTING SHALL BE DESIGNED, INSTALLED, AND OPERATED TO AVOID GLARE THAT AFFECTS TRAFFIC ON THE ROADWAY OR THAT CAUSES ANNOYANCE OR DISCOMFORT FOR RESIDENCES ADJOINING THE ROADWAY.

N9. PRIOR TO THE START OF NIGHTTIME OPERATIONS, A WRITTEN NIGHTTIME OPERATIONS AND LIGHTING PLAN IS REQUIRED FOR APPROVAL.

N10. AT NIGHT, EACH TYPE III CONSTRUCTION BARRICADE USED TO CLOSE A ROADWAY, A SEGMENT OF A ROADWAY OR A SIDEWALK SHALL BE EQUIPPED WITH ONE FLASHING WARNING LIGHT.

N11. SEE NIGHTTIME SAFETY BULLETIN, HDM §16.5.3, & STANDARD SPECIFICATIONS §619 FOR ADDITIONAL REQUIREMENTS AND CONSIDERATIONS.

END ROAD WORK — G20-2
ROAD WORK AHEAD — W20-1
SIDEWALK CLOSED AHEAD CROSS HERE — R9-11L
SIDEWALK CLOSED AHEAD CROSS HERE — R9-11R
SIDEWALK CLOSED — R9-9
WORK AREA
CHANNELIZING DEVICE (SEE TABLE 519-02)
TYPE III BARRICADE

TABLE 519-01: REQUIRED SIGN SIZES*

SIGN	NON-FREEWAY	FREEWAY
G20-2	36x18	48x24
R9-11L/R9-11R**	24x18	24x18
R9-9**	24x12	24x12
W20-1	36x36	48x48

*FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.
**SIGNS NOT FOR FREEWAY USE

TABLE 519-02: CHANNELIZING DEVICE APPLICATION FOR LONG-TERM STATIONARY WORK ZONES

WORK ZONE PROVISIONS	MAXIMUM DEVICE SPACING (CLEAR TO CLEAR)	CHANNELIZING DEVICE: DRUMS	STANDARD CONES	TALL CONES	EXTRA TALL CONES	TEMPORARY TUBULAR MARKERS	INTERIM TUBULAR MARKERS	VERTICAL PANELS	OVERSIZED VERTICAL PANELS	TYPE II BARRICADES	TYPE III BARRICADES
LONG-TERM STATIONARY WORK ZONES INVOLVE WORK THAT OCCUPIES A LOCATION FOR MORE THAN 3 CONSECUTIVE DAYS.											
SHOULDER/MERGING/ SHIFTING TAPERS	20 FT.	X							X	X	

NOTES: X= ALLOWED BLANK = NOT ALLOWED

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
SIDEWALK DETOUR/DIVERSION
LONG TERM OPERATION
(SHEET 1 OF 2)

APPROVED DECEMBER 2, 2021 — ISSUED UNDER EI 21-028

Robert Limoges — ROBERT LIMOGES, P.E. DIRECTOR, OTSM

619-519

FILE NAME = 619-519-1.dgn
DATE/TIME = 06-DEC-2021 14:59
USER = rfoote

GRAPHIC SCALE
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SCALE IN FEET

#	DATE	DESCRIPTION
1.	2024-06-25	REVISED PER ALTERNATE LAYOUT
2.	2024-07-26	REVISED PER NYSDOT COMMENTS
3.	2024-10-16	REVISED PER NYSDOT COMMENTS
4.	2024-11-26	REVISED PER NYSDOT COMMENTS
5.	2025-01-16	REVISED PER NYSDOT COMMENTS
6.	2025-01-31	REVISED PER NYSDOT COMMENTS

Revisions

LRC GROUP
• Land Planning
• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
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Tel:908.603.3730
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LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

NYSDOT PLAN AND PROFILE

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DOT19242603.dwg
Drawn	KFC	Project No.	19-2426
Checked	KFC	Date	05/16/24
Approved	REM	Scale	1"=40'

Sheet No. DOT-3

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

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GRAPHIC SCALE
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SCALE IN FEET

#	Date	Description
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6.	2025-01-31	REVISED PER NYSDOT COMMENTS

Revisions

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
071196

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NYSDOT PLAN AND PROFILE

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	D0T19242604.dwg	Sheet No.
Drawn	KFC	Project No.	19-2426	DOT-4
Checked	KFC	Date	05/16/24	
Approved	REM	Scale	1"=100'	

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GRAPHIC SCALE
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SCALE IN FEET

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Revisions

STATE OF NEW YORK
RODNEY E. MORRISON
07419
LICENSED PROFESSIONAL ENGINEER

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NYSDOT PLAN AND PROFILE

JOURNAL SQUARE

49 & 85 CIVIC CENTER PLAZA
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DOT19242604.dwg	Sheet No.
Drawn	KFC	Project No.	19-2426	DOT-4
Checked	KFC	Date	05/16/24	
Approved	REM	Scale	1"=100'	

X:\JOBS\Jobs 2019\19-2426-Pkgt Park 47-49 Civic Center\DWG\DOT19242604.dwg 1/31/2025 1:53 PM SDurron

Dutchess County Clerk
22 Market Street
Poughkeepsie, NY 12601
(845) 486-2134
www.dutchessny.gov/countyclerk

Receipt #: 30465 **Date:** 9/3/2021 3:27 PM
Received From: KARC PLANNING CONSULTANTS INC

Batch #: 187
User: jos

Payment Type	Amount	Card Holder
Check # 1880	$80.00	
Payment Total:	**$80.00**	

Account # - Description	Cost Per Unit	Quantity	Amount
1 - Deed	Instrument Type: EASE		
Document #: 02-2021-4099	Municipality: City of Poughkeepsie		
010 - Record Deeds - Page Fee	$5.00	6	$30.00
010 - Record Deeds - Cover Page	$25.00	1	$25.00
030 - Reference	$0.50	0	$0.00
070 - Records Mgmt - Local Fee	$1.00	1	$1.00
504 - Records Mgmt - State Fee	$4.75	1	$4.75
511 - Cultural Ed - State Fee	$14.25	1	$14.25
514 - Conveyance Notice	$10.00	0	$0.00
		Item Total:	**$75.00**

Grantor: POUGHKEEPSIE JOURNAL SQUARE LLC
Grantee: JOURNAL PLAZA LLC

2 - Transfer Tax	Transfer Tax #: 928		
Document #: 02-2021-4099	Municipality: City of Poughkeepsie		
290 - Real Estate Transfer Tax	$0.00	1	$0.00
291 - Mansion Tax	$0.00	1	$0.00
		Item Total:	**$0.00**

3 - TP584			
Document #: 02-2021-4099	Municipality: City of Poughkeepsie		
030 - Affidavit	$5.00	1	$5.00
		Item Total:	**$5.00**

RECORD AT THE REQUEST OF AND AFTER RECORDING RETURN TO:

Kelly Libolt
PO Box 792
Poughkeepsie, NY 12602

RECIPROCAL CROSS-ACCESS EASEMENT AGREEMENT

EASEMENT AGREEMENT (this "**Agreement**") dated as of the **30th** day of **August, 2021** by and between **Poughkeepsie Journal Square, LLC**, a New York limited liability company, with offices located at 85 Civic Center Plaza, Suite LL2, Poughkeepsie, NY 12601 ("**PJS**"), **Page Park Associates, LLC**, a New York limited liability company, with offices located at 85 Civic Center Plaza, Suite LL2, Poughkeepsie, NY 12601 ("**Page Park**"), and **Journal Plaza LLC**, a New York limited liability company, with offices located at 85 Civic Center Plaza, Suite LL2, Poughkeepsie, NY 12601 ("**Journal Plaza**").

W I T N E S S E T H:

WHEREAS, **PJS** is the owner of certain real property located at 267 Mill Street, Poughkeepsie, New York, identified as Tax ID Number 6162-69-073173 on the Tax Map of the City of Poughkeepsie, and more particularly described in that certain deed dated December 27, 2019 from DRAC Mill St, LLC to PJS recorded on January 3, 2020 in the Dutchess County Clerk's Office as Doc. No. 02-2020-50 (the "**PJS Property**"); and

WHEREAS, **Page Park** is the owner of certain real property located located at 85 Civic Center Plaza, Poughkeepsie, New York, identified as Tax ID Number 6162-69-090193 on the Tax Map of the City of Poughkeepsie, and more particularly described that certain deed dated August 21, 2009 from Gannett Satellite Information Network, Inc. to Page Park recorded on August 25, 2009 in the Dutchess County Clerk's Office as Doc. No. 02-2009-4217 (the "***Page Park Property***"); and

WHEREAS, **Journal Plaza** is the owner of certain real property located at 49 Civic Center Plaza, Poughkeepsie, New York, identified as Tax ID Number 6162-69-065177 on the Tax Map of the City of Poughkeepise, and more particularly described in that certain deed dated June 24, 2019 from Platinum Holdings, LLC to Journal Plaza recorded on June 26, 2019 in the Dutchess County Clerk's Office as Doc. No. 02-2019-4136 (the "**Journal Plaza Property**"); and

WHEREAS, the parties wish to grant certain cross-easements to each other for the betterment of their respective properties.

NOW, THEREFORE, in consideration of the premises, and intending to be legally bound hereby, the parties hereto do mutually covenant and agree as follows:

1. **Page Park** grants to **PJS** and **Journal Plaza** a perpetual easement to use the driveway access commencing at 85 Civic Center Plaza and traveling though and over the Page Park Property at 85 Civic Center Plaza for vehicular, truck, pedestrian and bicycle traffic to and from the PJS Property and the Journal Plaza Property.

2. **PJS, Page Park** and **Journal Plaza** grant to one another perpetual easements to use the PJS Property, the Page Park Property, and the Journal Plaza Property for purposes of vehicular and pedestrian ingress and egress and installing, accessing, maintaining and utilizing any and all sewer, water, electric and natural gas utility structures and infrastructure located or to be located on or below the ground, as shown on a map entitled Proposed Easement Plan prepared the LRC Group dated July 26, 2021 and attached as **Schedule A.**

3. Each party shall use the easements in accordance with the applicable laws, rules, regulations, determinations and ordinances of the City of Poughkeepsie, County of Dutchess and/or any other federal, state, county or local governmental authority having jurisdiction over the use thereof.

4. No party shall prevent or impede another party's access to and use of the easements herein granted.

5. Each party shall each have the right, but not the obligation, to alter, repair and maintain that portion of the improvements described herein located on their respective properties.

6. The exact location of the improvements installed or to be installed in the easement areas may change over time to allow the parties maximum flexibility to develop the balance of their respective properties, provided that no changes may be made to the easement areas which shall materially impair or diminish the rights of the party whose real property if affected by such change or materially interfere with such party's use and enjoyment of such property. The parties shall execute such amendments to this Agreement which are reasonable and necessary to effect such changes.

7. The provisions of this Agreement shall run with the land and be binding upon, enforceable by and inure to the benefit of the parties hereto, their respective heirs, legal representatives, successors and assigns. The failure of any of them to enforce any provision herein contained shall not be deemed a waiver of the right to do so thereafter. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same agreement.

8. The recitals and whereas clauses are incorporated herein by reference.

9. This Agreement constitutes the entire agreement with respect to the subject matter hereof. No amendment or modification of this Agreement shall be binding unless in writing and signed by **PJS**, **Page Park** and **Journal Plaza**. There are no oral agreements between

PJS, **Page Park** and **Journal Plaza** in connection with this Agreement or the transactions provided for herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

POUGHKEEPSIE JOURNAL SQUARE, LLC

By: _____
Name: Jason M. Page
Title: Manager

PAGE PARK ASSOCIATES, LLC

By: _____
Name: Jason M. Page
Title: Manager

JOURNAL PLAZA, LLC

By: _____
Name: Jason M. Page
Title: Manager

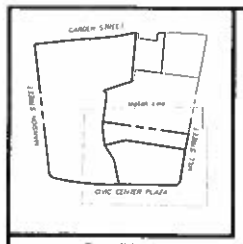
STATE OF NEW YORK)
ss.:
COUNTY OF DUTCHESS)

On the 30th day of **August** in the year **2021**, before me, the undersigned, personally appeared **Jason M. Page**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Denise McCartney
Notary Public

Denise McCartney
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6113511
Qualified in Dutchess County
Commission Expires 08/02/2024

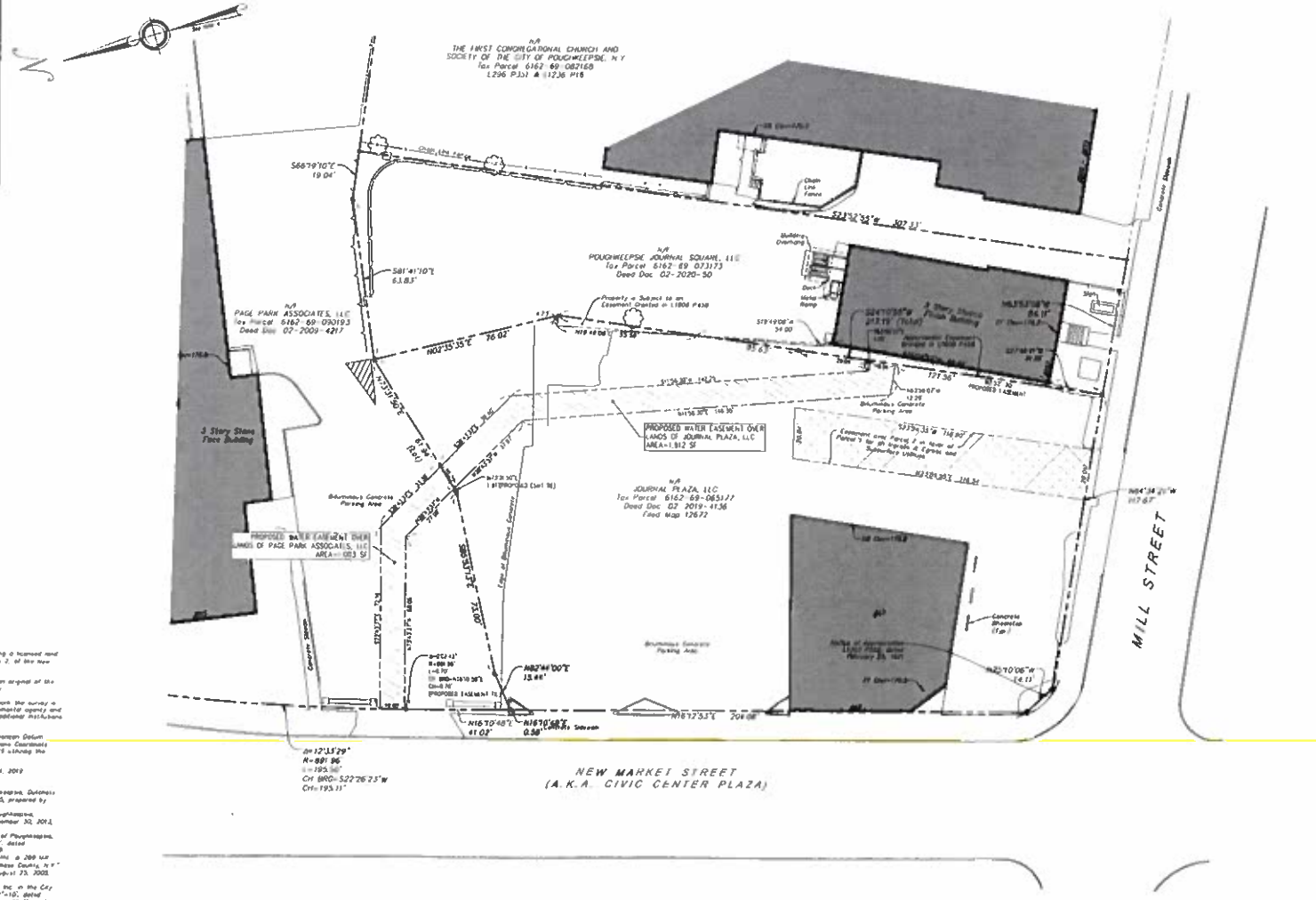
SCHEDULE A



Overall Map



Vicinity Map



Map Notes

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.
3. The above certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. North Arrow and Bearings are referenced to the North American Datum (NAD) of 1983 projected onto the New York East State Plane Coordinate System based on GPS observations made on April 22, 2019 utilizing the Keystone VeyNetGPS VRS GPS network.
5. Land survey was completed on May 6, 2019 and October 4, 2019.
6. References is made to the following maps:
   - A "Map of Survey, Platinum Holdings Inc., City of Poughkeepsie, Dutchess County, N.Y.", scale 1"=20', dated December 26, 2005, prepared by Robert L. Campbell.
   - B "Map of Survey for Platinum Holdings Inc., City of Poughkeepsie, Dutchess County, New York", scale 1"=20', dated December 30, 2013, prepared by Robert L. Campbell.
   - C "Survey Map Prepared for Page Park Associates, City of Poughkeepsie, County of Dutchess, State of New York", scale 1"=30', dated September 15, 1988, revised through August 26, 2008.
   - D "Subdivision Plan of Lands of South Clover Properties Inc. & 289 Mill Street Realty Corporation, City of Poughkeepsie, Dutchess County, N.Y.", scale 1"=20', dated July 31, 2003, revised through August 23, 2003, prepared by Berger Engineering & Surveying.
   - E "Property to be Acquired by Poughkeepsie Newspapers Inc. in the City of Poughkeepsie, Dutchess County, New York", scale 1"=10', dated September 19, 1965, prepared by Robert A. Monell, map on file in the Dutchess County Clerk's Office as map #3328.
   - F New York State Department of Transportation Description and map for the Acquisition of Property, Poughkeepsie Arterial East, West Route, Map 765, parcel no. 268.
   - G "Survey Plan, Land of Journal Plaza LLC, #7 & #8 Civic Center Plaza, City of Poughkeepsie, Dutchess County, New York", scale 1"=20', dated June 24, 2020, prepared by The LRC Group and filed in the Dutchess County Clerk's Office on September 11, 2020 as map No. 12672.
   - H "Lot Line Alteration Plan, Land of Journal Plaza LLC, #7 & #8 Civic Center Plaza, City of Poughkeepsie, Dutchess County, New York", scale 1"=20', dated June 24, 2020, prepared by The LRC Group, and filed in the Dutchess County Clerk's Office on October 22, 2020 as map No. 12682.
7. Property is located in Zone "X" as depicted on Flood Insurance Rate Map (FIRM) Panel 0338E Dutchess County, New York, City of Poughkeepsie, community number 360222, Town of Poughkeepsie, community number 316642 map number 36027C0338E, effective date May 3, 2013.

Certification

I hereby declare this map to be prepared in accordance with the Code of Practice of the New York State Association of Land Surveyors, adopted October, 1996 and revised through July 18, 1997.

JOHN F. WAGENBLATT, L.S. Lic. No. 050,547

Legend

- Property Line
- Existing Easement Line
- Proposed Easement Line
- Retaining Wall
- Fence
- Monument
- Iron Pin, Pipe, Rebar, Drill Hole
- Calculated Property Corner
- NYSDOT Monument Found
- Single Post Sign
- Bollard
- Existing Easement Area
- Proposed Easement Area

GRAPHIC SCALE

PROPOSED EASEMENT PLAN
TO BE CONVEYED TO POUGHKEEPSIE JOURNAL SQUARE, LLC ACROSS LAND OF JOURNAL PLAZA, LLC & PAGE PARK ASSOCIATES, LLC
PREPARED FOR
POUGHKEEPSIE JOURNAL SQUARE, LLC
267 MILL STREET
CITY OF POUGHKEESPIE
DUTCHESS COUNTY, NEW YORK

ESMT-1

NEW YORK STATE

Department of Taxation and Finance

TP-584 (9/19)

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Recording office time stamp

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A – Information relating to conveyance

Grantor/Transferor

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☒ Single member LLC
☐ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☒ *mark an X if more than one grantor*): Poughkeepsie Journal Square, LLC, Journal Plaza LLC

Social Security number (SSN):

Mailing address: 85 Civic Center Plaza, Suite LL2

SSN:

City: Poughkeepsie | State: NY | ZIP code: 12601

Employer Identification Number (EIN): disregarded

Single member's name if grantor is a single member LLC *(see instructions)*: Taconic Realty Associates, LLC

Single member EIN or SSN: 14-1756326

Grantee/Transferee

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☒ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☒ *mark an X if more than one grantee*): Page Park Associates, LLC

SSN:

Mailing address: 85 Civic Center Plaza, Suite LL2

SSN:

City: Poughkeepsie | State: NY | ZIP code: 12601

EIN: 14-1609080

Single member's name if grantee is a single member LLC *(see instructions)*:

Single member EIN or SSN:

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County
6162-69-073173 and *	131300	* 090193 & 065177 / 267 Mill Street and 49 & 85 Civic Center Plaza	Poughkeepsie	Dutchess

Type of property conveyed *(mark an X in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☒ Commercial/industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☐ Other _____

Date of conveyance: 08 (month) / _____ (day) / 2021 (year)

Percentage of real property conveyed which is residential real property 0 % *(see instructions)*

Condition of conveyance *(mark an X in all that apply)*

a. ☐ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☒ Conveyance of an easement
p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 3)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☒ Other *(describe)* Cross Easements

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 $		
	Schedule B, Part 2 $		

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due

1	Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 3)* ☒ **Exemption claimed**	1.	0 00
2	Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	2.	0 00
3	Taxable consideration *(subtract line 2 from line 1)*	3.	0 00
4	Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	4.	0 00
5	Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)*	5.	0 00
6	Total tax due* *(subtract line 5 from line 4)*	6.	0 00

Part 2 – Computation of additional tax due on the conveyance of residential real property for $1 million or more

1	Enter amount of consideration for conveyance *(from Part 1, line 1)*	1.	0 00
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	2.	0 00
3	Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	3.	0 00

Part 3 – Explanation of exemption claimed on Part 1, line 1 *(mark an X in all boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☒

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) *(attach documents supporting such claim)* ..... k ☐

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
This is to certify that: *(mark an X in the appropriate box)*

1. ☐ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:

   a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

   b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

   c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

   d ☐ The maximum principal amount secured by the credit line mortgage is $3 million or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

   Note: for purposes of determining whether the maximum principal amount secured is $3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

   e ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:

   a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

   b ☐ A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded.)*

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Manager Title	Grantee signature	Manager Title
Grantor signature	Manager Title	Grantee signature	Manager Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services.*

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an *X* in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an *X* in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on Form TP-584-I, page 1.

Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an *X* in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an *X* in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

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Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

June 24, 2020

Page Park Associates
PO Box 792
Poughkeepsie, NY 12602

47-49 CIVIC CENTER PLAZA - NEW CONSTRUCTION
Construction of a new 22,000 (+/-) square foot four (4) story office building and façade renovations to existing single story commercial building. Owner/Applicant: Journal Plaza, LLC/Taconic Realty/Page Park Associates (Darin Page); Consultant: LRC Group (Kelly Libolt); Grid #6162-69-061166 and 065177; Zoning Districts: PID-CC and C-2; File#2020-001

Dear Mr. Page:

This letter is to inform you of the action taken at the Planning Board meeting of May 19, 2020 regarding the above referenced application for site plan approval. The Board adopted a negative declaration relative to the New York State Environmental Quality Review Act and with majority vote approved the application subject to the following conditions:

- Area of disturbance is shown as 0.94 acres. To ensure 1 acre of disturbance is not exceeded provide construction fence or silt fence at perimeter of area of disturbance.
- Indicate tapping valve is to be right open on UT-1. Provide additional curb valve in sidewalk adjacent to curb. Indicate curb valve is to be right open.
- Include note on site plan indicating any curbs or sidewalks within City ROW damaged by construction shall be replaced per City standards. In addition to the areas shown on OP-1 it will be necessary to replace the sidewalk behind new curb sections. An existing curb cut exists south of 47 Civic Center Plaza. The granite curb will need to be reset to 6" reveal and sidewalk behind curb replaced. Please add this repair area to OP-1. Concrete is broken south of existing northern curb cut around sign and north of existing southern curb cut. Replace affected sidewalk panels.
- Upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with the approval

Please bring two full size copies of the plan to the Planning Department to obtain the Planning Board stamp of approval and all required sign-offs. One set will be retained by the Planning Department and the other set will be returned to you to copy as necessary to apply for required permits. This site plan approval is valid for a period of one year for purposes of obtaining building permits. Upon application, the Planning Board may extend the validity of the approval, one time, for a period not to exceed one year.

If you have any questions regarding this decision letter, please do not hesitate to contact Planning Director Natalie Quinn at 845-451-4047.

Sincerely,

Daniel McCabe
Acting Chairman, Planning Board

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #2

1.	Date:	February 17, 2026
2.	Name of Site Plan:	Journal Square
3.	Address or Location:	49 and 85 Civic Center Plaza
4.	Owner:	Page Park Associates
5.	Engineer/ Architect:	LRC Group

6. Yes ☒ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

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

8. Yes ☐ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

Joseph A. Chenier, Jr.

Digitally signed by Joseph A. Chenier, Jr.
Date: 2026.02.17 08:56:28 -05'00'

Joseph A. Chenier, CPESC, CPMSM
Assistant Civil Engineer

Dutchess County Department of Planning and Development

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

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **0651770000, 0901930000**

Project Name: **49 & 85 Civic Center Plaza**

Applicant: **Journal Plaza LLC / Page Park Associates LLC**

Address of Property: **49 Civic Center Plz, Poughkeepsie, NY 12601**

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

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☑ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested:

Entered By: **Maegerle, Tyler**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☑ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **12/11/2025**	Notes:	☐ Major Project
Date Received: **12/11/2025**		Referral #: **ZR25-365**
Date Requested:		
Date Required: **1/9/2026**	☐ Also mailed hard copy	Reviewer: Nina Leonard
Date Transmitted: **12/31/2025**		

December 31, 2025
To: Planning Board, City of Poughkeepsie
Re: Referral ZR25-365, 49 & 85 Civic Center Plaza

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION
The applicant is seeking site plan approval for the reconfiguration of an accessory parking area which services the existing 4,500 (+/-) square foot, one-story office building at 49 Civic Center Plaza, including a proposed internal connection to the parking area serving 85 Civic Center Plaza (Poughkeepsie Journal Building).

COMMENTS
We previously commented on this proposal and suggested to connect the sidewalk on the southern edge of the 85 Civic Center Plaza parking lot with the public sidewalk along Civic Center Plaza. A connection would provide a safe route to the public sidewalk and facilitate pedestrian activity across the site. Additionally, the tall stone pillars flanking the current entrance on 85 Civic Center Plaza impede pedestrian visibility and safety. The pillars could be lowered to improve safety for pedestrians as well as entering/exiting traffic.

The proposed amount of bicycle parking across both lots (5 spaces) is significantly below the required amount (20 spaces). We suggest the applicant add additional bicycle parking to better accommodate the anticipated demand.

We are pleased to see the proposed lighting fixtures have a color temperature of 3,000K or below. Detailed photometrics, however, were not included in the lighting plans. For parking lots and pedestrian areas between .01 and 2.0 footcandles is advised, with 2.0 to 5.0 foot candles in high-security areas.

And while not part of the parking lot reconfiguration, we continue to encourage the applicant and City to work together to find a way to fully redevelop 47 Civic Center Plaza in keeping with the vision of the Poughkeepsie Innovation District either as part of this current redevelopment effort or as an additional phase further down the road. If there is a possibility of an additional phase, efforts should be made to ensure nothing done now would preclude the best use of the parcel in the future.

RECOMMENDATION
The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, Commissioner
By

Nina Leonard
Planner

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT

505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO
JFRANCO@CITYOFPOUGHKEEPSIE.COM

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Acting Fire Chief Vincent Parise

DATE: January 11, 2026

ADDRESS: 49 & 85 Civic Center Plaza

_____ The site plan is acceptable and will be signed.

__X__ The site plan is acceptable and will be signed with the following conditions:

1. Plans to show Fire Department's tower ladder turning spec template for ingress at Mill St. entrance and Ingress/egress at Civic Center Pl. entrance.

Vincent Parise
Vincent Parise, Acting Fire Chief

01/11/2026
Date

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
FEBRUARY 24, 2026

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

Project Description
The project received a negative declaration of environmental significance from the Planning Board in May 2020.

Recommendation
- Area variances granted by the ZBA 2/10/26
- Review drafted SEQRA consistency memo
- Boxwood hedgerow proposed on lawn fronting Civic Center Plaza.
- Project requires area variances regarding a side yard parking setback and exceeding maximum parking.
    - No speakers appeared for the public hearing at the ZBA, one written comment was submitted in favor of the variance.
- Review prior negative declaration for consistency with current action.

Project History
Application Received 11/19/25
Lead Agency Declared 12/17/25
SEQRA consistency affirmed 1/24/26
ZBA approved the variances 2/10/26

Documents Entered into Record

Date	Description	Author	Comments
11/19/25	Application	Kelly Libolt, KARC Planning Consultants Inc.	Parking Reconfiguration
11/19/25	Cover Letter	Kelly Libolt, KARC Planning Consultants Inc.	Letter describing application

11/19/25	Letter	Daniel McCabe, COP Planning Board Acting Chair	Copy of 6/24/20 approval letter for 47-49 Civic Center Plaza
11/19/25	SEQRA	Kelly Libolt, KARC Planning Consultants Inc.	EAF Part I
11/29/25	Site Plan	LRC Group	11/19/25 CV, EX-1, SP-1, SG-1, LL-1, DN-1-3
1/13/26	Letter	Kelly Libolt, KARC Planning Consultants Inc.	Cover letter
1/13/26	Letter	Daniel McCabe, Acting Chairman, COP Planning Board	6/24/20 PB Approval Letter
1/13/26	Site Plan	LRC Group	1/9/26 CV, EX-1, SP-1, SG-1, LL-1, DN-1-3
2/10/26	Letter	Kelly Libolt, KARC Planning Consultants Inc.	Cover letter
2/10/26	Site Plan	LRC Group	2/6/26 CV, EX-1, SP-1, SG-1, LL-1, TT-1, DN-1-3
2/10/26	Site Plan	LRC Group	8/18/21 ESMT-1
2/10/26	Letter	Jeny Baez, NYSDOT Construction Manager	9/15/25 Highway Work Permit
2/10/26	Letter	Dutchess County Clerk	Easement details
2/10/26	Letter	Shawn Curren, LRC Group	2/6/26 response to engineering
2/10/26	Report	LRC Group	2/6/26 Drainage Report

Comments Received

Date	Author	Comments
1/13/26	Vincent Parise, Deputy Fire Chief	Turning radius needed
1/27/26	Engineering Department	OK
12/26/25	Captain John Zeltman, COP PD	OK
12/19/25	Eric Philipp, COP Bldg Inspector	OK
12/31/25	Dylan Tuttle, DC Dept of Planning	Local Concern w comments

Motions and Resolutions
With regard to the City's file number #2025-126 and 49 & 85 Civic Center Plaza

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

THE CITY OF POUGHKEEPSIE
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
49 & 85 CIVIC CENTER PLAZA
FEBRUARY 24, 2026
DRAFT RESOLUTION

WHEREAS, the Planning Board has received an application from Journal Plaza LLC/ Plage Park Associates LLC for the expansion and reconfiguration of the existing accessory parking lots at 49 and 85 Civic Center Plaza, File # PB2025-126; and,

WHEREAS, this application has been classified as an Unlisted Action for the purposes of SEQRA; and,

WHEREAS, the action is more fully detailed on a site plan prepared by LRC Group**,** dated 1/9/2026 and supplemental documentation; and,

WHEREAS, on February 10th, 2026, the Zoning Board of Appeals granted variances regarding an excess in the number of parking spaces, and the rear yard setback; and,

WHEREAS, on May 19th, 2020, the Planning Board adopted a Negative Declaration on a proposed action at 49&85 Civic Center Plaza for the expansion and reconfiguration of the existing accessory parking lots and the construction of a four-story building; and,

WHEREAS, upon review of the provided Environmental Assessment Form, the applicant's cover letter dated 2/13/2026 and the SEQRA Consistency Memo dated 2/2/2026, the Board as Lead Agency finds that the proposed project does not present an increase in the potential for environmental impacts from the previously approved site plan that was evaluated by the Agency under its prior SEQRA review in 2020 and therefore no further environmental review is required; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

NOW THEREFORE BE IT RESOLVED that the Board grant site plan approval relative to the proposed expansion and reconfiguration of the existing accessory parking lots at 49 and 85 Civic Center Plaza, with the following conditions:

- Outstanding comments from the City of Poughkeepsie Department of Public Works & Engineering, as described in Site Plan Review Form #1 dated January 27, 2026, be resolved.

- All City Departments' comments be addressed to those departments' satisfaction.

Motion:
Second:
Carried:

_____
Planning Board Chair

_____
Date

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 271 Church Street

II. PROPERTY OWNER: 271 Church Street LLC

ADDRESS: 299 Windsor Highway
New Windsor
NY, 12553 (state and zip code)

PHONE NUMBER: c/o 845-874-7166 (include area code)

III. NAME OF APPLICANT: Same as owner

ADDRESS: _____
_____
_____ (state and zip code)

PHONE NUMBER: c/o 845-874-7166 (include area code)

EMAIL ADDRESS: _____

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

IV. CONSULTANT: KARC Planning Consultants

ADDRESS: PO Box 924
Poughkeepsie
NY, 12602 (state and zip code)

PHONE NUMBER: 845-874-7166 (include area code)

EMAIL ADDRESS: _____

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____

Subdivision and construction of a four-family residence on the newly created lot.

VI. ZONING DISTRICT: RNC

(Proceed to XVII for special permit & façade approval only)

Revised October 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes) _____ (no)

Change of use: _____ (yes) X (no)

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

Alteration: _____ (yes) X (no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

Lot 1: 0.09 acres (4,000 SF)
Lot 2: 0.30 acres (13,148 SF)

Lot area: Total Lot: 0.39 (acres) 17,147 (square feet)

Building Footprint:
Lot 1: Existing Building
Lot 2: 3,015 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

Lot 1: Existing Building
Lot 2: 3,015 SF (total building footprint, square feet)

Lot Coverage:
Lot 1: 42.1%
Lot 2: 69.3% (percentage, impervious coverage ~~building coverage only~~)

Gross Floor Area:
Lot 1: Existing Building
Lot 2: 6,015 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

Lot 1: Existing Building
Lot 2: 6,015 SF (total gross floor area, square feet)

Building Height:
Lot 1: 2 stories
Lot 2: 2 stories (stories)
Lot 1: <35 ft
Lot 2: 29 ft (feet)

Floor Area Ratio:
Lot 1: Existing building
Lot 2: 0.46 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 5

B) Number of Off-Street Parking Spaces provided: 7 total (2 spaces added for existing building)

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Lot 1: Existing 2 family residential (no proposed changes) Lot 2: proposed 4-family residential
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: Lot 2: 0

Number of one (1) bedroom units: Lot 2: 0

Number of two (2) bedroom unit's Lot 2: 2

Number with three or more bedrooms: Lot 2: 2

Total number of units: Lot 1: unchanged , Lot 2: 4 units

C) Is funding public?____Yes__X__No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

_____ December 22, 2025

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

December 15, 2025

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of Kaylas Bhiro, 271 Church Street, LLC, property owner of 271 Church Street, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

Kaylas Bhiro

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

CITY OF POUGHKEEPSIE
REQUEST FOR SUBDIVISION APPROVAL
(Please type or print legibly)

Office Use Only
PLSD
ID#:
FEE:
NOTICE: The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

PROPERTY ADDRESS: 271 Church Street

PROPERTY OWNERSHIP:

Name of Owner: 271 Church Street LLC
Address: 299 Windsor Highway
New Windsor, NY 12553
Telephone: c.o 845-874-7166 Email:

APPLICANT INFORMATION:
(If the applicant is not the owner of the property, a letter of authorization from the owner must be submitted):

Name of Applicant: Same as owner
Address:

Telephone: Email:

CONSULTANT INFORMATION (If different from above)

Name: KARC Planning Consultants
Address: PO BOx 924
Poughkeepsie, NY 12602
Telephone: 845-874-7166 Email:

ZONING DISTRICT: RNC

SUBDIVISION DESCRIPTION: Type of Subdivision (Choose One)

Lot Line Adjustment
Subdivision (new lots created)
For Subdivisions only, please note the number of lots created: 1 new lot, 2 total lots

Description of project: Subdivide 271 Church Street into 2 lots. Lot 1 will house the existing 2-family residential structure. Lot 2 will house a new 4-family residential structure.

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

Signature of applicant

December 22, 2025
Date

Natalie Quinn, Agent for Applicant
Print name

Revised October 2025: Previous Editions Obsolete

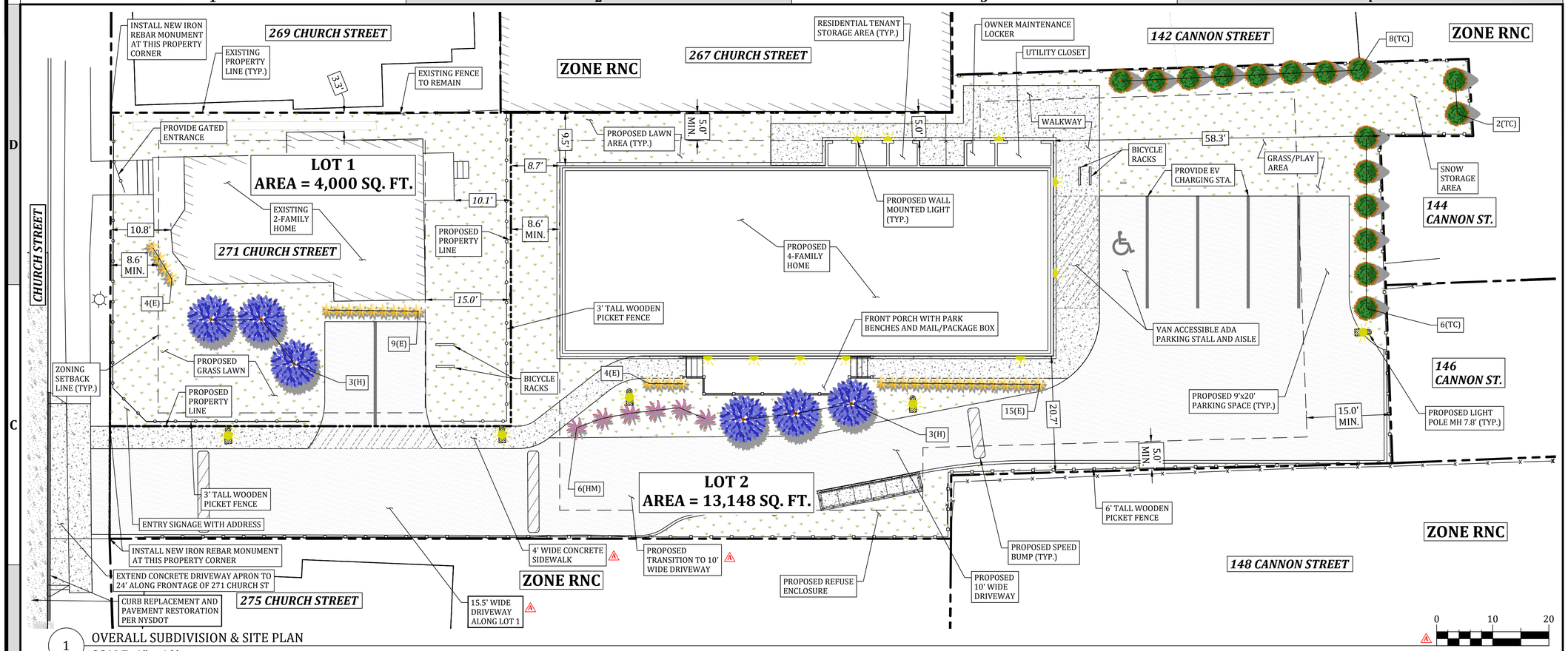
IMPROVEMENTS REQUIRED

(Check each item indicating whether compliance is proposed or a waiver requested*)

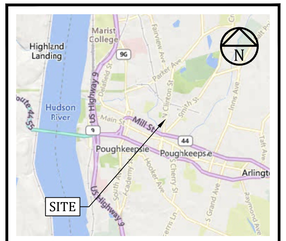
Item		Compliance	Waiver Requested	Explanation of Waiver
1	Permanent monuments on ROW	X		
2	Sanitary Sewers	X		Connection to Munic Sewer Main
3	Water Mains	X		Connection to Muni Water Main
4	Gas Mains	X		Connection to CenHud Gas Main
5	Electric Lines	X		Connection to CenHud electric
6	Storm Sewers	X		Connection to Muni Storm Main
7	Grading Plans	X		
8	Streets (grading and paving)		X	No internal streets proposed
9	Curbs or Curbs and Gutters	X		
10	Sidewalks	X		Existing muni sidewalk to be utilized, with internal pedestrian connection
11	Street Lights		X	No internal streets proposed
12	Street Trees		X	No internal streets proposed
13	Street Signs		X	No internal streets proposed
14	Fire Protection Systems		X	Sprinkler system and tanks not required per construction type
15	Public Open Spaces		X	No public open spaces provided as only 2 lots are proposed

ONE FULL SIZE COPIES OF SUBDIVISION PLAN MUST ACCOMPANY THE APPLICATION FORM. Once deemed complete more copies will be requested for distribution to interested departments and Dutchess County Planning.

*The applicant understands that any changes requested in the requirements of the subdivision regulations, or any request for waivers of those requirements, must be placed in writing with an itemized explanation to substantiate the request.



1 OVERALL SUBDIVISION & SITE PLAN
SCALE: 1" = 10'



6 LOCATION MAP
1" = 5000'

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

SCAN HERE

PLANTING SCHEDULE

LABEL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TC	16	TAXUS CUSPIDATA 'CAPTITATA'	*UPRIGHT JAPANESE YEW*	10' TALL
H	6	HYDRANGEA	*HORTENSIA*	3 GAL.
E	32	ECHINACEA	*CONEFLOWER*	1 GAL.
HM	6	HEMEROCALLIS MINOR	*DWARF YELLOW DAYLILLY*	1 GAL.

SPECIAL STORAGE NOTE

THERE SHALL BE NO STORAGE OF HIGHLY COMBUSTIBLE OR HAZARDOUS MATERIALS IN THE RESIDENTIAL TENANT STORAGE AREAS.

SPECIAL EMERGENCY ACCESS NOTE

A KNOX BOX SHALL BE PROVIDED FOR EMERGENCY ACCESS TO EACH UNIT (EITHER MASTER KEY OR 4 SEPARATE KEYS).

OFF-STREET PARKING REQUIREMENTS

DECRIPTION	VEHICLE PARKING SPACES	BICYCLE PARKING SPACES
MINIMUM REQUIRED	1.25 SPACES/DWELLING = 5	2
EXISTING	0*	0*
PROPOSED LOT 1	2	4
PROPOSED LOT 2	5	4

PRE-EXISTING, NON-CONFORMING CONDITION

LIGHTING SCHEDULE

LOC.	QUANTITY	MANUFACTURER	MODEL NUMBER	HEIGHT	LLF	TOTAL WATTS
POLE MOUNT	5	FAYMART LIGHTING®	*F91003-PL-BK*	7.8'	-	180
WALL MOUNT	10	MINKA LAVERY®	*TRESCOTT OUTDOOR WALL SCONCE*	8'	-	60

NOTES:

- ADDITIONAL REQUIRED EQUIPMENT: (3) E26 MEDIUM BASE BULBS & POLE BASE EACH. INSTALL ALL LIGHTING PER MANUFACTURER REQUIREMENTS. EACH BULB 60-WATTS

- ALL LIGHT FIXTURES SHALL BE SET AT A TEMPERATURE OF 3,000K OR LESS.

ZONING COMPLIANCE - RNC "RESIDENTIAL NEIGHBORHOOD C" DISTRICT

DESCRIPTION	PRINCIPAL PERMITTED USES	LOT AREA		LOT COVERAGE	LOT WIDTH	BUILDING FRONT YARD	BUILDING SIDE YARD	BUILDING REAR YARD	PARKING FRONT YARD	PARKING SIDE YARD	PARKING REAR YARD	BUILDING HEIGHT
UNITS	MULTI-FAMILY RESIDENCE (4 UNITS)	(SQ. FT.)	(AC.)	(%)-MAX.	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)-MAX.
MINIMUM REQUIRED		6,000	0.14	70	25.0	20 OR AVE.-2 (10.6-2.0 = 8.6)	5.0	15.0	13.6	10.0	5.0	35.0
EXISTING CONDITION	2 UNIT DWELLING	17,147	0.39	9.7	76.0	10.8	3.3*	259.7	N/A	N/A	N/A	≤35.0
PROPOSED LOT 1	2 UNIT DWELLING	4,000	0.09	42.1	56.0	10.8	3.3*	15.3	38.3	0**	15.2	≤35.0
PROPOSED LOT 2	4 UNIT DWELLING	13,148	0.30	74.1**⚠	76.0	8.7	5.0	58.3	104.7	22.5	5.3	≤35.0

**** PRE-EXISTING, NON-CONFORMING CONDITION***

***** VARIANCE REQUESTED - SHARED ACCESS DRIVE TO ACCESS PARKING SPACES. MITIGATION INCLUDES PROVIDING PARKING WHERE NO PARKING EXISTED. 4.1% LOT COVERAGE TO ACCOMMODATE LARGER DRIVEWAY FOR FIRE ACCESS ⚠***

2 CI101 PROPOSED CONSTRUCTION SEQUENCE

THIS PROJECT INVOLVES THE CONSTRUCTION OF A MULTI-FAMILY RESIDENCE ON A VACANT PARCEL. THE PROJECT REQUIRES CONSTRUCTION OF THE RESIDENTIAL STRUCTURE AND DRIVEWAY ALONG WITH ALL ASSOCIATED UTILITIES TO SERVE THE RESIDENTIAL USE INCLUDING A WATER SERVICE, SANITARY SEWER SERVICE, NATURAL GAS SERVICE, UNDERGROUND ELECTRIC, AND UNDERGROUND COMMUNICATIONS. MEASURES FOR CONVEYING AND TREATING STORMWATER RUNOFF ARE ALSO PROPOSED ALONG WITH THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES TO PREVENT STORMWATER POLLUTION DURING CONSTRUCTION.

THE FOLLOWING IS AN ANTICIPATED SEQUENCE OF CONSTRUCTION:

1. OBTAIN ALL NECESSARY APPROVALS FROM THE CITY OF POUGHKEEPSIE.
2. CONDUCT A PRE-CONSTRUCTION MEETING
3. FILE NECESSARY PAPERWORK FOR OBTAINING PERMITS FOR ALL PROPOSED ACTIVITIES REQUIRING PERMITS.
4. DELINEATE PROPOSED ON-SITE AREAS OF DISTURBANCE WITH ORANGE CONSTRUCTION FENCE.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS:
   - 5.1. STABILIZED CONSTRUCTION ENTRANCE
   - 5.2. SILT FENCE
6. ESTABLISH STAGING AREAS FOR CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND SOIL STOCKPILING.
7. CLEARING AND GRUBBING OF THE SITE INCLUDING ANY REQUIRED TREE REMOVAL.
8. STRIP TOPSOIL AND STABILIZE IN SOIL STOCKPILES.
9. PROVIDE ROUGH GRADING AND EARTHWORK
10. STABILIZE ALL DISTURBED AREAS.
11. CONSTRUCT FOOTINGS AND FOUNDATION FOR RESIDENCE AND BACKFILL AS NECESSARY.
12. OBTAIN FOUNDATION SURVEY
13. PROCEED WITH FRAMING OF THE RESIDENTIAL STRUCTURE.
14. PROCEED WITH DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY IN ORDER TO INSTALL ALL UNDERGROUND UTILITIES INCLUDING THE WATER SERVICE, SANITARY SEWER SERVICE, GAS SERVICE, ELECTRIC SERVICE, COMMUNICATION SERVICE AND PERMANENT STORMWATER CONVEYANCE INFRASTRUCTURE.
15. PROCEED WITH ADDITIONAL DEMOLITION WORK WITHIN THE PUBLIC RIGHT-OF-WAY (I.E., REMOVAL OF CURBING, OLD DRIVEWAY APRON, AND CONCRETE SIDEWALK) AND NOTIFY ENGINEER/MUNICIPALITY/UTILITY COMPANIES FOR INSPECTION OF INSTALLED UNDERGROUND UTILITIES.
16. PROCEED WITH RESTORATION OF ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
17. FINALIZE CONSTRUCTION INCLUDING HARDSCAPING (I.E., PAVEMENT, PATIOS, WALKWAYS) AND LANDSCAPING (I.E., SHRUBS, PLANTS AND PERMANENT GRASS COVER).
18. FINALIZE SITE STABILIZATION INCLUDING THE REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES (I.E., CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION) AND REMOVE ORANGE CONSTRUCTION FENCING.
19. REQUEST CERTIFICATE OF OCCUPANCY.

LIST OF SHEETS

INCLUDED	SHEET NO.	OF	TOT. SHEETS	SHEET ID	SHEET NAME
+	1	OF	11	CI101	COVER SHEET
+	2	OF	11	CI102	EXISTING CONDITIONS & DEMOLITION PLAN
+	3	OF	11	CG101	EROSION & SEDIMENT CONTROL PLAN & DETAILS
+	4	OF	11	CG501	EROSION & SEDIMENT CONTROL NOTES & CITY OF POUGHKEEPSIE DETAILS
+ ⚠	5	OF	11	CS101	FIRE DEPARTMENT ACCESS PLAN
+	6	OF	11	CU101	GRADING, DRAINAGE & UTILITY PLAN
+	7	OF	11	CU501	DRAINAGE, SEWER & WATER DETAILS & CALCULATIONS
+	8	OF	11	CU502	SITE CONSTRUCTION DETAILS
+	9	OF	11	CU503	CITY OF POUGHKEEPSIE STANDARD RIGHT-OF-WAY DETAILS
+	10	OF	11	CU504	CITY OF POUGHKEEPSIE STANDARD UTILITY DETAILS
+	11	OF	11	CU505	CHG&E STANDARD UTILITY DETAILS

SPECIAL FINANCIAL CAPABILITY NOTE

The applicant has the financial capability to complete the proposed development.

APPLICANT INFORMATION

271 Church Street, LLC
PO Box 8010
Pelham, NY 10803

APPLICANT CONSENT

The undersigned representative of this property hereon states that they are familiar with the contents of this plan set and hereby consent to all said terms and conditions as stated herein.

Signature *Date*

Printed Name & Title

APPROVAL BLOCK

PROFESSIONAL CERTIFICATION:

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

JAMES W. TEED, JR.
094633

WARNING: IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, TITLE VII, ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

TEED ENGINEERING, PLLC
CIVIL DESIGN PROFESSIONAL

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

MARK	#	DESCRIPTION	DATE
	4	-	-
	3	-	-
⚠	2	01/28/2026 PB WORKSHOP COMMENTS	02/10/2026
	1	INITIAL SUBMISSION	12/22/2025

SHEET TITLE:

COVER SHEET

PROJECT NAME AND ADDRESS:

271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-259941-0000

SCALE:	PROJECT NO.:
1" = 10'	2507002
SHEET NO.:	**SHEET ID.:**
1 OF 11	CI101

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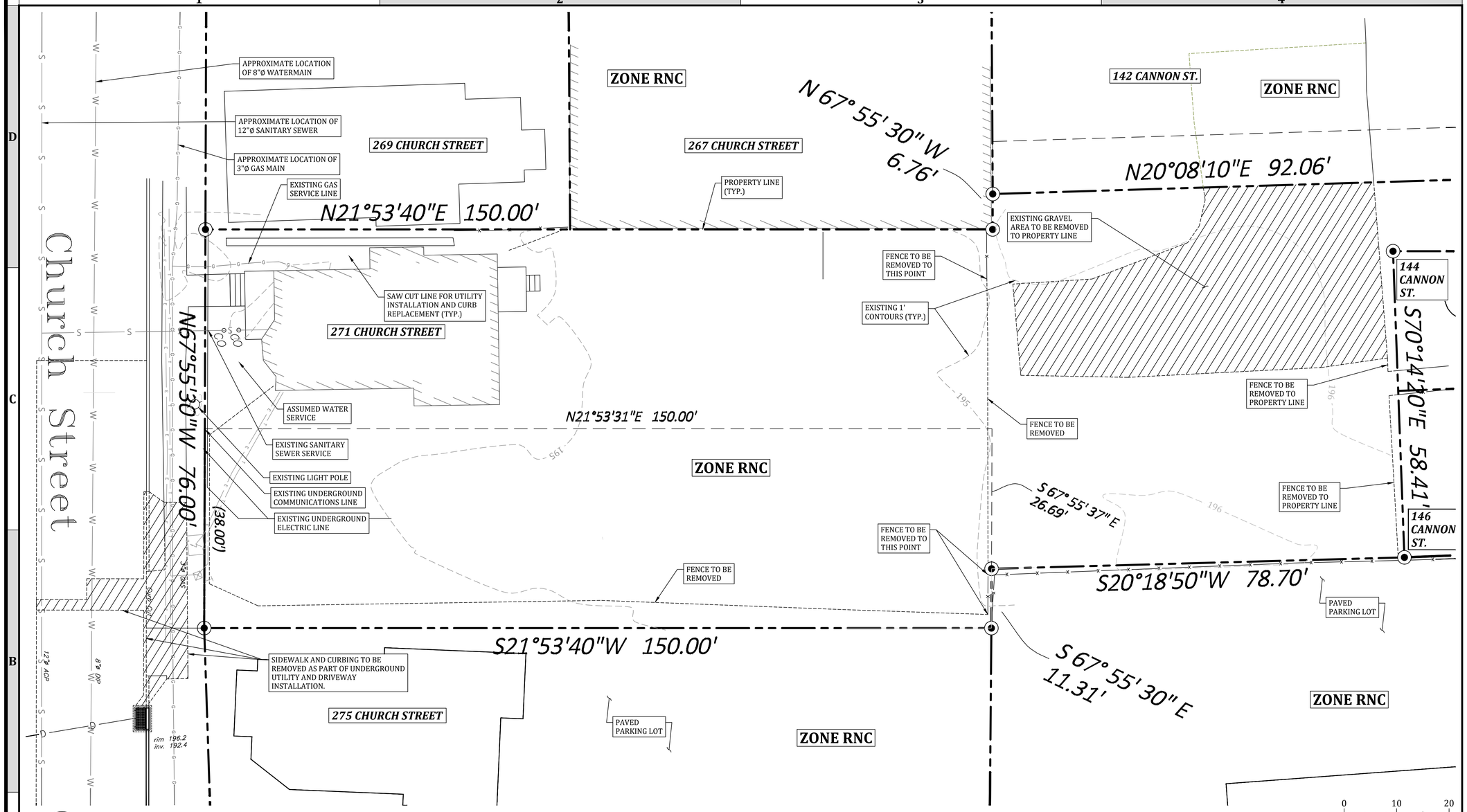
DRAWING REFERENCE: 2507002CI001_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 2/9/2026 8:24 AM



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

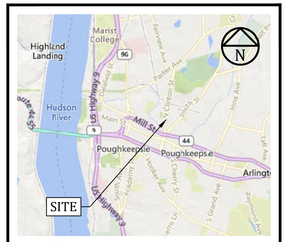
2 SITE SPECIFIC NOTES
CI102

1. SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A COMBINATION OF A LAND SURVEY PREPARED BY BRENDAN JOHNSON, PLS DATED AS REVISED SEPTEMBER 30, 2025 AND ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR 271 CHURCH STREET LLC"; NYSGIS AERIAL IMAGERY; NYSGIS TOPOGRAPHY (DATUM NAVD-1929); AND VISUAL OBSERVATIONS BY TEED ENGINEERING, PLLC ON JULY 29, 2025 & NOVEMBER 5, 2025.
2. ADDITIONAL INFORMATION SHOWN HEREON IS TAKEN FROM INFORMATION OBTAINED FROM CITY OF POUGHKEEPSIE & CENTRAL HUDSON GAS & ELECTRIC RECORDS.
3. THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN PER FIRM MAP NUMBER 36027C0358E.
4. THE SITE IS LOCATED WITHIN THE FALLKILL CREEK WATERSHED WHICH IS A NYSDEC CLASSIFIED 303(D) IMPAIRED WATERSHED REQUIRING ENHANCED PHOSPHOROUS REMOVAL.
5. EXISTING EASEMENTS, RIGHT-OF-WAYS, SETBACKS, RESERVATIONS, AND COVENANTS ARE AS NOTED.
6. NO WATERCOURSES, MARSHES, ROCK OUTCROPS OR WETLANDS EXIST ON SITE.

USDA/NRCS SOIL DATA CHART

SOIL SYMBOL	DESCRIPTION	SPECIAL PROPERTIES
Ur	URBAN LAND - VARIABLE SUBSTRATUM	*Assumed Hydrologic group D*

APPROVAL BLOCK



6 LOCATION MAP
1" = 5000'

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

SCAN HERE

PROFESSIONAL CERTIFICATION:

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

JAMES W. TEED, JR.
094633

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TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

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

MARK	#	DESCRIPTION	DATE
	4	-	-
	3	-	-
⚠	2	01/28/2026 PB WORKSHOP COMMENTS	02/10/2026
	1	INITIAL SUBMISSION	12/22/2025

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NAME AND ADDRESS:
271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-259941-0000

SCALE:	PROJECT NO.:
1" = 10'	2507002
SHEET NO.: 2 OF 11	**SHEET ID.:** CI102

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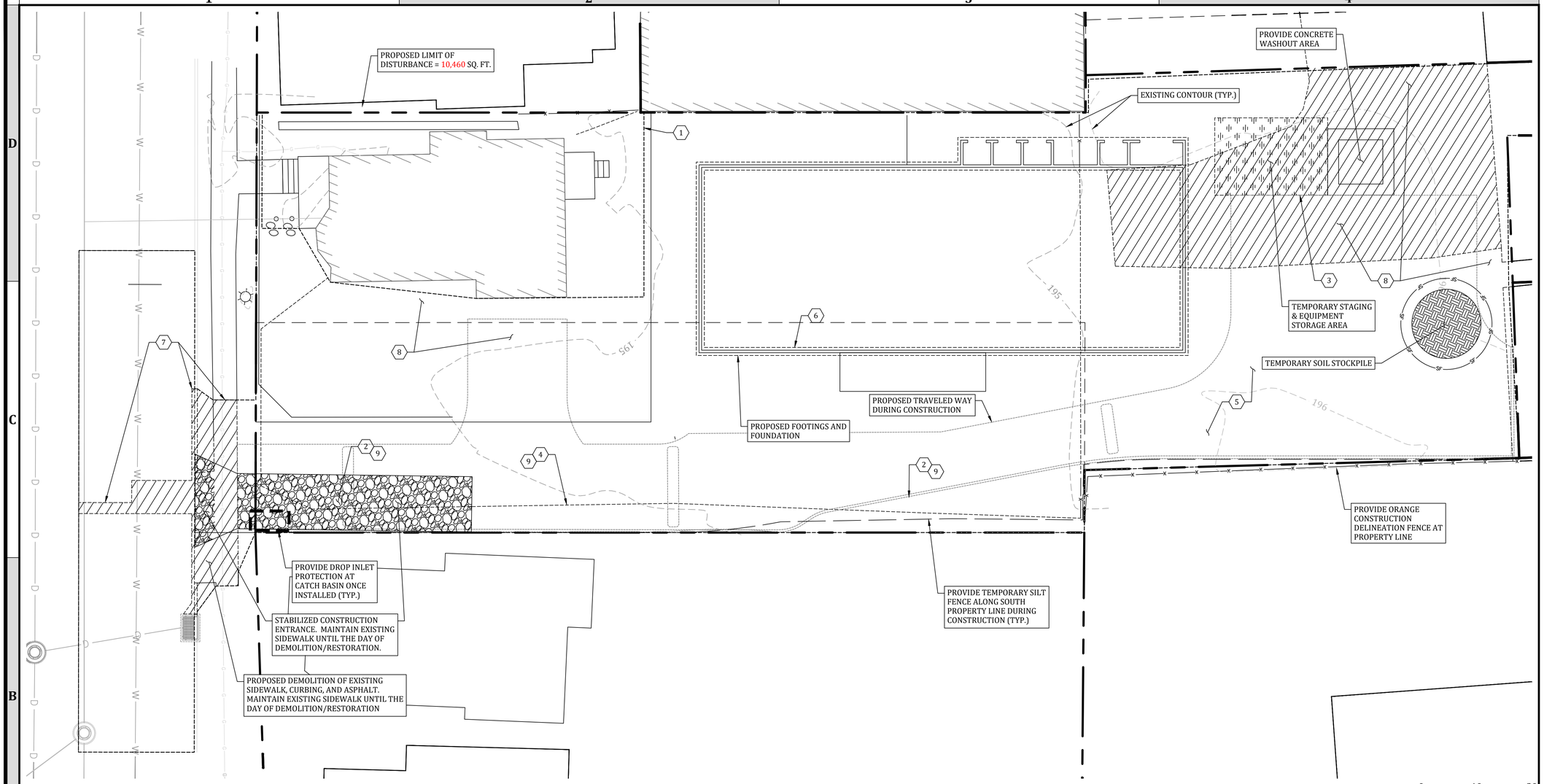
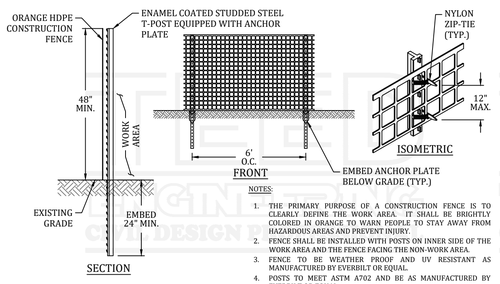
DRAWING REFERENCE: 2507002CI001_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 2/9/2026 8:24 AM

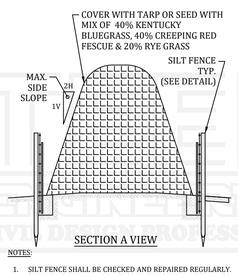


1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 10'



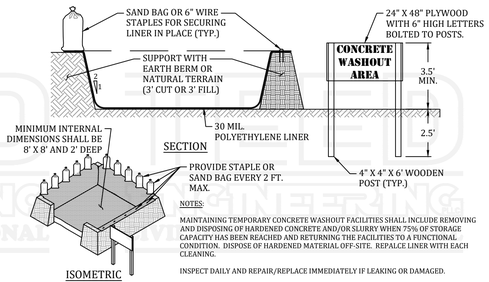
NOTES:
1. THE PRIMARY PURPOSE OF A CONSTRUCTION FENCE IS TO CLEARLY DEFINE THE WORK AREA. IT SHALL BE BRIGHTLY COLORED IN ORANGE TO WARN PEOPLE TO STAY AWAY FROM HAZARDOUS AREAS AND PREVENT INJURY.
2. FENCE SHALL BE INSTALLED WITH POSTS ON INNER SIDE OF THE WORK AREA AND THE FENCE FACING THE NON-WORK AREA.
3. FENCE TO BE WEATHER PROOF AND UV RESISTANT AS MANUFACTURED BY EVERBILT OR EQUAL.
4. POSTS TO MEET ASTM A702 AND BE AS MANUFACTURED BY EVERBILT OR EQUAL.

3 PERIMETER CONSTRUCTION DELINEATION FENCE
CG101 — NOT TO SCALE



NOTES:
1. SILT FENCE SHALL BE CHECKED AND REPAIRED REGULARLY. STOCKPILE SHALL BE SEEDED/COVERED WHEN NOT ACTIVELY IN USE.

4 SOIL STOCKPILE
CG101 — NOT TO SCALE



NOTES:
MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY WHEN 75% OF STORAGE CAPACITY HAS BEEN REACHED AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. DISPOSE OF HARDENED MATERIAL OFF-SITE. REPLACE LINER WITH EACH CLEANING.

INSPECT DAILY AND REPAIR/REPLACE IMMEDIATELY IF LEAKING OR DAMAGED.

PUMP EXCESS RAINWATER TO STABILIZED AREA.

5 CONCRETE WASHOUT
CG101 — NOT TO SCALE

4 SPECIAL TREE PROTECTION NOTE
CG101

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

EROSION & SEDIMENT CONTROL SEQUENCE

1. DELINEATE PROPOSED AREAS OF DISTURBANCE WITH ORANGE CONSTRUCTION FENCE.
2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS (SILT FENCE & CONSTRUCTION ENTRANCE).
3. ESTABLISH STAGING AREAS FOR CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS AND SOIL STOCKPILING.
4. START DEMOLITION WORK WITHIN PROPERTY LIMITS, STRIP TOPSOIL AND STABILIZE IN SOIL STOCKPILES. REMOVE TREES.
5. PROVIDE ROUGH GRADING AND EARTHWORK.
6. CONSTRUCT FOOTINGS AND FOUNDATION
7. SAW CUT SIDEWALK, PAVEMENT, AND CURBING AND PERFORM UTILITY WORK IN RIGHT-OF-WAY. RESTORE DISTURBED AREAS.
8. COMPLETE HARDSCAPING AND LANDSCAPING WORK
9. STABILIZE ALL DISTURBED AREAS AND REMOVE EROSION AND SEDIMENT CONTROLS & CONSTRUCTION FENCE.

APPROVAL BLOCK

UDIG·NY
SAFE DIGGING STARTS HERE

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

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MARK	#	DESCRIPTION	DATE
	4	.	-
	3	.	-
⚠	2	01/28/2026 PB WORKSHOP COMMENTS	02/10/2026
	1	INITIAL SUBMISSION	12/22/2025

SHEET TITLE:
EROSION & SEDIMENT CONTROL PLAN & DETAILS

PROJECT NAME AND ADDRESS:
271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-259941-0000

SCALE:	PROJECT NO.:
1" = 10'	2507002
SHEET NO.:	SHEET ID.:
3 OF 11	CG101

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DRAWING REFERENCE: 2507002CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 2/9/2026 8:24 AM

1 EROSION AND SEDIMENT CONTROL NOTES
CG501

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016. REFER ALSO TO "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL"
2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
3. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
4. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
5. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
6. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
9. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.
10. PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER.
13. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
14. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
15. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED,FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
16. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
17. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
18. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
19. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
20. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
21. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
22. DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
23. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
24. EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY's WORK.
25. THE OWNER's FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
26. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER AND TOWN ENGINEER. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.

4 SEEDING AND MULCHING NOTES
CG501

1. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:
   - 1.1. KENTUCKY BLUEGRASS 40%
   - 1.2. CREEPING RED FESCUE 40%
   - 1.3. RYE GRASS 20%
2. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1. SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.

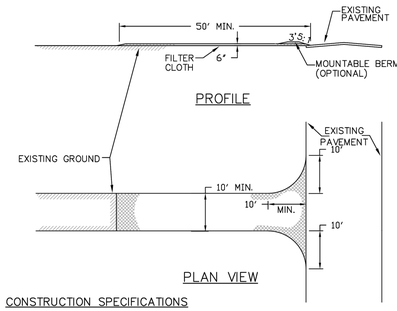
2 MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES
CG501

1. PERMANENT AND TEMPORARY VEGETATION: INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RE-STABILIZED IMMEDIATELY.
2. STABILIZED CONSTRUCTION ENTRANCE: INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.
3. SILT FENCE: INSPECT FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.
4. SOIL STOCKPILE: INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.
5. INLET PROTECTION: INSPECT INLET PROTECTION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT AS NECESSARY TO PROVIDE FOR ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.
6. DUST CONTROL: SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION. TO ELIMINATE DUST AND SEDIMENT BUILDUP ON SITE AND SURROUNDING AREAS. PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

3 CONSTRUCTION WASTE MANAGEMENT NOTES
CG501

CONSTRUCTION WASTE MANAGEMENT PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. THIS WILL REDUCE THE POTENTIAL FOR SIGNIFICANT MATERIALS TO COME INTO CONTACT WITH STORMWATER. A MAINTENANCE SCHEDULE SHALL BE DEVELOPED FOR THESE AREAS. THE GENERAL CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PRACTICES:

1. MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION WILL BE STOCKPILED UP SLOPE FROM ADEQUATE SEDIMENTATION CONTROLS.
2. EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE DESIGNATED AND PROTECTED BY A TEMPORARY PERIMETER BERM.
3. THE USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.).
4. A SPILL PREVENTION AND RESPONSE PLAN SHALL BE DEVELOPED FOR THE SITE BY THE GENERAL CONTRACTOR. THE PLAN SHALL DETAIL THE STEPS NEEDED TO BE FOLLOWED IN THE EVENT OF AN ACCIDENTAL SPILL AND SHALL IDENTIFY CONTACT NAMES AND PHONE NUMBERS OF PEOPLE AND AGENCIES THAT MUST BE NOTIFIED. THE PLAN SHALL INCLUDE MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS TO BE STORED ON-SITE. ALL WORKERS ON-SITE WILL BE REQUIRED TO BE TRAINED ON SAFE HANDLING AND SPILL PREVENTION PROCEDURES FOR ALL MATERIALS USED DURING CONSTRUCTION. REGULAR TAILGATE SAFETY MEETINGS SHALL BE HELD AND ALL WORKERS THAT ARE EXPECTED ON THE SITE DURING THE WEEK SHALL BE REQUIRED TO ATTEND.
5. MATERIAL STORAGE CONSTRUCTION MATERIALS SHALL BE STORED IN A DEDICATED STAGING AREA. THE STAGING AREA SHALL BE LOCATED IN AN AREA THAT MINIMIZES THE IMPACTS OF THE CONSTRUCTION MATERIALS EFFECTING STORMWATER QUALITY. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
6. TEMPORARY CONCRETE WASHOUT FACILITY TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED AND SEEDED AND MULCHED FOR FINAL STABILIZATION.
7. SOLID WASTE DISPOSAL NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.
8. WATER SOURCE NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

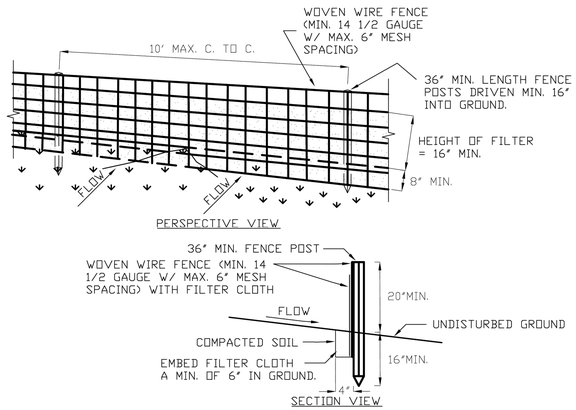


CONSTRUCTION SPECIFICATIONS

1. Stone Size – Use 2" stone, or reclaimed or recycled concrete equivilent.
2. Length – As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness – Not less than six (6) inches.
4. Width – Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth – Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water – All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights–of–way must be removed immediately.
8. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	STABILIZED CONSTRUCTION ENTRANCE	1 PAGE NO.



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	SILT FENCE	DATE: 9/18/2014

APPROVAL BLOCK

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

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PROFESSIONAL CERTIFICATION:

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

JAMES W. TEED, JR.
094633

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TEED ENGINEERING, PLLC
CIVIL DESIGN PROFESSIONAL

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

MARK	#	DESCRIPTION	DATE
	4	-	-
	3	-	-
⚠	2	01/28/2026 PB WORKSHOP COMMENTS	02/10/2026
	1	INITIAL SUBMISSION	12/22/2025

SHEET TITLE:
EROSION & SEDIMENT CONTROL NOTES & CITY OF POUGHKEEPSIE DETAILS

PROJECT NAME AND ADDRESS:
271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-259941-0000

SCALE:	PROJECT NO.:
N/A	2507002
SHEET NO.: 4 OF 11	SHEET ID.: CG501

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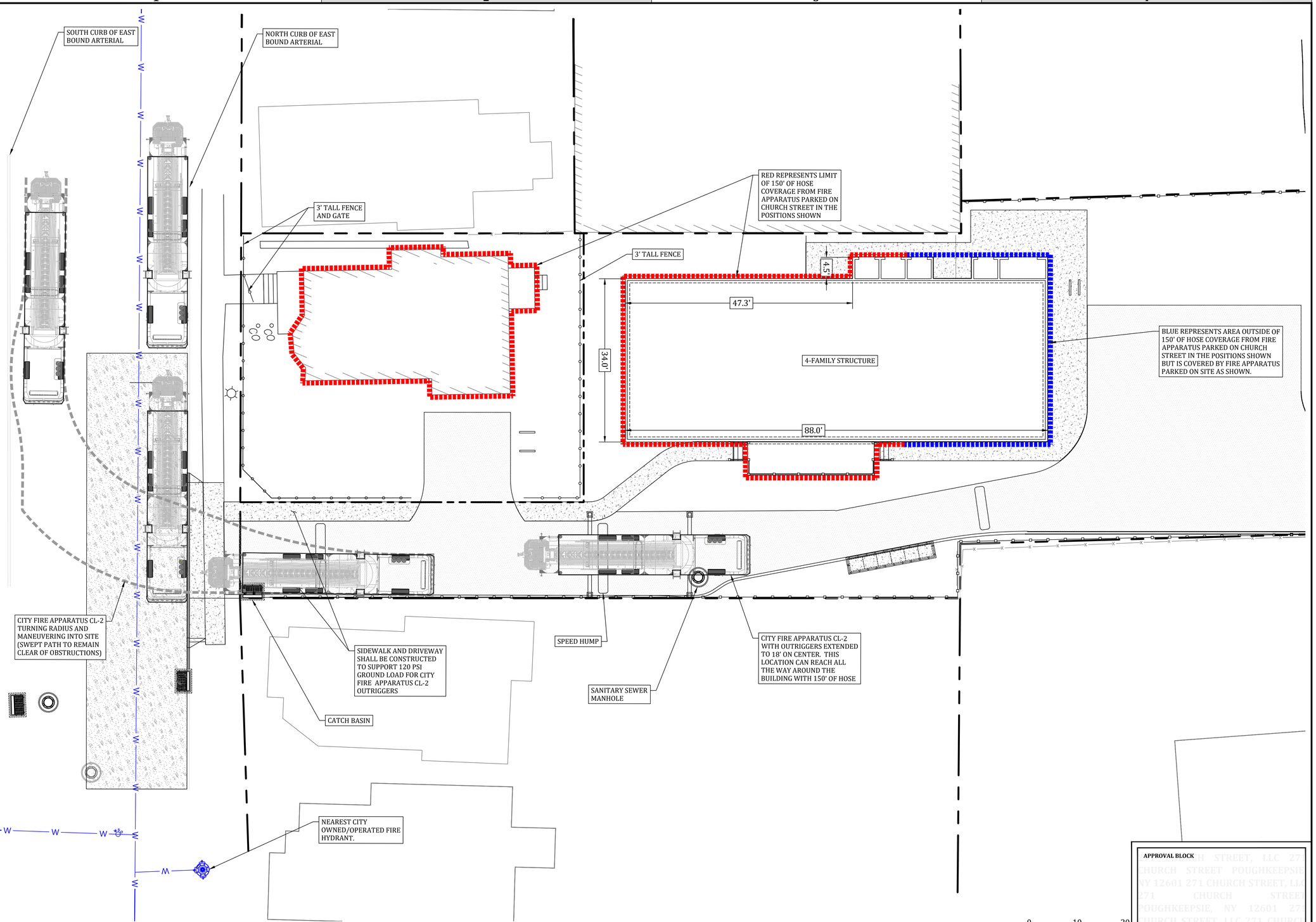
LAST PLOTTED BY: TEED ENGINEERING PLLC | 2/9/2026 8:24 AM



1 FIRE DEPARTMENT ACCESS PLAN
SCALE: 1" = 10'



2 VICINITY MAP
1" = 2000'

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
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	1	INITIAL SUBMISSION	12/22/2025

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FIRE DEPARTMENT ACCESS PLAN

PROJECT NAME AND ADDRESS:
271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-259941-0000

APPROVAL BLOCK

SCALE:	PROJECT NO.:
1" = 10'	2507002
SHEET NO.: 5 OF 11	SHEET ID.: ⚠ CS101

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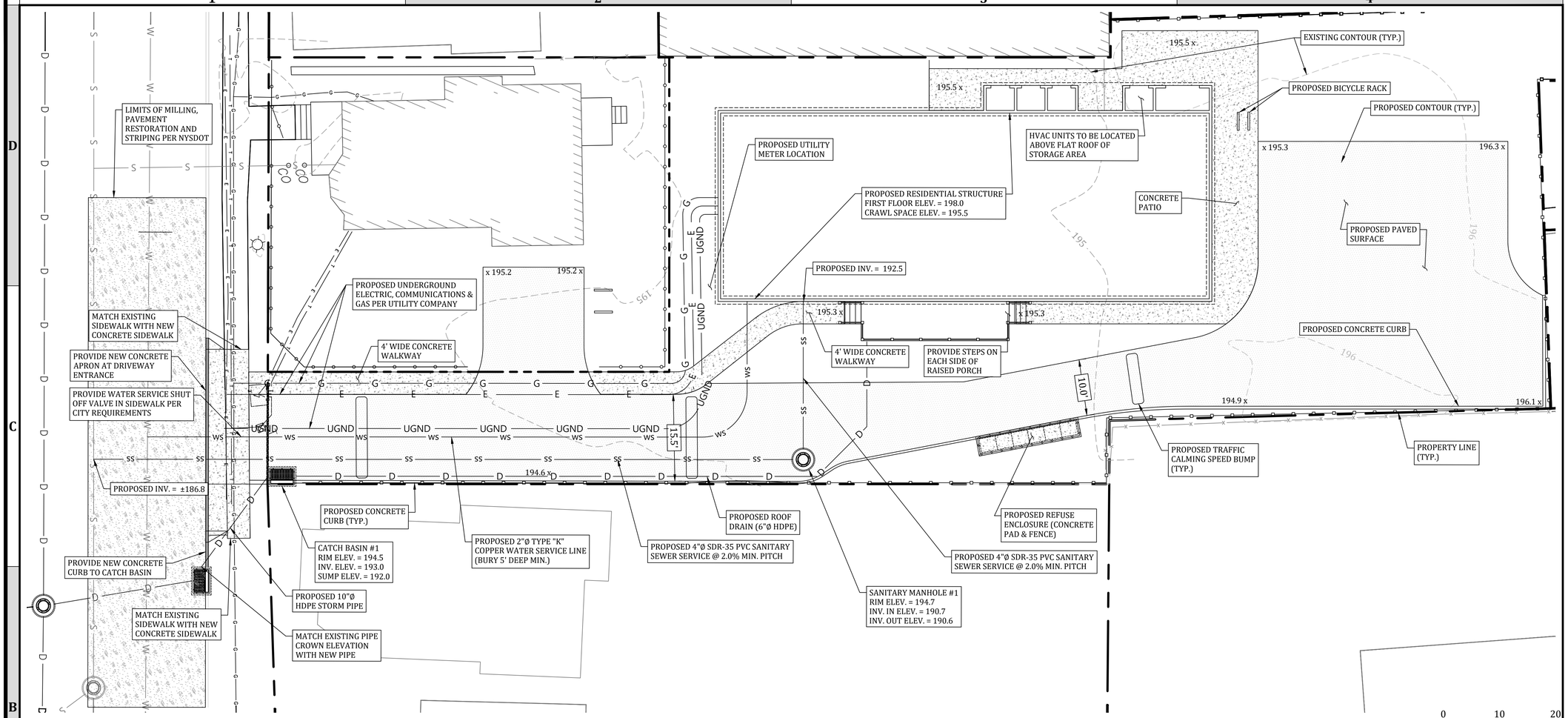

1 GRADING, DRAINAGE & UTILITY PLAN

SCALE: 1" = 10'

2 TEED ENGINEERING, PLLC STANDARD NOTES

CU101

1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING TEED ENGINEERING, PLLC FOR ACCEPTANCE. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED, WORK SHALL BE STOPPED AND NECESSARY MODIFICATIONS SHALL BE DISCUSSED AND APPROVED BY TEED ENGINEERING, PLLC. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH TEED ENGINEERING, PLLC BEFORE CONSTRUCTION BEGINS.
2. TEED ENGINEERING, PLLC MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS UNLESS EXPLICITLY STATED ON THIS PLAN.
3. IT IS THE OWNER AND CONTRACTOR'S RESPONSIBILITY TO PLACE IMPROVEMENTS ON MATERIAL WITH A SUITABLE BEARING CAPACITY AND TO VERIFY THE QUANTITY OF MATERIALS TO BE REMOVED OR DELIVERED TO THE SITE TO SUCCESSFULLY COMPLETE THIS PROJECT.
4. ALL UNDERGROUND CONSTRUCTION SHALL BE INSPECTED BY TEED ENGINEERING, PLLC PRIOR TO BACKFILLING.
5. IT IS THE OWNER AND CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL LOCAL PERMITS REQUIRED FOR COMPLETION OF THIS PROJECT.
6. THE MATERIALS AND SPECIFICATIONS NOTED ON THE PLANS MUST BE UTILIZED UNLESS ALTERNATIVES ARE ACCEPTED AND APPROVED IN WRITING BY TEED ENGINEERING, PLLC.
7. FOLLOW ALL MANUFACTURER INSTRUCTIONS FOR COMPONENT INSTALLATION UNLESS OTHERWISE DIRECTED BY TEED ENGINEERING, PLLC.
8. PRIOR TO EXCAVATING, ALL UNDERGROUND UTILITIES MUST BE LOCATED BY THE APPROPRIATE UTILITY AGENCY.
9. EROSION & SEDIMENT CONTROLS TO BE INSTALLED PER NYSDEC STANDARDS.
10. IN THE EVENT THAT FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS PRESENTED IN THIS PLAN SET, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY TEED ENGINEERING, PLLC PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
11. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY TEED ENGINEERING, PLLC. ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY TEED ENGINEERING, PLLC PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK. FURTHERMORE, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
12. IT IS THE OWNER AND/OR CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW OSHA, NYS AND ANY OTHER APPLICABLE CODES OR REQUIREMENTS THROUGHOUT THE DURATION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING ADEQUATE BRACING AND GUARANTEEING THE STABILITY OF EXCAVATIONS AND OTHER VICINITY STRUCTURES.
13. TEED ENGINEERING, PLLC MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.

3 WATER & SEWER SIZING NOTES

CU101

1. THE PROJECTED MAXIMUM DAILY FLOW (MDF) OR WATER USAGE FOR THE FACILITY IS 1,100 GALLONS PER DAY (GPD) BASED ON A THEORETICAL DEMAND 110 GPD PER BEDROOM. THIS VALUE IS DERIVED FROM NYSDOH STANDARDS FOR WATER USAGE AND WASTEWATER DISPOSAL.
   - 1.1. THE NEW YORK STATE PLUMBING CODE, SPECIFICALLY APPENDIX E WAS USED TO DETERMINE THAT A 2" WATER SERVICE LINE IS SUFFICIENT TO MEET THE SYSTEM'S ANTICIPATED PEAK DEMANDS AND SUPPLY ADEQUATE PRESSURE TO 2ND FLOOR WATER FIXTURES. SPECIFICALLY, IT WAS DETERMINED THAT THE PEAK INSTANTANEOUS WATER DEMAND FOR THE BUILDING IS 42.5 GPM BASED ON THE PROPOSED FIXTURE UNITS (49.2) PER TABLE E103.3(2) OF THE NYS PLUBMING CODE AND CHART A 103.1(1) OF THE UNIFORM PLUMBING CODE.
   - 1.2. THE NEW YORK STATE PLUMBING CODE, SPECIFICALLY SECTION 709 WAS USED TO DETERMINE THAT A 4" SEWER SERVICE LINE IS SUFFICIENT TO MEET THE SYSTEM'S ANTICIPATED WASTEWATER DISCHARGE. SPECIFICALLY, IT WAS DETERMINED THAT THE
   - 1.3. BASED ON A PEAK INSTANTANEOUS FLOW OF 42.5 GPM, A 4-INCH DIAMETER PIPE AT $\frac{1}{4}$" PER FOOT MINIMUM PITCH CAN SUPPLY THE SANITARY SEWAGE DISPOSAL REQUIREMENTS OF THE BUILDING. A 4-INCH PVC PIPE FLOWING FULL AT $\frac{1}{4}$" PER FOOT CAN CARRY 43.6 GPM, THEREFORE A 4-INCH PIPE IS SUFFICIENT TO MEET THE PEAK DEMANDS.
2. REFER TO SHEET CU501 FOR ADDITIONAL CALCULATIONS PERTAINING TO WATER AND SANITARY SEWER.

SPECIAL STORMWATER NOTE

THE OWNER SHALL PROVIDE THE MAINTENANCE RECORDS OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (PC SMPs) TO THE CITY OF POUGHKEEPSIE STORMWATER MANAGEMENT OFFICER (SMO)

SPECIAL TRAFFIC CONTROL NOTE

THE FLOW OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION PER THE CITY OF POUGHKEEPSIE. THE CONTRACTOR SHALL REFER TO AND FOLLOW STANDARD NYSDOT REQUIREMENTS FOR MAINTAINING AND PROTECTING TRAFFIC DURING CONSTRUCTION WITHIN THE RIGHT-OF-WAY. REFER TO NYSDOT APPROVED MPT PLANS FOR MORE INFORMATION. REFER TO NYSDOT APPROVED DRAWINGS AND DETAILS FOR MORE INFORMATION.

APPROVAL BLOCK



2 VICINITY MAP

1" = 2000'

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	1	INITIAL SUBMISSION	12/22/2025

SHEET TITLE:

GRADING, DRAINAGE & UTILITY PLAN

PROJECT NAME AND ADDRESS:

271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-259941-0000

SCALE:	PROJECT NO.:
1" = 10'	2507002
SHEET NO.:	**SHEET ID.:**
6 OF 11	CU101

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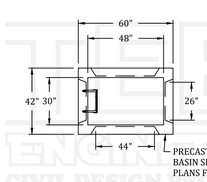
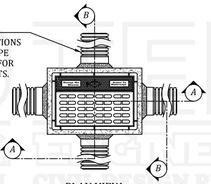
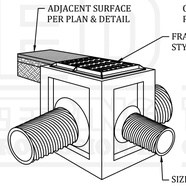


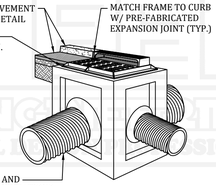
PLAN VIEW (LESS FRAME/GRATE W/ DIMENSIONS)



PLAN VIEW



ISOMETRIC VIEW (DROP INLET)



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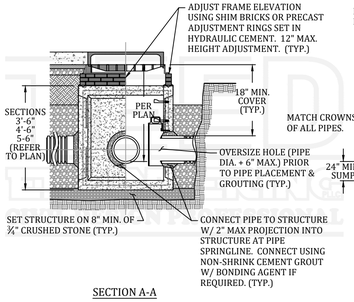
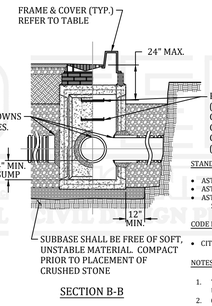
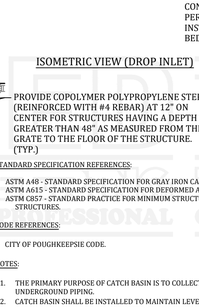


SECTION A-A



SECTION B-B



SPECIAL NOTES

1. THE OUTLET PIPE TO THE UNDERGROUND INFILTRATION SYSTEM SHALL BE FITTED WITH A STANDARD CAST IRON TRAP AS MANUFACTURED BY CAMPBELL FOUNDRY PATTERN NUMBER 2563 OR APPROVED EQUAL.

1 CU501 CATCH BASIN
NOT TO SCALE

STANDARD SPECIFICATION REFERENCES:

- ASTM A48 - STANDARD SPECIFICATION FOR GRAY IRON CASTINGS
- ASTM A615 - STANDARD SPECIFICATION FOR DEFORMED AND PLAIN CARBON-STEEL BARS
- ASTM C857 - STANDARD PRACTICE FOR MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES.

CODE REFERENCES:

- CITY OF POUGHKEEPSIE CODE.

NOTES:

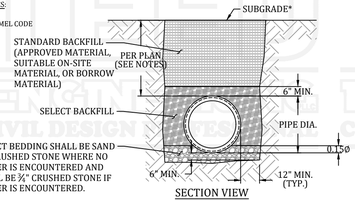
1. THE PRIMARY PURPOSE OF CATCH BASIN IS TO COLLECT STORMWATER FROM THE SURFACE AND ROUTE IT TO ANOTHER LOCATION VIA UNDERGROUND PIPING.
2. CATCH BASIN SHALL BE INSTALLED TO MAINTAIN LEVELNESS IN ALL DIRECTIONS.
3. CATCH BASIN SHALL BE CONSTRUCTED OF CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS OF AGE.
4. ALL WALLS, BOTTOM AND TOP SHALL CONTAIN REINFORCING AND SHALL BE DESIGNED TO ASSURE AASHTO HS-20 LOADING AT 25% IMPACT.
5. BACKFILL AGAINST STRUCTURE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR TO AVOID SETTLEMENT.
6. PRECAST CONCRETE CATCH BASIN SECTIONS SHALL BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL "CB-30X48" OR APPROVED EQUAL ORDERED TO REQUIRED DEPTH PER PLAN WITH FINAL ADJUSTMENTS MADE WITH SHIM BRICKS OR PRECAST CONCRETE RINGS AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
7. ALL JOINTS SHALL BE SEALED WITH BUTYL RUBBER SEALANT.
8. FRAME AND GRATE SHALL BE AS MANUFACTURED BY CAMPBELL FOUNDRY. CURB INLET FRAME AND GRATE SHALL BE MODEL "GRATE-CI" (PATTERN #2617) OR APPROVED EQUAL. DROP INLET FRAME AND GRATE SHALL BE MODEL "GRATE-30X48" (PATTERN #3408) OR APPROVED EQUAL.
9. STEPS (IF PROVIDED) SHALL BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR APPROVED EQUAL. STEPS SHALL EMBED INTO STRUCTURE WALL 3⅞" AND SHALL COMPLY WITH ALL OSHA REGULATIONS.
10. FIRST PIPE COUPLER SHALL BE 18" FROM WALL OR ENCASED IN FLOWABLE FILL.
11. WHERE CATCH BASIN DEPTH EXCEEDS 7 FT., WALL THICKNESS SHALL BE 8" MIN.

STANDARD SPECIFICATION REFERENCES:

- ASTM D2321 - STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.
- ASTM D1557 - STANDARD TEST METHODS FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING MODIFIED EFFORT.

CODE REFERENCES:

- TOWN OF CARMEL CODE



SECTION VIEW

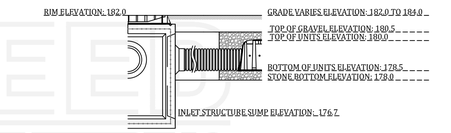
NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL.
3. WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER. IF NECESSARY, THE DESIGN ENGINEER MAY DIRECT THAT THE CONTRACTOR EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. THE MINIMUM COVER IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, IS 12" FOR UP TO 48" Ø PIPE AND 24" OF COVER FOR 60" Ø PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
5. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA RULES AND REGULATIONS WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT. SHEETING & BRACING ARE ALSO REQUIRED WHEN CLAY, SILT LOAM OR NON SOILS ARE ENCOUNTERED.
6. ALL DRAINAGE PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.
7. DRAINAGE PIPE RUNS SHALL HAVE A MINIMUM SLOPE OF 0.5%.
8. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.
9. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.
10. BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
11. SELECT BACKFILL MATERIAL SHALL BE PLACED IN 6" LIFTS (PRIOR TO COMPACTION) AND COMPACTED WITH A MECHANICAL TAMPER TO NOT LESS THAN 95% MINIMUM DRY DENSITY UNDER PAVED AND BUILDING AREAS AND 92% MINIMUM MODIFIED DENSITY IN NON PAVED AND NON BUILDING AREAS. COMPACTION SHALL BE IN ACCORDANCE WITH ASTM DESIGNATION D-1557.
12. SELECT BEDDING SHALL BE SAND OR CRUSHED STONE WHERE NO WATER IS ENCOUNTERED AND SHALL BE 3/4" CRUSHED STONE IF WATER IS ENCOUNTERED.

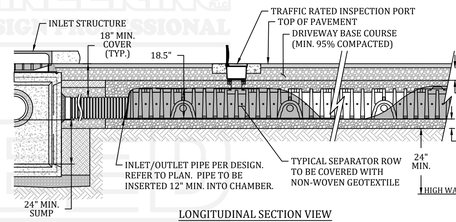
ANNOTATION NOTES:

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

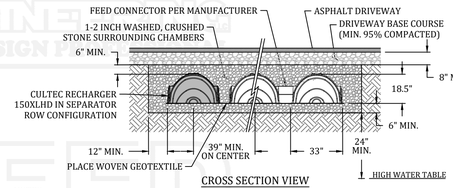
2 CU501 STORM PIPE
NOT TO SCALE



REFERENCE ELEVATIONS



LONGITUDINAL SECTION VIEW

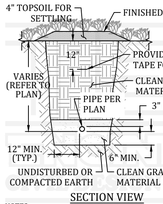


CROSS SECTION VIEW

NOTES:

1. EQUIP LAST UNIT IN SEPARATOR ROW WITH TRAFFIC RATED INSPECTION PORT. INSTALL PER MANUFACTURER.
2. NON-WOVEN GEOTEXTILE TO BE INSTALLED BENEATH FEED CONNECTORS, BENEATH ALL INLET/OUTLET PIPES FOR SCOUR PROTECTION, AND BENEATH SEPARATOR ROW. EXTEND 12' DOWN CHAMBER ROWS AT INLETS AND OUTLET PIPES.
3. NON-WOVEN GEOTEXTILE TO BE INSTALLED AROUND TOP, SIDES AND BOTTOM OF STONE AT INTERFACE WITH EXCAVATED SOILS.
4. INSTALL CHAMBERS PER ALL MANUFACTURER SPECIFICATIONS AND REQUIREMENTS.

3 CU501 CULTEC RECHARGER 150XLHD
NOT TO SCALE

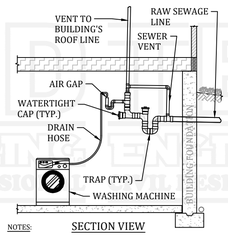


SECTION VIEW

NOTES:

1. BACKFILL SHALL BE PLACED IN 12" LIFTS AND SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
2. NO ROCK, DEBRIS, FROZEN MATERIAL, LARGE CLODS OR ORGANIC MATTER SHALL PROJECT WITHIN THE LIMITS OF THE TRENCH. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.

4 CU501 SEWER PIPE
NOT TO SCALE

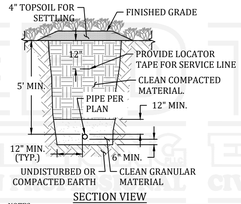


SECTION VIEW

NOTES:

1. ALL JOINTS SHALL BE WATERTIGHT.
2. BELLS SHALL FACE UPSTREAM AND SPIGOTS SHALL FACE DOWNSTREAM.
3. ALL INTERNAL PLUMBING SHALL COMPLY WITH LOCAL PLUMBING AND BUILDING CODES.

5 CU501 SEWER VENTING
NOT TO SCALE



SECTION VIEW

NOTES:

1. BACKFILL SHALL BE PLACED IN 12" LIFTS AND SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
2. NO ROCK, DEBRIS, FROZEN MATERIAL, LARGE CLODS OR ORGANIC MATTER SHALL PROJECT WITHIN THE LIMITS OF THE TRENCH. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.

6 CU501 WATER SERVICE LINE
NOT TO SCALE

Domestic Demand Calculations

Taken from Plumbing Code of New York State - Appendix E, Table E103.3(2) "Load Values Assigned to Fixtures"[a]

# of Units[b]	Fixture	Occupancy	Type of Supply Control	Load Values, In Water Supply Fixture Units			Total Unit Load (wsfu)
				Cold	Hot	Total	
4	Dishwashing Machine	Private	Automatic	*0.0*	*1.4*	1.4	5.6
4	Kitchen Sink	Private	Faucet	*1.0*	*1.0*	1.4	5.6
4	Lavatory	Private	Faucet	*0.5*	*0.5*	0.7	2.8
4	Shower Head	Private	Mixing Valve	*1.0*	*1.0*	1.4	5.6
4	Washing Machine (8 lb)	Private	Automatic	*1.0*	*1.0*	1.4	5.6
4	Water Closet	Private	Flushometer Valve	*6.0*	*0.0*	6.0	24

a. For fixtures not listed, loads should be assumed by comparing the fixture to one listed using water in similar quantities and at similar rates. The assigned loads for fixtures with both hot and cold water supplies are given for separate hot and cold water loads and for total load. The separate hot and cold water loads being three-fourths of the total load for the fixture in each case.

b. Data inferred from Architectural Plans prepared by Liscum McCormack Van Voorhis Architecture dated March 21, 2025

Total Load (wsfu)	***49.2***
Peak Demand (gpm) [c]	***50***

c. Using the Uniform Plumbing Code (UPC) Chart A103.1(1)

Peak Demand x 0.75 (gpm) [a]	***37.5***

# of Units[b]	Fixed Irrigation Fixture		Flow Rate (gpm)[d]	Total Unit Load (gpm)
0	Lawn Sprinkler	×	25	0
1	Hose Bibbs	×	5	5

d. Average flow from manufacturers

Peak Irrigation Demand (gpm)	***5***
Total Peak Demand (gpm)	**42.5**

Probable Discharge Calculations

Taken from Plumbing Code of New York State - Table 709.1 "Drainage Fixture Units for Fixtures and Groups"

# of Units[a]	Fixture	Occupancy	Type of Supply Control	Total	Total Unit Load (dfu)
4	Dishwashing Machine	Private	Automatic	2.0	8
4	Kitchen Sink	Private	Faucet	2.0	8
4	Lavatory	Private	Faucet	1.0	4
4	Shower Head	Private	Mixing Valve	2.0	8
4	Washing Machine (8 lb)	Private	Automatic	2.0	8
4	Water Closet	Private	Flushometer Valve	4.0	16

a. Data inferred from Architectural Plans prepared by Liscum McCormack Van Voorhis Architecture dated March 21, 2025

Total Discharge (dfu)	***52***
Total Peak Discharge (gpm)	**26**

Gravity Sewer Calculations

Mannings Equation: Q = VA = (1.486/n)*A*(R^(2/3))*(S^(1/2))

n	0.013
Pipe Diameter	4.026 inches
Area of Pipe	0.088 sq. ft.
Wetted Perimeter	1.054 ft.
Hydraulic Radius	0.084 ft.
Pipe Slope	0.0208 (proposed)
Flow	0.28 cu.ft./s
Flow	125.43 gal/min
Velocity	*3.2 ft./s*

APPROVAL BLOCK

271 CHURCH STREET, LLC 271 CHURCH STREET POUGHKEEPSIE, NY 12601 271 CHURCH STREET, LLC 271 CHURCH STREET POUGHKEEPSIE, NY 12601 271 CHURCH STREET, LLC 271 CHURCH STREET POUGHKEEPSIE, NY 12601 271 CHURCH STREET, LLC

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NYSDOE COA # 0021016
UNTIL 10/31/2026

PROFESSIONAL CERTIFICATION:

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

JAMES W. TEED, JR.
094633

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TEED ENGINEERING
CIVIL DESIGN PROFESSIONAL

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

MARK	#	DESCRIPTION	DATE
	4	-	-
	3	-	-
⚠	2	01/28/2026 PB WORKSHOP COMMENTS	02/10/2026
	1	INITIAL SUBMISSION	12/22/2025

SHEET TITLE:
DRAINAGE, SEWER & WATER DETAILS & CALCULATIONS

PROJECT NAME AND ADDRESS:
271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-259941-0000

SCALE:	PROJECT NO.:
AS SHOWN	2507002
SHEET NO.: 7 OF 11	SHEET ID.: CU501

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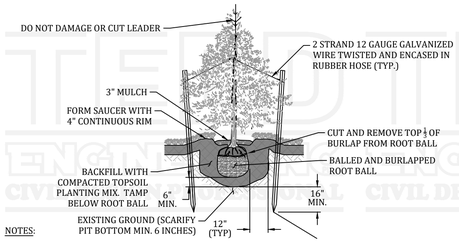
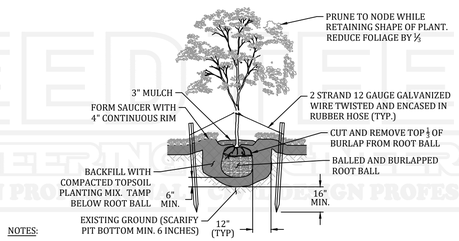
DRAWING REFERENCE: 2507002CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 2/9/2026 8:24 AM



NOTES:

1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
4. THOROUGHLY BLEND TOPSOIL MIX BEFORE BACKFILLING THE PLANTING HOLE AROUND THE TREE ROOT BALL. TOPSOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% COMPOST OR OTHER ORGANIC MATTER AND 25% COARSE SAND.

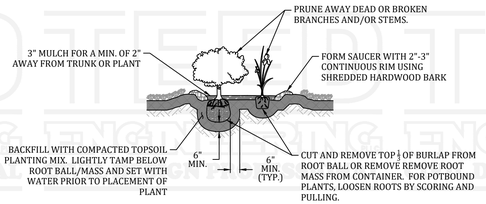
1 CU502 CONIFEROUS TREE PLANTING
NOT TO SCALE



NOTES:

1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
4. THOROUGHLY BLEND TOPSOIL MIX BEFORE BACKFILLING THE PLANTING HOLE AROUND THE TREE ROOT BALL. TOPSOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% COMPOST OR OTHER ORGANIC MATTER AND 25% COARSE SAND.

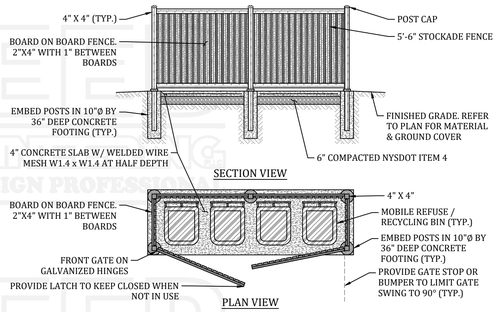
2 CU502 DECIDIOUS TREE PLANTING
NOT TO SCALE



NOTES:

1. WATER THOROUGHLY AFTER INSTALLATION
2. THOROUGHLY BLEND TOPSOIL MIX BEFORE BACKFILLING THE PLANTING HOLE AROUND THE TREE ROOT BALL. TOPSOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% COMPOST OR OTHER ORGANIC MATTER AND 25% COARSE SAND.
3. REMOVE ALL TAGS, TWINE AND OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO ROOT MASS.

3 CU502 SHRUB PLANTING
NOT TO SCALE

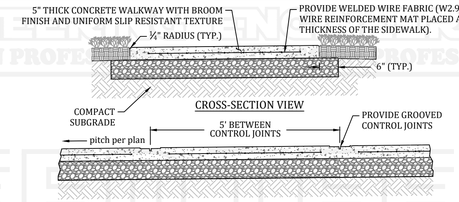


4 CU502 REFUSE ENCLOSURE
NOT TO SCALE

NOTES:

1. CONCRETE SHALL BE 4,000 PSI MINIMUM.

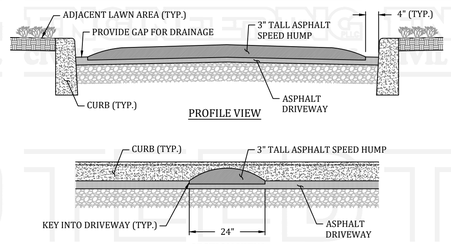
5 CU502 PAVEMENT AND CURBING
NOT TO SCALE



NOTES:

1. THERE SHALL BE NO VERTICAL DISCREPANCIES GREATER THAN ¼" BETWEEN SIDEWALK PANELS.
2. PROVIDE ¾" THICK TRANSVERSE FULL DEPTH PREMOLDED BITUMINOUS EXPANSION JOINTS EVERY 25' AND GROOVE TOOLED CONTROL JOINTS EVERY 5'. EXPANSION JOINTS SHALL BE FINISHED WITH ¼" EDGING TOOL.
3. CONCRETE SHALL BE NYSDOT CLASS "A" HAVING A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
4. PROVIDE 2" MIN CLEARANCE BETWEEN REINFORCEMENT AND EXPANSION JOINTS.
5. THE CONCRETE SIDEWALK SHALL RECEIVED TWO COATS OF ANTI-SPALLING COMPOUND AFTER 28 DAY CURE.

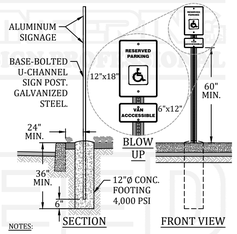
6 CU502 SIDEWALK
NOT TO SCALE



NOTES:

1. SPEED HUMP TO BE MADE OF TOP COURSE ASPHALT. MILL SURFACE 1" BELOW SPEED HUMP TO KEY IN. TACK COAT BETWEEN SPEED HUMP ASPHALT AND ASPHALT DRIVEWAY.

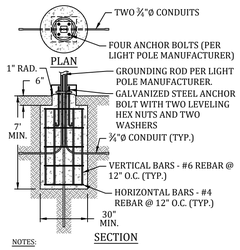
7 CU502 TRAFFIC CALMING SPEED BUMP
NOT TO SCALE



NOTES:

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

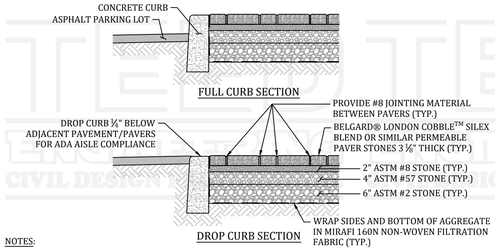
8 CU502 ADA REQUIRED SIGNAGE
NOT TO SCALE



NOTES:

1. INSTALLATION AND DIMENSIONS SHALL CONFORM TO LIGHT POLE MANUFACTURER REQUIREMENTS.
2. ALL REINFORCING STEEL SHALL HAVE 2" MIN. CLEARANCE TO OUTSIDE OF FOOTING.

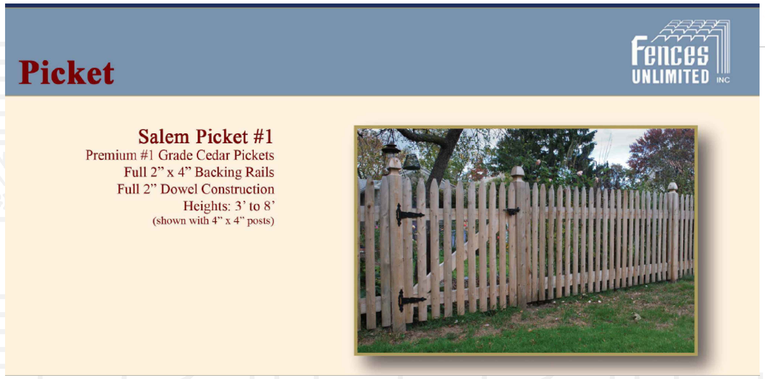
9 CU502 LIGHT POLE FOUNDATION
NOT TO SCALE



NOTES:

1. THERE SHALL BE NO VERTICAL DISCREPANCIES GREATER THAN 1/16" BETWEEN PAVER PANELS.
2. SUBBASE BELOW AGGREGATE NOT TO BE COMPACTED SO AS TO ALLOW FOR PROPER INFILTRATION OF STORMWATER AND MAINTAIN PERMEABILITY OF EXISTING SOIL.
3. MAINTAIN MAXIMUM SLOPES AND GAPS AS REQUIRED PER ADA REQUIREMENTS.

10 CU502 PAVER SIDEWALK/PATIO
NOT TO SCALE





Specifications

Dimensions: H 94 in, W 25.86 in, D 25.86 in

Fixture Material: Metal (See Similar Items)	Power Source: Hardwired (See Similar Items)	Number of Lights: 3 Lights (See Similar Items)
Durability: Weather Resistant (See Similar Items)	Exterior Fixture Type: Post and Lamp Set (See Similar Items)	Outdoor Lighting Features: Dimmable (See Similar Items)
Exterior Lighting Product Type: Post and Lamp Set	Voltage Type: Line Voltage (See Similar Items)	

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UNTIL 10/31/2026

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PROFESSIONAL CERTIFICATION:

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

JAMES W. TEED, JR.
094633

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TEED ENGINEERING CIVIL DESIGN PROFESSIONAL

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

MARK	#	DESCRIPTION	DATE
	4	.	.
	3	.	.
⚠	2	01/28/2026 PB WORKSHOP COMMENTS	02/10/2026
	1	INITIAL SUBMISSION	12/22/2025

SHEET TITLE:
SITE CONSTRUCTION DETAILS

PROJECT NAME AND ADDRESS:
271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-259941-0000

SCALE:	PROJECT NO.:
AS SHOWN	2507002
SHEET NO.: 8 OF 11	SHEET ID.: CU502

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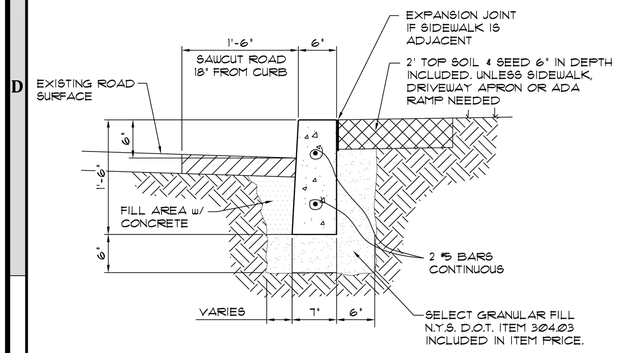
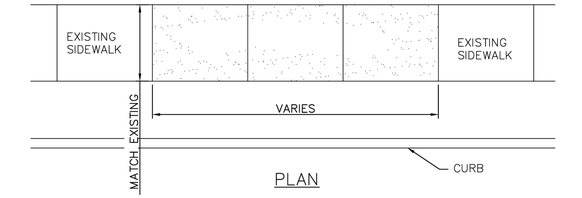


NOTE:

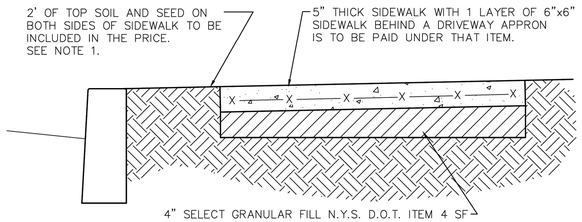
1. CONCRETE SHALL BE MINIMUM 4,000 PSI

FORMED CURB DETAIL

SCALE: 1"-1'-0"



PLAN



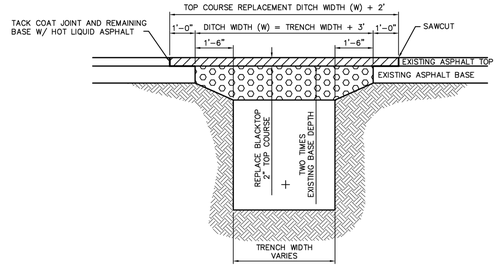
SECTION

NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAID UNDER APPROPRIATE ITEMS.
3. UPON COMPLETION OF CURING ALL CONCRETE SURFACES SHALL BE COATED WITH SODIUM CHLORIDE INHIBITING SEALER AS REQ'D.

SIDEWALK DETAIL REPLACE & NEW

SCALE: 1" =1'-0"



GENERAL NOTES:

DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. (1 1/2') FROM THE EDGES.

REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE BASE. (MINIMUM THICKNESS OF 8 INCHES).

BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED.

ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.

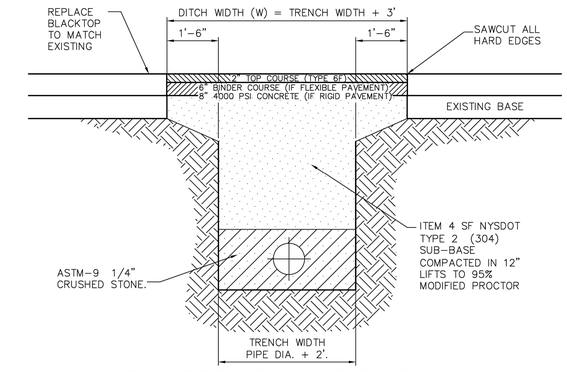
ALL JOINTS TO BE SQUARED TO THE EXISTING EDGE OF CURB AND/ OR PAVEMENT, AND TACK COATED PER DETAIL.

TOP COURSE SURFACE REPLACEMENT SHALL EXTEND A MINIMUM OF ONE FOOT (1') FROM THE EDGES OF THE OPEN CUT ONTO THE ROAD BASE..

TOP COURSE REPLACEMENT SHALL BE MINIMUM OF TWO INCHES (2") OF ASPHALTIC CONCRETE.

FLEXIBLE PAVEMENT AND TRENCH LIMITS DETAIL

SCALE: N.T.S.

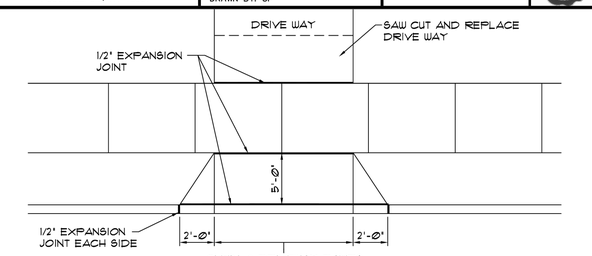


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

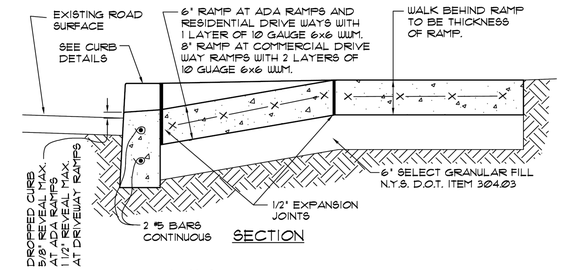
SCALE: 1/4" =1'-0"

NOTES:

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



PLAN



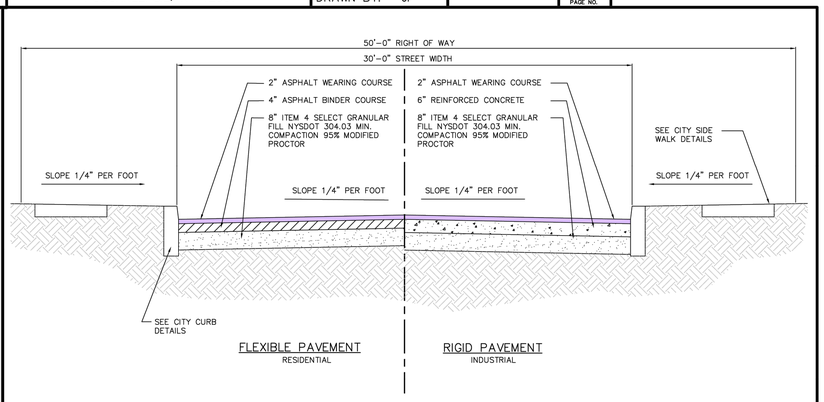
SECTION

NOTES:

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

DRIVEWAY RAMPS & ADA RAMP

SCALE: 1" =1'-0"



TYPICAL STREET SECTION

SCALE: N.T.S.

1 CU503 SPECIAL NOTE

1. THE DETAILS SHOWN ARE THE CITY OF POUGHKEEPSIE STANDARD DETAILS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ARE PRESENTED EXACTLY AS THEY WERE CREATED BY THE CITY OF POUGHKEEPSIE. NOTES PERTAINING TO PAY ITEMS ARE NOT APPLICABLE.

APPROVAL BLOCK

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	FORMED CURB DETIAL	1 PAGE NO.	
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	PROJECT: 001-DET DATE: 5-16-00 SCALE: AS NOTED DRAWN BY: JP	SIDEWALK DETAIL		
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	FILE NO.: 001-DET DATE: 2-27-12 SCALE: AS NOTED DRAWN BY: JP	FLEXIBILE PAVEMENT DETAIL	1 PAGE NO.	
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	PROJECT: LSRP DATE: 10-30-2018 SCALE: NTS DRAWN BY: JAC	TRENCH AND PAVEMENT DETAIL	4 PAGE NO.	
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	DRIVEWAY & ADA RAMP DETAIL	1 PAGE NO.	
FILE: *.DWG DATE: 06-04-2009 SCALE: AS NOTED DRAWN BY: JP	TYPICAL STREET SECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.	

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PROFESSIONAL CERTIFICATION:

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

JAMES W. TEED, JR.
094633

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TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

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

MARK	#	DESCRIPTION	DATE
	4	.	-
	3	.	-
⚠	2	01/28/2026 PB WORKSHOP COMMENTS	02/10/2026
	1	INITIAL SUBMISSION	12/22/2025

SHEET TITLE:
CITY OF POUGHKEEPSIE STANDARD RIGHT-OF-WAY DETAILS

PROJECT NAME AND ADDRESS:
271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-259941-0000

SCALE:	PROJECT NO.:
AS SHOWN	2507002
SHEET NO.: 9 OF 11	SHEET ID.: CU503

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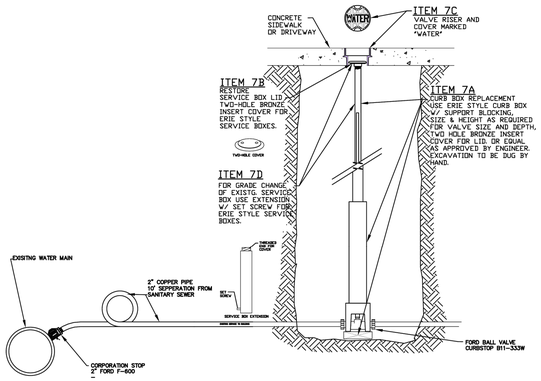
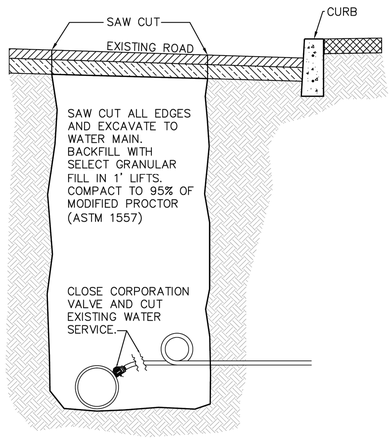


CURB BOX AND SERVICE CONNECTION

SCALE: N.T.S.

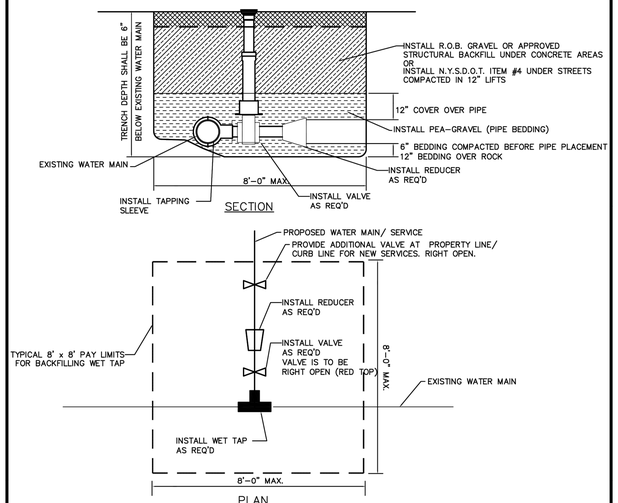
	CURB BOX AND SERVICE CONNECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.



WATER SERVICE DISCONNECT AT MAIN

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	PROJECT: LSRP DATE: 10-30-2018 SCALE: NTS DRAWN BY: JAC	WATER DISCONNECT AT MAIN	3 PAGE NO.	

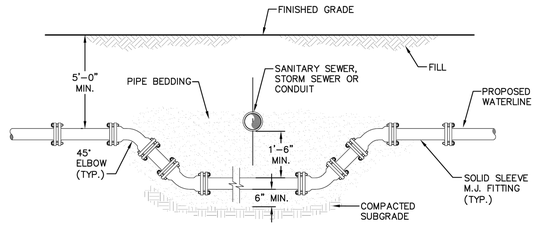


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	TAPPING SLEEVE & VALVE	DATE: 9/15/2014		



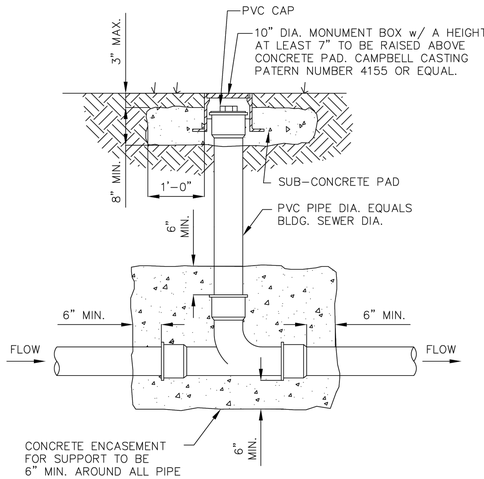
NOTES:

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

WATERLINE OFFSET DETAIL

SCALE: N.T.S.

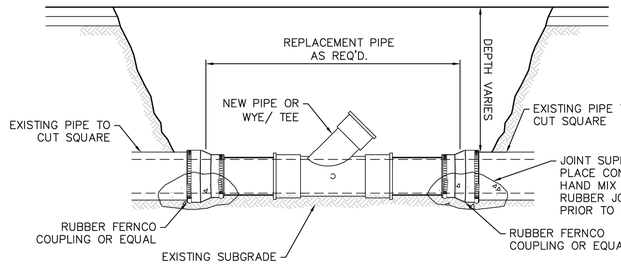
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	WATERLINE OFFSET	1 PAGE NO.	



RESIDENTIAL CLEAN-OUT DETAIL

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

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	RESIDENTIAL SANITARY CLEAN-OUT	DATE: 9/22/2014		



NOTES:

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

TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL

SCALE: N.T.S.

FILE: *.DWG DATE: 03-02-2009 SCALE: AS NOTED DRAWN BY: JTK	TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.	

1 CU504 SPECIAL NOTE

1. THE DETAILS SHOWN ARE THE CITY OF POUGHKEEPSIE STANDARD DETAILS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ARE PRESENTED EXACTLY AS THEY WERE CREATED BY THE CITY OF POUGHKEEPSIE. NOTES PERTAINING TO PAY ITEMS ARE NOT APPLICABLE.

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EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
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	3	.	.
⚠	2	01/28/2026 PB WORKSHOP COMMENTS	02/10/2026
	1	INITIAL SUBMISSION	12/22/2025

SHEET TITLE:

CITY OF POUGHKEEPSIE STANDARD UTILITY DETAILS

PROJECT NAME AND ADDRESS:

271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-259941-0000

SCALE:	PROJECT NO.:
AS SHOWN	2507002
SHEET NO.: 10 OF 11	SHEET ID.: CU504

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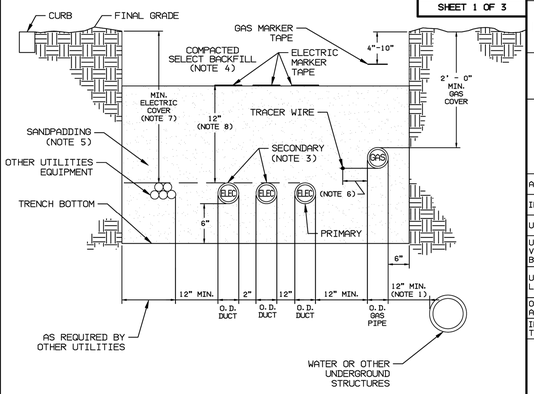
FIG. 11
SHEET 1 OF 3



NOTES:

1. THE MINIMUM CLEARANCE FROM GAS TO OTHER UTILITIES SUCH AS WATER & SEWER SHALL BE 12". CONSULT WITH OTHER UTILITIES OR REVIEW LOCAL ORDINANCES FOR ADDITIONAL CLEARANCE REQUIREMENTS. IF 12" CLEARANCE IS NOT POSSIBLE, REFER TO FIGURE 20 OF THE SPECIFICATIONS AND REQUIREMENTS OF GAS INSTALLATIONS.
2. GAS SHALL BE INSTALLED ON THE FIELD SIDE OF THE ELECTRIC.
3. SPACING SHALL BE MAINTAINED FOR CONCRETE ENCASED DUCTS.
4. COMPACTED SELECT BACKFILL MAY BE ON-SITE MATERIAL PROVIDED IT CONTAINS NO ROCKS OR STONES OVER 6" IN DIAMETER, ROOTS, STUMPS OR CONSTRUCTION DEBRIS.
5. REFER TO FIGURE 20 FOR DEFINITION OF SANDPADDING.
6. LOCATE TRACER WIRE A SUFFICIENT DISTANCE FROM PLASTIC PIPE TO MINIMIZE TRACER WIRE TO PIPE CONTACT.
7. FOR BURIAL DEPTH OF CONDUCTORS 1000 VOLTS AND UNDER SEE TABLE ON SHEET 2. FOR CONDUCTORS OVER 1000 VOLTS SEE TABLE ON SHEET 3.
8. FOR DIRECT BURIED CABLES NOT ENCASED IN CONCRETE PROVIDE AND INSTALL MARKER TAPE.
9. CONTACT "CALL BEFORE YOU DIG" AT 811 AND OBTAIN A MARKOUT PRIOR TO BREAKING GROUND.

ELECTRIC STANDARDS	CENTRAL HUDSON GAS & ELECTRIC CORP.	DATE 9-7-18
DRWN. _____ DSGN. _____ APPD. _____	TYPICAL COMMON TRENCH CONFIGURATION ELECTRIC DUCTS W/GAS AND OTHER UTILITIES	ISSUE
		APP.
		APP.

FIG. 11
SHEET 2 OF 3

MINIMUM COVER REQUIREMENTS, 0 TO 1000 VOLTS, NOMINAL, BURIAL IN INCHES (IN.)

TYPE OF WIRING METHOD OR CIRCUIT

TYPE OF WIRING METHOD OR CIRCUIT	DIRECT BURIAL CABLES OR CONDUCTORS	RIGID METAL CONDUIT	NONMETALLIC RACEWAYS LISTED FOR DIRECT BURIAL WITHOUT CONCRETE ENCASEMENT OR OTHER APPROVED RACEWAYS
	IN.	IN.	IN.
ALL LOCATIONS NOT SPECIFIED BELOW	24	6	18
IN TRENCH BELOW 2-IN. THICK CONCRETE OR EQUIVALENT	18	6	12
UNDER A BUILDING	0 (NOTE 4)	0	0
UNDER MINIMUM OF 4-IN. THICK CONCRETE EXTERIOR SLAB WITH NO VEHICULAR TRAFFIC AND THE SLAB EXTENDING NOT LESS THAN 6 IN. BEYOND THE UNDERGROUND INSTALLATION	18 (NOTE 6)	4	4
UNDER STREETS, HIGHWAYS, ROADS, ALLEYS, DRIVEWAYS, AND PARKING LOTS	24 (NOTE 6)	24	24
ONE AND TWO-FAMILY DWELLING DRIVEWAYS AND OUTDOOR PARKING AREAS, AND USED ONLY FOR DWELLING-RELATED PURPOSES	18	18	18
IN OR UNDER AIRPORT RUNWAYS, INCLUDING ADJACENT AREAS WHERE TRESPASSING PROHIBITED	18	18	18

NOTES:

1. COVER IS DEFINED AS THE SHORTEST DISTANCE IN INCHES MEASURED BETWEEN A POINT ON THE TOP SURFACE OF ANY DIRECT-BURIED CONDUCTOR, CABLE, CONDUIT, OR OTHER RACEWAY AND THE TOP SURFACE OF FINISHED GRADE, CONCRETE, OR SIMILAR COVER.
2. RACEWAYS APPROVED FOR BURIAL ONLY WHERE CONCRETE ENCASED SHALL REQUIRE CONCRETE ENVELOPE NOT LESS THAN 2 IN. THICK.
3. LESSER DEPTHS SHALL BE PERMITTED WHERE CABLES AND CONDUCTORS RISE FOR TERMINATIONS OR SPLICES OR WHERE ACCESS IS OTHERWISE REQUIRED.
4. DEPTH INDICATED ALLOWED WHEN CABLES OR CONDUCTORS ARE IN A RACEWAY OR TYPE MC OR MI CABLE IDENTIFIED FOR DIRECT BURIAL. SEE NEC ARTICLES 330 AND 332 FOR DEFINITIONS OF MC AND MI CABLE RESPECTIVELY.
5. WHERE SOLID ROCK PREVENTS COMPLIANCE WITH THE COVER DEPTHS SPECIFIED IN THIS TABLE, THE WIRING SHALL BE INSTALLED IN METAL OR NONMETALLIC RACEWAY PERMITTED FOR DIRECT BURIAL. THE RACEWAYS SHALL BE COVERED BY A MINIMUM OF 50 MM (2 IN.) OF CONCRETE EXTENDING DOWN TO ROCK.
6. IN URDs, SECONDARY CONDUCTORS AND CABLES SHALL BE INSTALLED IN CONDUIT FROM POINT OF ORIGIN TO POINT OF TERMINATION WHEN INSTALLED UNDER PAVED OR CONCRETE SURFACES (ROADS, DRIVEWAYS, SIDEWALKS, ETC.). SEE SECTION 4.5.2 AND FIG. 14 FOR MORE INFORMATION ON URDs.
7. TABLE IS DERIVED FROM NEC 300.5 FOR REFERENCE ONLY. WHERE THIS TABLE AND NEC TABLE 300.5 DIFFER, THE NEC SHALL TAKE PRECEDENCE.

ELECTRIC STANDARDS	CENTRAL HUDSON GAS & ELECTRIC CORP.	DATE 4-13-20
DRWN. _____ DSGN. _____ APPD. _____	TYPICAL COMMON TRENCH CONFIGURATION ELECTRIC DUCTS W/GAS MAIN AND OTHER UTILITIES	ISSUE
		APP.
		APP.

FIG. 11
SHEET 3 OF 3

Minimum Cover Requirements, 1kV to 40kV, Nominal, Burial in Inches (in.) (Note 1)

Circuit Voltage	General Conditions (not otherwise specified)			Special Conditions (use if applicable)		
	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
	Direct-Buried Cables (Notes 4 & 8)	PVC Conduit (Note 2)	Rigid Metal Conduit	Raceways Under Buildings or Exterior Concrete Slabs, 4 in. Minimum Thickness (Note 3)	Cables in Airport Runways or Adjacent Areas Where Trespass Is Prohibited	Areas Subject to Vehicular Traffic, Such as Thoroughfares and Commercial Parking Areas
	in.	in.	in.	in.	in.	in.
Over 1 kV through 22 kV	30	18	6	4	18	24
Over 22 kV through 40 kV	36	24	6	4	18	24

NOTES:

1. COVER IS DEFINED AS THE SHORTEST DISTANCE IN INCHES MEASURED BETWEEN A POINT ON THE TOP SURFACE OF ANY DIRECT-BURIED CONDUCTOR, CABLE, CONDUIT, OR OTHER RACEWAY AND THE TOP SURFACE OF FINISHED GRADE, CONCRETE, OR SIMILAR COVER.
2. LISTED BY A QUALIFIED TESTING AGENCY AS SUITABLE FOR DIRECT BURIAL WITHOUT ENCASEMENT. ALL OTHER NONMETALLIC SYSTEMS SHALL REQUIRE 2 IN. OF CONCRETE OR EQUIVALENT ABOVE CONDUIT IN ADDITION TO THE TABLE DEPTH.
3. THE SLAB SHALL EXTEND A MINIMUM OF 6 IN. BEYOND THE UNDERGROUND INSTALLATION, AND A WARNING RIBBON OR OTHER EFFECTIVE MEANS SUITABLE FOR THE CONDITIONS SHALL BE PLACED ABOVE THE UNDERGROUND INSTALLATION.
4. UNDERGROUND DIRECT-BURIED CABLES THAT ARE NOT ENCASED OR PROTECTED BY CONCRETE AND ARE BURIED 30 IN. OR MORE BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST 12 IN. ABOVE THE CABLES.
5. LESSER DEPTHS SHALL BE PERMITTED WHERE CABLES AND CONDUCTORS RISE FOR TERMINATIONS OR SPLICES OR WHERE ACCESS IS OTHERWISE REQUIRED.
6. WHERE SOLID ROCK PREVENTS COMPLIANCE WITH THE COVER DEPTHS SPECIFIED IN THIS TABLE, THE WIRING SHALL BE INSTALLED IN METAL OR NONMETALLIC RACEWAY PERMITTED FOR DIRECT BURIAL. THE RACEWAYS SHALL BE COVERED BY A MINIMUM OF 2 IN. OF CONCRETE EXTENDING DOWN TO ROCK.
7. IN INDUSTRIAL ESTABLISHMENTS, WHERE CONDITIONS OF MAINTENANCE AND SUPERVISION ENSURE THAT QUALIFIED PERSONS WILL SERVICE THE INSTALLATION, THE MINIMUM COVER REQUIREMENTS FOR OTHER THAN RIGID METAL CONDUIT AND INTERMEDIATE METAL CONDUIT, SHALL BE PERMITTED TO BE REDUCED 6 IN. FOR EACH 2 IN. OF CONCRETE OR EQUIVALENT PLACED ENTIRELY WITHIN THE TRENCH OVER THE UNDERGROUND INSTALLATION.
8. IN URDs, PRIMARY CONDUCTORS SHALL BE INSTALLED IN CONDUIT. DIRECT-BURIED CABLES ARE NOT ACCEPTABLE. SEE SECTION 4.5.2 AND FIGURE 14 FOR MORE INFORMATION ON URDs.
9. TABLE IS DERIVED FROM NEC 300.50 FOR REFERENCE ONLY. WHERE THIS TABLE AND NEC TABLE 300.50 DIFFER, THE NEC SHALL TAKE PRECEDENCE.

ELECTRIC STANDARDS	CENTRAL HUDSON GAS & ELECTRIC CORP.	DATE 4-13-20
DRWN. _____ DSGN. _____ APPD. _____	TYPICAL COMMON TRENCH CONFIGURATION ELECTRIC DUCTS W/GAS MAIN AND OTHER UTILITIES	ISSUE
		APP.
		APP.

1 CU505 SPECIAL NOTE

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APPROVAL BLOCK

271 CHURCH STREET, LLC 271 CHURCH STREET POUGHKEEPSIE NY 12601 271 CHURCH STREET, LLC 271 CHURCH STREET POUGHKEEPSIE, NY 12601 271 CHURCH STREET, LLC 271 CHURCH STREET POUGHKEEPSIE, NY 12601 271 CHURCH STREET, LLC

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PROFESSIONAL CERTIFICATION:

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271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601
PROJECT NO. 2507002

JAMES W. TEED, JR.
094633

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CIVIL DESIGN PROFESSIONAL

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PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

MARK	#	DESCRIPTION	DATE
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	3	.	.
⚠	2	01/28/2026 PB WORKSHOP COMMENTS	02/10/2026
	1	INITIAL SUBMISSION	12/22/2025

SHEET TITLE:
CHG&E STANDARD UTILITY DETAILS

PROJECT NAME AND ADDRESS:
271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601

TAX MAP ID.: 131300-6161-23-259941-0000

SCALE:	PROJECT NO.:
AS SHOWN	2507002
SHEET NO.: 11 OF 11	SHEET ID.: CU505

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6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

8. Subject to covenants, easements, restrictions, conditions and agreements of record.

9. Subject to any right, title or interest the public may have for highway use.

10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

DEED REFERENCE

Liber 1979, Page 188
Hudson River Housing, Inc.
to
Hudson River Housing, Inc.
May 7, 1996

TAX PARCEL NUMBER

City of Poughkeepsie, Dutchess County, New York
6161-23-259941

DATE OF SURVEY

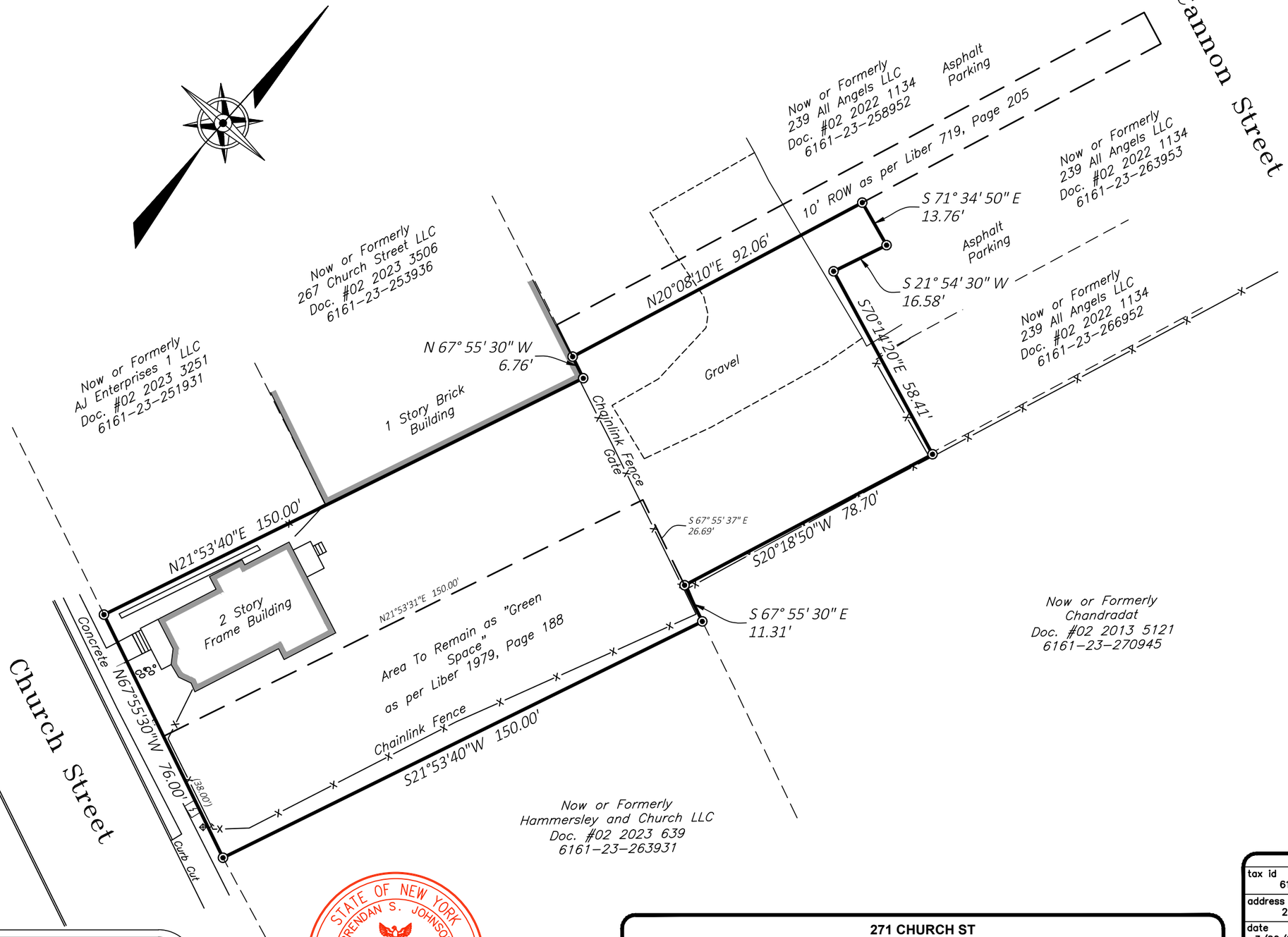
Field Completion: March 17, 2025

CERTIFICATIONS

271 Church Street LLC

AREA

17,148 Square Feet
0.394 Acres



JOHNSON SURVEYING

BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

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STATE OF NEW YORK
BRENDAN S. JOHNSON
EXCELSIOR
050919
LICENSED LAND SURVEYOR

Brendan Johnson, PLS
PLS No. 50919

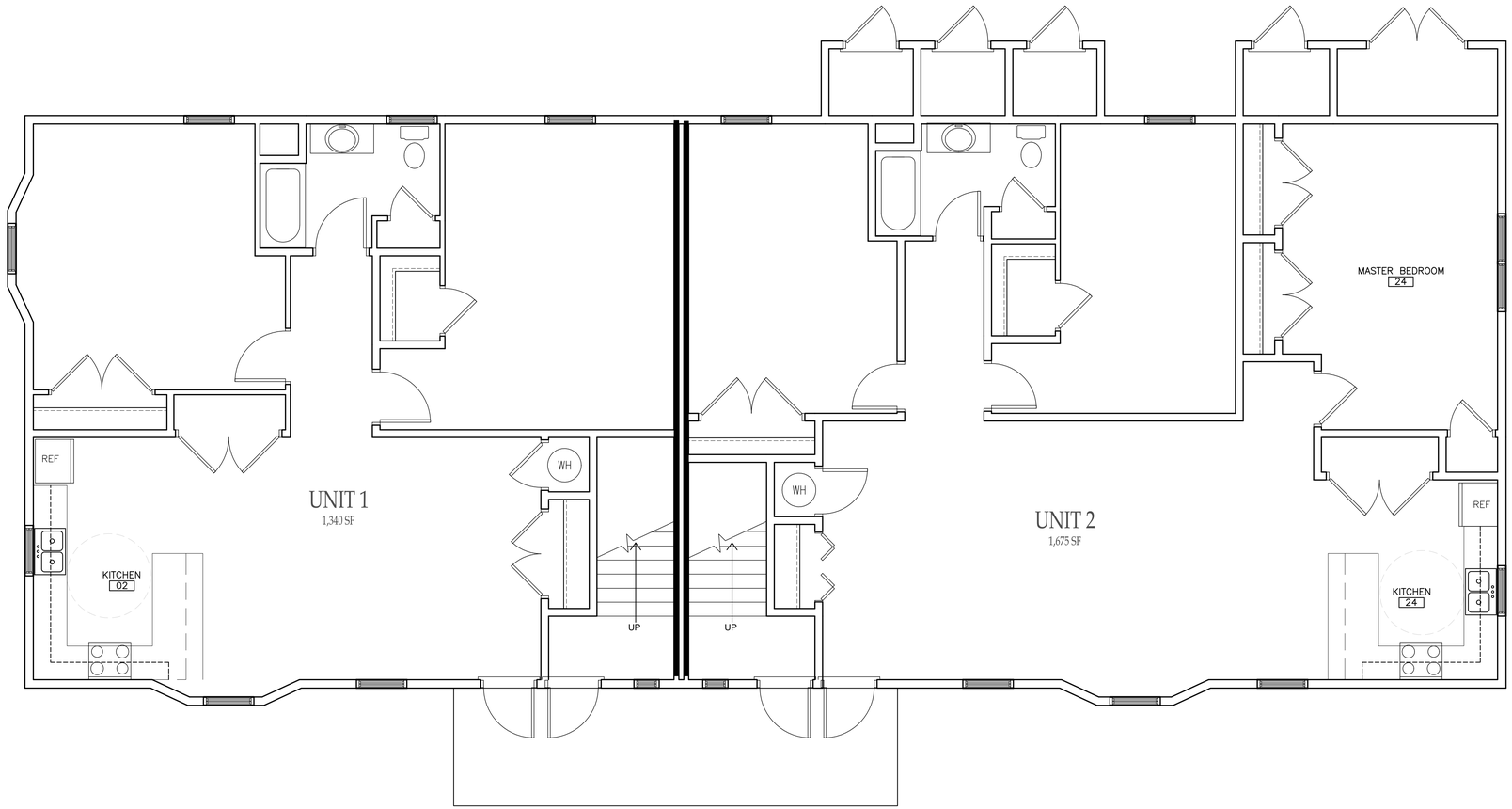
271 CHURCH ST

MAP OF A SURVEY PREPARED FOR 271 CHURCH STREET LLC

CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	6161-23-259941
address	281 CHURCH ST
date	3/20/2025
drawn	BJ
scale	1"=30'
checked	BJ
project no.	25-030
project name	271 CHURCH ST
sheet	1 OF 1

CHURCH STREET



FIRST FLOOR PLAN

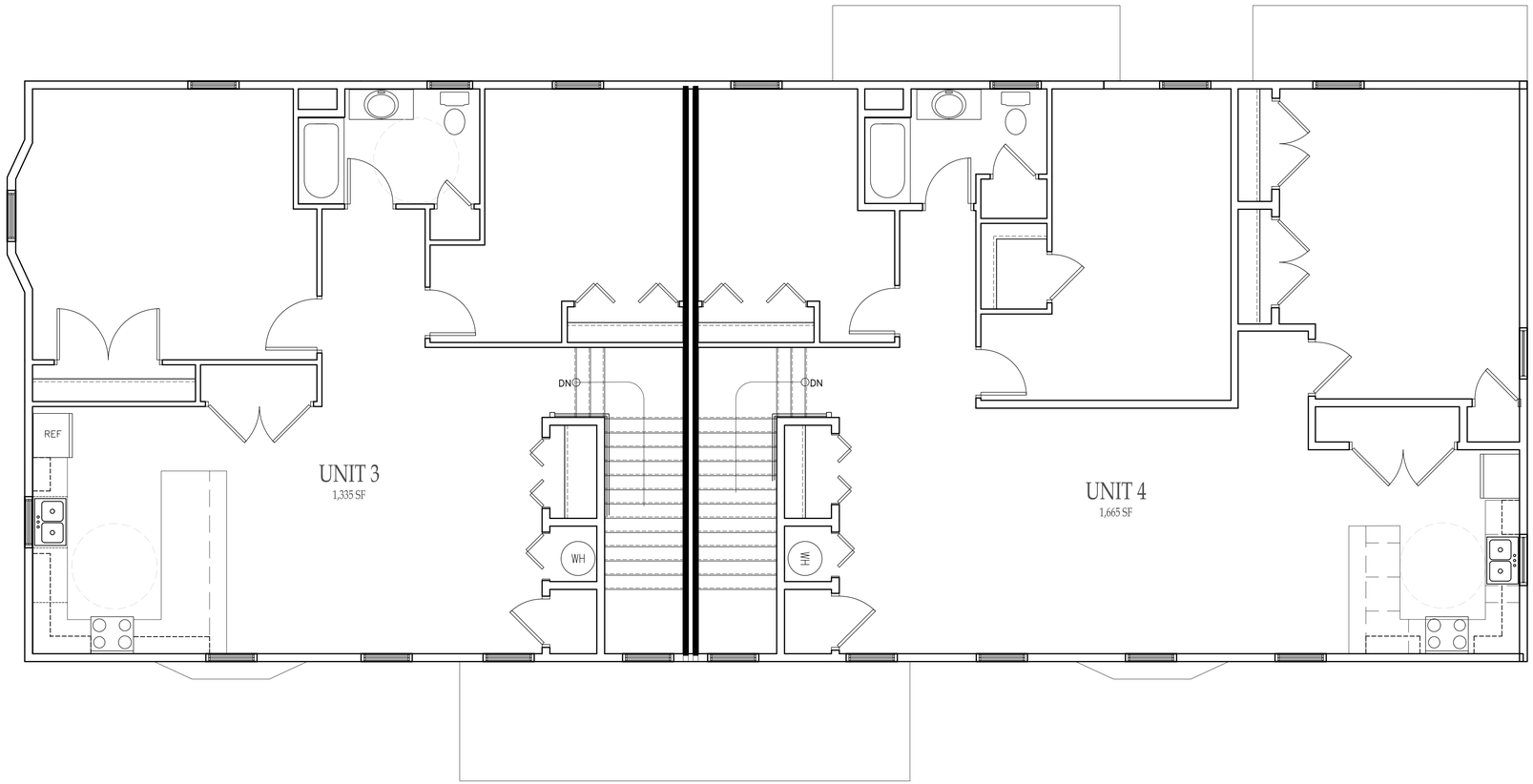
6161-23-259941 | 271 CHURCH STREET

LMV PROJ. 25064

DECEMBER 22, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

CHURCH STREET



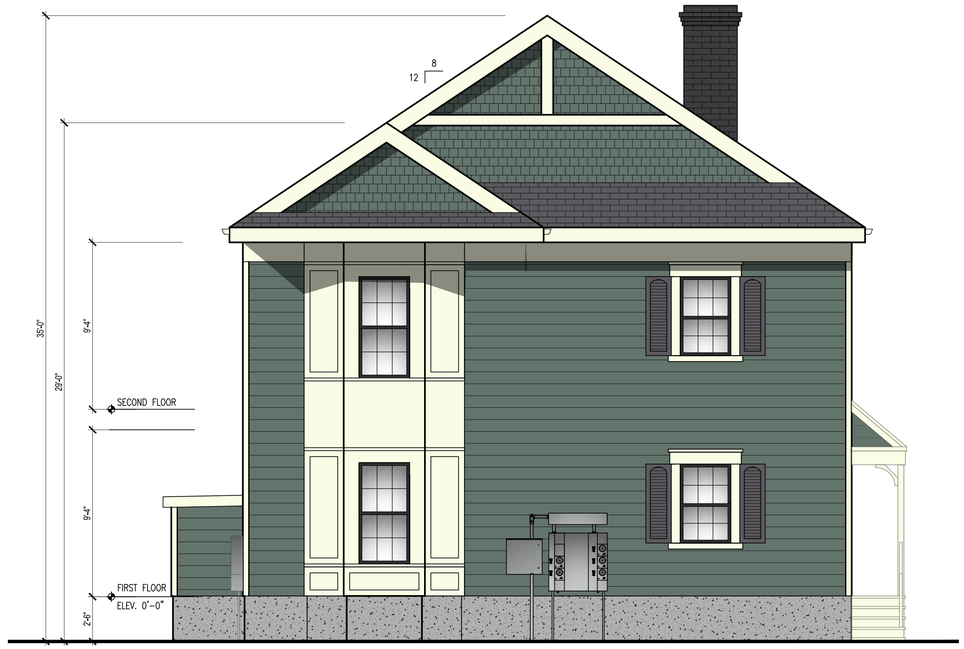
SECOND FLOOR PLAN

6161-23-259941 | 271 CHURCH STREET

LMV PROJ. 25064

DECEMBER 22, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS



CHURCH STREET
SOUTH ELEVATION



BUILDING FRONT
EAST ELEVATION

BUILDING ELEVATIONS

6161-23-259941 | 271 CHURCH STREET

LMV PROJ. 25064

DECEMBER 22, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS



PARKING FACING
NORTH ELEVATION

BUILDING REAR
WEST ELEVATION

BUILDING ELEVATIONS

6161-23-259941 | 271 CHURCH STREET

LMV PROJ. 25064

DECEMBER 22, 2025

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

271 Church Street

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

271 Church Street Poughkeepsie, NY 12601 (Parcel 131300-6161-23-259941)

Brief Description of Proposed Action:

The applicant is seeking to subdivide 271 Church Street into two lots both to house residential structures. Lot 1 (271 Church) will retain the existing 2-family residential building. Lot 2 (proposed 273 Church) will consist of the construction of a 4-family residential building. Accessory parking, landscaping, lighting, and pedestrian circulation is also proposed. The historic driveway will have to be widened to 24 feet, per the requirements of NYSDOT.

Name of Applicant or Sponsor:	Telephone: c/o 845-874-7166
271 Church Street, LLC c/o KARC Planning Consultants	E-Mail: c/o natalie@karcpc.com

Address:

299 Windsor Highway

City/PO:	State:	Zip Code:
New Windsor	NY	12553

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

3. a. Total acreage of the site of the proposed action? 0.394 acres
   b. Total acreage to be physically disturbed? 0.34 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.394 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
The proposed action will meet the state energy code requirements. _____	☐	☑
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑
_____		

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

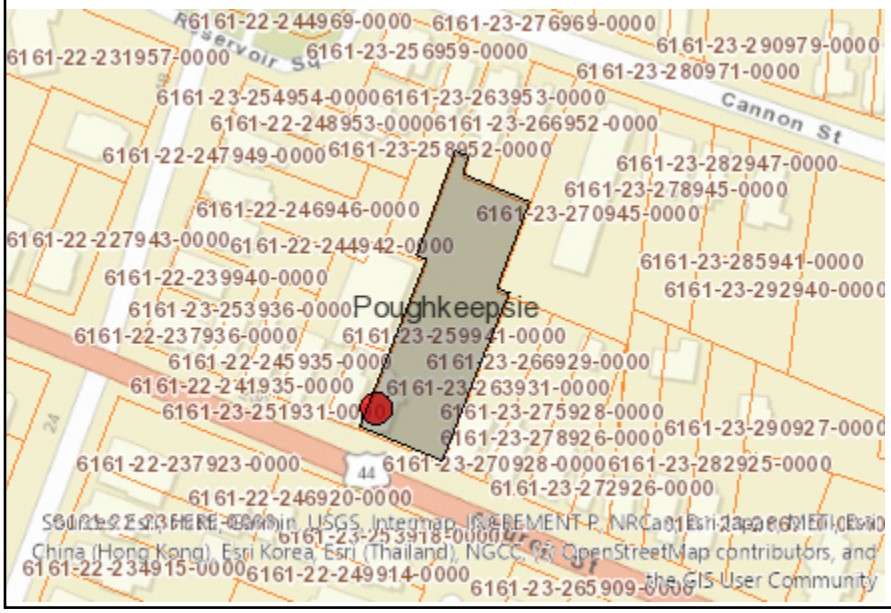
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Stormwater will be directed to existing stormwater pipes on Church Street.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe: No spill located on site. Remediations within 2000': B00148, C314126, C314130, C314134, C314126A		

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

Applicant/sponsor/name: Natalie Quinn, KARC Planning Consultants Date: December 22, 2025

Signature: _____ Title: Agent for applicant

PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: "400 Block" Restoration Area
Site Code: B00148
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 413-441 Main St
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.70237425
Longitude: -73.92231127
Site Type:
Estimated Size: 1.7 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Landuse Restriction
Cover System
Alternate Water Supply
Soil Management Plan
Vapor Mitigation

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE
Current Owner(s) Address: CITY HALL, P.O. BOX 3000
POUGHKEEPSIE,NY, 12601

Site Description

Location: The “400 Block” Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.7-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street. Site Features: The property contains three, 3-story structures that occupy the entirety of the property’s southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is located approximately 1 mile west of the Site. Current Zoning and Land Use: The Site’s general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences. Past Use of the Site: In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986. In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building. Site Geology and Hydrogeology: The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

Site Health Assessment

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: 19, 21, & 23 Academy Street
Site Code: C314126
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701983333
Longitude: -73.925652778
Site Type:
Estimated Size: 0.216 Acres

Site Owner(s) and Operator(s)

Current Owner Name: PoK 23 Acad, LLC
Current Owner(s) Address: 333 Park Avenue South, Suite 4E
New York,NY, 10010
Current Owner Name: PoK Academy, LLC
Current Owner(s) Address: 93 Fourth Ave #1289
New York,NY, 10276

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings with a small, rear gravel parking lot, located at 21 and 23 Academy Street. 23 Academy Street also has an existing excavation for a future elevator base and utilities. Both buildings are currently vacant but are undergoing extensive renovation activities. The structure formerly on 19 Academy Street was damaged, torn down, and the parcel is currently vacant with a grassy surface. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of two vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the site at 21 Academy Street is listed on the was formerly in the Environmental Protection Agency's Resource Conservation and Recovery Act identified by generator number NYD106619604 as a site formerly handling halogenated solvents (likely due to historical dry-cleaning operations). Site Geology and Hydrogeology: Subsurface soils generally consist of sandy fill to a depth of 4 to 5 feet below ground surface (bgs), overlying native variable texture sands and underlying silts. Soil under the basement slabs (to a depth of 2 feet, corresponding to approximately 12 feet below the sidewalks) consisted of sand overlying silt or silty clay. Competent or weathered bedrock was encountered from approximately 32 to 39 feet bgs during installation of monitoring wells (MW-02D, MW-03D, MW-07D and MW-09D). Wet to saturated soil was generally encountered in soil borings in the 9 to 15 feet bgs interval. Depth to groundwater (from top of well casings) during groundwater sampling ranged from approximately 10 to 13 feet bgs, with groundwater elevations ranging from 162.51 (MW-03D) to 165.11 (MW-10) feet above mean sea level (amsl). The direction of groundwater flow, based on static depth to water during sampling in September 2021, has been inferred to be east-southeast.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
chrysene
cis-1,2-dichloroethene
copper
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene

lead
mercury
perfluorooctane sulfonic acid
perfluorooctanoic acid
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, metals, and PFAS in soil; VOCs and PFAS in the groundwater; and VOCs in soil vapor. Soil - A total of 14 soil samples were collected during the remedial investigation from overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and their maximum exceedances: tetrachloroethene (PCE) 160 parts per million (ppm) (RRSCO of 19 ppm), benzo(a)anthracene 10.2 ppm (RRSCO of 1 ppm), benzo(a)pyrene 18.1 ppm (RRSCO of 1 ppm), benzo(k)fluoranthene 14.8 ppm (RRSCO of 3.9 ppm), benzo(b)fluoranthene 16.6 ppm (RRSCO of 1 ppm), chrysene 12 ppm (RRSCO of 3.9 ppm, dibenzo(a,h)anthracene 4.08 ppm (RRSCO of 0.33 ppm), indeno(1,2,3-cd)pyrene 10.2 ppm (RRSCO of 0.5 ppm), copper 424 ppm (RRSCO of 270 ppm), lead 1,960 ppm (RRSCO of 400 ppm), mercury 7.94 ppm (RRSCO of 0.81 ppm), arsenic 21 ppm (RRSCO of 16 ppm). PCE also exceeded the protection of groundwater (PGW) SCO of 1.3 ppm PCE breakdown products were not found in on-site soils above PGWSCOs. PCBs and Pesticides were found in on-site soils above their unrestricted soil cleanup objectives (USCOs), but below the RRSCOs. Cyanide was detected but below the USCOs in on-site soils and 1,4-dioxane was not detected. Perfluorooctanesulfonic acid (PFOS) was detected in soil samples collected throughout the site at levels typically below 1 part per billion (ppb); however, two samples exceeded the anticipated protection of groundwater PFOS guidance value of 3.7 ppb, at concentrations of 44.9 and 100 ppb. Perfluorooctanoic acid (PFOA) was also detected in samples collected throughout the site with a maximum detection of 2.97 ppb compared to the anticipated PGW guidance value of 1.1 ppb. Data does not indicate any off-site impacts in soil. Groundwater – A total of twelve monitoring wells were installed during the remedial investigation. The following VOCs were identified exceeding their groundwater standards: PCE at 950 ppb (Ambient Water Quality Standards (AWQS) of 5 ppb), trichloroethene (TCE) at 32 ppb (AWQS of 5 ppb), cis-1,2-dichlorothene (cis-1,2-DCE) at 31 ppb (AWQS of 5 ppb), chloroethane at 5.5 ppb (AWQS of 5 ppb), and chloromethane at 15 ppb (AWQS of 5 ppb). The concentrations of sodium, manganese, and magnesium appear to be background levels with no distinction between upgradient and downgradient monitoring wells. These compounds are typically naturally occurring or related to road salt application. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at

concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the groundwater standard of 6.7 ppt and 2.7 ppt, respectively. SVOCs, 1,4-dioxane, PCBs, and pesticides were detected in various monitoring wells, but below standards. Groundwater is migrating off-site based on samples collected in off-site monitoring wells containing levels of VOCs in exceedance of their groundwater standards. Soil Vapor - Three soil vapor and four sub-slab soil vapor samples were collected from locations across the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in all samples. The following is a list of compounds and their maximum detections: PCE 42,700 micrograms per cubic meter (ug/m3), TCE 3,330 ug/m3, and cis-1,2-DCE 730 ug/m3. Soil vapor impacts extend off-site as evidenced from soil vapor intrusion sampling associated with the off-site State Superfund project (C314126A).

Site Health Assessment

People will not come into contact with contaminated soil since the site is covered with buildings and pavement. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via soil vapor intrusion in not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. Environmental sampling indicates soil vapor intrusion is a concern for off-site buildings. Additional off-site sampling for soil vapor intrusion is recommended.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: 19, 21, & 23 Academy Street - Off-site
Site Code: C314126A
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701936521
Longitude: -73.92576556
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information. Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. Both buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously

utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bsg appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bsg. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Site Environmental Assessment

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information and will be modified to show the off-site data once the site characterization is complete. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, metals, and PFAS in soil and VOCs and PFAS in the groundwater, and VOCs in soil vapor. Soil - A total of 14 soil samples were collected during the remedial investigation into overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and the exceedance ranges: tetrachloroethene (PCE) 160 parts per million (ppm) vs RRSCO of 19 ppm, benzo(a)anthracene 3.79-10.2 ppm vs RRSCO of 1 ppm, benzo(a)pyrene 3.42-18.1 ppm vs RRSCO of 1 ppm, benzo(k)fluoranthene 4.75-14.8 ppm vs RRSCO of 3.9 ppm, benzo(b)fluoranthene 2.9-16.6 ppm vs RRSCO of 1 ppm, chrysene 4.89-12 ppm vs RRSCO of 3.9 ppm, dibenzo(a,h)anthracene 0.71-4.08 ppm vs RRSCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.2-10.2 ppm vs RRSCO of 0.5 ppm, copper 424 ppm vs RRSCO of 270 ppm, lead 587-1,960 ppm vs RRSCO of 400 ppm, mercury 2.79-7.94 ppm vs RRSCO of 0.81 ppm, arsenic 21 ppm vs RRSCO of 16 ppm. Emerging contaminants were detected in soil samples collected from the site. Perfluorooctanesulfonic acid (PFOS) was detected in samples collected throughout the site at lower levels typically below 1 parts per billion (ppb) with two samples showing eleveated

concentrations of 44.9 and 100 ppb at the rear of the former drycleaner in the area of the PCE soil contaminaton. Perfluorooctanoic acid (PFOA) was detected in the same manner as PFOS described above at 2.97 ppb. Other PFAS compounds from the list of 21 analyzed were also elevated in the same two samples as compared to the other 15 samples that were analyzed for PFAS. It is not expected that on-site soils will migrate off-site. Groundwater - Six additional monitoring wells were installed on-site bringing the total to four on-site and eight off-site, but adjacent to the border. Several constituents were identified at concentrations that exceed their groundwater standard. The following is a list of those compounds and exceedance ranges: PCE 18-950 ppb vs groundwater standard (GA) of 5 ppb, trichloroethene (TCE) 5.2-32 ppb vs GA of 5 ppb, cis-1,2-dichlorothene (cis-1,2-DCE) 6.7-31 ppb vs GA of 5 ppb, chloroethane 5.5 ppb vs GA of 5 ppv, and chloromethane 15 ppb vs GA of 5 ppb. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Other PFAS compounds of the 21 analyzed were seen at elevated levels which exceed the screening level for any one PFAS compound other than PFOA and PFOS above 100 ppt including the following: Perfluorobutanoic acid (PFBA) 278 ppt, Perfluoroheptanoic acid (PFHpA) 190 ppt, Perfluorohexanoic acid (PFHxA) 670 ppt, Perfluoropentanoic acid (PFPeA) 680 ppt. On-site groundwater is migrating off-site based on samples from off-site, downgradient monitoring wells showing levels of VOCs in exceedance of their groundwater standards. Soil Vapor - A total of seven soil vapor samples were collected from locations throughout the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in sub-slab samples. The following is a list of compounds and their detected ranges: PCE 75-42,700 micrograms per cubic meter (ug/m3), TCE 29.8-3,330 ug/m3. cis-1,2-DCE 30-730 ug/m3. Elevated levels of these compounds in the sub-slab pose a soil vapor intrusion risk to the on-site structures. Soil vapor impacts extend extend off-site as evidenced from off-site soil vapor intrusion sampling associated with the off-site State Superfund project.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: Crannell Square
Site Code: C314130
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 35 Catharine Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703861111
Longitude: -73.924555556
Site Type:
Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Crannell Square Housing Development Fund Company, Inc.
Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie,NY, 12601
Current Owner Name: Crannell Square Limited Partnership
Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place,NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River. Site Features: The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected. Current Zoning and Land Use: The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. Past Use of the Site: The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. Site Geology and Hydrogeology: Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
carbon tetrachloride

chloroform
chrysene
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene
lead
mercury
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each.

The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m3) of tetrachloroethylene (PCE), 0.67 ug/m3 of trichloroethene (TCE), and 0.51 ug/m3 of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: Wallace Campus
Site Code: C314134
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 319, 325, 327-329 & 331 Main Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703661111
Longitude: -73.925775
Site Type:
Estimated Size: 2.48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Key Main LLC
Current Owner(s) Address: 80 Washington Street, Suite 400
Poughkeepsie,NY, 12601
Current Owner Name: IIC Properties Inc.
Current Owner(s) Address: 14 Catherine Street
Poughkeepsie,NY, 12601
Current Owner Name: Wallace Campus Manager LLC
Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria,NY, 11103

Site Document Repository

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

Site Description

Location: The site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079), 327-329 Main Street (Block 7, Lot 109077), and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York. The site is a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south. Site Features: The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards. Current Zoning and Land Use: The site tax lots are zoned C-2, central commercial district (residential use is excluded), and portions of the site fall within the Poughkeepsie Innovation District (PID) Historic Core and Urban Village Zones.The site consists of a several vacant and active commercial and light manufacturing uses, located on four tax lots. Past Use of the Site: The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities, and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street did not document any storage tanks or contaminated soil, but elevated levels of lead were found in groundwater at 331 Main Street. The buildings at 319 Main Street and 325 Main Street are currently vacant; 327-329 Main Street building is currently in use as an office building and 331 Main Street is in use as an office building and for light manufacturing. Site Geology and Hydrogeology: State geological data indicate that local soils are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soils observed during subsurface investigations generally consisted of variable-texture fill (unsorted sand containing debris, primarily brick and concrete, with some coal and ash) to approximately 1 to 7 feet bgs, underlain by sands with gravel to depths of 15 feet bgs, with two borings showing layers of clayey-silt below 12 feet bgs. Soils generally below 8 feet bgs appeared to be native, undisturbed material. Bedrock was not encountered. Groundwater was documented in wells at approximately 15 to 17 feet below the casings and direction of flow was determined to be easterly.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

acetone
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene

chrysene
copper
indeno(1,2,3-cd)pyrene
lead
manganese
mercury
methylene chloride
nickel
perfluorooctane sulfonic acid
perfluorooctanoic acid
sodium
zinc

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include SVOCs and metals in soil, typical of historic fill. Soil - A total of 29 soil samples were collected during the remedial investigation from 19 borings extending 20 feet below ground surface (bgs). Bedrock was encountered at depths ranging from 41 to 62 feet bgs according to a 2020 geotechnical report. Several constituents were identified at concentrations that exceed their Unrestricted Soil Cleanup Objectives (USCOs). The following is a list of those compounds and the maximum exceedance: Acetone 0.065 parts per million (ppm) vs USCO of 0.05 ppm, methylene chloride 0.051 vs USCO of 0.05 ppm, benzo(a)anthracene 5.96 ppm vs USCO of 1 ppm, benzo(a)pyrene 5.15 ppm vs USCO of 1 ppm, benzo(k)fluoranthene 3.62 ppm vs USCO of 0.8 ppm, benzo(b)fluoranthene 3.24 ppm vs USCO of 1 ppm, chrysene 6.67 ppm vs USCO of 1 ppm, dibenzo(a,h)anthracene 0.964 ppm vs USCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.72 ppm vs USCO of 0.5 ppm, copper 330 ppm vs USCO of 50 ppm, lead 1,530 ppm vs USCO of 63 ppm, manganese 1,670 ppm vs USCO of 1,600, mercury 3.33 ppm vs USCO of 0.18 ppm, nickel 33.8 ppm vs USCO of 30 ppm, zinc 960 ppm vs USCO of 109 ppm. There was a minimal USCO exceedance for manganese and thus manganese is not a contaminant of concern at this site. Acetone and methylene chloride were detected at a concentration above USCO in one sample. However, acetone and methylene chloride are common laboratory artifacts, and they are not considered contaminants of concern at this site. Pesticides, cyanide, and PCBs and 1,4-dioxane were non-detect in all soil samples. PFOA, PFOS, and other PFAS compounds were detected in on-site soils but were all below their unrestricted use guidance values and thus are not considered contaminants of concern for this site. Soil contamination is not expected to migrate off-site. Groundwater - A total of 3 groundwater wells were installed in overburden groundwater and analyzed for VOCs, SVOCs, PCBs, pesticides, metals and cyanide as well as the emerging contaminants PFAS and 1,4-dioxane. The metals

manganese and sodium were detected in at least one groundwater sample in exceedance of groundwater standards. However, these metals are naturally occurring and/or typically related to road salt application and are therefore not considered contaminants of concern at this site. VOCs, SVOCs, PCBs, pesticides, cyanide, and 1,4-dioxane were non-detect or below standards. While lead was detected in groundwater (unfiltered sample) in the 2013 Phase 2 investigation, it was not detected in filtered or unfiltered groundwater samples during the Remedial Investigation and is therefore not considered a contaminant of concern in groundwater. For per- and polyfluoroalkyl substances (PFAS), perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported in the most upgradient monitoring well at concentrations of 30.2 and 10.8 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Perfluorobutanesulfonic acid (PFBS) was detected in the same well at 1,600 ppt exceeding the 100 ppt screening level. These data indicate that the site is not a source of PFAS to groundwater. PFAS was not detected in other wells on the site, though over time, the PFAS-contaminated groundwater flowing onto the site has the potential of migrating off-site. Soil Vapor - A total of 4 sub-slab soil vapor and 4 co-located indoor air samples and 2 additional soil vapor samples were collected from locations throughout the site. Low levels of the chlorinated solvents 1,1,1-trichloroethane with a maximum detection of 0.475 micrograms per cubic meter (ug/m3), tetrachloroethene with a maximum detection of 0.542 ug/m3, carbon tetrachloride with a maximum detection of 0.61 ug/m3, and vinyl chloride with a maximum detection of 0.877 ug/m3 were detected in on-site soil vapor and/or indoor air. Based on the 2006 Guidance for Evaluating Soil Vapor Intrusion in NYS, with updates, no further action is needed to address potential exposures via soil vapor intrusion in all cases. Off-site migration of soil vapor contamination is not a concern.

Site Health Assessment

People who dig below the ground surface may come into contact with contaminants in subsurface soil. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site locations.

For more Information: E-mail Us

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Figure 1: Proximity of 269 Church St (left) to 271 Church Street (right).

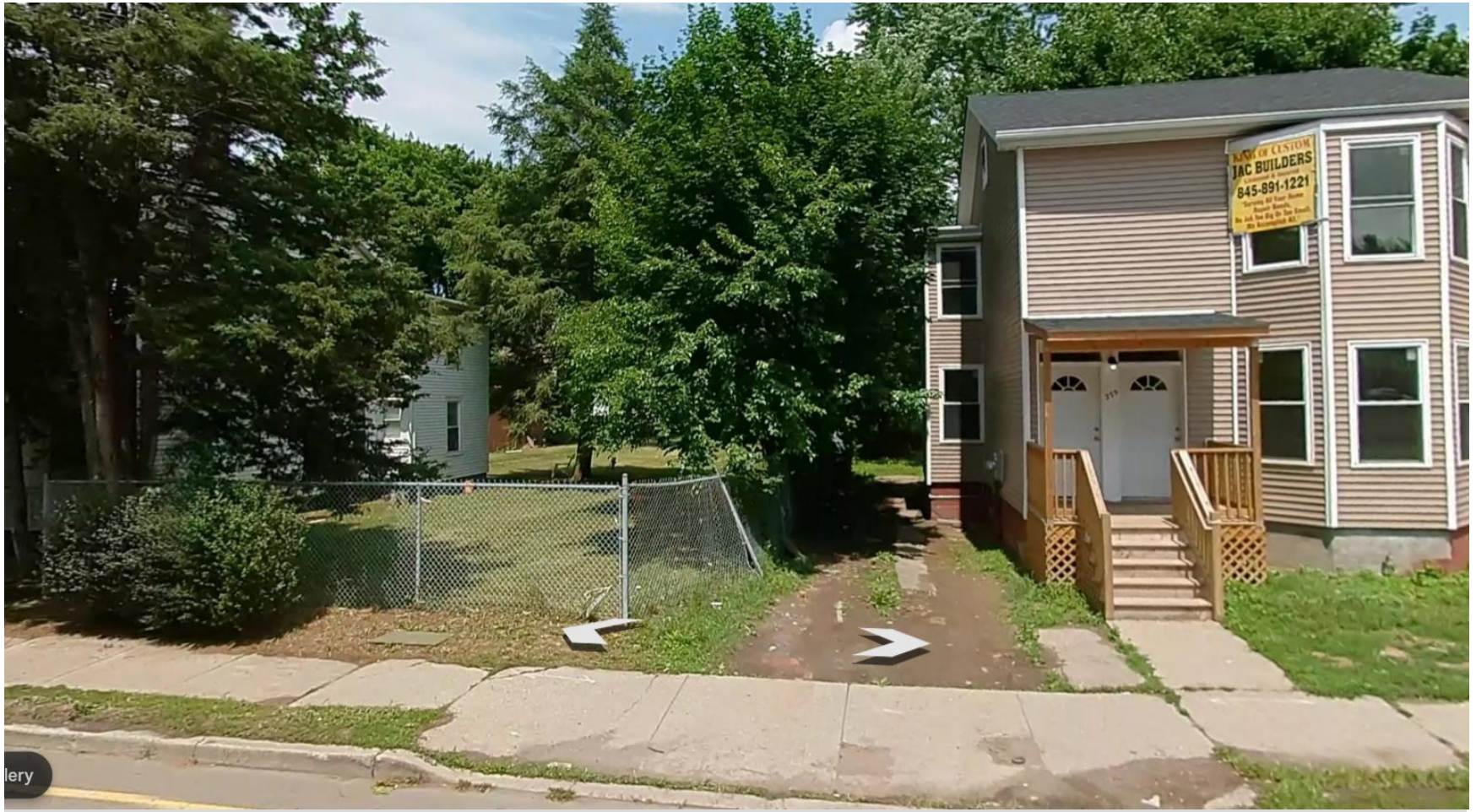


Figure 2: Existing driveway and fence encroachment of 275 Church Street. See survey for further details.



Figure 3: Aerial imagery of existing conditions, proximity of 269 Church (left) to 271 Church, and driveway encroachment.

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
FEBRUARY 24, 2026

271 CHURCH STREET: SITE PLAN & SUBDIVISION
Application for subdivision and site plan review relative to the proposed subdivision of the property into two lots of record, Lot 1 to contain the existing two family dwelling and Lot 2, a flag lot, on which a four family dwelling will be constructed. The project includes shared access/egress from Church Street to two off-street parking areas each serving its own lot. Owner/Applicant: 271 Church Street; Consultant: KARC Planning Consultants; Grid #6161-23-259941; Zoning District: RNC; File #PB2025-134 & 2025-135

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

Recommendation
- Staff recommends the planning board declared itself lead agency in order to initiate a coordinated SEQRA review.
- Project as proposed requires area variances regarding number of parking spaces, front, rear and side yard setbacks, driveway width, and lot coverage.
- Lot 2 meter bank appears visible from the backyard of lot 1. Consider screening or relocation possibilities.
- Inquire into whether the refuse closure is for joint use between both properties.

Project History
First appearance 2/24/26

Documents Entered into Record

Date	Description	Author	Comments
12/22/25	Application	Natalie Quinn, KARC Planning Consultants	4 family residential building
12/22/25	Application	Natalie Quinn, KARC Planning Consultants	Subdivision
12/22/25	Cover Letter	Natalie Quinn, KARC Planning Consultants	Project description
12/22/25	Letter	Kaylas Bhiro	12/15/25 Owners Consent
12/22/25	Photos		Photos of property
12/22/25	SEQRA	Natalie Quinn, KARC Planning Consultants	12/22/25 SEAG

12/22/25	Survey	Johnson Surveying	3/30/25 survey
12/22/25	Site Plan	James Teed, Teed Engineering, PLLC	CI101, CI102, CG1101, CG501, CU101, CU501, CU502, CU503, CU504, CU505
12/22/25	Elevations	Liscum, McCormack, VanVoorhis	First Floor, Second Floor, South and East Elevations, North and West Elevations
2/10/26	Letter	Natalie Quinn, KARC Planning Consultants	Cover letter
2/10/26	Site Plan	James Teed, Teed Engineering, PLLC	1/28/26 CI101, CI102, CG1101, CG501, CU101, CU501, CU502, CU503, CU504, CU505

Comments Received

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

Motions and Resolutions
With regard to the City's file number #PB 2025-134 &#PB2025-135, 271 Church Street

The Planning Board declares itself lead agency pursuant to SEQRA.
Motion:
Second:
Vote:

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 208 N. Hamilton Street

II. PROPERTY OWNER: NAJWA LLC
ADDRESS: 17 Degarmo Road

Poughkeepsie, NY 12603 (state and zip code)

PHONE NUMBER: 845-309-9122 (include area code)

III. NAME OF APPLICANT: Same as Owner

ADDRESS: _____

_____ (state and zip code)

PHONE NUMBER: _____ (include area code)

EMAIL ADDRESS: _____

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

IV. CONSULTANT: Jason Lichwick Architecture PLLC

ADDRESS: 387 Hooker Avenue, Suite 5

Poughkeepsie ,NY 12603 (state and zip code)

PHONE NUMBER: 845-284-6344 (include area code)

EMAIL ADDRESS: _____

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):

Conversion of an existing mixed-use building to a six-unit multifamily dwelling

VI. ZONING DISTRICT: W-G

(Proceed to XVII for special permit & façade approval only)

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: _____(yes) X (no)

Change of use: X (yes) _____(no)

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

Alteration: X (yes) _____(no)

Cost of Construction: $ 500,000

LOT AND BULK INFORMATION:

Lot area: 0.165 (acres) 7,187.4 (square feet)

Building Footprint: N/A (proposed square feet for new construction)

1,284 SF (existing square feet for change of use/expansion)

2,568 SF (additional proposed square feet for expansion)

1,284 SF (total building footprint, square feet)

Lot Coverage: 17.8% (percentage, building coverage only)

Gross Floor Area: 2,568 SF (proposed square feet for new construction)

1,284 SF (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

2,709 SF (total gross floor area, square feet)

Building Height: 3 (stories) 41 (feet)

Floor Area Ratio: 0.54 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 8

B) Number of Off-Street Parking Spaces provided: 9

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: 1

Number of two (2) bedroom unit's 5

Number with three or more bedrooms: _____

Total number of units: 6

C) Is funding public?_____Yes_X_No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Saleh Hijazeen, 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.

Saleh _____ 2.3.26

Signature of Applicant Date

February 06, 2026

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

Re: 208 N. Hamilton St. - Proposed Adaptive Re-Use Conversion of Existing Mixed-Use Building to Six Unit Multifamily Dwelling

Dear Ms. Saylor,

We come before the board seeking site plan approval for an adaptive re-use of an existing building located at 208 N. Hamilton Street in the City of Poughkeepsie. The proposed project is the conversion of an existing mixed-use commercial/residential building to a six-unit multifamily building. The project is located in the Walkway-Gateway (W-G) zoning district.

The ground floor structure of the existing building will remain and will contain two dwelling units. A one-bedroom and a two-bedroom unit. The existing wood structure above will be demolished, and two stories will be constructed above the first floor. The two stories above will have four (4) two-bedroom dwelling units.

The proposed site plan includes reconfiguration of the driveway to meet the 15’-0” requirement of the zoning code. Nine (9) parking spaces are provided, including one (1) handicap space with an ADA loading zone. New site lighting is being provided and a dumpster enclosure.

We are seeking a variance from the Zoning Board of Appeals for the required three-foot landscape buffer where the parking faces the adjacent rear property and we are proposing to install a 3-foot-tall wood privacy fence in lieu of landscaping.

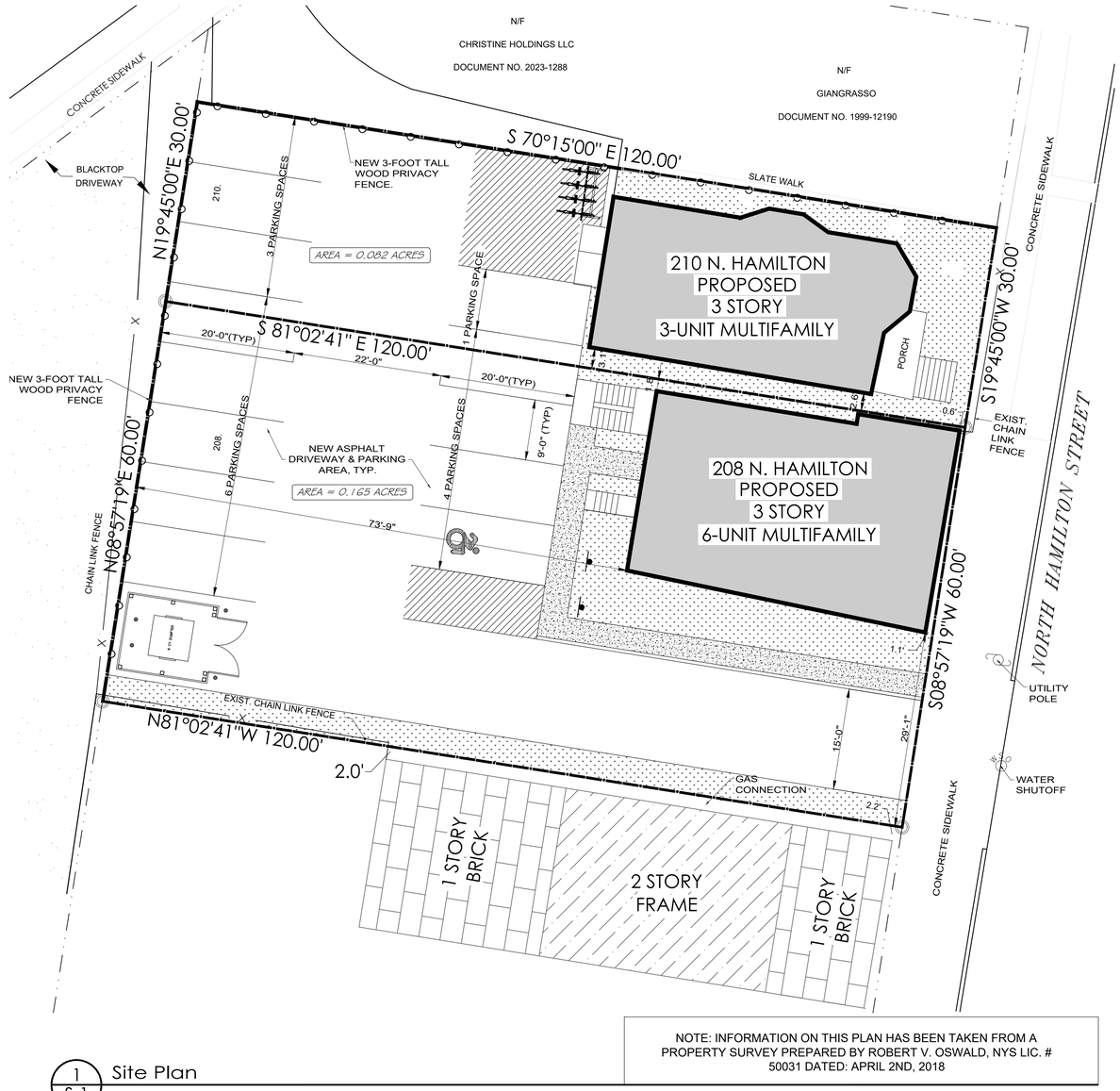
The proposed exterior materials of the building will be parged and painted concrete block at the ground level (first floor) and the upper stories will be insulated vinyl siding.

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

Sincerely yours,

Jason Lichwick
NYSRA Lic. No. 038612

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



NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY ROBERT V. OSWALD, NYS LIC. # 50031 DATED: APRIL 2ND, 2018

1 / S-1 Site Plan

Scale: 1" = 10'- 0"

BULK TABLE REQUIREMENTS | 208 N. HAMILTON

ZONING INFORMATION		
	ZONE :	Walkway-Gateway (W-G) District
	Proposed Use :	Six Family - New Construction
	Permitted with:	By Right

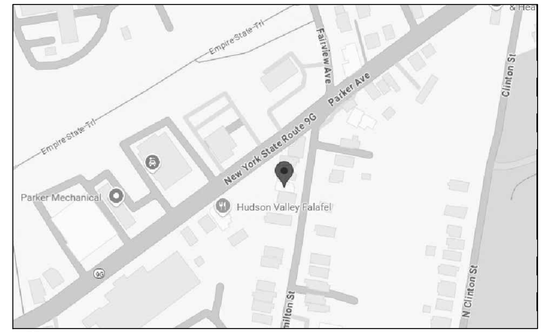
LOT STANDARDS		
	Required	Provided
Lot Area	N/A	± 7200 SQFT
Lot Width	30 FT (MIN) & 140 FT (MAX)	± 60 FT
Front Setback	0 FT (MIN) & 15FT (MAX)	±8 IN
Rear Setback	15 FT (MIN) & N/A (MAX)	±73 FT 9 IN
Side "A" Setback	0 FT (MIN) & 12 (MAX)	±1 FT 9 IN
Side "B" Setback	0 FT (MIN) & 12 (MAX)	±29 FT

BUILDING STANDARDS		
	Permitted	Provided
Building Height	29 FT (MIN) & 42 FT (MAX)	

TRANSPARENCY		
	Permitted	Provided
Ground Story	40% (MIN)	
Upper Story	25% (MIN)	

PARKING		
	Required	Provided
Multifamily Dwelling 1.25 per D.U.	7.5 spaces	9 spaces

* INDICATES PRE-EXISTING NONCOMPLIANT CONDITION
** INDICATES VARIANCE REQ'D



2 / S-1 Site Location Map

Scale: N.T.S.

N

JL ARCHITECTURE
JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.6344
jasonlichwick.com

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE

- SEAL -

REGISTERED ARCHITECT JASON R LICHWICK 038612 STATE OF NEW YORK

208 N. Hamilton - Six Familty Conversion

NAJWA LLC
S.B.L. 6162-55-267439
208 N. Hamilton Street
Poughkeepsie, NY 12601

For Planning Board Review

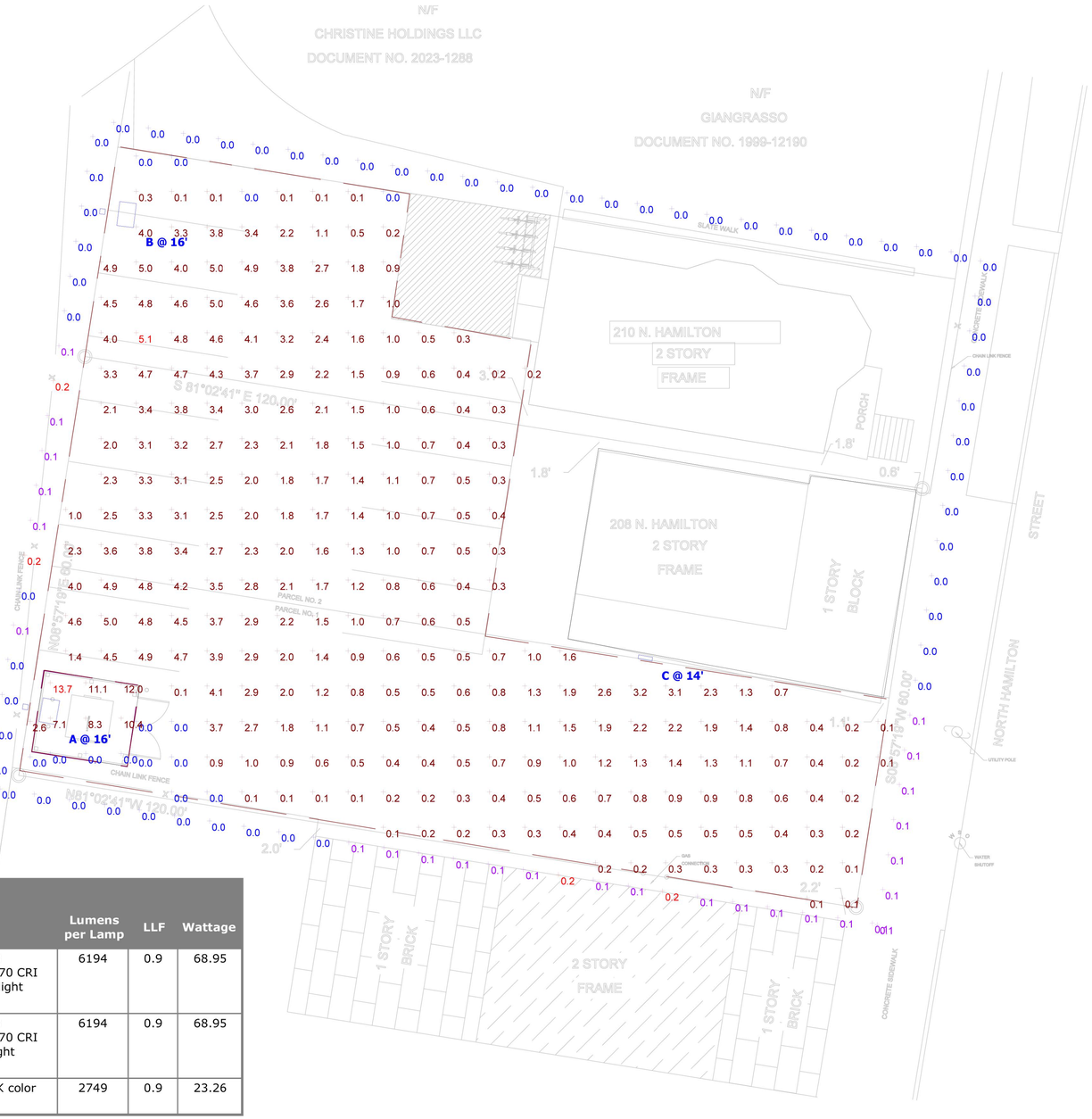
Date: 02.06.2026

Revisions:

Drawn By: JL

PB-1

SITE PLAN



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Dumpster	+	7.0 fc	13.7 fc	0.0 fc	N/A	N/A
Parking	+	1.6 fc	5.1 fc	0.0 fc	N/A	N/A
Prop Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	A	1	DSX0 LED P3 30K 70CRI RCCO	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control	6194	0.9	68.95
	B	1	DSX0 LED P3 30K 70CRI LCCO	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control	6194	0.9	68.95
	C	1	WPX1 LED P2 30K Mvolt	WPX1 LED wallpack 3000lm 3000K color temperature 120-277 Volts	2749	0.9	23.26

1 / S-2 Proposed Site Lighting Plan

Scale: N.T.S.

JL ARCHITECTURE

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.6344
jasonlichwick.com

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— SEAL —

REGISTERED ARCHITECT
JASON R LICHWICK
036612
STATE OF NEW YORK

208 N. Hamilton - Six Familty Conversion

NA-WA LLC
S.B.L (6162-55-267439
208 N. Hamilton Street
Poughkeepsie, NY 12601

For Planning Board Review

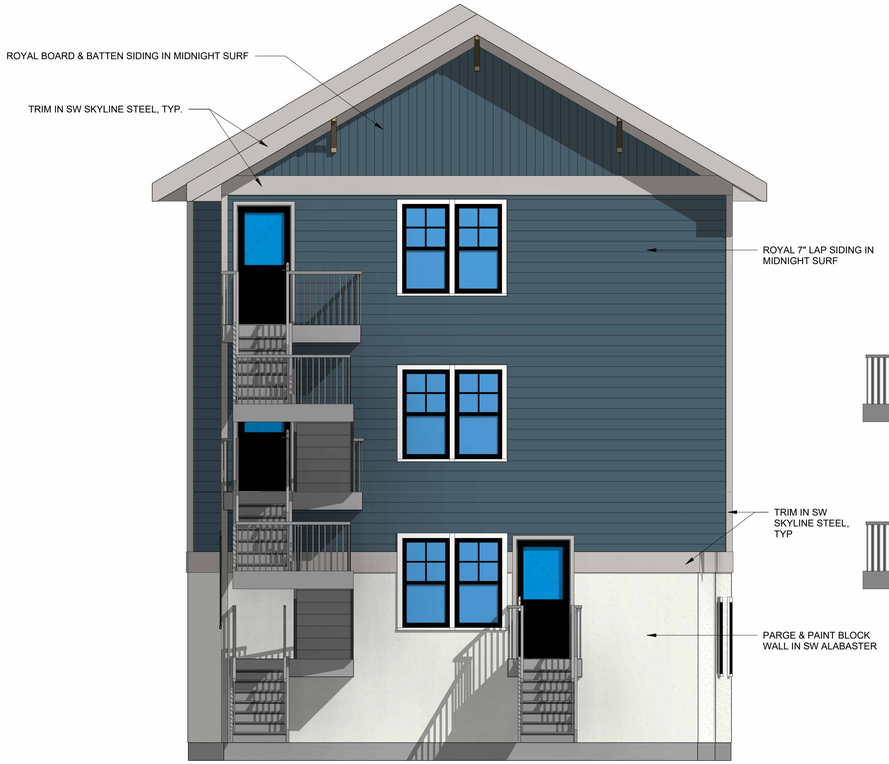
Date: 02.06.2026

Revisions:

Drawn By: JL

PB-2

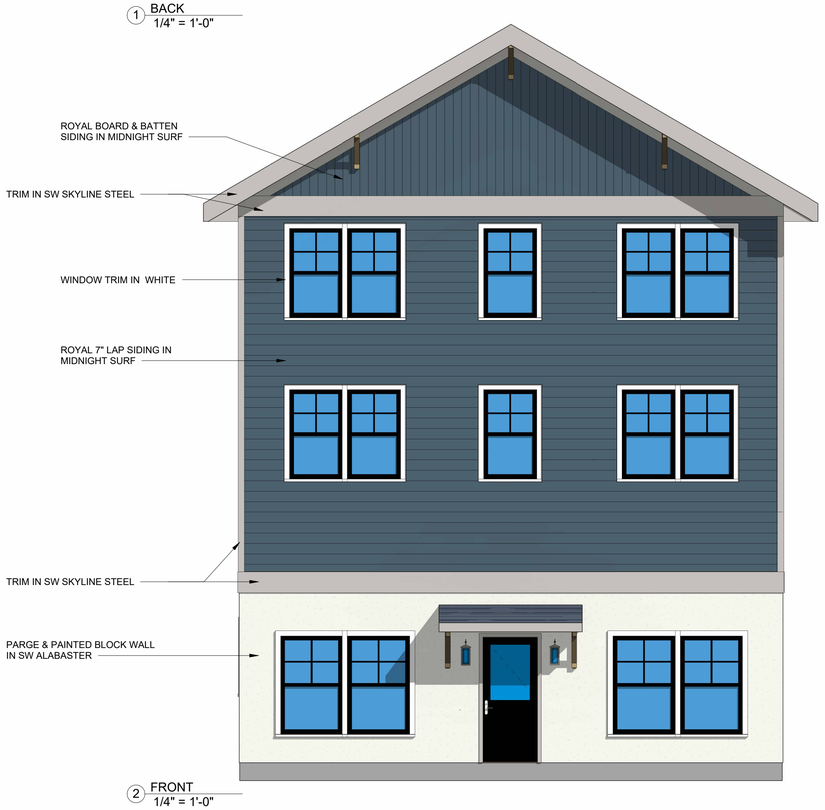
SITE LIGHTING PLAN



1 BACK
1/4" = 1'-0"



4 SOUTH
1/4" = 1'-0"



2 FRONT
1/4" = 1'-0"



3 NORTH
1/4" = 1'-0"

JL ARCHITECTURE

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603
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SEAL



SUBMISSIONS

No.	Description	Date

6 UNIT MULTI-FAMILY
208 N. HAMILTON ST.
POUGHKEEPSIE, NY
FOR PLANNING BD. REVIEW

Date: 02.04.2026

Drawn By: Author

ELEVATIONS

PB-3

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
208 N. Hamilton Street

Project Location (describe, and attach a location map):
208 N. Hamilton Street, Poughkeepsie, NY 12601

Brief Description of Proposed Action:
An adaptive reuse of an existing mixed-use commercial/residential building to be converted to a six unit multifamily building

Name of Applicant or Sponsor:	Telephone: 845-284-6344
Jason Lichwick Architecture PLLC	E-Mail: jason@JLArchitectureny.com

Address:
387 Hooker Ave

City/PO:	State:	Zip Code:
Poughkeepsie	New York	12603

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

3. a. Total acreage of the site of the proposed action? 0.17 acres
   b. Total acreage to be physically disturbed? 0.13 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.25 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑
_____		
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑
_____		

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

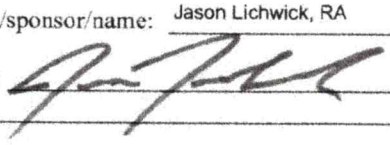
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe: Unknown		

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

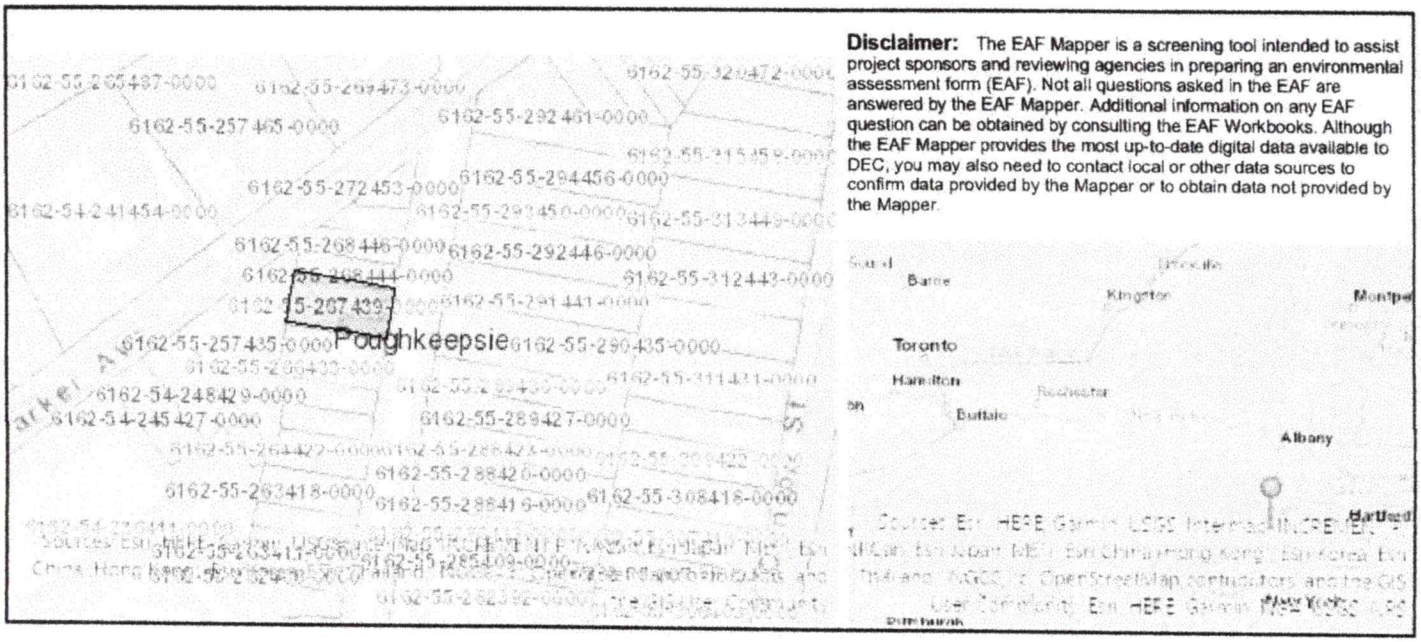
Applicant/sponsor/name: Jason Lichwick, RA Date: 01.20.2026

Signature:  Title: Architect

PRINT FORM

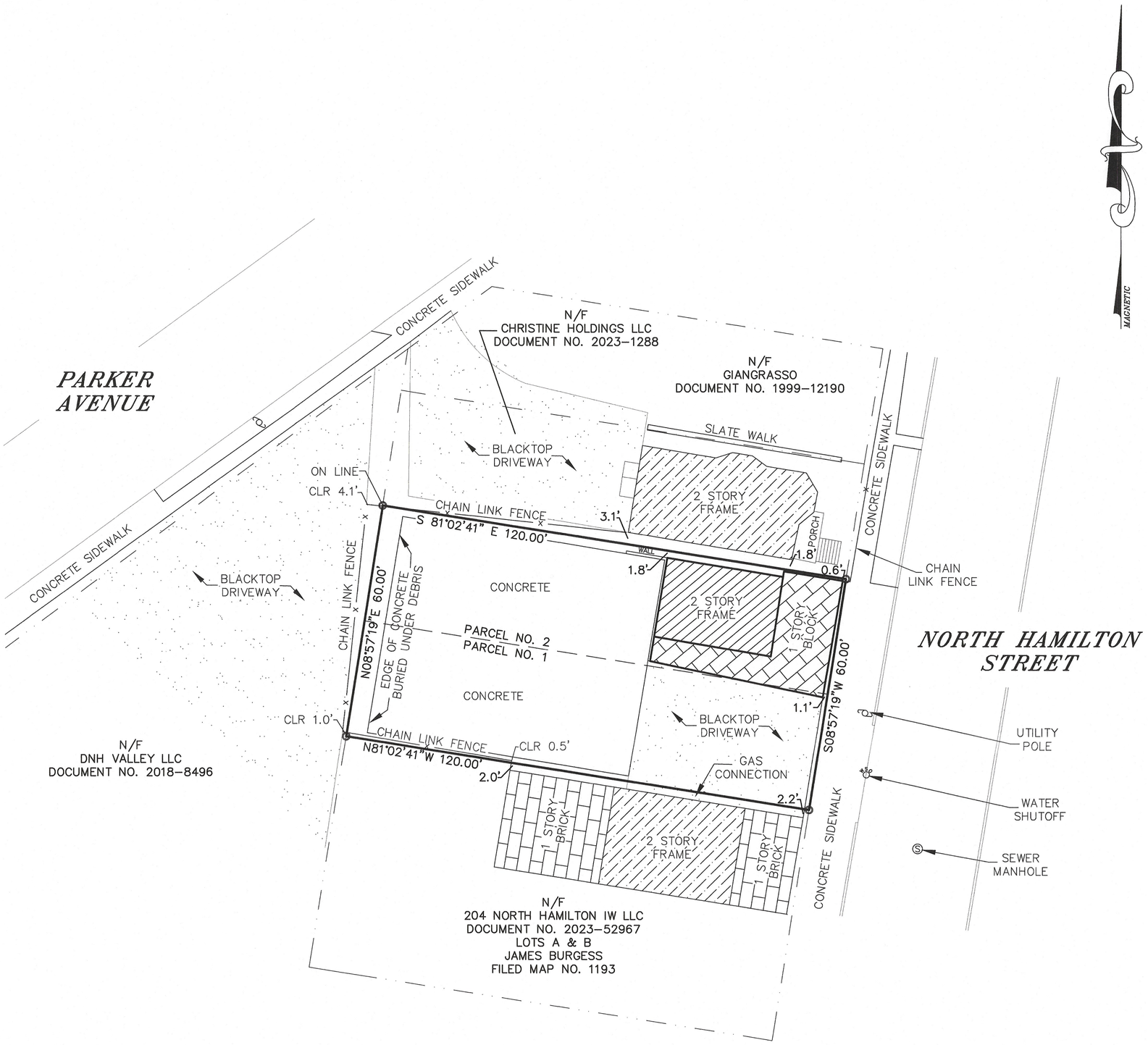
EAF Mapper Summary Report

Tuesday, January 20, 2026 3:08 PM



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



AREA=0.17 ACRES

CERTIFIED TO:
1. NAJWA & SALEH LLC
2. FIDELITY NATIONAL TITLE INSURANCE COMPANY
3.
4.

NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2010-2745 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. BEING LOT NO.___ AS SHOWN ON FILED MAP NO._____.
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
9. ©ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

FILE NO. 2025:237

MAP OF SURVEY FOR THE LANDS OF NAJWA & SALEH LLC

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

SCALE: 1" = 20' — SEPTEMBER 19, 2025

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

NEW YORK STATE
STATE OF NEW YORK
ROBERT V. OSWALD
050031
LICENSED LAND SURVEYOR
LICENSE NO. 50031

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
FEBRUARY 24, 2026

208 N HAMILTON STREET: SITE PLAN
Application for site plan review for the proposed conversion of an existing former mixed-use building as a six unit multiple dwelling, including the creation of a shared driveway and off-street parking area with 210 North Hamilton. Owner/Applicant: NAJAW LLC; Consultant: Jason Lichwick Architecture PLLC; Grid # 6162-55-267439; Zoning District: W-G; File #PB2026-016

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

Recommendation
- Staff recommends the planning board declare lead agency and coordinate SEQRA review due to the shared parking and access with 210 N Hamilton proposed.
- Consider compatibility of the mass of the proposed building and its proximity to the street with the surrounding neighborhood.

Project History
First Appearance 2.24.26

Documents Entered into Record

Date	Description	Author	Comments
2/6/26	Application	Saleh Hijazeen	2/3/26 conversion to 6 family
2/6/26	SEQRA	Jason Lichwick, RA	2/3/26 SEAF
2/6/26	Letter	Jason Lichwick RA	Cover letter describing project
2/6/26	Survey	Robert Oswald	9/19/25 Survey
2/6/26	Site Plan	Jason Lichwick Architecture PLLC;	2/6/26 PB-1, PB-2, PB-3

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	

	Eric Philipp, COP Bldg Inspector	
	Dylan Tuttle, DC Dept of Planning	

Motions and Resolutions
With regard to the City's file number #PB2026-016 and 208 N Hamilton Street

The Planning Board declares itself lead agency pursuant to SEQRA
Motion:
Second:
Vote:

The Planning Board sets an escrow for design review with a balance of $1,500
Motion:
Second:
Vote:

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 210 N. Hamilton Street

II. PROPERTY OWNER: Christine Holdings LLC
ADDRESS: 17 Degarmo Road

Po ughk eepsie, NY 12603 (state and zip code)

PHONE NUMBER: 845-309-9122 (include area code)

III. NAME OF APPLICANT: Same as Owner

ADDRESS: _____

_____ (state and zip code)

PHONE NUMBER: _____(include area code)

EMAIL ADDRESS: _____

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

IV. CONSULTANT: Jason Lichwick Architecture PLLC

ADDRESS: 387 Hooker Avenue, Suite 5

Poughkeeps ie, NY 1260 3 (state and zip code)

PHONE NUMBER: 84528 4-6344 (include area code)

EMAIL ADDRESS: [redacted]

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): _____

Conversion of a two-family to a three family dwelling

VI. ZONING DISTRICT: W-G

(Proceed to XVII for special permit & façade approval only)

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction:_____(yes)__X__(no)

Change of use:_____(yes) __X__(no)

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

Alteration:__X__(yes)_____(no)

Cost of Construction: $_____

LOT AND BULK INFORMATION:

Lot area: 0.08 (acres) 3,484.8 (square feet)

Building Footprint: N/A (proposed square feet for new construction)

949 SF (existing square feet for change of use/expansion)

949 SF (additional proposed square feet for expansion)

1,014 SF (total building footprint, square feet)

Lot Coverage: 29% (percentage, building coverage only)

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

949 SF (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

2,709 SF (total gross floor area, square feet)

Building Height: 3 (stories)_____(feet)

Floor Area Ratio: 0.78 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 4

B) Number of Off-Street Parking Spaces provided: 4

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's 3

Number with three or more bedrooms: _____

Total number of units: 3

C) Is funding public?_____Yes_X_No
If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____
B) Number of doctors/dentists/medical practitioners: _____
C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Saleh Hijazeen, 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.

saleh

Signature of Applicant

2.3.26

Date

February 06, 2026

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

Re: 210 N. Hamilton St. - Proposed Conversion of Existing Two-Family dwelling to a Three-Unit Multifamily Dwelling

Dear Ms. Saylor,

We come before the board seeking site plan approval for converting an existing two-family dwelling to a three-family dwelling located at 210 N. Hamilton Street in the City of Poughkeepsie. The project is located in the Walkway-Gateway (W-G) zoning district.

The proposed third dwelling unit will be a two-bedroom dwelling on the third floor of the existing structure. The existing roof will be dormered on both sides to provide additional space and the required ceiling heights.

The proposed site plan includes a shared parking area with 208 N. Hamilton Street, and four (4) parking spaces are provided to meet the requirements for three dwelling units.

We are seeking a variance from the Zoning Board of Appeals for the required three-foot landscape buffer where the parking faces the adjacent rear property and we are proposing to install a 3-foot-tall wood privacy fence in lieu of landscaping.

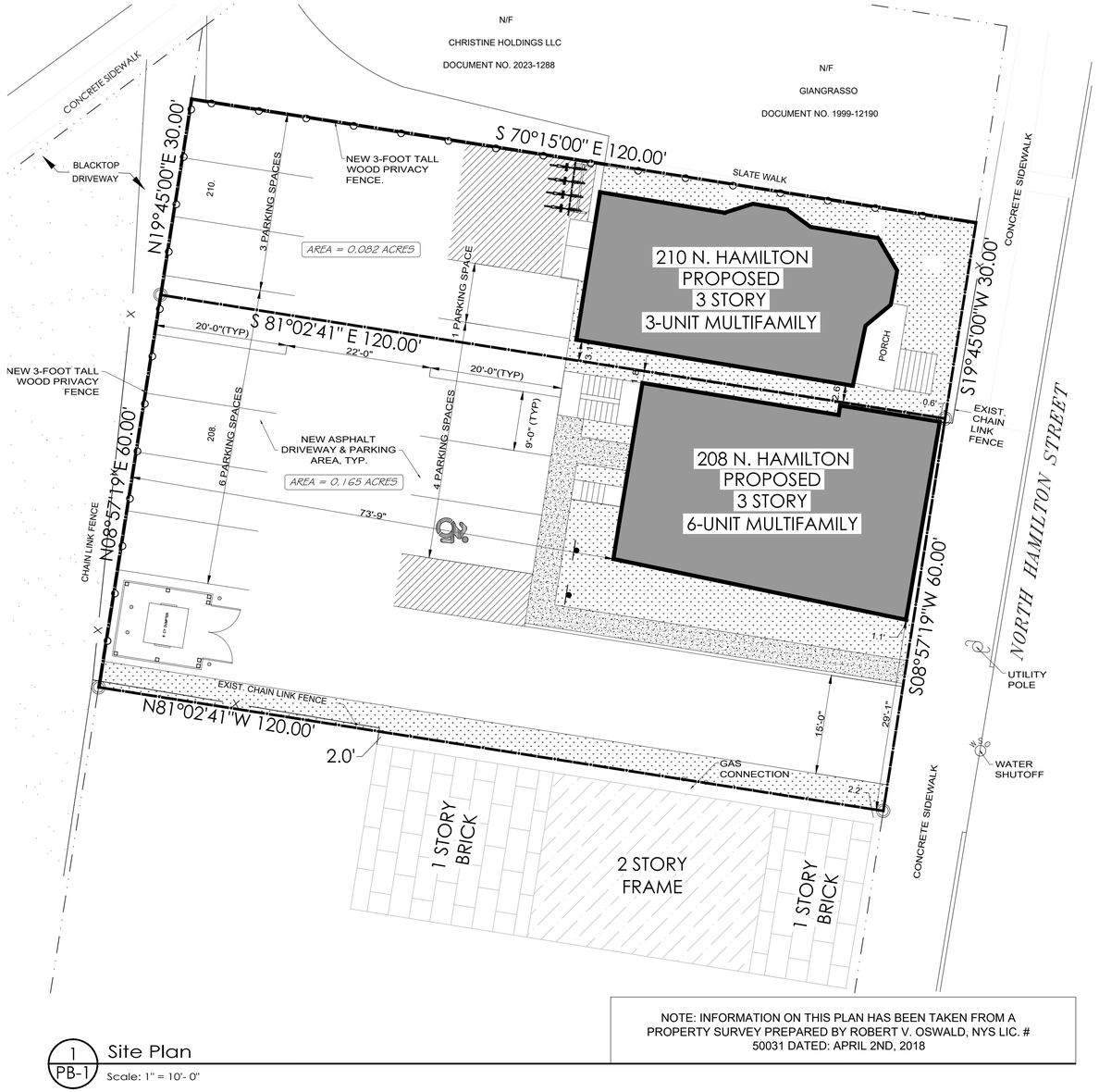
The exterior of the building shall remain as-is and the new siding at the dormer areas shall match the existing.

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

Sincerely yours,

Jason Lichwick
NYSRA Lic. No. 038612

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



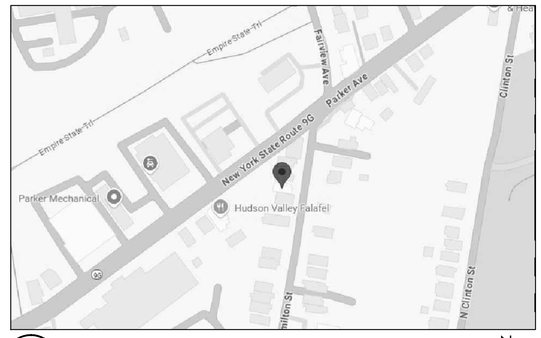
NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY ROBERT V. OSWALD, NYS LIC. # 50031 DATED: APRIL 2ND, 2018

1 / PB-1 Site Plan

Scale: 1" = 10'- 0"

BULK TABLE REQUIREMENTS | 210 N. HAMILTON		
ZONING INFORMATION	ZONE :	Walkway-Gateway (W-G) District
	Proposed Use :	Three Family Dwelling
	Permitted with:	By Right
LOT STANDARDS		
	Required	Provided
Lot Area	N/A	± 3600 SQFT
Lot Width	30 FT (MIN) & 140 FT (MAX)	± 30 FT
Front Setback	0 FT (MIN) & 15FT (MAX)	±10 FT 8 IN
Rear Setback	15 FT (MIN) & N/A (MAX)	±63 FT 5 IN
Side "A" Setback	0 FT (MIN) & 12 (MAX)	±2 FT 6 IN
Side "B" Setback	0 FT (MIN) & 12 (MAX)	±2 FT 8 IN
BUILDING STANDARDS		
	Permitted	Provided
Building Height	29 FT (MIN) & 42 FT (MAX)	N/A
TRANSPARENCY		
	Permitted	Provided
Ground Story	40% (MIN)	EXIST. (UNCHANGED)
Upper Story	25% (MIN)	EXIST. (UNCHANGED)
PARKING	Required	Provided
Multifamily Dwelling 1.25 per D.U.	3.75 spaces	4 spaces

* INDICATES PRE-EXISTING NONCOMPLIANT CONDITION
** INDICATES VARIANCE REQ'D



2 / PB-1 Site Location Map

Scale: N.T.S.

N

JL ARCHITECTURE
JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.6344
jasonlichwick.com

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE
- SEAL -
REGISTERED ARCHITECT JASON R LICHWICK 038612 STATE OF NEW YORK

210 N. Hamilton St. - Three Family Conversion

Christine Holdings LLC
S.B.L 6162-52-288444
210 N. Hamilton Street
Poughkeepsie, NY 12601

For Planning Board Review

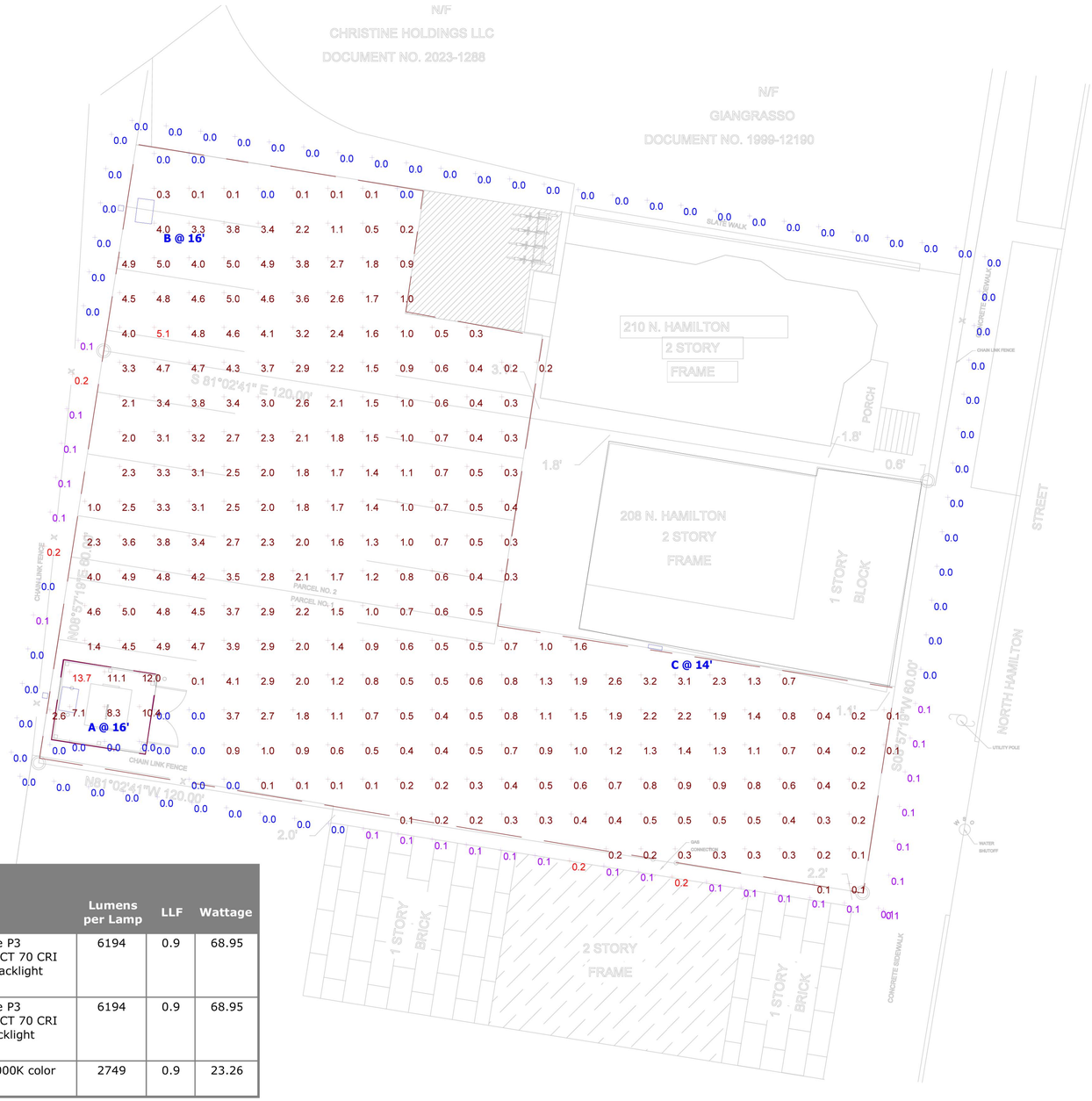
Date: 02.05.2026

Revisions:

Drawn By: JL

PB-1

SITE PLAN



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Dumpster	+	7.0 fc	13.7 fc	0.0 fc	N/A	N/A
Parking	+	1.6 fc	5.1 fc	0.0 fc	N/A	N/A
Prop Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

Schedule							
Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	A	1	DSX0 LED P3 30K 70CRI RCCO	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control	6194	0.9	68.95
	B	1	DSX0 LED P3 30K 70CRI LCCO	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control	6194	0.9	68.95
	C	1	WPX1 LED P2 30K Mvolt	WPX1 LED wallpack 3000lm 3000K color temperature 120-277 Volts	2749	0.9	23.26

1 PB-2 Proposed Site Lighting Plan

Scale: N.T.S.

JL ARCHITECTURE

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.6344
jasonlichwick.com

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— SEAL —
REGISTERED ARCHITECT
JASON R LICHWICK
036612
STATE OF NEW YORK

210 N. Hamilton St. - Three Family Conversion

Christine Holdings LLC
S.B.L. 6162.52-2-84.44
210 N. Hamilton Street
Poughkeepsie, NY 12601

For Planning Board Review

Date: 02.05.2026

Revisions:

Drawn By: JL

PB-2

SITE LIGHTING PLAN



1 PB-3 FRONT ELEVATION

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



2 PB-3 SIDE ELEVATION

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

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12605
P: 845.284.6344
jasonlichwick.com

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SEAL

REGISTERED ARCHITECT
JASON R LICHWICK
038612
STATE OF NEW YORK

210 N. Hamilton St. - Three Family Conversion

Christine Holdings LLC
S.B.L. 6162-55-268444
210 N. Hamilton Street
Poughkeepsie, NY 12601

For Planning Board Review

Date: 02.05.2026

Revisions:

Drawn By: JL

PB-3

ELEVATIONS

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
210 N. Hamilton Street Three Family Conversion

Project Location (describe, and attach a location map):
210 N. Hamilton Street, Poughkeepsie, NY 12601

Brief Description of Proposed Action:
Conversion of an existing two-family dwelling to a three-family dwelling

Name of Applicant or Sponsor:	Telephone: 845-284-6344
Jason Lichwick Architecture PLLC	E-Mail: jason@JLArchitectyreny.com

Address:
38 Hooker Avenue, Suite 5

City/PO:	State:	Zip Code:
Poughkeepsie	New York	12603

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

3. a. Total acreage of the site of the proposed action? 0.3 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.3 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe:		

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

Applicant/sponsor/name: Jason Lichwick, RA Date: 11.24.2025

Signature: _____ Title: Architect

PRINT FORM

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
FEBRUARY 24, 2026

210 N HAMILTON STREET: SITE PLAN
Application for site plan review for the proposed conversion of the existing two family dwelling to a three family dwelling, including the creation of a shared driveway and off-street parking area with 208 North Hamilton. Owner/Applicant: Christine Holdings LLC; Consultant: Jason Lickwick Architecture PLLC; Grid # 6162-55-268444; Zoning District: W-G; File #PB2026-017

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

Recommendation
- Staff recommends the planning board declare lead agency and coordinate SEQRA review due to the shared parking and access with 210 N Hamilton proposed.

Project History
First Appearance 2.24.26

Documents Entered into Record

Date	**Description**	**Author**	**Comments**
2/6/26	Application	Saleh Hijazeen	2/3/26 conversion to 3 family
2/6/26	SEQRA	Jason Lichwick, RA	2/3/26 SEAF
2/6/26	Letter	Jason Lichwick RA	Cover letter describing project
2/6/26	Survey	Robert Oswald	9/19/25 Survey
2/6/26	Site Plan	Jason Lichwick Architecture PLLC;	2/5/26 PB-1, PB-2, PB-3

Comments Received

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

Motions and Resolutions
With regard to the City's file number #PB2026-027 and 210 N Hamilton Street

The Planning Board declares itself lead agency pursuant to SEQRA
Motion:
Second:
Vote:

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT

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

Office Use Only Code: PLSF
Fee: $350
ID #_____

NOTICE:
The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

RECEIVED
JAN 30 2026

APPLICATION FOR FAÇADE REVIEW

I. PROPERTY ADDRESS: 396 Main St Poughkeepsie NY 12601

II. PROPERTY OWNER: Wally Akrawi

III. APPLICANT: 608 Bill Robinson Way
ADDRESS: Newburgh NY 12550
_____ (state and zip code)
PHONE NUMBER: 646-578-6173 (include area code)
EMAIL ADDRESS: _____

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

IV. CONSULTANT: N/A
ADDRESS: _____
_____ (state and zip code)
PHONE NUMBER: N/A (include area code)
EMAIL ADDRESS: _____

V. FAÇADE CHANGES (Describe in detail): _____

VI. REQUIRED ATTACHMENTS:

1. Three (3) full size copies of elevations or color photographs illustrating existing conditions. Individual photos must be mounted and labeled.
2. Three (3) full size copies of elevations detailing all proposed changes, including, but not limited to, all proposed materials and colors.
3. Three (3) full size copies of a location map, or other acceptable survey or site plan, indicating the precise location of the building; and,
4. Electronic version of all of the above;
5. Short Environmental Assessment Form

VIII. SIGNATURE OF APPLICANT

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN HEREIN IS ACCURATE AS OF THE DATE OF APPLICATION.

Signature: _____ Date 11/30/26

Print Name: Wally Akrawi

Revised October 2025: Previous Editions Obsolete

Newburgh Broadway Property
396 Main st Poughkeepsie NY 12601’

Feb 10, 2026

To the Planning Board,

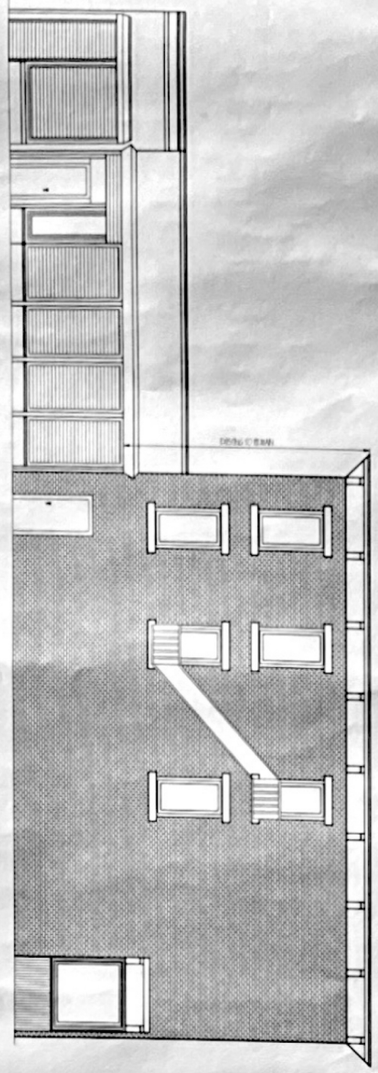
We are submitting this letter as part of the application for facade updates at 396 Main Street. The intention is to replace the existing decayed wooden glass storefronts. No structural changes will occur—we will maintain the building’s original design and storefront layout

We will replace the rotten wood with a new aluminum and glass. The lower one-foot framing at the base will be covered in a veneer brick matching the brick of building. The remaining would be the glass Aluminium for all commercial storefronts along Main st and South Hamilton st.

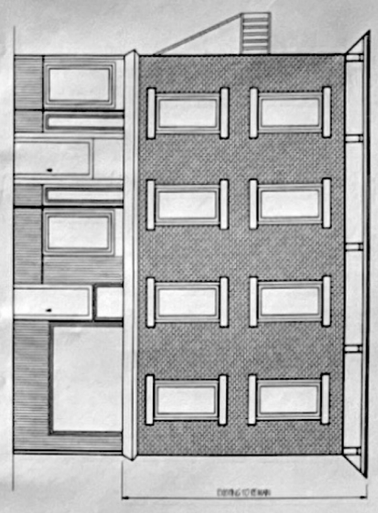
We look forward to your consideration and are happy to provide any additional details.

Sincerely,

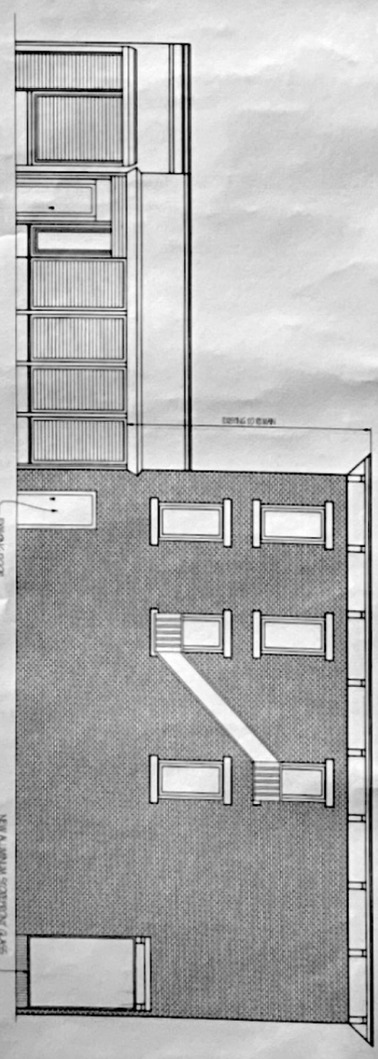
Wally Alrowhani
President



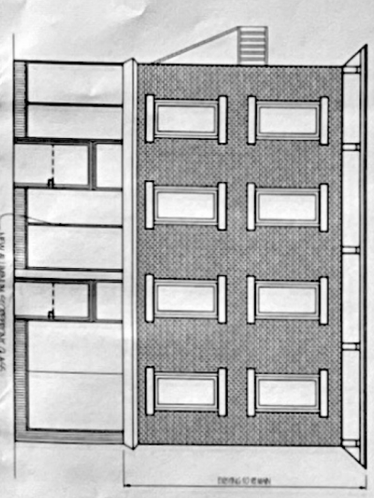
3 A-1 EXISTING S HAMILTON STREET ELEVATION
SCALE 3/16" = 1'-0"



1 A-1 EXISTING MAIN STREET ELEVATION
SCALE 3/16" = 1'-0"



4 A-1 PROPOSED S HAMILTON STREET ELEVATION
SCALE 3/16" = 1'-0"



2 A-1 PROPOSED MAIN STREET ELEVATION
SCALE 3/16" = 1'-0"

ARCHITECT/ ENGINEER SIGNING THESE PLANS HAS NOT BEEN COMMISSIONED TO SUPERVISE CONSTRUCTION NOR INSTALLATION OF THE DESIGN SPECIFIED IN THESE PLANS AND THEREFORE ASSUMES NO RESPONSIBILITY FOR QUALITY OF WORK PERFORMED BY WORKMEN, AND BEARS NO RESPONSIBILITY FOR ANY PERSONAL INJURY TO WORKMEN INCURRED DURING THIS CONSTRUCTION OR INSTALLATION.

A-1

Drawn by: KDS
Date: FEBRUARY 11, 2026
Scale: 3/16" = 1'-0"

FACADE REVIEW:
396 MAIN STREET
396 MAIN STREET, POUGHKEEPSIE, NY 12601
EXISTING & PROPOSED ELEVATIONS

UNLIMITED
HOUSE DESIGN, LLC
289 PINE GROVE ROAD
MIDDLETOWN, NEW YORK 10940
P-845-820-3258
info@unlimitedhousedesign.com
www.unlimitedhousedesign.com

RELEASED FOR CONST. FEBRUARY 3, 2026
REVISED FOR CONST. FEBRUARY 11, 2026

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
update fasade

Project Location (describe, and attach a location map):
396 main st Poughkpsee NY 12601

Brief Description of Proposed Action:
A fasade ~~renwal~~ update as nigbors next door

Name of Applicant or Sponsor:
Murayed ALrawhani

Telephone: 347-320-7355
E-Mail: Murayed863@gmail.com

Address:
99 N foster-town Dr

City/PO:
Newburgh

State: NY

Zip Code:
12550

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

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☑	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☑	☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☑	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☑	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐	
b. Is the proposed action located in an archeological sensitive area?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☐	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☑ NO ☐ YES If Yes, briefly describe:		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☐	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

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

Applicant/sponsor name: Murged Alrawhani Date: 6/4/2025

Signature:

For assistance completing the EAF Part 1

EAF Mapper

https://gisservices.dec.ny.gov/eafmapper/


POUGHKEEPSIE PAWNBROKERS
CASH FOR GOLD
King Richards
UNISEX SALON 486-9640
NICHOLS SYSTEMS




POKEEPSIE ICE CREAM
Nelly Latin Restaurant
400
Coffee
400
COMBO 1
PECHUGA DE POLLO
A LA PLANCHA
AL AJILLO
AL LIMON
SALTEADA
PESCADO ROJO ENTERO
AL VAPOR
EN SALSA
FRITO


DELICIAS AMBATEÑO
Bakery
AUTHENTIC HISPANIC FLAVOR
398
ria
OPEN
We make Cakes
Ecuadorian Bread
Ecuadorian Food
(845) 204 - 6352
South American Bakery
Send money to Haiti
UNI TRANSFER
ria
Money Transfer

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
FEBRUARY 24, 2026

396 MAIN STREET: FAÇADE REVIEW
Application for review of the proposed modifications to the façade of 396 Main Street. Owner/Applicant; Wally Alrowhani**,** Grid # 6162-78-174029; Zoning District: PID-A, File #2025-044

Project Description
The project has been determined to be Type 2 Action under SEQRA **requiring no further environmental review.**

Recommendation
- Review cover letter for elevation details
- Consider requesting sample of proposed veneer brick

Project History
Adjourned 7.22.25 & 8.27.25
First appearance 2.24.26

Documents Entered into Record

Date	Description	Author	Comments
6/5/25	Application	Munged Alrowhani	Application for façade review
6/5/25	Elevations and Floor Plans	Calderon architecture & design studio p.c.	7/26/23 5 pages
6/6/25	SEQRA	Munged Alrowhani	6/4/25 SEAF
6/6/25	Photos		
1/30/26	Application	Wally Alrowhanti	Rev Façade Application
1/30/26	Photo		
1/30/26	Specs	Sel-Mar Enterpsrise, inc.	1/27/26 Estimate 1-6 thru 6-6
2/9/26	Elevations	Unlimited House Design, LLC	2/5/26 A-1 unsealed
	Elevations	Unlimited House Design, LLC	2/11/26 A-1 – with seal

Motions and Resolutions
With regard to the City's file number # 2025-044, 396 Main Street;

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request staff draft a resolution OR the Board may request the applicant to submit further documentation.

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 185 SMITH STREET

II. PROPERTY OWNER: RICKY AUTOBODY INC
ADDRESS: 185 SMITH STREET
POUGHKEESIE
NEW YORK 12601 (state and zip code)
PHONE NUMBER: 917 416 7591 (include area code)

III. NAME OF APPLICANT: DEVANAND JAIKARRAN
ADDRESS: SAME AS ABOVE
_____
_____ (state and zip code)
PHONE NUMBER: 917 416 7591 (include area code)
EMAIL ADDRESS: _____

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

IV. CONSULTANT: STUDIO 90 DESIGN & PLANNING
ADDRESS: 4 FAIRWAY DRIVE
PAWLING, N.Y. 12564
NEW YORK 12564 (state and zip code)
PHONE NUMBER: 845 239 1456 (include area code)
EMAIL ADDRESS: _____

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____
PROPOSED ADDITION AND RENOVATION TO EXISTING AUTOMOBILE REPAIR SHOP

VI. ZONING DISTRICT: RNC Formerly R&D

(Proceed to XVII for special permit & façade approval only)

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction:_____(yes)__X__(no)

Change of use:_____(yes)_____X_____(no)

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

Alteration:__X__(yes)_____(no)

Cost of Construction: $_____

LOT AND BULK INFORMATION:

Lot area: 0.97 (acres) 42,253 (square feet)

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

8,280 (existing square feet for change of use/expansion)

3,630 (additional proposed square feet for expansion)

11,910 (total building footprint, square feet)

Lot Coverage: 28.2% (percentage, building coverage only)

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

8,280 (existing square feet for change of use/expansion)

3,630 (additional proposed square feet for expansion)

11,910 (total gross floor area, square feet)

Building Height: ONE (stories) 22 (feet)

Floor Area Ratio: 0.22 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 42

B) Number of Off-Street Parking Spaces provided: 30

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public?____Yes_____No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: AUTOMOBILE REPAIR

B) Number of shifts (if any): ONE

C) Number of employees: 8
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): 8

F) Days/Hours of operation: Monday-Friday 8AM 5PM Saturday 9 AM 12 Noon

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

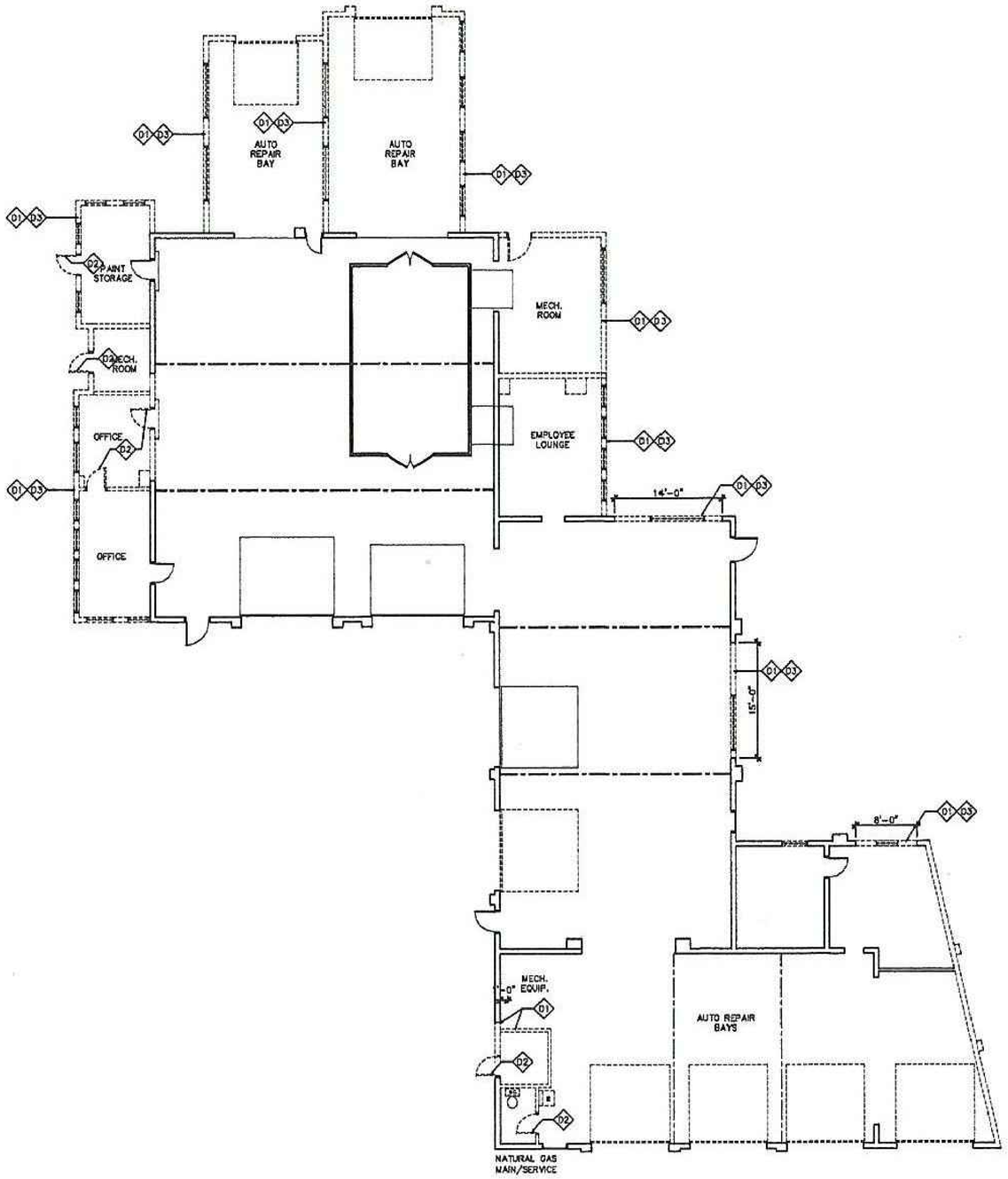
I, DEVANAND JAIKARRAN, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the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

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

Signature of Applicant

9-24-2025
Date

Revised January 2025: Previous Editions Obsolete



A-1 DEMOLITION PLAN
1/4"=1'-0"

N
PROJECT NORTH

GENERAL DEMOLITION NOTES:

1. DRAWING SHOWS GENERAL EXTENT OF DEMOLITION AND REMOVALS. THE OWNER/GC SHALL MAKE ALL REMOVAL AS REQUIRED TO PROPERLY INSTALL ALL NEW WORK.

2. DEMOLITION WORK SHALL INCLUDE BUT IS NOT LIMITED TO, CUTTING, DEMOLITION AND REMOVAL OF STRUCTURES, PORTIONS OF EXISTING EXTERIOR AND INTERIOR WALLS, PARTITIONS, AND CEILINGS, REMOVAL OF WINDOWS, DOORS, DOOR FRAMES, TRIM AND HARDWARE, AND PREPARING ALL AREAS LEFT BY THESE REMOVALS FOR INSTALLATION OF NEW CONSTRUCTION AND ALL OTHER ITEMS OTHERWISE REQUIRED FOR CONSTRUCTION PROGRAM. CONSULT DRAWINGS FOR ALL WORK INVOLVED.

3. FURNISH ALL MATERIALS AND EQUIPMENT NECESSARY FOR COMPLETE DEMOLITION OPERATIONS AND PROTECTION OPERATIONS.

4. REMOVALS SHALL BE PERFORMED IN A CAREFUL MANNER WITHOUT UNNECESSARY NOISE, OR OTHER DISTURBANCE TO ADJACENT FACILITIES AND GENERAL PUBLIC. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AND PROTECT ALL ADJACENT PROPERTIES AND PRIVATE VEHICLES FROM DUST AND DEBRIS ASSOCIATED W/ DEMOLITION OPERATIONS.

5. DEMOLITION AND REMOVALS SHALL BE PERFORMED SO THAT EXISTING FINISHES, EQUIPMENT, AND SYSTEM THAT ARE TO REMAIN ARE NOT DAMAGED. PROVIDE PROTECTION AS NEEDED TO ASSURE THAT THESE ITEMS ARE NOT DAMAGED.

6. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADWAYS, WALKS, AND OTHER ADJACENT OCCUPIED FACILITIES.

7. ALL EXCESS MATERIALS RESULTING FROM DEMOLITION OPERATION SHALL BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE DISPOSED OFF JOB SITE USING APPROVED METHODS, AND AS REQUIRED BY ALL AGENCIES, ETC WITH JURISDICTION.

8. EXISTING SPACES, ADJACENT BUILDING AREAS AND CONSTRUCTIONS WHICH ARE TO REMAIN, SHALL BE PROTECTED AGAINST DUST MIGRATION AND DAMAGE. EXTREME PRECAUTION SHALL BE EXERCISED, AND PROTECTION SHALL BE PROVIDED TO PREVENT BODILY INJURY TO PUBLIC. PROVIDE SEALED ACCESS DOORS; ERECT AND MAINTAIN ALL BARRICADES, LIGHTS, WARNING SIGNS AND GUARDS AS REQUIRED BY ORDINANCES, LAWS AND REGULATIONS AND FOR STAGING AND PHASING.

9. DAMAGE: PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT OUT OF SCOPE FACILITIES BY DEMOLITION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.

10. REMOVE OR CUT HOLES IN WALL, FLOORS OR ROOF OF EXISTING CONSTRUCTION WHERE SHOWN OR WHERE NECESSARY FOR INSTALLATION OF NEW WORK.

11. COORDINATE MEP WITH OWNER FOR REMOVALS AND NEW INSTALLATION. ALL ABANDONED WIRING, PIPING AND EQUIPMENT SHALL BE REMOVED EXCEPT THOSE IN EXISTING WALL AND SLABS THAT ARE TO REMAIN. PROPERLY CAP AND/OR TERMINATE ABANDONED PIPING AND WIRING THAT REMAINS.

12. AT ALL REMOVED MECHANICAL, PLUMBING, ELECTRICAL, EQUIPMENT, PIPING, CONDUITS, ETC, LINES ARE TO BE REMOVED TO SOURCE OR CAPPED AND ABANDONED IN PLACE, WHERE POSSIBLE. NOTIFY THE OWNER IMMEDIATELY FOLLOWING FINDING PIPING, CHASES, DUCTWORK, ETC WITHIN THE WALLS TO BE DEMOLITIONED THAT WILL CAUSE CHANGE IN DESIGN. COORDINATE W/ MEP DEMO NOTES.

13. ALL CONSTRUCTION SHOWN DOTTED MUST BE REMOVED AND CLEANED TO EXISTING SUBSTRATE FOR NEW CONSTRUCTION.

14. PRIOR TO SUBMITTING A PROPOSAL, THE CONTRACTOR SHALL VISIT THE SITE TO REVIEW THE EXISTING CONDITIONS ASSOCIATED WITH THE SCOPE OF WORK AND ADJACENT AREAS TO ASCERTAIN THE DIFFICULTIES WHICH WILL AFFECT THE EXECUTION OF THE WORK OF THIS CONTRACT.

15. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE ABOVE SITE EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE.

16. DEMOLITION WORK SHALL INCLUDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO MAINTAIN EXISTING SERVICES PENDING THE COMPLETION OF PERMANENT WORK.

17. COORDINATE ALL DEMOLITION WORK WITH THE WORK OF OTHER TRADES AND WITH THE TENANT AND LANDLORD.

18. NOTIFY THE OWNER IMMEDIATELY FOLLOWING FINDING PIPING, CHASES, DUCTWORK, ETC. WITHIN THE WALLS TO BE DEMOLISHED THAT WILL CAUSE CHANGE IN THE DESIGN.

IF THE CONTRACTOR DURING THE COURSE OF WORK OBSERVES UNANTICIPATED ACBM ASBESTOS OR LEAD BASED MATERIALS IN THE STRUCTURE OF BUILDING, THE CONTRACTOR SHALL PROMPTLY NOTIFY OWNER AND ARCHITECT. OWNER SHALL CONSULT WITH ARCHITECT AND ENGINEER REGARDING REMOVAL OR ENCAPSULATION OF THE ASBESTOS MATERIAL AND CONTRACTOR SHALL NOT PERFORM ANY WORK PERTINENT TO THE ASBESTOS OR LEAD MATERIAL PRIOR TO RECEIPT OF SPECIAL INSTRUCTIONS FROM OWNER.

ASBESTOS OR LEAD REMOVAL: IMPLEMENTATION MAY UNCOVER UNANTICIPATED LEAD BASED OR ASBESTOS-CONTAINING BUILDING MATERIALS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF ANY SERVICES IN CONNECTION WITH OR RELATED TO SUCH MATERIALS, AND CONTRACTOR HEREBY AGREES TO IMMEDIATELY NOTIFY THE OWNER:

A: RETAIN AN EXPERT OR EXPERTS TO ARRANGE FOR THE PROMPT IDENTIFICATION OR, AND/OR REMOVAL OR TREATMENT OF SUCH MATERIALS ON THE PROJECTS, AND

B: IDENTIFY AND HOLD ARCHITECT AND HIS CONSULTANTS HARMLESS FROM ANY CLAIMS, INJURIES, OR EXPENSES, INCLUDING THE REASONABLE COUNSEL FEES, INCURRED BY THE ARCHITECT AND ITS CONSULTANTS ARISING OUT OF OR IN ANY WAY RELATED TO THE EXISTENCE OF SUCH MATERIALS ON THE PROJECT.

DEMOLITION KEY NOTES:

D1 REMOVE EXISTING WALLS AS SHOWN DASHED COMPLETELY; CUT AND PATCH AS REQUIRED. BEFORE REMOVING WALL VERIFY IF THE WALL IS LOAD BEARING.

D2 REMOVE EXISTING DOORS, FRAMES AND HARDWARE AS SHOWN DASHED COMPLETELY; CUT AND PATCH AS REQUIRED.

D3 REMOVE EXISTING WINDOW & FRAMES COMPLETELY. CUT & PATCH WALLS AS REQUIRED.

D4 REMOVE ALL EXISTING FLOORING AND ANY DAMAGED SUBSTRATE. CUT AND PATCH AS REQUIRED. PREP SUBSTRATE FOR THE INSTALLATION OF NEW FLOORING.

LEGEND:

EXISTING WALL / DOOR TO BE REMOVED

EXISTING WALL / DOOR TO REMAIN

NEW CONSTRUCTION

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

CBK Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction . N.Y. 12533
T (914) 609-6557 F (914) 609-8162

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET POUGHKEEPSIE, NEW YORK 12601 PHONE 845-452-2268 FAX 845-452-3752

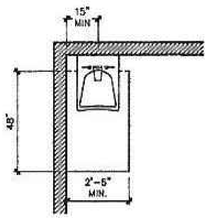
PROJECT
VINCE'S AUTOBODY
185 SMITH STREET
POUGHKEEPSIE, NY

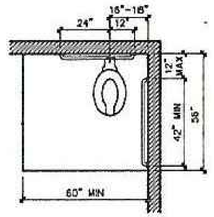
DRAWING
DEMOLITION PLAN

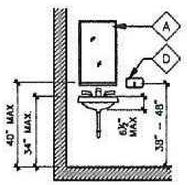
REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 019089-1 STATE OF NEW YORK

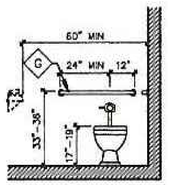
DRAWN BY	PROJECT NUMBER
KY	22131
CHECKED BY	DATE
MM	7-15-25

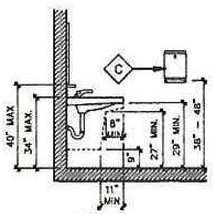
DRAWING NUMBER
D100



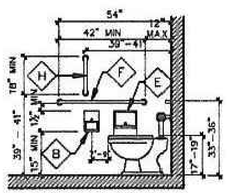








ICC/ANSI-A117.1-2009
CLEAR FLOOR SPACE AT SINKS AND LAVS.



ICC/ANSI-A117.1-2009
CLEAR FLOOR SPACE AT WATER CLOSETS

TOILET ACCESSORIES SCHEDULE

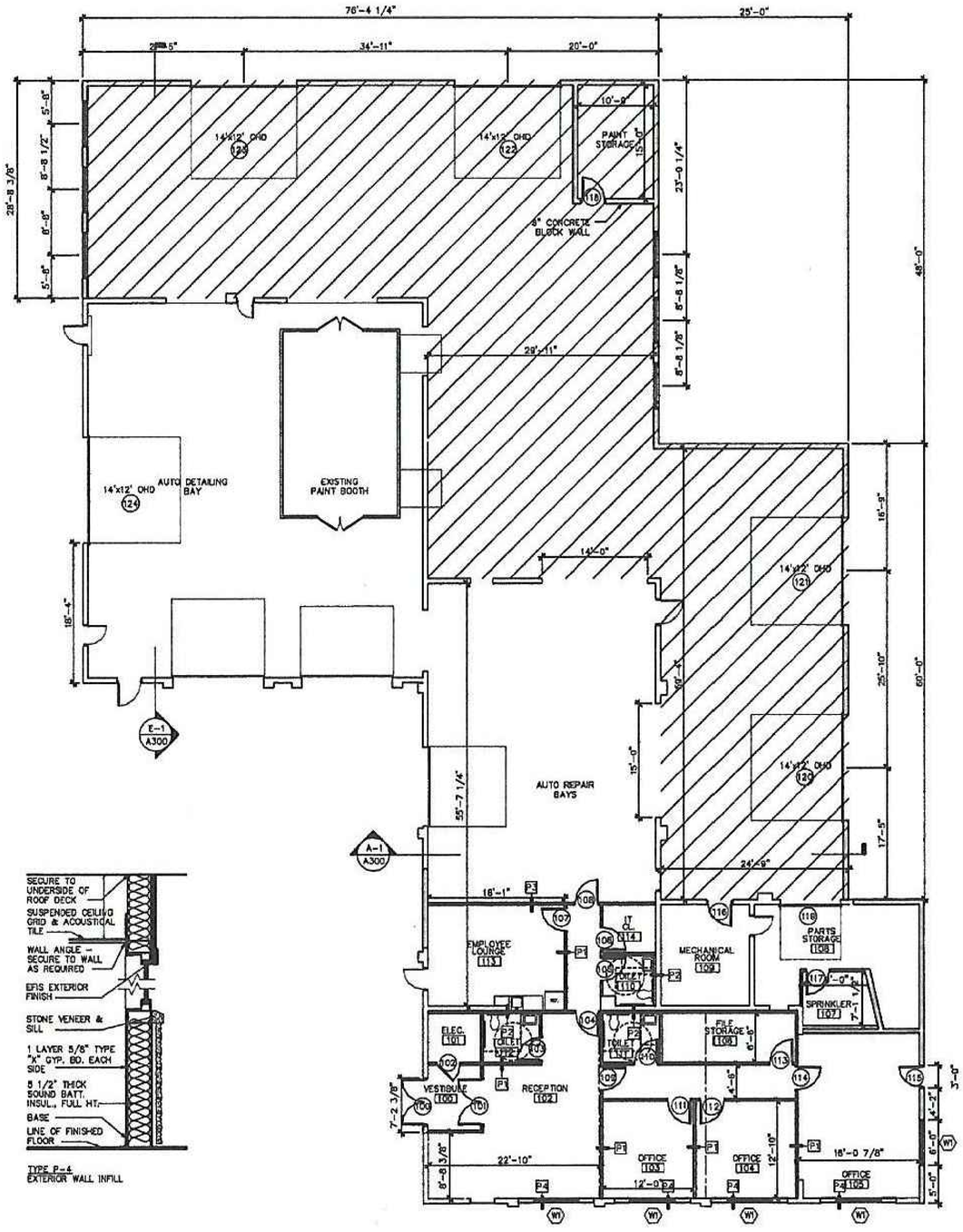
SYMBOL	ITEM
A	48" X 24" MIRROR, TEMP GLASS PROVIDED & INSTALLED BY CONTRACTOR
B	SURF. MNTD TOILET PAPER DISP., PROVIDED BY & INSTALLED BY CONT.
C	ELECTRIC HAND DRYER, PROVIDED BY AND INSTALLED BY CONTRACTOR
D	SOAP DISPENSER, PROVIDED AND INSTALLED BY CONTRACTOR
E	FEMININE NAPKIN DISPOSAL, PROVIDED AND INSTALLED BY CONTRACTOR
F	42" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR
G	36" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR
H	18" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR

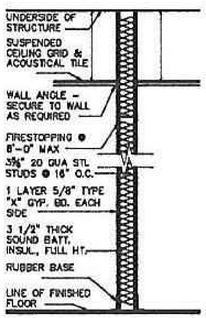
* CONTRACTOR TO PROVIDE FIRE-RATED WOOD BLOCKING WITHIN WALLS FOR ALL TOILET ACCESSORIES (IN A CONCEALED MANNER) MIRRORS, GRAB BARS, ETC. COORDINATE AND CUT AND PATCH AS REQUIRED.

PROVIDE WRAPPING AT ALL EXPOSED HOT AND COLD WATER PIPES AND WASTE LINES. THIS IS TO OCCUR AT ALL EXPOSED PIPE AREAS.

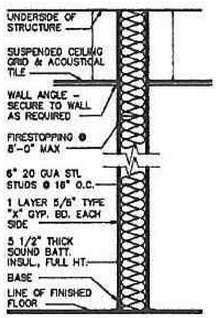
ALL UNITS AS INDICATED ARE REQUIRED TO MEET ALL MANUFACTURERS AND HANDICAP ACCESSIBILITY SPECIFICATIONS AND DIMENSIONS.

COORDINATE TILE FINISH AT ALL TOILET ACCESSORIES SUCH AS PAPER TOWELS, MIRRORS, ETC.

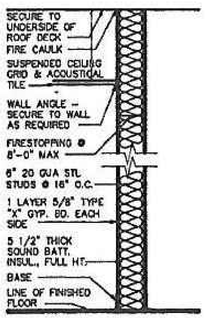




TYPE P-1
UNLESS OTHERWISE NOTED (PROVIDE MOIST. RESIST. GWB ON WET WALLS)



TYPE P-2
(TYPE P-2.1 – MOIST. RESIST. GWB ON WET SIDE OF WALL)



TYPE P-3
1 HOUR RATED UL DESIGN U425 PROVIDE RATED DOORS WHERE SHOWN (MOIST. RESIST. GWB ON WET SIDE OF WALL)

TYPE P-4
EXTERIOR WALL INFILL

PARTITION NOTES:

1. ALL GYPSUM WALLBOARD TO BE 5/8" TYPE "X".

2. PROVIDE WATER RESISTANT/MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL WET AREAS. PROVIDE CEMENT BOARD AT ALL TILED WALL SURFACES IN PLACE OF GWB. REFER TO FLOOR PLAN AND PARTITION TYPES FOR ADDITIONAL INFORMATION.

3. PROVIDE PARTITION REINFORCEMENT OR BLOCKING WITHIN WALLS FOR THE FASTENING OF ALL WALL MOUNTED ACCESSORIES, EQUIPMENT, RAILINGS, SCREENS, GRAB BARS, ETC.

4. PROVIDE SEALANT WHEN GYPSUM WALLBOARD IS PERPENDICULAR TO ADJACENT SURFACES, TYPICAL. (WALL, FLOOR, STRUCTURE)

5. PROVIDE FIRESTOPPING INSULATION AND BLOCKING AT ALL VOID SPACES AND AT ALL RATED WALL CONDITIONS.

LEGEND:

EXISTING WALL / DOOR TO BE REMOVED

EXISTING WALL / DOOR TO REMAIN

NEW CONSTRUCTION

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

C.B.K. Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction, N.Y. 12533
T (914) 509-6557 F (914) 509-8162

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET POUGHKEEPSIE, NEW YORK 12601 PHONE 845-452-2788 FAX 845-452-3752

PROJECT
VINCE'S AUTOBODY
185 SMITH STREET,
POUGHKEEPSIE, NY

DRAWING
FLOOR PLAN

REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018038-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	22131
CHECKED BY	DATE
MM	7-15-25

DRAWING NUMBER
A100

P:\2022\JOB # - JOB NAME\

A-1 FLOOR PLAN
1/4"=1'-0"

PROJECT NORTH

ZONING DATA

CITY OF POUGHKEEPSIE N,Y, OCTOBER 2024 ZONING AND USE REGULATIONS

PARCEL NUMBER: 6161-65-510286 — YEAR BUILT: 1960

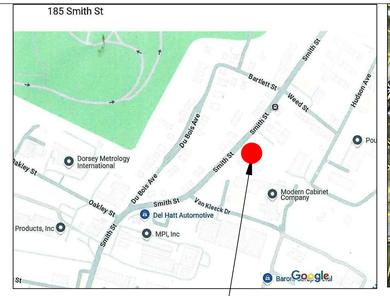
ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD C 5- (RNC) (FORMER R&D)

USE: AUTO REPAIR SHOP

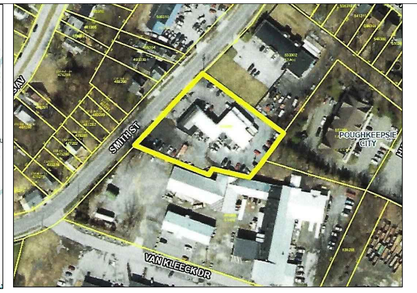
LOT AREA AND COVERAGE	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	N/A	± 0.97 Acres	± 0.97 Acres
LOT WIDTH	25'	± 170'	± 170'
LOT COVERAGE	70%	± 53.3%	±55.9%
BUILDING PLACEMENT			
PRIMARY BUILDING PLACEMENT			
PRIMARY STREET SETBACK	20'	34.20'	34.20'
SECONDARY STREET SETBACK	10'	N/A	N/A
SIDE SETBACK (Min.)	5'	19.70'	±26.47'
REAR SETBACK (Min.)	15'	57.60'	±50.88'
HEIGHT (Max.)	2.5/35'	ONE STORY/±16'	ONE STORY/±22'
PARKING SPACES	42		30
BICYCLE PARKING	4	0	4
LANDSCAPE BUFFER	10'	3'	10'
ADA PARKING	2	2	2
DRIVEWAY 12 Feet (Min) 10 feet to Property Line	Proposed: 15.26', 10' to Property Line		
ENTRANCE	FRONT	FRONT	SIDE
OPEN, USABLE SPACE	7% ± 1,760 S.F.		± 12.7% ±3,200 S.F.

PROPERTY NOTES

1. THERE ARE NO WAIVERS REQUESTED.
2. THERE ARE NO EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT TO OR OTHERWISE PERTAINING TO THE PROPERTY.
3. APPLICANT IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED PROJECT.
4. THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO CITY FIRE ALARM SYSTEM.
5. NO DAMAGE TO SMITH STREET ENTRANCE AND SIDEWALK.
6. THERE ARE NO NEW PROPOSED GRADE CHANGES, EXISTING GRADE IS TO REMAIN.
7. THERE ARE NO WATER COURSES, MARSHES, WOODED AREAS, ROCK CROPS WITHIN THE SITE THE SITE IS NOT WITHIN OR ADJACENT TO A FLOOD PLAN.
8. STORMWATER MEASURES WILL BE ADDRESSED ON SITE WITH 'CULTEC' STORMWATER MANAGEMENT SYSTEM.

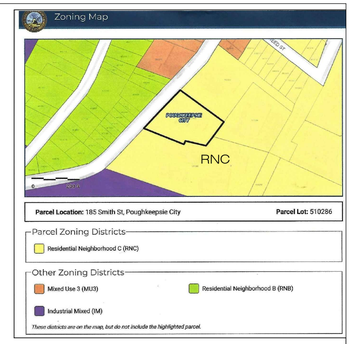


LOCATION MAP



SITE

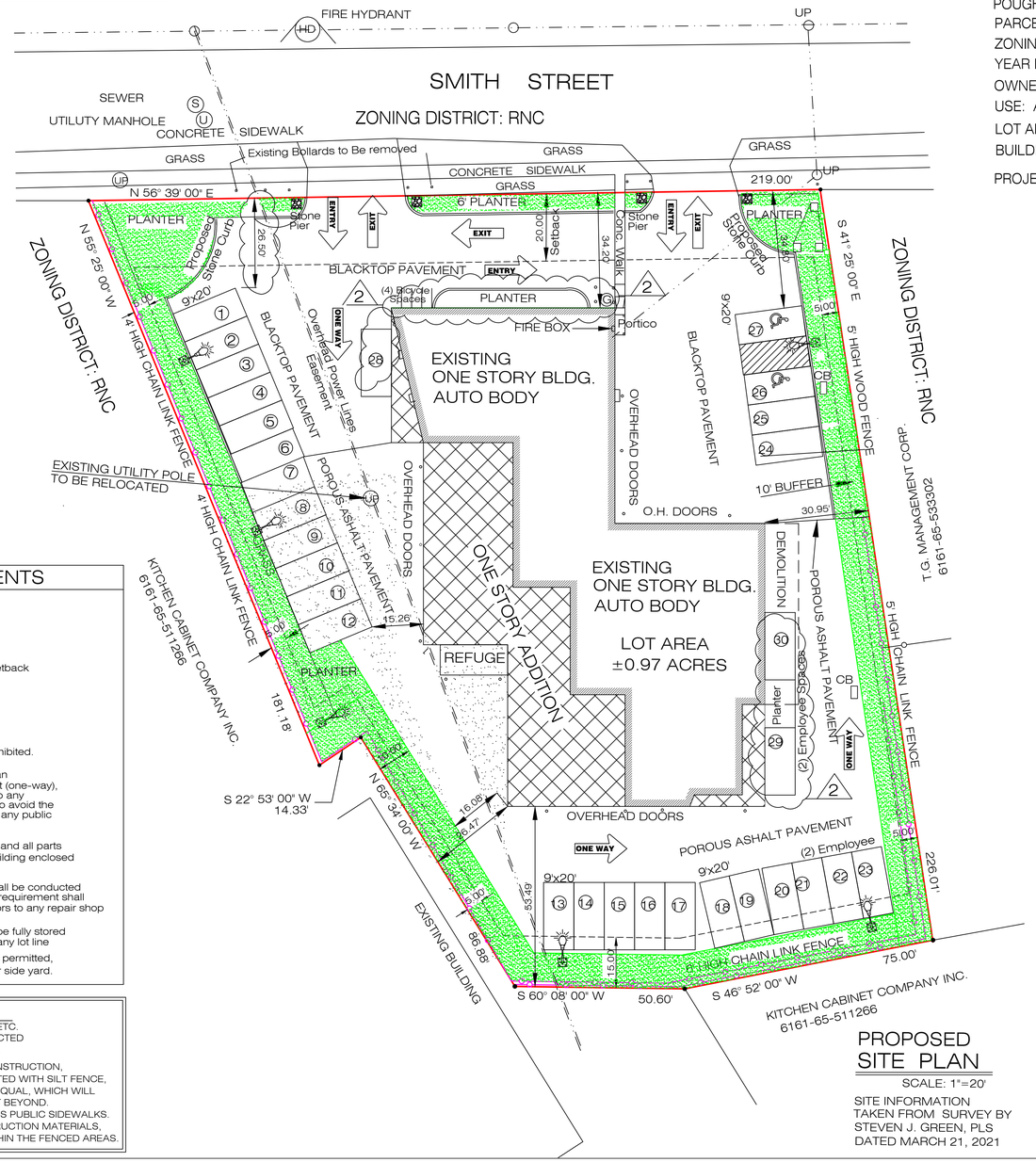
N



185 SMITH STREET

POUGHKEEPSIE, N.Y. 12601
PARCEL TAX ID.: 6162-65-510286
ZONING DISTRICT: Residential Neighborhood C-(RNC)
YEAR BUILT: 1960
OWNER : RICKY AUTO BODY INC.
USE: AUTO BODY REPAIR SHOP
LOT AREA: ± 0.97 ACRES
BUILDING FLOOR AREA: ± 12,000 S.F.

PROJECT: PROPOSED ONE STORY ADDITION
INTERIOR ALTERATION & RENOVATIONS



NORTH

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- PROPOSED ADDITION
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — FIRE HYDRANT
- G — GAS
- W — WATER
- S — SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- 10 FEET BUFFER

LOT COVERAGE

LOT AREA:	42,253 S.F.
IMPERVIOUS SURFACE:	
EXISTING	
PAVED AREA:	14,240 S.F.
BUILDING:	± 8,280 S.F.
TOTAL:	22,520 S.F. ± 53.3%
PROPOSED	
PAVED AREA:	±12,220 S.F.
BUILDING:	11,370 S.F.
TOTAL:	23,590 S.F. ± 55.9%
POROUS PAVEMENT:	±12,900 S.F.

BUILDING SQUARE FOOTAGE

EXISTING:	±8,280 S.F.
DEMOLITION:	±540 S.F.
	±7,740 S.F.
PROPOSED:	±3,630 S.F.
TOTAL:	±11,370 S.F.

PARKING REQUIREMENTS

SECTION 19-2.3(2)
PARKING LOCATION & ACCESS
SECTION 19-2.3(2)(d)
d Primary Street Yard (Min.) Varies 1
1. Primary Street Yard Shall Be 5 Feet Greater Than The Primary Structure Setback
f Side Yard Setback (Min.) 10 Ft
g Rear Yard Setback (Min.) 5 Ft
Driveway Width (Max) 15 Ft

SECTION 19-5.34
1. Sale of any vehicle or boats shall be prohibited.
2. Outdoor area lighting shall be required.
3. Entrance and exit driveways shall have an unrestricted width of not less than 12 feet (one-way), shall not be located closer than 10 feet to any property line and shall be so laid out as to avoid the necessity of any vehicle backing out into any public right-ofway.
4. Vehicle Lifts or pits, dismantled vehicles and all parts and supplies shall be located within a building enclosed at all sides.
5. All service or repair of motor vehicles shall be conducted in a building enclosed on all sides. This requirement shall not be constructed to mean that the doors to any repair shop must be closed at all times.
6. Gasoline or flammable oils in bulk shall be fully stored underground, no nearer than 10 feet to any lot line
7. No commercial sale of gasoline shall be permitted, nor shall any pump be located in front or side yard.

CITY PLANNING BOARD

CITY OF POUGHKEEPSIE, NEW YORK

SITE PLAN APPROVAL

FILE NO.:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED at the Planning Board
Meeting held the ____ day of ____ 2025
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITIONS:

CITY APPROVALS

CITY OF POUGHKEEPSIE, NEW YORK

Date:
Zoning Board Of Appeal: Date:
Fire Chief: Date:
Police Chief: Date:
Building Inspector: Date:
City Engineer Date:
Commissioner of Public Works

OWNER/APPLICANT CERTIFICATION.
THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT STATE THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS HEREBY CONSENT TO ALL TERMS CONDITIONS AS STATED HEREON.. HE/SHE IS FINANCIALLY CAPABLE OF COMPLETING THIS PROJECT.

Date:
OWNER

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROTECTED DURING EXCAVATION AND CONSTRUCTION.
2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED WITH SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

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

PROPOSED SITE PLAN

SCALE: 1"=20'

SITE INFORMATION
TAKEN FROM SURVEY BY
STEVEN J. GREEN, PLS
DATED MARCH 21, 2021

DRAWING LIST

SP	PLOT PLAN
SP-1	LANDSCAPE PLAN
SP-2	EROSION CONTROL
P	PICTURES
A 100	ROPOSED PLAN
A 200	EXTERIOR ELEVATIONS
D 100	DEMOLITION PLAN

PROGRESS PRINT

PLAN NOTES:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 7-18-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FERNAN DRIVE, PAWLING, NEW YORK 12564
PH: 845-219-1745
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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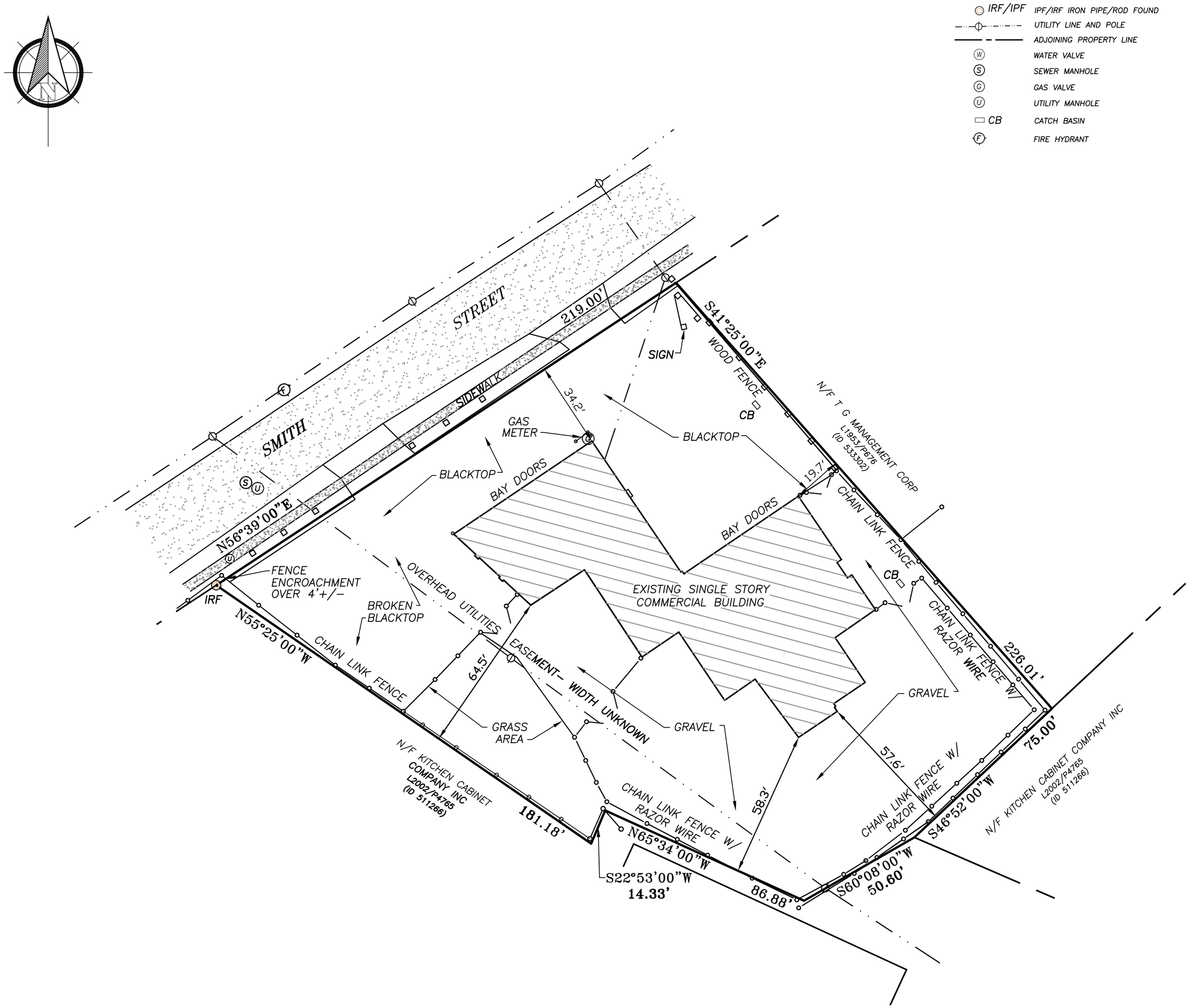
STATE OF NEW YORK · PETER G. MARCHETTI JR. · 061528 · LICENSED PROFESSIONAL ENGINEER

PROJECT: INTERIOR ALTERATIONS, PROPOSED ONE STORY ADDITION
PROPOSED SITE PLAN

VINCES AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE:	5-9-2025
JOB NO.:	25-18
SCALE:	1"=20'
DWG. NO.:	SP



NOTES:

PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.

THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD xxxxxx 2021

SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS

REFERENCES:

-L2020/P1655

LAND AREA

0.97 ACRES+/-

GRAPHIC SCALE

SCALE: 1" = 30'

0 15 30 45 60

SURVEY FOR

JOSEPH V. LOMORIELLO

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

PROJECT TITLE

STEVEN J. GREEN PLS
LICENSE NO. 050565
P.O. BOX 534, GOSHEN, NY 10924
(845) 978-1672

STEVEN J GREEN PLS LICENSE 050565 DATE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

SCALE	PROJECT	CAD REFERENCE
1" = 30'	185 SMITH STREET	J21-017
PARCEL ID	DATE:	DWG.NO
510286	3/21/2021	1 of 1

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.

2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING, PRUNING, MULCHING AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.

3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE 4. ALL SHRUBS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK WILLOW.

4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE THIS SHEET FOR PLANTING DETAILS.

5. COORDIANATE PLANT MATERIAL LOCATIONS WITH SITE UTILITES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES.SEE LIGHTING PLANS FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROPRIATE.EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

6. LANDSCAPE PLANTING POTS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM MAIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR EXPECTATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SAND LOAM FREE FROM STAKES AND RUBBISH. 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL ,HARDWARE TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING DETAILS AS S.PECIFIED.

7. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL AND JUNE1 OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.

8. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS: 1 PART PEAT MOSS, 3 PARTS TOPSOIL, FERTILIZER/LIVE (APPLY AS RECOMMENDED BY SOIL ANALYSIS), WYCHORZA INOCULATNT- "TRANSPLANT 1 STEP" AS MANUFACTURED OR ROOTS, INC OR APPROVED EQUAL. USE PER MANUFACUTER'S RECOMMENDATIONS FOR TREES AND SHRUBS

9. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE Ph, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

10. LAWN SEEDING MIXTURE (LOW-WOW): 15% KENTUCKY BLUEGRASS (POA PREATENESS-SINGLE VARIETY); 15% PERENNIAL RYEGRASS (LOUM PERENNE); 30% CREEPING AND FESCLE (FESTUCA RUBRA); 25% CHEWINGS FESCLE(FESTUCA RUBRA JAMESTOWN); 15% HARD FESCLE. SEEDING RATE: 4.5 LBS PER 1000 SF (ADD 10% TO QUANTITY IF HYPERSEEDED). SEEDING DATES: AUGUST 15- OCTOBER 1 AND APRIL 15-JUNE 15, UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

11. ALL SLOPES GREATER THAN 30% RECEIVING A GRASS SEEDING SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

12. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.

GENERAL LANDSCAPING

1. ALL CONSTRUCTION MATERIALS TO BE STORED AT REAR AREA DURING CONSTRUCTION.
2. AUTOMATIC DRIP SYSTEM TO BE INSTALLED IN ALL PLANTING AREAS.
3. OVER-DIG ALL TREE AND SHRUB HOLES TWO TIMES BALL SIZE AND REPLACE WITH MIX OF TOPSOIL AND ORGANIC MATERIAL.
4. MULCH ALL PERENNIAL BEDS WITH AT LEAST THREE INCHES OF ORGANIC MULCH.
5. RE-VEGITATE ALL AREAS TO REMAIN NATIVE WITH NATIVE GRASSES.
6. THERE IS TO BE NO SOD.
7. TRASH TO BE ENCLOSED AT REAR
8. APPLY ROCK OVER 6 MIL PLOY WHERE WATER IS CHANNELED AROUND HOUSE. DESIGN FOR SHEET DRAINAGE WHERE WATER IS NOT CHANNELED.



Nellie Stevens Holly
Ilx "Nellie R. Stevens"



Weeping Cherry Tree
Prunus x 'Snofozam'



Pink Magnolia, Lily Tree
Magnolia Soulangeana

WINTERGREEN BOXWOOD SHRUB



BABY GEM BOXWOOD
Buxus Microphylla Japonica Gregem
TO BE PLANTED AT PROPERTY LINE

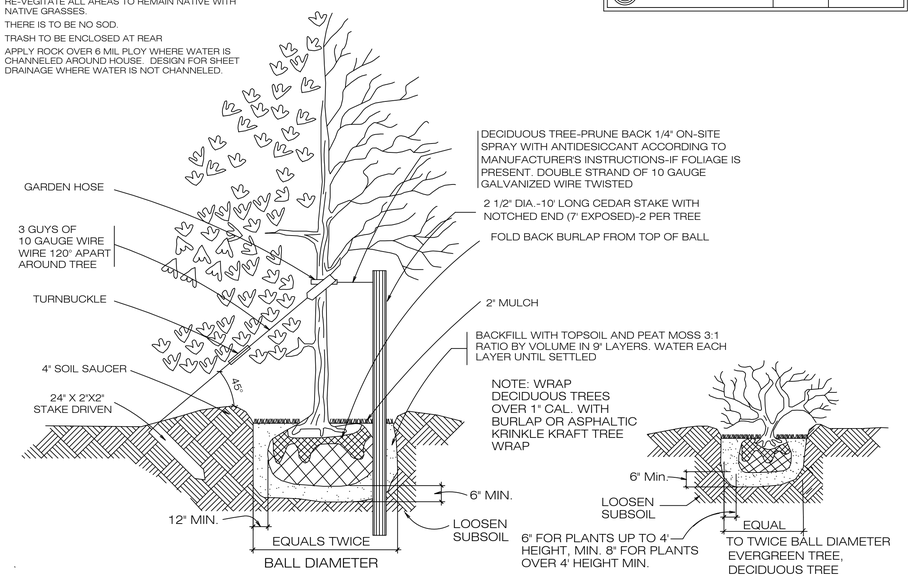


Panicle Hydrangeas
Hydrangea Paniculata
TO BE PLANTED IN PLANTERS

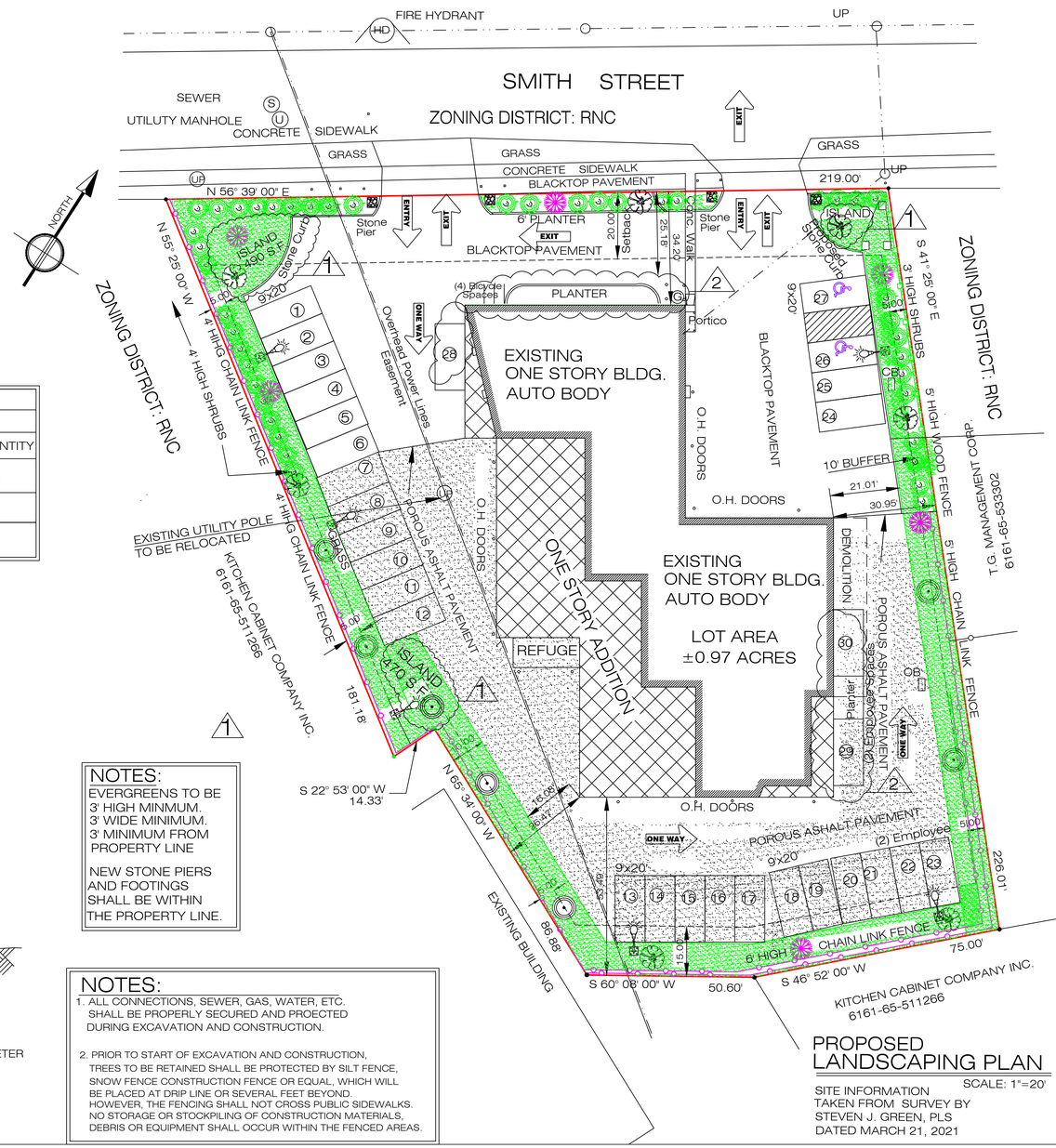


English Ivy
Hedera Colchica 'Sulphur Heart'
CLIMBING COVER FOR
EXISTING CHAIN LINK FENCE

TREE LEGEND		
PROPOSED TREES		
NAME	SIZE	QUANTITY
Weeping Cherry	4" Dia.	8
Pink Magnolia	3" Dia	6
Nellie Stevens Holly	3" Dia	7



PLANTING DETAILS



NOTES:
EVERGREENS TO BE 3' HIGH MINMUM.
3' WIDE MINIMUM.
3' MINIMUM FROM PROPERTY LINE

NEW STONE PIERS AND FOOTINGS SHALL BE WITHIN THE PROPERTY LINE.

NOTES:
1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROECTED DURING EXCAVATION AND CONSTRUCTION.

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

PROPOSED LANDSCAPING PLAN

SCALE: 1"=20'

SITE INFORMATION
TAKEN FROM SURVEY BY
STEVEN J. GREEN, PLS
DATED MARCH 21, 2021



185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601
PARCEL TAX ID.: 6162-65-510286

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- PROPOSED ADDITION
- UP UTILITY POLE
- CB CATCH BASIN
- RL ROOF LEADER
- LP LIGHT POLE
- HD HYDRANT
- G GAS
- W WATER
- S SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- 10 FEET BUFFER
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED 3' HIGH SHRUBS
- Weeping Cherry Tree
- Pink Magnolia
- Holly

PLAN NOTES:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

PROGRESS PRINT

REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 7-18-2025

STUDIO 90 DESIGN & PLANNING
1 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL: 845.235.2564
Email: studio90@mtsn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, P.E., DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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STATE OF NEW YORK · PETER G. MARCHETTI · 081528-1 · LICENSED PROFESSIONAL ENGINEER

PROJECT: INTERIOR ALTERATIONS, PROPOSED ONE STORY ADDITION
LANDSCAPING PLAN.

VINCE'S AUTO BODY
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE: 5-9-2025
JOB NO.: 25-18
SCALE: 1"=20'
DWG. NO. SP-1

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
VINCE'S AUTOBODY WORKS

Project Location (describe, and attach a location map):
185 SMITH STREET, POUGHKEEPSIE, NEW YORK 12601

Brief Description of Proposed Action:
PROPSED ADDITION AND RENOVATION TO EXISTING AUTOMOBILE REPAIR SHOP.

Name of Applicant or Sponsor:	Telephone: 017 416 7591
DEVANAND JAIKERRAN	E-Mail: into@vincesautobodyworks

Address:
185 SMITH STREET

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NEW YORK	12601

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

3. a. Total acreage of the site of the proposed action? 0.97 acres
   b. Total acreage to be physically disturbed? 0.084 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.97 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
THE R- RATIONG WILL BE ABOVE THE NEW YORK STATE ENERGY CONSTRUCTION CODE REQUIREMENTS.	☐	☑
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
THE PROPOSED ADDITION STORMWATER MANAGEMENT WILL TREATED WITH CULTEC SYSTEM	☐	☑
_____		

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

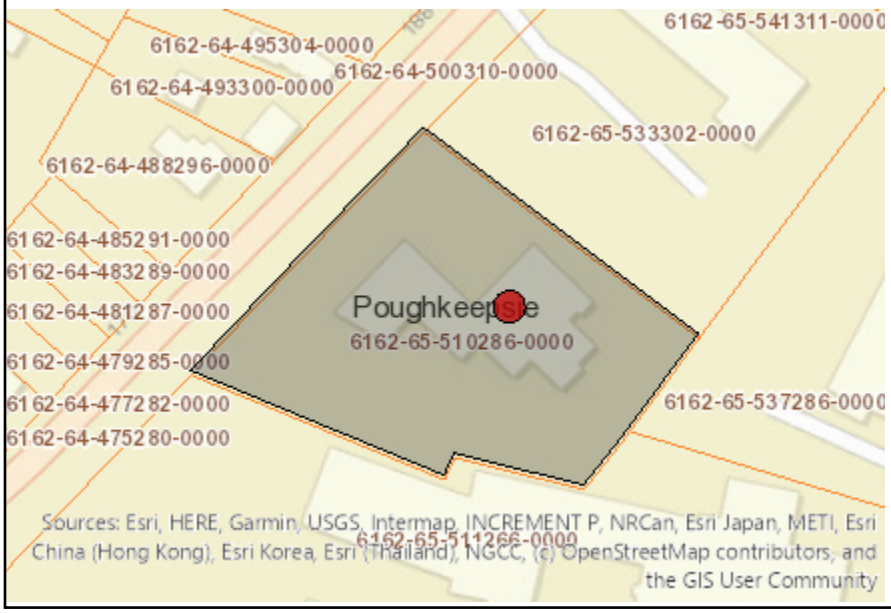
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____ _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____ _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe: _____ MOTOR OIL _____		

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

Applicant/sponsor/name: Devanand Jaikarran Date: 9-25-2025

Signature: Devanand Jaikarran Title: President

PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature [signature] Title President

PRINT FORM

SITE NOTES

1. CONTRACTOR SHALL CHECK AND VERIFY BUILDING LOCATION FOR COMPLIANCE WITH BUILDING CODE AND ZONING REGULATIONS.
2. CONTRACTOR MUST VERIFY EXISTING GRADES, CONDITIONS, LOCATION OF EASEMENTS, PROPERTY LINES, ETC..
3. ALL UTILITY CONNECTIONS SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND UTILITY CODES. ALL NEW AND EXISTING FINISHED GRADES SHALL SLOPE AWAY FROM HOUSE.
4. ALL WORK SHALL COMPLY WITH CITY OF POUGHKEEPSIE CODE, STATE CODES, AND ANY OTHER CODES AS APPLICABLE
5. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL STATE.
6.. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL STATE.

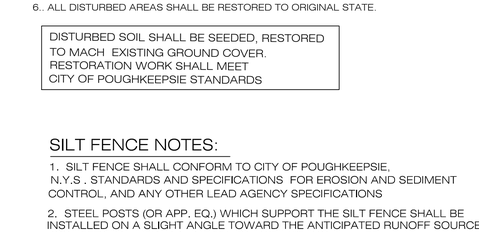
DISTURBED SOIL SHALL BE SEEDED, RESTORED TO MACH EXISTING GROUND COVER. RESTORATION WORK SHALL MEET CITY OF POUGHKEEPSIE STANDARDS

SILT FENCE NOTES:

1. SILT FENCE SHALL CONFORM TO CITY OF POUGHKEEPSIE, N.Y.S . STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND ANY OTHER LEAD AGENCY SPECIFICATIONS
2. STEEL POSTS (OR APP. EQ.) WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
3. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED STONE
4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST (OR APP. EQ.) OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS (OR APP. EQ.) WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE ON HARDWOOD.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
8 ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
9. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE 6" MAXIMUM MESH OPENING.
10. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED. FILTER CLOTH SHALL BE OF APPROVED MATERIAL.
11. PREFAB UNITS SHALL BE GEOFAB, ENVIROFENCE, OR EQUAL.

SEDIMENT AND EROSION CONTROL NOTES:

1. LOCATIONS SHOWN FOR EROSION CONTROL ARE APPROXIMATE.
2. A SEDIMENT BARRIER SHALL BE ERECTED AROUND THE DOWN SLOPE PERIMETER OF ALL CONSTRUCTION ACTIVITIES.
3. CUT AND/OR FILL SLOPES OF GREATER THAN 2 ON 1 REMAINING IN ROUGH GRADE SHALL BE MULCHED AND SEEDED.
4. THE AMOUNT OF NATURAL VEGETATION SHALL BE MINIMIZED.
5. ALL STOCKPILES LEFT FOR MORE THAN ONE MONTH SHALL BE RINGED WITH SEDIMENT BARRIERS.
6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE PLACED IN AN APPROVED SITE, A SUFFICIENT DISTANCE FROM ALL CONTROLLED ENVIRONMENTS.
7. EMERGENCY EROSION CONTROL MEASURES OF SILT FENCE, MULCH AND OR HAY BALES SHALL BE STOCKPILED ON SITE FOR USE IN STABILIZING DISTURBED AREAS IN ADVANCE OF SEVERE WEATHER CONDITIONS.
8. UPON FINAL GRADING THE OPEN SOIL HORIZONS SHALL BE IMMEDIATELY PLACED IN SEED.
9. CONSTRUCTION ENVELOPES ARE TO BE DELINEATED WITH HIGH VISIBLE BARRICADE TAPE, SNOW FENCE OR PLASTIC NETTING.
10. TREES IN CLOSE PROXIMITY TO CONSTRUCTION ARE TO BE PROTECTED WITH SNOW FENCE OR A COMPATIBLE BARRIER PLACED AT DRIPLINE.
11. UTILITY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILLING.
12. PROVIDE A STABILIZED PAD OF 1 1/2" STONE AT THE CONSTRUCTION AREA.
13. INSTALL EROSION CONTROL MEASURES ALONG GRADING AND ANY OTHER ACTIVITY AND SHALL CONFORM TO TOWN OF HARRISON REGULATIONS.
14. ALL WORK SHALL COMPLY WITH: CURRENT EDITION OF "N.Y.S. AND DUTCHESS COUNTY BEST MANAGEMENT PRACTICE MANUAL FOR EROSION AND SEDIMENT CONTROL." NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, AND ANY OTHER CODES AS APPLICABLE.



TEMPORARY MATERIAL STOCKPILE

1. TEMPORARY MATERIAL STOCKPILE STABILIZATION MEASURE INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER AND PERIPHERAL SEDIMENTS TRAPPING BARRIERS.
2. THE STABILIZATION MEASURE SELECTED SHOULD BE APPROPRIATE FOR TIME OF THE YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.
3. AREA CHOSEN SHALL BE DRY, AND STABLE.
4. MAXIMUM SLOPE SHALL BE 1:2
5. UPON STABILIZATION OF SOIL STOCKPILING, EACH PILE SHALL BE BE SURROUNDED WITH EITHER SILT FENCE OR STRAW BALES THEN STABILIZED WITH VEGETATION OR COVER.

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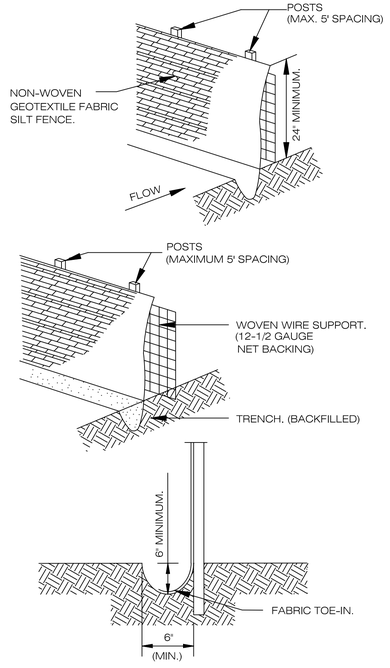
RECOMMENDED TOE-IN METHOD.



SILT FENCE AND NOTES

N.T.S

LOT COVERAGE

LOT AREA:	42,253 S.F.
IMPERVIOUS SURFACE:	
EXISTING	
PAVED AREA:	14,240 S.F.
BUILDING:	± 8,280 S.F.
TOTAL:	22,520 S.F. ± 53.3%
PROPOSED	
PAVED AREA:	±12,220 S.F.
BUILDING:	11,370 S.F.
TOTAL:	23,590 S.F. ± 55.9%
POROUS PAVEMENT:	±12,900 S.F.

BUILDING SQUARE FOOTAGE

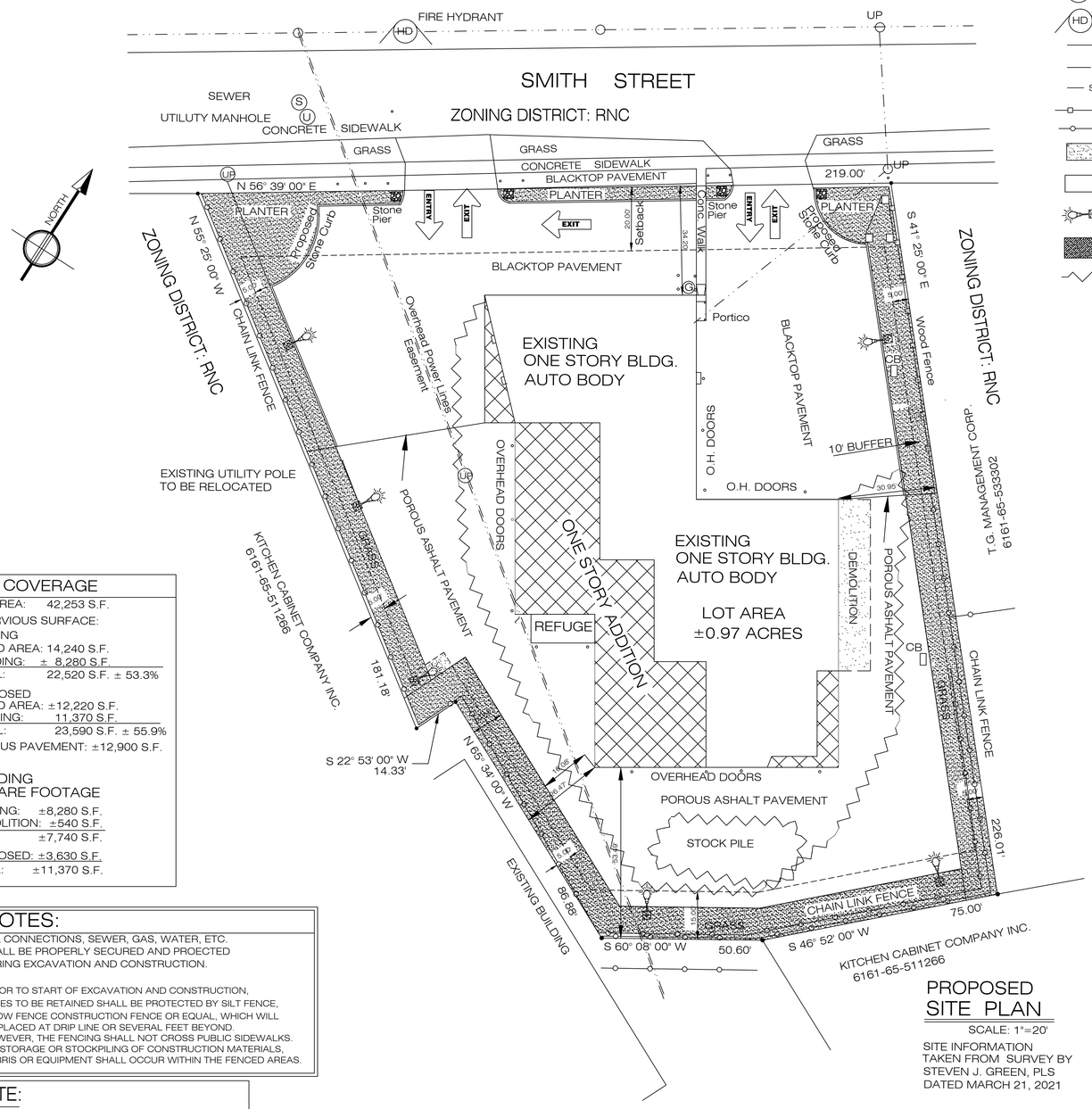
EXISTING:	±8,280 S.F.
DEMOLITION:	±540 S.F.
	±7,740 S.F.
PROPOSED:	±3,630 S.F.
TOTAL:	±11,370 S.F.

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROECTED DURING EXCAVATION AND CONSTRUCTION.
2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

NOTE:

NEW PAVEMENT SHALL MEET N.Y.S. CODES, CITY OF POUGHKEEPSIE CODE AND STANDARDS. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL STATE.



PROPOSED SITE PLAN

SCALE: 1"=20'

SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED MARCH 21, 2021

PROGRESS PRINT

NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- PROPOSED ADDITION
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — FIRE HYDRANT
- G — GAS
- W — WATER
- S — SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- 10 FEET BUFFER
- SILT FENCE

REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 7-18-2025

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER
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STATE OF NEW YORK — PETER G. MARCHETTI — 061529 — LICENSED PROFESSIONAL ENGINEER

PROJECT: INTERIOR ALTERATIONS, PROPOSED ONE STORY ADDITION
EROSION CONTROL
VINCES AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE: 5-9-2025
JOB NO.: 25-18
SCALE: 1"=20'
DWG. NO. SP-2



WOOD FENCE



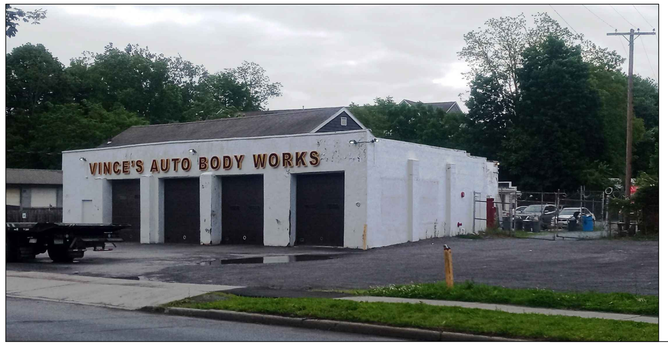
NORTH -FRONT



185 SMITH STREET



CHAIN LINK FENCE



NORTH-WEST



NORTH-EAST



SMITH STREET WEST



SMITH STREET EAST

NO. 1	ZONING REVIEW COMMENTS 7-18-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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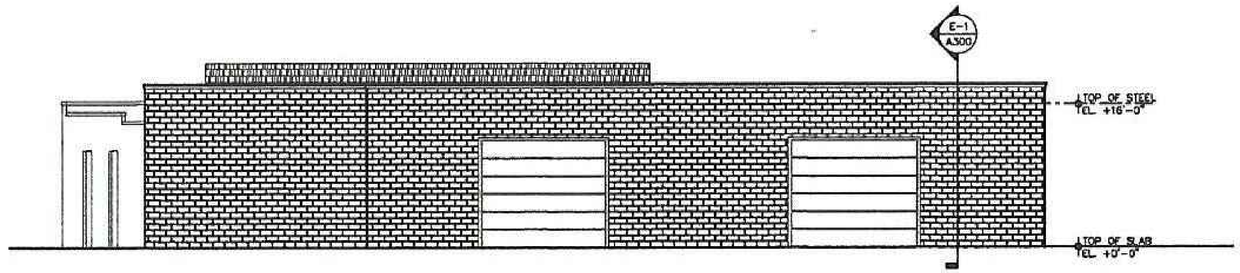
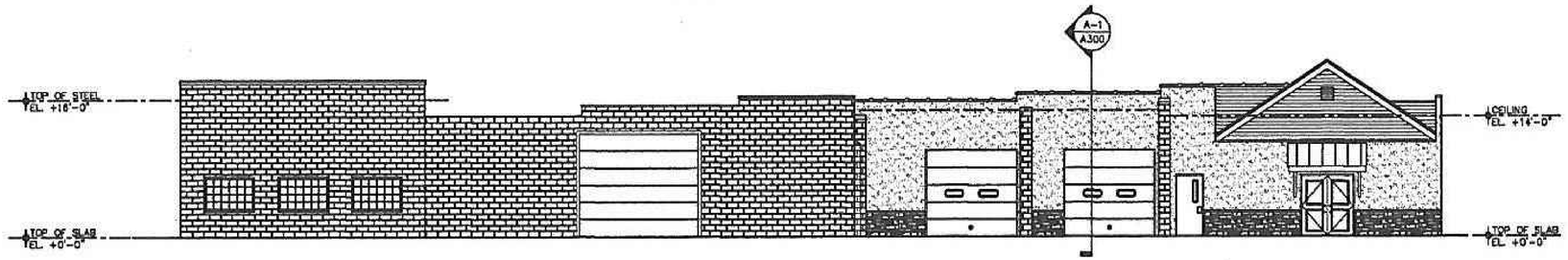
PROJECT: INTERIOR ALTERATIONS, PROPOSED ONE STORY ADDITION
PICTURES

VINCE'S AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

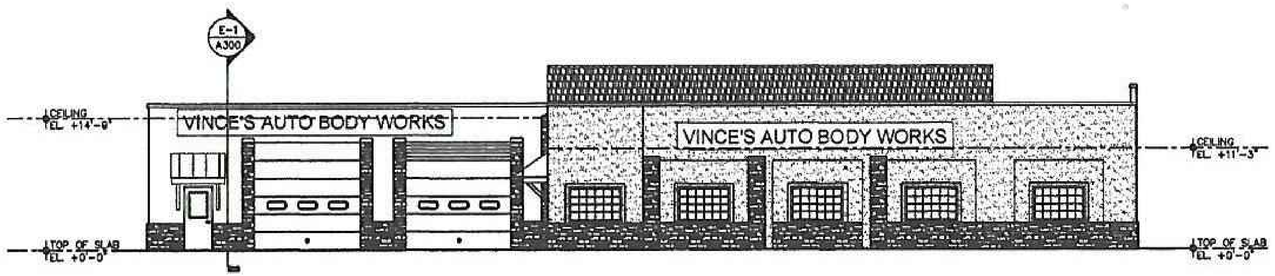
DATE: 5-9-2025
JOB NO.: 25-18
SCALE: NONE
DWG. NO. PICTURES



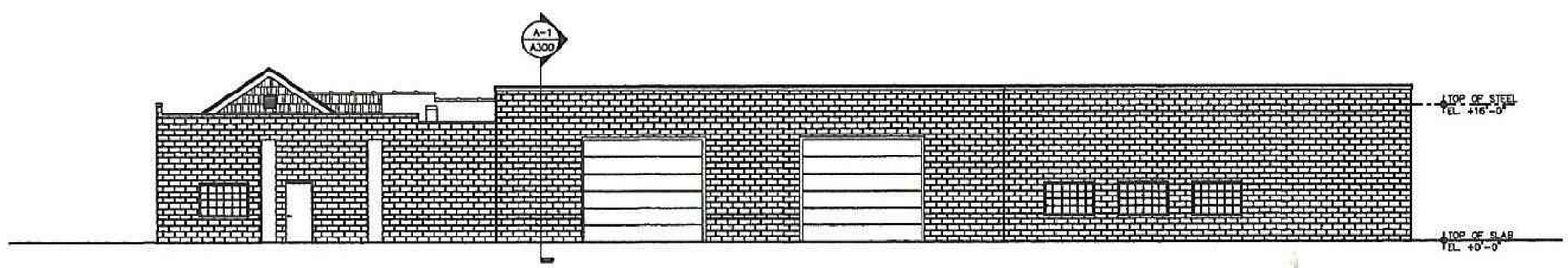
A-1 WEST ELEVATION
1/4"=1'-0"



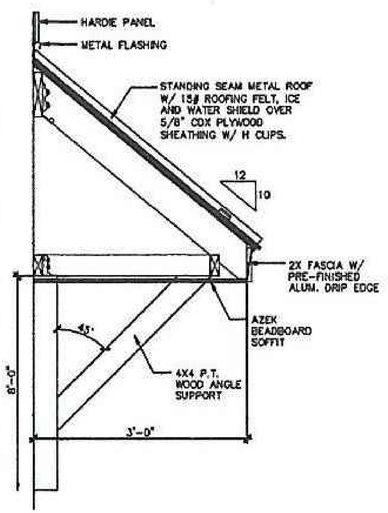
A-1 WEST ELEVATION
1/4"=1'-0"



A-1 WEST ELEVATION
1/4"=1'-0"



A-1 NORTH ELEVATION
1/4"=1'-0"



A-13 SHED CANOPY DETAIL
1"=1'-0"

KEY NOTES:

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

CBK Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction, N.Y. 12533
T (914) 509-6557 F (914) 509-8162

No.	REVISION/SUBMISSION	DATE
1		

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
VINCE'S AUTOBODY
185 SMITH STREET,
POUGHKEEPSIE, NY

DRAWING
EXTERIOR ELEVATIONS

REGISTERED ARCHITECT MICHAEL T.J. McCORMACK STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	22131
CHECKED BY	DATE
MM	7-15-25

DRAWING NUMBER
A200

FILE
P:\2000\JOB # - JOB NAME\

Agency Use Only [If applicable]

Project: 185 Smith Street

Date: 2/24/26

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: 185 Smith Street

Date: 2/24/26

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

In regard to EAF part two question one the project is incompatible with the existing zoning code with regards to the setback of the parking area behind the front of the building, the orientation of the primary entrance, landscaping, number of parking spaces, width of the driveway and expansion of a non conforming building in excess of 25% of the existing area. Potential impact from the expansion of the non conforming use in residentially zoned neighborhood will be limited to the immediate neighborhood around Smith Street and Poughkeepsie Commons. The project is compatible with other dimensional requirements of the zoning code regarding primary building set backs, height, width and lot coverage. Due to the very localized nature of potential impacts to community plans and the community character they seek to regulate, only a small impact is anticipated. No other potential environmental impacts were identified from the submitted Short EAF part 1.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Planning Board	2.24.26
Name of Lead Agency	Date
Anne Saylor	Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
FEBRUARY 24, 2026

185 SMITH STREET: SITE PLAN
Application for the proposed expansion of an existing nonconforming automobile repair facility, including additions to the building and reconfiguration of the parking lot. Owner: Ricky Autobody Inc. Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid # 6162-65-510286; Zoning District: RNC; File #PB2025-112

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

Recommendation
- Agreement that the planning board serve as SEQRA lead agency received from sole other involved agency, the zoning board of appeals. SEQRA declaration may be made.
- Review draft SEQRA negative declaration.
- The project requires several area variances regarding setbacks, non-street facing primary entrance, landscaping, parking and width of parking access. The project also requires a use variance for the expansion of a nonconforming building in excess of 25% of its area.
- Expansion of non conforming uses are subject to planning board approval provided that the finds that "such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties."
    - Property is within and adjacent to properties in the RNC district permitting multifamily residences, and across the street from the RNB zoning district permitting one and two family residences.
    - Current adjacent uses include light industrial uses, single family homes and an apartment complex.

Project History
- First Appearance & declaration of lead agency 1/27/26

Documents Entered into Record

Date	Description	Author	Comments
9/26/25	Application	Devanand Jaikarran	Site plan application addition
9/26/25	Survey	Steven Green PLS	3/21/21 Unsigned
9/26/25	SEQRA	Devanand Jaikarran	EAF Part I
9/26/25	Site Plan	Studio 90 Design&Planning	7/18/25 Plot Plan, SP-1, SP-2, Pictures,

9/26/25	Site Plan	Day Stokosa & LMV	7/15/25 A100, A2200, D100

Comments Received (Circulated 1/29/26)

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	
2.6.26	Eric Philipp, COP Bldg Inspector	OK
	Dylan Tuttle, DC Dept of Planning	

Motions and Resolutions
With regard to the City's file number #PB2025-112 and 185 Smith Street

The planning board finds that the proposed action will not result in any significant adverse environmental impacts and accordingly issues a negative declaration of environmental significance.
Motion:
Second:
Vote:

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 16 PERSHING AVENUE

II. PROPERTY OWNER: AJ AUTOBODY LLC
ADDRESS: 16 PERSHING AVENUE
POUGHKEESIE
NEW YORK 12601 (state and zip code)

PHONE NUMBER: 917 416 7591 (include area code)

III. NAME OF APPLICANT: DEVANAND JAIKARRAN

ADDRESS: SAME AS ABOVE

PHONE NUMBER: _____

EMAIL ADDRESS: _____

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

IV. CONSULTANT: STUDIO 90 DESIGN & PLANNING

ADDRESS: 4 FAIRWAY DRIVE
PAWLING, N.Y. 12564
NEW YORK 12564 (state and zip code)

PHONE NUMBER: 845 239 1456 (include area code)

EMAIL ADDRESS: _____

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):

PROPOSED ADDITION TO EXISTING AUTOMOBILE REPAIR SHOP

VI. ZONING DISTRICT: MU5

(Proceed to XVII for special permit & façade approval only)

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction:_____(yes)__X__(no)

Change of use:_____(yes)_____X_____(no)

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

Alteration:__X__(yes)_____(no)

Cost of Construction: $_____

LOT AND BULK INFORMATION:

Lot area: 1.30 (acres) 56,628 (square feet)

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

7,696 (existing square feet for change of use/expansion)

4,864 (additional proposed square feet for expansion)

12,560 (total building footprint, square feet)

Lot Coverage: 22.2% (percentage, building coverage only)

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

7,696 (existing square feet for change of use/expansion)

4,864 (additional proposed square feet for expansion)

12,560 (total gross floor area, square feet)

Building Height: ONE (stories) 24 (feet)

Floor Area Ratio: 0.22 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 30

B) Number of Off-Street Parking Spaces provided: 35

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public?____Yes_____No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: AUTOMOBILE REPAIR

B) Number of shifts (if any): ONE

C) Number of employees: 8
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): 5

F) Days/Hours of operation: Monday-Friday 8AM 5PM Saturday 9 AM 12 Noon

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, DEVANAND JAIKARRAN, 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

9-24-2025
Date

Revised January 2025: Previous Editions Obsolete

GENERAL NOTES

Contractor shall visit the site and verify all existing conditions and dimensions before construction is to begin. Do not scale drawings, use written dimensions.
Contractor shall provide all labor, materials, and equipment required to complete all work, as shown on drawings necessary for a complete job. All material and workmanship shall be of good quality.
Contractor shall obtain all necessary permits, licenses, and inspections necessary to complete the work. Contractor shall obtain Certificate of Occupancy.

GENERAL CODE INFORMATION

APPLICABLE CODES:
CITY OF POUGHKEEPSIE CODE
UNIFORM BUILDING AND FIRE CODE
2020 NEW YORK STATE BUILDING AND FIRE CODE
2020 INTERNATIONAL BUILDING CODE
2020 INTERNATIONAL MECHANICAL
2020 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2020 NEW YORK STATE FUEL AND GAS CODE
NFPA 33
OSHA 126
2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

Engineer/Designer have not been retained by owner to provide periodic job inspections and adminstration. It is the owner's and contractor's responsibility to ensure that the work is properly done.

Contractor shall notify the Engineer/Designer before demolition if any discrepancies exist which could alter the work.

Materials shall be installed according to the manufacturer's specifications. All work shall comply with applicable sections of the state and local codes and the generally accepted standards as listed in the state building code. New stucco finish and brick work shall match existing.

Foundation Excavate all earth, boulders, loose and soft rock to the lines and depth indicated on the drawings. All footings to bear on solid, undisturbed earth. Excavate for all utilities as required.
Foundation wall shall be damproof with 2 coats of asphalt waterproofing over 1/2" cement parge (block wall) or cement wash (poured wall). Provide 4" perforated pipe footing drain laid in 12" stone with layer of salt hay over. Drain to outflow above ground or drywell as per Village Code.

Footings shall bear on solid undisturbed earth. Design of footings is based on 3500 psi soil. If soil bearing conditions are questionable, contractor shall consult engineer for footing design. Sloped footings shall be 1:2 max. slope. All footings bearing from rock to soil shall be reinforced with four(4)#4 re-bars. Dowel and pin all footings bearing on rock with slope greater than 7:12. All footings shall be 3'6" minimum below finish grade.

Finish grading shall be established to provide surface drainage in all directions away from building and excavated areas.

STRUCTURAL STEEL
pipe columns shall be of standard weight pipe unless noted otherwise.
A-36 Steel Design(compact sections ex. wide flange beams):
Bending Fb= 24,000 psi
Shear Ev= 14,500 psi
Mod. Of Elasticity E= 29,000, 000 psi

All steel plates shall conform to ASTM specifications A-36 for structural steel. All bolt holes to be property drilled. Torched holes are not acceptable. See details.
The design, installation, workmanship, tecnique and inpection for welding and boilting shall be in accordance with AISC Load and Resistance Factor Design Specification for Structural Steel Buildings.

CONCRETE & MASONRY
CONCRETE shall be 1:2:3 mix with just enough water to make it workable. All concrete work shall conform to ACI 318 design and specifications as required by code. Concrete shall be a minimum of 3500 psi in strength. All Reinforcing bars for concrete work shall conform to A.S.T.M. A615 Grade 60.

CONCRETE FLOORS shall have a smooth, dense steel trowel finish, suitable to receive composition flooring. Provide 6-mil polyethylene vapor barrier under all concrete slabs.
Garage slab shall be reinforced with 6x6 10/10 welded wire mesh. Concrete shall be 4000 psi in strength.
Pitch garage floor for drainage.

POURED CONCRETE FOUNDATIONS Shall comply with the latest edition of American Concrete Institute Specification and shall be plumb, straight, level, and true. Forms to be properly constructed to hold concrete. Provide two (2) #5 re- bars located at top and bottom of wall.

MASONRY: Concrete block shall be load bearing, laid level, plumb, and straight. Provide galvanized ties at 16" o.c horizontal and vertical. All to be well tooled.

LUMBER All framing lumber to be stress graded Douglas Fir No.2 or better (865 psi).

FRAMING Framing shall be erected plumb, level and true, securely nailed. Joist, studs, and rafters shall be doubled over all openings. All flush headers shall be connected with galvanized metal joist hangers. All flush beam connections shall have heavy duty joist hangers. Double frame under all partitions parallel to framing. Sizes of joist and sheathing are shown on the plans. Provide solid blocking under all posts. Sill plates shall all be pressure treated with metal shield and sill sealer.

GLULAM BEAM: Shall be No. 1 Douglas Fir (minimum Fb-2200psi)

LAMINATED VENEER BEAM: Shall be GP-Lam by Georgia Pacific or equal minimum fb. 2850 install as per manufacture's specifications.

WINDOWS Shall be "ANDERSEN" Perma-shield TEMPERED or equal .
Size and type shown on plans.

ALL FASTENERS USED WITH PRESSURE TREATED WOOD SHALL BE ACQ COMPATIBLE.
ELECTRIC WORK SHALL BE DONE A LICENSED ELECTRICIAN.

DEMOLITION NOTES:

CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND OR PERFORM ALL DEMOLITION WORK IN A PROFESSIONAL MANNER IN ACCORDANCE WITH REGULATIONS OF THE BUILDING CONSTRUCTION CODE OF NEW YORK STATE, N.F.P.A. DEMOLITION OPERATIONS CODE, "GOOD GENERAL PRACTICES" MANUAL.
ALL DEMOLITION WORK SHALL BE DONE IN CONFORMANCE WITH CITY OF POUGHKEEPSIE REGULATIONS.
CONTRACTOR SHALL OBTAIN ALL PERMITS, AND UTILITY CUT-OFF. BEFORE TO BEGIN ANY WORK.
CONTRACTOR SHALL BE RESPOSIBLE FOR REMOVAL AND DISPOSAL OF ALL LEAD PAINT, ASBESTOS AND ANY OTHER MATERIAL IN A SAFE, LAWFUL WORKMAN MANNER. ALL REMOVAL WORK SHALL CONFORM TO LOCAL, STATE AND FEDERAL LAWS.
NO FIRE SHALL BE ALLOWED ON SITE.

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2020 UNIFORM BUILDING CODE

INSSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

DESIGN DATA ZONE 5

VALUES REQUIRED BY CODE									
FENESTRATION U-Factor	SKYLIGHT U-Factor	SHGC	CEILING R-VALUE	WOOD WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASMT. WALL R-VALUE	SLAB R-VALUE DEPTH	CRAWL SPACE WALL R-VALUE
0.30	0.55	NR	49	20 OR 13+5	13/17	30	15/19	10/2'	15/19
VALUES PROVIDED									
	NA	NR	NA	21	21	NA	NA	NA	NA

A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS I NSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS THE SHGC COLUMN APPLIES TO

A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS I NSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

C. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL. "15/19" MEANS R-15 ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. ALTERNATIVELY, COMPLIANCE WITH "15/19" SHALL BE R-13 CAVITY INSULATION OF THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME.

D. R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.

E ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.

F THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

G MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

NOTE:

INSTALL EXPANDING FOAM SEALANT AT ALL GAPS OF RIGID INSULATION.
CONTINUOUS BEAD OF SEALANT AT CEILINGS AND FLOOR GAPS.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA ZONE 5

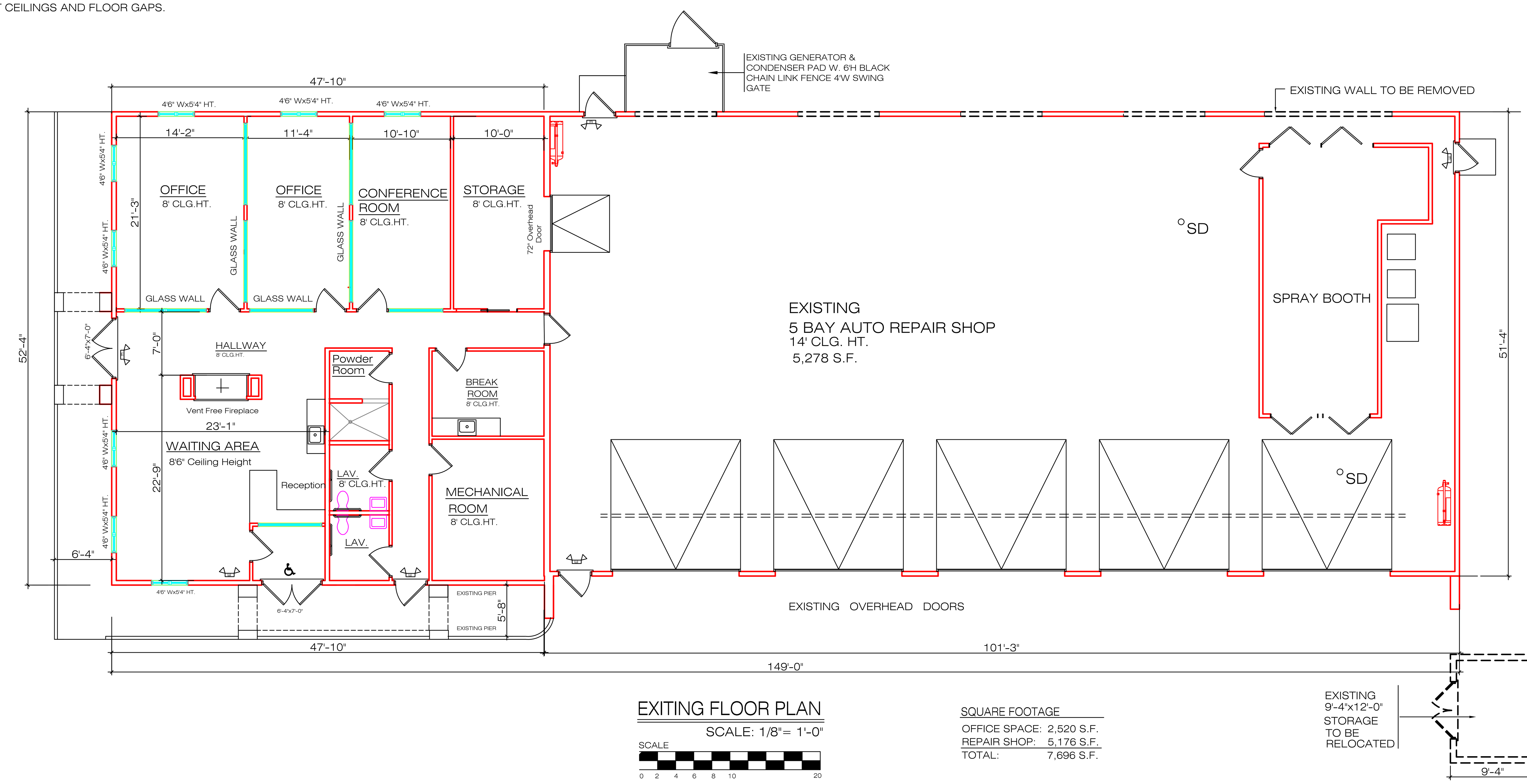
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS ZONE
40	90-110 MPH	B	SEVERE	48"	MODERATE TO HEAVY	SLIGHT TO MODERATE	72	YES	FIRM

NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION
- SD SMOKE DETECTOR
- EMERGENCY EXIT
- FIRE EXINGUISHER



EXITING FLOOR PLAN
SCALE: 1/8"= 1'-0"
SCALE 0 2 4 6 8 10 20

SQUARE FOOTAGE

OFFICE SPACE:	2,520 S.F.
REPAIR SHOP:	5,176 S.F.
TOTAL:	7,696 S.F.

PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025

STUDIO 90 DESIGN & PLANNING
PO BOX 63, NORTH SALEM, NEW YORK 10560
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER
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PROJECT:
PROPOSED PARKING GARAGE ADDITION
EXISTING CONDITIONS, DEMO PLAN
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1/8"=1'-0'
DWG. NO.: A 1

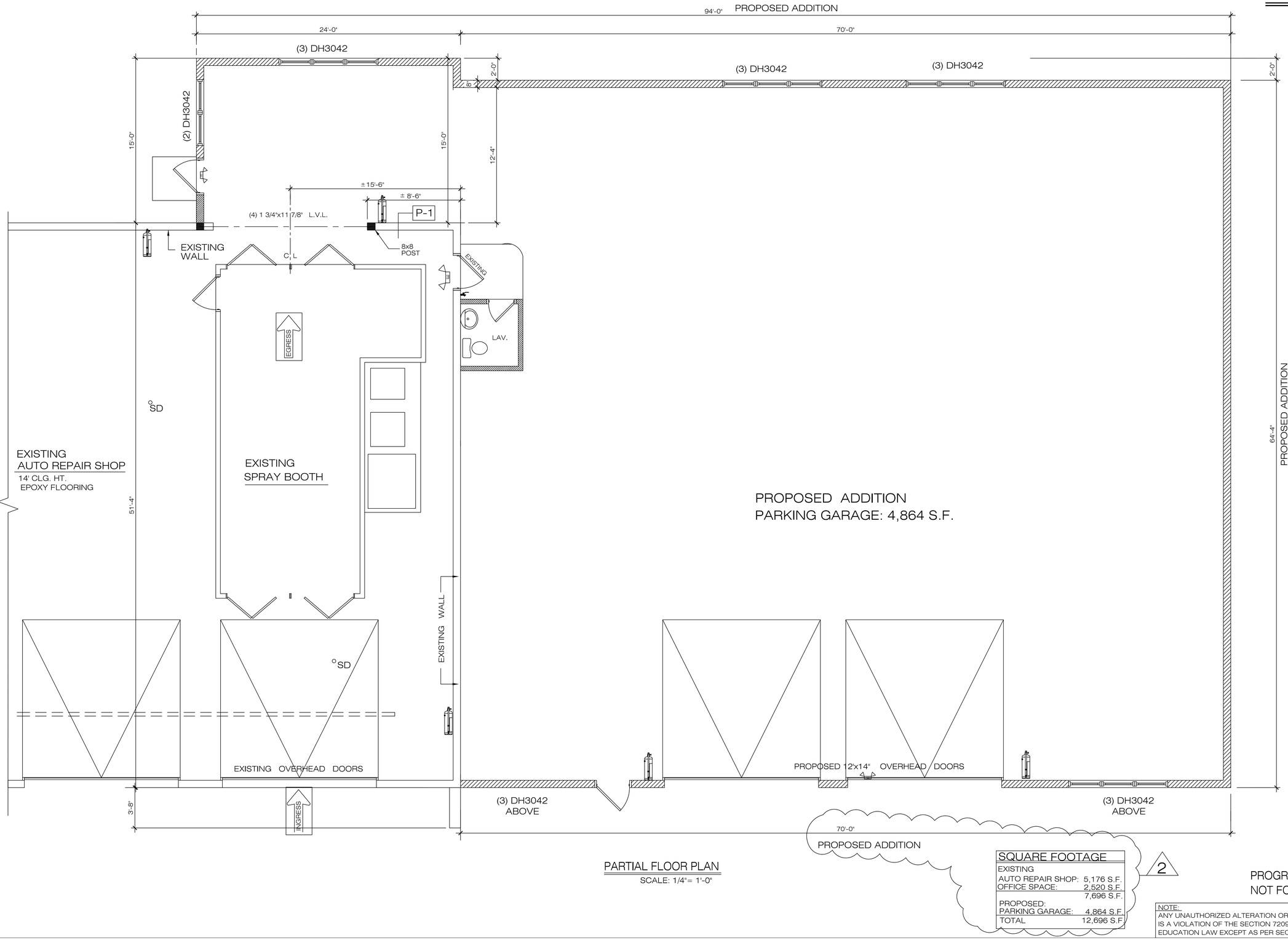
NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION
- SOLID BEARING
- SD SMOKE DETACTOR
- EMERGENCY EXIT
- FIRE EXINGUISHER



PARTIAL FLOOR PLAN

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

SQUARE FOOTAGE	
EXISTING	
AUTO REPAIR SHOP:	5,176 S.F.
OFFICE SPACE:	2,520 S.F.
	7,696 S.F.
PROPOSED:	
PARKING GARAGE:	4,864 S.F.
TOTAL	12,696 S.F.

2

PROGRESS PRINT
NOT FOR CONSTRUCTION

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REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025

STUDIO 90 DESIGN & PLANNING
PO BOX 63, NORTH SALEM, NEW YORK 10560
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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REGISTERED ARCHITECT KENNETH L. KAEFER 12116 STATE OF NEW YORK

PROJECT:
PROPOSED PARKING GARAGE ADDITION
PROPOSED PLAN

AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE:3-19-2025
JOB NO. 25-14
SCALE: 1/4"=1'-0"
DWG. NO.: A-3

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

FILE NO.:

PROJECT NAME:

PROJECT LOCATION:

APPLICANT:

OFFICIALLY APPROVED at the Planning Board
Meeting held the____day of_____2025

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITIONS:

CITY APPROVALS
CITY OF POUGHKEEPSIE, NEW YORK

	Date:
Zoning Board Of Appeal:	Date:
Fire Chief:	Date:
Police Chief:	Date:
Building Inspector:	Date:
City Engineer	Date:
Commissioner of Public Works	

OWNER/APPLICANT CERTIFICATION.
THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT STATE THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS HEREBY CONSENT TO ALL TERMS CONDITIONS AS STATED HEREON.. HE/SHE IS FINANCIALLY CAPABLE OF COMPLETING THIS PROJECT.

Date:

OWNER

Date:

APPLICANT

PROPERTY NOTES

1.THERE ARE NO WAIVERS REQUESTED.

2.THERE ARE NO EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.

3. APPLICANT IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED PROJECT.

4. THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO CITY FIRE ALARM SYSTEM.

5. NO DAMAGE TO PERSHING AVENUE ENTRANCE AND SIDEWALK.

6.THERE ARE NO NEW PROPOSED GRADE CHANGES, EXISTING GRADE IS TO REMAIN.

7.THERE ARE NO WATER COURSES, MARSHES, WOODED AREAS, ROCK CROPS WITHIN THE SITE. THE SITE IS NOT WITHIN OR ADJACENT TO A FLOOD PLAN.

8. STORMWATER MEASURES WILL BE ADDRESSED ON SITE WITH "CULTEC" STORMWATER MANAGEMENT SYSTEM.

DRAWINGS NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, OBSERVATION, AND INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

GENERAL CODE INFORMATION

APPLICABLE CODES:
CITY OF POUGHKEEPSIE CODE
UNIFORM BUILDING AND FIRE CODE
2020 NEW YORK STATE BUILDING AND FIRE CODE
2020 INTERNATIONAL BUILDING CODE
2020 INTERNATIONAL MECHANICAL
2020 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2020 NEW YORK STATE FUEL AND GAS CODE
NFPA 33
OSHA 126
2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
OCCUPANCY H
CONSTRUCTION TYPE V

ZONING DATA

CITY OF POUGHKEEPSIE N,Y, OCTOBER 2024 ZONING AND USE REGULATIONS

PARCEL NUMBER: 131300-6161-24-427963 | YEAR BUILT: 2017

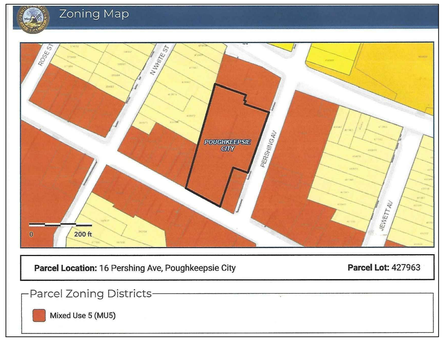
ZONING DISTRICT: MIXED USE5-(MU5) DISTRICT | FORMER C-2, C-3

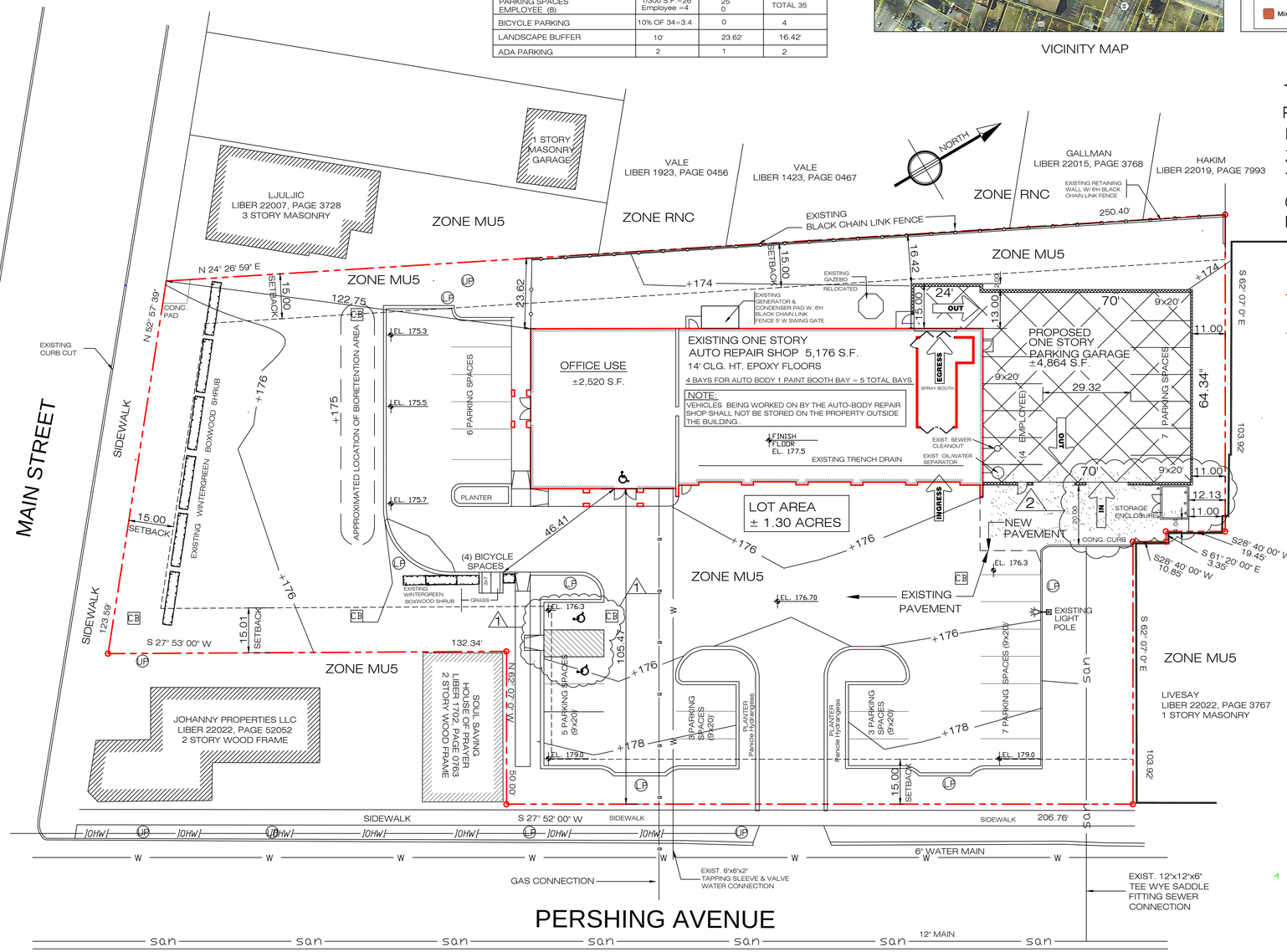
USE: AUTO REPAIR SHOP

LOT AREA AND COVERAGE	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	N/A	± 1.30 Acres	± 1.30 Acres
LOT WIDTH	N/A	206.76'	206.76'
LOT COVERAGE	80%	± 49.8%	± 57%
BUILDING PLACEMENT			
PRIMARY BUILDING PLACEMENT			
PRIMARY STREET SETBACK	0/15'	± 105.47'	± 105.47'
SECONDARY STREET SETBACK	0/15	± 123'	± 123'
SIDE SETBACK (Min.)	0'	52.84'	11'
REAR SETBACK (Min.)	15'	23.62'	16.42'
HEIGHT (Max.)	5 STORIES/68'	ONE STORY/24'	ONE STORY/24'
PARKING SPACES EMPLOYEE (8)	1/300 S.F.=26 Employee =4	25 0	TOTAL 35
BICYCLE PARKING	10% OF 34=3.4	0	4
LANDSCAPE BUFFER	10'	23.62'	16.42'
ADA PARKING	2	1	2



VICINITY MAP





16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601
PARCEL TAX ID.: 6161-24-427963
ZONING DISTRICT: MIXED USE 5 (MU5)
YEAR BUILT: 2017
OWNER : AJ AUTOBODY LLC
PROPOSED PARKING GARAGE ADDITION

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- AREA OF PROPOSED WORK
- UP UTILITY POLE
- CB CATCH BASIN
- RL ROOF LEADER
- LP LIGHT POLE
- HD HYDRANT
- GAS
- WATER
- S SEWER
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED GARAGE ADDITION
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- EXISTING SHRUBS

PROPOSED TREE
- Eastern Service Berry
- Pink Magnolia
- BLOOMERANG LILAC

NO.	
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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STATE OF NEW YORK
PETER C. MARCHETTI
061528
LICENSED PROFESSIONAL ENGINEER

PROJECT: PROPOSED PARKING GARAGE ADDITION
PLOT PLAN,
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1"=20'
DWG. NO.: SP

SQUARE FOOTAGE

EXISTING	
AUTO REPAIR SHOP:	5,176 S.F.
OFFICE SPACE:	2,520 S.F.
	7,696 S.F.
PROPOSED:	
PARKING GARAGE:	4,864 S.F.
TOTAL	12,560 S.F.

DRAWING LIST

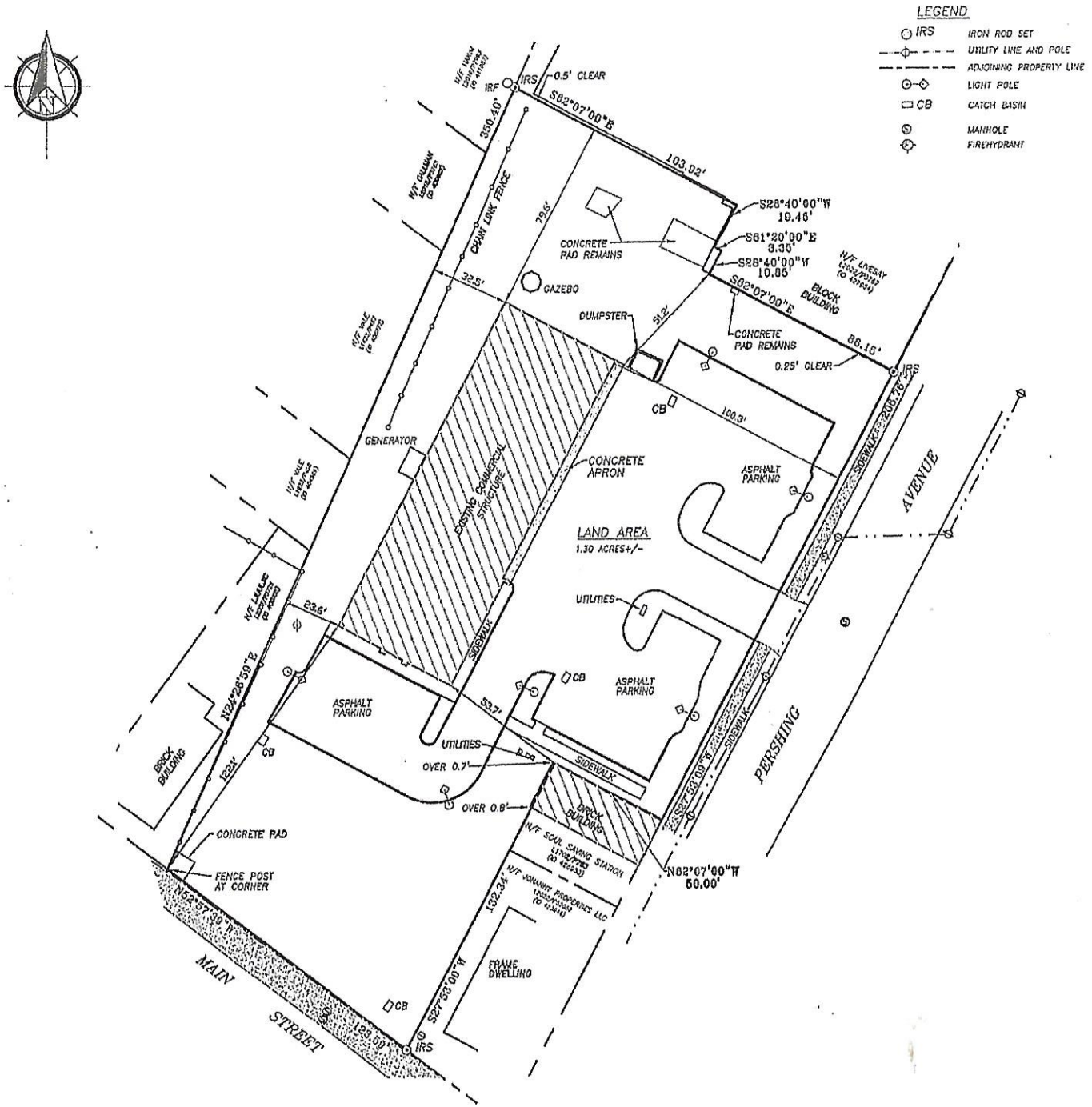
SP PLOT PLAN
SP-1 LANDSCAPE PLAN
SP-2 EROSION CONTROL
SP-3 STORMWATER MANAGEMENT
P PICTURES
A-1 EXISTING & DEMO FLOOR PLAN
A-2 EXTERIOR ELEVATIONS
A-3 PROPOSED PLAN

PLOT PLAN
SCALE: 1"=20'

NOT A SURVEY. SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED NOVEMBER 6, 2023

PROGRESS PRINT

NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.



NOTES:

PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.

THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD SEPTEMBER 2023

SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID GUARANTEES OR CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS

REFERENCES:
-L2011/P3475

CERTIFY TO:
-AJ AUTOBODY LLC
-FIRST AMERICAN TITLE INSURANCE COMPANY
-PRO-10931

GRAPHIC SCALE
SCALE 1" = 30'
0 15 30 45 60

SURVEY FOR
AJ AUTOBODY LLC

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

PROJECT TITLE

STEVEN J. GREEN PLS
LICENSE NO. 050505
P.O. BOX 634, GOSHEN, NY 10924
(845) 978-1672

STEVEN J GREEN PLS LICENSE 050505 DATE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

SCALE	PROJECT	CAD REFERENCE
1" = 30'	10 PERSHING AVE	123-009
PARCEL ID	DATE:	DWG NO
427993	9/6/2023	1 of 1

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROECTED DURING EXCAVATION AND CONSTRUCTION.

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

NOTE:

EVERGREENS TO BE
3' HIGH MINMUM.
3' WIDE MINMUM.
3' MINMUM FROM PROPERTY LINE



Pink Magnolia, Lily Tree
Magnolia Soulangeana



BLOOMERANG LILAC
Syringa Vulgaris Lilac Tree



Amelanchier Canadensis
Eastern Serviceberry

WINTERGREEN BOXWOOD SHRUB



BABY GEM BOXWOOD
Buxus Microphylla Japonica Gregem
TO BE PLANTED AT PROPERTY LINE





Panicle Hydrangeas
Hydrangea Paniculata
TO BE PLANTED IN PLANTERS

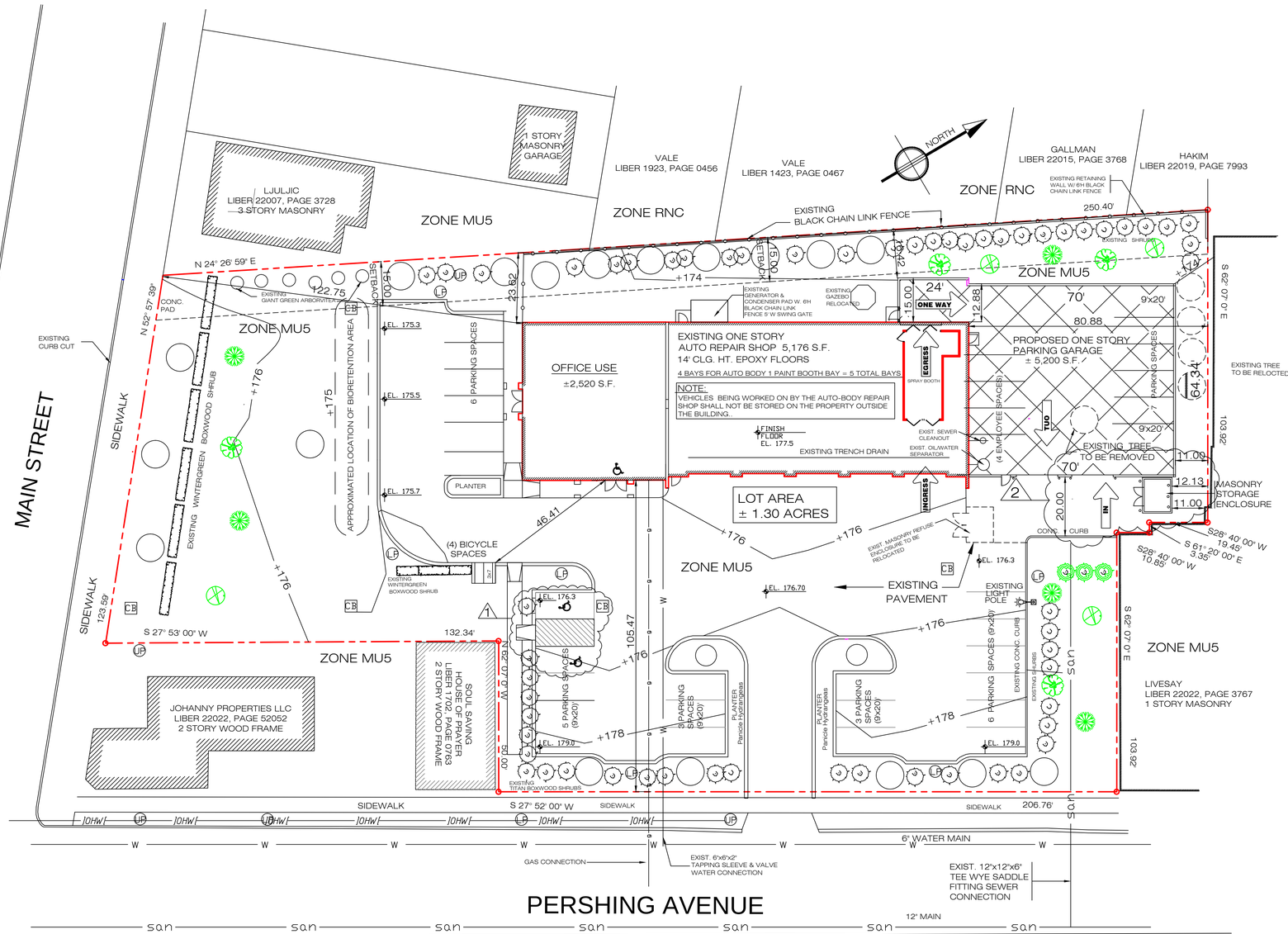
TREE LEGEND

PROPOSED TREES

NAME	SIZE	QUANTITY
Eastern Service Berry	4" Dia.	4
Blumerang Lilac	4" Dia	4
Pink Magnolia	6" Dia	5

GENERAL LANDSCAPING

1. ALL CONSTRUCTION MATERIALS TO BE STORED AT REAR AREA DURING CONSTRUCTION.
2. AUTOMATIC DRIP SYSTEM TO BE INSTALLED IN ALL PLANTING AREAS.
3. OVER-DIG ALL TREE AND SHRUB HOLES TWO TIMES BALL SIZE AND REPLACE WITH MIX OF TOPSOIL AND ORGANIC MATERIAL.
4. MULCH ALL PERENNIAL BEDS WITH AT LEAST THREE INCHES OF ORGANIC MULCH.
5. RE-VEGETATE ALL AREAS TO REMAIN NATIVE WITH NATIVE GRASSES.
6. THERE IS TO BE NO SOD.
7. TRASH TO BE ENCLOSED AT REAR
8. APPLY ROCK OVER 6 MIL PLOY WHERE WATER IS CHANNELED AROUND HOUSE. DESIGN FOR SHEET DRAINAGE WHERE WATER IS NOT CHANNELED.



LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- AREA OF PROPOSED WORK
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — HYDRANT
- 9 — GAS
- w — WATER
- S — SEWER
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED GARAGE ADDITION
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING SHRUBS

PROPOSED TREE
- Eastern Service Berry
- Blumerang Lilac
- Pink Magnolia

DRAWINGS NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, OBSERVATION, AND INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

Dig Safely. New York
Know what's below. Call 811 before you dig.

LANDSCAPING PLAN

SCALE: 1"=20'

PROGRESS PRINT

NOTE:
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NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER
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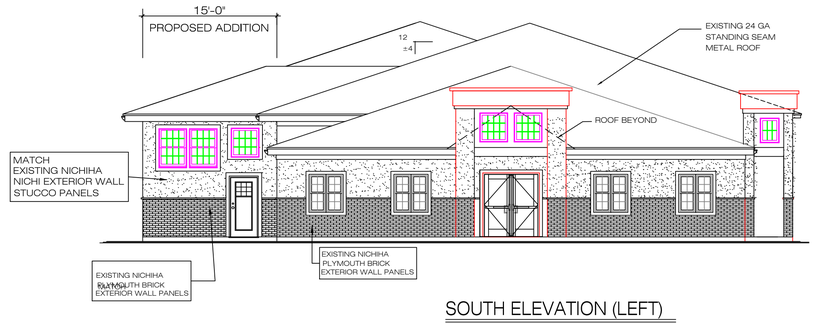
STATE OF NEW YORK · PETER G. MARCHETTI JR. · 061529 · LICENSED PROFESSIONAL ENGINEER

PROJECT: PROPOSED
PROPOSED PARKING GARAGE ADDITION
LANDSCAPING PLAN
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

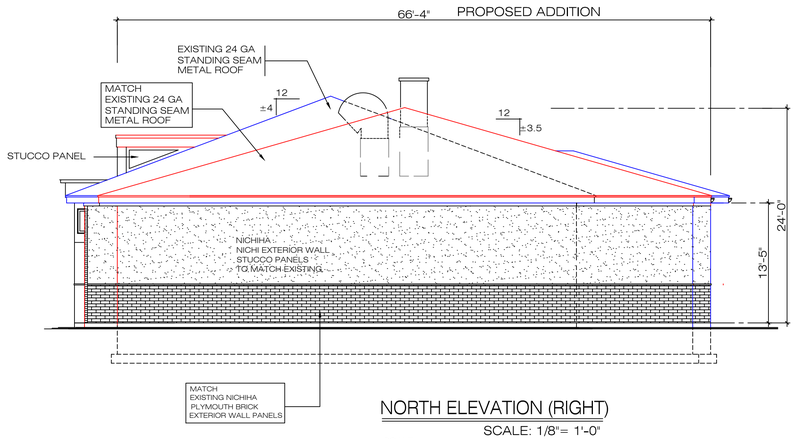
DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1"=20'
DWG. NO.: SP-1



SOUTH ELEVATION (LEFT)

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

SCALE
0 2 4 6 8 10 20



NORTH ELEVATION (RIGHT)

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

SCALE
0 2 4 6 8 10 20

NOTE:

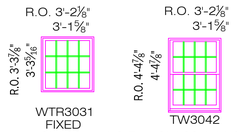
THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

LEGEND

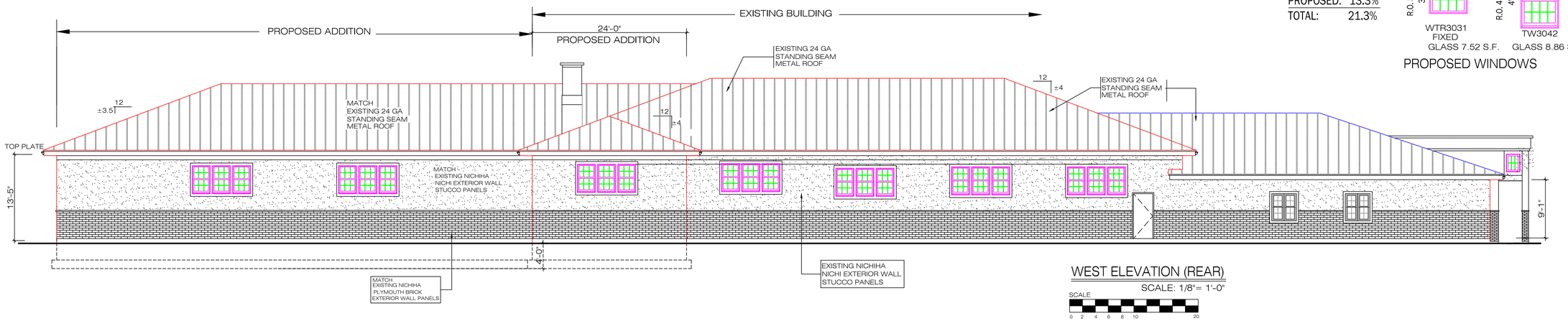
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION

TRANSPARENCY

EXISTING:	± 8.0%
PROPOSED:	13.3%
TOTAL:	21.3%



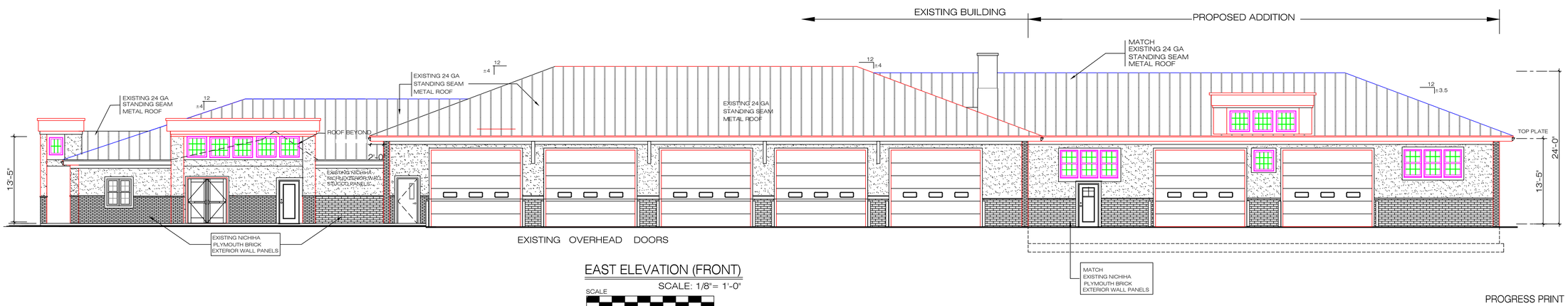
PROPOSED WINDOWS



WEST ELEVATION (REAR)

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

SCALE
0 2 4 6 8 10 20



EAST ELEVATION (FRONT)

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

SCALE
0 2 4 6 8 10 20

PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTE:
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NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
PO BOX 63, NORTH SALEM, NEW YORK 10560
TEL 845 270 9451
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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REGISTERED ARCHITECT
KENNETH L. KAEFER
STATE OF NEW YORK
22119

PROJECT: PROPOSED
PARKING GARAGE ADDITION
PROPOSED ELEVATIONS

AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1/8"=1'-0'
DWG. NO.: A-2

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature [signature] Title President

PRINT FORM

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Dutchess Auto Collision

Project Location (describe, and attach a location map):
16 Pershing Avenue , POUGHKEEPSIE, NEW YORK 12601

Brief Description of Proposed Action:
Parking Garage Addition

Name of Applicant or Sponsor:	Telephone: 917 416 7591
DEVANAND JAIKERRAN	E-Mail: into@dutchessautocollision.com

Address:
16 Pershing Avenue

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NEW YORK	12601

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Z1.3ONING BOARD OF APPEALS, PLANNING BOARD, BUILDING PERMIT	☐	☑

3. a. Total acreage of the site of the proposed action? 1.30 acres
   b. Total acreage to be physically disturbed? 0.22 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.30 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
THE R- RATIONG WILL BE ABOVE THE NEW YORK STATE ENERGY CONSTRUCTION CODE REQUIREMENTS.	☐	☑
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
THE PROPOSED ADDITION STORMWATER MANAGEMENT WILL TREATED WITH CULTEC SYSTEM	☐	☑
_____		

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:_____		
~~1~~9. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe: _____		
MOTOR OIL_____		

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

Applicant/sponsor/name: _____ Date:_____

Signature: _____Title:_____

PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.

2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING, PRUNING, MULCHING AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.

3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE 4. ALL SHRUBS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK WILLOW.

4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE THIS SHEET FOR PLANTING DETAILS.

5. COORDIANTE PLANT MATERIAL LOCATIONS WITH SITE UTILITES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES.SEE LIGHTING PLANS FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROPRIATE.EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

6. LANDSCAPE PLANTING POTS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM MAIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR EXPECTATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SAND LOAM FREE FROM STAKES AND RUBBISH. 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL .HARDWARE TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING DETAILS AS S.PECIFIED.

7 TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL AND JUNE1 OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.

8. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS: 1 PART PEAT MOSS, 3 PARTS TOPSOIL, FERTILIZER/LIVE (APPLY AS RECOMMENDED BY SOIL ANALYSIS), WYCHORZA INOCULATNT- "TRANSPLANT 1 STEP" AS MANUFACTURED OR ROOTS, INC OR APPROVED EQUAL. USE PER MANUFACUTER'S RECOMMENDATIONS FOR TREES AND SHRUBS

9. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE Ph, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

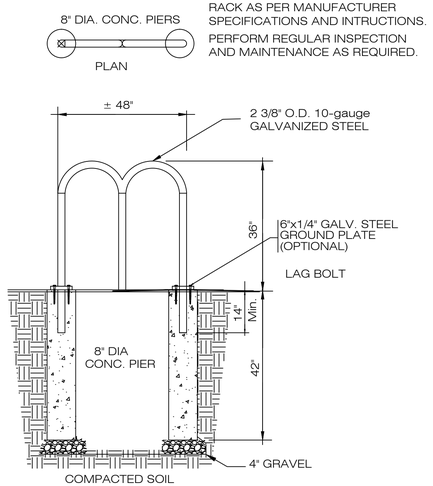
10. LAWN SEEDING MIXTURE (LOW-WOW): 15% KENTUCKY BLUEGRASS (POA PREATENESS-SINGLE VARIETY); 15% PERENNIAL RYEGRASS (LOUM PERENNE); 30% CREEPING AND FESCLE (FESTUCA RUBRA); 25% CHEWINGS FESCLE(FESTUCA RUBRA JAMESTOWN); 15% HARD FESCLE. SEEDING RATE: 4.5 LBS PER 1000 SF (ADD 10% TO QUANTITY IF HYPERSEEDED). SEEDING DATES: AUGUST 15- OCTOBER 1 AND APRIL 15-JUNE 15, UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

11. ALL SLOPES GREATER THAN 30% RECEIVING A GRASS SEEDING SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

12. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.

(4) CONTEMPORARY GALVANIZED BIKE LOOP RACK

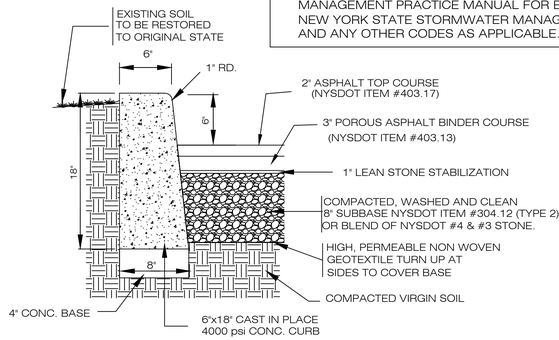
NOTE:
CONTRACTOR SHALL INSTALL RACK AS PER MANUFACTURER SPECIFICATIONS AND INTRUCTIONS.
PERFORM REGULAR INSPECTION AND MAINTENANCE AS REQUIRED.



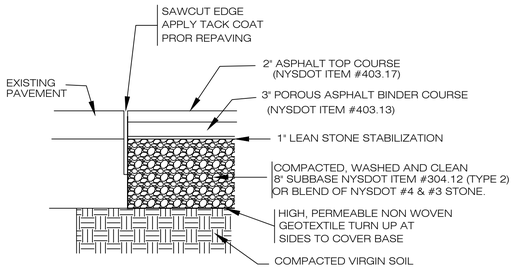
BIKE RACK DETAIL
NO SCALE

PROPOSED GALVANIZED (4) BIKE LOOP RACK

NOTES:
1. NEW PAVEMENT SHALL MEET N.Y.S. CODES, CITY OF POUGHKEEPSIE CODE AND STANDARDS. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL STATE.
2. ALL WORK SHALL COMPLY WITH CITY OF POUGHKEEPSIE CODE, CURRENT EDITION OF "N.Y.S. AND DUTCHESS COUNTY BEST MANAGEMENT PRACTICE MANUAL FOR EROSION AND SEDIMENT CONTROL NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, AND ANY OTHER CODES AS APPLICABLE.



CONCRETE CURB DETAIL
N.T.S.

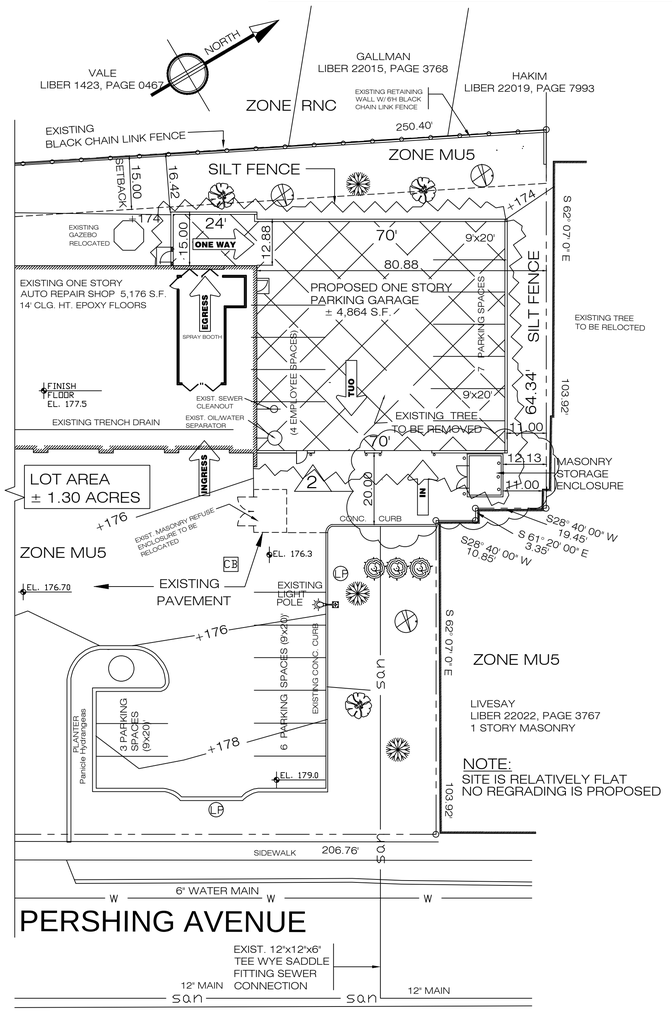


SAWCUT JOINT DETAIL
N.T.S.

NEW PAVEMENT DETAILS

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- AREA OF PROPOSED WORK
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — HYDRANT
- G — GAS
- WATER
- S — SEWER
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED GARAGE ADDITION
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- EXISTING SHRUBS
- PROPOSED TREE
- Eastern Service Berry
- Pink Magnolia
- BLOOMERANG LILAC
- SILT FENCE



EROSION CONTROL

SCALE: 1"=20'

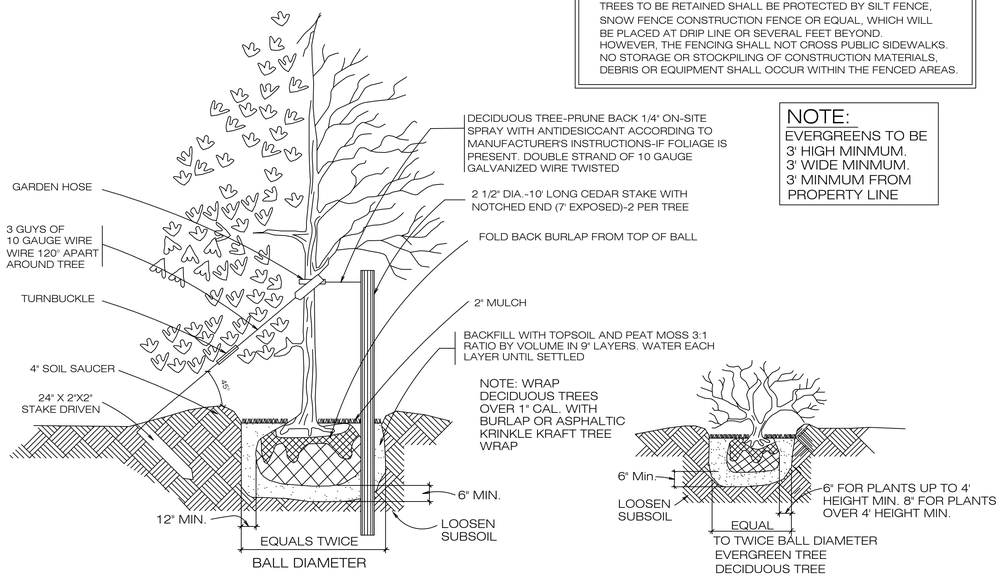
NOT A SURVEY. SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED NOVEMBER 6, 2023

PROGRESS PRINT

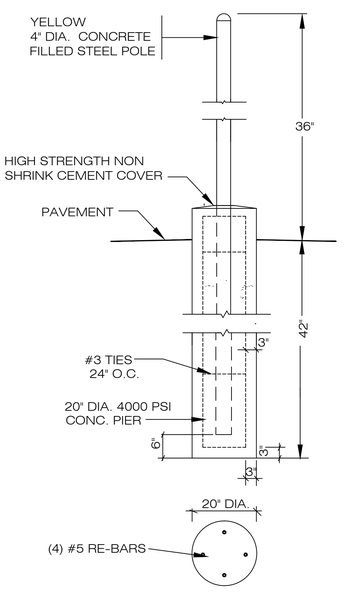
NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

NOTES:
1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROECTED DURING EXCAVATION AND CONSTRUCTION.
2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

NOTE:
EVERGREENS TO BE
3' HIGH MINMUM.
3' WIDE MINMUM.
3' MINMUM FROM PROPERTY LINE



PLANTING DETAILS



PROPOSED BOLLARD DETAIL

NO SCALE

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N.Y. 12564
TEL: 845 239 1456
Email: studio9@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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STATE OF NEW YORK · PETER G. MARCHETTI, JR. · 061528-1 · LICENSED PROFESSIONAL ENGINEER

REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025

PROJECT:
PROPOSED PARKING GARAGE ADDITION
EROSION CONTROL

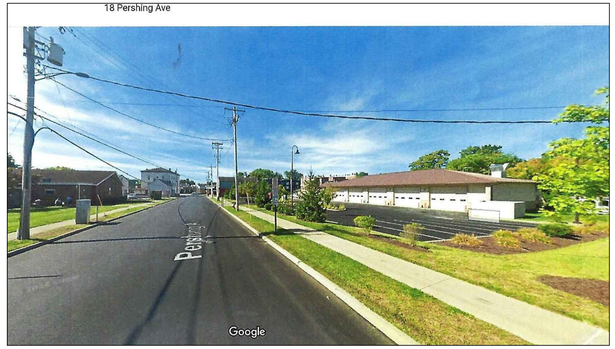
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: AS NOTED
DWG. NO.: SP-2



SOUTH MAIN STREET







PERSHING AVENUE



SOUTH/WEST



WEST



PARTIAL WEST

EXISTING BUILDING



NORTH



NORTH WEST



EAST NORTH



NORTH

AREA OF PROPOSED WORK

NOTE:
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NO.	
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N.Y. 12564
TEL: 845 239 1456
Email: studio90@msn.com
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ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER
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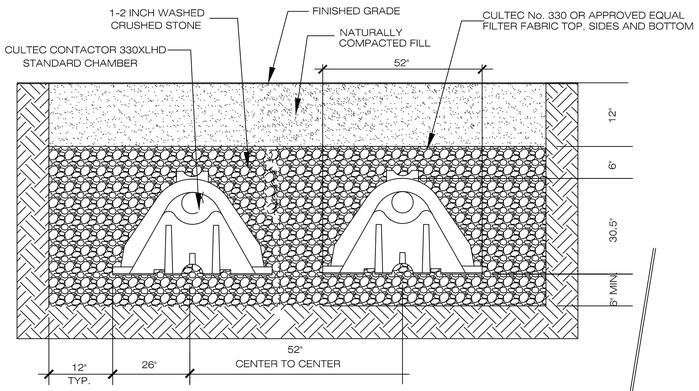
PROJECT:
PROPOSED PARKING GARAGE ADDITION

PICTURES

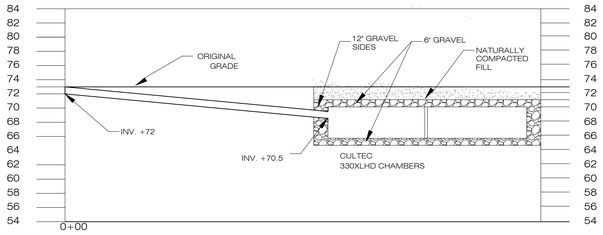
DEVANAND JAIKARRAN
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE:3-19-2025
JOB NO. 25-14
SCALE: NONE
DWG. NO.: P



CULTEC RECHARGER 330XLHD HEAVE DUTY

TYPICAL CROSS SECTION



RECHARGER PROFILE

NTS

GENERAL NOTES

MODEL 330XLHD BY CULTEC, INC. OF BROOKFIELD, CT.
MODEL 330XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC, Inc.	PH: (203) 775-4416
P.O. Box 330	PH: (800) 4-CULTEC
878 Federal Road	FX: (203) 775-1462
Brookfield, CT 06804 USA	www.cultec.com

IMPERVIOUS SURFACE	
DWELLING:	1,500 S.F.
PORCH:	100 S.F.
WALKS & CONC. PAD:	306 S.F.
TOTAL:	1,906 S.F.
	1,906/4500= 42.3%
POROUS ASPHALT:	± 736 S.F.

DESIGN NOTES:

SYSTEM SIZED USING 3" (inches) RAINFALL
SYSTEMS TO BE PLACED 10 FEET OR MORE FROM DWELLING, PROPERTY LINE AND TREES.

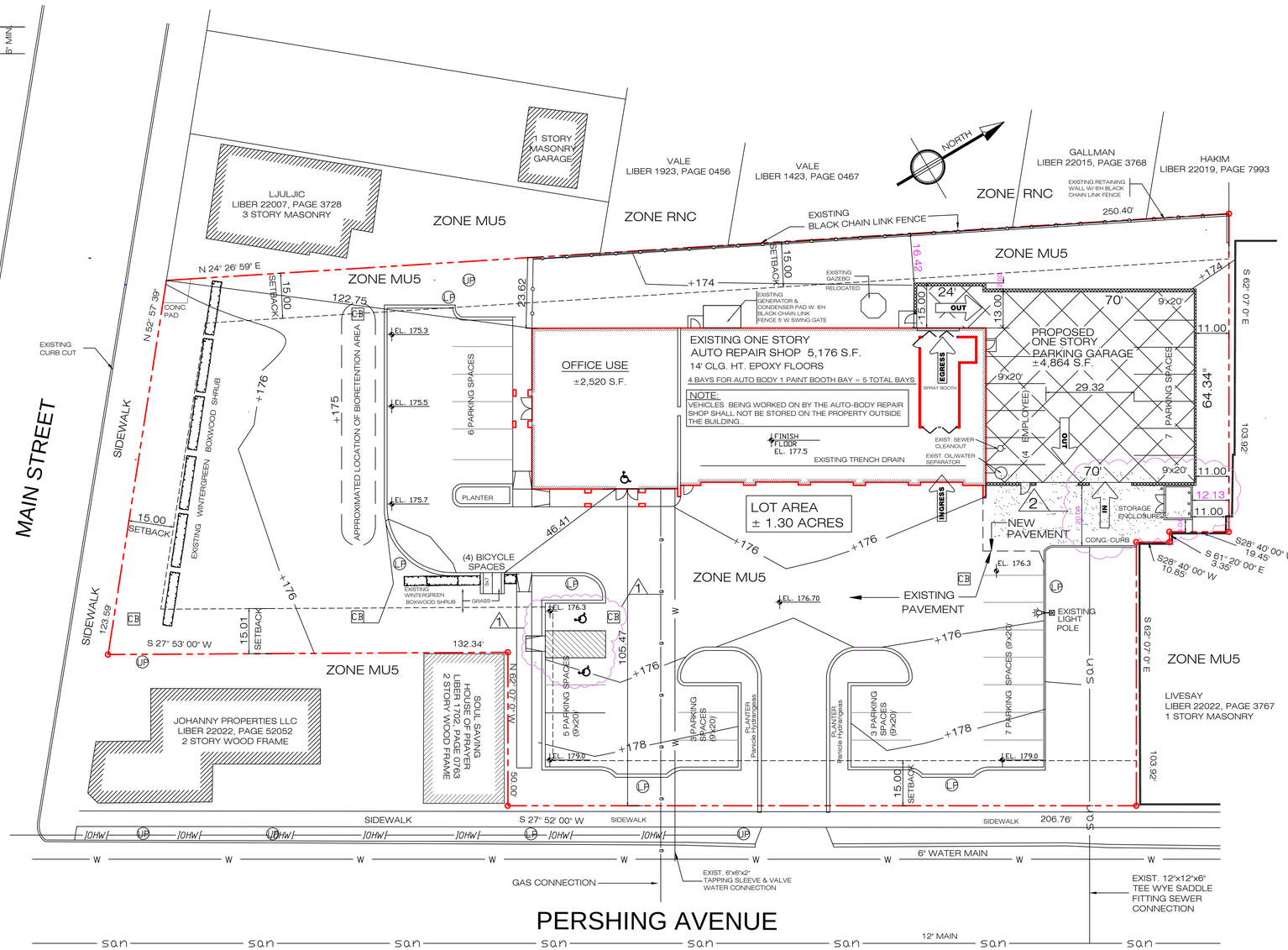
CONTRACTOR SHALL PROVIDE PERCOLATION TESTS AS REQUIRED

330XLHD CULTEC HOLDING CAPACITY
MINIMUM INSTALLED CHAMBER STORAGE =930 Gallons
DRAINAGE
AREA = 6264 sf
VOLUME =6264 sf x 3 in (.25 ft) =1566 cu.ft
1566 cu.ft x 7.48 gal/cu.ft =11714 gals
11714 gals / 930 gals/cultec = 12.60 = (13) 330XLHD Cultec

NOTE:
DRAIN PIPES
ROOF LEADER & FOOTING DRAINS TO BE 6" PVC PIPE CONNECTED TO 6" LINE TO CULTEC RECHARGE

SQUARE FOOTAGE	
EXISTING	
AUTO REPAIR SHOP:	5,176 S.F.
OFFICE SPACE:	2,520 S.F.
	7,696 S.F.
PROPOSED:	
PARKING GARAGE:	4,864 S.F.
TOTAL	12,560 S.F.

PROPOSED:	
PARKING GARAGE:	4,864 S.F.
NEW PAVEMENT:	±1,400 S.F.
TOTAL:	6,264 S.F.



PLOT PLAN

SCALE: 1"=20'

NOT A SURVEY. SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED NOVEMBER 6, 2023

PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTE:
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LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- AREA OF PROPOSED WORK
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — HYDRANT
- g — GAS
- w — WATER
- S — SEWER
- EXISTING TREES
- EXISTING SHRUBS
- PROPOSED TREE Eastern Service Berry
- Pink Magnolia
- BLOOMERANG LILAC
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- CULTEC RECHARGER 330XLHD

NO.	
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025

REVISION DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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PROJECT:
PROPOSED PARKING GARAGE ADDITION
STORMWATER MANAGEMENT

AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1"=20'
DWG. NO.: SP-3

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
FEBRUARY 24, 2026

16 PERSHING AVENUE: SITE PLAN
Application for the proposed expansion of an existing nonconforming automobile repair facility including an addition to the building and reconfiguration of the parking lot and on-site traffic circulation. Owner: AJ Autobody LLC; Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid #PB2025-113; Zoning District: MU5; File #PB2025-113

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

Recommendation
- Review draft negative declaration
- The full 30 day time period must be provided to involved agencies before lead agency may be agreed upon. Lead agency declaration was circulated 1/28/26, as of 2/17/26 we have not received notice of the County's agreement that the planning board serve as lead agency. If notice is not received by the meeting, no SEQRA declaration may be made until the 3/24/26 planning board meeting.
- Project formerly received variances for the location of an autobody facility within 30 feet of a residential zoning district under the previous zoning code.
- Consider significance of SEQRA impacts regarding conflicts with adopted zoning regulations. Project requires both a use variance for the expansion of the nonconforming use by 68% of its area, and 8 separate area variances regarding setbacks, height, transparency and dimension of the driveway.
- The project requires several area variances regarding setbacks, build-to-frontage-minimum height, driveway width and transparency. The project also requires a use variance for the expansion of a nonconforming building in excess of 25% of its area.
- Expansion of non conforming uses are subject to planning board approval provided that the finds that "such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties."
    - Property is adjacent to RNC and MU5 zoning districts permitting a wide range of uses including single and multifamily residences, retail/commercial uses and

community uses. Existing adjacent uses include multifamily residences, an auto use, and the Salvation Army.

Project History
First Appearance 1/27/26

Documents Entered into Record

Date	Description	Author	Comments
9/26/25	Application	Devanand Jaikarran	Site Plan Application
9/26/25	Survey	Steven Green PLS	September 2023 unsigned
9/26/25	SEQRA	Devanand Jaikarran	EAF Part I
9/26/25	Site Plan	Studio 90 Design & Planning	4/9/25 Plot Plan, SP-1, SP-2, SP-3, P, A1, A2, A3

Comments Received

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

Motions and Resolutions
With regard to the City's file number #PB2025-113 and 16 Pershing Ave

Agency Use Only [If applicable]

Project:	16 Pershing Ave Expansion
Date:	2/24/26

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Regarding EAF part two, question one, the project is inconsistent with the local zoning code regarding an excess of the maximum primary street setback, build-to-frontage, failing to meet the minimum height, ground story transparency, parking area setback, driveway width and expansion of a non conforming building in excess of 25% of the existing area. The project is located in the Mixed Use 5 district where automobile repair is a prohibited use. Section 19-3.2(1) describes the purpose of the zoning district as follows "The Mixed Use 5 District (MU5) is intended to enhance the economic vitality and the pedestrian-oriented urban fabric of Poughkeepsie's neighborhoods immediately adjacent to the City's downtown center and innovation district. This shall be accomplished through development that engages the public realm, creates pedestrian-friendly street frontages, and includes a combination of vertical and horizontal mixing of retail, service, office, and residential uses." Some impacts to community plans may occur in the immediate vicinity of the proposed action where the project fronts mixed use and residential properties to the west, and to the north where the proposed expansion infringes upon the side yard set back facing another property zoned for mixed use. The project is compatible with other dimensional requirements of the zoning code regarding lot coverage. Due to the very localized nature of potential impacts to community plans and the community character they seek to regulate, only a small impact is anticipated. No other potential environmental impacts were identified from a review of the applicants Short EAF part 1.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 287 & 307 South Avenue

II. PROPERTY OWNER: PK South Ave LLC
ADDRESS: 162 Rinaldi Blvd
Poughkeepsie
NY, 12601 (state and zip code)
PHONE NUMBER: c/o 845-874-7166 (include area code)

III. NAME OF APPLICANT: Same as owner
ADDRESS: _____
_____
_____ (state and zip code)
PHONE NUMBER: _____ (include area code)
EMAIL ADDRESS: _____

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

IV. CONSULTANT: KARC Planning Consultants, Natalie Quinn
ADDRESS: PO Box 924
Poughkeepsie
NY, 12602 (state and zip code)
PHONE NUMBER: 845-874-7166 (include area code)
EMAIL ADDRESS: _____

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____
Multi-family residential

VI. ZONING DISTRICT: CD

(Proceed to XVII for special permit & façade approval only)

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes) _____ (no)

Change of use: _____ (yes) X (no)

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

Alteration: _____ (yes) X (no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

Lot area: 0.998 (acres) 43,452 (square feet)

Building Footprint: 21,744 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

21,744 SF (total building footprint, square feet)

Lot Coverage: 57.1% (percentage, impervious coverage ~~building coverage only~~)

Gross Floor Area: 92,393 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

92,393 SF (total gross floor area, square feet)

Building Height: 5 (stories) 58 (feet)

Floor Area Ratio: 2.13 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 103 spaces

B) Number of Off-Street Parking Spaces provided: 83 spaces

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 54

Number of two (2) bedroom unit's 24

Number with three or more bedrooms: 4

Total number of units: 82

C) Is funding public?____Yes__X__No
If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____
B) Number of doctors/dentists/medical practitioners: _____
C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

_____ December 22, 2025

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

October 21, 2025

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of PK South Ave LLC property owner of 287 & 307 South Avenue Poughkeepsie, NY 12601, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

Ryan Arket
PK South Ave LLC

City of Poughkeepsie
Waterfront Assessment Form (WAF)

A. INSTRUCTIONS

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

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

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

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1 Describe nature and extent of action:

The applicant is seeking to construct an 82-unit multifamily residential building at 287 & 307 South Ave (Parcels #974481 and #982453). The building is 5-stories with structured parking on the first floor and four stories of residential units above.

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

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

Construction (site plan approval process)

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

N/A

c. Permit, approval, license, certification

Seeking site plan approval.

d. Agency undertaking action:

City of Poughkeepsie Planning Board

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

a. Name of applicant

PK South Ave LLC

b. Mailing address:

162 Rinaldi Blvd Poughkeepsie, NY 12601

c. Telephone number:

c/o (845) 874-7166

d. Property tax number:

974481 & 982453

e. Application number, if any:

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

Yes _____ No X

If yes, which State or federal agency? _____

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

South Ave, City of Poughkeepsie across from Poughkeepsie Rural Cemetery

6. Size of site (acres): 0.998

7. Amount (acres) of site to be disturbed: 0.97 acres

8. Present land use: Vacant, existing 600 SF office building and parking lot

9. Present zoning classification: CD

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): None

11. Percentage of site that contains slopes of 15% or greater: 0%

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

    (a) Name N/A

    (b) Size (in acres) N/A

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.

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

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

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

(d)	Does the project presently offer or include scenic views or vistas that are known to be important to the community?	___	X
(e)	Is the project site presently used for commercial or recreational fishing or fish processing?	___	X
(f)	Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?	___	X
(g)	Is the project located in a flood prone area?	___	X
(h)	Is the project located in an area of high coastal erosion?	___	X
(i)	Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?	___	X
(j)	Do essential public services or facilities presently exist at or near the site?	___	X
(k)	Will the project involve surface or subsurface liquid waste disposal?	___	X
(l)	Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	___	X
(m)	Will the project involve shipment or storage of petroleum products?	___	X
(n)	Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters?	___	X
(o)	Will the project involve or change existing ice management practices?	___	X
(n)	Will the project alter drainage flow, patterns or surface water runoff on or from the site? See section D below.	X	___
(p)	Will best management practices be utilized to control storm water runoff into waterfront waters?	___	N/A ___ Not near the waterfront
(q)	Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates?	___	X
(r)	Will the project affect any area designated as a tidal or freshwater wetland?	___	X
(s)	Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	___	X

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

4(n) - On-site surface runoff will be collected in retention system beneath the permeable pavers or captured by catch basins and then directed to the existing culvert that runs south–north alongside South Avenue.

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

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

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

Preparer's Name (Please print) : Natalie Quinn, KARC Planning Consultants, Inc.

Affiliation: Agent for applicant

Telephone Number: (845) 874-7166

Date: 12.22.2025

KARC
PLANNING CONSULTANTS, INC.

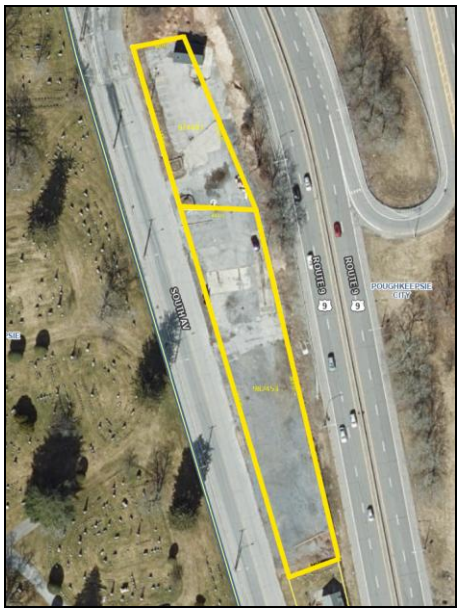
December 22, 2025

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

Re: 287 & 307 South Avenue
Parcel No. 131300-6061-60-974481 & 982453
City of Poughkeepsie
Site Plan Application

Dear Chair Saylor:

The applicant is seeking to construct a multifamily residential building at 287 & 307 South Avenue (Lots 974481 & 982453) in the City of Poughkeepsie. Together, the lots total approximately 0.998 acres (43,452 SF). The parcels are located in the Campus Development (CD) Zoning district, where multi-family residential is a permitted use.





The applicant proposes to construct an 82-unit residential building with residential amenities and accessory parking. Lot 974481 currently contains a one-story building, which will be demolished. The remainder of Lot 974481, along with Lot 982453, is primarily covered with asphalt and gravel.

KARC
PLANNING CONSULTANTS, INC.

Unit Type	Amount
One-Bed	54
Two-Bed	24
Three-Bed	4
Total	**82**

Given the unique configuration of the site, the building is designed as a long linear building with structured parking on the first floor and four stories of residential units above. The layout accommodates a NYSDOT storm line easement along the western lot line (fronting South Avenue). As a result, some parking spaces are partially uncovered; however, all parking is accessed beneath the building from the south side of the lot. A total of 83 parking spaces are provided, including four handicap-accessible spaces.

Resident amenities will be located primarily on the second floor, on the side of the building facing Route 9, including a community room, co-working areas, a fitness center, resident storage, and a dog wash. Resident lounges are also proposed on levels three, four, and five, with resident outdoor open space provided on the rooftop.

Enclosed, please find the following:

1. Cover Letter prepared by KARC, dated December 22, 2025
2. Site Plan Application Form prepared by KARC, dated December 22, 2025
3. Waterfront Assessment Form prepared by KARC, dated December 22, 2025
4. SEAF prepared by KARC, dated December 22, 2025
5. Survey prepared by Johnson Surveying, dated July 22, 2025
6. Site Plan prepared by LRC, dated December 22, 2025
7. Massing Study prepared by ADG, dated December 19, 2025
8. Engineers Report prepared by LRC, dated December 22, 2025
9. Fee in the amount of $17,568

We kindly request to be placed on the January 27, 2026 Planning Board Agenda. Please advise if you require anything further for your review.

Thank you.

Sincerely,

_____
Natalie Quinn, Agent for Applicant

SURVEY NOTES

1. Copyright Johnson Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

8. Subject to covenants, easements, restrictions, conditions and agreements of record.

9. Subject to any right, title or interest the public may have for highway use.

10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

11. Contour interval is two foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

DEED REFERENCE

Doc. #02 2023 3438
Chauncey Maggiacomo
to
PK South Ave LLC.
November 6, 2023

Doc. #02 2023 3439
C.N. Maggiacomo Realty Co. Inc
to
PK South Ave LLC.
November 6, 2023

TAX PARCEL NUMBER

City of Poughkeepsie, Dutchess County, New York
6061-60-974481
6061-60-982453

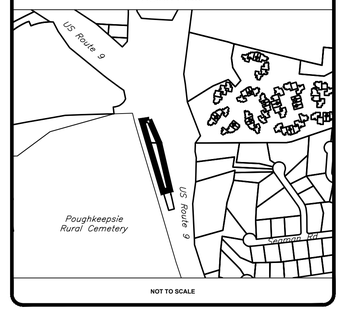
AREA

43,452 Square Feet
0.998 Acres

DATE OF SURVEY

Field Completion: December 19, 2025

VICINITY MAP



rev.	date	description
1	9/28/25	Underground Utility Revisions

JOHNSON SURVEYING
BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

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STATE OF NEW YORK
BRENDAN S. JOHNSON
LICENSED LAND SURVEYOR

BRENDAN JOHNSON, P.L.S.
L.S. No. 50919

SOUTH AVE

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR PK SOUTH AVE LLC

CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK

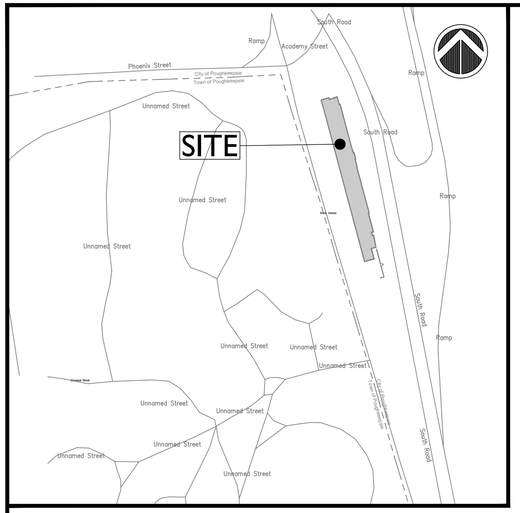
tax id	974481 & 982453
address	287 & 307 SOUTH AVE
date	7/22/25
drawn	BJ
scale	1"=20'
checked	BJ
project no.	25-091
project name	SOUTH AVE
sheet	1 OF 1

SITE PLAN SUBMISSION SET

PROPOSED RESIDENTIAL

287-307 SOUTH AVE
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

TAX MAP ID# 6061-60-974481 & 6061-60-982453



LOCATION MAP

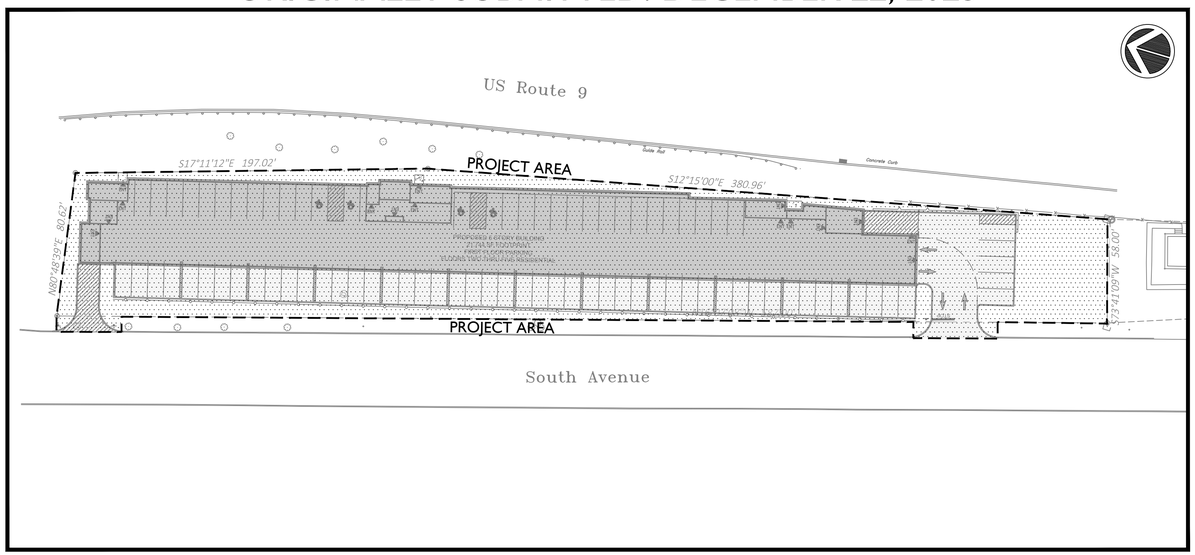
SCALE: 1"=1,000'



VICINITY MAP

SCALE: 1"=200'

ORIGINALLY SUBMITTED: DECEMBER 22, 2025



OVERALL SITE PLAN

SCALE: 1"=40'

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE _____DAY OF_____2_____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S)

FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS

INDEX OF DRAWINGS

CV-1	COVER SHEET
DM-1	DEMOLITION PLAN
SP-1	SITE PLAN
SG-1	SITE GRADING & DRAINAGE PLAN
UT-1	SITE UTILITIES
EC-1	EROSION & SEDIMENTATION CONTROL PLAN
LL-1	LANDSCAPE PLAN
A1	NIGHTTIME LIGHTING
TT-1	VEHICLE TURNING PLAN
NS-1	NOTES SHEET
DN-1	SITE DETAILS
DN-2	SITE DETAILS
DN-3	SANITARY / WATER DETAILS
DN-4	STORMWATER DETAILS
DN-5	EROSION CONTROL DETAILS

CIVIL ENGINEER:

LRC Engineering & Surveying

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

Loureiro NY, P.C.

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880

160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877

www.lrcconsult.com

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

Rodney Morrison P.E. #074194

OWNER / APPLICANT:

PK SOUTH AVE LLC
162 RINALDI BLVD.
POUGHKEEPSIE, NY 12601

SURVEYOR:

JOHNSON SURVEYING
BRENDAN JOHNSON, PLS
10 MEADOW LANE
PLEASANT VALLEY, NY 12569

ARCHITECT:

ANDERSON DESIGN GROUP
25 WALLKILL AVENUE
MONTGOMERY, NY 12549
(845) 294-2724

ADG ARCHITECTS

PLANNER:

KARC
PO BOX 924
POUGHKEEPSIE, NY 12602

KARC PLANNING CONSULTANTS, INC.

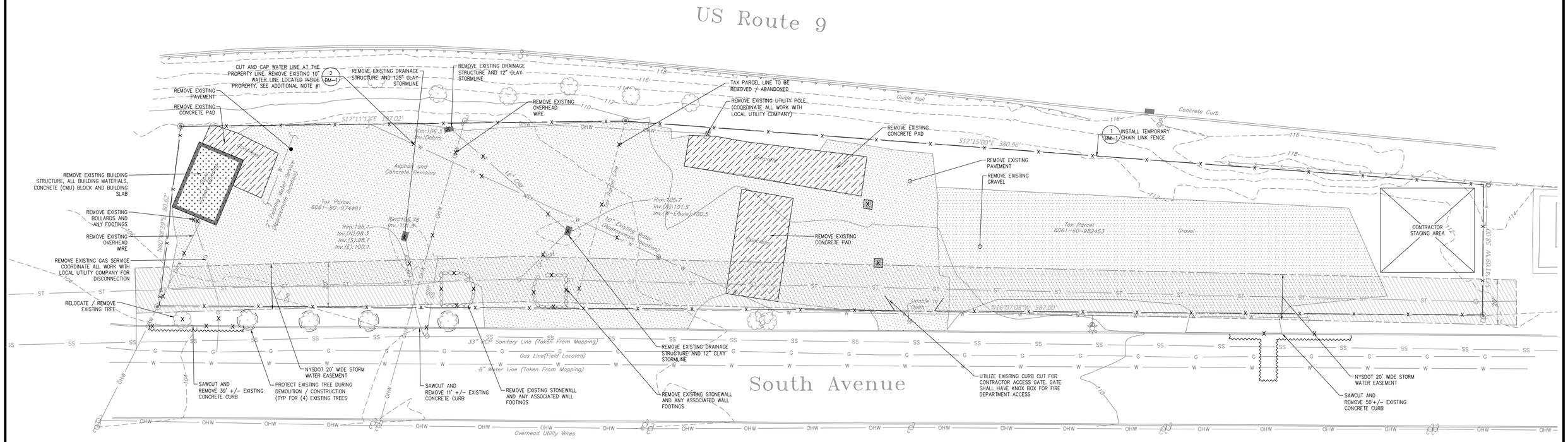
287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE

COVER SHEET

Drawing No.

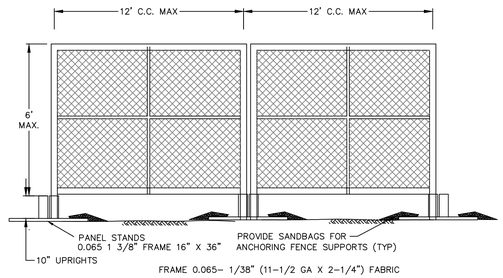
CV-1

ORIGINALLY SUBMITTED: 12-22-2025

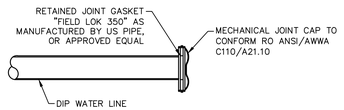


DEMOLITION NOTES:

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



1 TEMPORARY CHAIN LINK FENCE
NOT TO SCALE



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

ADDITIONAL NOTES:

1. CONTRACTOR TO FIELD LOCATE 10" WATERLINE AT PROPERLY LINE AND CUT AND CAP THE EXISTING MAIN. PRIOR TO CUTTING LINE CONTRACTOR SHALL SHUT OFF WATERLINE AT WATER VALVE SHUTOFF SHOWN ON THIS PLAN.
2. CONTRACTOR TO NOTE THAT ALL CONCRETE BENEATH EXISTING ASPHALT TO BE REMOVED IN ALL AREAS NOT NOTED / IDENTIFIED ON THE PLANS BY THE SURVEYOR.

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANYWAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT UDig NY 1-800-962-7962

LEGEND

- EXISTING PROPERTY LINE
- X X X X X X X X X X · ITEM(S) TO BE REMOVED
- SAWCUT LINE
- BUILDING/STRUCTURE TO BE REMOVED
- WALK / DRIVE TO BE REMOVED
- CONCRETE PAD(S) TO BE REMOVED

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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DEMOLITION PLAN

PROPOSED RESIDENTIAL

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DM25336401.dwg	Sheet No.	DM-1
Drawn	SMC	Project No.	25-3364		
Checked	KFC	Date	2025-12-22		
Approved	LRC	Scale	1"=20'		

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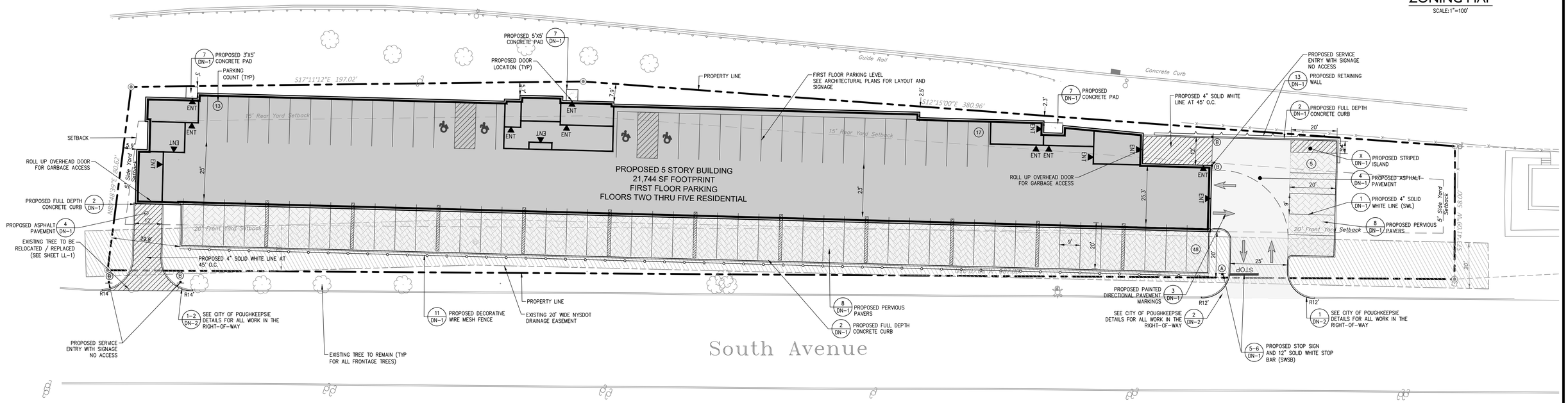

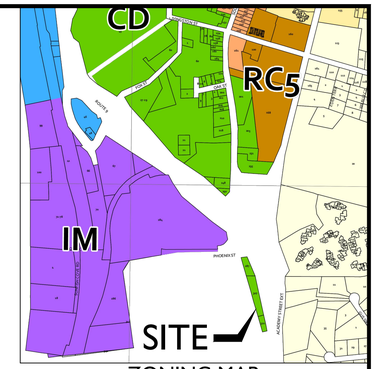

ZONING MAP

SCALE: 1"=100'

EASEMENTS:

EXISTING NYSDOT 20' WIDE DRAINAGE EASEMENT (LIBER 1109 PAGE 25)

NOTES:

1. EXISTING EASEMENTS ASSOCIATED WITH THIS PROJECT ARE SHOWN ON APPLICABLE PLAN SHEETS AND ARE LISTED ABOVE.
2. NO EXISTING WATERCOURSES, MARCHES, WOODED AREAS, ROCK OUTCROPS, TREES WITH A DIA. OF 8" OR MORE ARE ASSOCIATED OR LOCATED WITHIN WITH THIS PROJECT
3. SITE IS NOT IN FEMA 100 YEAR FLOODPLAIN
4. A FIRE DEPARTMENT KNOX BOX LOCATION IS PROVIDED AT THE SOUTHERN ENTRY LOCATION.
5. MAINTENANCE RECORDS FOR STORM WATER PRACTICES SHALL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT ON AN ANNUAL BASIS.

SURVEY MAP REFERENCE

EXISTING CONDITIONS / TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR PK SOUTH AVE LLC" DATED JULY 22, 2025 BY BRENDAN JOHNSON, PLS# 50919

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF BITUMINOUS CONCRETE
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED BOLLARD
- ENT PROPOSED DOOR LOCATION
- PROPOSED CONCRETE PAVERS
- EXISTING NYSDOT DRAINAGE EASEMENT

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "UDig NY" AT 1-800-962-7962 AT LEAST 48 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.
17. A SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH NPFA AND THE NYS FIRE CODE 2020.

SIGN LEGEND

NO.	LEGEND	MUTCD SIGN DESIGNATION	QTY.
A	STOP	R1-1	1
B	SERVICE ENTRANCE ONLY / NO ACCESS		4

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

ZONING SUMMARY CHART

ZONING INFORMATION		
TAX MAP IDENTIFICATION	131300-6061-60-974481 & 982453	
ZONING DISTRICT	CD - CAMPUS DEVELOPMENT	
PROPOSED USE	MULTIFAMILY RESIDENTIAL	
ZONING SUMMARY		
ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	N/A	43,452 SF (0.99 Acres)
MIN. FRONTAGE	50 FT	587'
MIN. LOT COVERAGE	50%	57.17% (*)
MIN. FRONT YARD	20 FT	20'
MIN. SIDE YARD	5 FT	5.9'
MIN. REAR YARD	15 FT	2.3' (*)
MAX. HEIGHT	5 STORIES 68 FT	5 STORIES 58 FT
MAX. DENSITY	N/A	82 UNITS
REQUIRED PARKING	1.25/DWELLING = 103 SPACES	83 SPACES (*)
REQUIRED BICYCLE PARKING	11 spaces	30 SPACES (INSIDE GARAGE)
REQUIRED OPEN SPACE	20%	29.3%

(*) DENOTES VARIANCE REQUIRED

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

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SITE PLAN

PROPOSED RESIDENTIAL

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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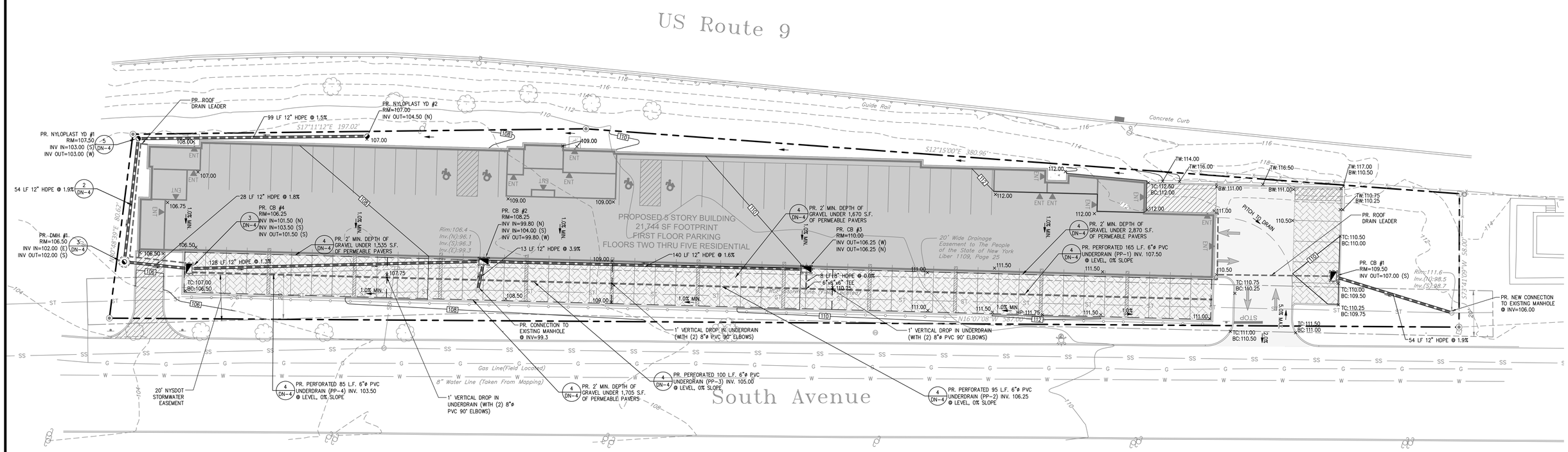

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2022 AND ALL ADDENDA THERETO.

GRADING AND DRAINAGE NOTES

1. ANY DEMOLISHED OR CLEARED MATERIALS MUST BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. THESE INCLUDE ANY OBJECTS NOTED ON THE PLANS, INCLUDING BUT NOT LIMITED TO, TREES, STUMPS, FENCES, WALLS, ETC.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN THE RIGHT-OF-WAY PRIOR TO EXCAVATION. ALL UTILITIES MUST BE LOCATED AND MARKED OUT PRIOR TO THE START OF ANY SITE GRADING.
3. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION

LEGEND

	PROPERTY LINE
110	EXISTING MAJOR CONTOUR
108	EXISTING MINOR CONTOUR
	EXISTING DRAINAGE MANHOLE
ST	EXISTING STORM LINE
	PROPOSED UNDERGROUND STORM WATER PRACTICE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE
	PROPOSED NYLOPLAST YARD DRAIN
	PROPOSED STORM LINE
	PROPOSED UNDERDRAIN/ROOF DRAIN
110	PROPOSED MAJOR CONTOUR
108	PROPOSED MINOR CONTOUR
×111.00	PROPOSED SPOT GRADE

GRAPHIC SCALE
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SITE GRADING & DRAINAGE PLAN

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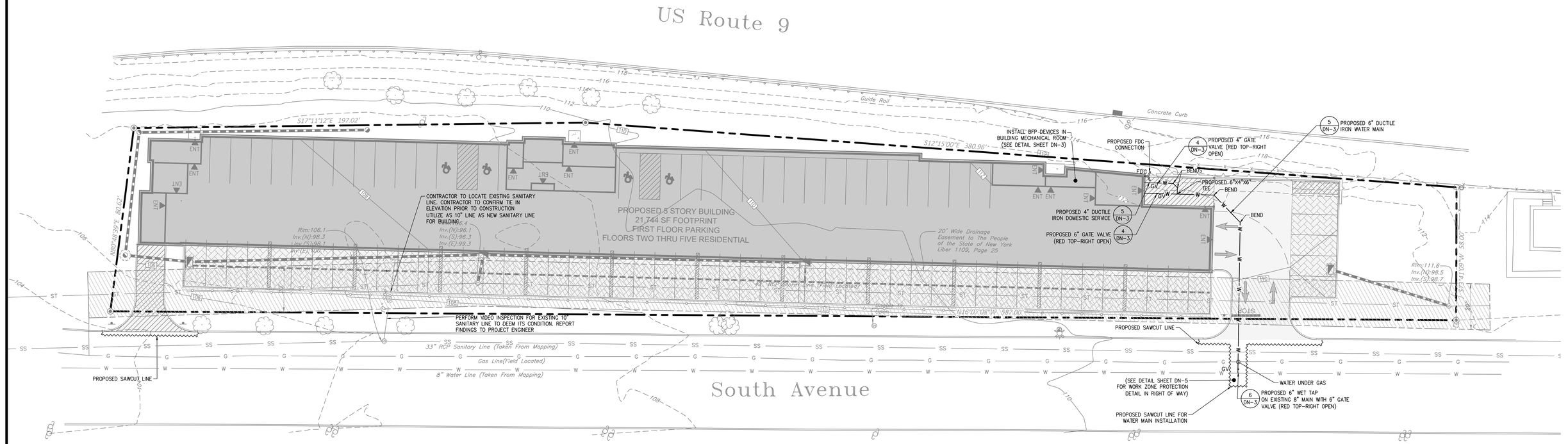

EXISTING WATER LINE REMOVAL

CONTRACTOR IS TO LOCATE BOTH NORTH AND SOUTH END OF THE EXISTING 10" WATER MAIN AND CUT AND CAP BOTH END OF EXISTING PIPE AT THE PROPERTY LINES. EXISTING WATER MAIN LOCATED INSIDE PROPERTY IS TO BE REMOVED.

CONTRACTOR NOTES

1. BACKFLOW PREVENTION IS REQUIRED FOR BOTH THE FIRE AND DOMESTIC WATER SERVICE CONNECTIONS.
2. TAPPING SLEEVE VALVE IS TO BE RIGHT OPEN PER CITY OF POUGHKEEPSIE DPW REQUIREMENTS.
3. SEE NOTES SHEET NS-1 FOR WATER / SANITARY NOTES.

LEGEND

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

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SITE UTILITIES

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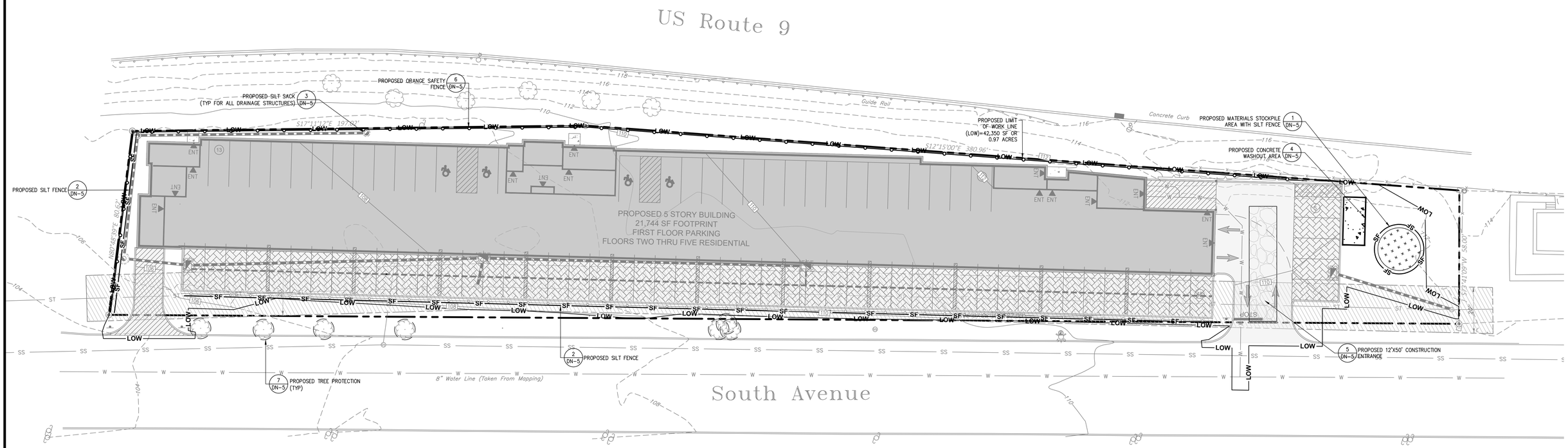

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

1. SILTATION FENCE
   ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN

   SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

2. INLET PROTECTION
   ALL INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT IS NOT ENTERING ANY STORM DRAIN INLETS. PROTECTION DEVICES ARE TO BE REPAIRED AND/OR REPLACED IF NOT FUNCTIONING AS DESIGNED.

3. STABILIZED CONSTRUCTION ENTRANCE
   THE ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

   WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES.

4. CONCRETE WASHOUT
   ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.

   ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.

   DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECTS SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTHFILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.

   THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

   INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

LEGEND

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

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

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

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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EROSION & SEDIMENTATION CONTROL PLAN

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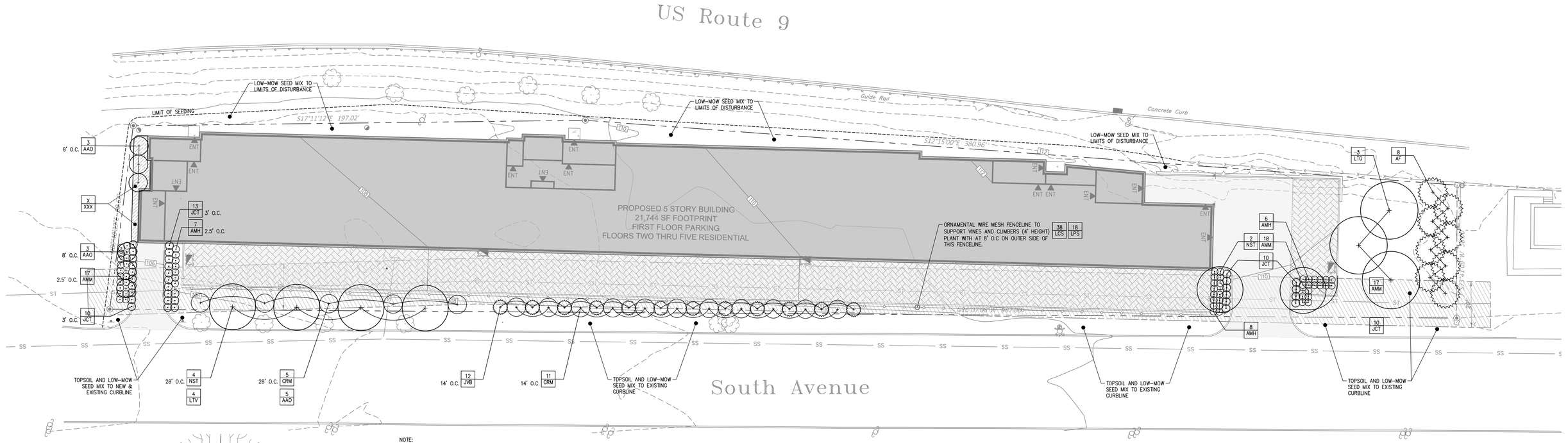
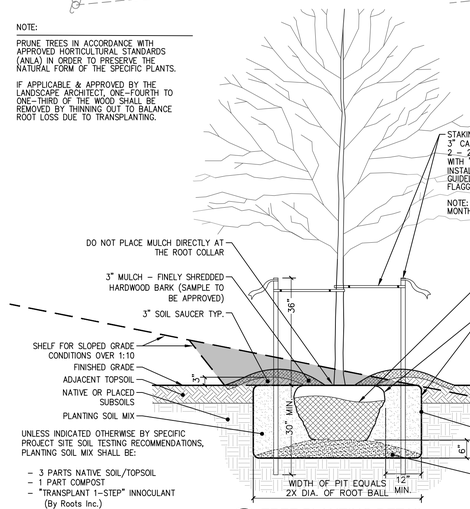


NOTE:

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

IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

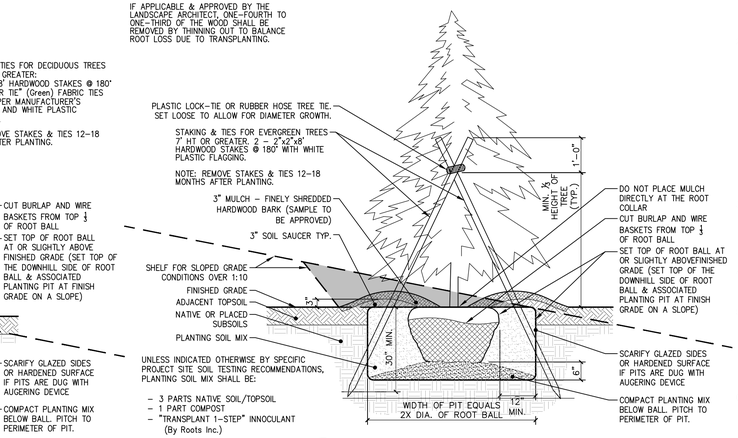


1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'–0"

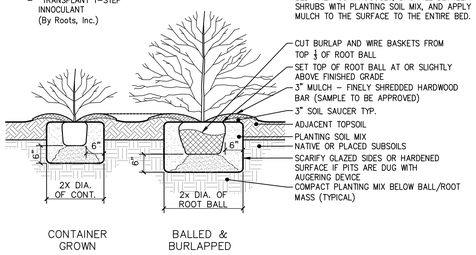
NOTE:

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

IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

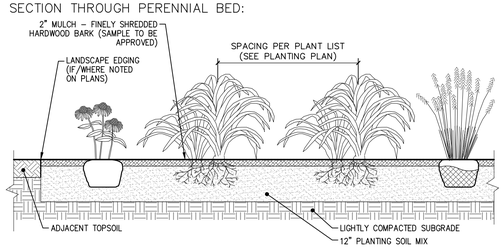


2 CONIFER TREE PLANTING DETAIL
SCALE: 1/2" = 1'–0"



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

SECTION THROUGH PERENNIAL BED:



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

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

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

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET 38 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. PLANTING SOIL MIXTURE FOR NATIVE TREES AND SHRUBS:
   – 1 PART COMPOST
   – 3 PARTS TOPSOIL/NATIVE ON–SITE SOILS
   – PROVIDE OTHER SOIL AMENDMENTS AS RECOMMENDED BY SOIL TESTING FOR SPECIFIC PLANT TYPES BEING INSTALLED.
   – MYCORRHIZAL INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
9. PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
   – FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   – MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
10. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
11. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED FOR ESTABLISHMENT OF WOODY AND PERENNIAL PLANTINGS FOR TWO YEARS FROM ACCEPTANCE OF PLANTING BY OWNER. IRRIGATION OR OTHER WATERING SHALL ALSO BE PROVIDED FOR SEEDED GRASSES AND WILDFLOWER AREAS TO SUPPORT GERMINATION AND ESTABLISHMENT FOR ONE YEAR FROM INITIAL SEEDING.
12. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" IN SEEDED AREAS, OR 6" IN SODDED AREAS (IF SOD IS INDICATED ON DRAWINGS). CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
13. NATIVE GRASS SEED MIX A (TYPICAL OF GENERAL MEADOW AREAS):
    "ERNST SOLAR FARM SEED MIX" – ERNMX–186 AS BLENDED BY ERNST CONSERVATIONS SEEDS, MEADVILLE, PA; 1–800–873–3332
    SEEDING RATE: 4.0 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
14. ROADSIDE SEED MIX B:
    "PARTIALLY SHADED AREA ROADSIDE MIX" – ERNMX–140 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 20 LBS PER ACRE WITH 30 LBS/AC OF A COVER CROP.
    SEEDING DATE: AUGUST 15–OCTOBER 1 (GRAIN RYE COVER) AND APRIL 15–JUNE 15 (GRAIN OATS COVER) UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
15. INFILTRATION BASIN SEED MIX C:
    "RAIN GARDEN MIX" – ERNMX–180
    AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 20 LBS PER ACRE WITH COVER CROP OF GRAIN RYE (FALL) AT 30 LBS/AC. OR OATS (SPRING) AT 30 LBS/AC.
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
16. SEED MIX D:
    "LOW–GROWING WILDFLOWER & GRASS MIX" – ERNMX–156 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 30–40 LBS PER ACRE
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
17. POLLINATOR WILDFLOWER MEADOW SEED MIX E:
    "BUTTERFLY & HUMMINGBIRD GARDEN MIX" – ERNMX–179 BY ERNST CONSERVATIONS SEEDS, MEADVILLE, PA, WWW.ERNSTSEED.COM; 1–800–873–3332.
    SEEDING RATE: 8–11 LBS PER ACRE WITH A COVER CROP OF GRAIN OATS OR GRAIN RYE.
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
18. SOD FOR LAWNS (ONLY WHERE SPECIFICALLY CALLED OUT ON PLANS):
    SOD SHALL BE A BLEND OF CREEPING RED, CHEWINGS AND HARD FESCUES. CONTRACTOR SHALL SUBMIT CERTIFIED BLEND FOR APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
19. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
20. PLANTING SHOWN ON THIS DRAWING IS ILLUSTRATIVE OF PROPOSED PERIMETER AND BUFFER PLANTING ONLY. ADDITIONAL INTERIOR PLANTING IMPROVEMENTS ARE ANTICIPATED WHEN DETAILED DRAWINGS ARE PREPARED.

PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	INSTALLED SIZE	MATURE SIZE (WxH)	COMMENTS
TREES:	AF	8	ABIES FRASERI	FRASER FIR	B&B	7–8' ht.	30–50' ht.	
	AAO	6	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	B&B	6–7' ht.	7'x15' ht.	Clump Form
	JVB	12	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	B&B	5–6' HT.	6–7'x15'+ht.	
	LTG	3	LIRIODENDRON TULIPIFERA 'GLEN GOLD'	GLEN GOLD TULIP TREE	B&B	3–3.5" cal.	25x40–60'	
	NST	6	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	B&B	2.5–3" cal.	20'x40' ht.	
SHRUBS	AMH	–	ARONIA MELANOCARPA 'UCONNAM166'	LOW SCAPE HEDGER CHOKEBERRY	CONT.	#5	3–5'hx2–3	2' o.c.; Red–Or Fall
	AMM	–	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12–24" ht.	18" o.c.; Red–Or Fall
	CRM	16	CORNUS RACEMOSA	GRAY DOGWOOD	CONT.	3–4' ht.	8'x12' ht.	Clump Form Preferred
	JCT	33	JUNIPERUS COMMUNIS 'TORTUGA'	TORTUGA JUNIPER	CONT.	#5	24–30" ht.	Jade Green
VINES	LCS	38	LONICERA x. 'CORAL STAR'	CORAL STAR HONESUCKLE	CONT.	#1	9–10' ht.	Orange–Red; Plant at 8' o.c.
	LPS	18	LONICERA PERICYLMENUM 'SCENTSATION'	SCENTSATION HONEYSUCKLE (PW)	CONT.	#1	10–15' ht.	Yellows; Plant at 8' o.c.
PERENNIALS & ORNAMENTAL GRASSES								

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

Revisions

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

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(845) 243-2880
160 West Street, Suite E
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LANDSCAPE PLAN

PROPOSED RESIDENTIAL

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LL25336401.dwg	Sheet No.	LL-1
Drawn	SMC	Project No.	25–3364		
Checked	KFC	Date	2025–12–22		
Approved	LRC	Scale	1"=20'		

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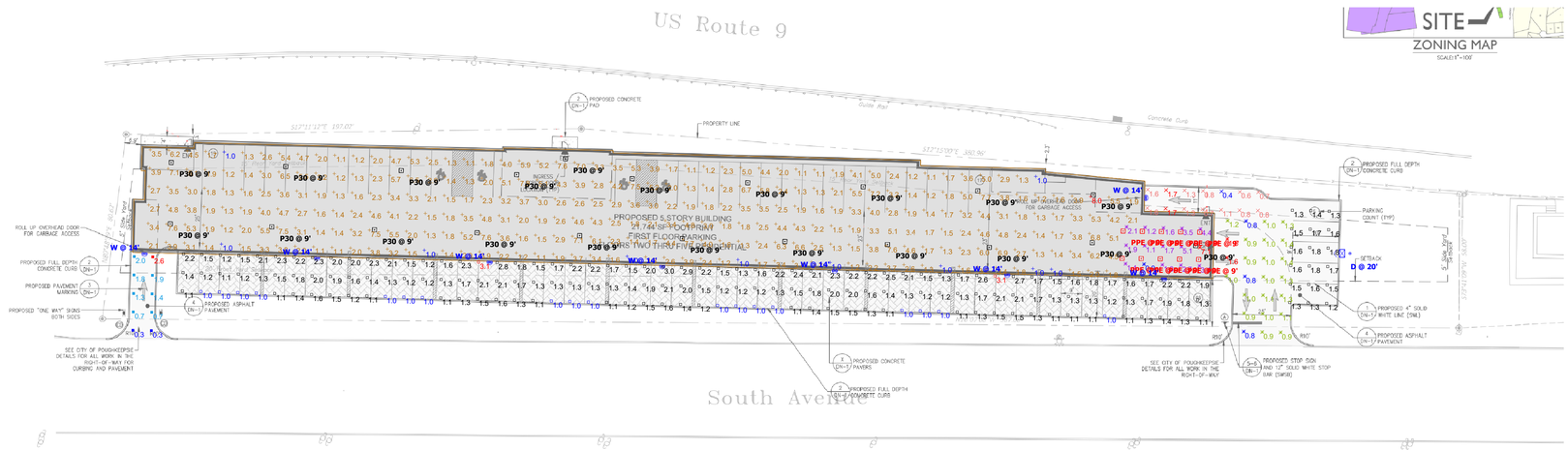



D-Series Size 0
LED Area Luminaire

d-series

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (665 mm)
Width:	14.06" (357 mm)
Height H1:	2.26" (57 mm)
Height H2:	7.46" (190 mm)
Weight:	23 lbs (10 kg)

Design Select options indicated by this color background.

Name
Date
Type

Introduction

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

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

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

Ordering Information EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature*	CRI	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P2 P5 P3 P6 **Rotated optics** P10* P12* P11* P13*	30K 3000K 40K 4000K 50K 5000K	70CRI 90CRI	AFR Automotive front row TFTM Type I Forward throw medium T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T4W Type IV wide TFTM Forward throw medium T5W Type V wide T5VW Type V very wide T5AW Type V asymmetric BLC3 Back-light control 3 zone* BLC4 Back-light control 4 zone* RCCO Right corner cutoff*	MVOLT (277V-480V)* HVOLT (347V-480V)* XVOLT (277V-480V)* 120 *,** 208 *,** 240 *,** 277 *,** 347 *,** 480 *,**	**Shipped included** SRM Surface mounting bracket RPA Round pole universal mounting adapter (fits 2-7/8" to 4" dia. RND pole) SPA Square pole universal mounting adapter (fits 2-7/8" to 4" dia. SQ pole) SPM Square pole mounting (fits 3" min. SQ pole) WBA Wall bracket* **Shipped separately** KMA8 Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)*

Control options	Other options	Finish (required)
Shipped included NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion + ambient sensor, 8'-40' mounting height, ambient sensor enabled at 2fc.*,**,*** PIR High/low, motion/ambient sensor, 8'-40' mounting height, ambient sensor enabled at 2fc.*,**,*** PER5 NEMA twist-lock receptacle only (controls ordered separately)*,**,*** PER7 5-pin receptacle only (controls ordered separately)*,**,***	**Shipped included** SF Single fuse (120, 277 or 347V)*** DF Double fuse (208, 240 or 480V)*** WG Wire guard SPD Separate surge protection **Shipped separately*** BSW Bird deterrent spikes VG Vandal guard DDL Diffused drop lens	**Shipped separately*** DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

LITHONIA LIGHTING COMMERCIAL OUTDOOR

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DSX0 LED
Rev. 09/26/25
Page 1 of 9

d-series

D-Series Size 1
LED Wall Luminaire

Specifications

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		

Fits 3/4" NPT conduit entry (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Catalog Number
Notes
Type

Ordering Information EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 3200 Lumens P3 5200 Lumens P4 4100 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K AMBPC Amber PC* AMBLW Amber LW*	70CRI 80CRI 80 CRI* AMBCR Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare* T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back-light control 3 zone* BLC4 Back-light control 4 zone*	MVOLT 120* 208* 240* 277* 347* HVOLT*	**Shipped included** SRM Surface mounting bracket **Shipped separately** RWM Surface mounted back box (for conduit entry)*	**Shipped included** PE Photoelectric cell, button type* DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, 15'-30' mtg ht.* PIRHTCH 180° motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 5fc.* PIRHTCH 180° motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 1fc.* EJDMC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant* ETERMN 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant*

Other Options	Finish (required)
Shipped included SF Single fuse (120, 277 or 347V)*** DF Double fuse (208, 240 or 480V)*** WG Wire guard SPD Separate surge protection **Shipped separately*** BSW Bird deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.
DSXW1 U Power side shield (one per unit)
DSXW1 HS House side shield
DSXW1 WG 2 Vandal guard accessory

NOTES
1 Only available with P1 and P2 Packages.
2 Not available with 3.5A.
3 Not available with P6 Package.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Not available with E20WC and ETERMN. Cannot be ordered as an accessory. Not Available with E20WC or ETERMN.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Not available with P7 package. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BWW mounting option. Not available with SF and DF fusing. Not available with P1, P2, P3 or P4 packages. Not available when ordered with SRM.
11 Not available with E20WC and ETERMN.
12 Also available as a separate accessory; see Accessories information.

LITHONIA LIGHTING COMMERCIAL OUTDOOR

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DSXW1 LED
Rev. 12/12/24

HOLOPHANE BUILDING SOLUTIONS

Parkpak® LED



Catalog Number
Notes
Type

Mechanical
Heavy grade A360 cast aluminum coupled with a ingenious 5-stage permasubmerz, epoxy basecoat and polyester topcoat yield a finish that achieves a cotton overspray rating of 8 after 3,000 hours of salt spray.
- Mounts to a standard pole/arm/tree.
- Provide a swivel kit for pendant mount applications that is designed to accept the 3-wire electrical box.
- Mid-location fuse
- IP66 rating
- ¼" threaded plug(s) ¾" - 14 NPT) on each side, accepts ¼" and ½" conduit
- Yoke-style for surface mount: SQ.
- Yoke-style for pendant mount: SQ at 1.5 feet, includes swivel kit
- Pendant mount: ¼" - 14 NPT in center of housing
- Reel Ground (Accessory)

Electrical
Integral fuse harness for quick and safe disconnect / connect of power and options
- Rated for -40°C / 40°F minimum ambient
- Available in 120-277V 50/60 Hz and 347-480V 50/60 Hz
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI, 8 week lead time
- Internal mounted emergency battery backup for operation in an emergency situation (requires 120V, 277V or 347V). CA Title 20 Ready
- P10 thru P40 performance packages, non-CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 TRIAD TBA
- Optional 10kV surge protection is 20kA/10kA with multi-pulse rigid per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2
- Emergency battery option surge protection is 10kV/5kA per ANSI C136.2

Optical
- The light engine shall be IP66
- Type III (3 only), IV (medium), V (rectangle) & Wide60
- Asymmetric

Optical Material Options
- Borosilicate glass (BG)
- Polycarbonate lens (PC)
- Impact resistant borosilicate glass (IBG)

Controls
- Photoelectric cell, button type*
- Button style photocontrol
- Motion Sensor / Ambient Photocontrol with mounting options
- 0-10V dimming wires (DMG)
- Title 24 compliance options available

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

Buy American Requirement
Some versions of this product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. See the Buy America Act as implemented in the FAR and DFARS to confirm qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to the www.acuitybrands.com/resources/buy-american for more information.

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

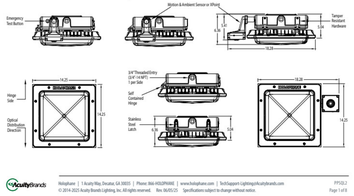
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

BAA BABA cULus DLC

Optical Material Options
- Borosilicate glass (BG)
- Polycarbonate lens (PC)
- Impact resistant borosilicate glass (IBG)

Controls
- Photoelectric cell, button type*
- 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
- 180° motion/ambient light sensor, <15' mtg ht.*
- 180° motion/ambient light sensor, 15'-30' mtg ht.*
- Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc.*
- Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc.*
- 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant*
- 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant*

DIMENSIONAL DATA — Maximum weight: 24 lbs.



AcuityBrands.

Holophane | 1 Acuity Way, Decatur, GA 30035 | Phone: 866-HOLOPHANE | www.holophane.com | TechSupport-LightingAcuityBrands.com
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PPSQL2
Page 1 of 8

FIXTURE TYPE 'PPE' IS OFF

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Auto Entry / Exit Drive		1.1 fc	1.6 fc	0.8 fc	2.0:1	1.4:1
Covered Parking		3.0 fc	8.0 fc	1.0 fc	8.0:1	3.0:1
Exposed Parking		1.6 fc	3.1 fc	1.0 fc	3.1:1	1.6:1
Nighttime Entry Zone		2.6 fc	7.1 fc	0.9 fc	7.9:1	2.9:1
Trash Access Drive - North		1.3 fc	2.6 fc	0.3 fc	8.7:1	4.3:1
Trash Access Drive - South		1.1 fc	1.7 fc	0.4 fc	4.3:1	2.8:1

• General Notes - Exteriors

1. Horizontal readings shown are based on a total LLF of 0.90 as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
2. Please refer to the fixture labels for product type and mounting height.
3. Product information can be obtained at https://www.acuitybrands.com/ or through your local agency.
4. Garage surface reflectances = 50/30/20. No garage wall in front of building.

DISCLAIMER
This application design is not a professional engineering drawing, and the design, including reported data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual® lighting application software, photometric/radiometric data measured in a laboratory, and certain computational and modeling assumptions.
Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions; far-field data is not generally representative of near-field geometric conditions. When using far-field photometric/ radiometric data, the Visual software applies certain generalizing assumptions to approximate near-field performance. These approximations may result in significant inaccuracies in individual calculated luminous and/or radiant power quantities in areas where a source is in close proximity to a particular surface or point.
The modeling of radiant flux exchange used in the Visual software requires a uniform exitance across each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non-uniform exitances into subsurfaces with sufficiently uniform exitance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance gradients, introducing potential discretization error into calculated values.
Calculations performed by the Visual software assume that all reflected flux is reflected in a perfectly diffuse (Lambertian) and spectrally uniform manner across the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from predicted quantities.
As a result of the computational limitations and simplifying modeling assumptions described above, and/or variations in actual product performance from tested product samples, the accuracy of calculated output values identifying expected radiometric quantities and any resulting derived radiation dose calculations may be adversely affected.
In addition, the accuracy of the application design may be adversely affected if information about the physical space provided to Acuity Brands Lighting is incomplete, inaccurate, outdated or not in the required format (including but not limited to floor plans, space layout, reflected ceiling plans, physical structures, electrical design or specifications), if incorrect assumptions are made because of such deficiencies in the information provided, or if typical assumptions made about the depicted physical space are not appropriate for the space. Furthermore, actual field performance may differ from performance calculated using laboratory measurements as the result of miscalculations related to deficiencies in the information provided about the physical space, degradation factors in the end- user environment (including, but not limited to, voltage variation and dirt accumulation), or other possible variations in field conditions. Finally, lamp lumen depreciation and/or depreciation in lamp radiant intensity may result in performance over time that differs from performance calculated using a new lamp. Light loss factors may have been used in the application design to estimate such depreciation, but flaws in these estimates may also result in performance over time that differs from calculated performance.
It is the obligation of the end-user to consult with appropriately qualified Professional Engineer(s) to determine whether this application design meets the applicable requirements for performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this application design.

• Background Image Disclaimer

Please note this design utilizes an image format or converted image such as a PDF or JPEG formats for the background shown. These types of formats can vary in accuracy and possibly resulting in deficiencies of actual readings in the field. Acuity Brands strongly suggests the use of AutoCAD formats for all design requests.

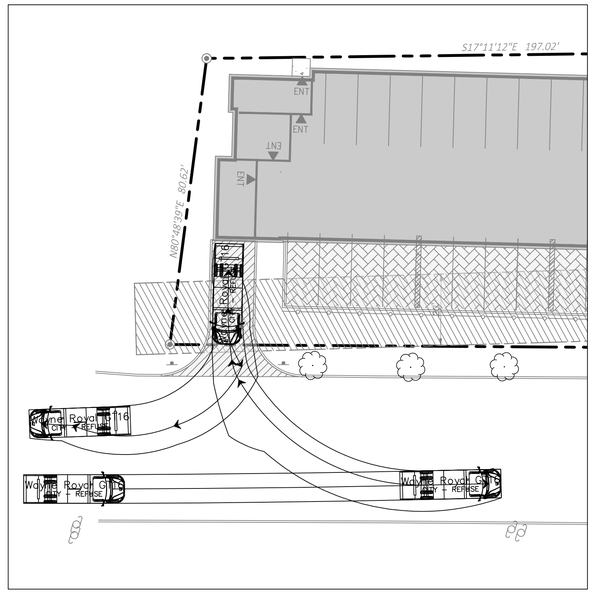
Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Filename	Fixture Lumens	LLF	Input Watts	Distribution
	D	1	Lithonia Lighting	DSX0 LED P3 30K 70CRI T3M	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 3 Medium	DSX0_LED_P3_30K_70CRI_T3M.ies	8439	0.89	68.95	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - - G3
	PPE	10	Holophane	PPSQL2 P80 30K PY T5E	Holophane ParkPak Square LED, LED Performance Package P80, 96W, 3000K CCT, Voltage, Polycarbonate Lens, Type V, Entryway	PPSQL2_P80_30K_PY_T5E.ies	**OFF**	0	0	TYPE VS, BUG RATING: B3 - U2 - G1
	P30	21	Holophane	PPSQL2 P40 30K PY T5W	Holophane ParkPak Square LED, LED Performance Package P40, 51W, 3000K CCT, Voltage, Polycarbonate Lens, Type V, Wide	PPSQL2_P40_30K_PY_T5W.ies	4090	0.93	51	TYPE VS, BUG RATING: B2 - U3 - G2
	W	8	Lithonia Lighting	DSXW1 P3 30K T3M	4000 3000K 70CRI Type 3 Medium	DSXW1_P3_30K_T3M.ies	2972	0.91	21.05	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - - G2

287 & 307 Development
Poughkeepsie, NY
Nighttime Lighting

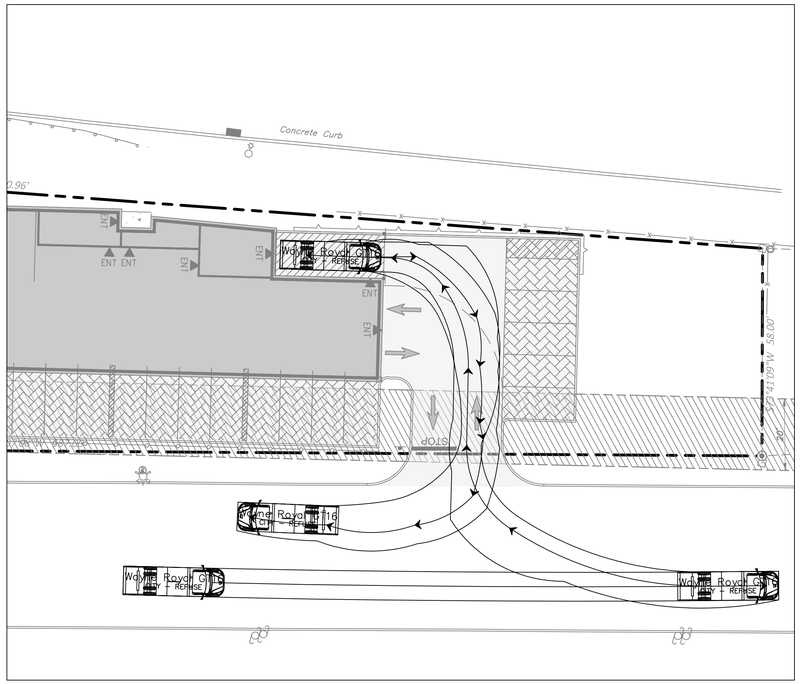
Designer:
Eric Perkins, PE
Date
12/18/2025
Scale
As Shown
Drawing No.
309503-1 A1
Summary

1 of 1



REFUSE ENCLOSURE MOVEMENT (NORTH ENTRANCE)

1"=20'



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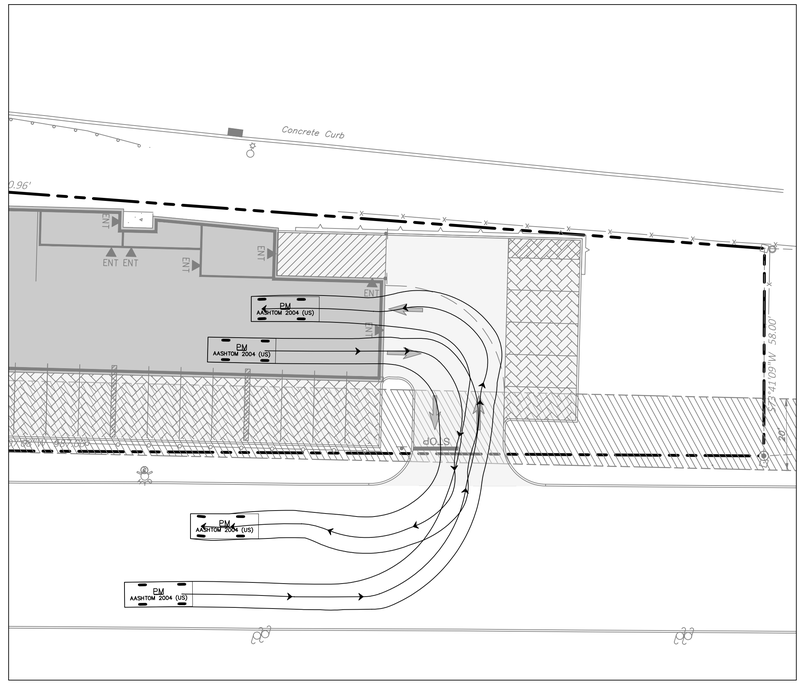
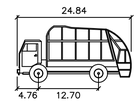


STANDARD PASSENGER CAR MOVEMENT

1"=20'



Refuse Vehicle

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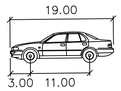
Track	: 7.41
Lock to Lock Time	: 6.0
Steering Angle	: 26.5



P

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

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

Revisions

LRC Engineering & Surveying

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

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160 West Street, Suite E
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VEHICLE MOVEMENT PLAN

PROPOSED RESIDENTIAL

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	T125336401.dwg
Drawn	SMC	Project No.	25-3364
Checked	KFC	Date	2025-12-22
Approved	LRC	Scale	1"=20'

Sheet No. TT-1

X:\JOBS\Jobs 2025\25-3364 - Ryan Arcet- 287-307 South Ave-PK South Ave LLC\DWG\TT25336401.dwg 12/16/2025 8:38 AM SCurran

CITY OF POUGHKEEPSIE WATER NOTES

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.

2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAN THE PRESSURE CLASS FOR THE WATER LINE.

3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.

4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.

5. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS, AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL, AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE, TESTING, AND SAMPLING RESULTS SHALL BE PROVIDED TO THE CITY WATER MAINTENANCE SUPERVISOR AND DUTCHESS COUNTY DEPARTMENT OF HEALTH AS A CONDITION OF APPROVAL FOR OPERATION.

6. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.

7. THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.

8. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.

9. ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.

10. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.

11. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS, UNLESS OTHERWISE APPROVED BY SITE ENGINEER AND CITY OF POUGHKEEPSIE WATER DEPARTMENT.

12. FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS AS APPROVED BY THE CITY OF POUGHKEEPSIE.

13. PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METER SHALL BE EQUIPPED WITH (RADIO TYPE REMOTE READER) TRANSCEIVER PROVIDED BY METER MANUFACTURER AND INSTALLED AND PROGRAMMED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.

14. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.

15. FINAL WATER DISTRIBUTION SYSTEM AND CERTIFICATION IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT AND THE DCDOH PRIOR TO APPROVAL TO OPERATE.

16. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.

17. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.

18. ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING. BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

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

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

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

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

21. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.

22. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.

23. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED AND APPROVED BY THE CITY OF POUGHKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.

24. THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE. THE SUPPORTS ARE TO BE PLACED ONLY BENEATH SPOOL PIECES AND NOT UNDER CRITICAL EQUIPMENT, METERS, ETC.

25. THREE AS-BIULT DRAWINGS WHICH INCLUDE VERIFICATION OF THE WATER INFRASTRUCTURE WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND WATER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

CITY OF POUGHKEEPSIE SANITARY SEWER NOTES

1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN. ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR DUTCHESS COUNTY SANITARY CODE.

2. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES. THE TESTS SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 5 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

3. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY PLUMBING CODE.

4. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. AIR CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.

5. MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST, AS A MINIMUM, SHALL CONFORM TO THE PROCEDURE DESCRIBED IN THE ASTM –F-1417 (1992) ENTITLED "STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF GRAVITY SEWER LINES USING LOW PRESSURE AIR" (RE-APPROVED 1998). SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TECHNICAL INFORMATION PAMPHLET (TIP) NO.15 (REVISED).

6. SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) AND SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.

7. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

8. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-26 PRESSURE RATED PIPE, (OR BE ENCASED PER THE DETAIL ON DN-3) AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

9. ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AND THE DCDOH AS A CONDITION OF APPROVAL FOR OPERATION.

10. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

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

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

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

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

11. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8" IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO.1 009 OR AN APPROVED EQUAL.

12. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.

13. LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.

14. EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.

15. THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2022 AND ALL ADDENDA THERETO.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

DECOMPACTION OF SOILS IN RECLAIMED AREAS NOTES

THESE PROCEDURES SHALL BE FOLLOWED PRIOR TO INSTALLATION OF TOP SOIL OR INFILTRATION PRACTICES IN ANY AREA PREVIOUSLY IMPERVIOUS OR COMPACTED BY CONSTRUCTION EQUIPMENT. FOR ALL AREAS TO BE RECLAIMED FOR STORMWATER INFILTRATION, THE AREA SHALL BE MARKED OFF WITH ORANGE SAFETY FENCE AFTER DEMOLITION AND PRIOR TO DECOMPACTION TO PREVENT FURTHER COMPACTION OF THE UNDERLYING SOILS.

AREAS RECLAIMED AS TOP SOIL:

A. APPLY 3" OF COMPOST OVER SUBSOIL AFTER SUBGRADE LEVELS HAVE BEEN REACHED AND IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH HAVE BECOME HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR) INCLUDING, BUT NOT LIMITED TO, TEMPORARY PARKING AREAS, MATERIAL STOCKPILE AREAS, TEMPORARY ROADWAYS, CONSTRUCTION AREAS AND AREAS AROUND THE BUILDING, OTHER CONSTRUCTION AREAS, AREAS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING PLANTING SOIL. PERFORM NO WORK OF PLACING AND SPREADING PLANTING MIX UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, TOPSOIL MAY BE SPREAD BY USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE DUMPED AND SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

AREAS RECLAIMED FOR STORMWATER INFILTRATION PRACTICES:

A. EXCAVATE AREA TO THE DEPTH OF THE PROPOSED BOTTOM OF THE INFILTRATION PRACTICE.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES BELOW PROPOSED SUBGRADE UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH REMAIN HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR), AS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, INFILTRATION PRACTICES MAY BE INSTALLED USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE PLACED, DUMPED, OR SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

F. WHEN INFILTRATION PRACTICES ARE LOCATED BELOW PAVEMENT THE AREA SHALL REMAIN FREE OF LARGE VEHICLES UNTIL THE PAVEMENT SUBBASE HAS BEEN INSTALLED.

G. FOR REFERENCE OF DECOMPACTION NOTES, SEE NYS DESIGN MANUAL SECTION 5.1.6 FOR DEEP RIPPING AND DECOMPACTION OF EXISTING AREAS THAT ARE PROPOSED FOR RESTORATION.

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
074194

Revisions

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NOTES SHEET

PROPOSED RESIDENTIAL

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	NS25336405.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	NS-1
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	NONE	

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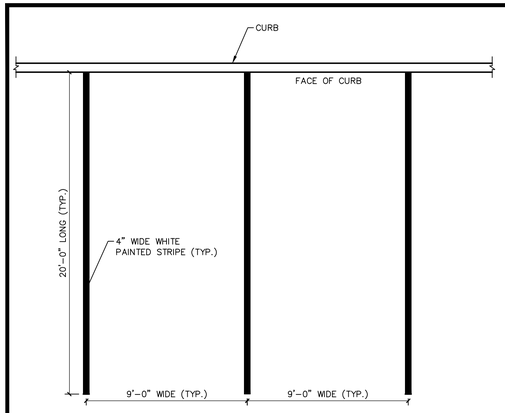
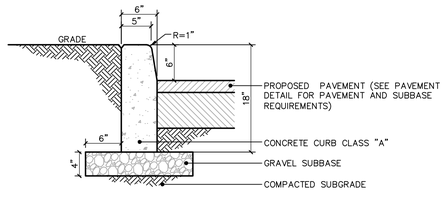
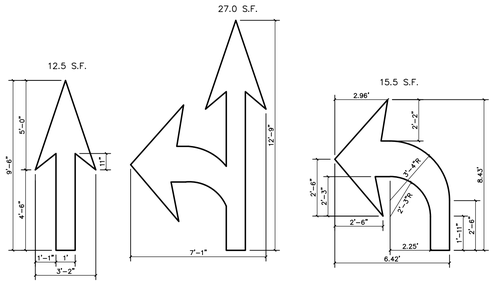


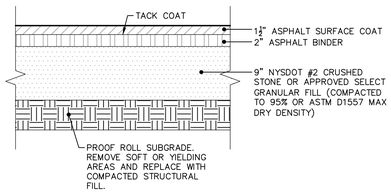


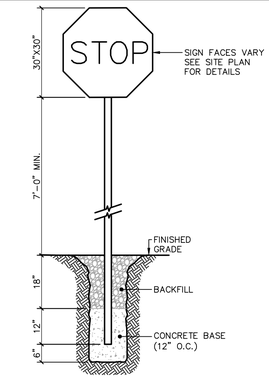
NOTES:

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



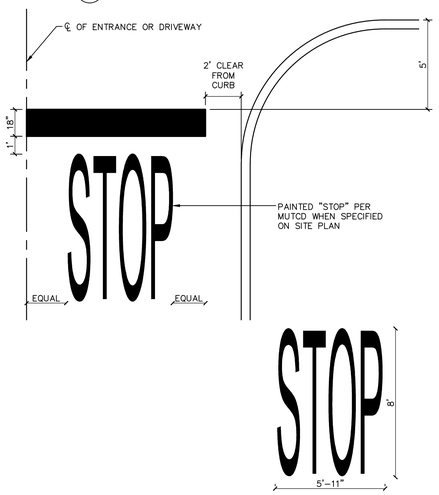
REFER TO ADJACENT VIEWS FOR DIMENSIONS
(WHITE)
(ARROWS TO BE CENTERED IN TRAVEL LANE)





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

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

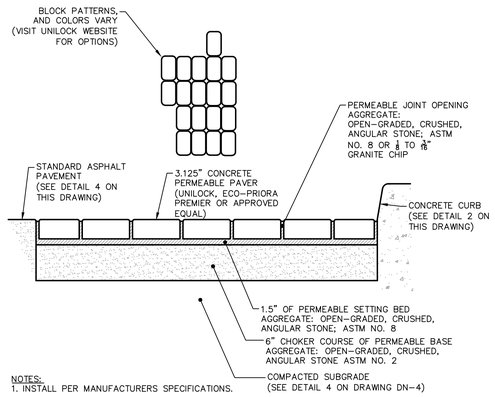


2 ON-SITE CONCRETE CURB DETAIL
SCALE: 1" = 1'-0"

NOTES:

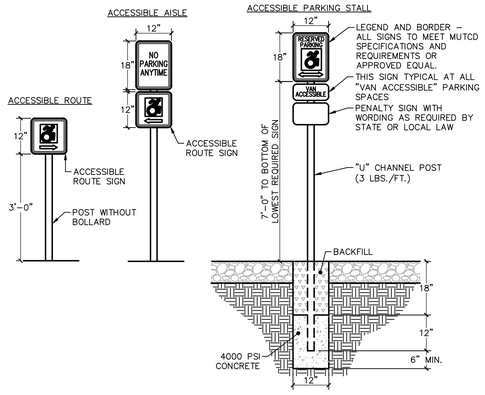
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE.

3 PAVEMENT ARROW DETAIL
SCALE: 1/4"=1'-0"

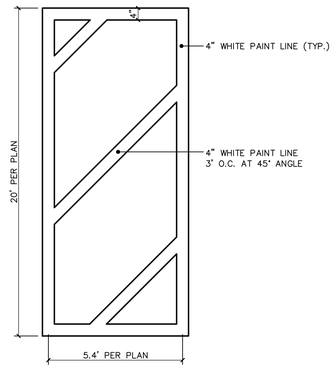


NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. DIMENSIONS WILL VARY BY MANUFACTURER. PRODUCT TO MATCH DETAIL OR APPROVED EQUIVALENT.

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



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



NOTE:
1. PROVIDE TWO (2) COATS OF PAINT ON ALL SURFACES.

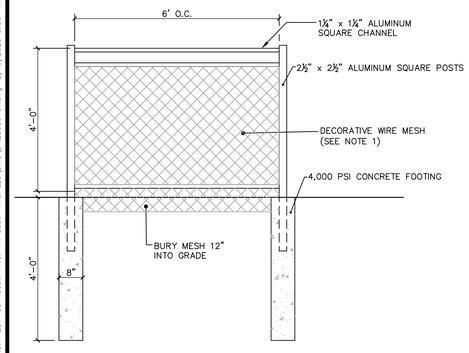
6 STOP BAR DETAIL
SCALE: 1/4"=1'-0"

7 SIDEWALK DETAIL
SCALE: 1" = 1'-0"

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

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

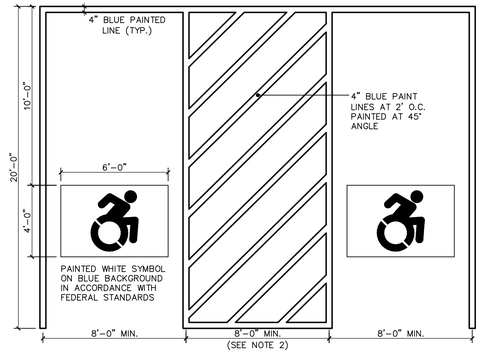
10 STRIPED ISLAND STRIPING DETAIL
SCALE: 1/2" = 1'-0"



NOTES:

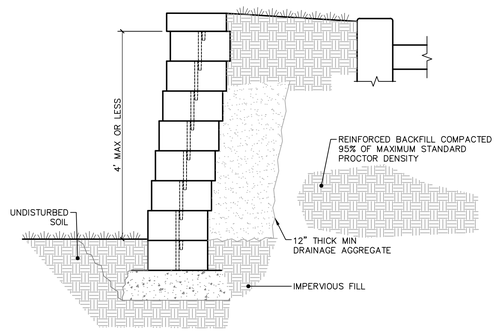
1. INSTALL 5 FT HIGH 14-GAUGE GREEN VINYL GALVANIZED (YARD GUARD) WELDED WIRE OR APPROVED EQUAL. BURY 12".

11 DECORATIVE WIRE MESH FENCE DETAIL
SCALE: 1/2" = 1'-0"



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

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



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

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

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SITE DETAILS

PROPOSED RESIDENTIAL

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DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-1
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

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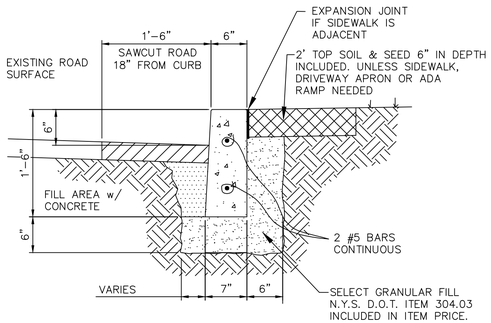


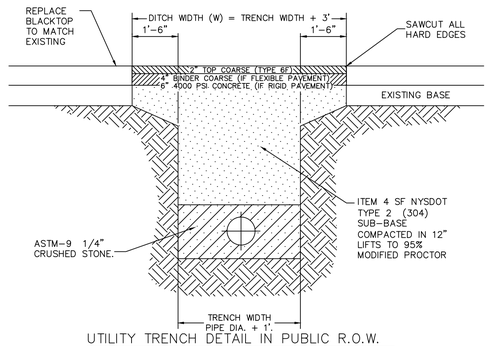
FORMED CURB DETAIL

SCALE: 1"=1'-0"

1

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

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



UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

NOTES:

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

2

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

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



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SITE DETAILS

PROPOSED RESIDENTIAL

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CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN25336402.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-2
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

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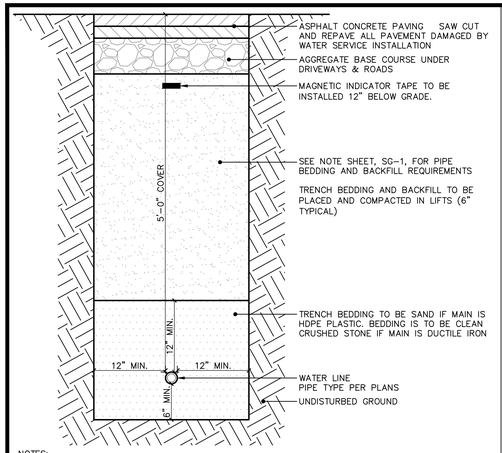
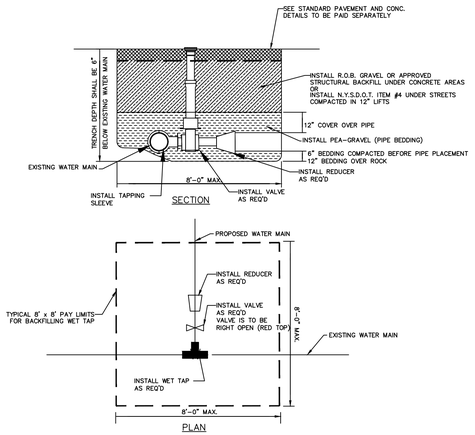


NOTES:
1. SEE NOTE SHEET SG-1 FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.
2. SEE WATER NOTES ON SHEET SG-1 FOR ADDITION DETAILS

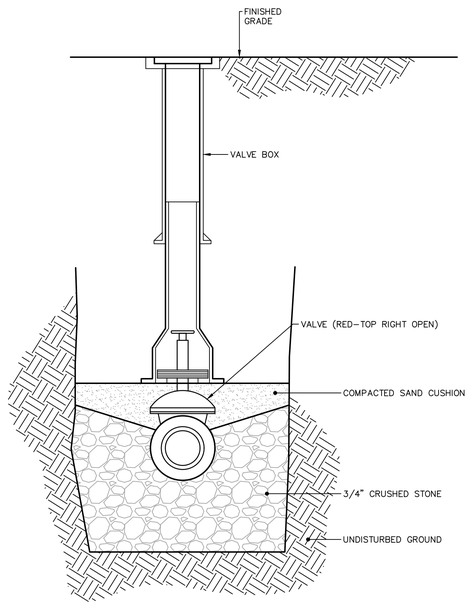
5 WATER MAIN TRENCH DETAIL
SCALE: 1" = 1'-0"



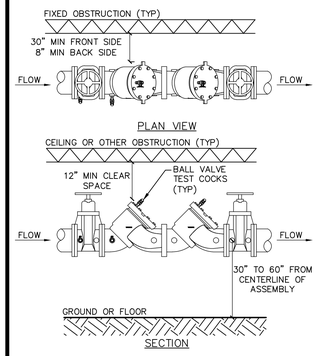
NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

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

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.: DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	TAPPING SLEEVE & VALVE	6 PAGE NO.

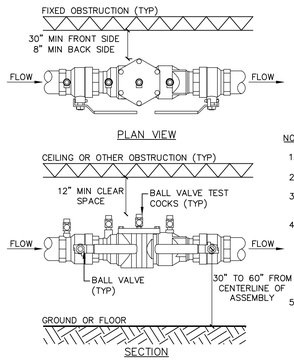


4 VALVE AND VALE BOX DETAIL
SCALE: 1" = 1'-0"



NOTES:
1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF709 6" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT.

FIRE SUPPLY DOUBLE CHECK VALVE DETAIL
SCALE: N.T.S.



NOTES:
1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF007 4" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT.

DOMESTIC DOUBLE CHECK VALVE DETAIL
SCALE: N.T.S.



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SANITARY / WATER DETAILS

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DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN25336403.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-3
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

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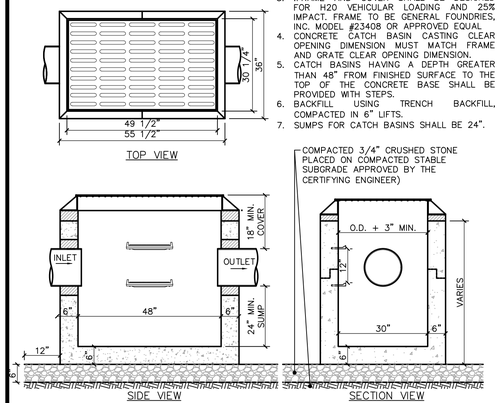
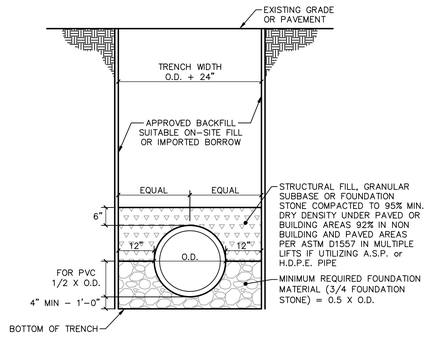
NOTES:

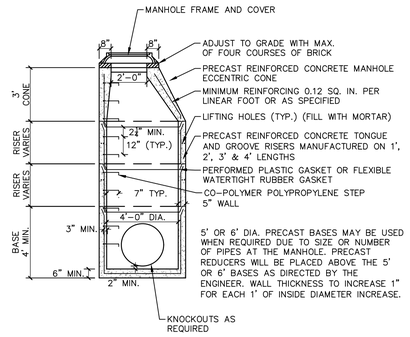
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #23408 OR APPROVED EQUAL.
4. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
5. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
6. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
7. SUMPS FOR CATCH BASINS SHALL BE 24".



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



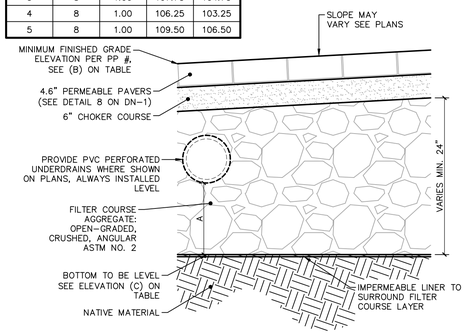
2 TYPICAL STORM SEWER TRENCH SECTION
SCALE: 1/2" = 1'-0"



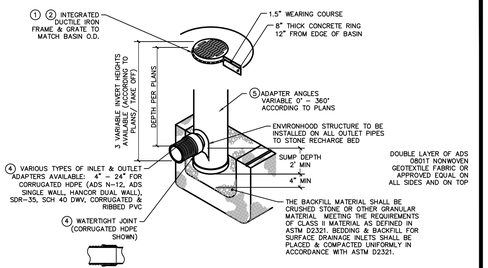
3 STORM DRAINAGE MANHOLE DETAIL
SCALE: 1/4" = 1'-0"

UNDERDRAIN CHART

PP (#)	SIZE (IN)	A (FT)	B (ELEV.)	C (ELEV.)
1	8	1.00	110.25	107.25
2	8	1.00	109.00	106.00
3	8	1.00	107.75	104.75
4	8	1.00	106.25	103.25
5	8	1.00	109.50	106.50



4 PERMEABLE PAVER UNDERDRAIN SECTION DETAIL
SCALE: 1" = 1'-0"



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

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DRAWN BY	EBC	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE	4-3-06		
APPD BY	CJA	TITLE	
DATE	4-3-06	24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DWG SIZE	A	DWG NO. 7001-110-192	REV B

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

5 NYLOPLAST 24" DRAIN BASIN DETAIL
SCALE: NTS

STATE OF NEW YORK
RODNEY E. MORRISON
071194
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STORMWATER DETAILS

PROPOSED RESIDENTIAL

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN25336404.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-4
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

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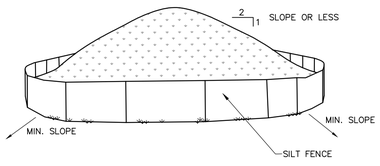
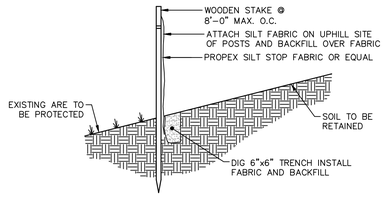


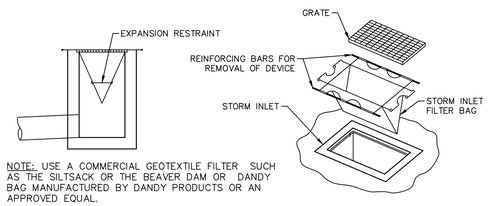
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.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

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



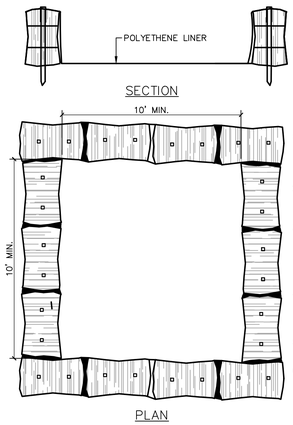
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

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



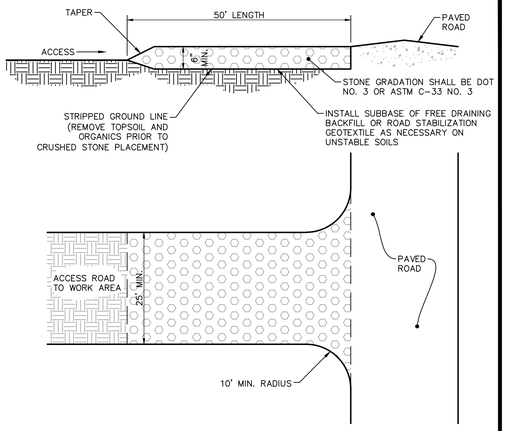
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

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

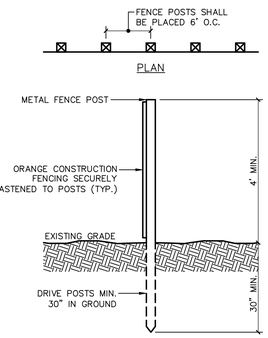


NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE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

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

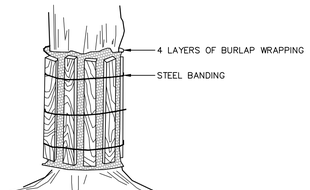


5 CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"

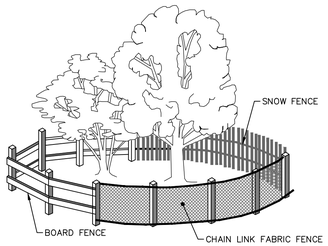


SECTIONAL ELEVATION

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

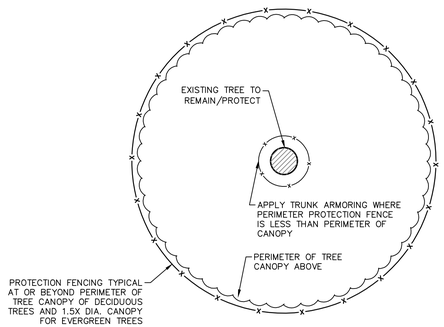


CONSTRUCTION AREA WHERE PAVED SURFACES MAKE IT IMPRACTICAL TO ESTABLISH TREE PROTECTION ZONE.

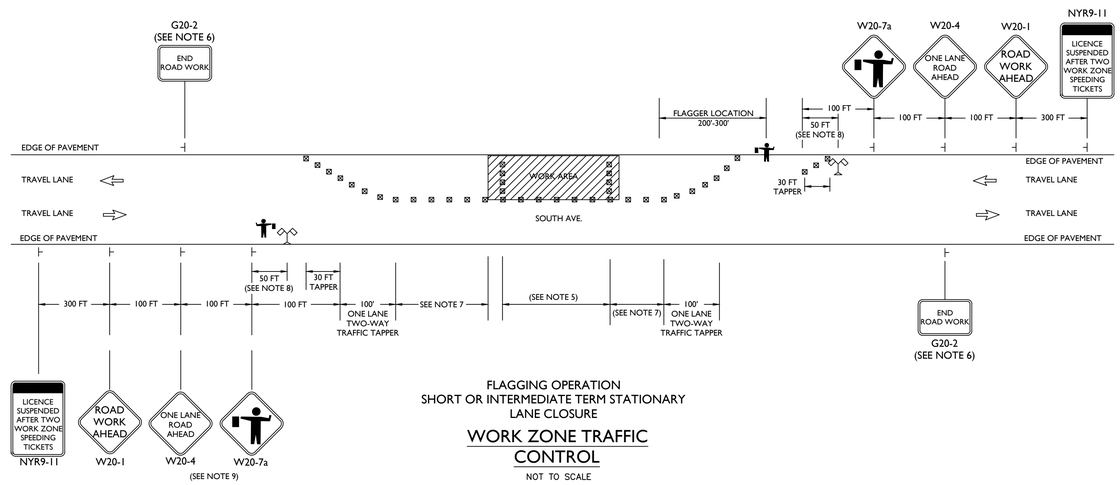


FENCING AT TREE PROTECTION ZONES

INSTALL ONE OF THE FENCE TYPES (MIN. FENCE HT. 42") NOTED ABOVE UNLESS SPECIFICALLY INDICATED ON PLANS. MAY BE INSTALLED CONTINUOUSLY AROUND GROUPS OF TREES TO REMAIN.

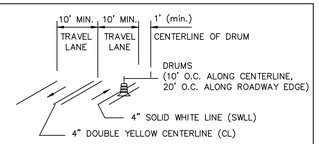


7 TREE PROTECTION DETAIL
SCALE: N.T.S.



FLAGGING OPERATION
SHORT OR INTERMEDIATE TERM STATIONARY LANE CLOSURE

WORK ZONE TRAFFIC CONTROL
NOT TO SCALE



DETAIL FOR PLACEMENT OF DRUMS
NOT TO SCALE

STATE OF NEW YORK
RODNEY E MORRISON
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287-307 SOUTH AVE.
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Design/Calcs	LRC	CAD File	DN25336405.dwg	Sheet No.	DN-5
Drawn	SMC	Project No.	25-3364		
Checked	KFC	Date	2025-12-22		
Approved	LRC	Scale	AS NOTED		

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Schematic Block Study Concept



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Executive Summary

- 82 Apartments:
  - o 54 - 1 Bedroom Apartments
  - o 24 - 2 Bedroom Apartments
  - o 4 - 3 Bedroom Apartments

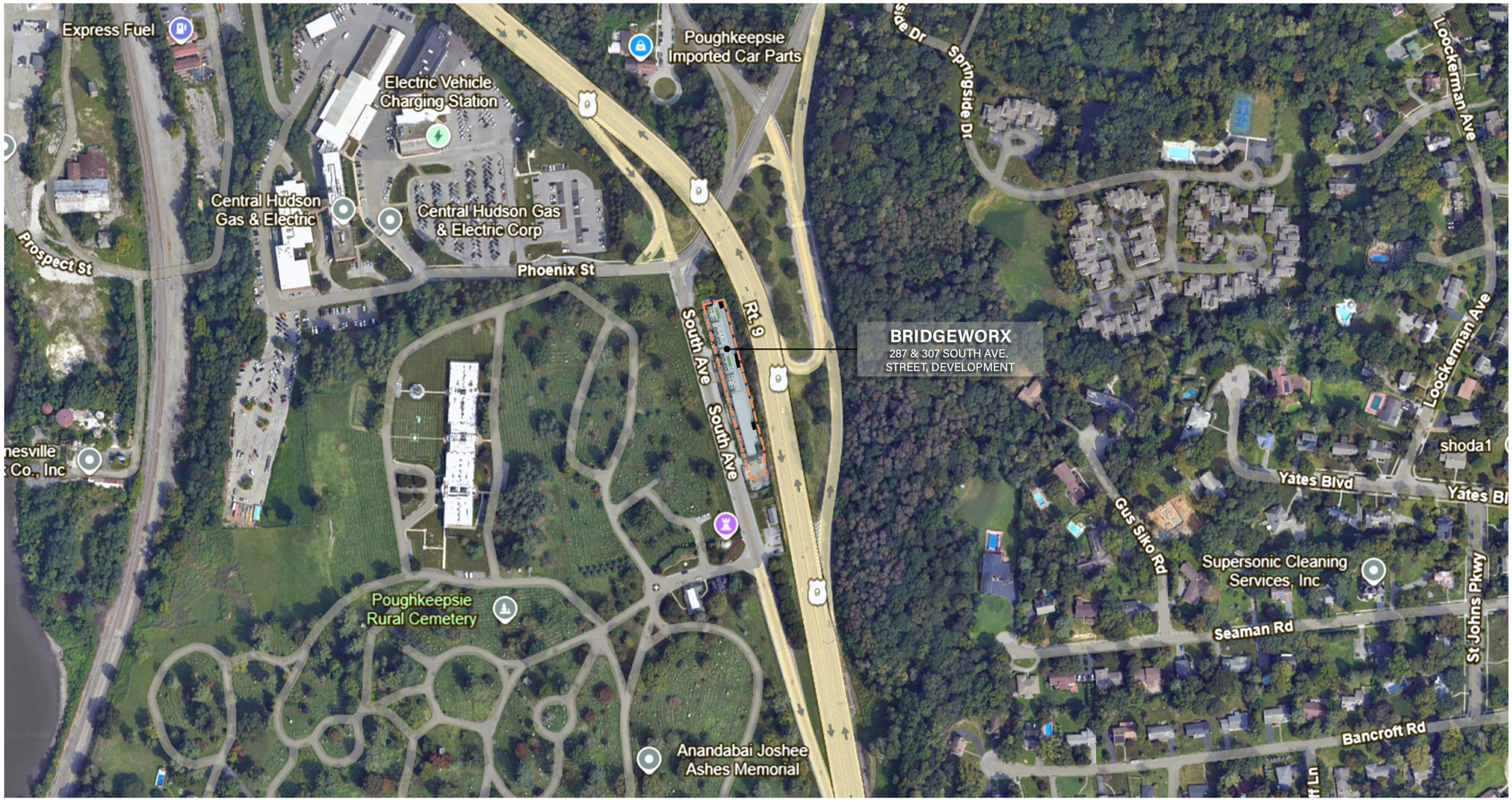
- 83 Parkings:
  - o 30 - Indoor Parking Spaces
  - o 53 - Outdoor Parking Spaces

- Resident Amenities
  - o Bike Storage
  - o Residential Storage Units
  - o Co-Work Area
  - o Game Room / Community Room
  - o Gym
  - o Dog Wash
  - o Lounge
  - o Roof-top Patio

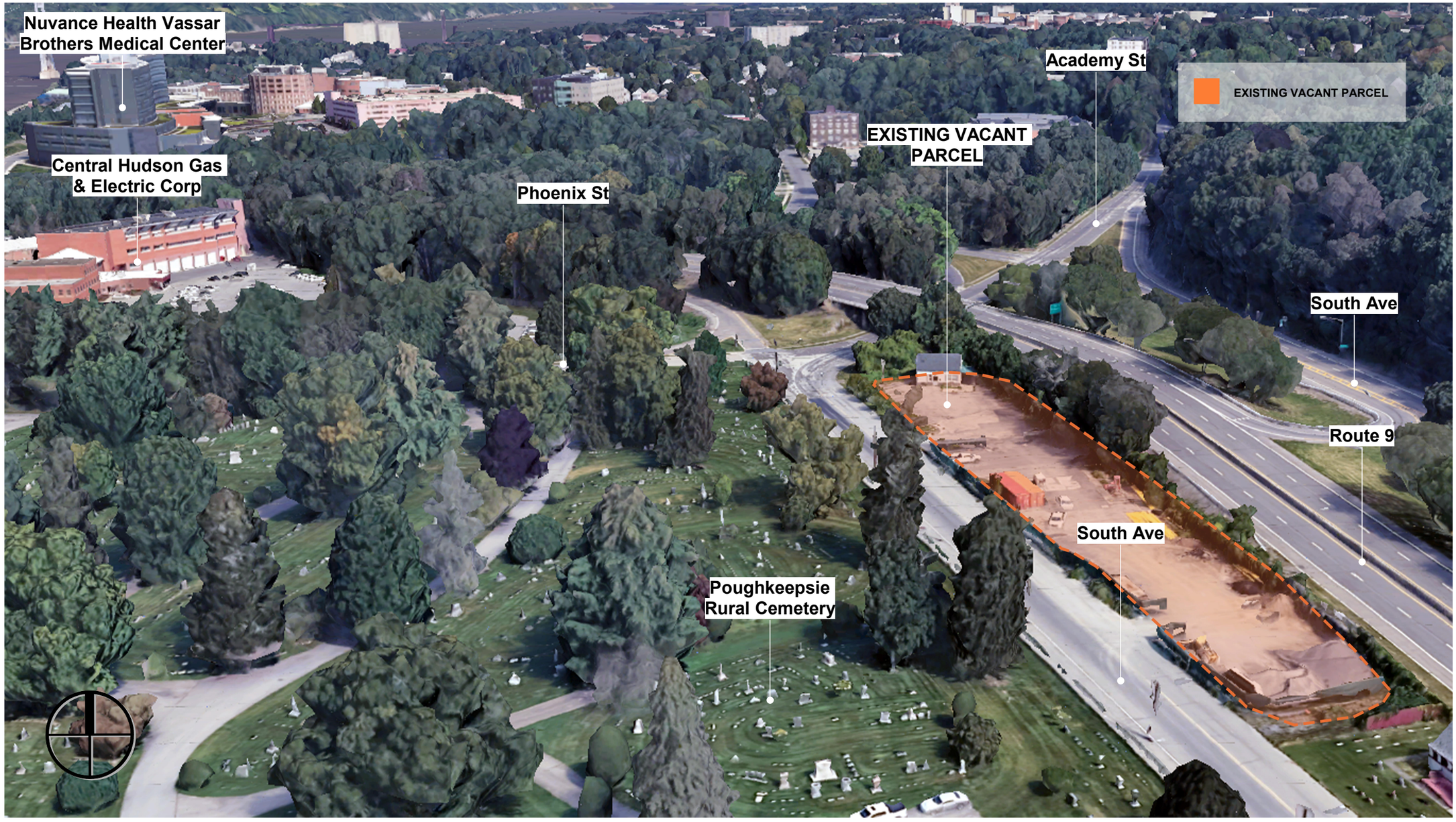
Site Location Map



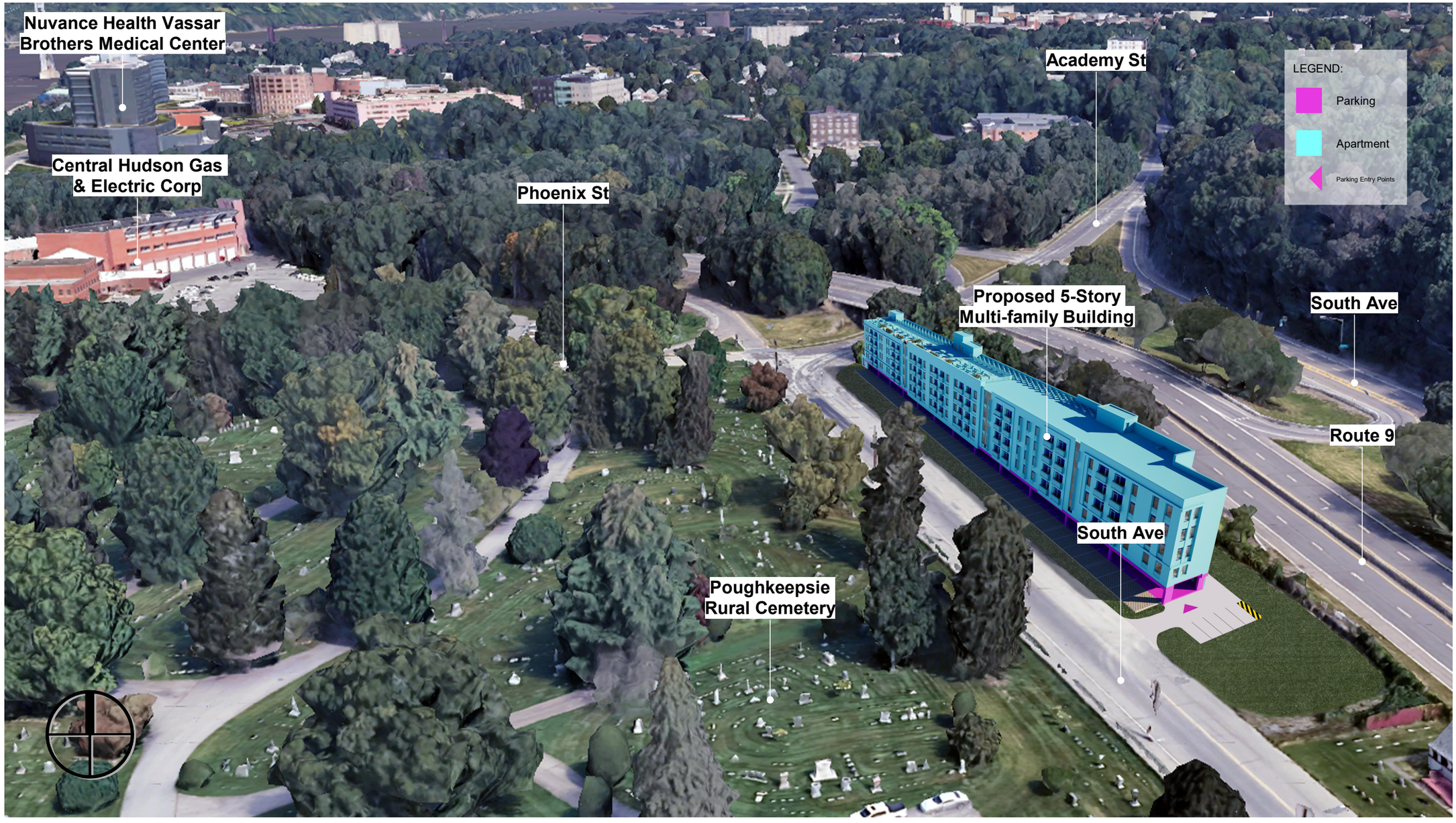
Site Plan Location



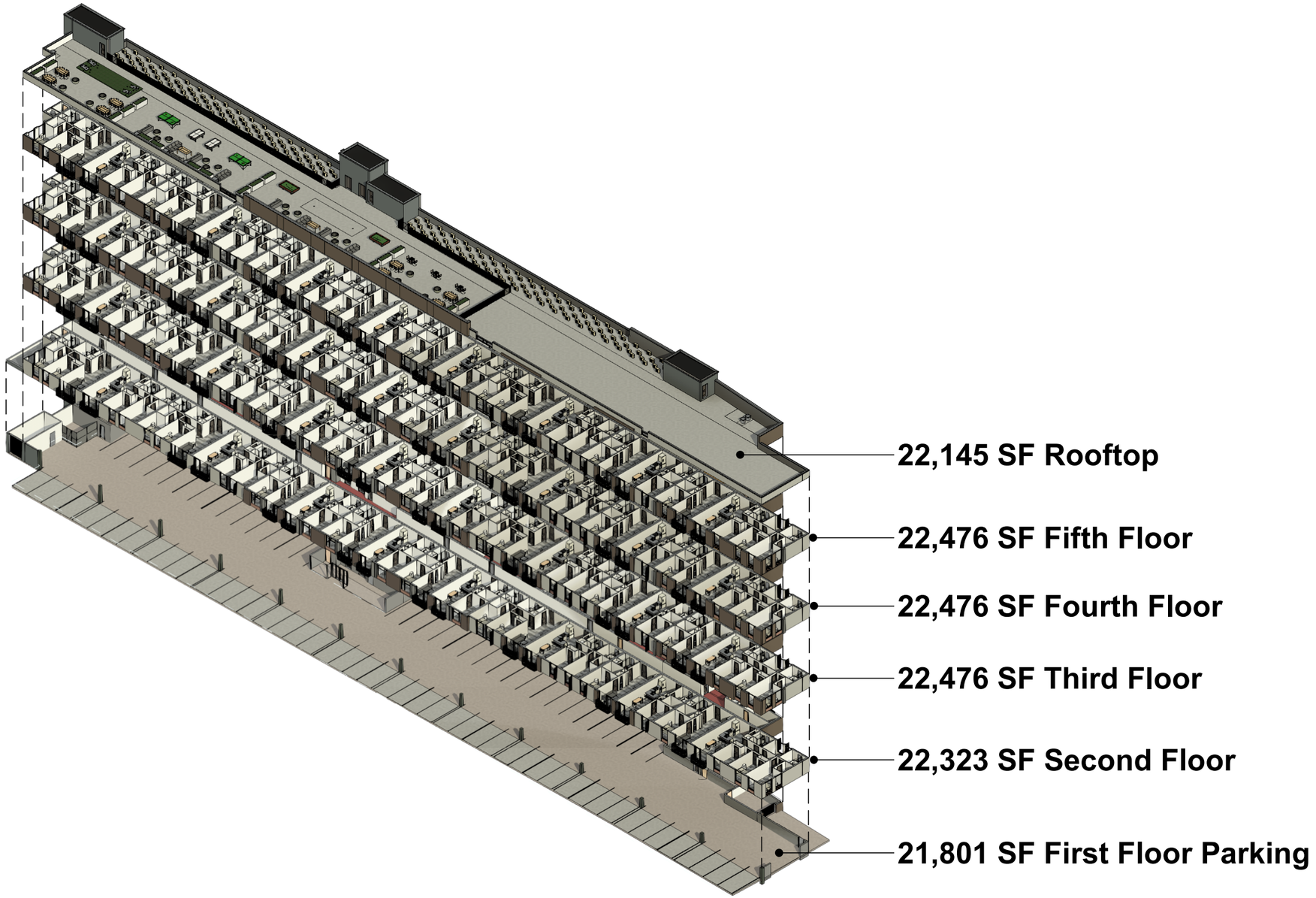
Existing Massing



SW Site Axonometric



Exploded Building Axonometric Floor Plan



City Aerial View



Building Matrix Chart

Area Tabulation								
Floor Level	Unit Count	Residential Gross SF	Balcony	Patio	Commercial Gross SF	Amenities	Ancillary Spaces	Total SF
Ground FL Parking						212	2,290	2,502
Second FL	16	13,540	292			3,865	4,661	22,358
Third FL	22	17,035	455			360	4,661	22,511
Fourth FL	22	17,035	455			360	4,661	22,511
Fifth FL	22	17,035	455			360	4,661	22,511
Total	82	64,645	1,657			5,157	20,934	**92,393**
Rooftop				10,035			12,145	22,180
Total (w/ Roof)	82	64,645	1,657	10,035		5,157	33,079	**114,573**

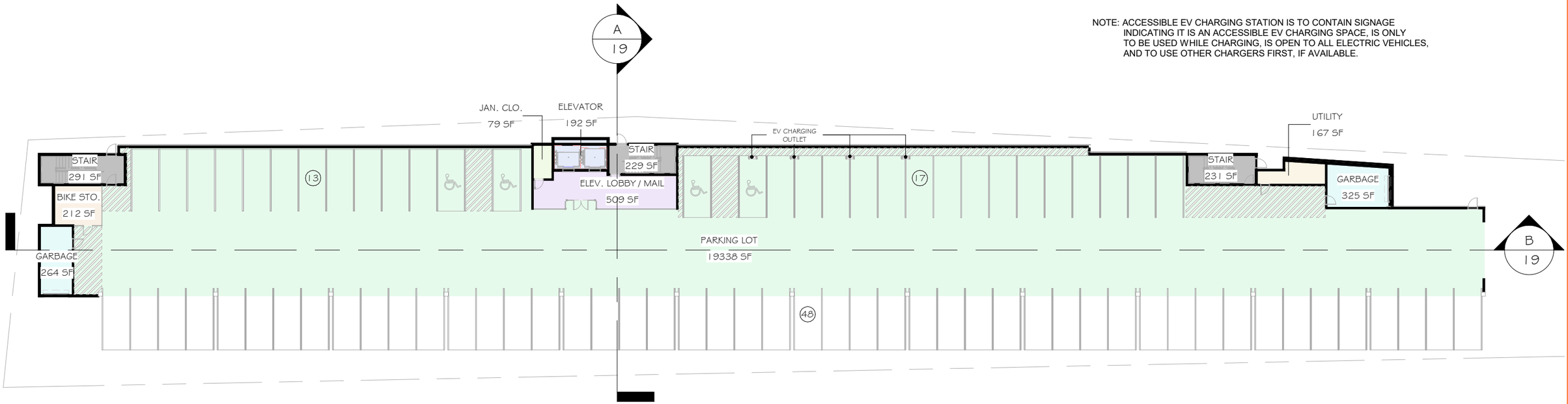
Parking Chart			
Floor Level	Parking	Handicap Parking	Total
First FL Parking	26	4	30
Outdoor	53	0	53
Total Unit Count	79	4	83
Total SF			19,360

Unit Schedule					
Floor Level	Studio	One Bed	Two Bed	Three Bed	Total Per Floor
First FL					
Second FL		9	6	1	16
Third FL		15	6	1	22
Fourth FL		15	6	1	22
Fifth FL		15	6	1	22
Rooftop					
Total Unit Count		54	24	4	82
Unit Distribution (percentage of total)		66%	29%	5%	100%

First Floor Parking Schematic Plan

FIRST FLOOR PARKING MATRIX		
USE	QTY (1ST FLOOR)	SQUARE FOOTAGE
BIKE STORAGE	1	212 SF
ELEV. LOBBY / MAIL	1	509 SF
ELEVATOR	1	192 SF
GARBAGE	2	590 SF
JAN. CLO.	1	79 SF
PARKING LOT	83	19,360 SF
STAIR	3	750 SF
UTILITY	1	167 SF
TOTAL		21,859 SF

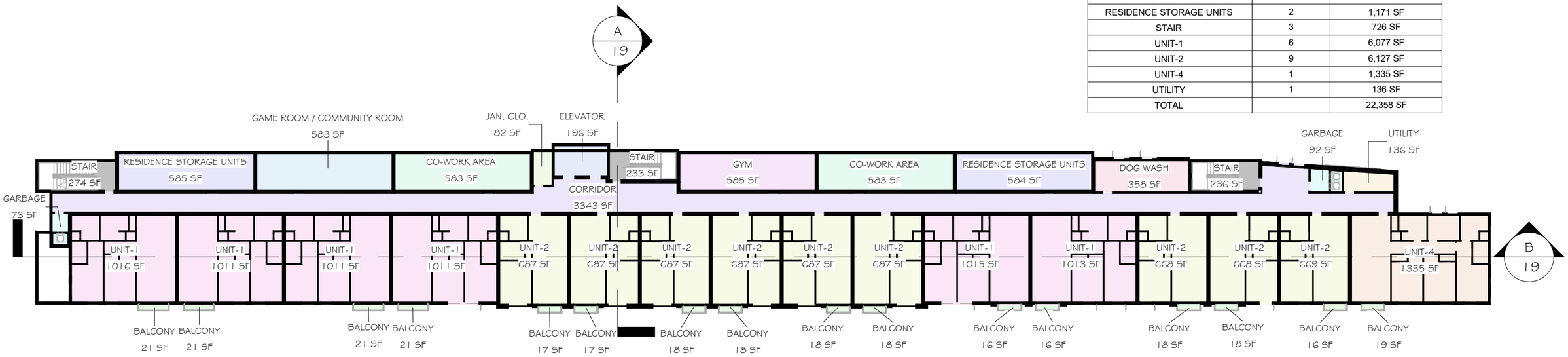
NOTE: ACCESSIBLE EV CHARGING STATION IS TO CONTAIN SIGNAGE INDICATING IT IS AN ACCESSIBLE EV CHARGING SPACE, IS ONLY TO BE USED WHILE CHARGING, IS OPEN TO ALL ELECTRIC VEHICLES, AND TO USE OTHER CHARGERS FIRST, IF AVAILABLE.



Second Floor Schematic Plan

LEGEND	
	UNIT - 1 (2 BEDROOM)
	UNIT - 2 (1 BEDROOM)
	UNIT - 3 (1 BEDROOM)
	UNIT - 4 (3 BEDROOM)

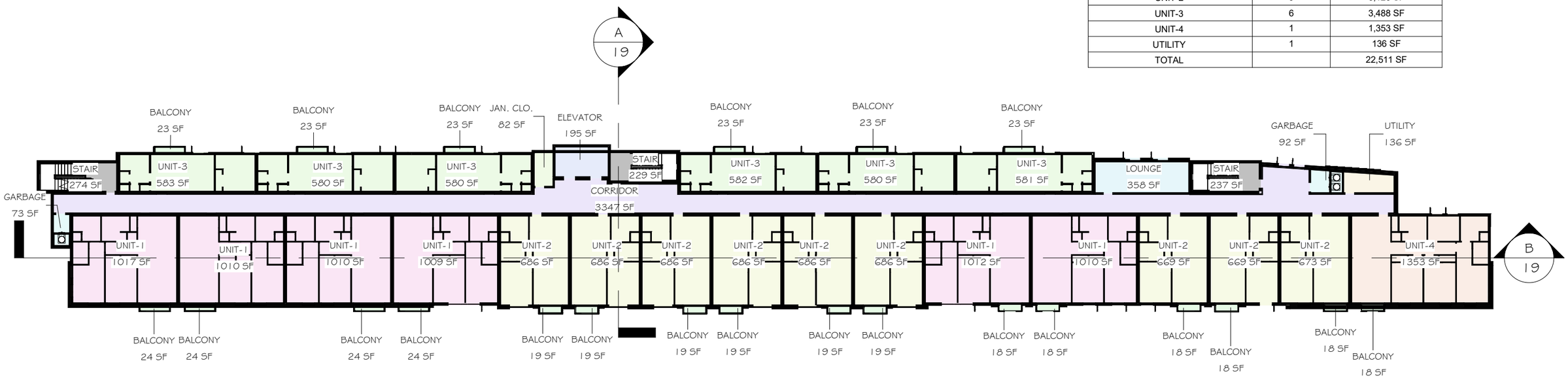
SECOND FLOOR MATRIX		
USE	QTY (2ND FLOOR)	SQUARE FOOTAGE
BALCONY	16	292 SF
CO-WORK AREA	2	1,166 SF
CORRIDOR	1	3,360 SF
DOG WASH	1	360 SF
ELEVATOR	1	192 SF
GAME ROOM / COMMUNITY ROOM	1	583 SF
GARBAGE	2	165 SF
GYM	1	585 SF
JAN. CLO.	1	82 SF
RESIDENCE STORAGE UNITS	2	1,171 SF
STAIR	3	726 SF
UNIT-1	6	6,077 SF
UNIT-2	9	6,127 SF
UNIT-4	1	1,335 SF
UTILITY	1	136 SF
TOTAL		22,358 SF



Third Floor Schematic Plan

LEGEND	
	UNIT - 1 (2 BEDROOM)
	UNIT - 2 (1 BEDROOM)
	UNIT - 3 (1 BEDROOM)
	UNIT - 4 (3 BEDROOM)

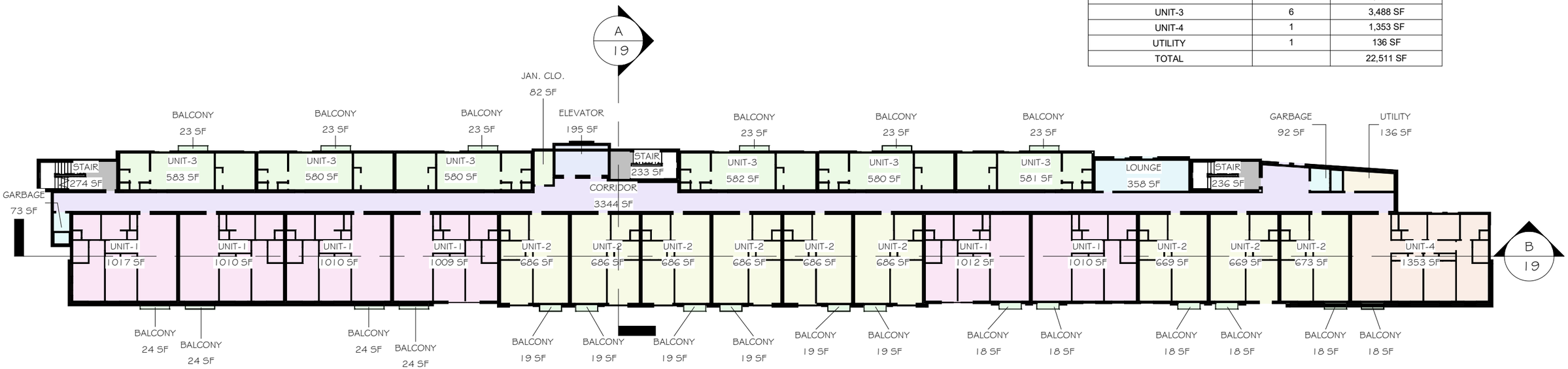
THIRD FLOOR MATRIX		
USE	QTY (3RD FLOOR)	SQUARE FOOTAGE
BALCONY	22	455 SF
CORRIDOR	1	3,360 SF
ELEVATOR	1	192 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	360 SF
STAIR	3	726 SF
UNIT-1	6	6,068 SF
UNIT-2	9	6,126 SF
UNIT-3	6	3,488 SF
UNIT-4	1	1,353 SF
UTILITY	1	136 SF
TOTAL		22,511 SF



Fourth Floor Schematic Plan

LEGEND	
	UNIT - 1 (2 BEDROOM)
	UNIT - 2 (1 BEDROOM)
	UNIT - 3 (1 BEDROOM)
	UNIT - 4 (3 BEDROOM)

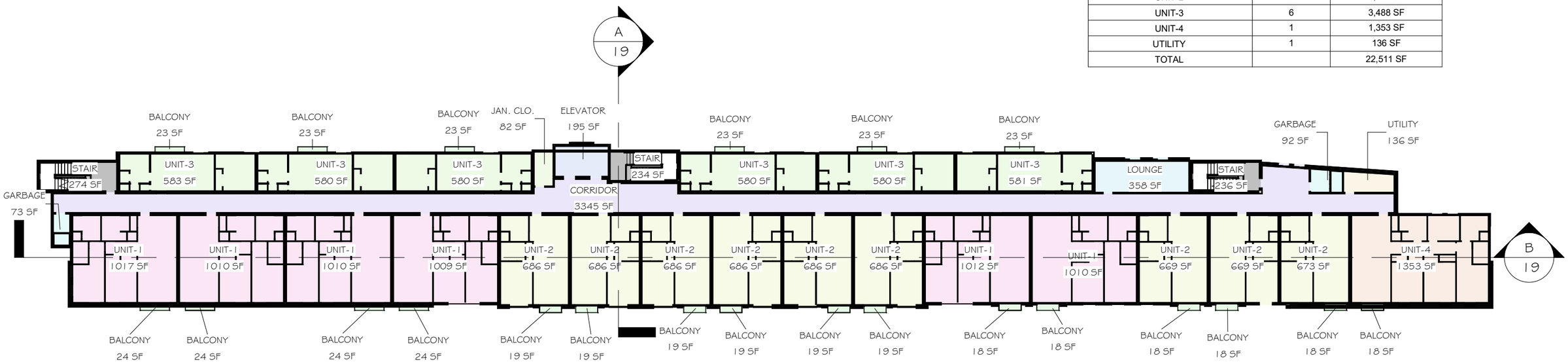
FOURTH FLOOR MATRIX		
USE	QTY (4TH FLOOR)	SQUARE FOOTAGE
BALCONY	22	455 SF
CORRIDOR	1	3,360 SF
ELEVATOR	1	192 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	360 SF
STAIR	3	726 SF
UNIT-1	6	6,068 SF
UNIT-2	9	6,126 SF
UNIT-3	6	3,488 SF
UNIT-4	1	1,353 SF
UTILITY	1	136 SF
TOTAL		22,511 SF



Fifth Floor Schematic Plan

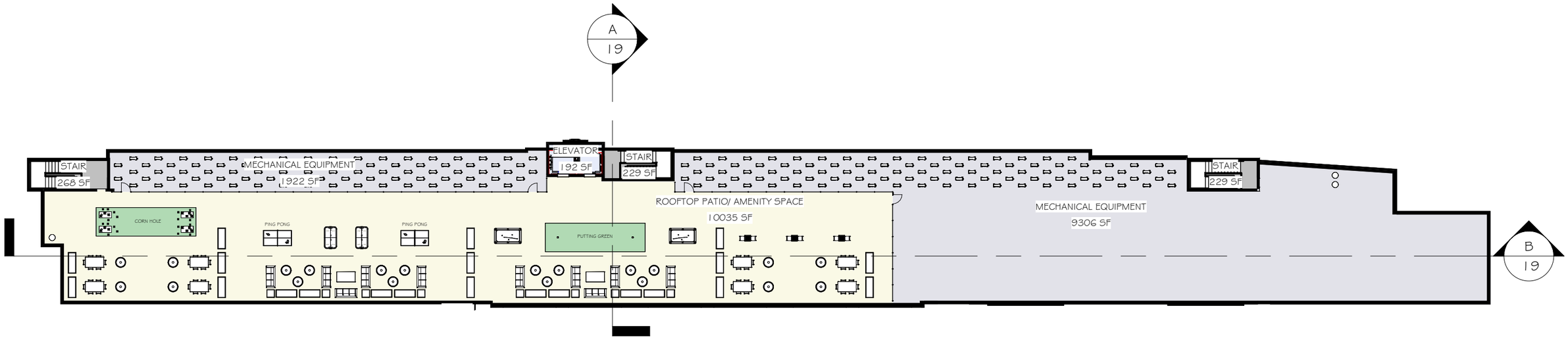
LEGEND	
	UNIT - 1 (2 BEDROOM)
	UNIT - 2 (1 BEDROOM)
	UNIT - 3 (1 BEDROOM)
	UNIT - 4 (3 BEDROOM)

FIFTH FLOOR MATRIX		
USE	QTY (5TH FLOOR)	SQUARE FOOTAGE
BALCONY	22	455 SF
CORRIDOR	1	3,360 SF
ELEVATOR	1	192 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	360 SF
STAIR	3	726 SF
UNIT-1	6	6,068 SF
UNIT-2	9	6,126 SF
UNIT-3	6	3,488 SF
UNIT-4	1	1,353 SF
UTILITY	1	136 SF
TOTAL		22,511 SF

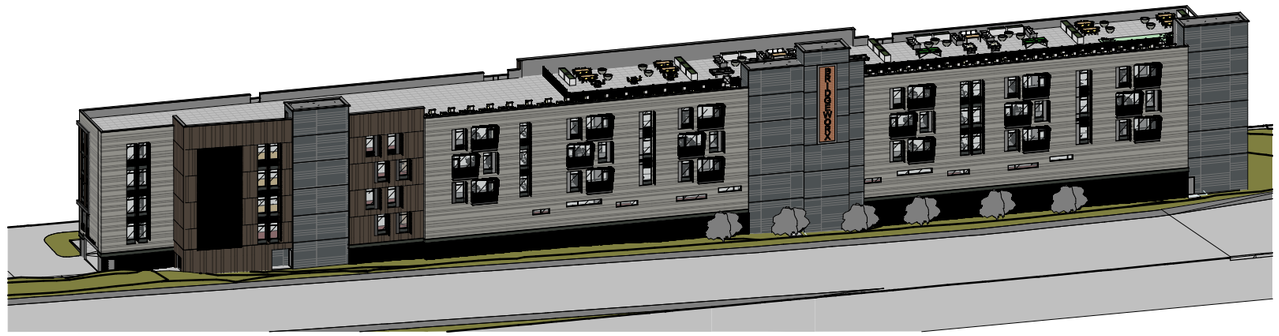


Rooftop Floor Schematic Plan

ROOFTOP MATRIX		
USE	QTY (ROOFTOP)	SQUARE FOOTAGE
ELEVATOR	1	192 SF
MECHANICAL EQUIPMENT	2	11,227 SF
ROOFTOP AMENITY SPACE	1	10,035 SF
STAIR	3	726 SF
TOTAL		22,180 SF



East Elevation



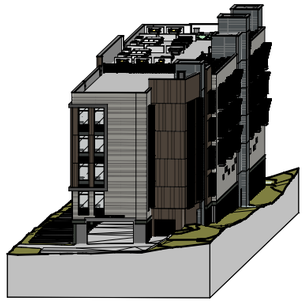


West Elevation

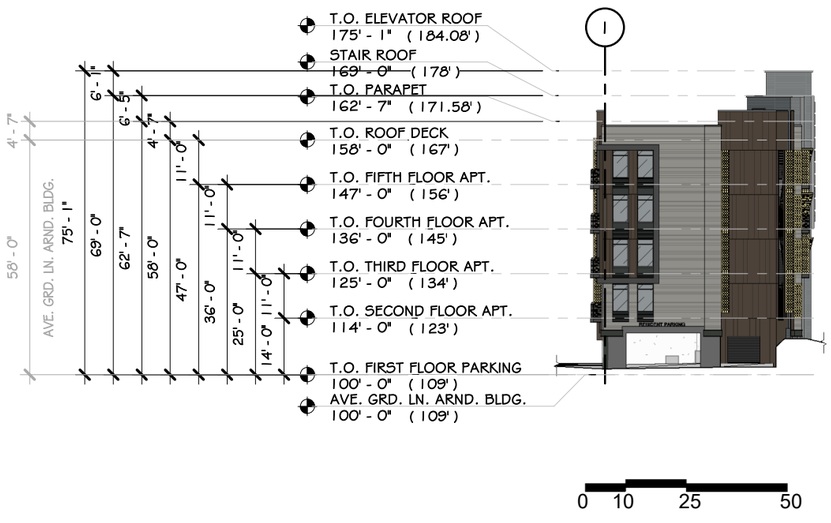




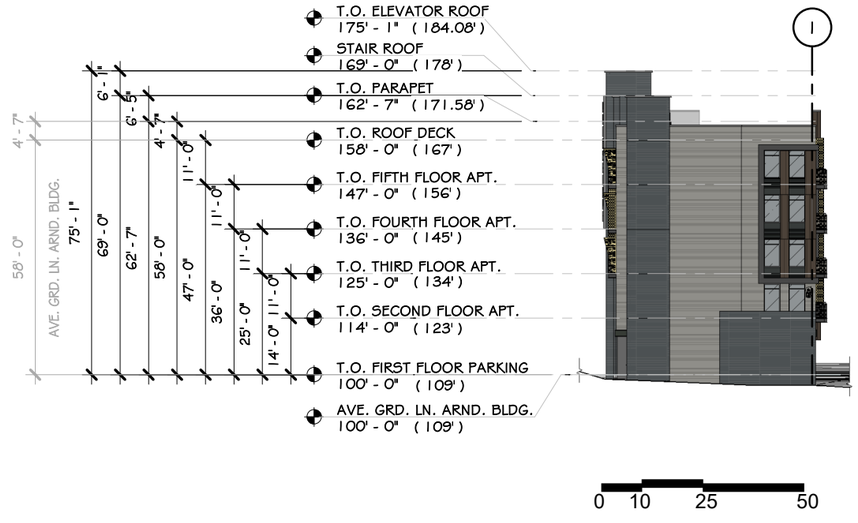
South & North Elevation





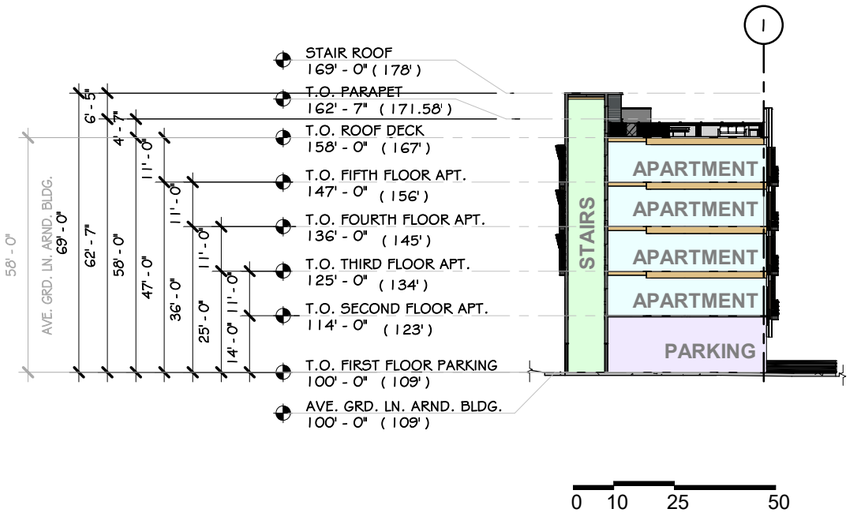


SOUTH ELEVATION

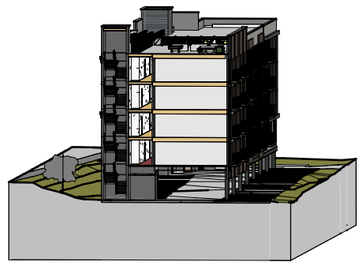


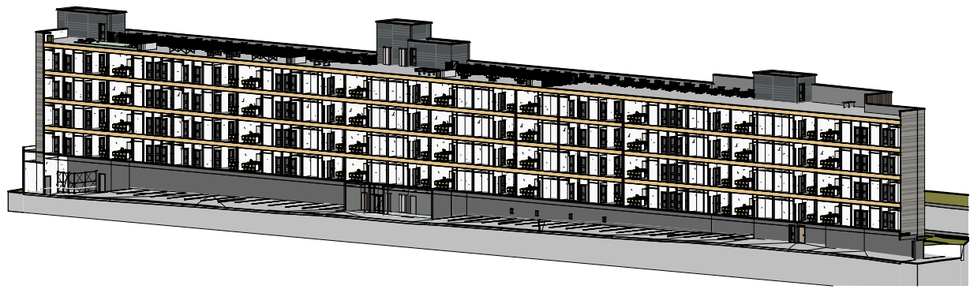
NORTH ELEVATION

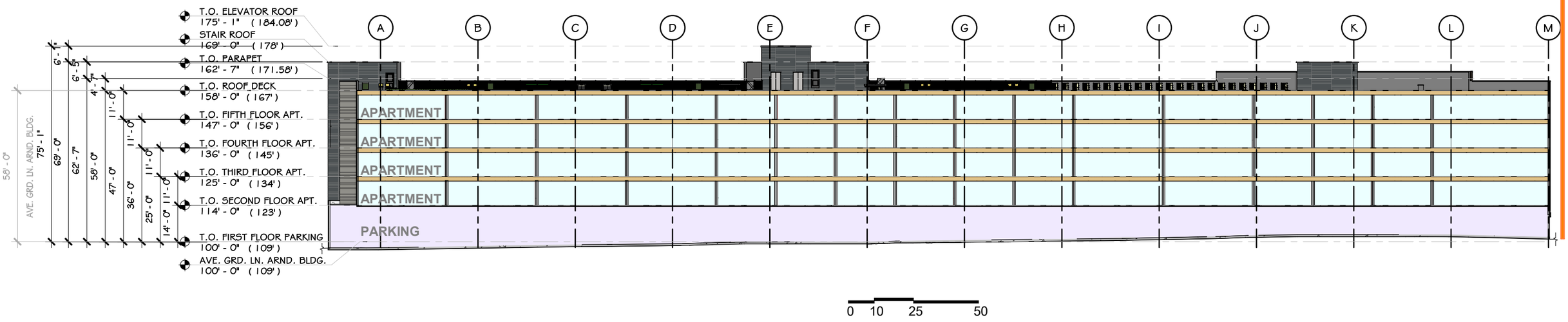
Section A & B



SECTION A







SECTION B

South Avenue West Facade Streetscape Rendering



South Avenue & Route 9 South Facade Streetscape Rendering



Material and Color Palette



North/ South Fenestration
Black Anodized Aluminum



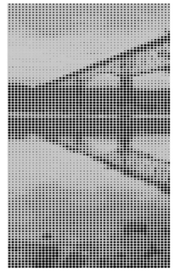
Residential Windows
Black: UPVC, or Equal



Exterior Railings
BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM Silver Fox 2108-50



First Floor Glazing
Low Reflectance
Solar Ban 65, or Equal



Architectural Perforated Aluminum Mural
Arktura Panels
Graphic Perf Solutions



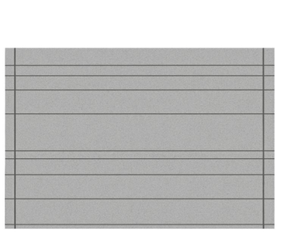
Parking Screening
BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM French Beret 1610



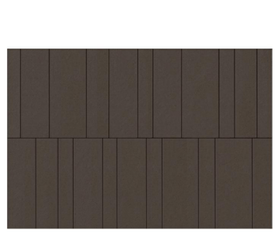




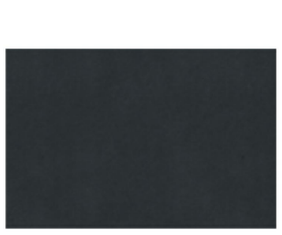
Exterior Facade:
Material: Painted Concrete
Color: Midnight Dream 2129-10



Exterior Facade:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Willow Creek 1468



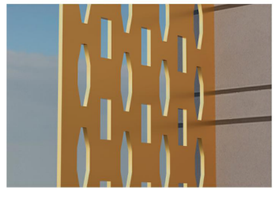
Exterior Facade:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Brown Sugar 2112-20



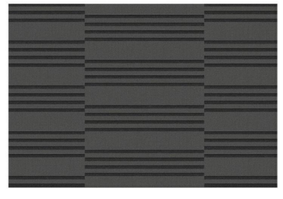
Infill Panel @ Windows:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Black Panther 2125-10
(LT 85)



Ceiling of Balcony
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: FCW 157 Classic Oak



Vertical Fins:
Manufacturer: BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM Corduroy 2153-20



Stair/Elevator East Facade:
Material: Terra-cotta
Color: BM French Beret 1610

West Dusk Rendering



West Daylight Rendering



Southwest Dusk Rendering



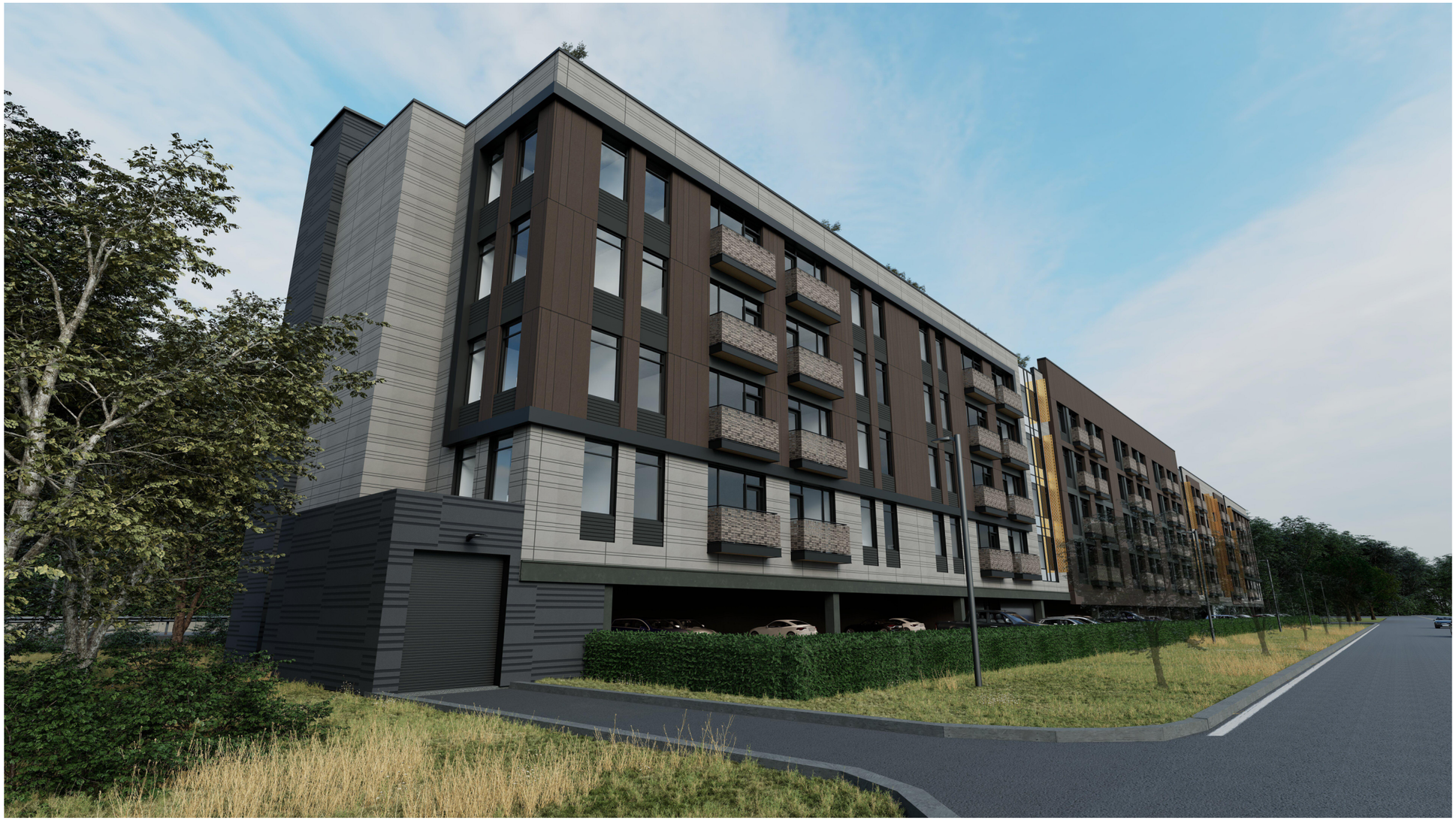
Southwest Daylight Rendering



Northwest Dusk Rendering



Northwest Daylight Rendering



Southeast Dusk Rendering



Southeast Daylight Rendering



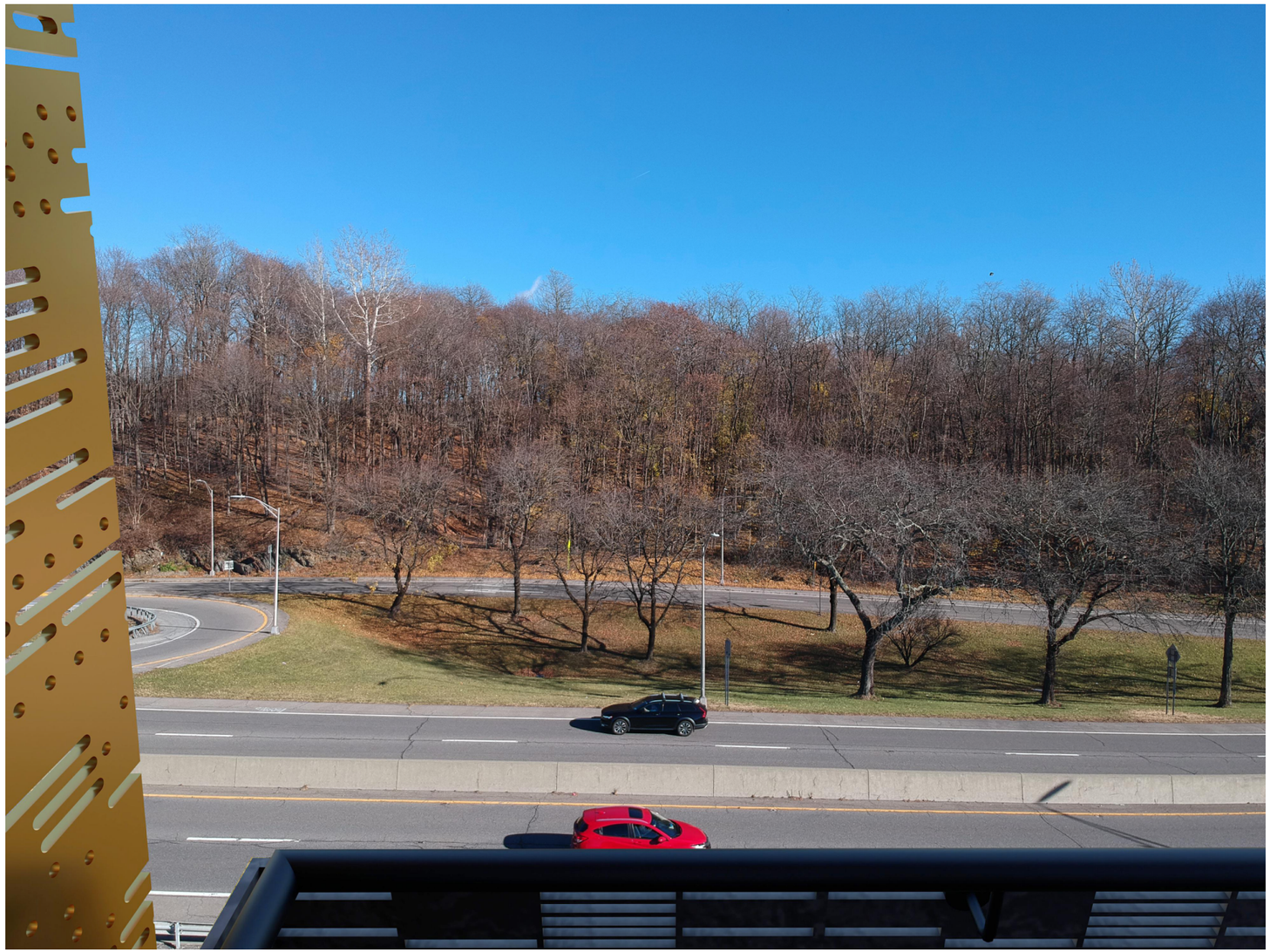
Northeast Dusk Rendering



Northeast Daylight Rendering



East Balcony View Rendering



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A
D
G
ARCHITECTS

287 & 307 SOUTH AVENUE, LLC

CONTACT@ADGARCHITECT.COM

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 287 & 307 South Ave		
Project Location (describe, and attach a general location map): 287 & 307 South Ave Poughkeepsie, NY 12601 (Parcel IDs: #131300-6061-60-974481 & 982453) APPENDIX A - PARCEL CARDS		
Brief Description of Proposed Action (include purpose or need): The applicant is seeking to construct an 82-unit multifamily residential building at 287 & 307 South Ave. The building is 5-stories with structured parking on the first floor and four stories of residential units above. A total of 83 parking spaces are provided. The lots total approximately 0.998 acres.		
Name of Applicant/Sponsor: PK South Ave LLC	Telephone: c/o 845-874-7166 E-Mail: c/o natalie@karcpc.com	
Address: 162 Rinaldi Blvd Apt D		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Natalie Quinn, KARC Planning Consultants	Telephone: 845-874-7166 E-Mail: natalie@karcpc.com	
Address: PO Box 924		
City/PO: Poughkeepsie	State: NY	Zip Code: 12602
Property Owner (if not same as sponsor): Same as applicant/sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site plan approval	
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Area variances	
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	GML 239-m (referral only)	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS OPRHP, NYS DOT	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

*NOTE: Answer should be 'YES'. The City of Poughkeepsie has an adopted LWRP, this answer was autofilled by the EAF Mapper tool but is incorrectly marked.

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

Hudson River Valley Greenway, Hudson River National Heritage Area APPENDIX B - GREENWAY & NATIONAL HERITAGE MAPS

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
CD - Campus Development

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
The site is 0.3 mi. from Springside Landmark and Preserve, a 20-acre historic designated landscape which offers public access to walking trails year round. The site is also directly adjacent to Poughkeepsie Rural Cemetery, a 165-acre site of gently rolling hills, tranquil waters and stately trees creating a park-like sanctuary with self-guided walking tours.

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)? Multi-family residential

b. a. Total acreage of the site of the proposed action? 0.998 acres
b. Total acreage to be physically disturbed? 0.97 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.998 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: 18-24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	82 units
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

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

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

i .What is the purpose of the excavation or dredging? _____

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

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

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

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

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

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

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: 12,540 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: 12,540 gallons/day

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

Sanitary wastewater

_____

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

If Yes:

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

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

Action will not disturb more than 1 acre.

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

Per the NYS FEAF Workbook, the proposed unit count does not exceed the 100-unit threshold to be considered a substantial increase in traffic.

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 6:30am - 9:00pm per City Code
- Saturday: 6:30am - 9:00pm per City Code
- Sunday: 6:30am - 9:00pm per City Code
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise will exceed ambient noise levels during the construction period only and only during hours permitted under City Code.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Parking lot/structured parking lighting

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.773	0.566	- 0.207
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.225	0.432	+ 0.207
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

Vassar Brothers Medical Center

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site APPENDIX C - SOILS MAP

a. What is the average depth to bedrock on the project site? >6.7 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 1 %

c. Predominant soil type(s) present on project site:
Udorthents (Ud) 100 %
_____ _____ %
_____ _____ %

d. What is the average depth to the water table on the project site? Average: 3 - 6 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Squirrels Rabbits Deer
Chipmunks Birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes: APPENDIX D - OFFICIAL SPECIES LIST
i. Species and listing (endangered or threatened):
Bald Eagle, Shortnose Sturgeon, Atlantic Sturgeon

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Poughkeepsie Rural Cemetery

iii. Brief description of attributes on which listing is based:

APPENDIX E - SHPO COMMENT LETTER

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Walkway Over the Hudson

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park

iii. Distance between project and resource: ~1.6 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

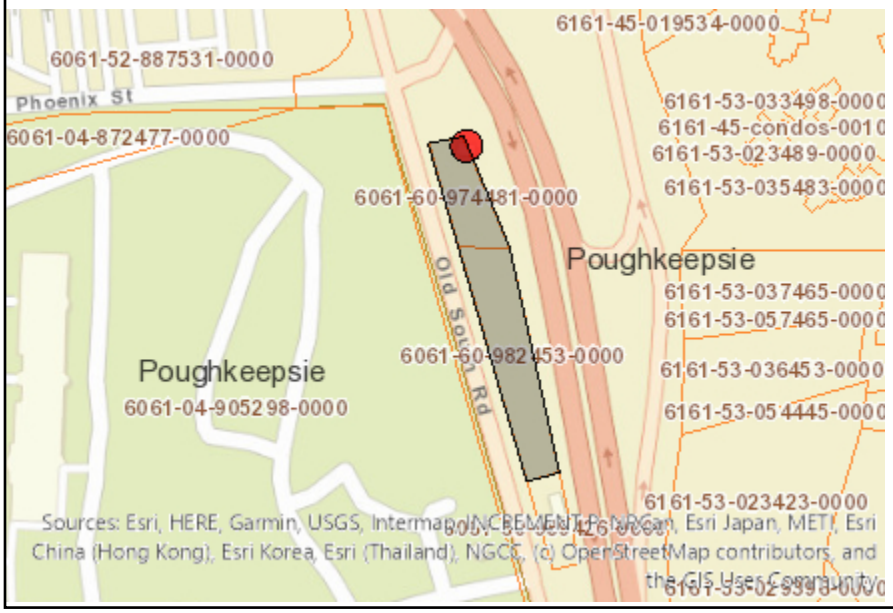
G. Verification

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

Applicant/Sponsor Name Natalie Quinn, KARC Planning Consultants Date January 30, 2026

Signature _____ Title Agent for Applicant

PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle, Shortnose Sturgeon, Atlantic Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Parcel Number
131300-6061-60-974481-0000

Parcel Location
287 South Ave

Municipality
Poughkeepsie City

Owner Name
PK South Ave LLC *(Primary)*

Primary Owner Mailing Address
162 Rinaldi Blvd
Poughkeepsie, NY 12601

Parcel Details

Lot Size (acres):	0.31 Ac (C)	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(431) Auto dealer		

Assessment Information (Current)

Land:	**Total:**	**County Taxable:**	**Town Taxable:**	**School Taxable:**	**Village Taxable:**
$75,000	$375,000	$375,000	$375,000	$375,000	$0

Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**
N (Non-Homestead)	1 (Taxable)	100	$375,000

Tentative Roll:	**Final Roll:**	**Valuation Date:**
5/1/2024	7/1/2024	7/1/2023

Last Sale / Transfer

Sale Price:	**Sale Date:**	**Deed Book:**	**Deed Page:**	**Sale Condition:**	**No. Parcels:**
$375,000	11/2/2023	22023	3438	J	1

Site Information

Site 1

Water Supply:	**Sewer Type:**	**Desirability:**	**Zoning Code: ***	**Used As:**
(3) Comm/public	(3) Comm/public	(3) Normal		(D08) Small retail

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	**No. Stories:**	**Gross Floor Area:**	**Boeck Model:**	
1940	1	620	(0311) 1 sty store load sup	
Air Cond. %:	**Sprinkler %:**	**Alarm %:**	**No. Elevators:**	**Basement SF:**
0	0	0	0	0
Number Identical:	**Condition Code:**	**Constr. Qual:**		

0	3	(1) Economy

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(D08) Small retail			-	620	0
Area 1 Bed. Apts.:	**Area 2 Bed. Apts.:**	**Area 3 Bed. Apts.:**	**No. 1 Bed. Apts:**	**No. 2 Bed. Apts:**	**No. 3 Bed. Apts:**
0	0	0	0	0	0

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(LP4) Pavng-asphlt	0	0	0
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1968	(3) Normal	C	5,600

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(LP4) Pavng-asphlt	0	0	0
Year Built:	**Condition:**	**Grade:**	**Sq. Ft.:**
1968	(3) Normal	C	6,500

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$375,000

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

***Please see the Dutchess County Zoning Map for the most up-to-date zoning information.**

This report was produced using ParcelAccess on 2/21/2025. Developed and maintained by OCIS - Dutchess County, NY.

Parcel Number
131300-6061-60-982453-0000

Parcel Location
South Ave

Municipality
Poughkeepsie City

Owner Name
PK South Ave LLC *(Primary)*

Primary Owner Mailing Address
162 Rinaldi Blvd
Poughkeepsie, NY 12601



Parcel Details

Lot Size (acres):	0.64 Ac	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(131300) Poughkeepsie City SD
Land Use Class:	(330) Vacant comm		

Assessment Information (Current)

Land:	**Total:**	**County Taxable:**	**Town Taxable:**	**School Taxable:**	**Village Taxable:**
$75,000	$75,000	$75,000	$75,000	$75,000	$0

Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**
N (Non-Homestead)	1 (Taxable)	100	$75,000

Tentative Roll:	**Final Roll:**	**Valuation Date:**
5/1/2024	7/1/2024	7/1/2023

Last Sale / Transfer

Sale Price:	**Sale Date:**	**Deed Book:**	**Deed Page:**	**Sale Condition:**	**No. Parcels:**
$75,000	11/2/2023	22023	3439	J	1

Site Information

Site 1

Water Supply:	**Sewer Type:**	**Desirability:**	**Zoning Code: ***	**Used As:**
(3) Comm/public	(3) Comm/public	(3) Normal		(L10) Concrete prod

Commercial Rental Information

Site 1, Use 1

Used As:			**Unit Code:**	**Total Rent Area:**	**Total Units:**
(L10) Concrete prod			-	0	0
Area 1 Bed. Apts.:	**Area 2 Bed. Apts.:**	**Area 3 Bed. Apts.:**	**No. 1 Bed. Apts:**	**No. 2 Bed. Apts:**	**No. 3 Bed. Apts:**
0	0	0	0	0	0

Special District Information

Special District: GP000

Special District Name:	Primary Units:	Ad Valorem Value:
Greater Pok Lib Dist	0	$75,000

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

***Please see the Dutchess County Zoning Map for the most up-to-date zoning information.**

This report was produced using ParcelAccess on 2/19/2025. Developed and maintained by OCIS - Dutchess County, NY.

Hudson River Valley Greenway

- NY State County Boundaries
- Compact County
- Greenway Boundary
- Catskill Park
- Hudson River

Communities within the Greenway Boundary

- Non Greenway Community
- Greenway Community
- Greenway Compact Community

N

Saratoga
Washington
Albany
Rensselaer
Greene
Columbia
Ulster
Dutchess
Orange
Putnam
Rockland
Westchester
New York
Bronx

Catskill State Park (not in Greenway)

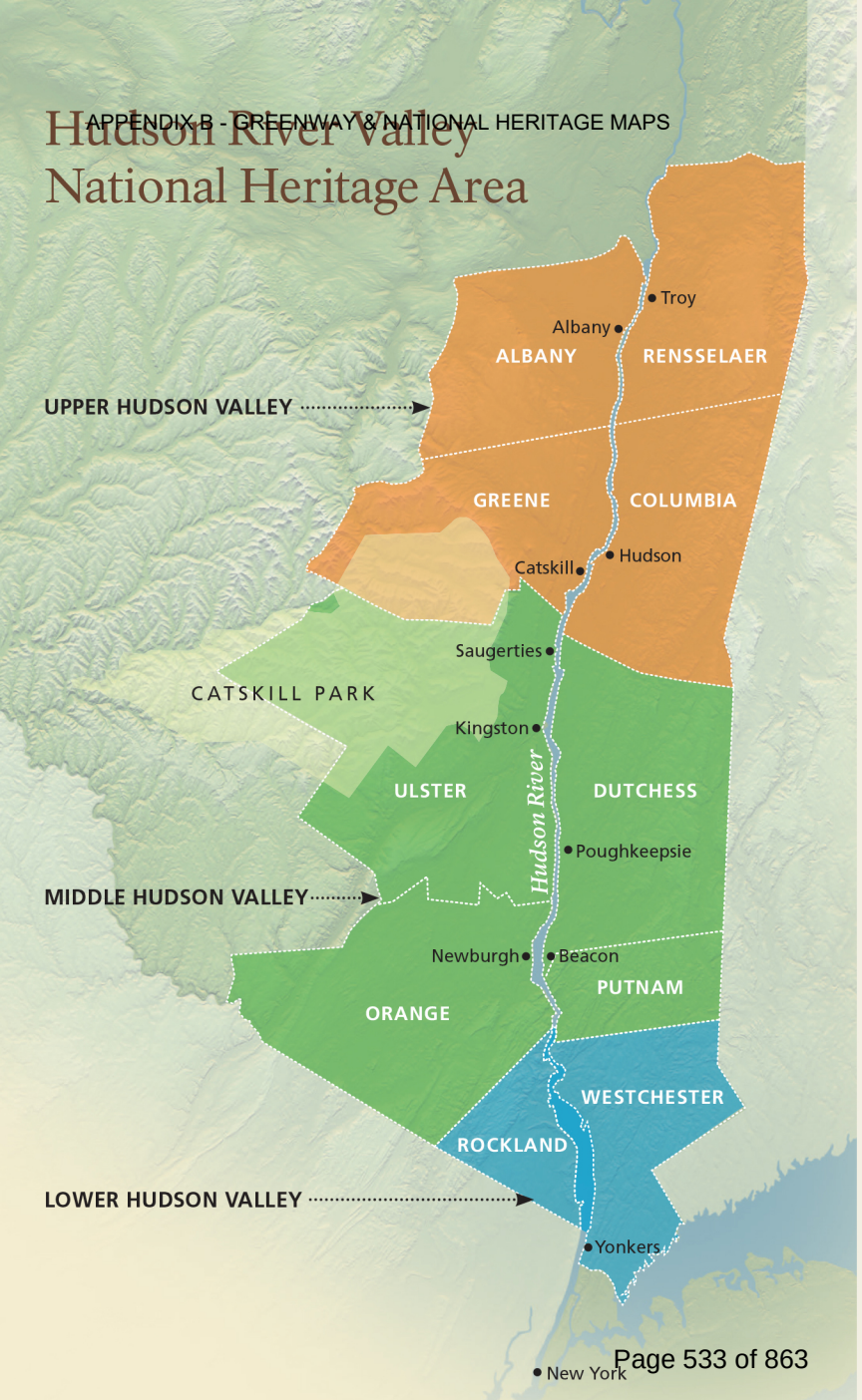
Gateway National Rec Area

0 2.75 5.5 11 16.5 22 Miles

Updated March 2023

NEW YORK STATE OF OPPORTUNITY.

Hudson River Valley Greenway


Hudson River Valley
National Heritage Area
Troy
Albany
ALBANY
RENSSELAER
UPPER HUDSON VALLEY
GREENE
COLUMBIA
Catskill
Hudson
Saugerties
CATSKILL PARK
Kingston
ULSTER
DUTCHESS
Hudson River
Poughkeepsie
MIDDLE HUDSON VALLEY
Newburgh
Beacon
PUTNAM
ORANGE
WESTCHESTER
ROCKLAND
LOWER HUDSON VALLEY
Yonkers
New York

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dutchess County, New York



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:1,600 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 22, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ud	Udorthents, smoothed	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

Ud—Udorthents, smoothed

Map Unit Setting

National map unit symbol: 9rj7
Elevation: -30 to 950 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, smoothed, and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Smoothed

Typical profile

H1 - 0 to 4 inches: gravelly loam
H2 - 4 to 70 inches: very gravelly loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: About 36 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Urban land

Percent of map unit: 10 percent
Hydric soil rating: Unranked

Udorthents, wet substratum

Percent of map unit: 10 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 4 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent

Hydric soil rating: Unranked

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: 01/27/2026 14:36:18 UTC
Project Code: 2026-0041270
Project Name: 287-307 South Avenue

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. **Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.**

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

PROJECT SUMMARY

Project Code: 2026-0041270
Project Name: 287-307 South Avenue
Project Type: Residential Construction
Project Description: 82-unit multi-family residential development in the City of Poughkeepsie.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.68624765,-73.93087059933922,14z



Counties: Dutchess County, New York

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. 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.

MAMMALS

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

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Jozlyn Young
Address: PO Box 924
City: Poughkeepsie
State: NY
Zip: 12602
Email jozlyn@karcpc.com
Phone: 8454909620

November 5, 2025

Natalie Quinn
KARC Planning Consultants
PO Box 924
Poughkeepsie, NY 12602

Re: SEQRA
Construction of New 82-unit/5-Story Multi-Family Residential Building
287 & 307 South Avenue, Poughkeepsie, Dutchess County, NY 12601
25PR09928

Dear Natalie Quinn:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We note that the project area is adjacent to the Poughkeepsie Rural Cemetery, which is eligible for listing in the State and National Registers of Historic Places. Our office, in its capacity as subject-matter expert in historic preservation under SEQRA, has reviewed the project description and supplemental documentation that were submitted to our office on October 21, 2025. We understand that the project proposes the construction of a five -story multi-family residential building. Based upon our review, the OPRHP offers the following comment regarding potential impacts to architectural resources:

1. We recommend retaining the existing vegetation and including a vegetative screening buffer as part of the landscaping along Old South Road to minimize the visual impact to the historic resource.
1. We recommend a construction protection plan for historic resources within 90 feet of proposed construction activities. The plan may include measures such as fencing, vibration monitoring, and other appropriate measures to avoid damage.

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to review under Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov

PRELIMINARY ENGINEER'S REPORT

Prepared for

PROPOSED RESIDENTIAL

Located at

287-307 South Avenue
City of Poughkeepsie, Dutchess County, NY
Tax ID#: 6061-60-974481 & 6061-60-982453

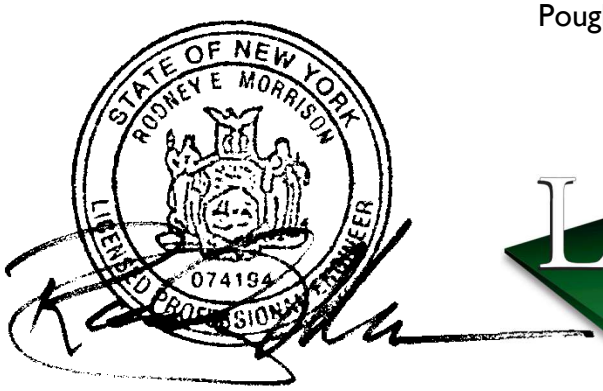
Submitted:

December 22, 2025

Prepared for

PK South Ave, LLC

162 Rinaldi Boulevard
Poughkeepsie, NY 12601



Prepared by

LRC
Engineering & Surveying

Loureiro NY, P.C.

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

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Offices in Connecticut and New York

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Appendix B: Post-Development Run-off Calculations

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Appendix E: 25-Year Storm Pipe Flow Calculations

1.0 SITE DESCRIPTION

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

According to the NYS Department of Environmental Conservation SPDES General Permit for Stormwater Discharges for Construction Activity (GP-0-25-001), a Stormwater Pollution Prevention Plan (SWPPP) must be implemented for any project greater than one (1) acre of disturbance. The total disturbance for this project is approximately 0.97 acres; therefore, a SPDES General Permit is not required.

1.1 Location

The subject property consists of two existing parcels with a total of 0.99 acres. The parcels are identified as Tax Parcel 6061-60-974481 & Tax Parcel 6061-60-982453. The project is located at 287-307 South Avenue, in the City of Poughkeepsie, NY. The project is located on the western side of US Route 9 and on the eastern side of South Avenue. The project has UTM coordinates of 588975 Easting and 461550 Northing. Below in ***Figure 1*** is a vicinity map showing the outer limits of the proposed project.



Figure 1: Vicinity Map

1.2 Topography

The topography at the project area can best be described as slightly sloped to the northwest of the site. The high point in the southeast edge of the property is approximately 118 with the elevation at the northwest property corner being approximately 105.

1.3 Land Cover and Site Development

The existing land cover for the entire project parcel consists of a combination of an impervious gravel area, asphalt pavement, and overgrown grass area. There is an existing one-story building located on the north portion of the site.

1.4 Soils

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

1. Ud: Udorthents, smoothed
    a. These soil formations consist of well drained to poorly drained soils with a significant proportion of pedons contributing to aggregate values at specific depths. These soils are not highly erodible and associated with various landforms such as hills, mountain slopes, terraces and flats.

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

1.5 Streams, Water Bodies, Wetlands and Floodplains

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

2.0 PROJECT DESCRIPTION

The proposed project is proposing to construct a multi-family residential building with 83 parking spaces provided. Of the 83 spaces, 53 spaces will be outside of the building. The building will be a 5-story condominium building with 1 level of parking. The project will also include utility connections, landscaping, lighting and stormwater management features.

With the project disturbance being only 0.97 acres, this falls under the threshold from NYSDEC requiring the preparation of a SWPPP. Site disturbance will be minimized to every extent possible.

3.0 WATER SERVICES

3.1 Water Demand and Supply

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

South Avenue Development						
Sanitary Sewer Flow / Water Consumption Projections						
PROPOSED DEVELOPMENT						
Location	**Use**	**Size**		**Rate***		**Flow (GPD)**
Residential Building	Residential					
1-Bed		54	Units	110	per Bedroom	5,940
2-Bed		24	Units	110	per Bedroom	5,280
3-Bed		4	Units	110	per Bedroom	1,320
					Total Proposed Daily Flow:	**12,540**

3.2 Proposed Water Supply

Water supply for the project will be provided from the City of Poughkeepsie municipal water system. The water is supplied by the joint Town and City water treatment facility located at 3431 North Road, Poughkeepsie, NY 12601. The water is supplied from the municipal line located off of North Water Street. The proposed development will connect a 6" line into the existing 8" water main.

3.3 Water Infrastructure Improvements

A new water meter and backflow prevention device will be installed in the mechanical room in the proposed building. The building will include a new FDC connection and knox box located on the building frontage.

3.4 Fire Suppression

The proposed building will be equipped with sprinkler system in accordance with NFPA guidelines. There is an existing fire hydrant to remain in front of the building.

4.0 WASTEWATER SERVICES

4.1 Design Wastewater Flows

As discussed in Section 3.1, the estimated consumption values are derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. The total average day demand for sewer and water is 12,540 GDP for the project. Using a peaking factor of 4.0, as recommended by the NYSDEC, the design max hourly flow rate is 34.83 GPM.

4.2 Existing Wastewater Treatment

The project will connect to the existing municipal sewer collection system. Wastewater generated by the proposed project will be treated by the City/Town of Poughkeepsie Municipal Wastewater Treatment Plant. The plant is located off Hudson Street in the Town of Poughkeepsie.

4.3 Wastewater Infrastructure Improvements

The wastewater is discharged into an existing sanitary manhole that connects into the municipal system located in Dutchess Avenue. The proposed building will tie into an existing 10" sanitary sewer line connection.

4.4 Water and Wastewater Services – Conclusion

Based on the planned development of water/wastewater consumption estimates, the site will have a total sewer flow and water usage of 12,540 GPD. The water and sewer system will be connected to the City of Poughkeepsie water and sewer systems, using existing infrastructure located at the site. The proposed water and wastewater services, from the City of Poughkeepsie Department of Public Works, have adequate infrastructure and capacity to handle the proposed development.

The City of Poughkeepsie Engineering Department will, as part of the site plan approval process, review and approve the water and sewer connections. The required testing parameters are also reviewed by the City Engineering Department and included in the approved plan.

5.0 STORMWATER SERVICES

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

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

5.1 Erosion and Sediment Controls

Temporary Stabilization

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

Silt Fence

Silt fence will be used as necessary to reduce the sediment load in the receiving drainage ditches and as a perimeter sediment control device. In addition, silt fencing will be placed on the downslope sides of all disturbed areas 5 ft. from the toe of the slope until more permanent drainage and erosion control

structures are established. In cases with environmentally sensitive areas adjacent to the downslope sides of disturbed areas, silt fencing should be placed at the toe of the slope outside the sensitive area. All silt fence is to be 36" minimum length with built in woven wire mesh (min. 6X6 14 ½ gauge) unless otherwise specified on the construction details.

Inlet Protection

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

Stabilized Stone Construction Entrance

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

Seeding and Mulching

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

Soil Stockpile

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

Permanent Stabilization

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

5.2 Other Pollutant Controls

Paints and Solvents

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

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

Fuels

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

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

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

Temporary Facilities

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

Dust Control

Construction vehicles shall enter and exit the site at the stabilized construction entrance. The construction entrance will trap dust and mud that would otherwise be carried off-site by construction traffic. Water trucks will be used as needed during construction to reduce dust generated on the site. The general contractor will provide dust control in compliance with applicable local and state dust control regulations. The construction entrances will be maintained during the life of the construction and repaired, and/or cleaned, periodically to ensure proper function.

Dewatering

If dewatering is required, the water must be free of silt and sediment prior to discharge offsite or to any existing water bodies. If sediment is present, methods of sediment removal may include, but are not limited to; silt bags, temporary sediment traps, temporary sediment basins, or sheet flow across stabilized

vegetated surfaces. As the quantity and quality of water cannot accurately be determined prior to excavation dewatering practices must be determined during construction and should be approved by the site engineer prior to commencing any dewatering activities.

Solid Waste

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

5.3 Best Management Practices

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

Good Housekeeping

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

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

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

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

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

Preventative Maintenance

All on-site vehicles must be inspected regularly for oil and grease leaks. All leaks shall be repaired immediately upon obtaining the appropriate equipment. If the leak cannot be fixed immediately, it shall be temporarily mitigated to prevent the flow of contaminants onto the soil and potentially into the

stormwater. If necessary, the reservoir will be drained to stop the flow of contaminants, or the vehicle will be moved under cover. Drip pans shall be used when performing any maintenance or cleaning on construction vehicles.

Spill Prevention and Response

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

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

Should a spill occur, a licensed spill contractor will be contacted to mitigate the potential negative effects of a spill. Additionally, the NYSDEC must be notified of the release of petroleum products. The General Contractor shall have trained employees knowledgeable in the location of sorbent, brooms, rags, and mops in the event of a small-scale spill. An inventory of equipment and its location shall be posted in a visible location as well as kept in proximity to this Pollution Prevention Plan. If the General Contractor does not have Hazardous Materials trained employees on site, a firm that specializes in handling spills, soil and water contamination shall be called.

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

5.4 Hydrologic and Hydraulic Analysis

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

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

5.5 Proposed Stormwater Management – Pre vs. Post

The design observation point has been modeled in HydroCAD and represents the total flow leaving the project drainage areas. One drainage point has been evaluated based on the proposed site development. The drainage analysis points are shown on the pre and post drainage area maps in **Appendix D.** The table below displays the peak discharge rates for the design points and demonstrates that discharge rates for post construction are less than or equal to what is currently produced at the design points.

Peak Flow Discharge Rate DP-1			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	1.7	1.2	**-0.5**
10	3.8	3.3	**-0.5**
100	7.0	6.3	**-0.7**

5.6 Conveyance Piping

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

- All proposed piping is sized to accommodate the peak flow from the 25-year 24-hour storm, as prescribed by the local authority. (See **Appendix E**)
- Flow capacity is sufficient to convey runoff to the receiving discharge points.
- Strength is sufficient to withstand the soil cover and vehicle loads.

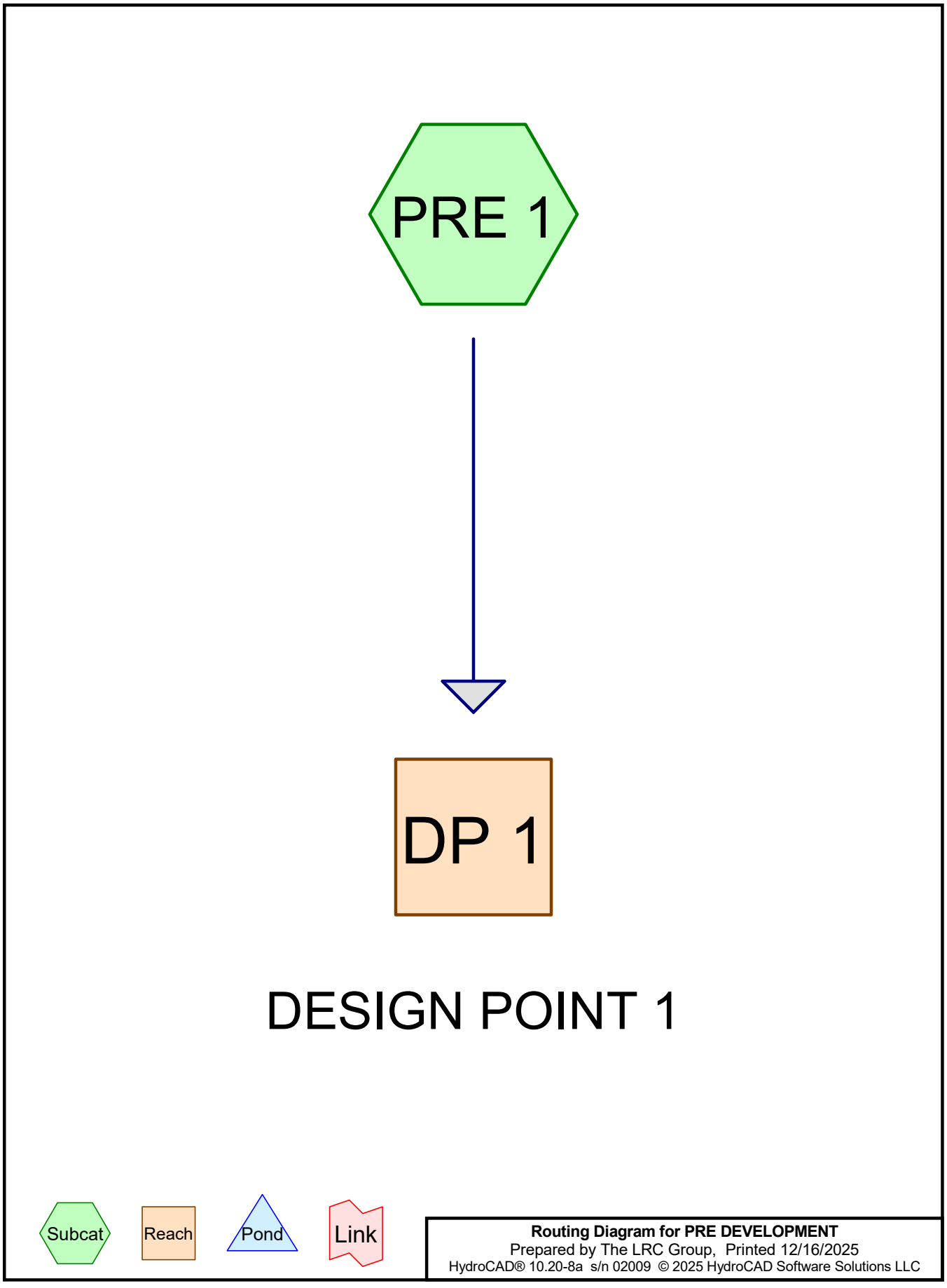
5.7 Permeable Pavers Underground Stormwater Retention

Permeable Pavers with underground Stormwater Retention are designed to detain runoff and reduce stormwater runoff from the specified areas. Permeable pavement is ideal on urban sites with relatively flat, paved areas. The underground stone media system provides storage within the void space of the stone media. Some

- Flow capacity is sufficient to infiltrate into existing soils.
- Strength is sufficient to withstand vehicle loads.
- Underdrains convey stormwater to

APPENDIX A

Pre-Development Run-off Calculations


PRE 1
DP 1
DESIGN POINT 1
Subcat
Reach
Pond
Link
Routing Diagram for PRE DEVELOPMENT
Prepared by The LRC Group, Printed 12/16/2025
HydroCAD® 10.20-8a s/n 02009 © 2025 HydroCAD Software Solutions LLC

Project Notes

Copied 3 events from NY-307 SOUTH AVE 24-hr S0P storm

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	NY-307 SOUTH AVE 24-hr S0P	1-yr	Default	24.00	1	2.61	2
2	10-yr	NY-307 SOUTH AVE 24-hr S0P	10-yr	Default	24.00	1	4.67	2
3	100-yr	NY-307 SOUTH AVE 24-hr S0P	100-yr	Default	24.00	1	8.20	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.209	39	>75% Grass cover, Good, HSG A (PRE 1)
0.213	96	Gravel surface, HSG A (PRE 1)
0.576	98	Paved parking, HSG A (PRE 1)
0.999	**85**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.999	HSG A	PRE 1
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.999		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.209	0.000	0.000	0.000	0.000	0.209	>75% Grass cover, Good	PRE 1
0.213	0.000	0.000	0.000	0.000	0.213	Gravel surface	PRE 1
0.576	0.000	0.000	0.000	0.000	0.576	Paved parking	PRE 1
0.999	**0.000**	**0.000**	**0.000**	**0.000**	**0.999**	**TOTAL AREA**	

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PRE 1: Runoff Area=43,500 sf 57.70% Impervious Runoff Depth=1.27"
Tc=6.0 min CN=85 Runoff=1.78 cfs 0.105 af

Reach DP 1: DESIGN POINT 1 Inflow=1.78 cfs 0.105 af
Outflow=1.78 cfs 0.105 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.105 af Average Runoff Depth = 1.27"
42.30% Pervious = 0.422 ac 57.70% Impervious = 0.576 ac

Summary for Subcatchment PRE 1:

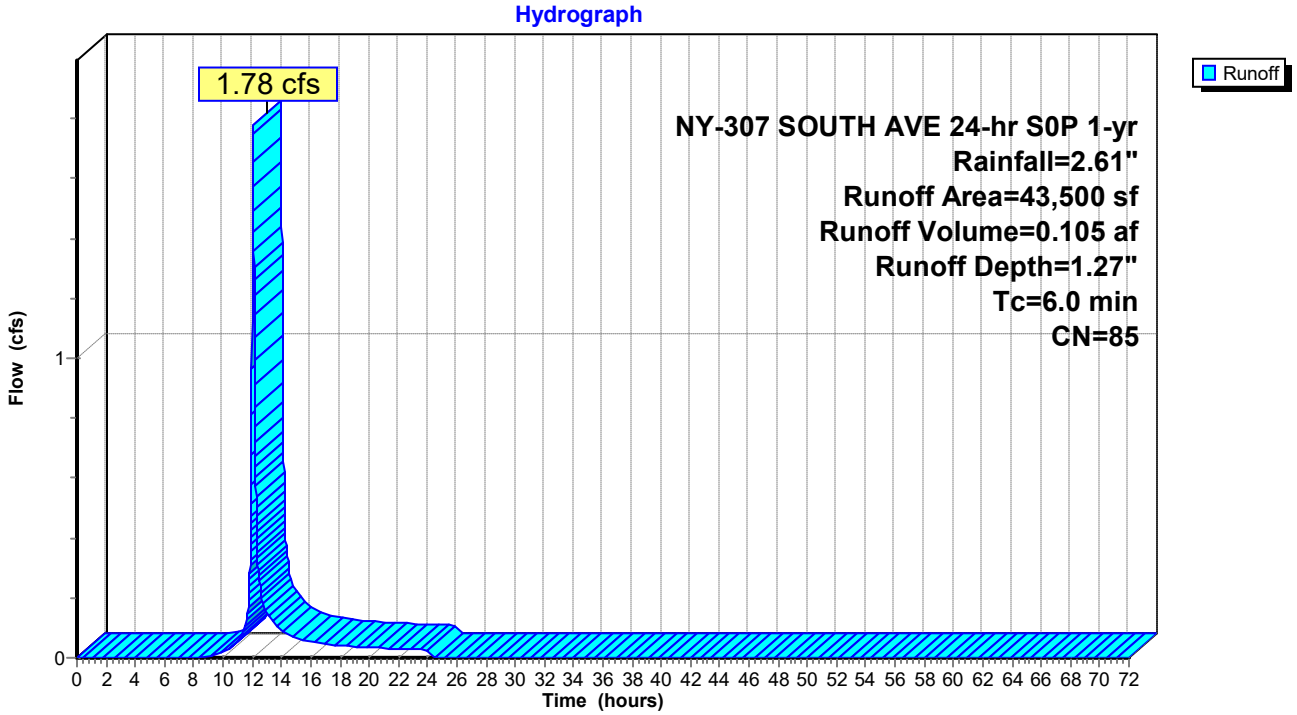
Runoff = 1.78 cfs @ 12.04 hrs, Volume= 0.105 af, Depth= 1.27"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

Area (sf)	CN	Description
9,100	39	>75% Grass cover, Good, HSG A
25,100	98	Paved parking, HSG A
9,300	96	Gravel surface, HSG A
43,500	85	Weighted Average
18,400		42.30% Pervious Area
25,100		57.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment PRE 1:



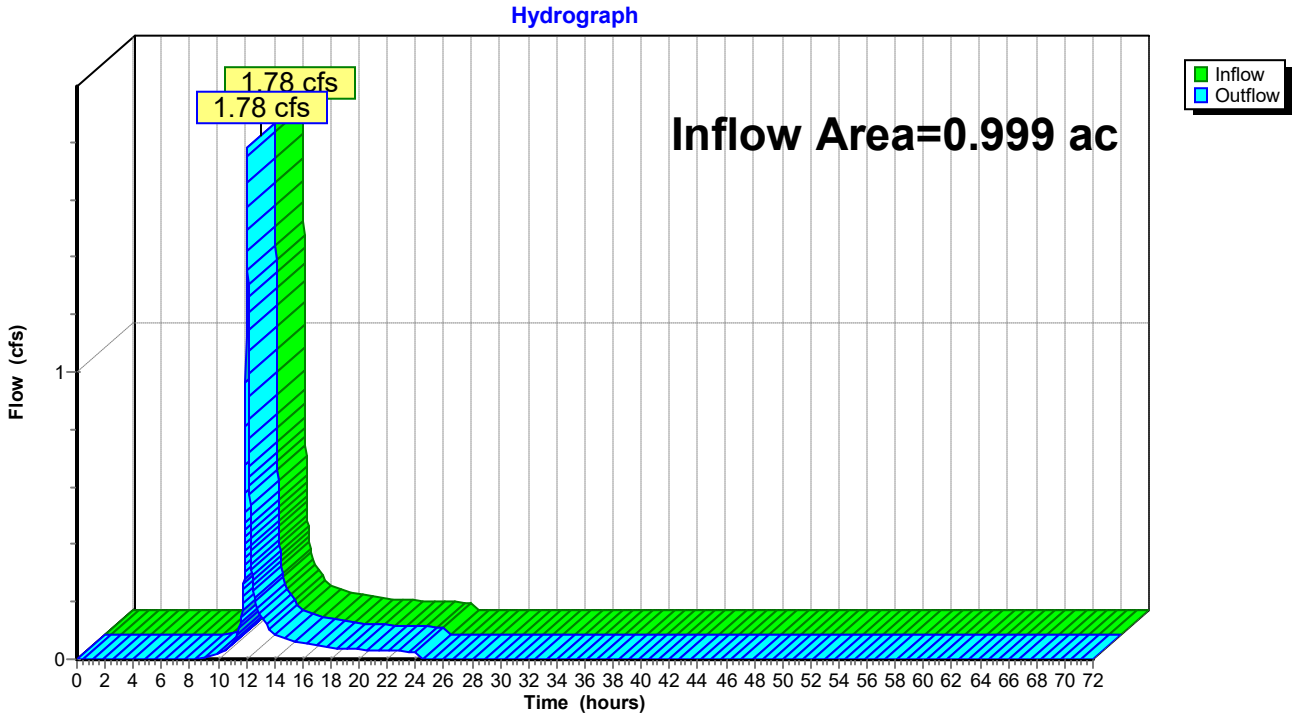
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 57.70% Impervious, Inflow Depth = 1.27" for 1-yr event
Inflow = 1.78 cfs @ 12.04 hrs, Volume= 0.105 af
Outflow = 1.78 cfs @ 12.04 hrs, Volume= 0.105 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PRE 1: Runoff Area=43,500 sf 57.70% Impervious Runoff Depth=3.06"
Tc=6.0 min CN=85 Runoff=3.93 cfs 0.255 af

Reach DP 1: DESIGN POINT 1 Inflow=3.93 cfs 0.255 af
Outflow=3.93 cfs 0.255 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.255 af Average Runoff Depth = 3.06"
42.30% Pervious = 0.422 ac 57.70% Impervious = 0.576 ac

Summary for Subcatchment PRE 1:

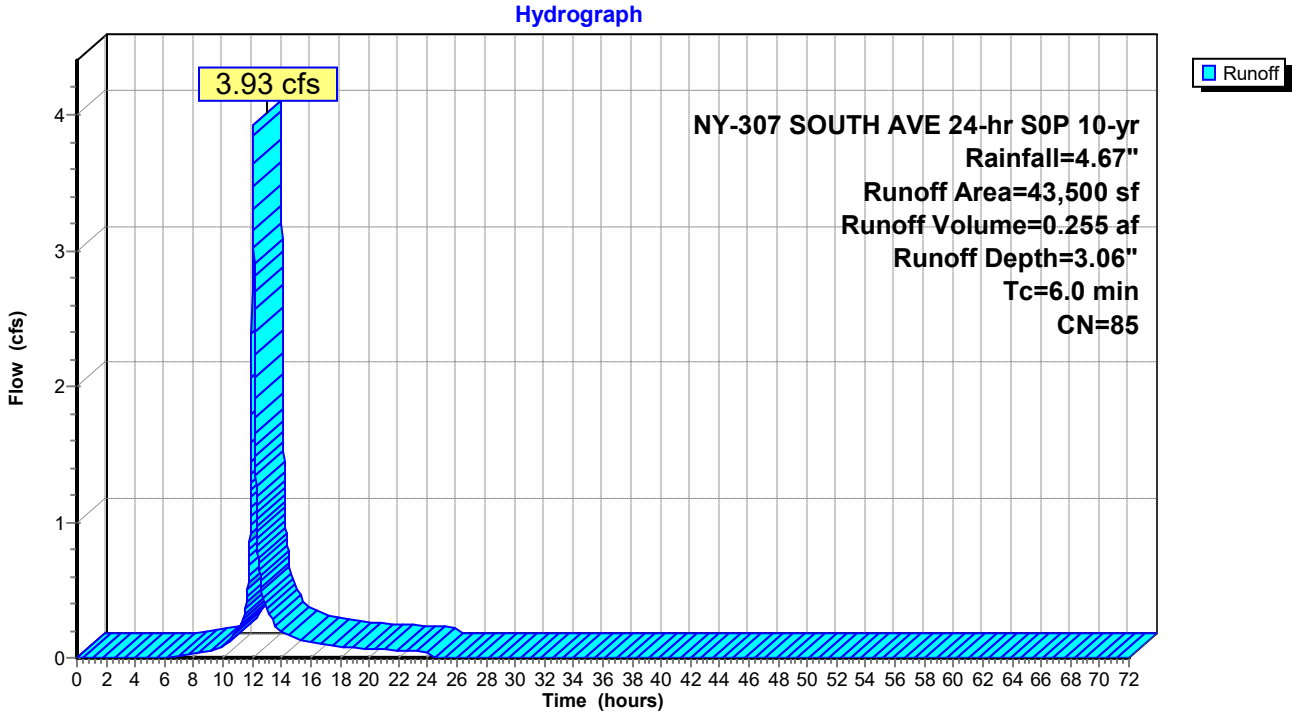
Runoff = 3.93 cfs @ 12.04 hrs, Volume= 0.255 af, Depth= 3.06"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

Area (sf)	CN	Description
9,100	39	>75% Grass cover, Good, HSG A
25,100	98	Paved parking, HSG A
9,300	96	Gravel surface, HSG A
43,500	85	Weighted Average
18,400		42.30% Pervious Area
25,100		57.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment PRE 1:



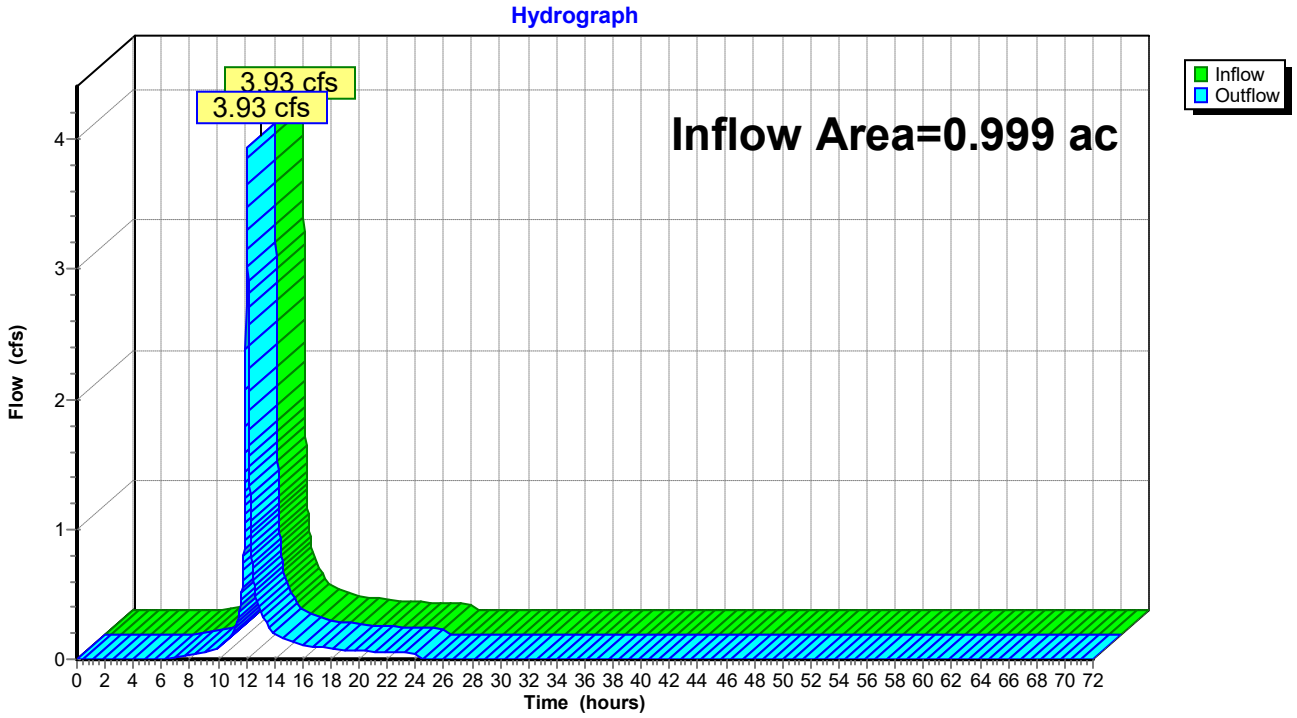
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 57.70% Impervious, Inflow Depth = 3.06" for 10-yr event
Inflow = 3.93 cfs @ 12.04 hrs, Volume= 0.255 af
Outflow = 3.93 cfs @ 12.04 hrs, Volume= 0.255 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PRE 1: Runoff Area=43,500 sf 57.70% Impervious Runoff Depth=6.41"
Tc=6.0 min CN=85 Runoff=7.14 cfs 0.533 af

Reach DP 1: DESIGN POINT 1 Inflow=7.14 cfs 0.533 af
Outflow=7.14 cfs 0.533 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.533 af Average Runoff Depth = 6.41"
42.30% Pervious = 0.422 ac 57.70% Impervious = 0.576 ac

Summary for Subcatchment PRE 1:

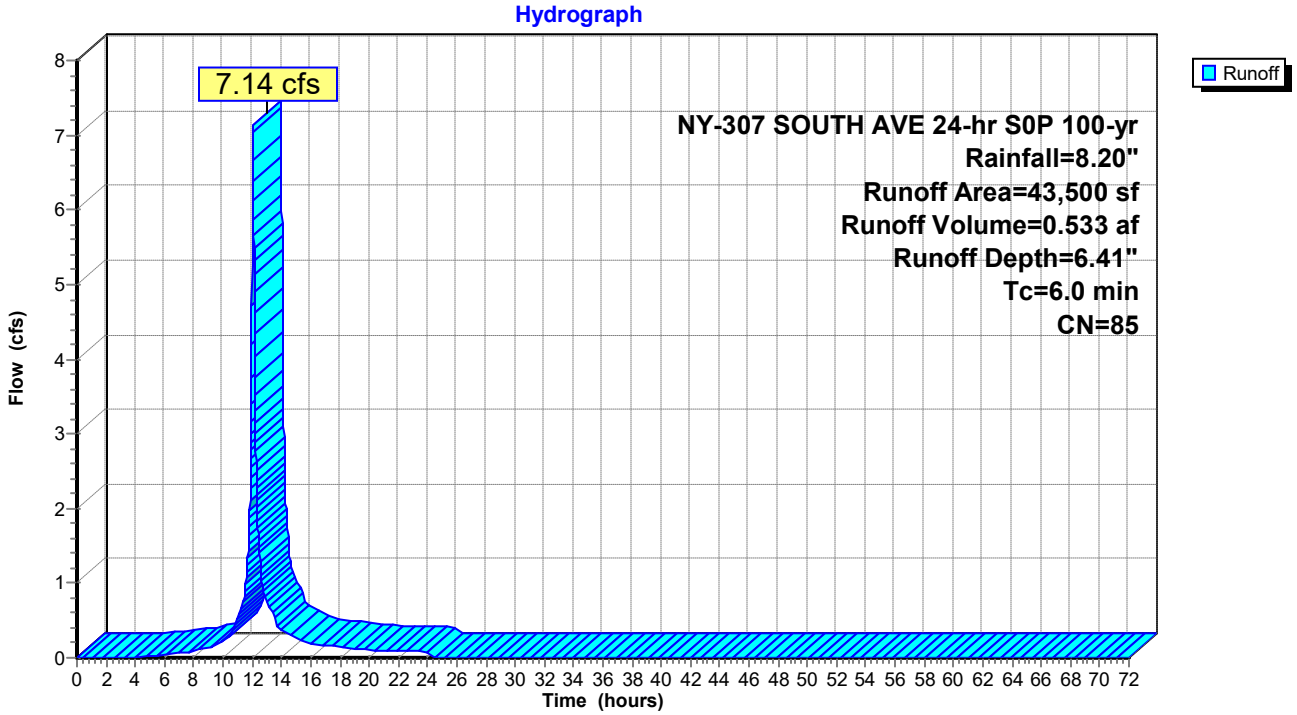
Runoff = 7.14 cfs @ 12.04 hrs, Volume= 0.533 af, Depth= 6.41"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

Area (sf)	CN	Description
9,100	39	>75% Grass cover, Good, HSG A
25,100	98	Paved parking, HSG A
9,300	96	Gravel surface, HSG A
43,500	85	Weighted Average
18,400		42.30% Pervious Area
25,100		57.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment PRE 1:



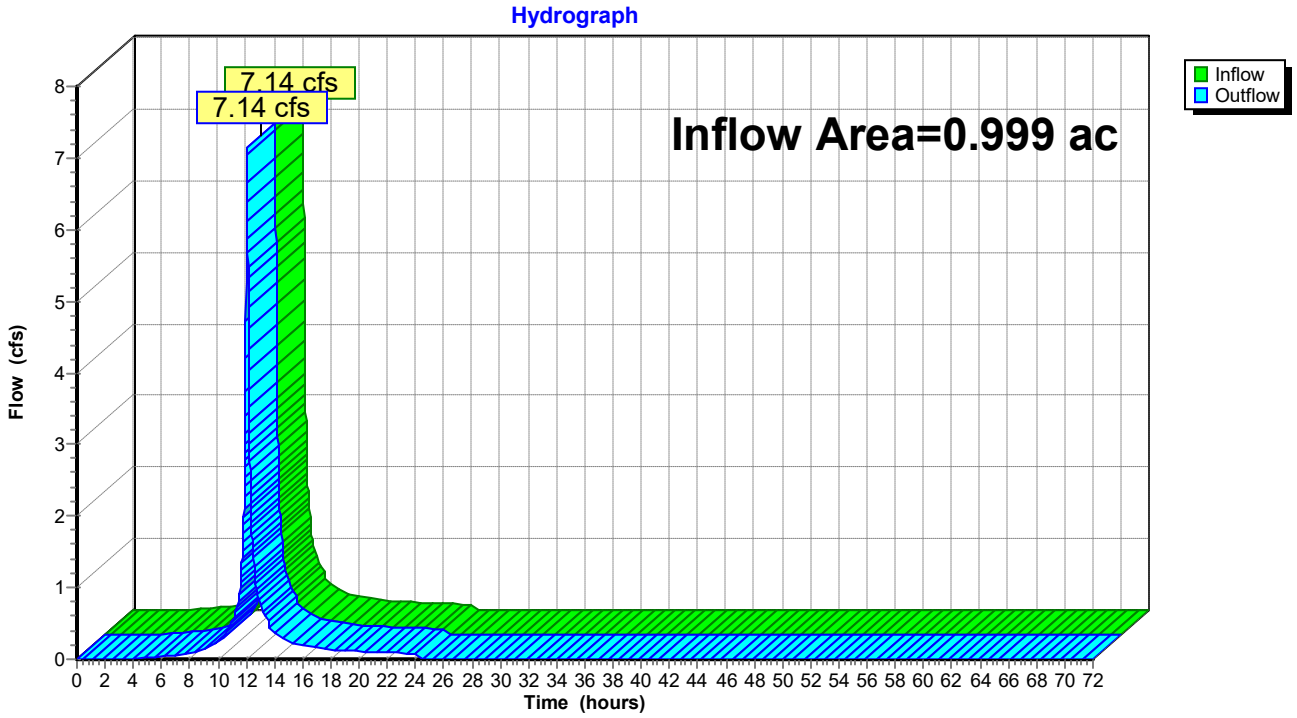
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 57.70% Impervious, Inflow Depth = 6.41" for 100-yr event
Inflow = 7.14 cfs @ 12.04 hrs, Volume= 0.533 af
Outflow = 7.14 cfs @ 12.04 hrs, Volume= 0.533 af, Atten= 0%, Lag= 0.0 min

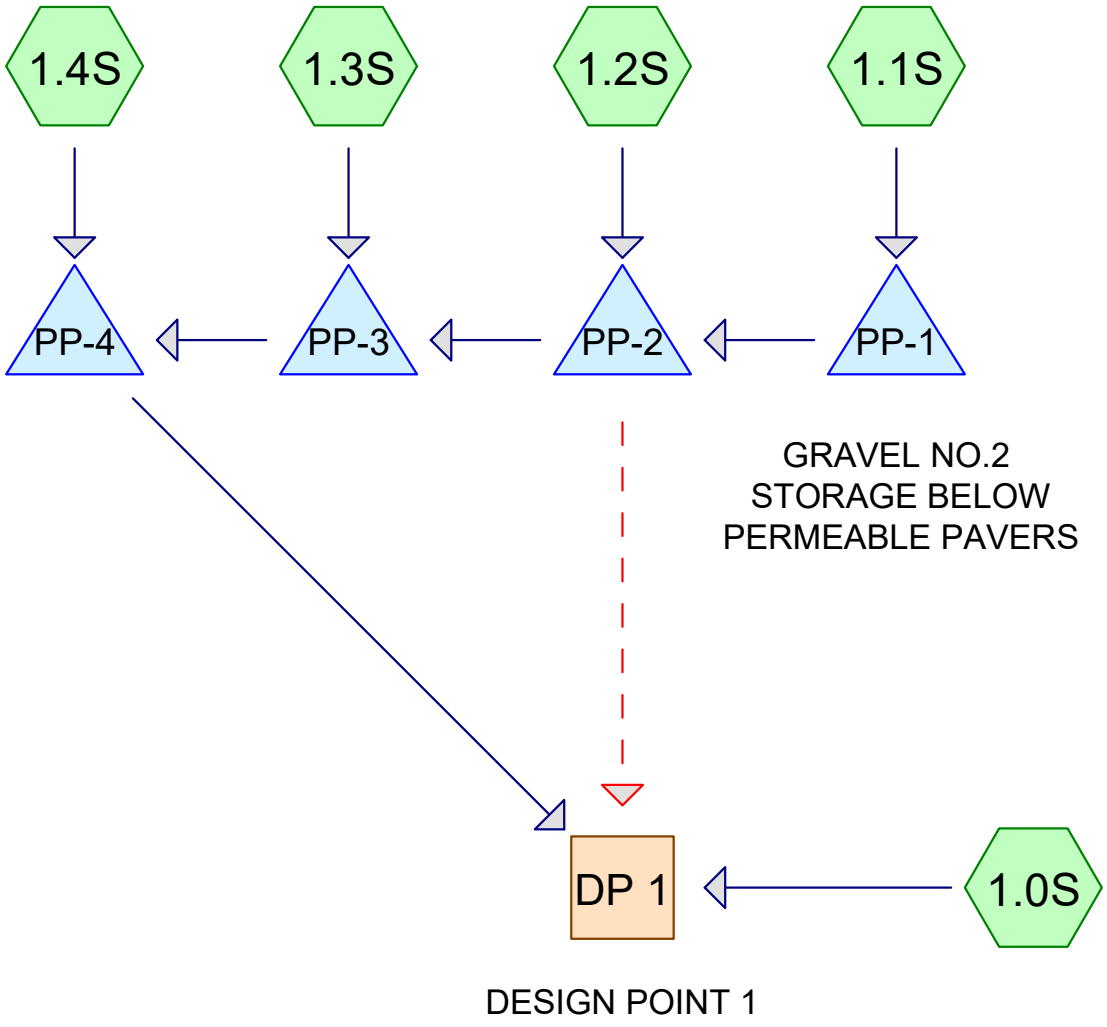
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



APPENDIX B

Post-Development Run-off Calculations



Subcat Reach Pond Link

Routing Diagram for POST DEVELOPMENT
Prepared by The LRC Group, Printed 12/18/2025
HydroCAD® 10.20-8a s/n 02009 © 2025 HydroCAD Software Solutions LLC

Project Notes

Copied 3 events from NY-307 SOUTH AVE 24-hr S0P storm

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	NY-307 SOUTH AVE 24-hr S0P	1-yr	Default	24.00	1	2.61	2
2	10-yr	NY-307 SOUTH AVE 24-hr S0P	10-yr	Default	24.00	1	4.67	2
3	100-yr	NY-307 SOUTH AVE 24-hr S0P	100-yr	Default	24.00	1	8.20	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.227	39	>75% Grass cover, Good, HSG A (1.0S)
0.569	98	Paved parking, HSG A (1.0S)
0.202	98	Permeable Pavers (1.0S, 1.1S, 1.2S, 1.3S, 1.4S)
0.999	**85**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.797	HSG A	1.0S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.202	Other	1.0S, 1.1S, 1.2S, 1.3S, 1.4S
0.999		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.227	0.000	0.000	0.000	0.000	0.227	>75% Grass cover, Good	1.0S
0.569	0.000	0.000	0.000	0.000	0.569	Paved parking	1.0S
0.000	0.000	0.000	0.000	0.202	0.202	Permeable Pavers	1.0S, 1.1S, 1.2S, 1.3S, 1.4S
0.797	**0.000**	**0.000**	**0.000**	**0.202**	**0.999**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	PP-2	106.25	99.30	153.0	0.0454	0.012	0.0	12.0	0.0	
2	PP-4	101.50	99.30	141.0	0.0156	0.012	0.0	12.0	0.0	

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1.0S: Runoff Area=35,715 sf 72.28% Impervious Runoff Depth=1.08"
Tc=6.0 min CN=82 Runoff=1.22 cfs 0.074 af

Subcatchment 1.1S: Runoff Area=2,870 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.20 cfs 0.013 af

Subcatchment 1.2S: Runoff Area=1,670 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.12 cfs 0.008 af

Subcatchment 1.3S: Runoff Area=1,705 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.12 cfs 0.008 af

Subcatchment 1.4S: Runoff Area=1,535 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.11 cfs 0.007 af

Reach DP 1: DESIGN POINT 1 Inflow=1.24 cfs 0.096 af
Outflow=1.24 cfs 0.096 af

Pond PP-1: GRAVEL NO.2 STORAGE BELOW Peak Elev=107.62' Storage=320 cf Inflow=0.20 cfs 0.013 af
Outflow=0.04 cfs 0.008 af

Pond PP-2: Peak Elev=106.36' Storage=179 cf Inflow=0.12 cfs 0.016 af
Primary=0.03 cfs 0.006 af Secondary=0.04 cfs 0.007 af Outflow=0.08 cfs 0.013 af

Pond PP-3: Peak Elev=105.14' Storage=198 cf Inflow=0.13 cfs 0.014 af
Outflow=0.06 cfs 0.011 af

Pond PP-4: Peak Elev=103.65' Storage=186 cf Inflow=0.11 cfs 0.018 af
Outflow=0.07 cfs 0.015 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.109 af Average Runoff Depth = 1.31"
22.76% Pervious = 0.227 ac 77.24% Impervious = 0.771 ac

Summary for Subcatchment 1.0S:

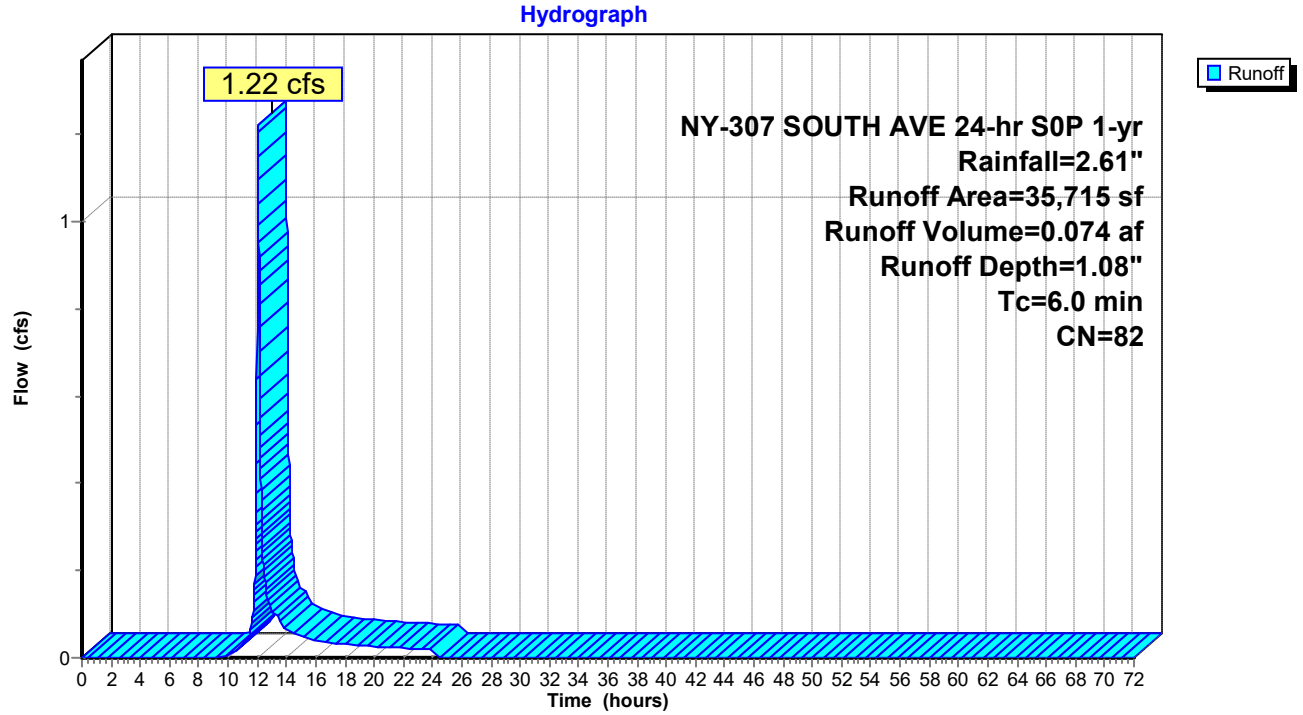
Runoff = 1.22 cfs @ 12.05 hrs, Volume= 0.074 af, Depth= 1.08"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
	9,900	39	>75% Grass cover, Good, HSG A
	24,800	98	Paved parking, HSG A
*	1,015	98	Permeable Pavers
	35,715	82	Weighted Average
	9,900		27.72% Pervious Area
	25,815		72.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.0S:



Summary for Subcatchment 1.1S:

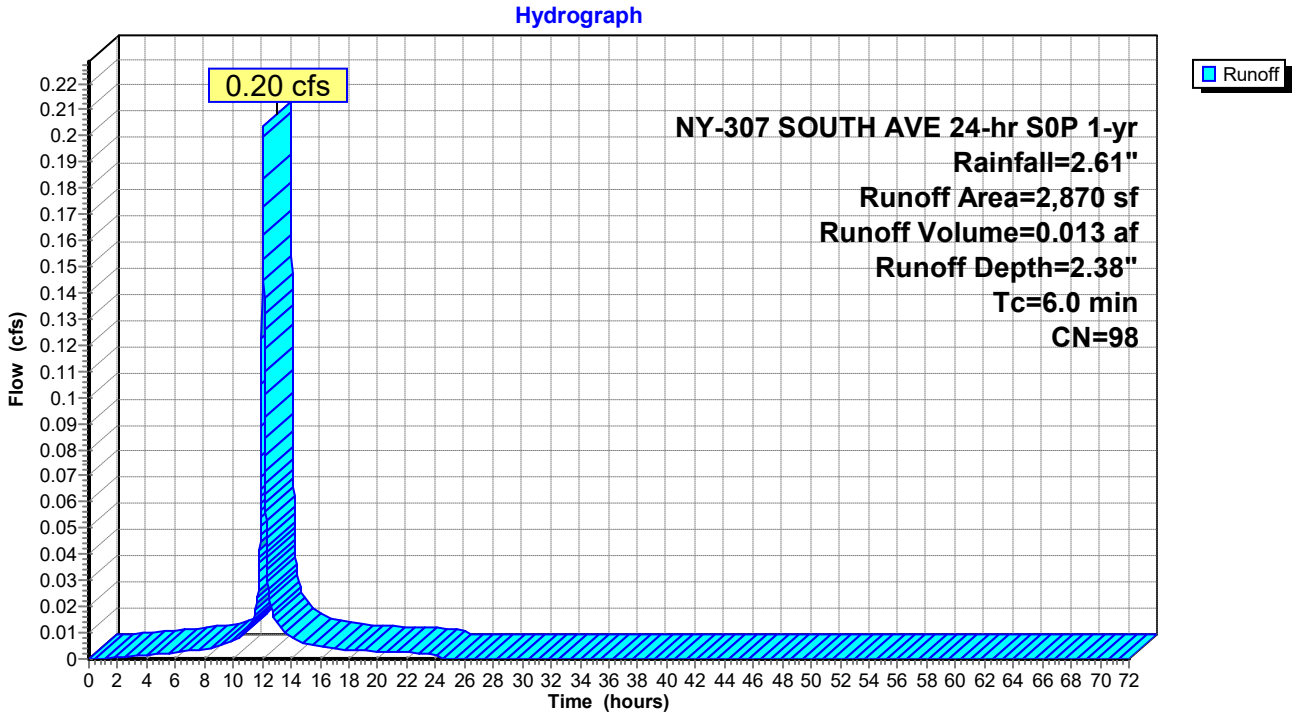
Runoff = 0.20 cfs @ 12.04 hrs, Volume= 0.013 af, Depth= 2.38"
Routed to Pond PP-1 : GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	2,870	98	Permeable Pavers
	2,870		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.1S:



Summary for Subcatchment 1.2S:

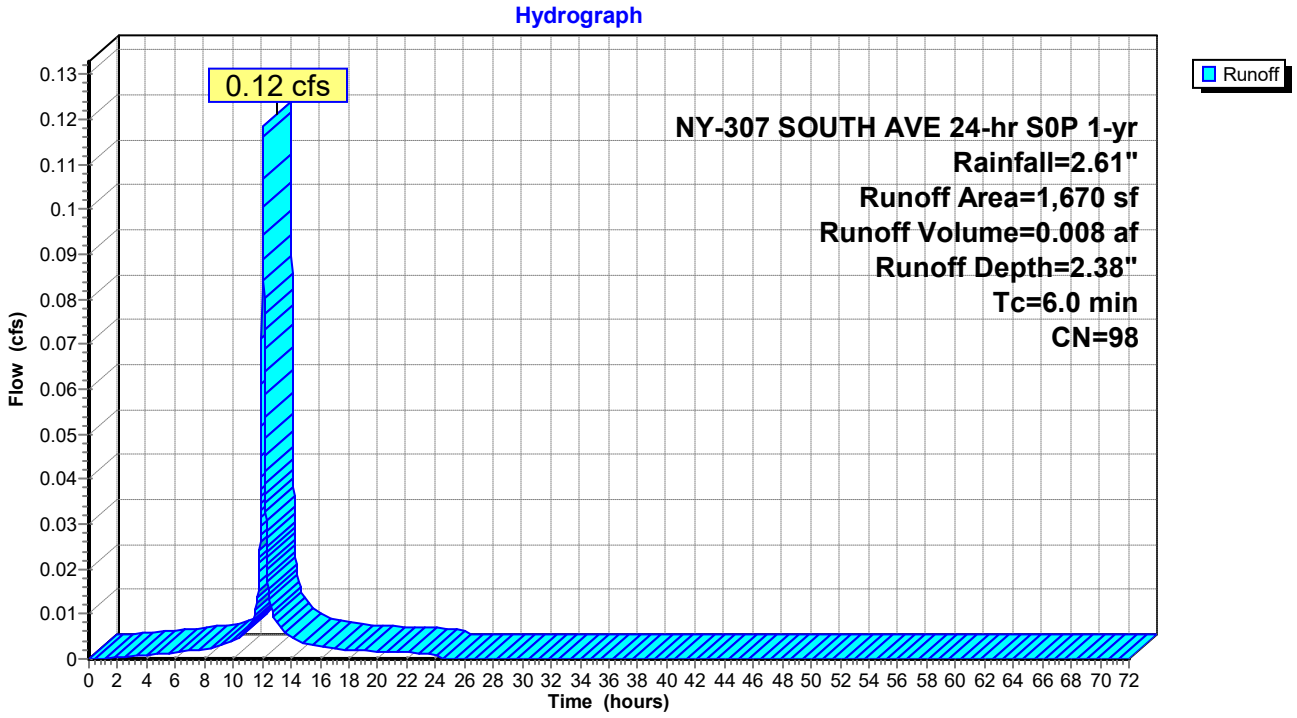
Runoff = 0.12 cfs @ 12.04 hrs, Volume= 0.008 af, Depth= 2.38"
Routed to Pond PP-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	1,670	98	Permeable Pavers
	1,670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.2S:



Summary for Subcatchment 1.3S:

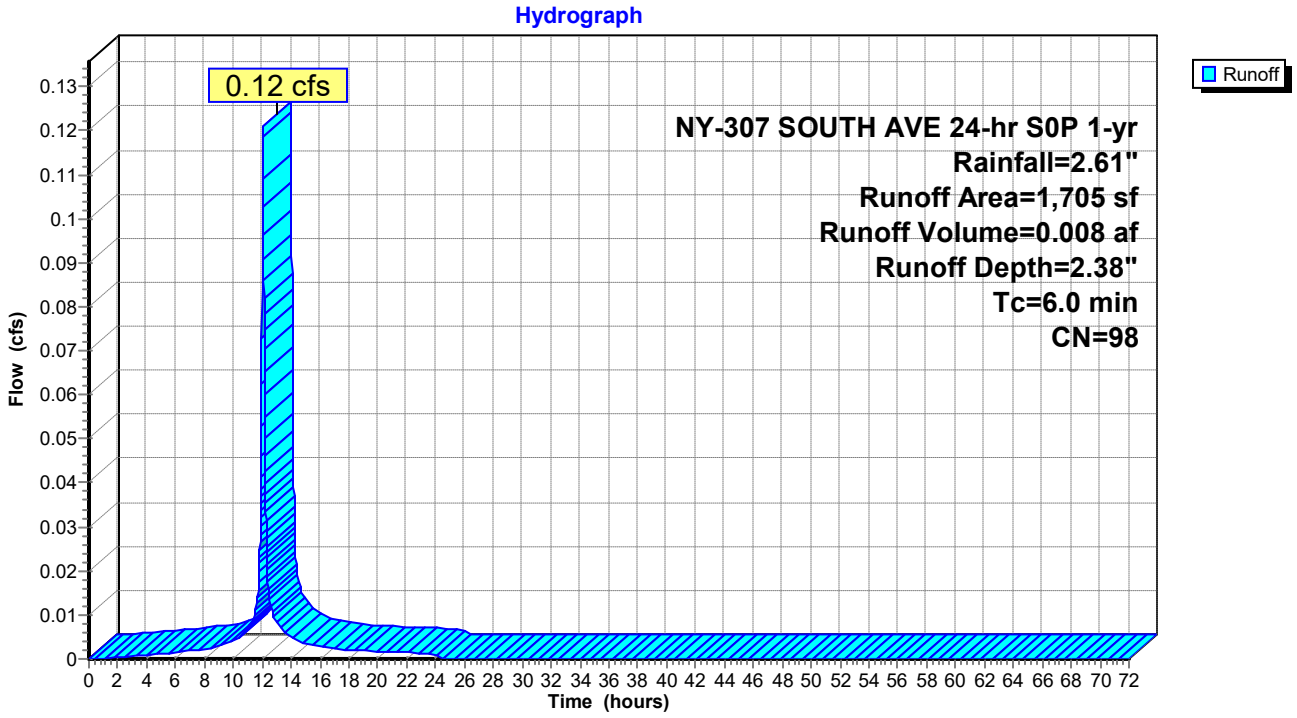
Runoff = 0.12 cfs @ 12.04 hrs, Volume= 0.008 af, Depth= 2.38"
Routed to Pond PP-3 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	1,705	98	Permeable Pavers
	1,705		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.3S:



Summary for Subcatchment 1.4S:

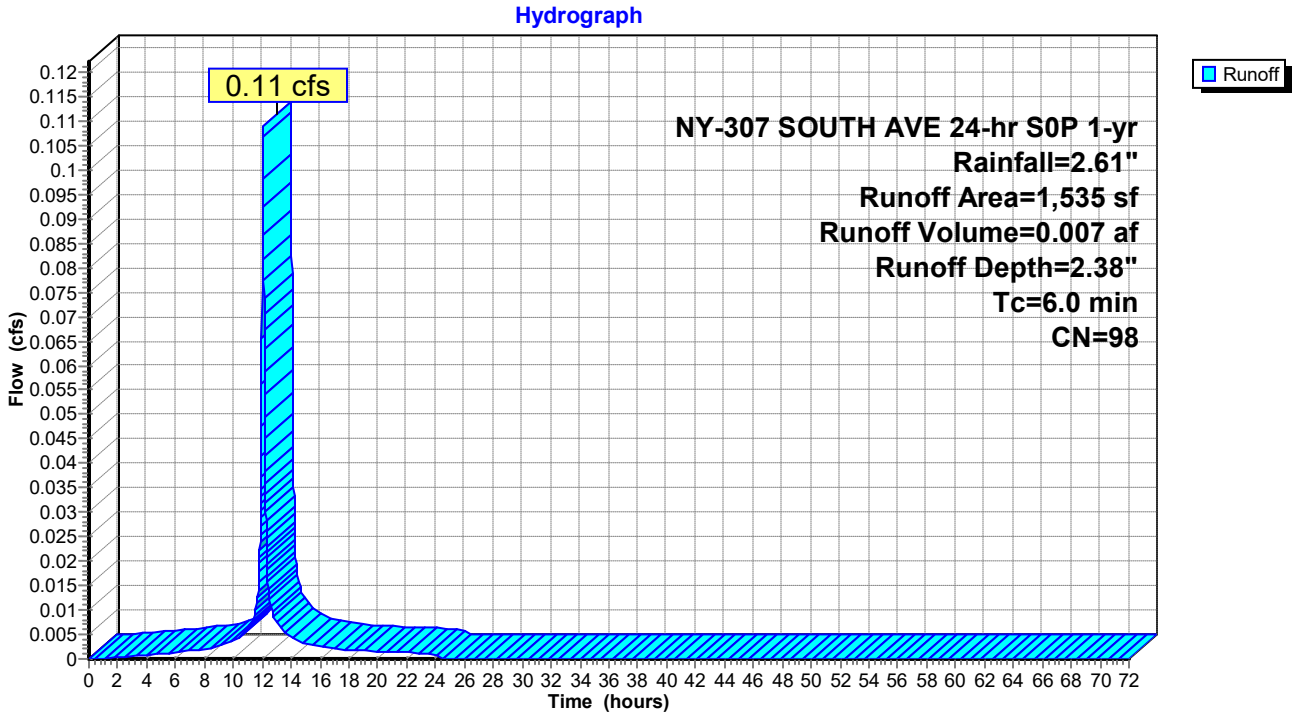
Runoff = 0.11 cfs @ 12.04 hrs, Volume= 0.007 af, Depth= 2.38"
Routed to Pond PP-4 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	1,535	98	Permeable Pavers
	1,535		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.4S:



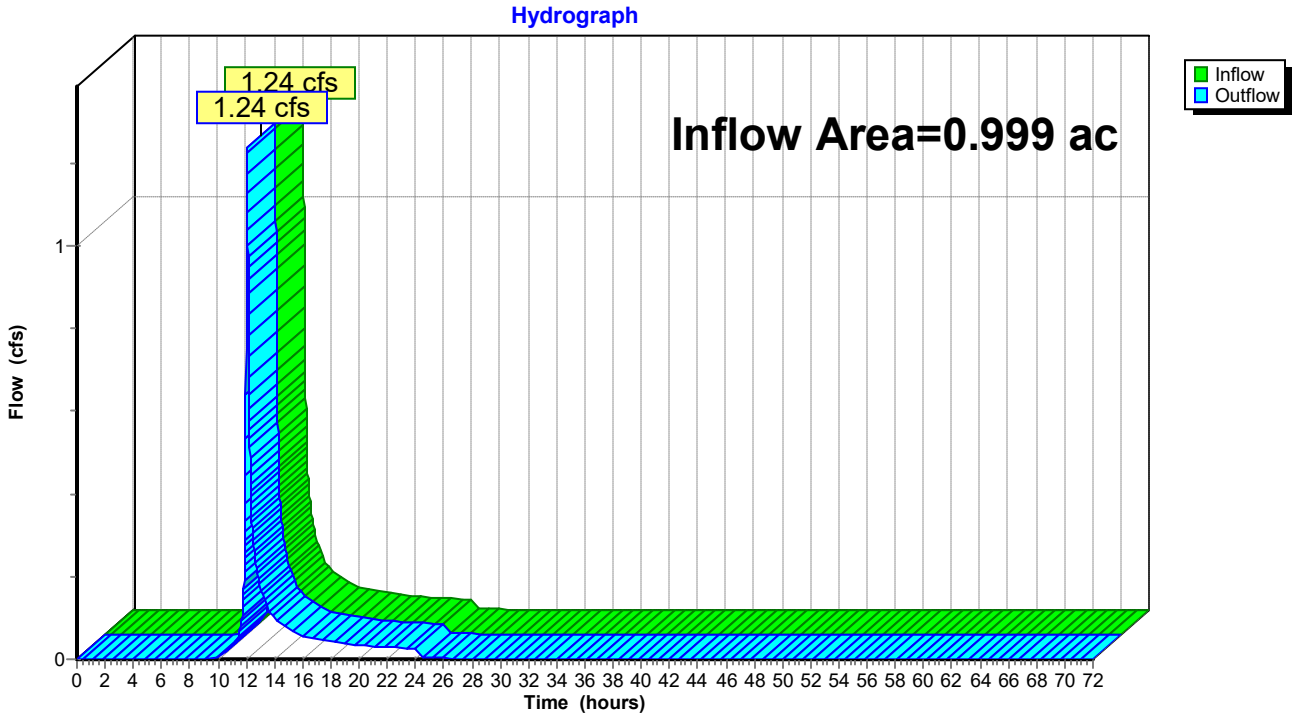
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 77.24% Impervious, Inflow Depth = 1.15" for 1-yr event
Inflow = 1.24 cfs @ 12.05 hrs, Volume= 0.096 af
Outflow = 1.24 cfs @ 12.05 hrs, Volume= 0.096 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



Summary for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Inflow Area = 0.066 ac,100.00% Impervious, Inflow Depth = 2.38" for 1-yr event
Inflow = 0.20 cfs @ 12.04 hrs, Volume= 0.013 af
Outflow = 0.04 cfs @ 12.29 hrs, Volume= 0.008 af, Atten= 78%, Lag= 14.9 min
Primary = 0.04 cfs @ 12.29 hrs, Volume= 0.008 af
Routed to Pond PP-2 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 107.62' @ 12.29 hrs Surf.Area= 2,870 sf Storage= 320 cf

Plug-Flow detention time= 322.8 min calculated for 0.008 af (62% of inflow)
Center-of-Mass det. time= 203.0 min (965.8 - 762.8)

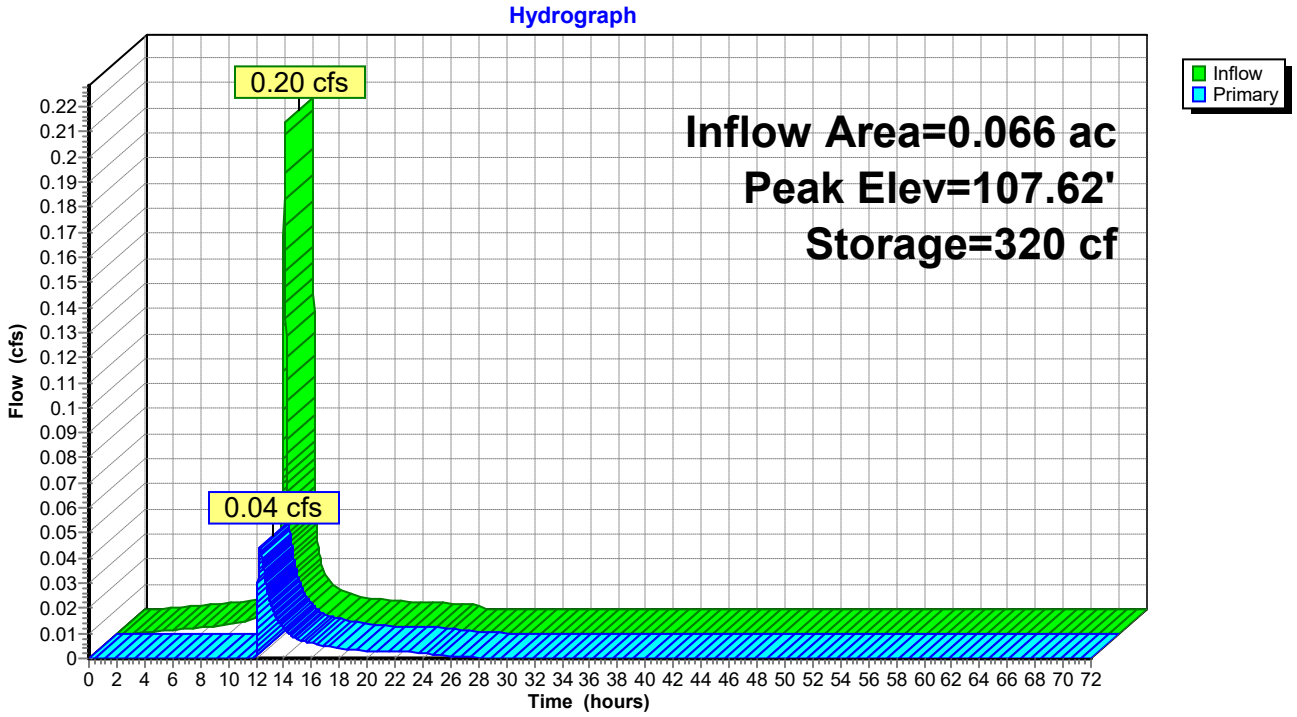
Volume	Invert	Avail.Storage	Storage Description
#1	107.25'	1,722 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,740 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
107.25	2,870	0	0
109.25	2,870	5,740	5,740

Device	Routing	Invert	Outlet Devices
#1	Primary	107.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.04 cfs @ 12.29 hrs HW=107.62' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.04 cfs @ 1.19 fps)

Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS



Summary for Pond PP-2:

Inflow Area = 0.104 ac,100.00% Impervious, Inflow Depth = 1.81" for 1-yr event
Inflow = 0.12 cfs @ 12.05 hrs, Volume= 0.016 af
Outflow = 0.08 cfs @ 12.25 hrs, Volume= 0.013 af, Atten= 39%, Lag= 12.4 min
Primary = 0.03 cfs @ 12.25 hrs, Volume= 0.006 af
Routed to Pond PP-3 :
Secondary = 0.04 cfs @ 12.25 hrs, Volume= 0.007 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 106.36' @ 12.25 hrs Surf.Area= 1,670 sf Storage= 179 cf

Plug-Flow detention time= 196.0 min calculated for 0.013 af (82% of inflow)
Center-of-Mass det. time= 91.8 min (959.5 - 867.7)

Volume	Invert	Avail.Storage	Storage Description
#1	106.00'	1,002 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,340 cf Overall x 30.0% Voids

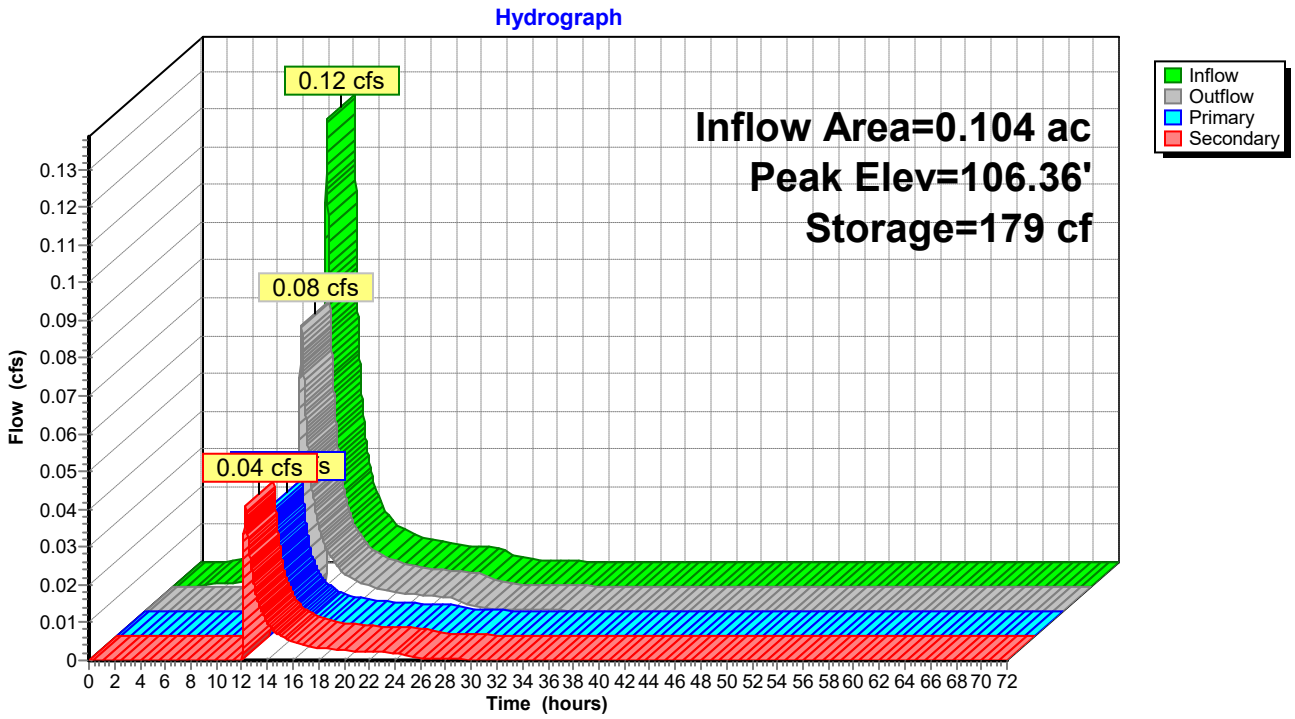
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.00	1,670	0	0
108.00	1,670	3,340	3,340

Device	Routing	Invert	Outlet Devices
#1	Primary	106.25'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 3	106.25'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	106.25'	**12.0" Round Culvert** L= 153.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 106.25' / 99.30' S= 0.0454 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.03 cfs @ 12.25 hrs HW=106.36' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.03 cfs @ 1.12 fps)

Secondary OutFlow Max=0.04 cfs @ 12.25 hrs HW=106.36' (Free Discharge)
└**3=Culvert** (Passes 0.04 cfs of 0.05 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 1.12 fps)

Pond PP-2:


Hydrograph
Inflow Area=0.104 ac
Peak Elev=106.36'
Storage=179 cf
0.12 cfs
0.08 cfs
0.04 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Summary for Pond PP-3:

Inflow Area = 0.143 ac,100.00% Impervious, Inflow Depth = 1.15" for 1-yr event
Inflow = 0.13 cfs @ 12.05 hrs, Volume= 0.014 af
Outflow = 0.06 cfs @ 12.32 hrs, Volume= 0.011 af, Atten= 56%, Lag= 16.4 min
Primary = 0.06 cfs @ 12.32 hrs, Volume= 0.011 af
Routed to Pond PP-4 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 105.14' @ 12.32 hrs Surf.Area= 1,705 sf Storage= 198 cf

Plug-Flow detention time= 233.6 min calculated for 0.011 af (79% of inflow)
Center-of-Mass det. time= 122.2 min (970.4 - 848.3)

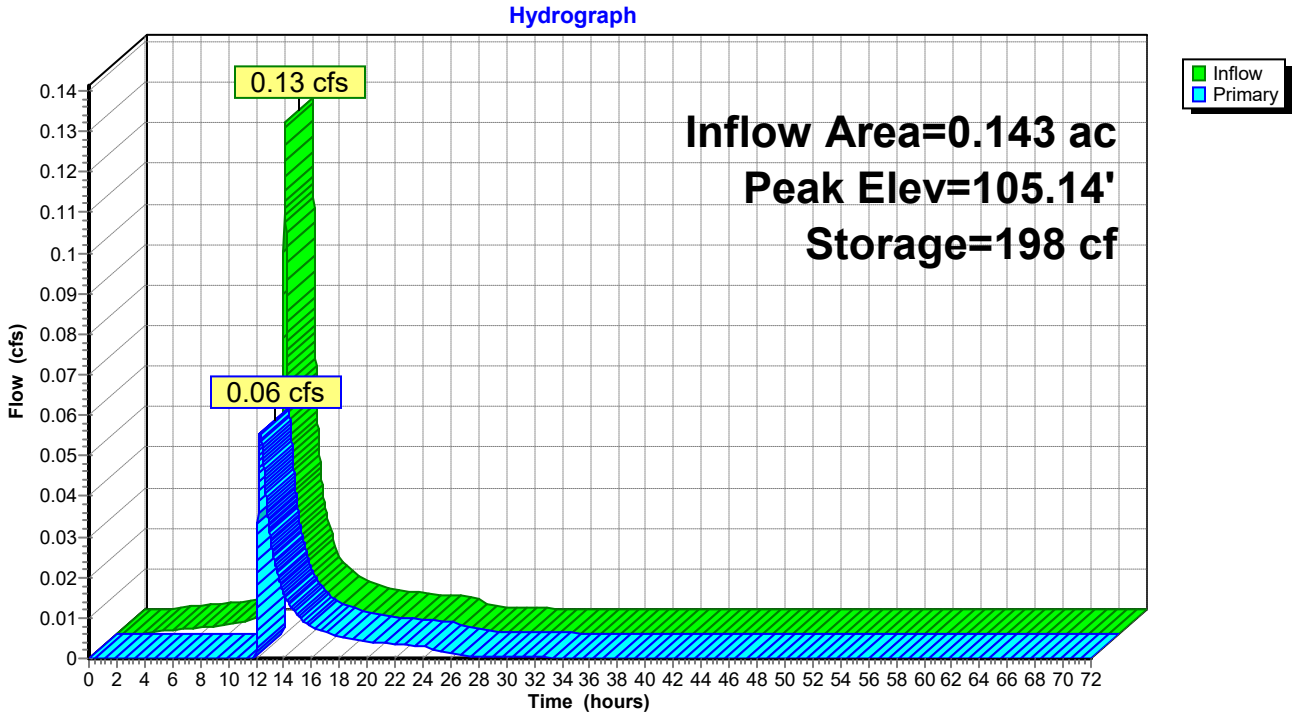
Volume	Invert	Avail.Storage	Storage Description
#1	104.75'	1,023 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,410 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
104.75	1,705	0	0
106.75	1,705	3,410	3,410

Device	Routing	Invert	Outlet Devices
#1	Primary	105.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.06 cfs @ 12.32 hrs HW=105.14' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.06 cfs @ 1.26 fps)

Pond PP-3:


Hydrograph
0.13 cfs
0.06 cfs
Inflow Area=0.143 ac
Peak Elev=105.14'
Storage=198 cf
Inflow
Primary
Flow (cfs)
Time (hours)
0 0.01 0.02 0.03 0.04 0.05 0.06 0.07 0.08 0.09 0.1 0.11 0.12 0.13 0.14
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72

Summary for Pond PP-4:

Inflow Area = 0.179 ac,100.00% Impervious, Inflow Depth = 1.19" for 1-yr event
Inflow = 0.11 cfs @ 12.05 hrs, Volume= 0.018 af
Outflow = 0.07 cfs @ 12.41 hrs, Volume= 0.015 af, Atten= 40%, Lag= 21.5 min
Primary = 0.07 cfs @ 12.41 hrs, Volume= 0.015 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 103.65' @ 12.41 hrs Surf.Area= 1,535 sf Storage= 186 cf

Plug-Flow detention time= 186.5 min calculated for 0.015 af (85% of inflow)
Center-of-Mass det. time= 93.1 min (981.8 - 888.7)

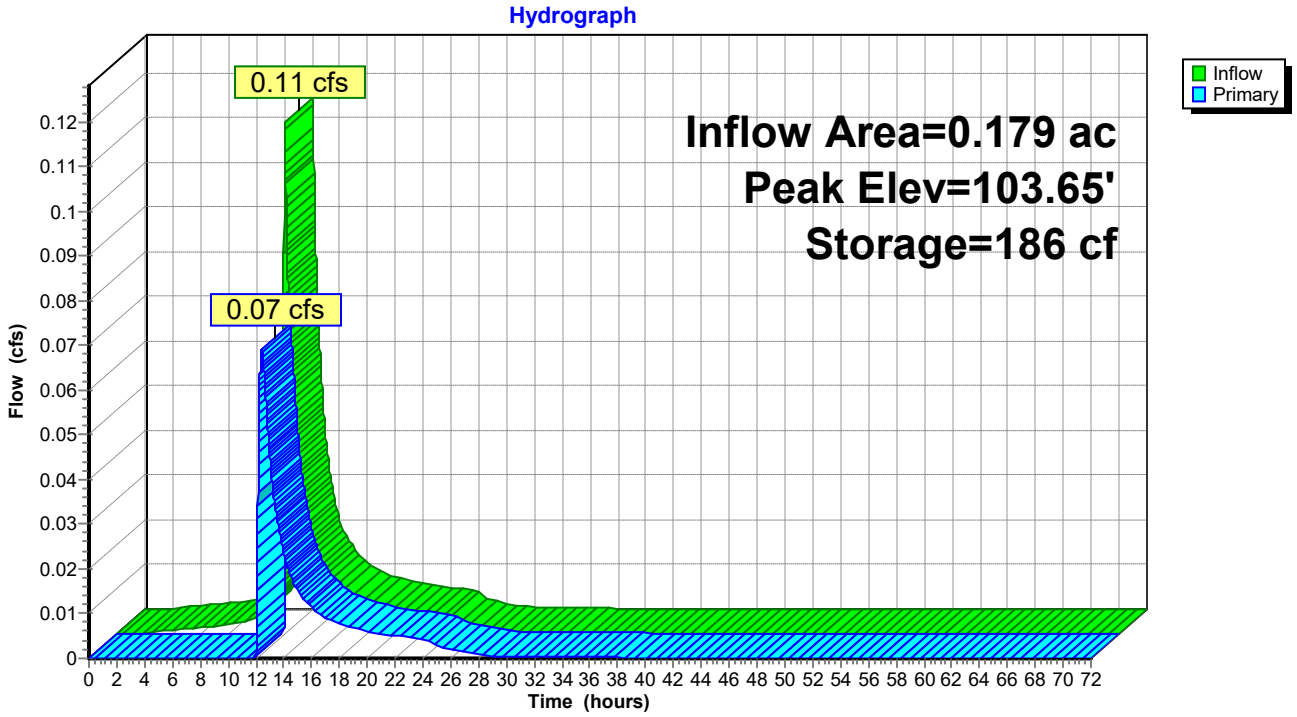
Volume	Invert	Avail.Storage	Storage Description
#1	103.25'	921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,070 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
103.25	1,535	0	0
105.25	1,535	3,070	3,070

Device	Routing	Invert	Outlet Devices
#1	Device 2	103.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	101.50'	**12.0" Round Culvert** L= 141.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 101.50' / 99.30' S= 0.0156 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.07 cfs @ 12.41 hrs HW=103.65' (Free Discharge)
↑—**2=Culvert** (Passes 0.07 cfs of 4.86 cfs potential flow)
↑—**1=Orifice/Grate** (Orifice Controls 0.07 cfs @ 1.34 fps)

Pond PP-4:


Hydrograph
0.11 cfs
0.07 cfs
Inflow Area=0.179 ac
Peak Elev=103.65'
Storage=186 cf
Inflow
Primary
Flow (cfs)
0 0.01 0.02 0.03 0.04 0.05 0.06 0.07 0.08 0.09 0.1 0.11 0.12
Time (hours)
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1.0S: Runoff Area=35,715 sf 72.28% Impervious Runoff Depth=2.79"
Tc=6.0 min CN=82 Runoff=2.95 cfs 0.190 af

Subcatchment 1.1S: Runoff Area=2,870 sf 100.00% Impervious Runoff Depth=4.43"
Tc=6.0 min CN=98 Runoff=0.34 cfs 0.024 af

Subcatchment 1.2S: Runoff Area=1,670 sf 100.00% Impervious Runoff Depth=4.43"
Tc=6.0 min CN=98 Runoff=0.20 cfs 0.014 af

Subcatchment 1.3S: Runoff Area=1,705 sf 100.00% Impervious Runoff Depth=4.43"
Tc=6.0 min CN=98 Runoff=0.20 cfs 0.014 af

Subcatchment 1.4S: Runoff Area=1,535 sf 100.00% Impervious Runoff Depth=4.43"
Tc=6.0 min CN=98 Runoff=0.18 cfs 0.013 af

Reach DP 1: DESIGN POINT 1 Inflow=3.26 cfs 0.243 af
Outflow=3.26 cfs 0.243 af

Pond PP-1: GRAVEL NO.2 STORAGE BELOW Peak Elev=107.76' Storage=442 cf Inflow=0.34 cfs 0.024 af
Outflow=0.18 cfs 0.019 af

Pond PP-2: Peak Elev=106.47' Storage=237 cf Inflow=0.33 cfs 0.034 af
Primary=0.14 cfs 0.014 af Secondary=0.16 cfs 0.017 af Outflow=0.30 cfs 0.031 af

Pond PP-3: Peak Elev=105.30' Storage=283 cf Inflow=0.30 cfs 0.029 af
Outflow=0.23 cfs 0.026 af

Pond PP-4: Peak Elev=103.86' Storage=280 cf Inflow=0.35 cfs 0.039 af
Outflow=0.31 cfs 0.036 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.256 af Average Runoff Depth = 3.08"
22.76% Pervious = 0.227 ac 77.24% Impervious = 0.771 ac

Summary for Subcatchment 1.0S:

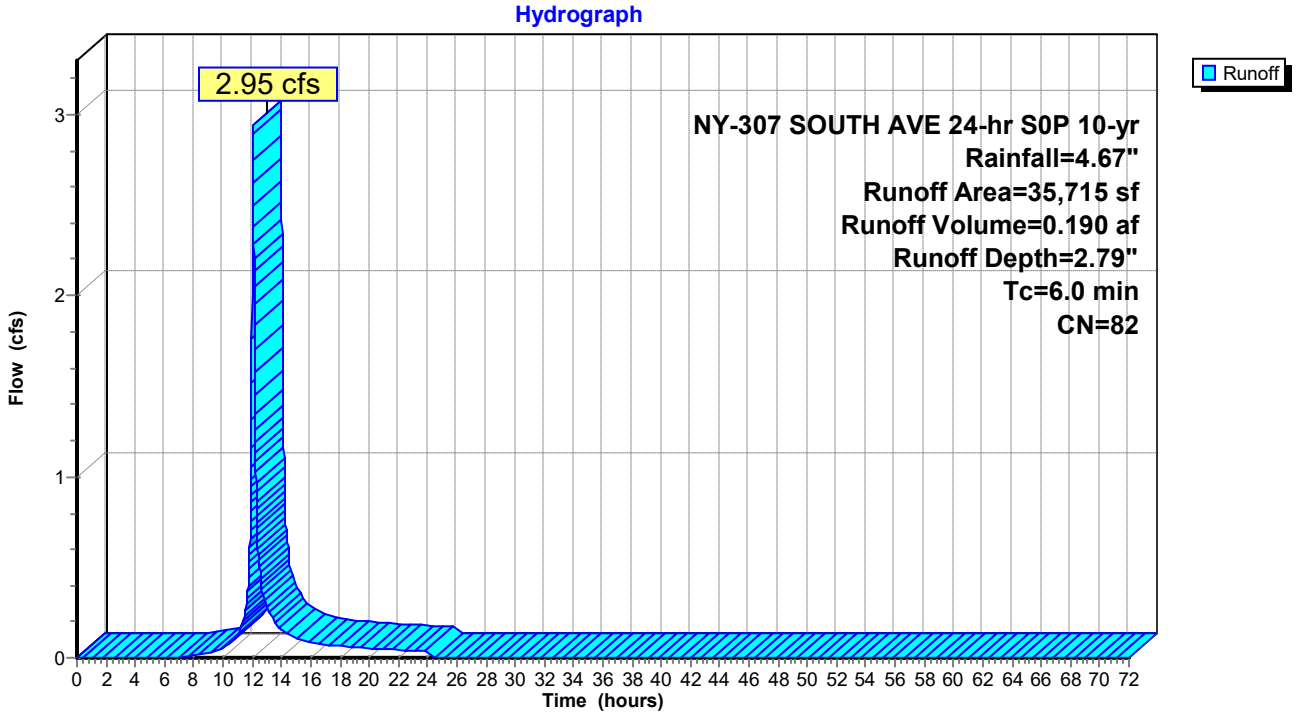
Runoff = 2.95 cfs @ 12.04 hrs, Volume= 0.190 af, Depth= 2.79"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

	Area (sf)	CN	Description
	9,900	39	>75% Grass cover, Good, HSG A
	24,800	98	Paved parking, HSG A
*	1,015	98	Permeable Pavers
	35,715	82	Weighted Average
	9,900		27.72% Pervious Area
	25,815		72.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.0S:



Summary for Subcatchment 1.1S:

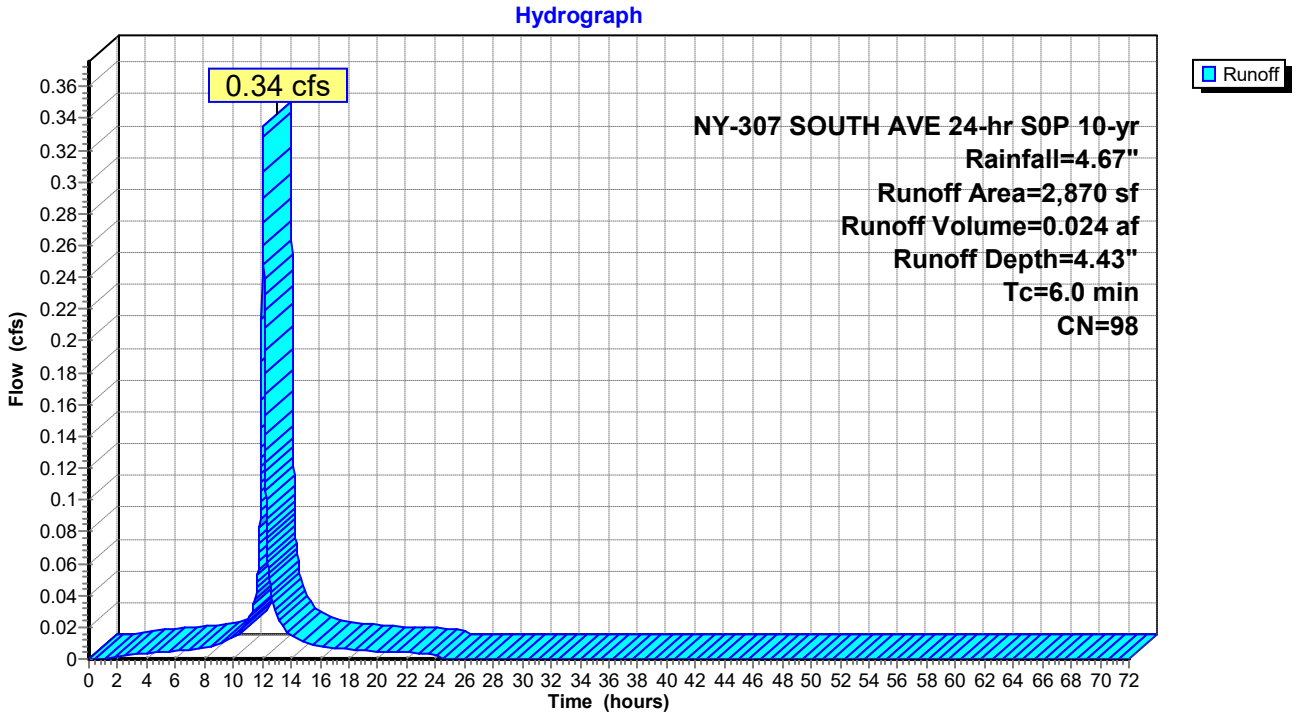
Runoff = 0.34 cfs @ 12.04 hrs, Volume= 0.024 af, Depth= 4.43"
Routed to Pond PP-1 : GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

	Area (sf)	CN	Description
*	2,870	98	Permeable Pavers
	2,870		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.1S:



Summary for Subcatchment 1.2S:

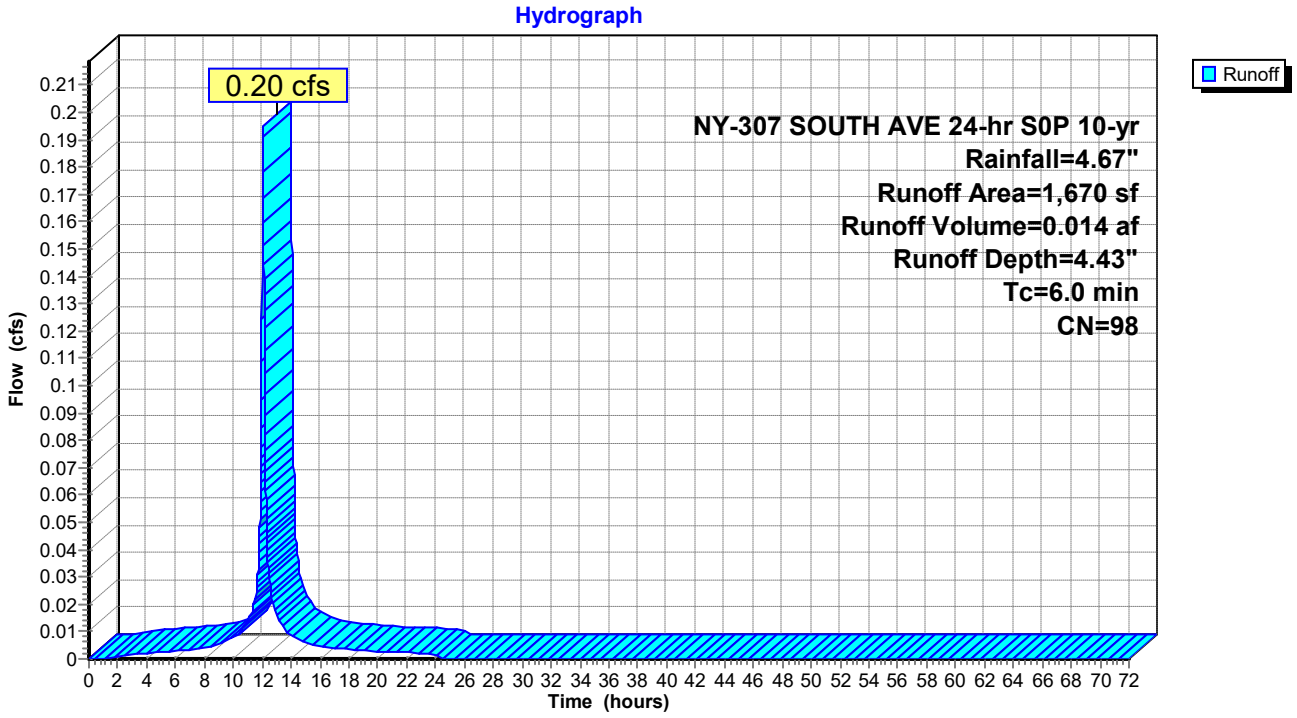
Runoff = 0.20 cfs @ 12.04 hrs, Volume= 0.014 af, Depth= 4.43"
Routed to Pond PP-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

	Area (sf)	CN	Description
*	1,670	98	Permeable Pavers
	1,670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.2S:



Summary for Subcatchment 1.3S:

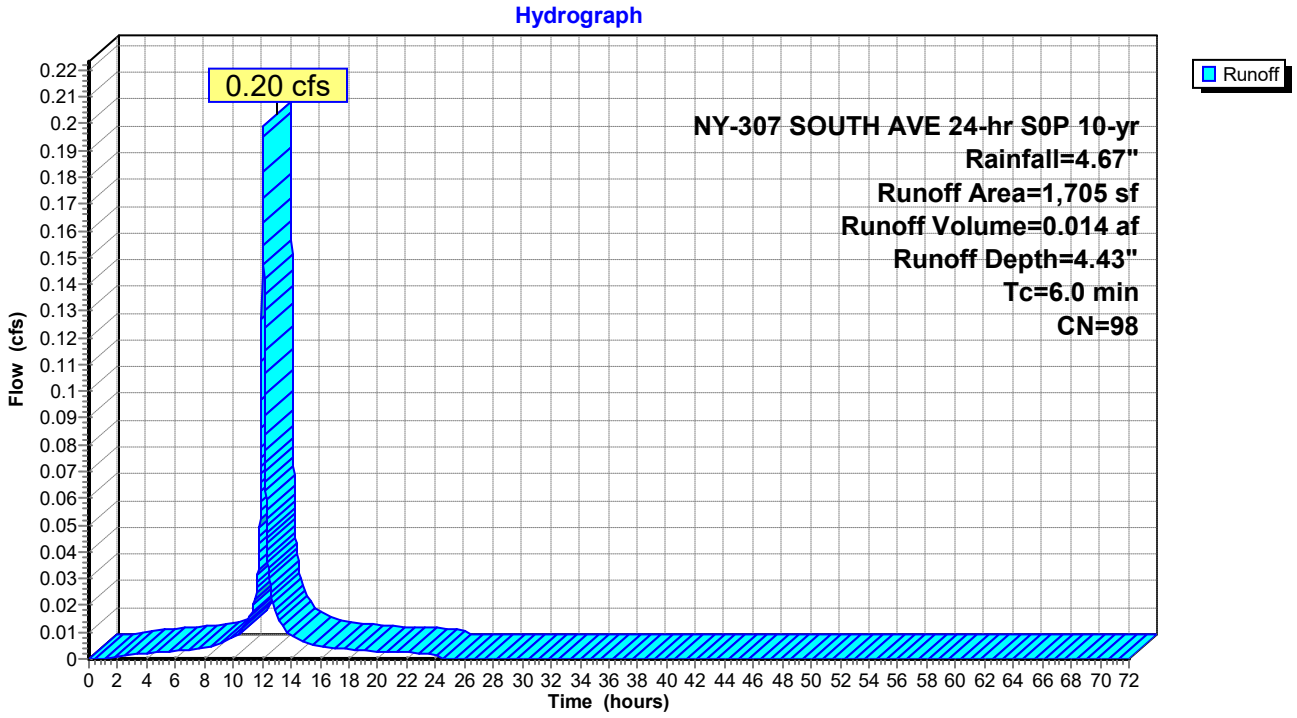
Runoff = 0.20 cfs @ 12.04 hrs, Volume= 0.014 af, Depth= 4.43"
Routed to Pond PP-3 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

	Area (sf)	CN	Description
*	1,705	98	Permeable Pavers
	1,705		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.3S:



Summary for Subcatchment 1.4S:

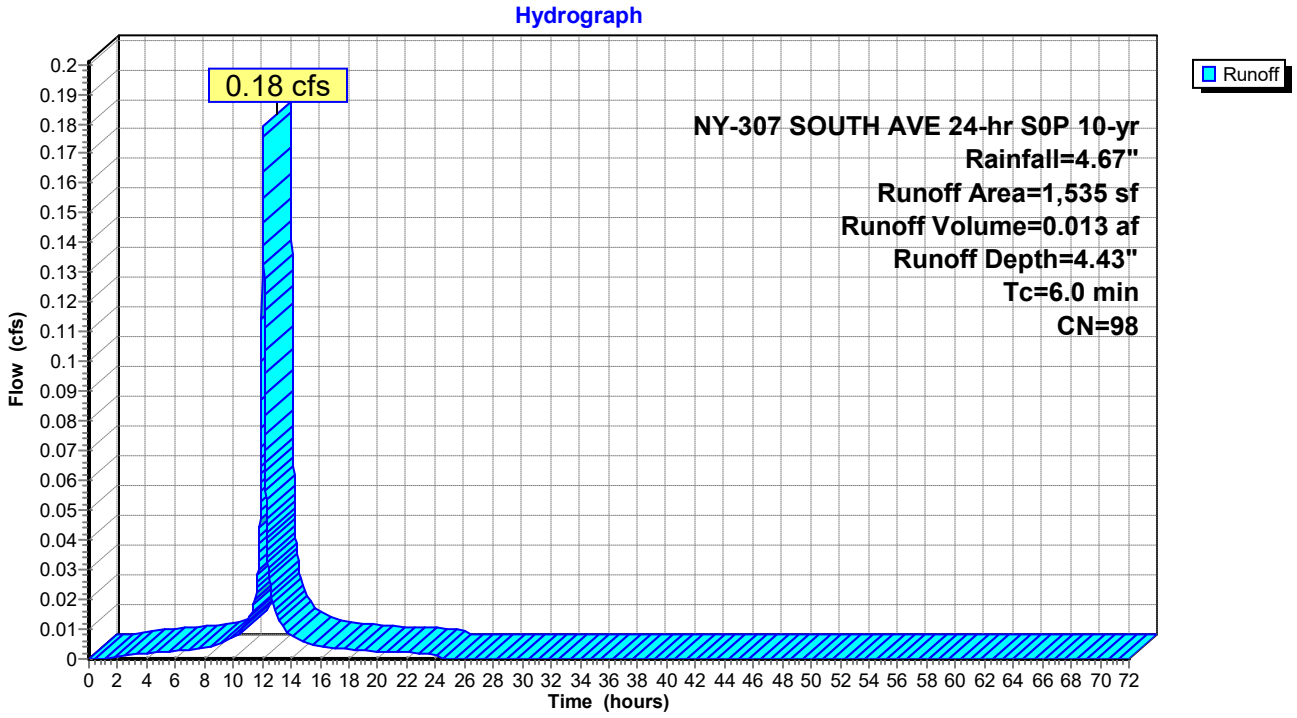
Runoff = 0.18 cfs @ 12.04 hrs, Volume= 0.013 af, Depth= 4.43"
Routed to Pond PP-4 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

	Area (sf)	CN	Description
*	1,535	98	Permeable Pavers
	1,535		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.4S:



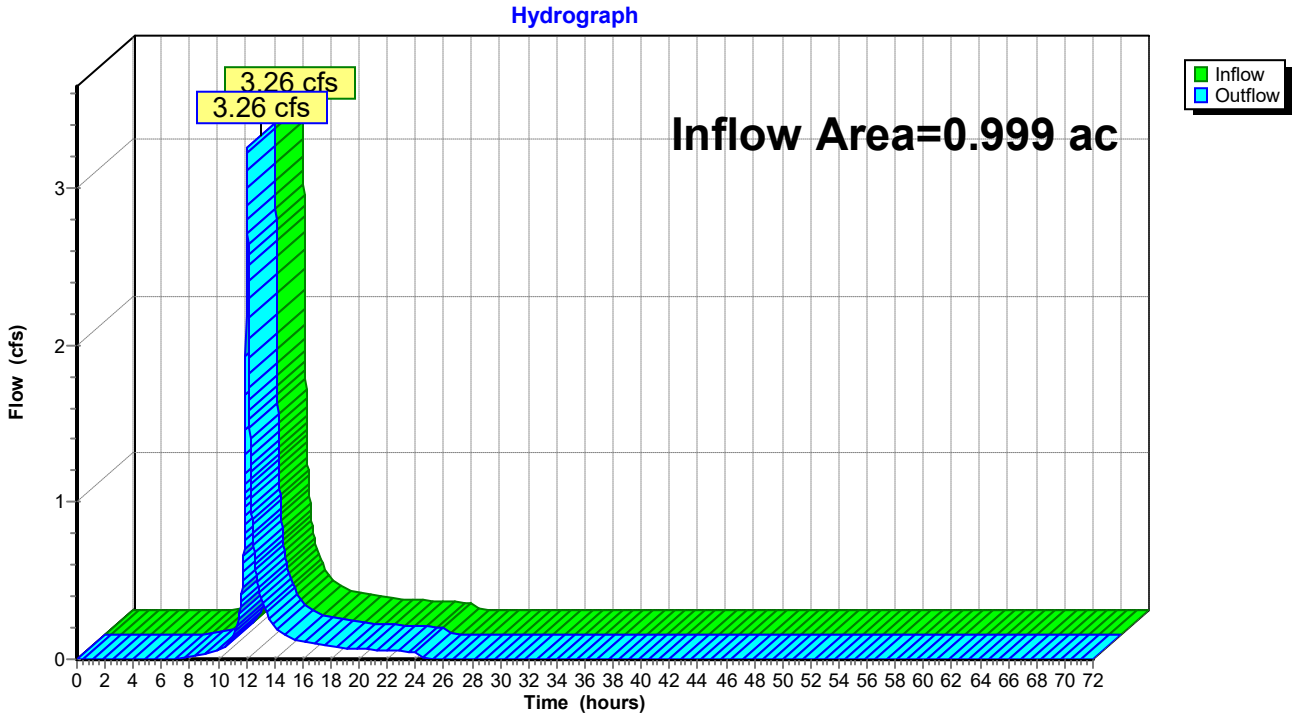
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 77.24% Impervious, Inflow Depth = 2.92" for 10-yr event
Inflow = 3.26 cfs @ 12.05 hrs, Volume= 0.243 af
Outflow = 3.26 cfs @ 12.05 hrs, Volume= 0.243 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



Summary for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Inflow Area = 0.066 ac,100.00% Impervious, Inflow Depth = 4.43" for 10-yr event
Inflow = 0.34 cfs @ 12.04 hrs, Volume= 0.024 af
Outflow = 0.18 cfs @ 12.17 hrs, Volume= 0.019 af, Atten= 45%, Lag= 7.8 min
Primary = 0.18 cfs @ 12.17 hrs, Volume= 0.019 af
Routed to Pond PP-2 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 107.76' @ 12.17 hrs Surf.Area= 2,870 sf Storage= 442 cf

Plug-Flow detention time= 215.9 min calculated for 0.019 af (80% of inflow)
Center-of-Mass det. time= 131.6 min (880.8 - 749.2)

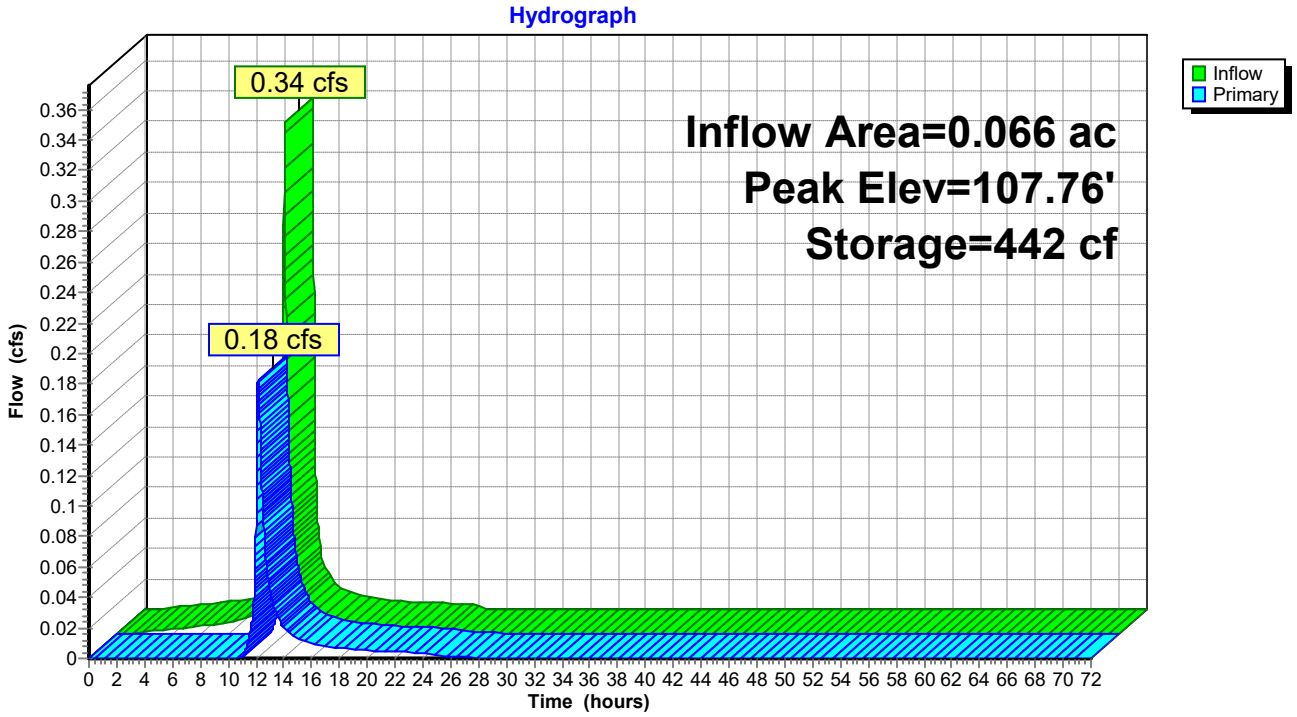
Volume	Invert	Avail.Storage	Storage Description
#1	107.25'	1,722 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,740 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
107.25	2,870	0	0
109.25	2,870	5,740	5,740

Device	Routing	Invert	Outlet Devices
#1	Primary	107.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.18 cfs @ 12.17 hrs HW=107.76' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.18 cfs @ 1.75 fps)

Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS



Summary for Pond PP-2:

Inflow Area = 0.104 ac,100.00% Impervious, Inflow Depth = 3.86" for 10-yr event
Inflow = 0.33 cfs @ 12.06 hrs, Volume= 0.034 af
Outflow = 0.30 cfs @ 12.15 hrs, Volume= 0.031 af, Atten= 9%, Lag= 5.5 min
Primary = 0.14 cfs @ 12.15 hrs, Volume= 0.014 af
Routed to Pond PP-3 :
Secondary = 0.16 cfs @ 12.15 hrs, Volume= 0.017 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 106.47' @ 12.15 hrs Surf.Area= 1,670 sf Storage= 237 cf

Plug-Flow detention time= 106.6 min calculated for 0.031 af (91% of inflow)
Center-of-Mass det. time= 51.9 min (877.2 - 825.3)

Volume	Invert	Avail.Storage	Storage Description
#1	106.00'	1,002 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,340 cf Overall x 30.0% Voids

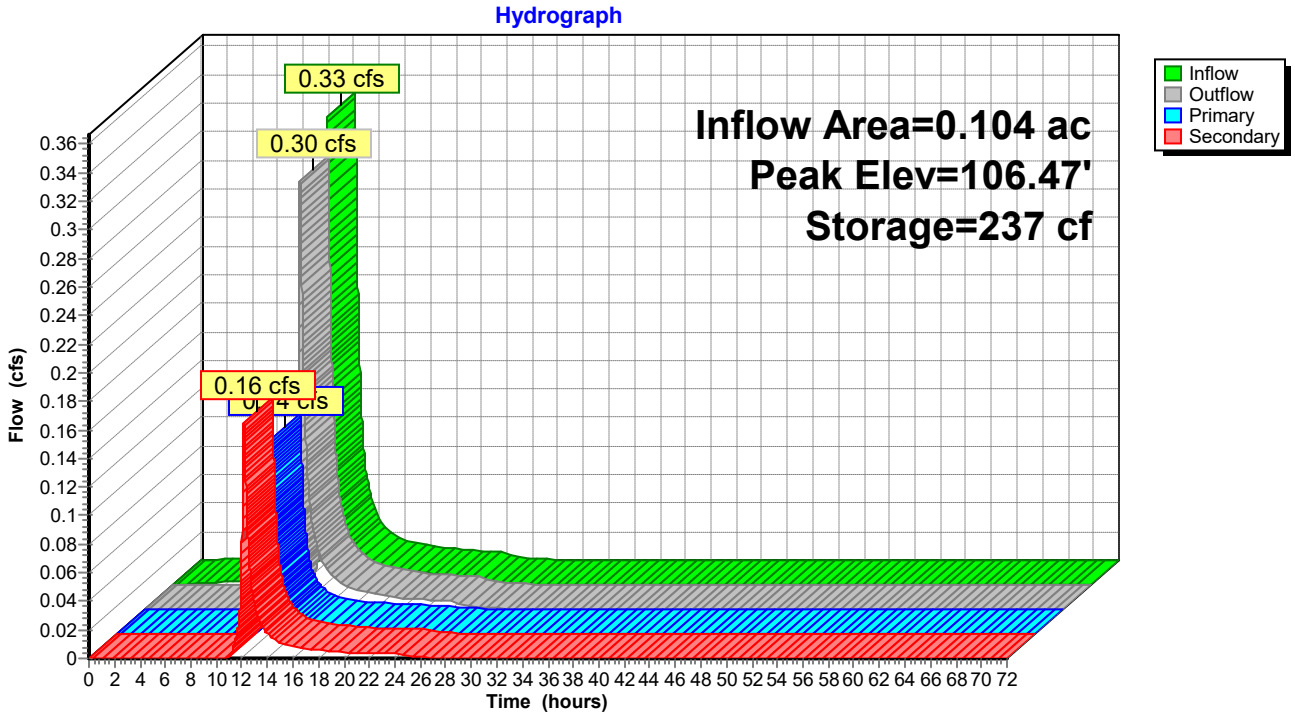
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.00	1,670	0	0
108.00	1,670	3,340	3,340

Device	Routing	Invert	Outlet Devices
#1	Primary	106.25'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 3	106.25'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	106.25'	**12.0" Round Culvert** L= 153.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 106.25' / 99.30' S= 0.0454 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.14 cfs @ 12.15 hrs HW=106.47' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.14 cfs @ 1.61 fps)

Secondary OutFlow Max=0.16 cfs @ 12.15 hrs HW=106.47' (Free Discharge)
└**3=Culvert** (Passes 0.16 cfs of 0.21 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.16 cfs @ 1.61 fps)

Pond PP-2:


Hydrograph
Inflow Area=0.104 ac
Peak Elev=106.47'
Storage=237 cf
0.33 cfs
0.30 cfs
0.16 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Summary for Pond PP-3:

Inflow Area = 0.143 ac,100.00% Impervious, Inflow Depth = 2.39" for 10-yr event
Inflow = 0.30 cfs @ 12.06 hrs, Volume= 0.029 af
Outflow = 0.23 cfs @ 12.18 hrs, Volume= 0.026 af, Atten= 22%, Lag= 7.3 min
Primary = 0.23 cfs @ 12.18 hrs, Volume= 0.026 af
Routed to Pond PP-4 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 105.30' @ 12.18 hrs Surf.Area= 1,705 sf Storage= 283 cf

Plug-Flow detention time= 132.0 min calculated for 0.026 af (90% of inflow)
Center-of-Mass det. time= 71.2 min (884.1 - 812.9)

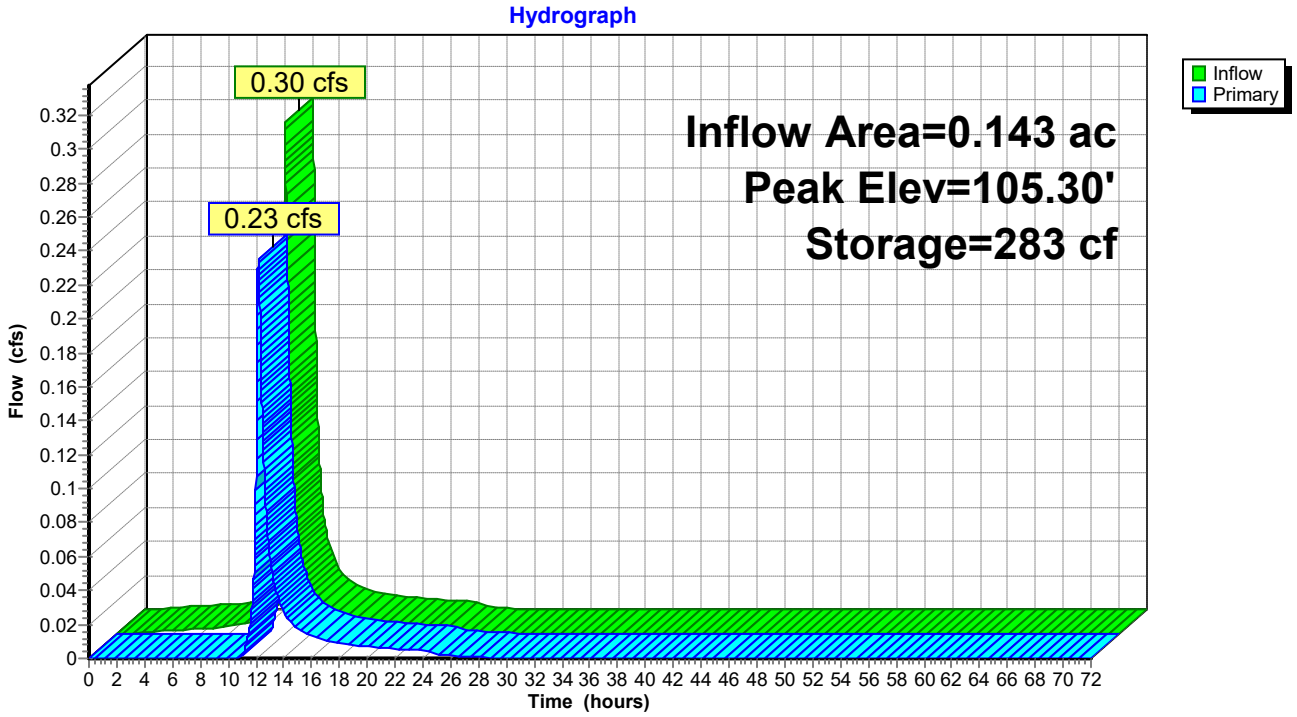
Volume	Invert	Avail.Storage	Storage Description
#1	104.75'	1,023 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,410 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
104.75	1,705	0	0
106.75	1,705	3,410	3,410

Device	Routing	Invert	Outlet Devices
#1	Primary	105.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.23 cfs @ 12.18 hrs HW=105.30' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.23 cfs @ 1.88 fps)

Pond PP-3:


Hydrograph
0.30 cfs
0.23 cfs
Inflow Area=0.143 ac
Peak Elev=105.30'
Storage=283 cf
Inflow
Primary
Flow (cfs)
0 0.02 0.04 0.06 0.08 0.1 0.12 0.14 0.16 0.18 0.2 0.22 0.24 0.26 0.28 0.3 0.32
Time (hours)
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72

Summary for Pond PP-4:

Inflow Area = 0.179 ac,100.00% Impervious, Inflow Depth = 2.60" for 10-yr event
Inflow = 0.35 cfs @ 12.08 hrs, Volume= 0.039 af
Outflow = 0.31 cfs @ 12.20 hrs, Volume= 0.036 af, Atten= 12%, Lag= 7.1 min
Primary = 0.31 cfs @ 12.20 hrs, Volume= 0.036 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 103.86' @ 12.20 hrs Surf.Area= 1,535 sf Storage= 280 cf

Plug-Flow detention time= 99.1 min calculated for 0.036 af (93% of inflow)
Center-of-Mass det. time= 52.1 min (890.7 - 838.7)

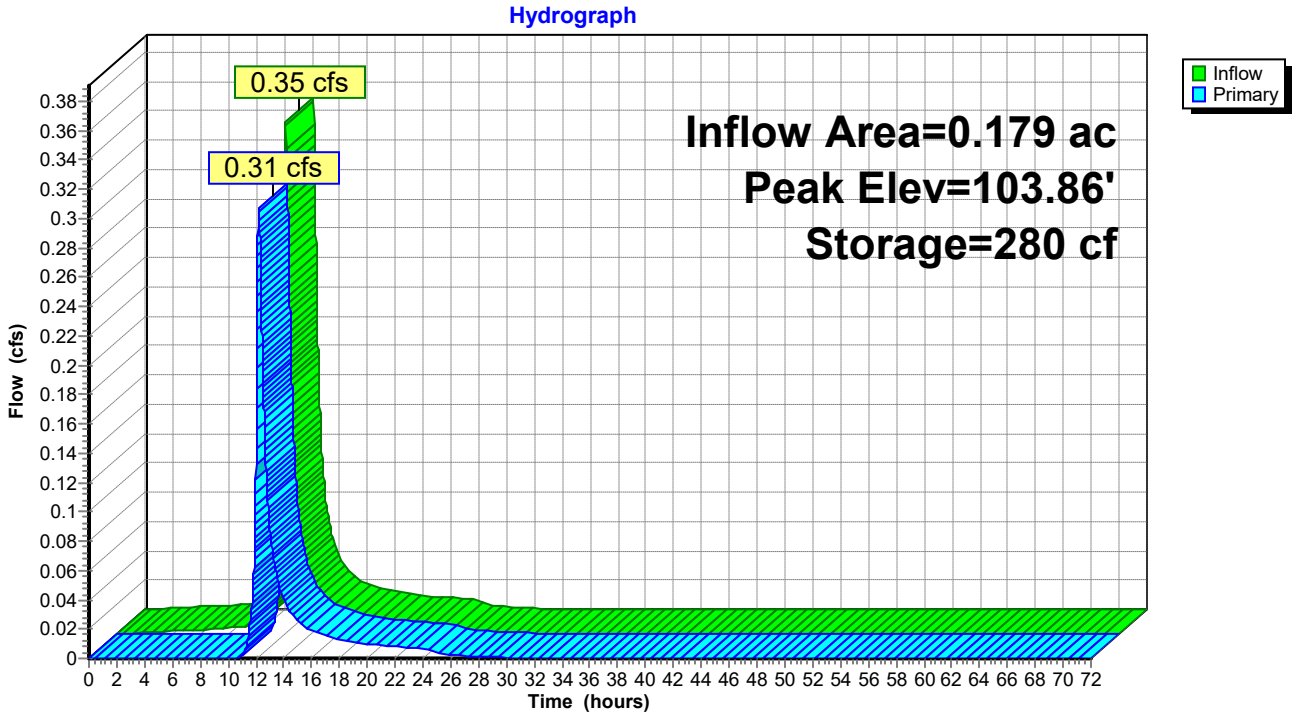
Volume	Invert	Avail.Storage	Storage Description
#1	103.25'	921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,070 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
103.25	1,535	0	0
105.25	1,535	3,070	3,070

Device	Routing	Invert	Outlet Devices
#1	Device 2	103.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	101.50'	**12.0" Round Culvert** L= 141.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 101.50' / 99.30' S= 0.0156 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.31 cfs @ 12.20 hrs HW=103.86' (Free Discharge)
└**2=Culvert** (Passes 0.31 cfs of 5.15 cfs potential flow)
└**1=Orifice/Grate** (Orifice Controls 0.31 cfs @ 2.04 fps)

Pond PP-4:


Hydrograph
0.35 cfs
0.31 cfs
Inflow Area=0.179 ac
Peak Elev=103.86'
Storage=280 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1.0S: Runoff Area=35,715 sf 72.28% Impervious Runoff Depth=6.05"
Tc=6.0 min CN=82 Runoff=5.60 cfs 0.413 af

Subcatchment 1.1S: Runoff Area=2,870 sf 100.00% Impervious Runoff Depth=7.96"
Tc=6.0 min CN=98 Runoff=0.53 cfs 0.044 af

Subcatchment 1.2S: Runoff Area=1,670 sf 100.00% Impervious Runoff Depth=7.96"
Tc=6.0 min CN=98 Runoff=0.31 cfs 0.025 af

Subcatchment 1.3S: Runoff Area=1,705 sf 100.00% Impervious Runoff Depth=7.96"
Tc=6.0 min CN=98 Runoff=0.31 cfs 0.026 af

Subcatchment 1.4S: Runoff Area=1,535 sf 100.00% Impervious Runoff Depth=7.96"
Tc=6.0 min CN=98 Runoff=0.28 cfs 0.023 af

Reach DP 1: DESIGN POINT 1 Inflow=6.25 cfs 0.518 af
Outflow=6.25 cfs 0.518 af

Pond PP-1: GRAVEL NO.2 STORAGE BELOW Peak Elev=107.88' Storage=544 cf Inflow=0.53 cfs 0.044 af
Outflow=0.34 cfs 0.039 af

Pond PP-2: Peak Elev=106.56' Storage=282 cf Inflow=0.58 cfs 0.064 af
Primary=0.25 cfs 0.028 af Secondary=0.31 cfs 0.033 af Outflow=0.55 cfs 0.061 af

Pond PP-3: Peak Elev=105.45' Storage=359 cf Inflow=0.52 cfs 0.054 af
Outflow=0.43 cfs 0.051 af

Pond PP-4: Peak Elev=104.08' Storage=381 cf Inflow=0.63 cfs 0.074 af
Outflow=0.54 cfs 0.072 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.532 af Average Runoff Depth = 6.39"
22.76% Pervious = 0.227 ac 77.24% Impervious = 0.771 ac

Summary for Subcatchment 1.0S:

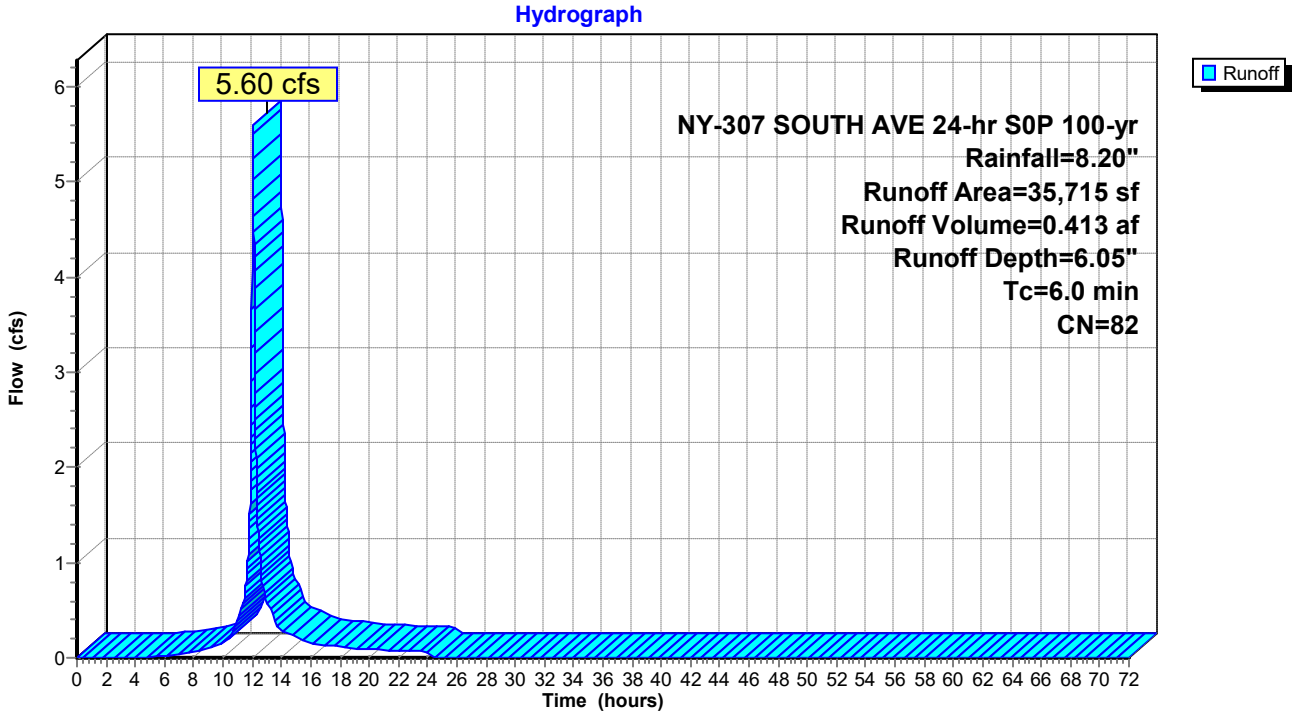
Runoff = 5.60 cfs @ 12.04 hrs, Volume= 0.413 af, Depth= 6.05"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

	Area (sf)	CN	Description
	9,900	39	>75% Grass cover, Good, HSG A
	24,800	98	Paved parking, HSG A
*	1,015	98	Permeable Pavers
	35,715	82	Weighted Average
	9,900		27.72% Pervious Area
	25,815		72.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.0S:



Summary for Subcatchment 1.1S:

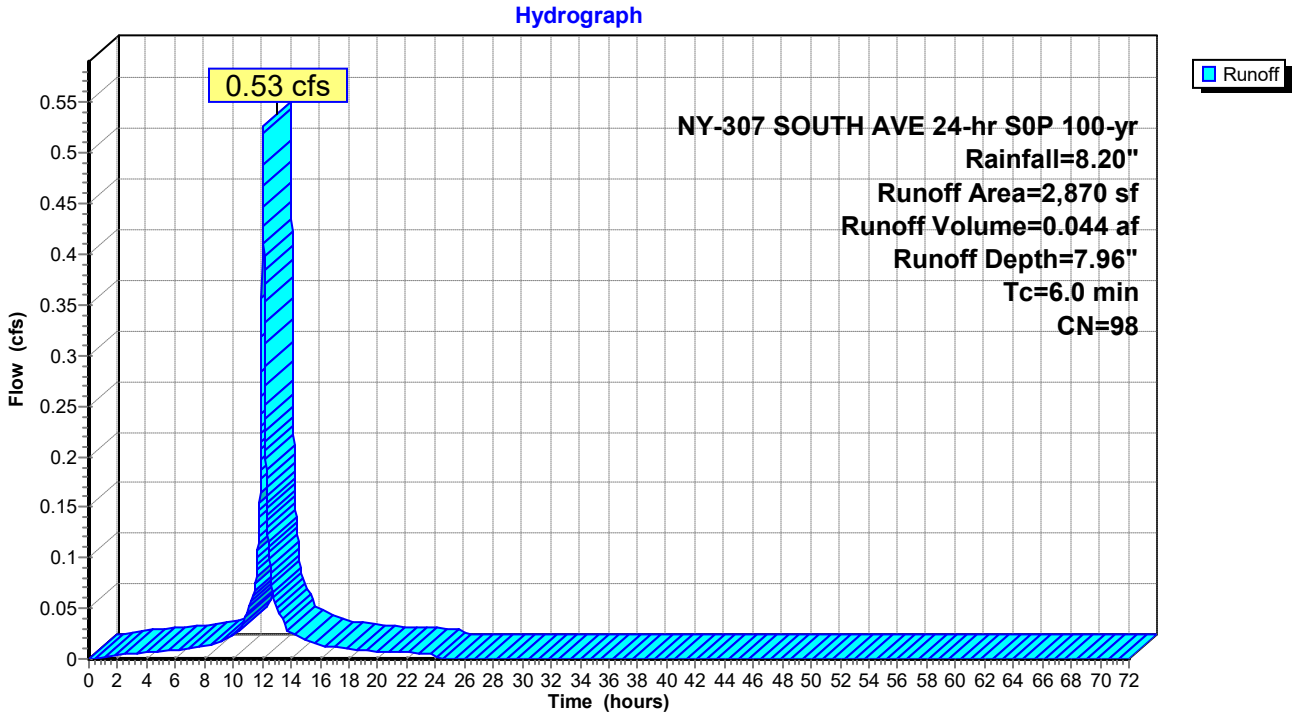
Runoff = 0.53 cfs @ 12.04 hrs, Volume= 0.044 af, Depth= 7.96"
Routed to Pond PP-1 : GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

	Area (sf)	CN	Description
*	2,870	98	Permeable Pavers
	2,870		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.1S:



Summary for Subcatchment 1.2S:

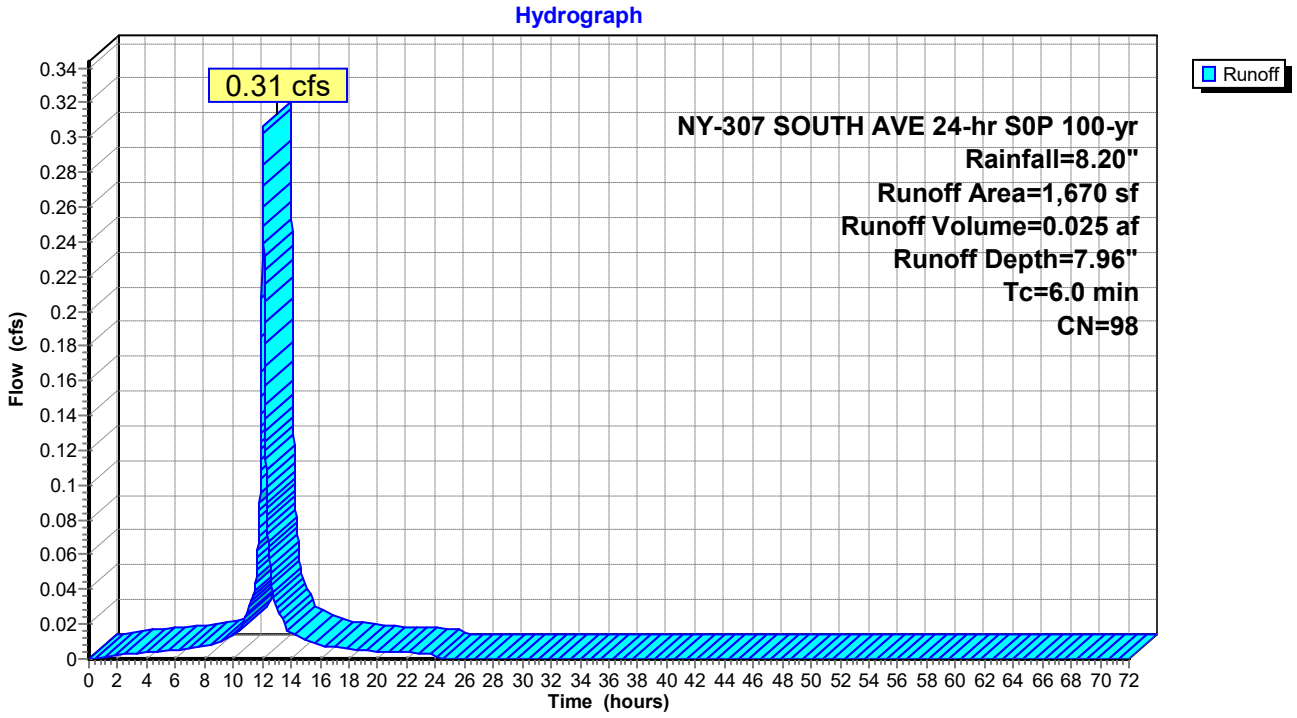
Runoff = 0.31 cfs @ 12.04 hrs, Volume= 0.025 af, Depth= 7.96"
Routed to Pond PP-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

	Area (sf)	CN	Description
*	1,670	98	Permeable Pavers
	1,670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.2S:



Summary for Subcatchment 1.3S:

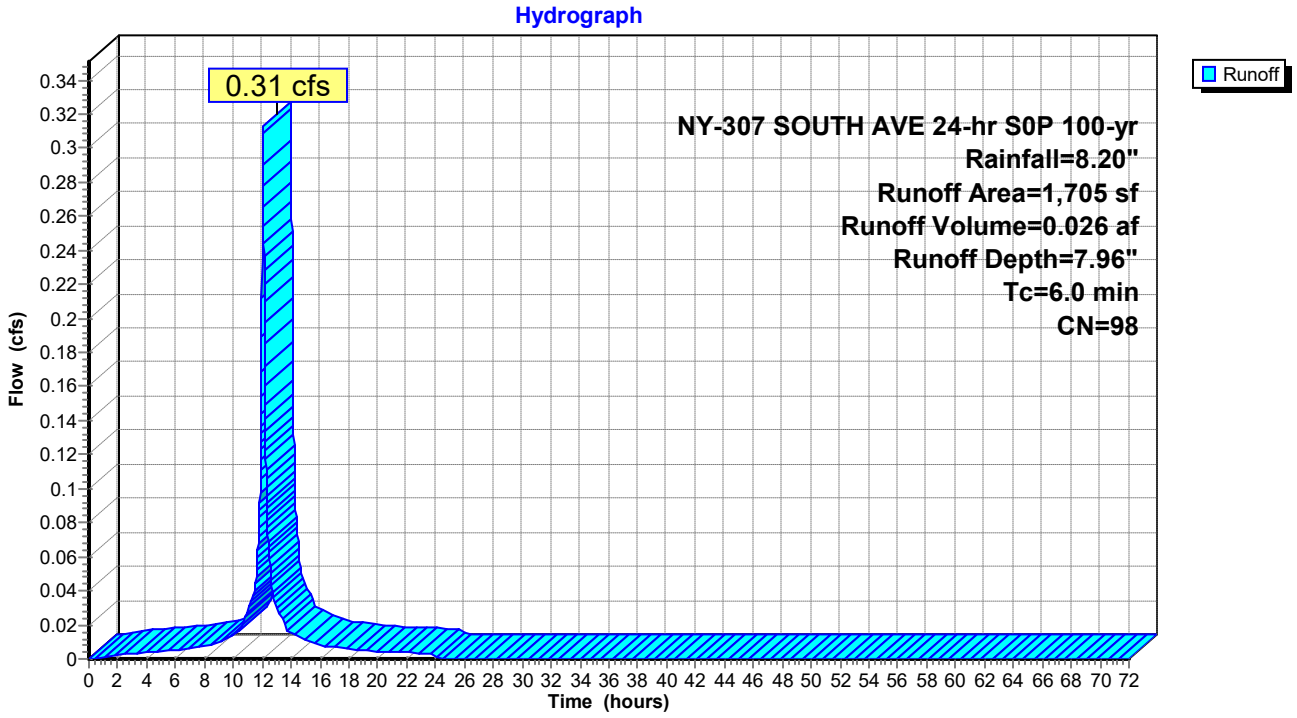
Runoff = 0.31 cfs @ 12.04 hrs, Volume= 0.026 af, Depth= 7.96"
Routed to Pond PP-3 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

	Area (sf)	CN	Description
*	1,705	98	Permeable Pavers
	1,705		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.3S:



Summary for Subcatchment 1.4S:

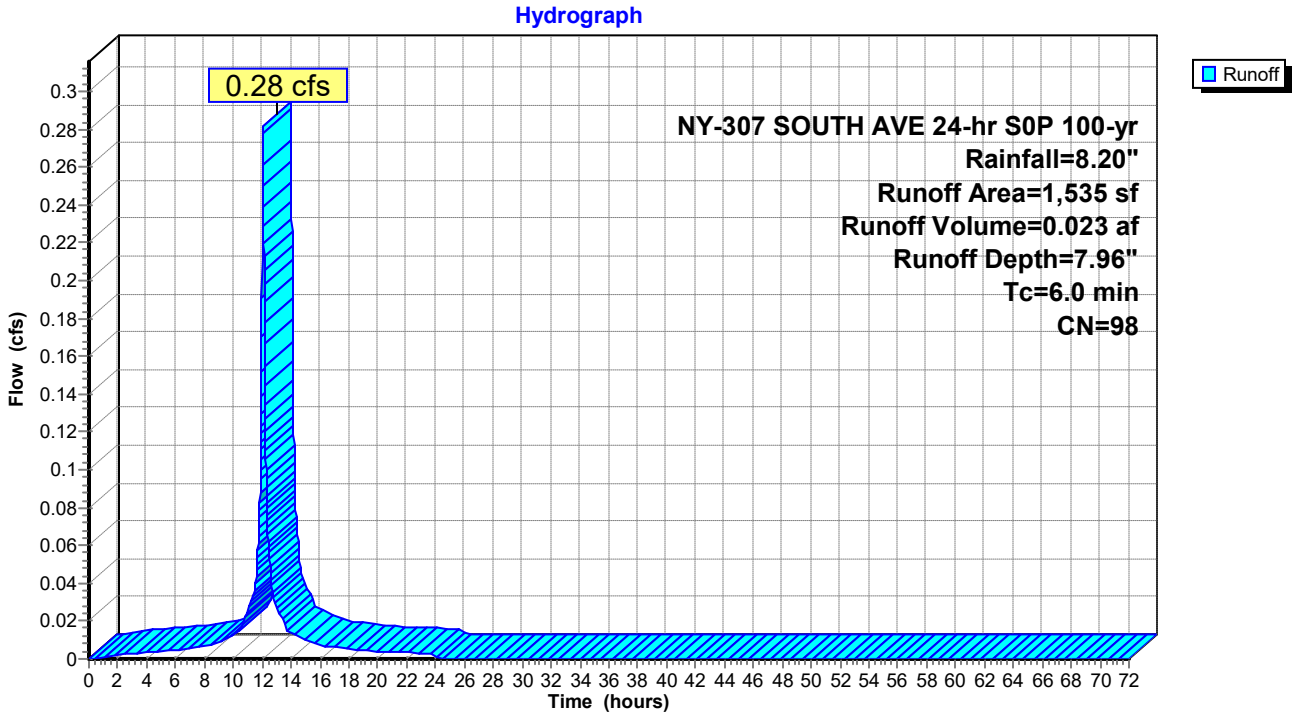
Runoff = 0.28 cfs @ 12.04 hrs, Volume= 0.023 af, Depth= 7.96"
Routed to Pond PP-4 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

	Area (sf)	CN	Description
*	1,535	98	Permeable Pavers
	1,535		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.4S:



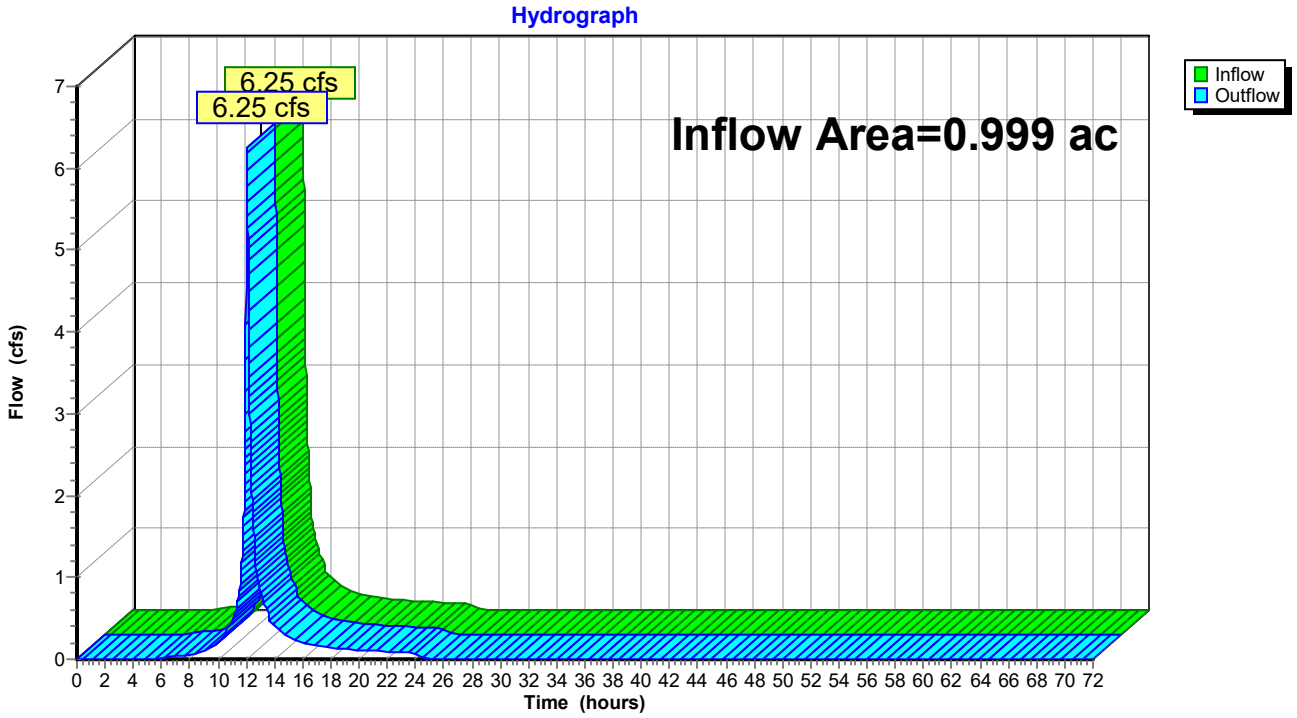
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 77.24% Impervious, Inflow Depth = 6.23" for 100-yr event
Inflow = 6.25 cfs @ 12.04 hrs, Volume= 0.518 af
Outflow = 6.25 cfs @ 12.04 hrs, Volume= 0.518 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



Summary for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Inflow Area = 0.066 ac,100.00% Impervious, Inflow Depth = 7.96" for 100-yr event
Inflow = 0.53 cfs @ 12.04 hrs, Volume= 0.044 af
Outflow = 0.34 cfs @ 12.16 hrs, Volume= 0.039 af, Atten= 36%, Lag= 7.1 min
Primary = 0.34 cfs @ 12.16 hrs, Volume= 0.039 af
Routed to Pond PP-2 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 107.88' @ 12.16 hrs Surf.Area= 2,870 sf Storage= 544 cf

Plug-Flow detention time= 150.8 min calculated for 0.039 af (89% of inflow)
Center-of-Mass det. time= 94.4 min (834.6 - 740.2)

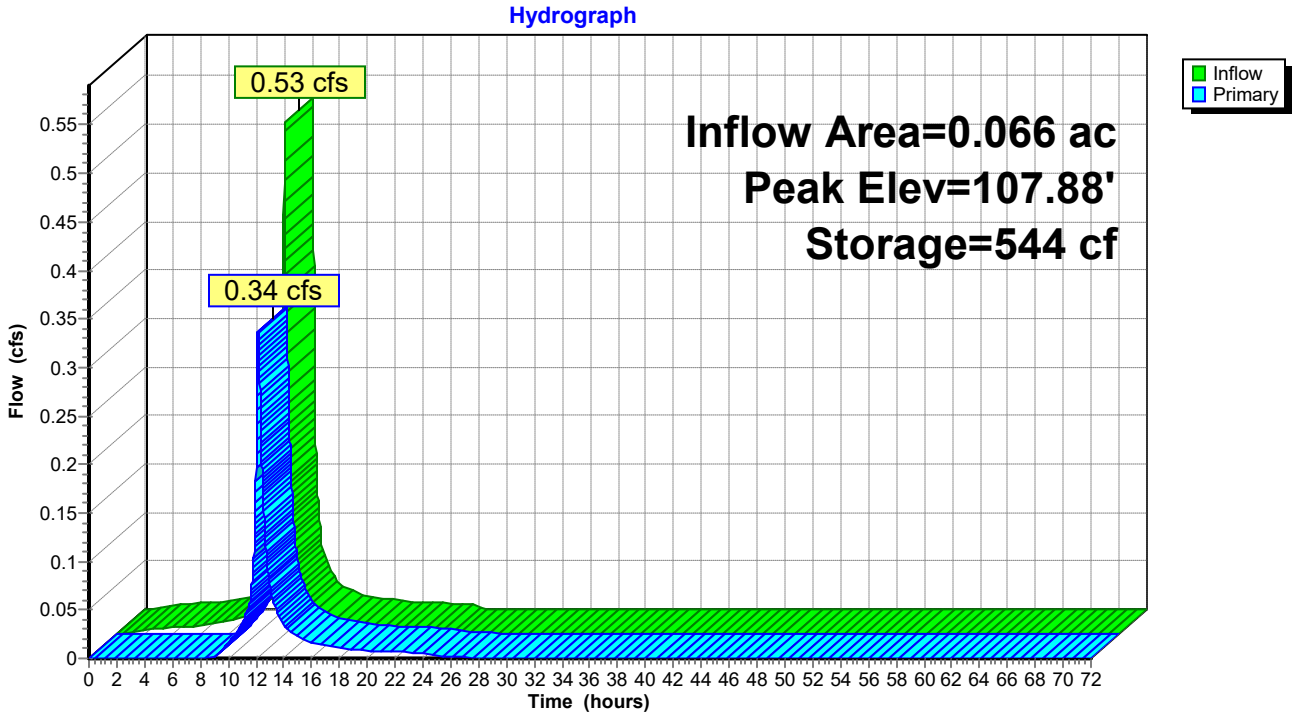
Volume	Invert	Avail.Storage	Storage Description
#1	107.25'	1,722 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,740 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
107.25	2,870	0	0
109.25	2,870	5,740	5,740

Device	Routing	Invert	Outlet Devices
#1	Primary	107.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.34 cfs @ 12.16 hrs HW=107.88' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.34 cfs @ 2.10 fps)

Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS



Summary for Pond PP-2:

Inflow Area = 0.104 ac,100.00% Impervious, Inflow Depth = 7.39" for 100-yr event
Inflow = 0.58 cfs @ 12.07 hrs, Volume= 0.064 af
Outflow = 0.55 cfs @ 12.14 hrs, Volume= 0.061 af, Atten= 5%, Lag= 4.5 min
Primary = 0.25 cfs @ 12.14 hrs, Volume= 0.028 af
Routed to Pond PP-3 :
Secondary = 0.31 cfs @ 12.14 hrs, Volume= 0.033 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 106.56' @ 12.14 hrs Surf.Area= 1,670 sf Storage= 282 cf

Plug-Flow detention time= 65.8 min calculated for 0.061 af (96% of inflow)
Center-of-Mass det. time= 34.7 min (831.9 - 797.2)

Volume	Invert	Avail.Storage	Storage Description
#1	106.00'	1,002 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,340 cf Overall x 30.0% Voids

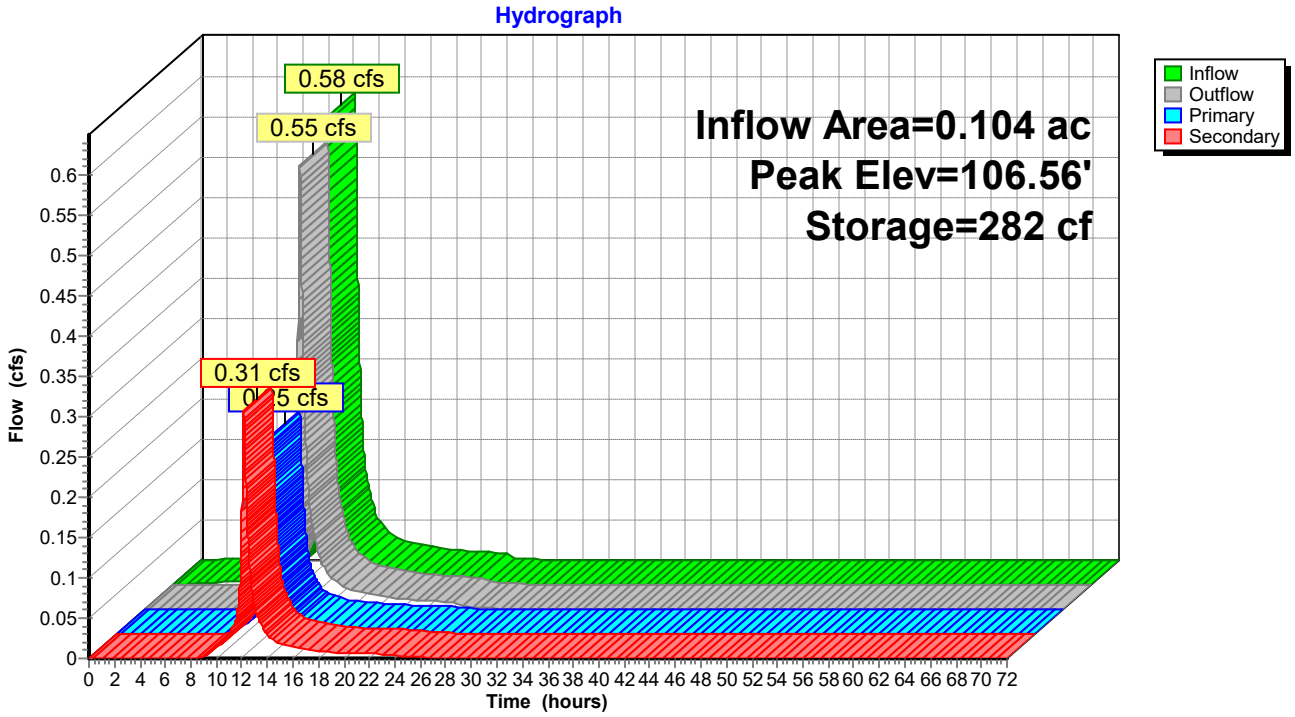
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.00	1,670	0	0
108.00	1,670	3,340	3,340

Device	Routing	Invert	Outlet Devices
#1	Primary	106.25'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 3	106.25'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	106.25'	**12.0" Round Culvert** L= 153.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 106.25' / 99.30' S= 0.0454 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.25 cfs @ 12.14 hrs HW=106.56' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.25 cfs @ 1.90 fps)

Secondary OutFlow Max=0.31 cfs @ 12.14 hrs HW=106.56' (Free Discharge)
└**3=Culvert** (Passes 0.31 cfs of 0.40 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.31 cfs @ 1.90 fps)

Pond PP-2:


Hydrograph
Inflow Area=0.104 ac
Peak Elev=106.56'
Storage=282 cf
0.58 cfs
0.55 cfs
0.31 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Summary for Pond PP-3:

Inflow Area = 0.143 ac,100.00% Impervious, Inflow Depth = 4.52" for 100-yr event
Inflow = 0.52 cfs @ 12.06 hrs, Volume= 0.054 af
Outflow = 0.43 cfs @ 12.17 hrs, Volume= 0.051 af, Atten= 17%, Lag= 6.7 min
Primary = 0.43 cfs @ 12.17 hrs, Volume= 0.051 af
Routed to Pond PP-4 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 105.45' @ 12.17 hrs Surf.Area= 1,705 sf Storage= 359 cf

Plug-Flow detention time= 84.4 min calculated for 0.051 af (95% of inflow)
Center-of-Mass det. time= 48.8 min (837.2 - 788.4)

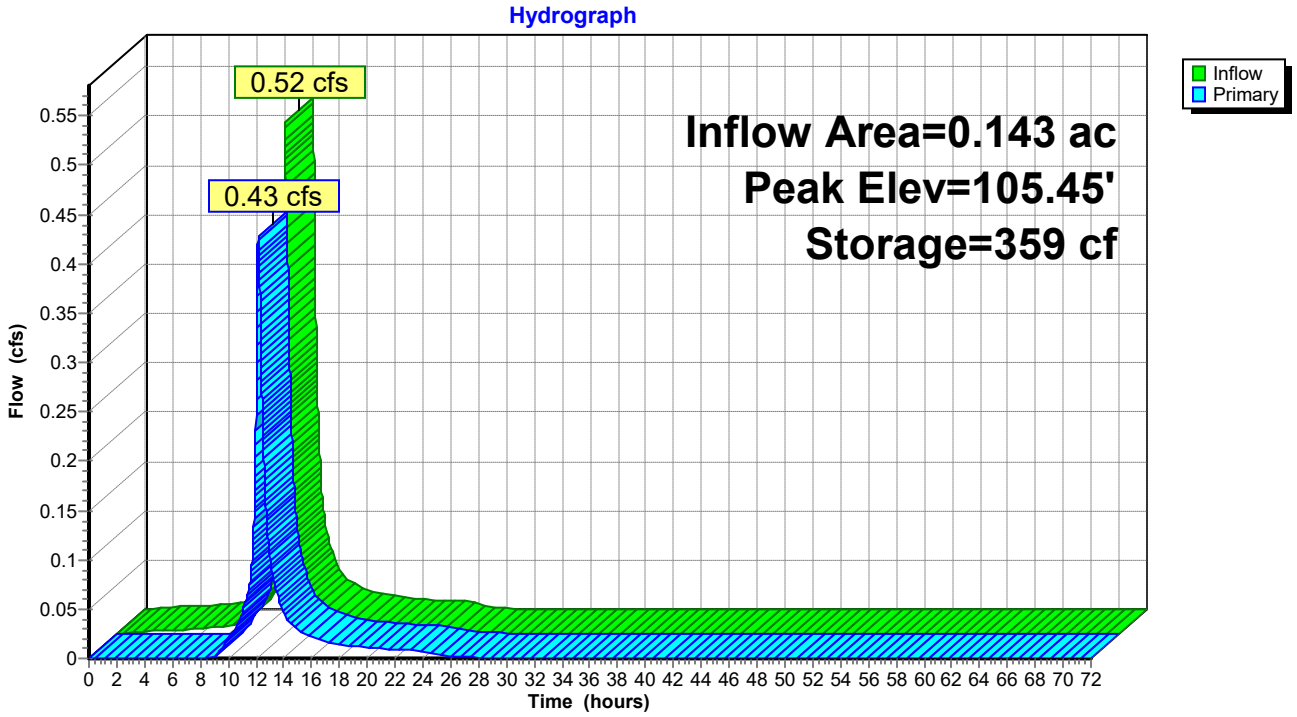
Volume	Invert	Avail.Storage	Storage Description
#1	104.75'	1,023 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,410 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
104.75	1,705	0	0
106.75	1,705	3,410	3,410

Device	Routing	Invert	Outlet Devices
#1	Primary	105.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.43 cfs @ 12.17 hrs HW=105.45' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.43 cfs @ 2.29 fps)

Pond PP-3:


Hydrograph
0.52 cfs
0.43 cfs
Inflow Area=0.143 ac
Peak Elev=105.45'
Storage=359 cf
Inflow
Primary
Flow (cfs)
Time (hours)
0 0.05 0.1 0.15 0.2 0.25 0.3 0.35 0.4 0.45 0.5 0.55
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72

Summary for Pond PP-4:

Inflow Area = 0.179 ac,100.00% Impervious, Inflow Depth = 5.00" for 100-yr event
Inflow = 0.63 cfs @ 12.08 hrs, Volume= 0.074 af
Outflow = 0.54 cfs @ 12.21 hrs, Volume= 0.072 af, Atten= 14%, Lag= 7.8 min
Primary = 0.54 cfs @ 12.21 hrs, Volume= 0.072 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 104.08' @ 12.21 hrs Surf.Area= 1,535 sf Storage= 381 cf

Plug-Flow detention time= 61.8 min calculated for 0.072 af (96% of inflow)
Center-of-Mass det. time= 35.4 min (842.1 - 806.7)

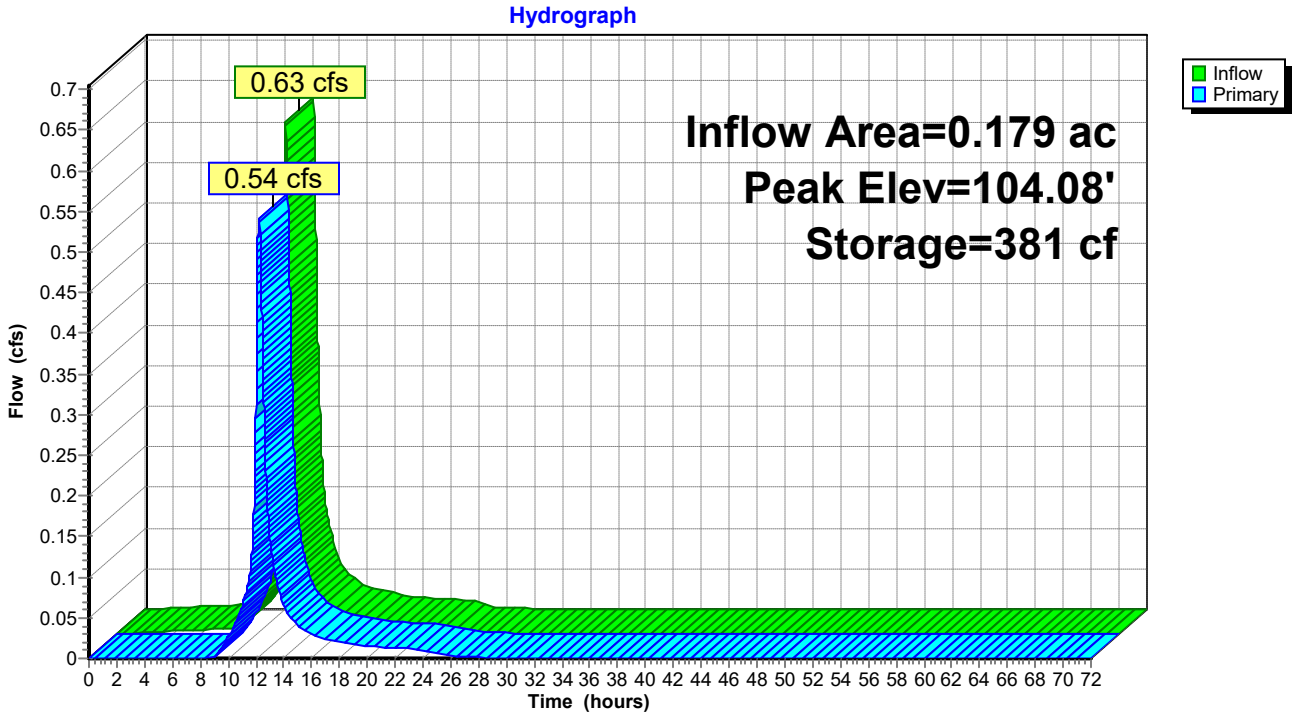
Volume	Invert	Avail.Storage	Storage Description
#1	103.25'	921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,070 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
103.25	1,535	0	0
105.25	1,535	3,070	3,070

Device	Routing	Invert	Outlet Devices
#1	Device 2	103.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	101.50'	**12.0" Round Culvert** L= 141.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 101.50' / 99.30' S= 0.0156 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.54 cfs @ 12.21 hrs HW=104.08' (Free Discharge)
↑**2=Culvert** (Passes 0.54 cfs of 5.34 cfs potential flow)
↑**1=Orifice/Grate** (Orifice Controls 0.54 cfs @ 2.76 fps)

Pond PP-4:


Hydrograph
0.63 cfs
0.54 cfs
Inflow Area=0.179 ac
Peak Elev=104.08'
Storage=381 cf
Inflow
Primary
Flow (cfs)
Time (hours)
0 0.05 0.1 0.15 0.2 0.25 0.3 0.35 0.4 0.45 0.5 0.55 0.6 0.65 0.7
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72

APPENDIX C

USDA Soil Map

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dutchess County, New York



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

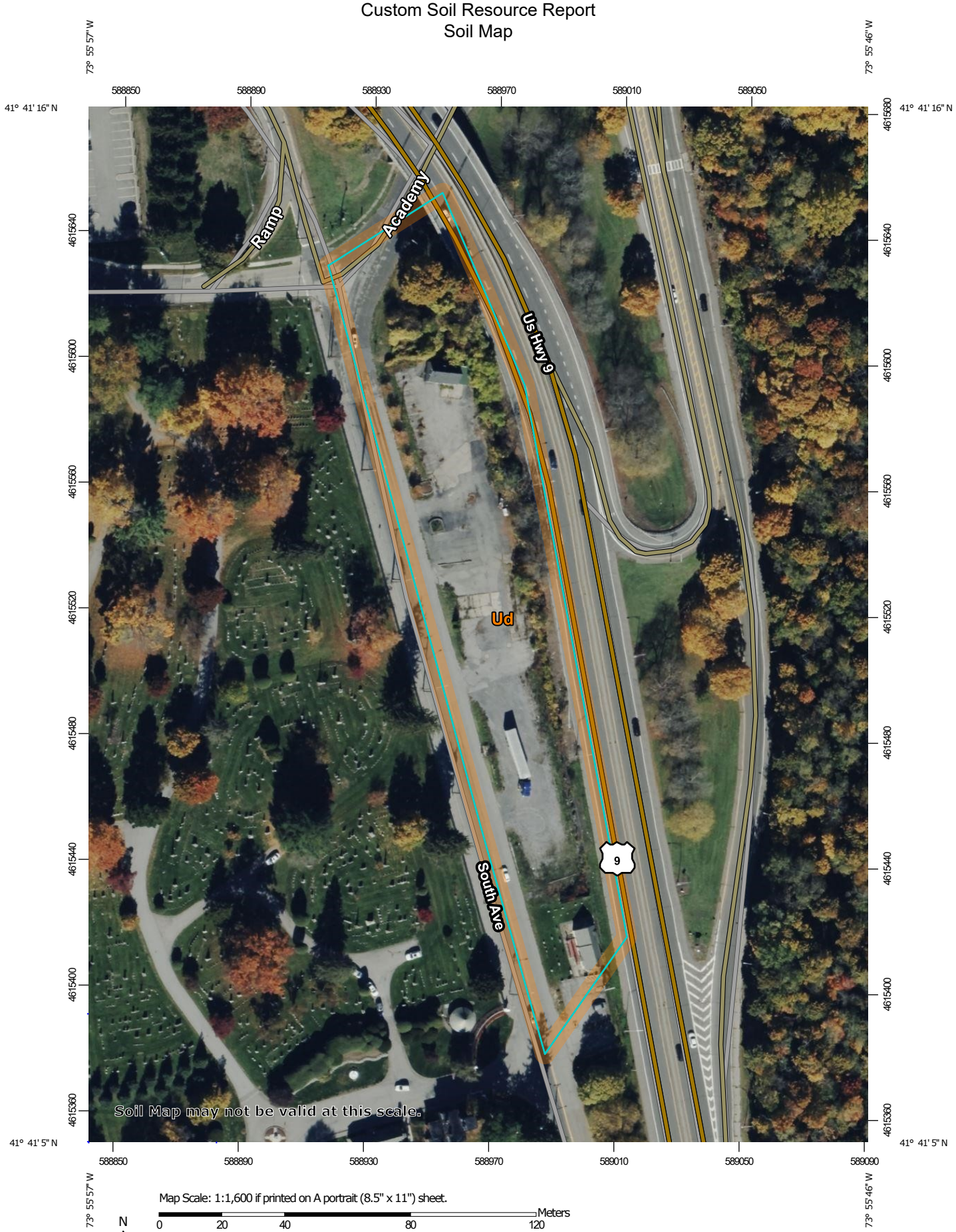
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:1,600 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

9

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 22, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ud	Udorthents, smoothed	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

Ud—Udorthents, smoothed

Map Unit Setting

National map unit symbol: 9rj7
Elevation: -30 to 950 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, smoothed, and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Smoothed

Typical profile

H1 - 0 to 4 inches: gravelly loam
H2 - 4 to 70 inches: very gravelly loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: About 36 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Urban land

Percent of map unit: 10 percent
Hydric soil rating: Unranked

Udorthents, wet substratum

Percent of map unit: 10 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 4 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent

Hydric soil rating: Unranked

References

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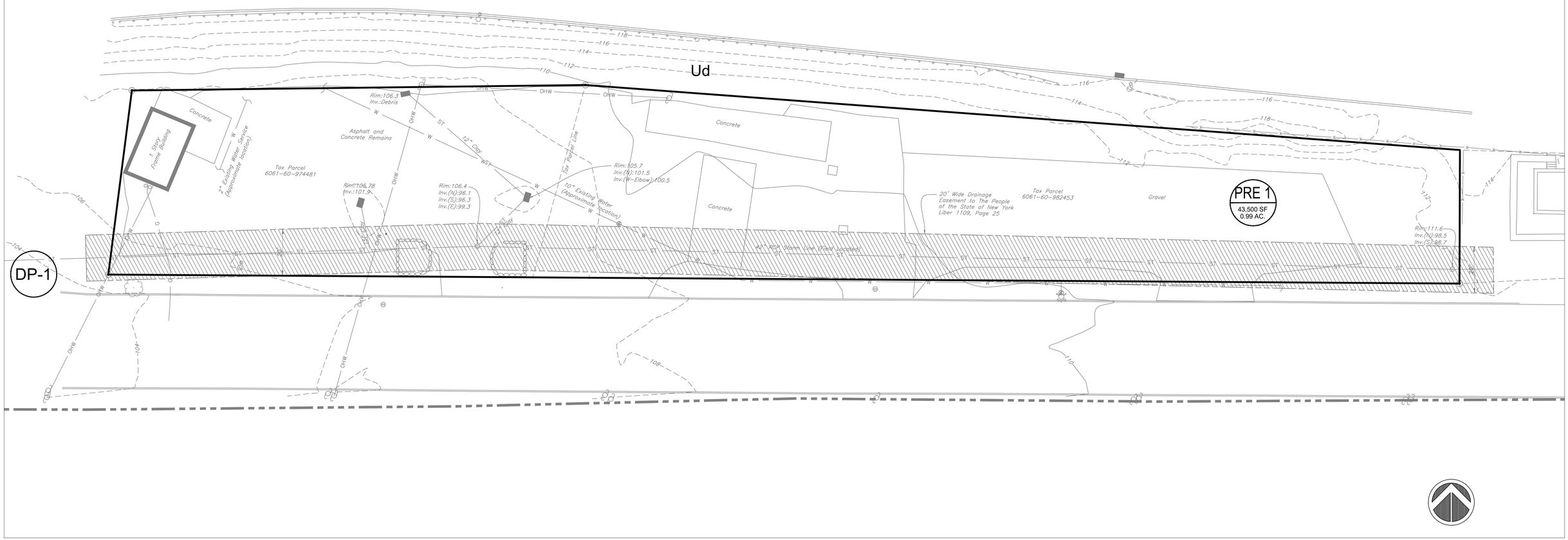
APPENDIX D

Pre-Development & Post-Development Drainage Areas Map



GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

LEGEND

110	EXISTING MAJOR CONTOUR LINE
108	EXISTING MINOR CONTOUR LINE
110	PROPOSED MAJOR CONTOUR LINE
108	PROPOSED MINOR CONTOUR LINE
	DRAINAGE LINE
	TEST PIT LOCATION
Ud	SOIL TYPE DESIGNATION
1.0S / XX,XXX SF / X.XX AC.	DRAINAGE AREA DESIGNATION
DP-1	DESIGN POINT

#	Revisions	Description
1		MM/DD/YY

LRC Engineering & Surveying

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

Loureiro NY, P.C.

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880

160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877

www.lrcconsult.com

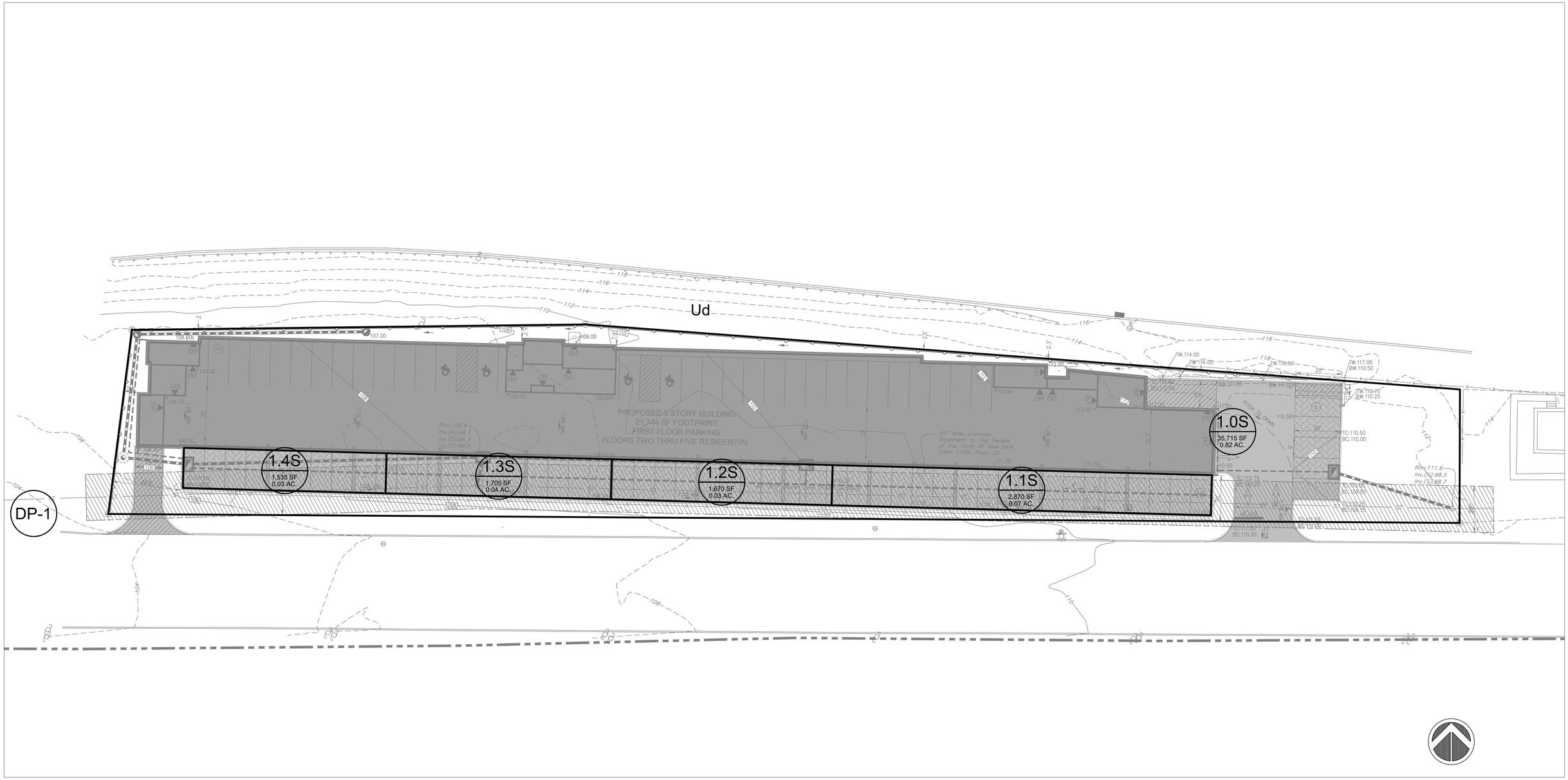
DRAINAGE AREA MAP (PRE-CONDITIONS)

PROPOSED RESIDENTIAL

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DA253364.dwg	Sheet No.	DA-1
Drawn	EPL	Project No.	25-3364		
Checked	KFC	Date	2025-12-22		
Approved	LRC	Scale	1"=20'		

N:\LRC\JOBS\Jobs 2025\25-3364 - Ryan Arket - 287-307 South Ave, PK South Ave, LLC\DWG\DA253364.dwg 12/16/2025 11:45 AM Eplore



GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

LEGEND

110	EXISTING MAJOR CONTOUR LINE
108	EXISTING MINOR CONTOUR LINE
110	PROPOSED MAJOR CONTOUR LINE
108	PROPOSED MINOR CONTOUR LINE
	DRAINAGE LINE
	TEST PIT LOCATION
Ud	SOIL TYPE DESIGNATION
1.0S / XX,XXX SF / X.XX AC.	DRAINAGE AREA DESIGNATION
DP-1	DESIGN POINT

#	MM/DD/YY	Description

Revisions

LRC Engineering & Surveying

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

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DRAINAGE AREA MAP (POST-CONDITIONS)

PROPOSED RESIDENTIAL

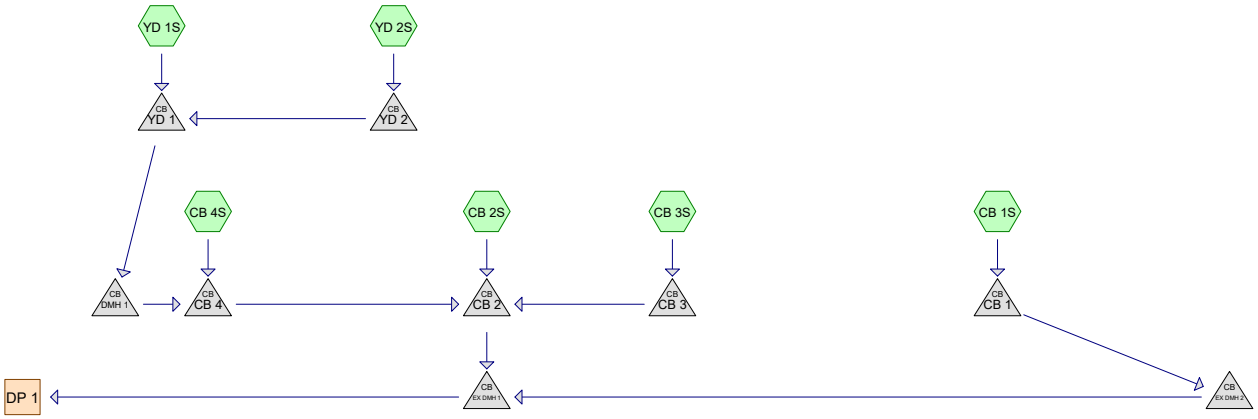
287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DA253364.dwg	Sheet No.
Drawn	EPL	Project No.	25-3364	DA-2
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	

N:\LRC\JOBS\Jobs 2025\25-3364 - Ryan Arket- 287-307 South Ave.-PK South Ave. LLC\DWG\DA253364.dwg 12/16/2025 11:45 AM Eplore

APPENDIX E

25-Year Storm Pipe Flow Calculations



Subcat Reach Pond Link

Routing Diagram for 25-year pipe flow calcs
Prepared by The LRC Group, Printed 12/18/2025
HydroCAD® 10.20-8a s/n 02009 © 2025 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.122	39	>75% Grass cover, Good, HSG A (CB 1S)
0.275	98	Paved parking, HSG A (CB 1S, CB 2S, CB 3S, CB 4S)
0.502	98	Roofs, HSG A (CB 1S, CB 4S)
0.350	32	Woods/grass comb., Good, HSG A (YD 1S, YD 2S)
1.249	**74**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
1.249	HSG A	CB 1S, CB 2S, CB 3S, CB 4S, YD 1S, YD 2S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
1.249		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.122	0.000	0.000	0.000	0.000	0.122	>75% Grass cover, Good	CB 1S
0.275	0.000	0.000	0.000	0.000	0.275	Paved parking	CB 1S, CB 2S, CB 3S, CB 4S
0.502	0.000	0.000	0.000	0.000	0.502	Roofs	CB 1S, CB 4S
0.350	0.000	0.000	0.000	0.000	0.350	Woods/grass comb., Good	YD 1S, YD 2S
1.249	**0.000**	**0.000**	**0.000**	**0.000**	**1.249**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	CB 1	107.00	106.00	54.0	0.0185	0.012	0.0	12.0	0.0	
2	CB 2	99.80	99.30	13.0	0.0385	0.012	0.0	12.0	0.0	
3	CB 3	106.25	104.00	140.0	0.0161	0.012	0.0	12.0	0.0	
4	CB 4	101.50	99.80	128.0	0.0133	0.012	0.0	12.0	0.0	
5	DMH 1	102.00	101.50	28.0	0.0179	0.012	0.0	12.0	0.0	
6	EX DMH 1	96.10	95.10	100.0	0.0100	0.013	0.0	42.0	0.0	
7	EX DMH 2	98.50	96.30	421.0	0.0052	0.013	0.0	42.0	0.0	
8	YD 1	103.00	102.00	54.0	0.0185	0.012	0.0	12.0	0.0	
9	YD 2	104.50	103.00	99.0	0.0152	0.012	0.0	12.0	0.0	

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Pond CB 1: Peak Elev=107.86' Inflow=2.27 cfs 0.156 af
12.0" Round Culvert n=0.012 L=54.0' S=0.0185 '/' Outflow=2.27 cfs 0.156 af

Pond CB 2: Peak Elev=100.76' Inflow=2.57 cfs 0.201 af
12.0" Round Culvert n=0.012 L=13.0' S=0.0385 '/' Outflow=2.57 cfs 0.201 af

Pond CB 3: Peak Elev=106.60' Inflow=0.49 cfs 0.038 af
12.0" Round Culvert n=0.012 L=140.0' S=0.0161 '/' Outflow=0.49 cfs 0.038 af

Pond CB 4: Peak Elev=102.21' Inflow=1.72 cfs 0.136 af
12.0" Round Culvert n=0.012 L=128.0' S=0.0133 '/' Outflow=1.72 cfs 0.136 af

Pond DMH 1: Peak Elev=102.02' Inflow=0.00 cfs 0.003 af
12.0" Round Culvert n=0.012 L=28.0' S=0.0179 '/' Outflow=0.00 cfs 0.003 af

Pond EX DMH 1: Peak Elev=96.98' Inflow=4.84 cfs 0.357 af
42.0" Round Culvert n=0.013 L=100.0' S=0.0100 '/' Outflow=4.84 cfs 0.357 af

Pond EX DMH 2: Peak Elev=99.10' Inflow=2.27 cfs 0.156 af
42.0" Round Culvert n=0.013 L=421.0' S=0.0052 '/' Outflow=2.27 cfs 0.156 af

Pond YD 1: Peak Elev=103.02' Inflow=0.00 cfs 0.003 af
12.0" Round Culvert n=0.012 L=54.0' S=0.0185 '/' Outflow=0.00 cfs 0.003 af

Pond YD 2: Peak Elev=104.53' Inflow=0.00 cfs 0.003 af
12.0" Round Culvert n=0.012 L=99.0' S=0.0152 '/' Outflow=0.00 cfs 0.003 af

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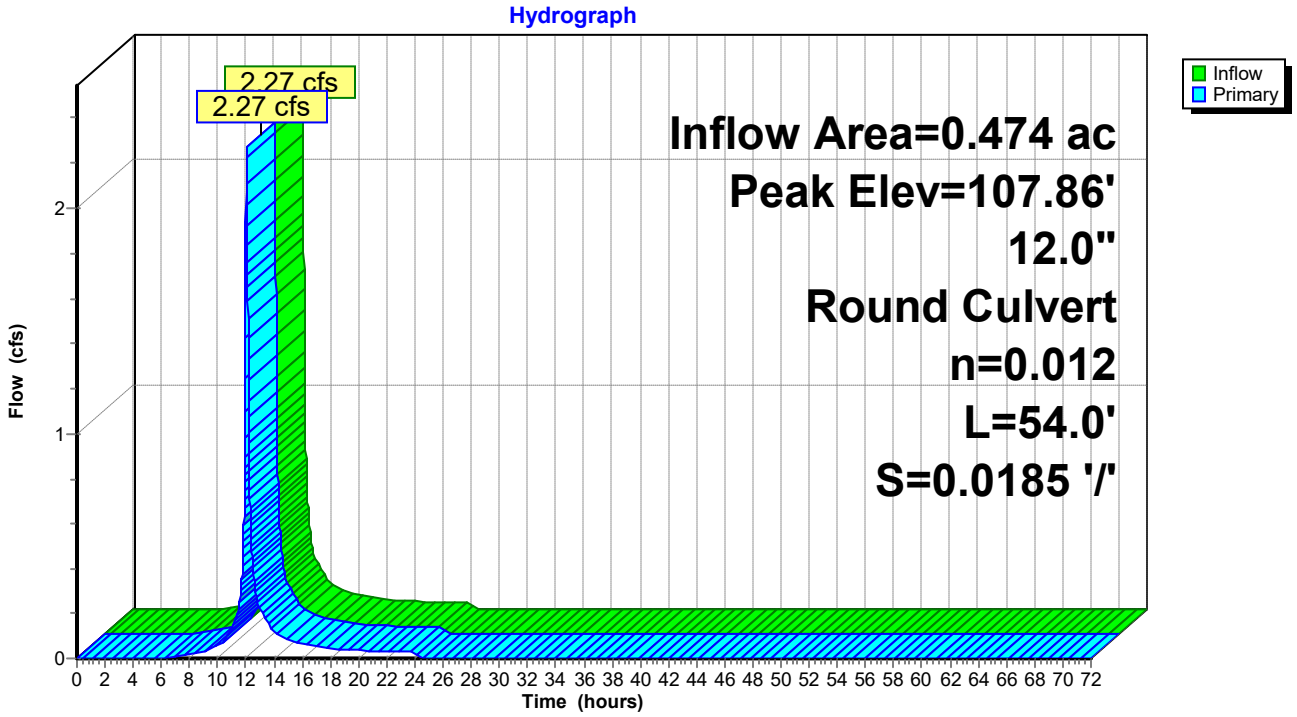

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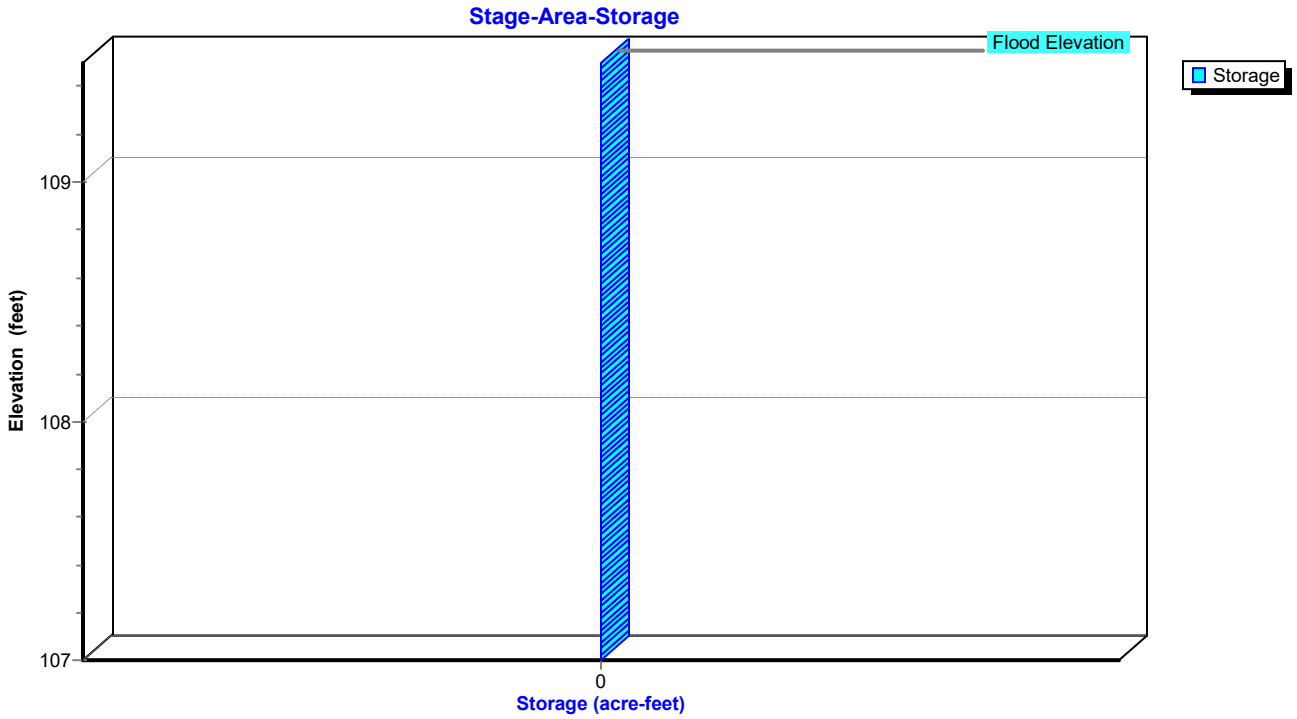

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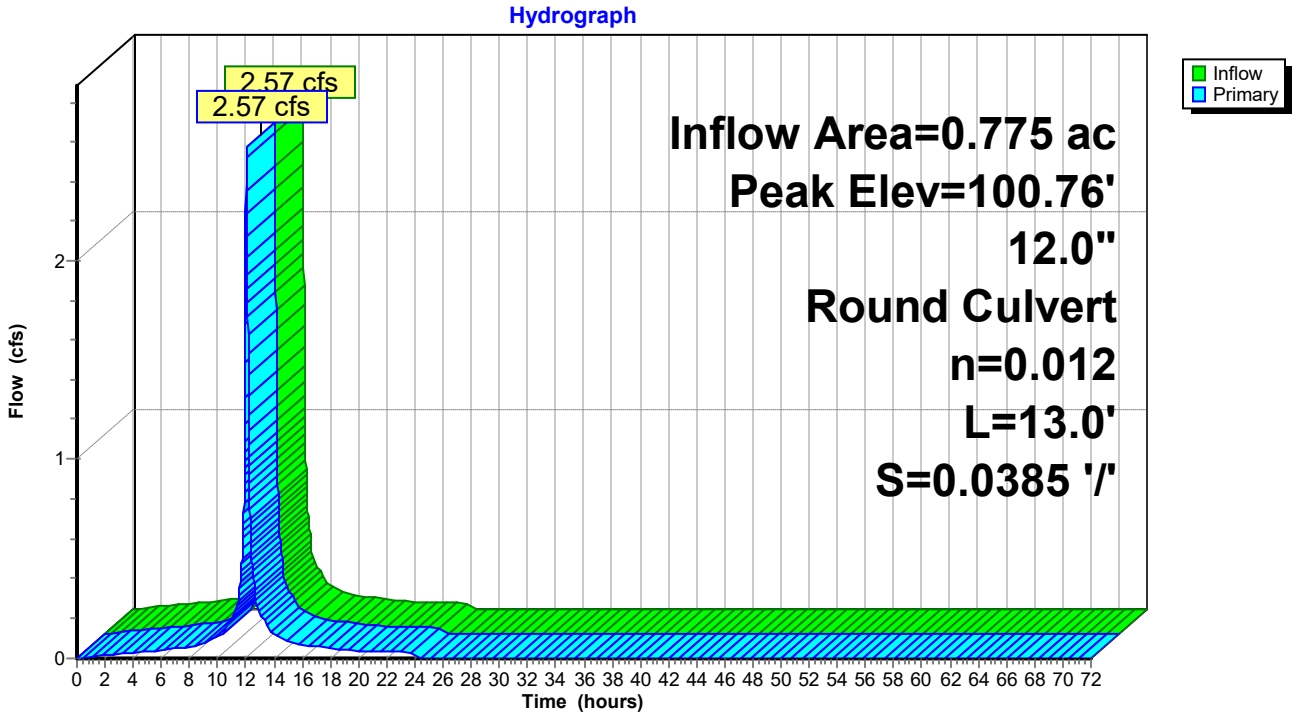

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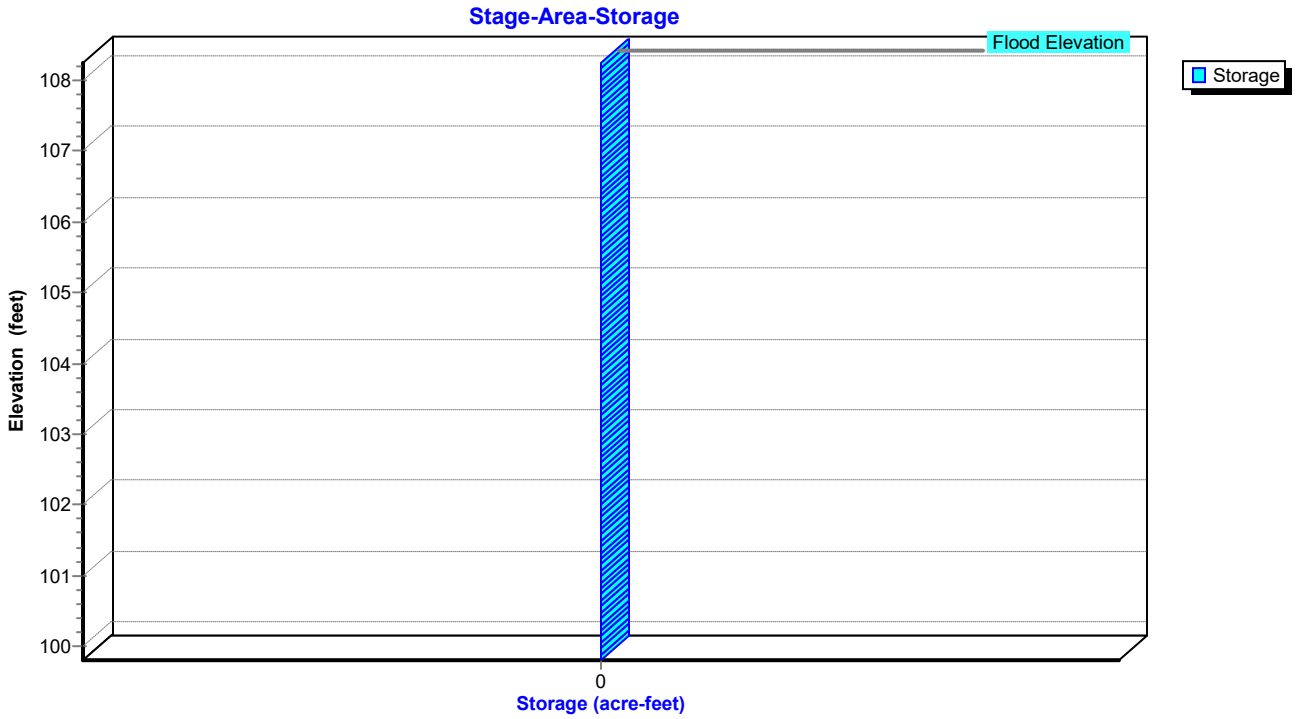

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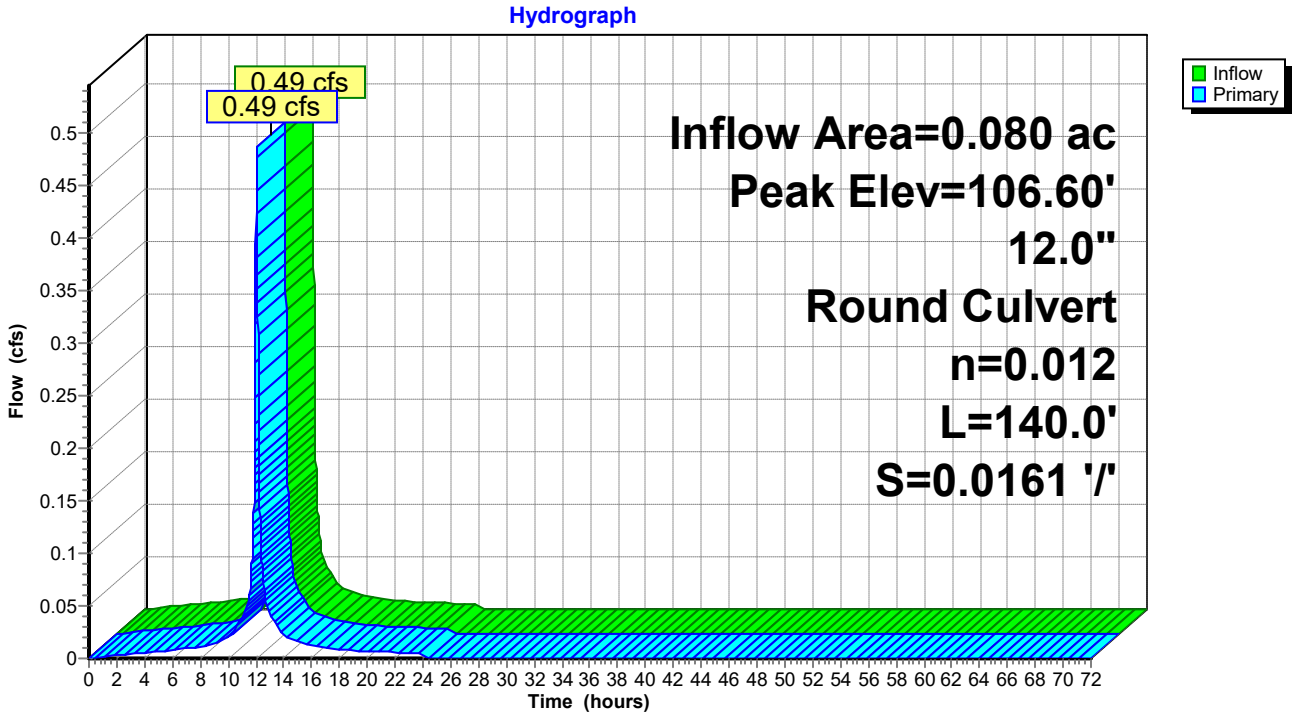

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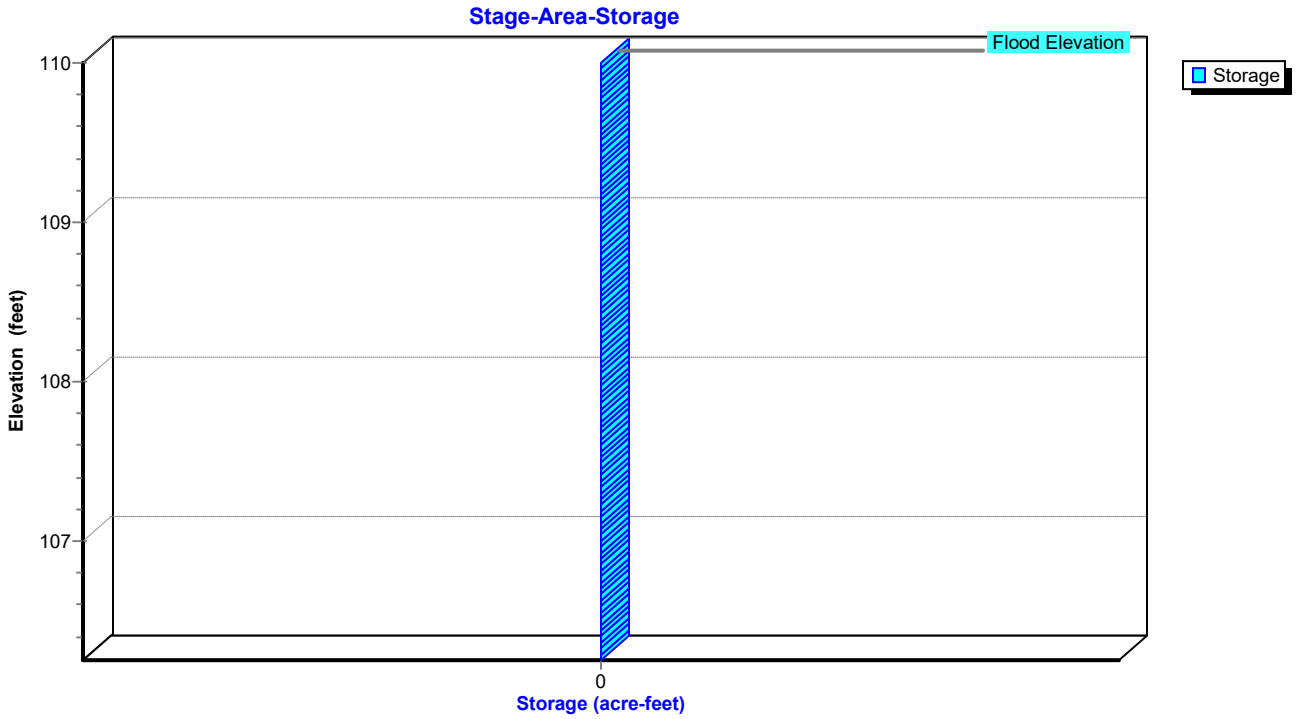
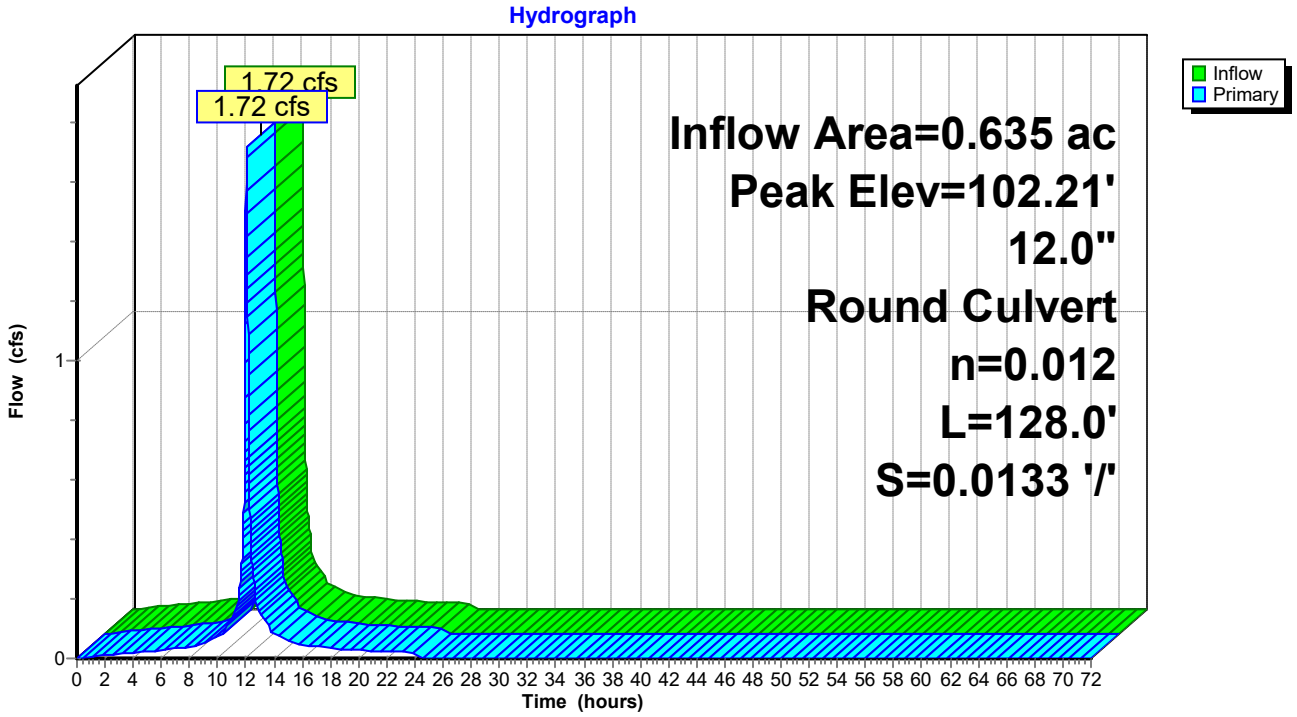
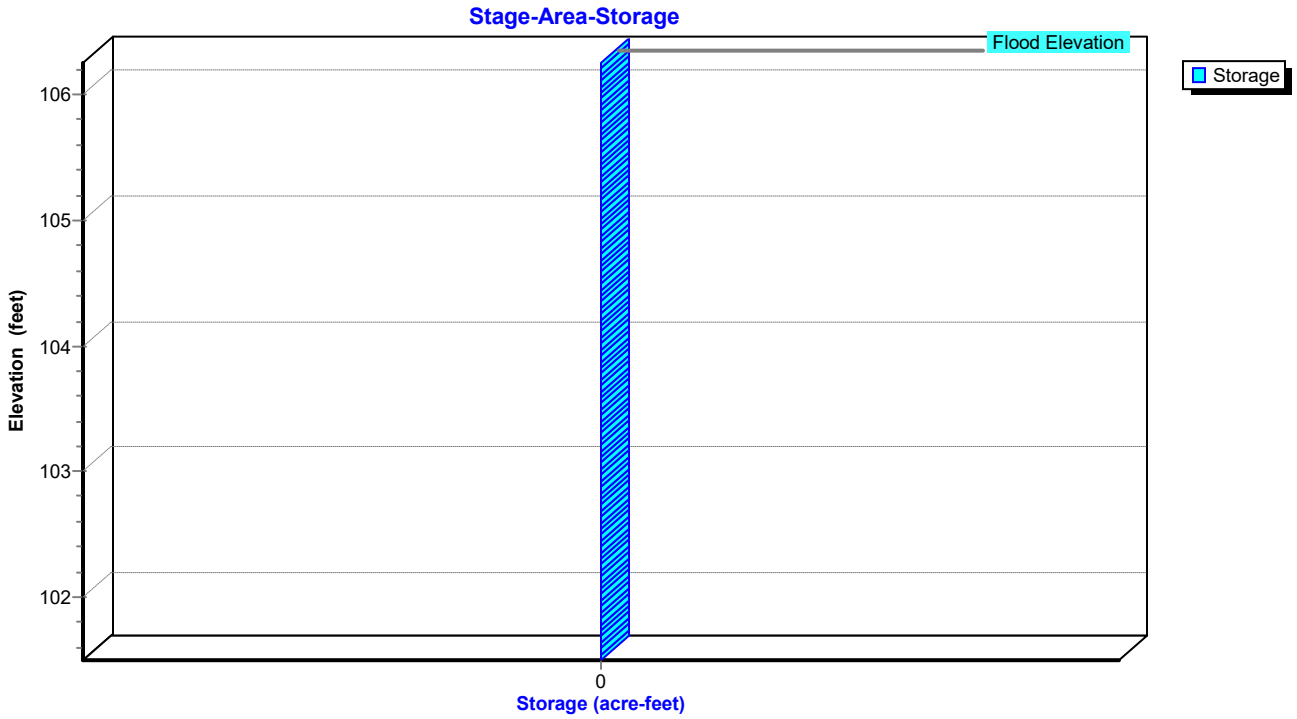


Pond CB 4:



Pond CB 4:



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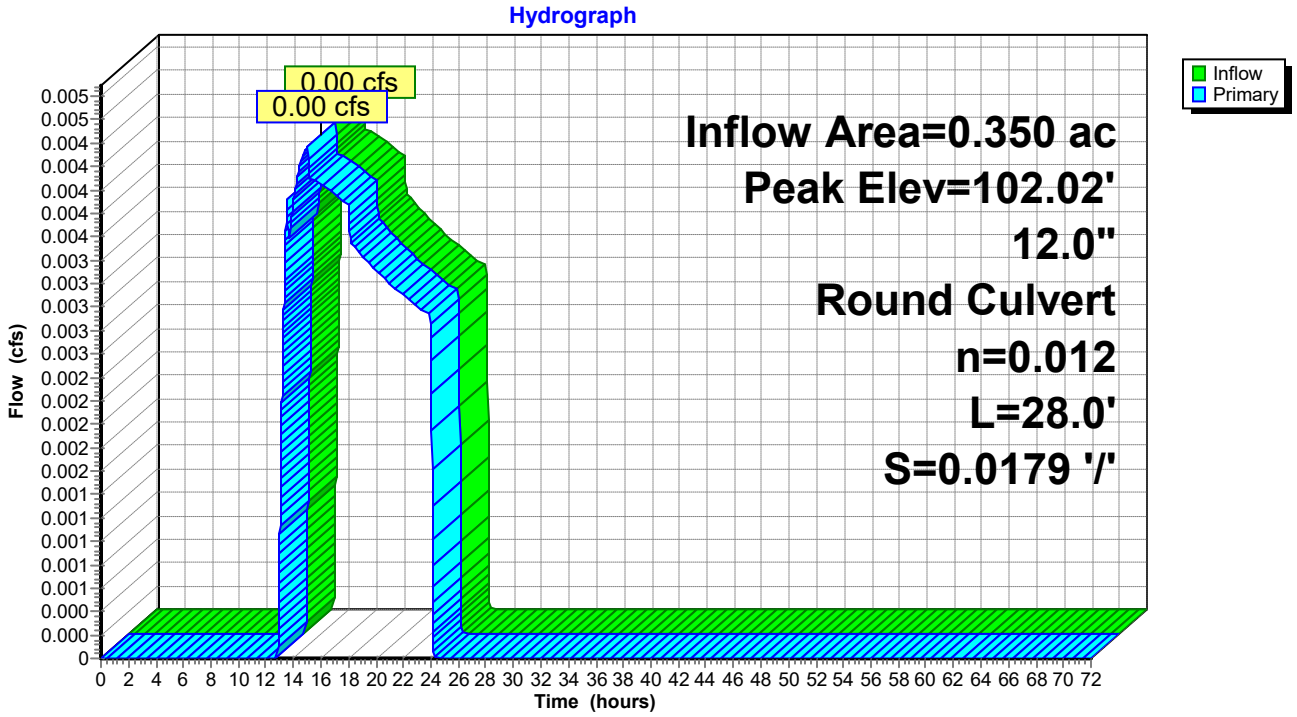

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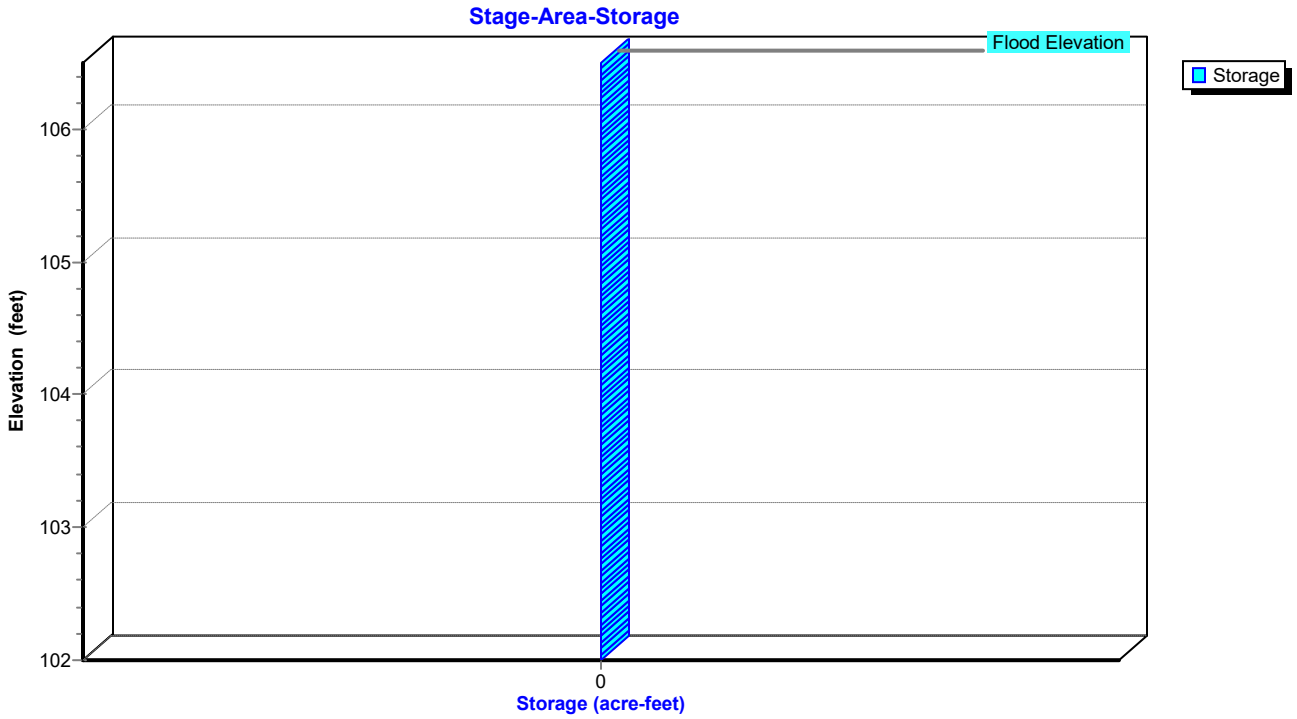

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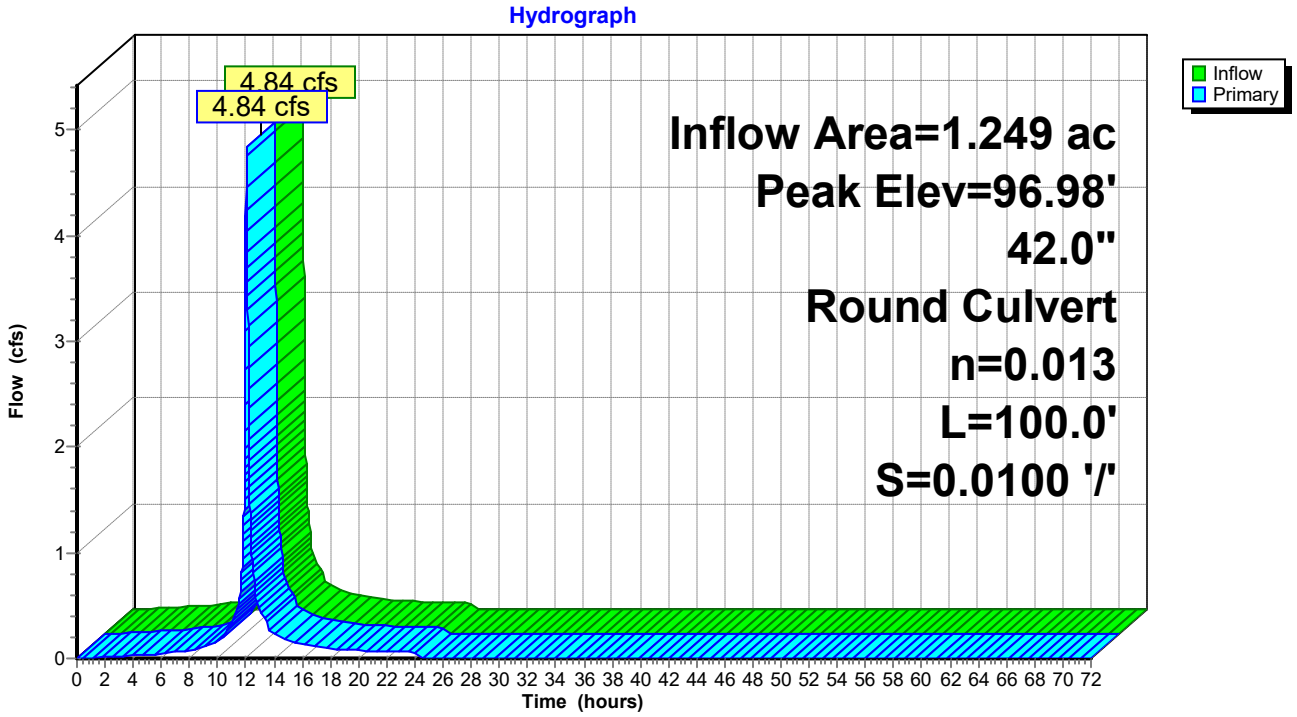

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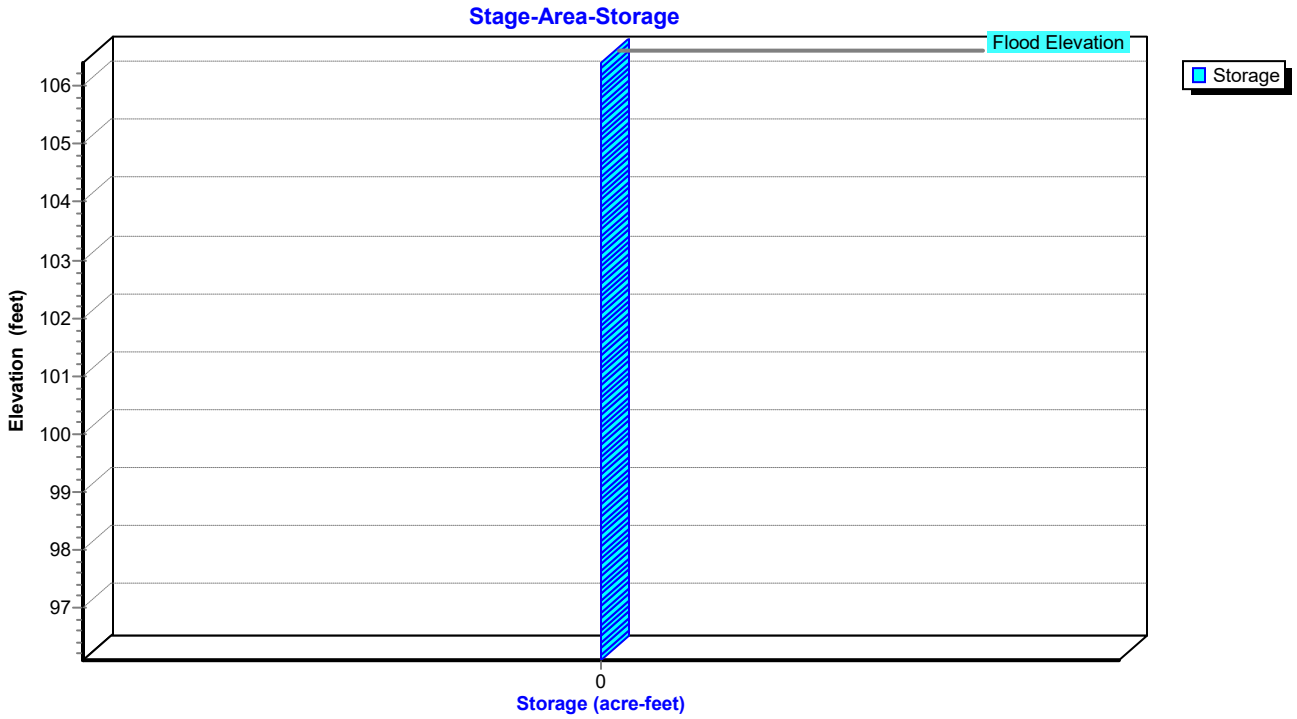

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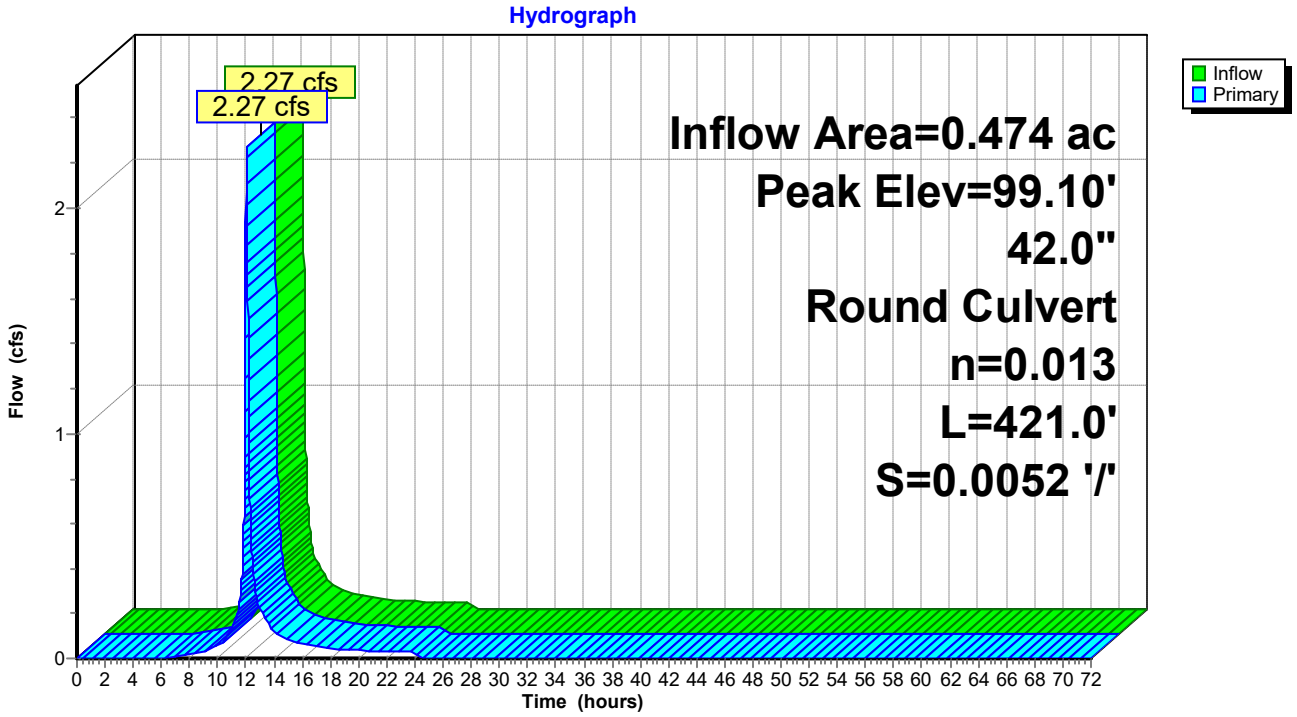

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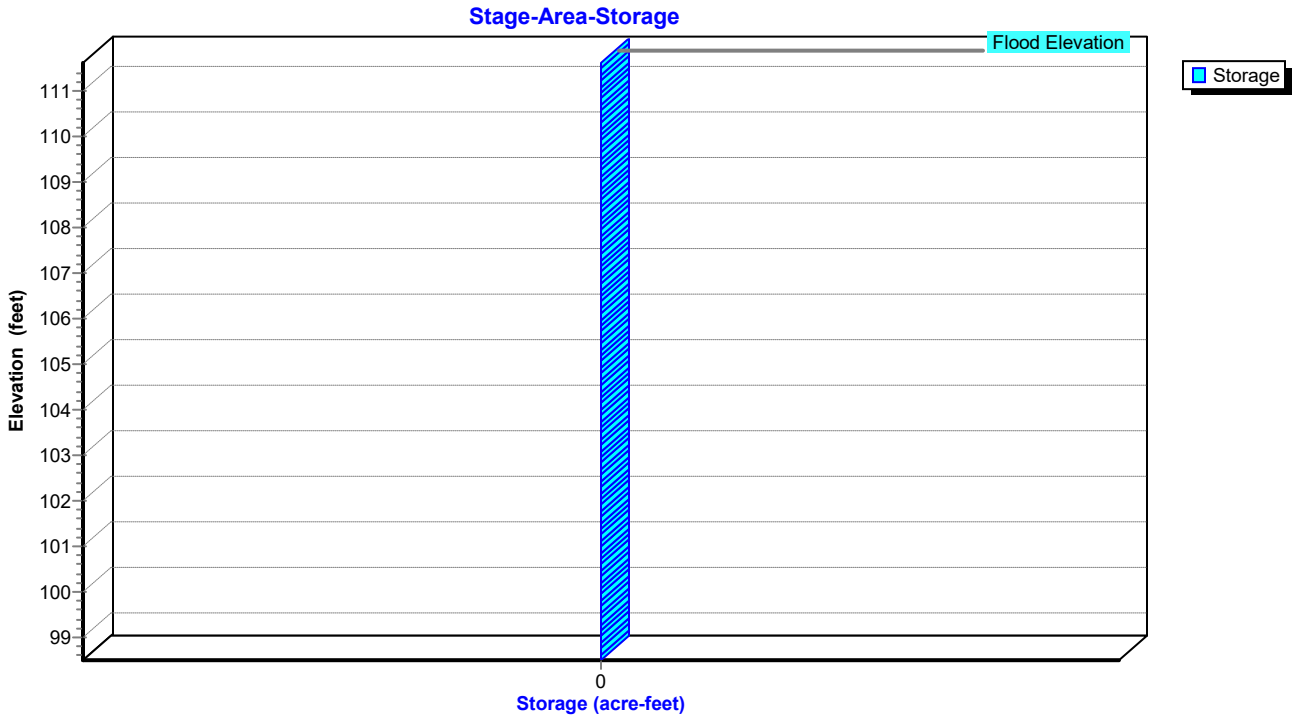

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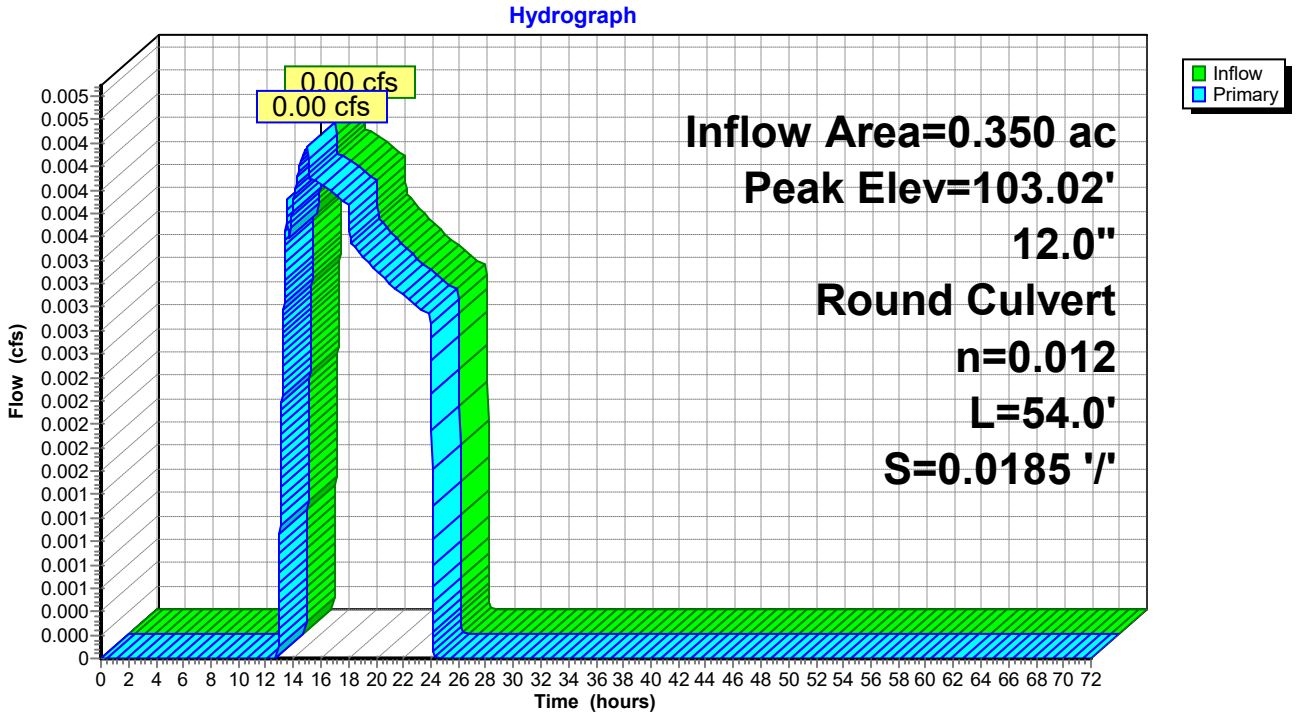

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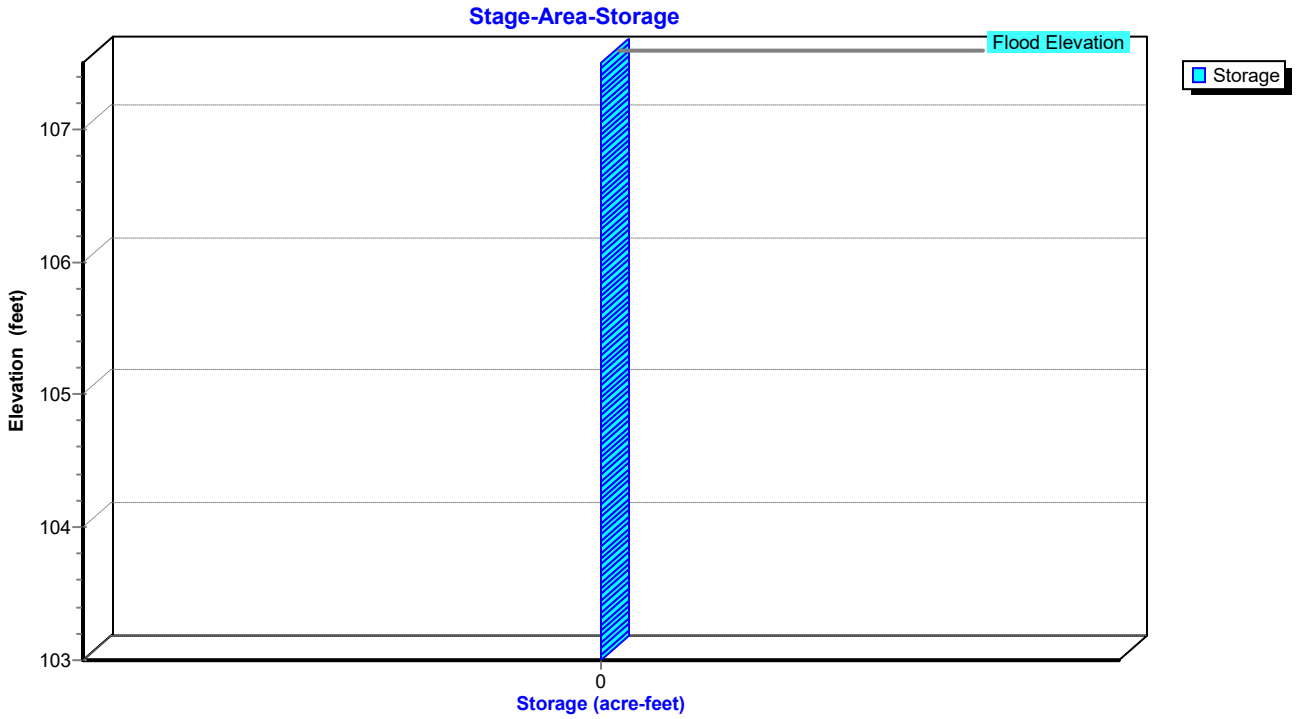

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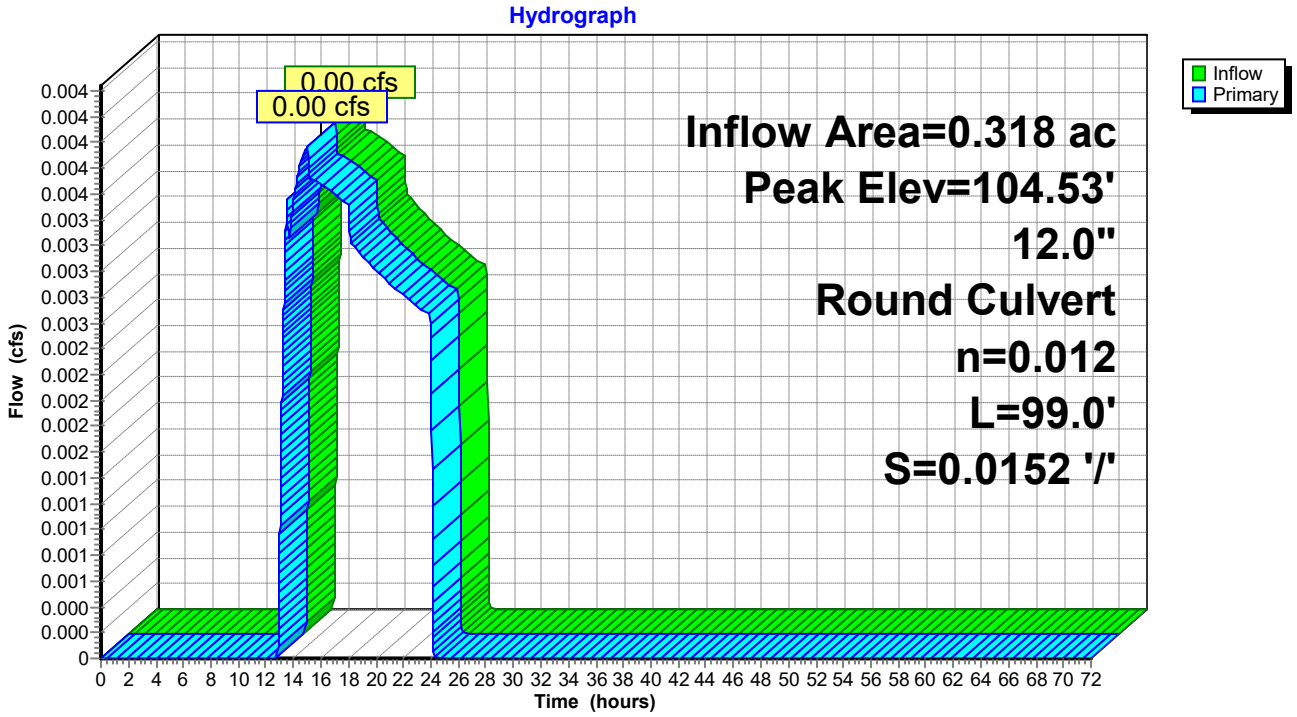

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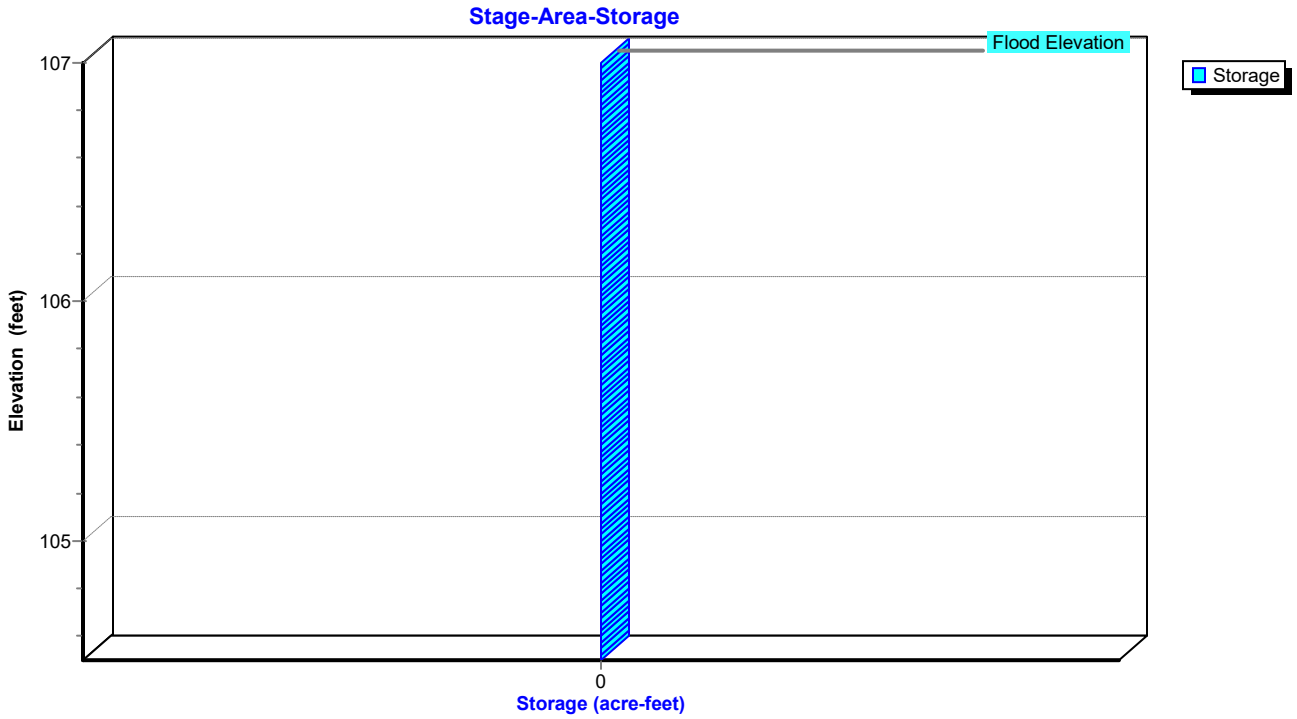


BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 1-30-26

PROJECT ADDRESS: 287 and 307 South Ave

PROJECT NAME: Bridgeworx

OWNER: PK South Ave LLC

ENGINEER/ARCHITECT: KARC Planning Consultants

☑ **The site plan is acceptable and will be signed with no conditions.**

☐ **The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:**

No conditions for site plan just notes about the possibility of not complying with the NYS building code on the East wall, the building code states the maximum openings in exterior walls within 3 to 5 feet of the property line is 15%. Based on the plans submitted for site plan review indicates there may be more then the allowable 15% of openings.

Eric Philipp
Building Inspector

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
FEBRUARY 24, 2026

287 & 307 SOUTH AVENUE: SITE PLAN
Application for the proposed construction of a five-story residential development to contain 82 dwelling units and accessory structured parking. Owner/Applicant: PK South Ave LLC; Consultant: KARC Planning Consultants; Grid # 6061-60-974481 & 6061-60-982453; Zoning District: CD; File #PB2025-132

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

Recommendation
- Review draft negative declaration
- The full 30 day time period must be provided to involved agencies before lead agency may be agreed upon. Lead agency declaration was circulated 1/30/26, as of 2/17/26 we have not received notice of the County's agreement that the planning board serve as lead agency. If notice is not received by the meeting, no SEQRA declaration may be made until the 3/24/26 planning board meeting.
- Action classification based on 6 NYCRR Part 617.4(9) where unlisted actions exceeding "25 percent of any threshold established in this section" that are substantially contiguous to any site or district determined to be eligible for listing on the State Register of Historic Places
    - As the project is substantially contiguous to the state register eligible Poughkeepsie Rural Cemetery, and exceeds 25% of the threshold for type 1 actions of part 617.4(5)(iii) of 200 units to be connected to existing public water and sewerage systems in a city, town of village have a population of 150,000 persons or less.
- Request for Full EAF and edits to the EAF form have been sent to the applicant from staff.
- Note correspondence from SHPO recommending landscape screening between the property and South Avenue.
- Project application made to the ZBA for area variances regarding setbacks, lot coverage and parking.

Project History
First appearance & lead agency declaration 1/27/2026

Documents Entered into Record

Date	Description	Author	Comments
12/22/25	Application	Natalie Quinn, KARC Planning Consultants	82 multi-unit residential
12/22/25	Letter	Natalie Quinn, KARC Planning Consultants	Cover letter describing project
12/22/25	Letter	Ryan Arket, PK South Ave LLC	Owner consent
12/22/25	Form	Natalie Quinn, KARC Planning Consultants	Waterfront Assessment Form
12/22/25	SEQRA	Natalie Quinn, KARC Planning Consultants	SEAF Part I
12/22/25	Report	LRC Engineering & Surveying	Preliminary Engineer's Report
12/22/25	Survey	Johnson Surveying	7/22/25 survey
12/22/25	Site Plan	LRC Engineering & Surveying	CV-1, DM-1, SP-1, SG-1, UT-1, EC-1, LL-1, Lighting Details, TT-1, NS-1, DN-1 to 5
12/22/25		ADG Architecture	Schematic Block Study Concept

Comments Received (Circulated 1/29/26)

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
2/9/26	Captain John Zeltman, COP PD	OK
1/30/26	Eric Philipp, COP Bldg Inspector	OK w/ Comments
	Dylan Tuttle, DC Dept of Planning	

Motions and Resolutions
With regard to the City's file number # and 287 & 307 South Avenue

Agency Use Only [If applicable]

Project : 287-307 South Avenue

Date : 2/24/26

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	□	□
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	□	□
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	□	□
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	□	□
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	□	□
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	□	□
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	□	□
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	□	□
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	□	□
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	□	□
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	□	□

l. Other impacts: _____ _____		□	□

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	□	□
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	□	□
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	□	□
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	□	□
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	□	□
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	□	□
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	□	□
h. Other impacts: _____ _____		□	□

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	□	□
b. The proposed action may result in development within a 100 year floodplain.	E2j	□	□
c. The proposed action may result in development within a 500 year floodplain.	E2k	□	□
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	□	□
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	□	□
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	□	□

g. Other impacts: _____ _____		□	□

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	□	□
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	□	□
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	□	□
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	□	□
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	□	□
vi. 43 tons/year or more of methane	D2h	□	□
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	□	□
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	□	□
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	□	□
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	□	□
f. Other impacts: _____ _____		□	□

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	□	□
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	□	□
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	□	□
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	□	□

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	□	□
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☑	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☑	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☑	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	□	□
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	□	□
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	□	□
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	□	□
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	□	□
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	□	□
g. Other impacts: _____ _____		□	□

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

No potential impacts were identified regarding geological features, surface water, ground water, flooding, air, plants and animals, agricultural resources, Critical Environmental Areas, transportation, energy, noise, odor and light, human health, or consistency with community character from a review of the project applicant's Full Environmental Assessment Form part 1.

Regarding impacts on land, construction is anticipated to take place from 18 to 24 months. No excavation is anticipated as part of this action. Site work will occur only during those times permitted by the City of Poughkeepsie Noise Ordinance. A small impact is anticipated.

Regarding to impacts to historic and archeological resources, the location of the location is 'substantially contiguous' to the Poughkeepsie Rural Cemetery which has been determined by the Commissioner of the NYS office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. No action is planned at the Poughkeepsie Rural Cemetery itself. As per the SHPO comment letter addressed to the applicant dated November 5, 2025, potential impacts to historic architectural resources may be minimized by a "vegetative screening buffer" along Old South Road/ South Avenue and a construction protection plan for historic resources. A small impact to historic resources is anticipated.

Regarding impact to Plants and Animals, the United States Office of the Interior records no critical habitats within the project area as per their letter to the applicant dated 1/27/2026. No impacts to plant or animal habitats are anticipated.

Regarding consistency with community plans, the action requires area variances from the local zoning code regarding setbacks, lot coverage, open space, front yard parking, number of parking spaces and landscaping. Due to the scale of the development and its isolation from the rest of the city, potential impacts from the required variances will be localized to the site and its immediate vicinity. The use itself is permitted by the zoning code, and all other dimensional requirements of the zoning code have been met, including height and frontage. Due to the limited nature of the requested variances and their extremely localized impacts the Planning Board finds that the potential impacts to consistency with community plans is small.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 287-307 South Avenue

Name of Lead Agency: Planning Board

Name of Responsible Officer in Lead Agency: Anne Saylor

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Tyler Maegerle

Address: 62 Civic Center Plaza, Poughkeepsie NY, 12601

Telephone Number: 845 451 4041

E-mail: tmaegerle@cityofpoughkeepsie.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT

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

APPLICATION FOR FAÇADE REVIEW

Office Use Only Code: PLSF
Fee: $350
ID #_____

NOTICE:
The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

I. PROPERTY ADDRESS: 584 Main Street

II. PROPERTY OWNER: 584 Main Street LLC (Wolf Luecherath/Michael Lehman)

III. APPLICANT: 1397 Second Avenue
ADDRESS: Suite 170
New York, NY 10021
(state and zip code)
PHONE NUMBER: 917-678-5966 (include area code)
EMAIL ADDRESS:

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

IV. CONSULTANT: Architect - Kevin Yeremic
ADDRESS: 181 Church St.
Poughkeepsie, NY
(state and zip code)
PHONE NUMBER: 845-452-2722 bus.
EMAIL ADDRESS: (include area code)

V. FAÇADE CHANGES (Describe in detail): See cover letter.

VI. REQUIRED ATTACHMENTS:

1. Three (3) full size copies of elevations or color photographs illustrating existing conditions. Individual photos must be mounted and labeled.
2. Three (3) full size copies of elevations detailing all proposed changes, including, but not limited to, all proposed materials and colors.
3. Three (3) full size copies of a location map, or other acceptable survey or site plan, indicating the precise location of the building; and,
4. Electronic version of all of the above;
5. Short Environmental Assessment Form

VIII. SIGNATURE OF APPLICANT

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN HEREIN IS ACCURATE AS OF THE DATE OF APPLICATION.

Signature _____ Date 1/20/26

Print Name: Wolf Luecherath

Revised October 2025: Previous Editions Obsolete

01-10-2026

Planning Board
City of Poughkeepsie

Re: 584 Main Street, Poughkeepsie

Dear Members of the City of Poughkeepsie Planning Board,

We are writing regarding the previously approved project at 584 Main Street, Poughkeepsie, NY, consisting of a 30-unit warehouse conversion and expansion with two ground-floor commercial spaces.

We are appearing before the Planning Board to discuss and clarify several items related to the completed construction. Specifically, the purpose of this discussion is to address:

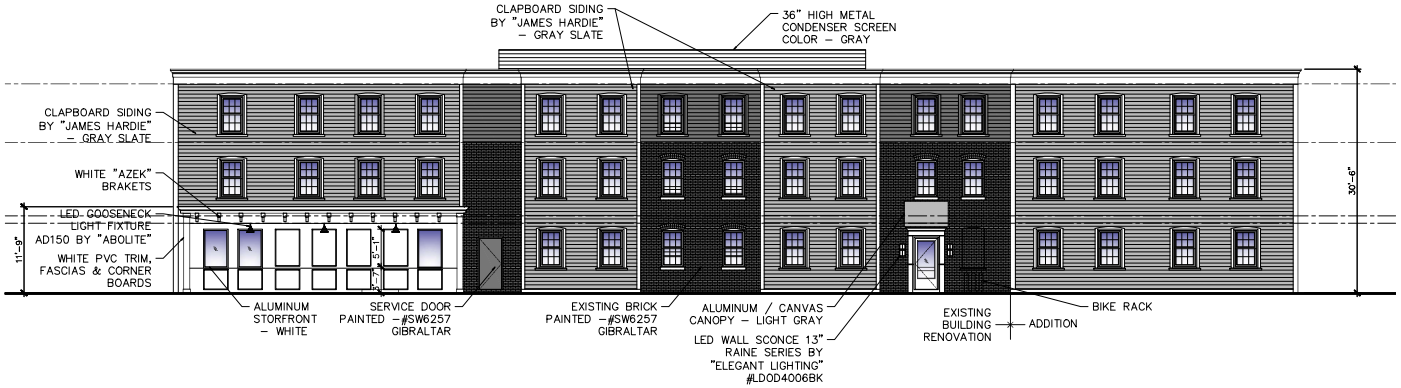
1. The installation of the building windows without the originally proposed grills;
2. The location of the Central Hudson electric meter bank, which was placed in its current location based on Central Hudson's recommendation due to the size and number of required meters;
3. The 3rd floor addition on the approved site plan had an error showing existing bricks where new hardi-board siding was to be located; and
3. The alignment of the rear building windows.

We appreciate the opportunity to review these items with the Planning Board and to provide any additional information or documentation that may be helpful in addressing the Board's comments and concerns.

Thank you for your time and consideration. We look forward to discussing these matters at the Planning Board meeting.

Sincerely,

Wulf Lueckerath
917-678-5966



H–1 WEST ELEVATION
1/8"=1'–0"

Angled Reflector (AD150)

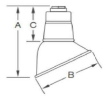
Abolite® LED Angled Reflector



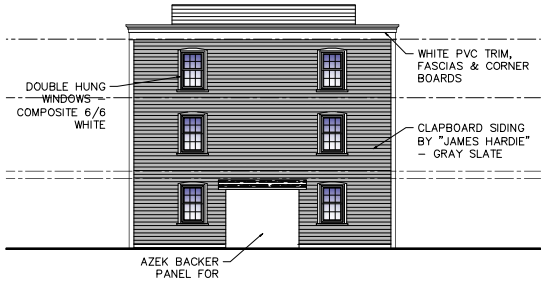
Abolite® LED Angled Reflector

PRODUCT DIMENSIONS

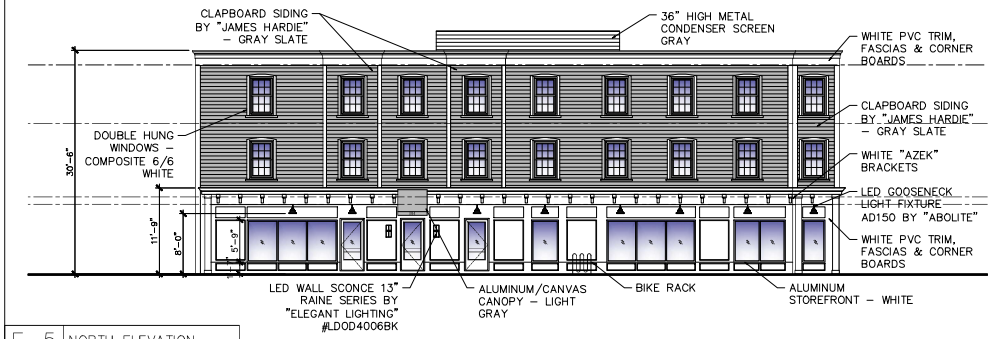
Prefix	Height (C)	Diameter (B)	Neck (E)
AD150	12" (305mm)	10" (254mm)	4-1/4" (108mm)



10" MATTE BLACK FINISH
3500K COLOR TEMPERTURE
24"x8" GOOSENECK WALL BRACKET – MATTE BLACK
8'–0" ABOVE SIDEWALK TYP. FOR 11 UNITS



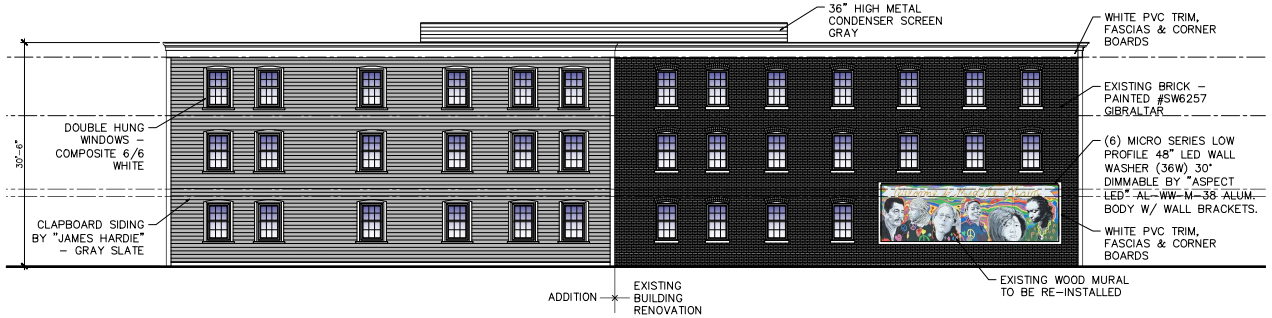
E–1 SOUTH ELEVATION
1/8"=1'–0"



E–5 NORTH ELEVATION
1/8"=1'–0"



LED WALL SCONCE
RAINE SERIES BY ELEGANT LIGHTING
13" HIGH BLACK FINISH
MODEL #LDOD4006BK



A–1 EAST ELEVATION
1/8"=1'–0"



JAMES HARDIE LAP SIDING
COLOR – GRAY SLATE



SHERWIN WILLIAMS
COLOR – #SW6257 GIBRALTAR

No.	REVISION/SUBMISSION	DATE
5	PLANNING BOARD	12–17–25
4	FIRE PROTECTION DETAILS	10–31–24
3	AS–BUILT FLOOR PLAN	9–5–24
2	RESTROOMS FOR RETAIL	3–16–23

Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-2732

PROJECT
584 MAIN STREET
POUGHKEEPSIE, NY

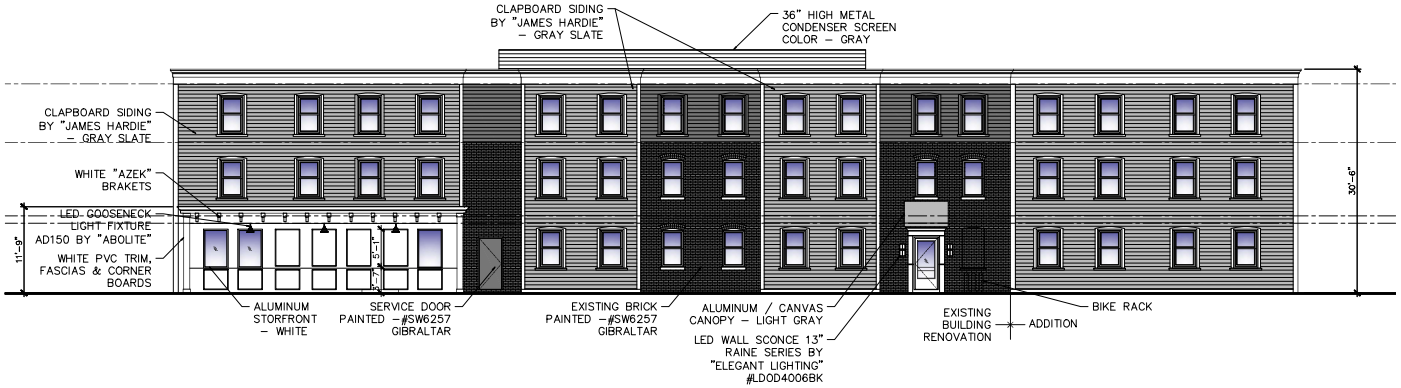
DRAWING
ELEVATIONS

SEAL: REGISTERED ARCHITECT JAMES L. McCORMACK NO. 015333-1 STATE OF NEW YORK

DRAWN BY	PROJECT DESIGNER
KY	20044
CHECKED BY	DATE
MM	01–06–23

DRAWING NUMBER
A200

FILE: P:\2000\JOB #-JOB NAME\



H–1 | WEST ELEVATION
1/8"=1'–0"

Angled Reflector (AD150)

Abolite® LED Angled Reflector



Abolite® LED Angled Reflector

PRODUCT DIMENSIONS

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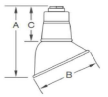

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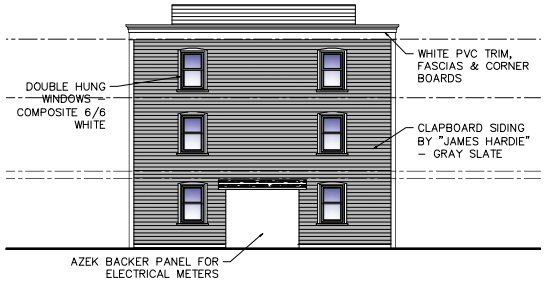

E–1 | SOUTH ELEVATION
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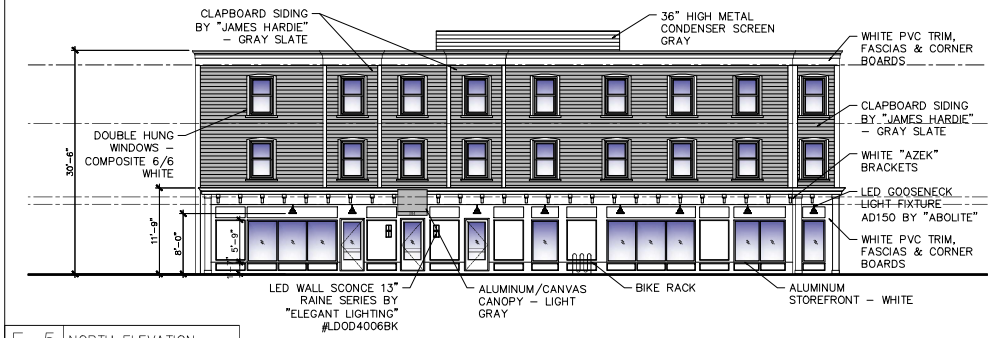

E–5 | NORTH ELEVATION
1/8"=1'–0"



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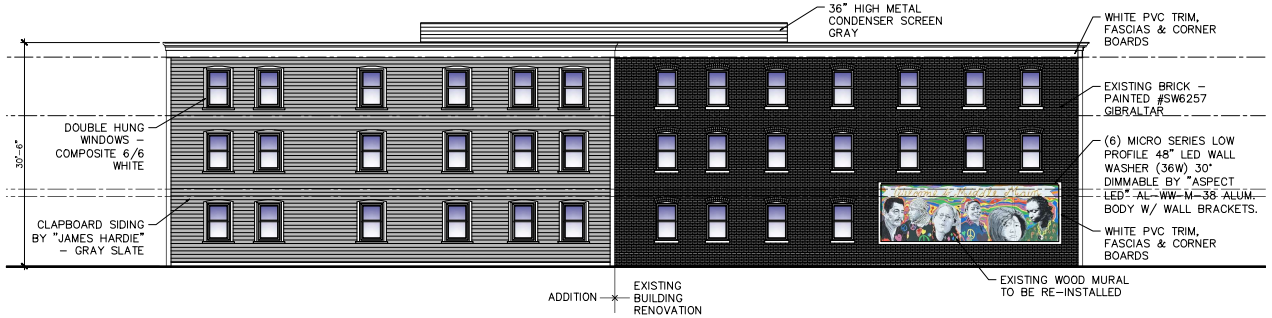

A–1 | EAST ELEVATION
1/8"=1'–0"



JAMES HARDIE LAP SIDING
COLOR – GRAY SLATE



SHERWIN WILLIAMS
COLOR – #SW6257 GIBRALTAR

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Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3732

PROJECT
584 MAIN STREET
POUGHKEEPSIE, NY

DRAWING
ELEVATIONS

SEAL: REGISTERED ARCHITECT JAMES L. McCORMACK NO. 015393-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	20044
CHECKED BY	DATE
MM	01–06–23

DRAWING NUMBER
A200

FILE: P:\2000\JOB #-JOB NAME\

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

584 Main Street

Name of Action or Project:
584 Main Street

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

Brief Description of Proposed Action:
30-unit warehouse conversion

Name of Applicant or Sponsor:	Telephone: 917-678-5516
Wolf Lueckerath / Mark Lehman	E-Mail: wlueckerath@yahoo.com

Address:
1357 2nd Ave, Suite 170

City/PO:	State:	Zip Code:
NY	NY	10021

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

3. a. Total acreage of the site of the proposed action? _____ acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☑	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
_____	☐	☑	
_____			
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☑	
_____			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☑	
_____			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☑	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

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

Applicant/sponsor/name: Wilf Lueckel Date: 1/10/26

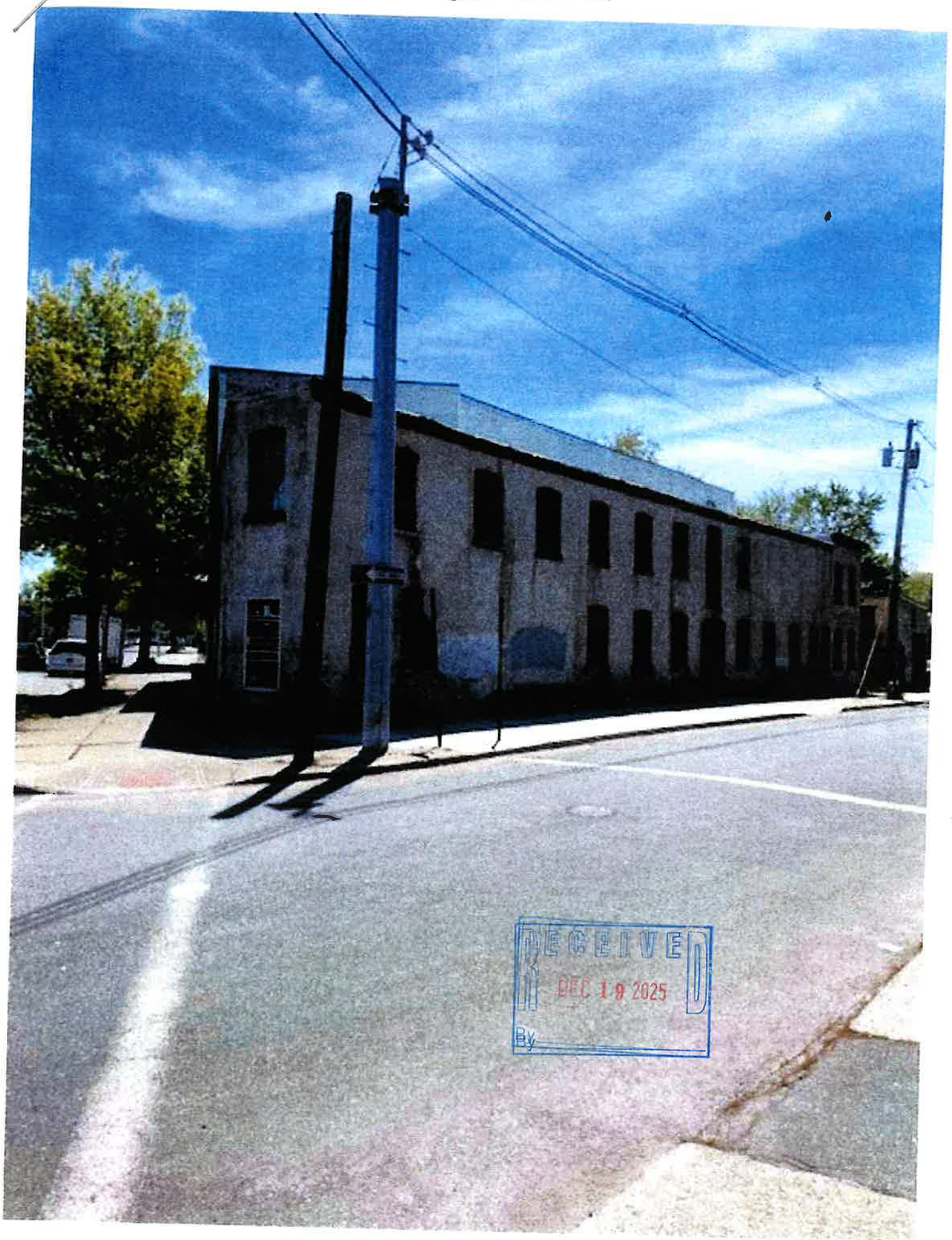
Signature: Title: owner

PRINT FORM


584
COMING
SOON!

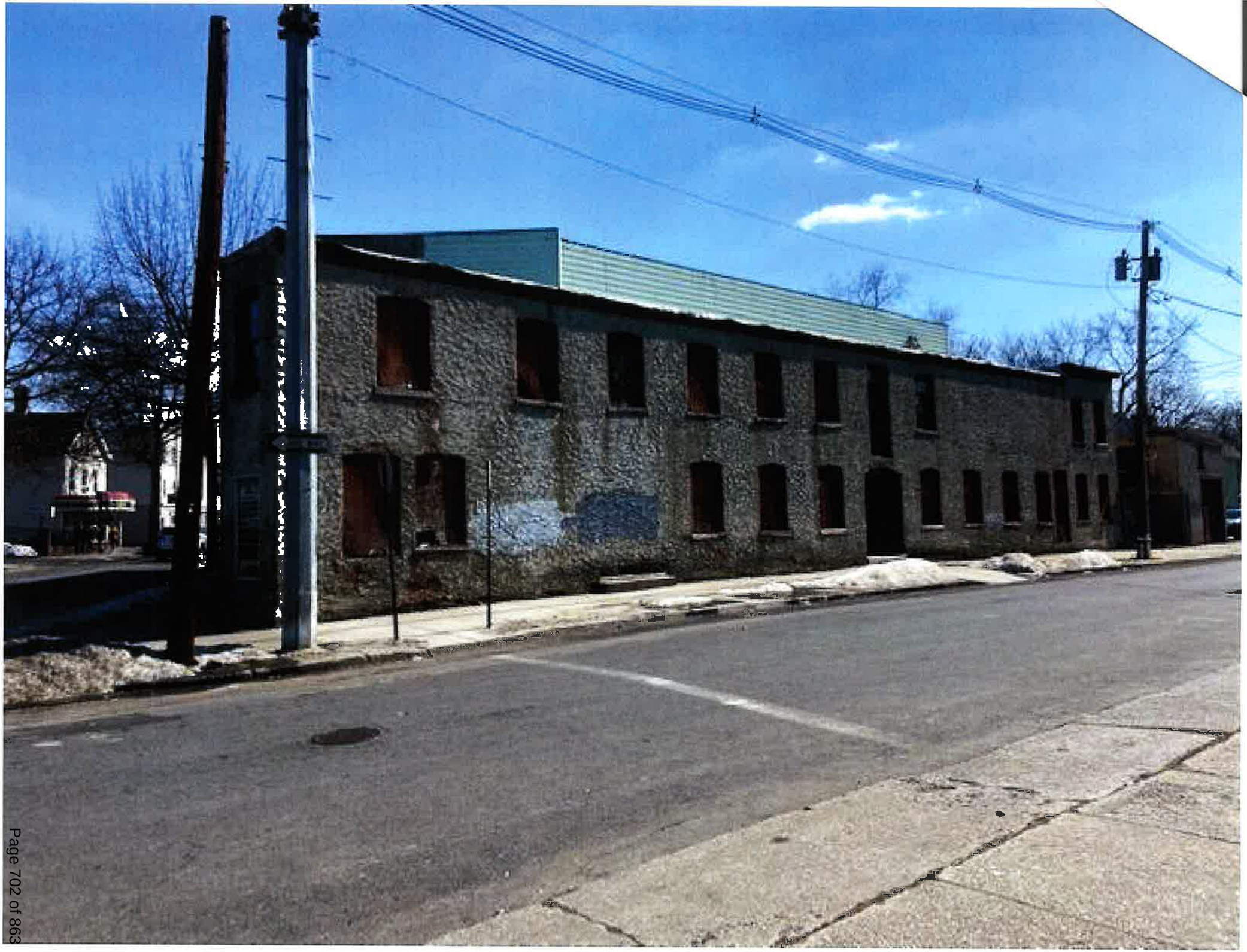


584 Main St.



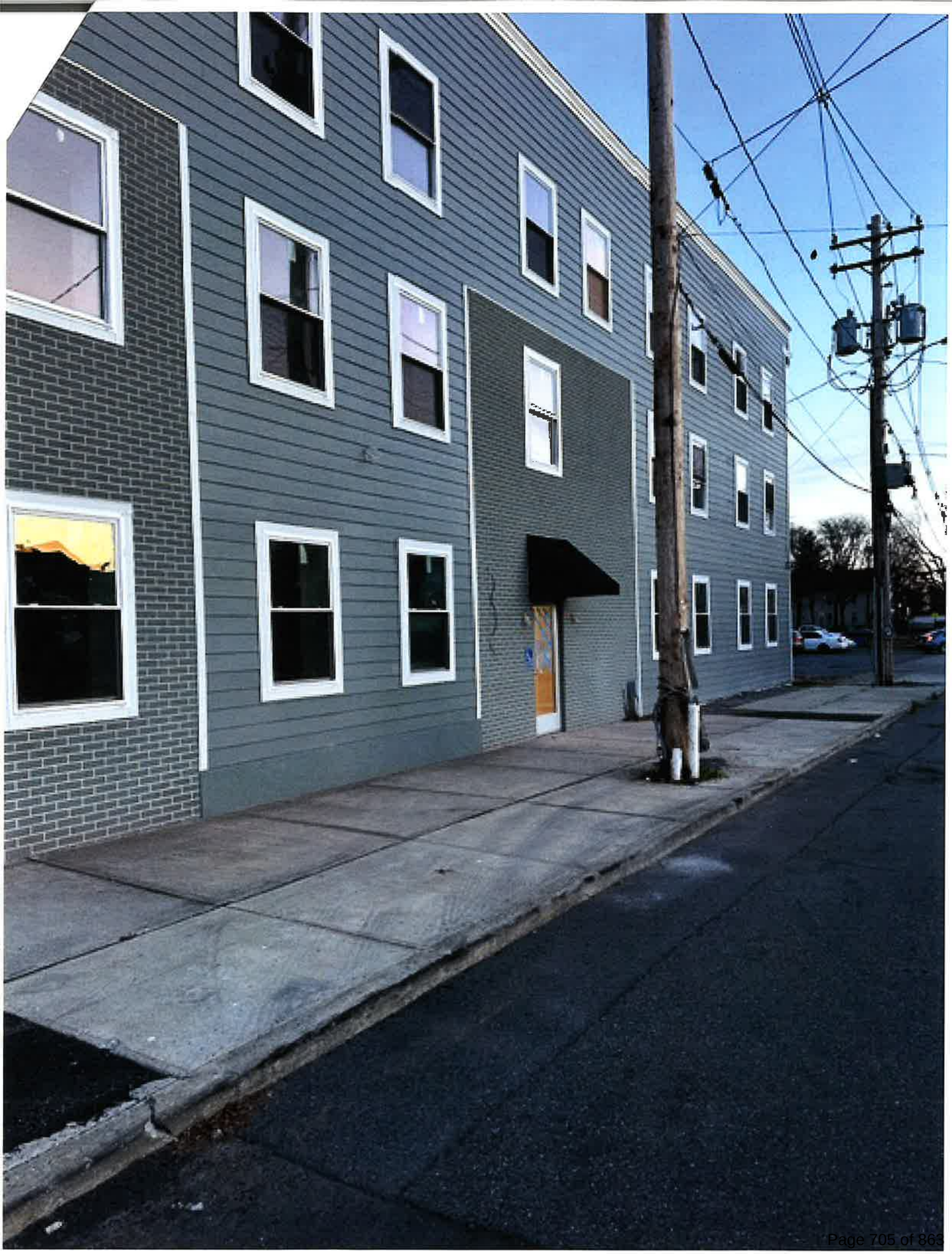
RECEIVED
DEC 19 2025
By








584

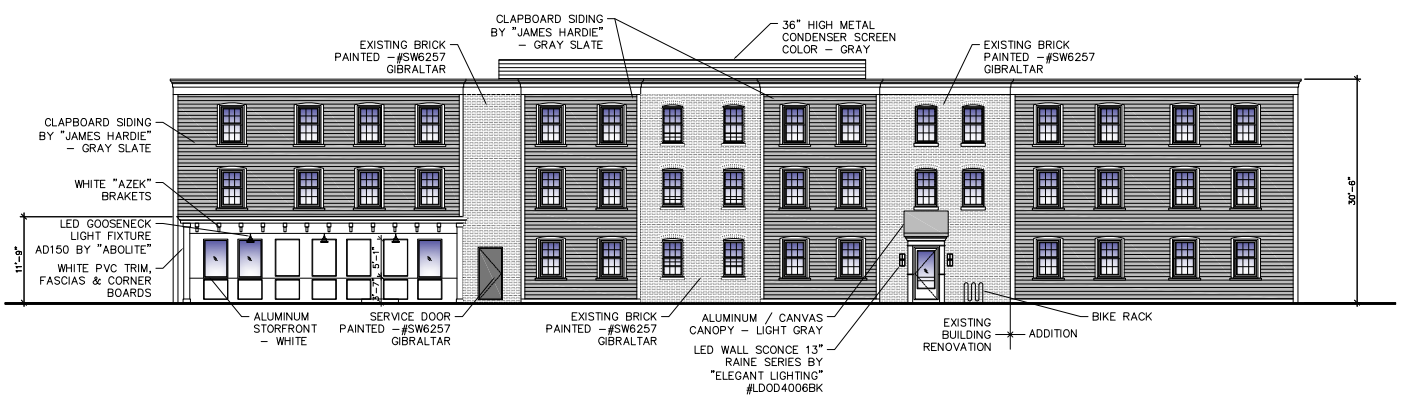





584
COMING
SOON!







H–1 | WEST ELEVATION
1/8"=1'–0"

Angled Reflector (AD150)

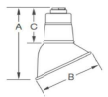
Abolite® LED Angled Reflector



Abolite® LED Angled Reflector

PRODUCT DIMENSIONS

Prefix	Height (A)	Diameter (B)	Neck (C)
AD150	10" (254mm)	10" (254mm)	3-5/8" (92mm)



10" MATTE BLACK FINISH
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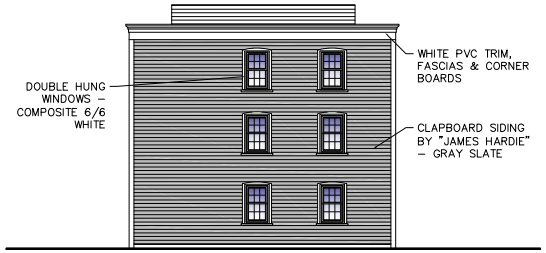
24"x8" GOOSENECK WALL BRACKET – MATTE BLACK
8'–0" ABOVE SIDEWALK TYP. FOR 11 UNITS



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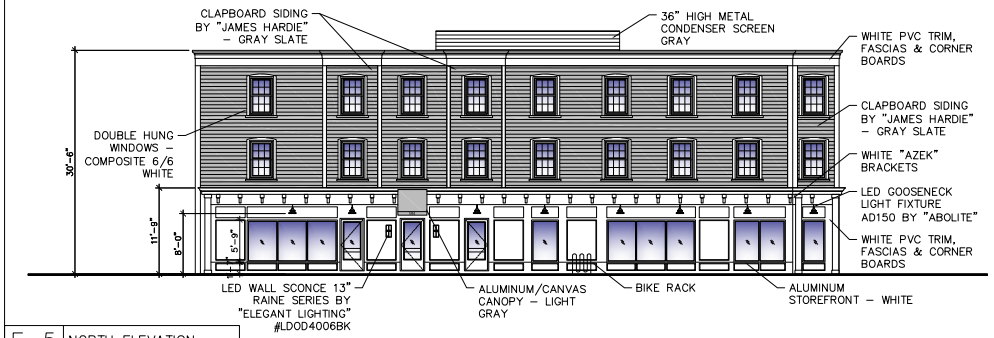
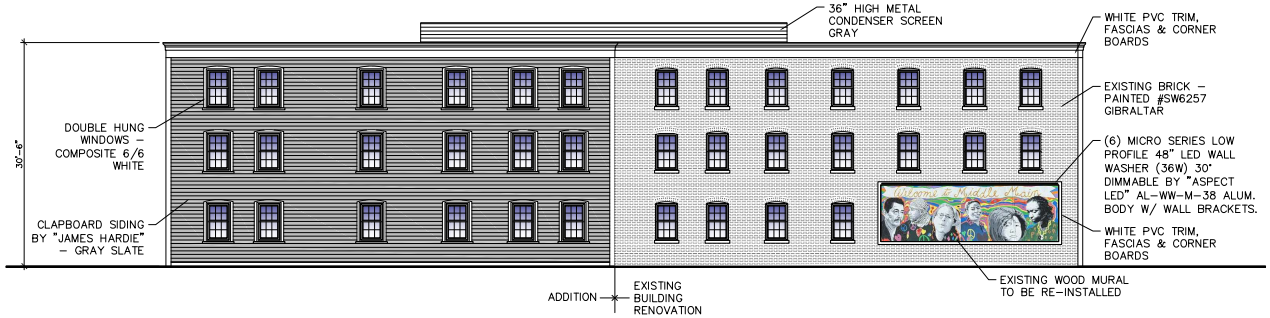


E–5 | NORTH ELEVATION
1/8"=1'–0"



LED WALL SCONCE
RAINE SERIES BY ELEGANT LIGHTING
13" HIGH BLACK FINISH
MODEL #LDOD4006BK



A–1 | EAST ELEVATION
1/8"=1'–0"



JAMES HARDIE LAB SIDING
COLOR – GRAY SLATE



SHERWIN WILLIAMS
COLOR – #SW6257 GIBRALTAR

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis LLP
ARCHITECTURE
PLANNING INTERIORS
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
584 MAIN STREET
POUGHKEEPSIE, NY

DRAWING
ELEVATIONS

DRAWN BY	PROJECT NUMBER
KY	20044
CHECKED BY	DATE
MM	10–01–21

DRAWING NUMBER
A200

FILE P:\2020\20044 - JOB NAME\



CLAPBOARD SIDING
JAMES HARDIE
GRAY SLATE



EXISTING BRICK MASONRY PAINT
SHERWIN WILLIAMS
SW6257 GILBRALTAR

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
FEBRUARY 24, 2026

584 MAIN STREET: FAÇADE REVIEW
Application for review of amended as-built elevations at 584 Main Street. Owner/Applicant: 584 Main Street, LLC; Consultant: Kevin Yereance, Architect; Grid # 6161-24-439917; Zoning District: MU-5; File #2025-133

Project Description
The project has been determined to be a Type 2 Action under SEQRA **requiring no further environmental review.**

Recommendation
- Project approved in 2021 for the conversion of a warehouse to a 30 unit multifamily residence with two ground floor commercial spaces.
- Applicant applying to amend the approved elevations according to the provided as built elevations
- Differences include omission of window muntins/grills, location of an electric meter bank, relocation of windows on the southern elevation, change of material from brick to hardi-board above the proposed brick bands on the western elevation.
- Note discrepancy between submitted photos and proposed elevations regarding arrangement of windows on Palmer Avenue.

Project History
First Appearance 1/27/26

Documents Entered into Record

Date	Description	Author	Comments
10/1/21	Elevations	Liscum McCormick VanVoorhis LLP	10/1/21 Approved Elevations
10/11/2021	Letter	MAAD Architects, Chris Mansfield, RA	Design Review Letter, initial review
1/10/26	Façade Review Application	Wulf Luckerath	
1/10/26	Cover Letter	Wulf Luckerath	
12/17/25	Elevations	Liscum McCormick VanVoorhis LLP	Proposed Elevations without muntins on windows

12/17/25	Elevations	Liscum McCormick VanVoorhis LLP	Alternate proposed elevations including muntins on windows.
12/19/25	Photos	Wulf Luckerath	Exterior Photos

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	
	Eric Philipp, COP Bldg Inspector	
	Nina Leonard, DC Dept of Planning	OK

Motions and Resolutions
With regard to the City's file number # 2025-133, 584 Main Street

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request staff draft a resolution of approval or denial OR the Board may request the applicant to submit further documentation.

RECEIVED
By

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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

I. **PROPERTY ADDRESS:** 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: [redacted]

(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: [redacted]

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)

(Proceed to XVII for special permit & façade approval only)

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes) _____ (no)

Change of use: _____ (yes) X (no)

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

Alteration: _____ (yes) X (no)

Cost of Construction: $ 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) X (No)

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

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

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

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

_____ (Yes) (No)

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: None

Number of one (1) bedroom units: 31

Number of two (2) bedroom unit's 32

Number with three or more bedrooms: None

Total number of units: 63

C) Is funding public?_____Yes__X__No
If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____
B) Number of doctors/dentists/medical practitioners: _____
C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating): _____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded): _____

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, 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.

_____ 10/24/25

Signature of Applicant Date

Revised January 2025: Previous Editions Obsolete

LaBella
Powered by partnership.

January 21, 2026

JAN 21 2026

RECEIVED

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

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 O-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 if you have any questions or need anything further.

Thank you.

Sincerely,

Senior Planner [Regional Leader
LaBella Associates

Cc: Maselo Realty, LLC

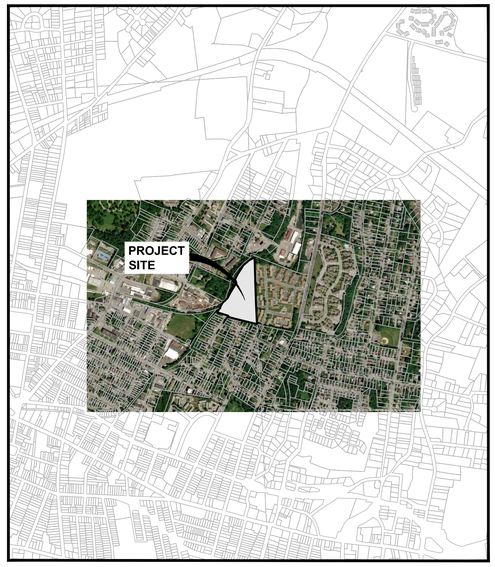
HIGHVIEW AT THE FALLKILL CREEK

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

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



AREA MAP
SCALE: 1"=1000'



LOCATION MAP
SCALE: 1"=500'

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

FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:

OFFICIALLY APPROVED AT THE PLANNING BOARD

MEETING HELD THE _____ DAY OF _____ 2____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

CITY OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES

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

ADJOINING PARCELS

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

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

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

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

5. JOSEPH ASTACIO (PRIMARY)
ANJANETTE BURGOS (ADDITIONAL)
CHRISTIAN F. BURGOS (ADDITIONAL)
142 CORLIES AVE
POUGHKEEPSIE, NY 12601
TAX ID No: 131300-6162-74-642168

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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
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

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- Wait The Required Time
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- Respect The Marks
- Dig With Care

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www.digsafelynewyork.com

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

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

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

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

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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\Chazen\Projects\81900-81999\81947.00 - Highview HIGHVIEW\500_CGD\1_81947_TITLE.dwg
Xrefs Attached: XR-ROPE_81947-00_50x42
Date Plotted: Oct 27, 2025 - 4:24pm

LEGEND:

LAYOUT:

- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- BUILDING
- PAVED ROAD / DRIVEWAY / PARKING AREA
- ROAD CENTER LINE
- SIDEWALK
- CURB/WING GUTTER (CONC. CURB)
- GRAVEL DRIVEWAY
- WORKLIMITS
- GUIDERAIL
- CHAIN LINK FENCE
- STOCKADE FENCE
- CONCRETE
- STABILIZED CONSTRUCTION ENTRANCE
- ROAD LINING & STRIPING
- GRAVEL PARKING AREA

SYMBOLS:

- SIGN
- SIGN
- BOLLARD
- LIGHTED BOLLARD
- CATCH BASIN
- YARD DRAIN
- CLEAN OUT / DOWN SPOUT
- FLARED END SECTION
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- CLEANOUT
- WELL
- WATER VALVE
- HYDRANT
- REDUCER
- CONTROL BOX (CB)
- ELECTRIC MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- LIGHT POLE
- LIGHT WALL PACK
- POST AND LUMINAIRE
- MAILBOX (MB)
- MONUMENT

GRADING & EROSION CONTROL:

- 500 — 10 FT CONTOUR
- 148 / 501.25 — 2 FT CONTOUR / SPOT ELEVATIONS
- TREE LINE
- SHRUB LINE
- DRAINAGE SWALE
- ORANGE CONSTRUCTION FENCE
- SILT FENCE / FIBER LOG
- CHECK DAM WITH DITCH FLOW DIRECTION
- TD — TD — TEMPORARY DIVERSION SWALE
- STRAW BALE DIKE / FIBER ROLL
- INLET PROTECTION
- PIPE OUTLET SEDIMENT TRAP (TD)
- SPOILS STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP
- CONCRETE WASH OUT AREA
- TREE PROTECTION

- 25 — PARKING COUNT
- SOIL BORING
- TEST PIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- TRAFFIC SIGNAL CONTROL BOX (TSB)
- TRAFFIC SIGNAL HEAD
- TRAFFIC SIGNAL POLE (TSP)
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ GUY WIRE

UTILITIES:

- OHW — OVERHEAD WIRES
- S — SANITARY SEWER LINE
- FM — FORCE MAIN
- W — WATER LINE
- ST — STORM DRAIN LINE
- DRAINAGE SWALE
- E — ELECTRIC LINE
- G — GAS LINE
- SIZE & TYPE — CULVERT W/ END SECTION

DEMO:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- DEMO ASPHALT
- DEMO BUILDING
- DEMO CONCRETE
- DEMO GRAVEL SECTION
- DEMO RIP RAP SECTION
- DEMO ATHLETIC TRACK
- DEMO TREES AND SHRUBS
- N.I.C. — NOT IN CONTRACT
- EXISTING STRUCTURE TO BE REMOVED, N.I.C

DEMOLITION PLAN NOTES:

DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
3. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
4. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
6. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
7. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
8. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
9. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
10. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
11. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
12. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
13. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING FLOODING, AND TRANSPORTING POLLUTANTS.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
22. NO SITE DISTURBANCE IS TO OCCUR PRIOR TO CLEARING OF SUCH BY THE RETAINED QUALIFIED INSPECTOR.
23. ANY NECESSARY 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 ON SITE.

GRADING PLAN NOTES:

GRADING NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 39 AND INDUSTRIAL CODE RULE 753.
4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
5. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
8. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE.
5. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
6. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
7. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
8. ALL WATER PIPE SHALL BE CL52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
10. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
11. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
13. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
15. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

GENERAL CONSTRUCTION NOTES:

1. ALL UTILITY WORK INVOLVING CONNECTION TO EXISTING MUNICIPAL WATER MAIN SHALL BE COORDINATED WITH OWNER AND OWNER'S REPRESENTATIVE. NOTIFY OWNER AND THE OWNER'S REPRESENTATIVE 3 WORKING DAYS BEFORE CONNECTION IS MADE.
2. THE CONTRACTOR SHALL VERIFY THE PRESENCE OF AND EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY EXCAVATION WORK AS THE EXACT LOCATION OF UTILITIES MAY DIFFER FROM THE LOCATION SHOWN, AND ADDITIONAL UTILITIES MAY EXIST.
3. THE CONTRACTOR SHALL REVIEW ALL FIELD UTILITY MARKOUT INFORMATION AND BRING ANY CONFLICTS TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO COMMENCING ANY WORK OPERATIONS. TEST PITS MAY BE REQUIRED BY THE CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS AND/OR DEPTHS. TEST PIT OPERATIONS WILL MEET ALL NECESSARY REQUIREMENTS AS SET FORTH IN THESE PLANS, DETAILS, FEDERAL/STATE/LOCAL REGULATIONS AND ANY SPECIFIC PERMIT REQUIREMENTS.
4. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND OWNER'S REPRESENTATIVE 3 WORKING DAYS PRIOR TO SUCH EXCAVATIONS TO ENSURE THEIR PRESENCE.
5. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING FOR THE PROPOSED STRUCTURES AND WATER LINES AS THE EXACT LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES ARE NOT KNOWN. ANY DAMAGE TO EXISTING STRUCTURES/UTILITIES ABOVE OR BELOW GRADE, CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT HIS OWN EXPENSE.

SITE PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPAIRED OR REPLACED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (ASBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE. SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
11. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

LAYOUT NOTES:

1. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING NOTES:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"LATEST EDITIONS"**. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
   - A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"LATEST EDITION"**, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
   - B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
   - C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
   - D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

TESTING WATER MAINS:

1. AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH PRESSURE TEST. TEST SECTION SHALL BE LIMITED TO ABOUT 2000 FT (MAX.) UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
3. ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE ENGINEER.
4. HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED. ALL HYDROSTATIC TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600 OR LATER ADDITION, AS MODIFIED HEREIN.
5. FOR THE PRESSURE TEST, SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY, WITH FURTHER PUMPING AS REQUIRED, FOR A PERIOD OF AT LEAST TWO HOURS, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
6. LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY USING A MINIMUM TEST PRESSURE OF 150 LBS/SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION UNDER TEST AND CORRECTED TO ELEVATION OF THE GAUGE. LEAKAGE TEST DURATION SHALL BE A MINIMUM OF 2 HOURS AFTER LEAKAGE RATE HAS STABILIZED.
7. MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN THE FOLLOWING TABLE: ALLOWABLE LEAKAGE PER 1000 FT (305M) OF PIPELINE (GPH)

AVG. TEST PRESSURE PSI	NOMINAL PIPE DIAMETER-IN. 4	6	8	10	12	14	16
450	0.57	0.86	1.15	1.43	1.72	2.01	2.29
400	0.54	0.81	1.08	1.35	1.62	1.89	2.16
350	0.51	0.76	1.01	1.26	1.52	1.77	2.02
300	0.47	0.70	0.94	1.17	1.40	1.64	1.87
275	0.45	0.67	0.90	1.12	1.34	1.57	1.79
250	0.43	0.64	0.85	1.07	1.28	1.50	1.71
225	0.41	0.61	0.81	1.01	1.22	1.42	1.62
200	0.38	0.57	0.76	0.96	1.15	1.34	1.53
175	0.36	0.54	0.72	0.89	1.07	1.25	1.43
150	0.33	0.50	0.66	0.83	0.99	1.16	1.32
125	0.30	0.45	0.60	0.76	0.91	1.06	1.21
100	0.27	0.41	0.54	0.68	0.81	0.95	1.08

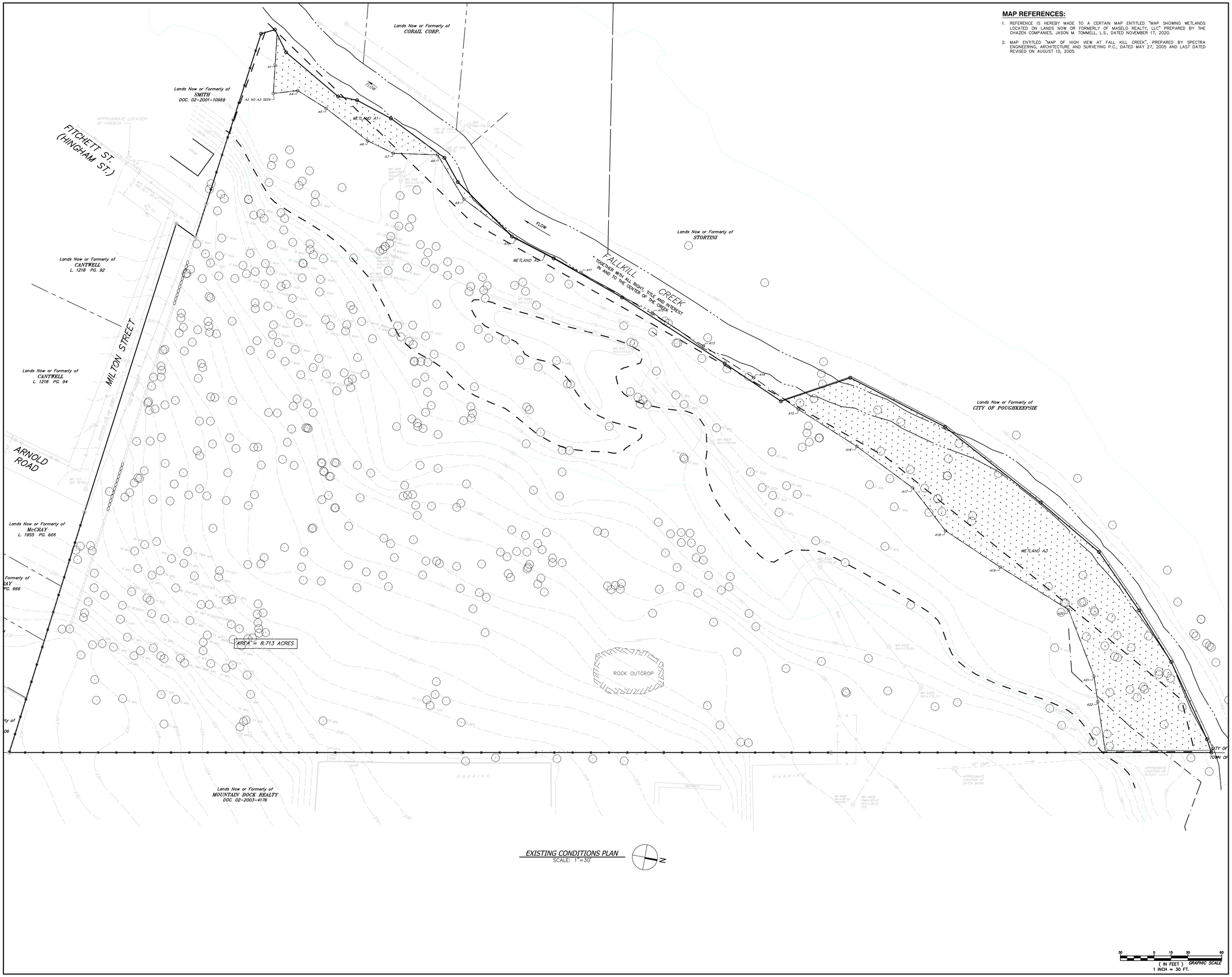
8. IF LEAKAGE IN SYSTEM EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.

MANHOLES AND OTHER BELOW GRADE STRUCTURES:

1. STRUCTURAL DESIGN FOR MANHOLES AND OTHER BELOW-GRADE PRECAST CONCRETE STRUCTURES:
   - A. NON-TRAFFIC LOADS: BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO WITHSTAND LOADS IMPOSED BY STRUCTURE WEIGHT, EARTH COVER, LATERAL PRESSURE FROM EARTH AND GROUND WATER, AND LIVE LOADS SUCH AS PEDESTRIAN TRAFFIC OR MACHINERY ON OR ABOVE THE STRUCTURE; AND
   - B. TRAFFIC LOADS: BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ALSO WITHSTAND TRAFFIC LOADS CREATED BY AN HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN STANDARDS.
2. MATERIAL WHICH SHALL BE UTILIZED IN THE CONSTRUCTION OF PRECAST CONCRETE STRUCTURES:
   - CEMENT: ASTM C-150, TYPES I,II,III,VI
   - SAND: NYSDOT STD. SPEC. SECTION NO. 703-0 CONCRETE SAND
   - STONE: NYSDOT STD. SPEC. SECTION NO. 703-02 COARSE AGGREGATE
   - STEEL BAR REINFORCEMENT: ASTM A615, GRADE 60
   - WIRE MESH REINFORCEMENT: ASTM A185 PLAIN
   - CONCRETE STRENGTH (28 DAY): 4,500 PSI (F'C)
   - ENTRAINED AIR: 5% MIN.
3. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE MANUFACTURED FROM GRAY IRON OR DUCTILE IRON. GRAY IRON SHALL CONFORM WITH ASTM A 48, CLASS 30B AND DUCTILE IRON SHALL CONFORM WITH ASTM A 536 AND BE OF A GRADE APPROPRIATE TO ITS INTENDED USE.
4. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE DESIGNED TO WITHSTAND AASHTO HS 20-44 HIGHWAY LOADING PLUS 25% IMPACT.
5. ALL ASTM REFERENCES SHALL BE FOR THE LATEST ACTIVE STANDARD.
6. THE GREASE TRAPS SHALL BE INSPECTED MONTHLY, PUMPED-OUT AS NECCESSARY, AND A LOG KEPT. TANKS SHOULD BE PUMPED WHEN THE BOTTOM OF THE SCUM LAYER IS WITHIN 3" OF THE BOTTOM OF THE OUTLET BAFFLE OR TEE, OR WHEN THE SLUDGE LEVEL IS WITHIN 8" OF THE OUTLET DEVICE.

WATER MAIN NOTES:

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE WATER DEPARTMENT. JOINING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.
2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY SEWER PIPE OF EQUAL OR GREATER RATEING THAT THE PRESSURE CLASS FOR THE WATER LINE.
3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
5. THE SUPPLIER OF WATER



EXISTING CONDITIONS PLAN
SCALE: 1"=30'

MAP REFERENCES:

1. 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.
2. 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.

(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

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labellapc.com

NOT FOR CONSTRUCTION

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

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

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

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18 EASTVIEW ROAD
MONSEY, NY 10952

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

NO:	DATE:	DESCRIPTION:
Revisions		

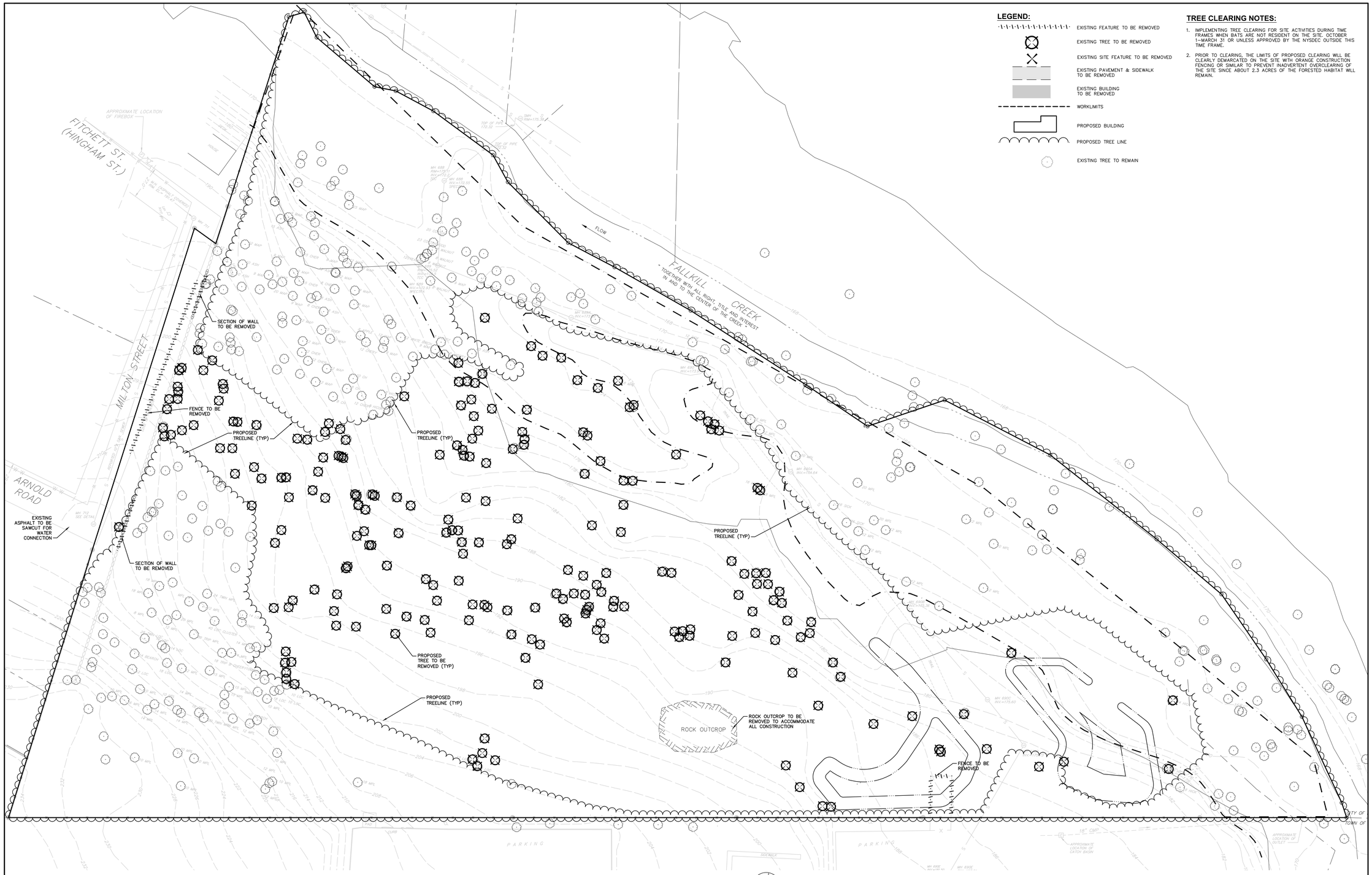
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER:

C100

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900\81999\81947.00 - Highview II\DWG\01_C100_EXISTING CONDITIONS PLAN.dwg
Xref's Attached: XBASE-ENG_81947, XBASE-ENG-WETLAND_81947-00, XBORDER_81947-00_30x42
Date Printed: Oct 27, 2025, 4:23pm



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

30 0 15 30 60
(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

EXISTING TREES

SPECIES	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"	36"	40"	TOTAL
APPLE	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
ASH	6	0	3	19	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
CHERRY	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	3	0	1	3	0	0	0	0	0	0	11
HICKORY	11	1	5	27	0	0	8	0	9	11	0	0	6	0	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	3	0	5	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	1	0	0	0	0	0	0	0	0	2
																			552

TREES TO BE REMOVED

SPECIES	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"	36"	40"	TOTAL
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	1	0	0	0	0	0	0	0	0	6
BIRCH	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
CHERRY	5	0	7	2	1	0	2	0	0	0	0	0	0	0	0	0	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	2	0	0	0	0	0	3
HICKORY	4	0	1	10	0	0	0	0	1	1	0	0	3	0	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
																			179

TREES TO BE PRESERVED

SPECIES	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"	36"	40"	TOTAL
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
CHERRY	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	3	0	1	1	0	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	0	3	0	5	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	1	0	0	0	0	0	0	0	0	2
																			376

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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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18 EASTVIEW ROAD
MONSEY, NY 10952

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

NO:	DATE:	DESCRIPTION:
Revisions		

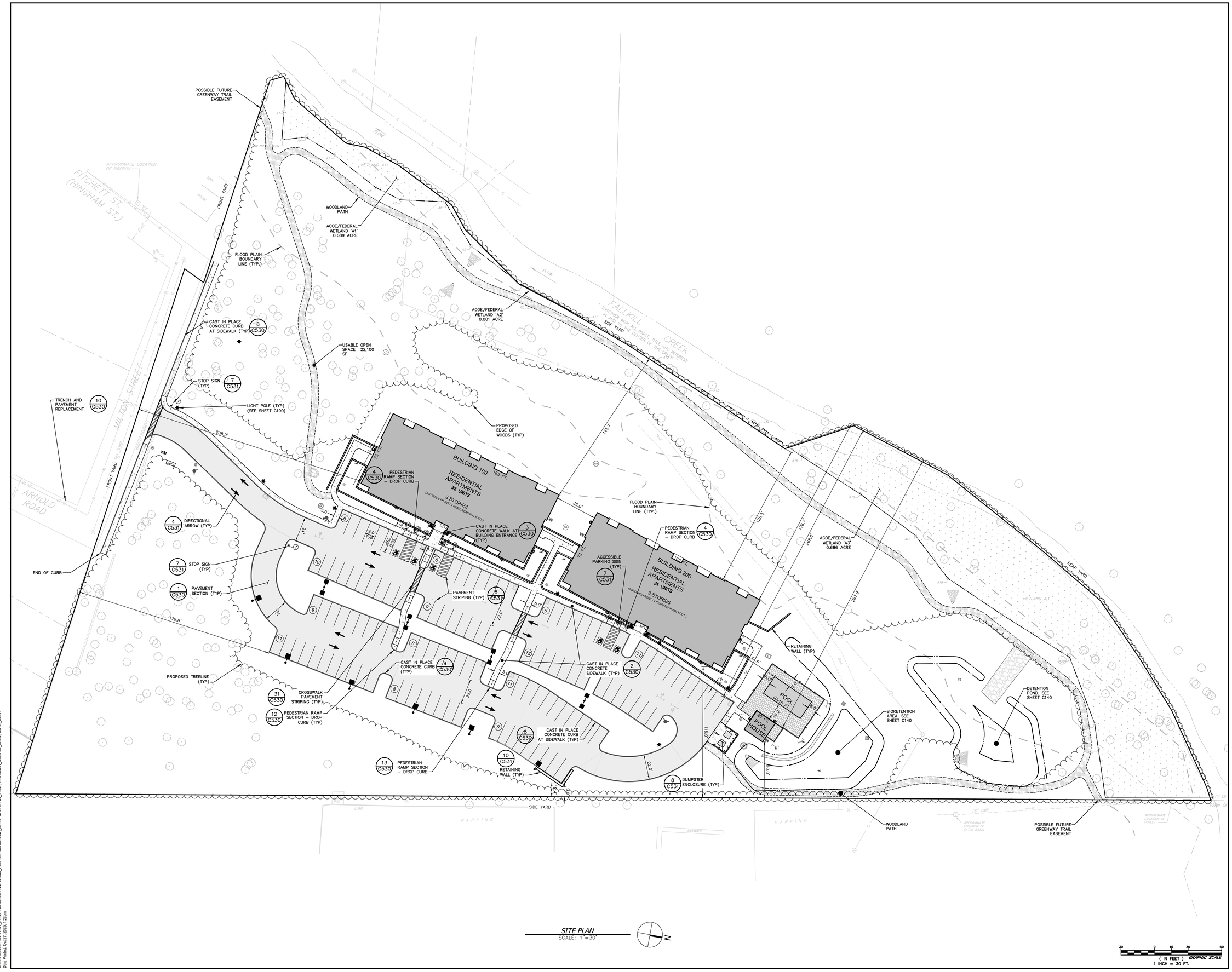
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

DEMOLITION & TREE REMOVALS PLAN

DRAWING NUMBER:

C120

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview Hill\GIS\01_C120_81947_DEMO&TREE REMOVAL PLAN.dwg
Xref's Attached: 3BASE-ENG_81947, ALAN'OUT_81947, X-BDRDER_81947-A0_3in.dwz
Date Plotted: 10/27/2025 - 10:42pm



SITE PLAN
SCALE: 1"=30'

(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

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EXP. ##/##/20## EXP. ##/##/20##

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

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MONSEY, NY 10952

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

NO:	DATE:	DESCRIPTION:
Revisions		

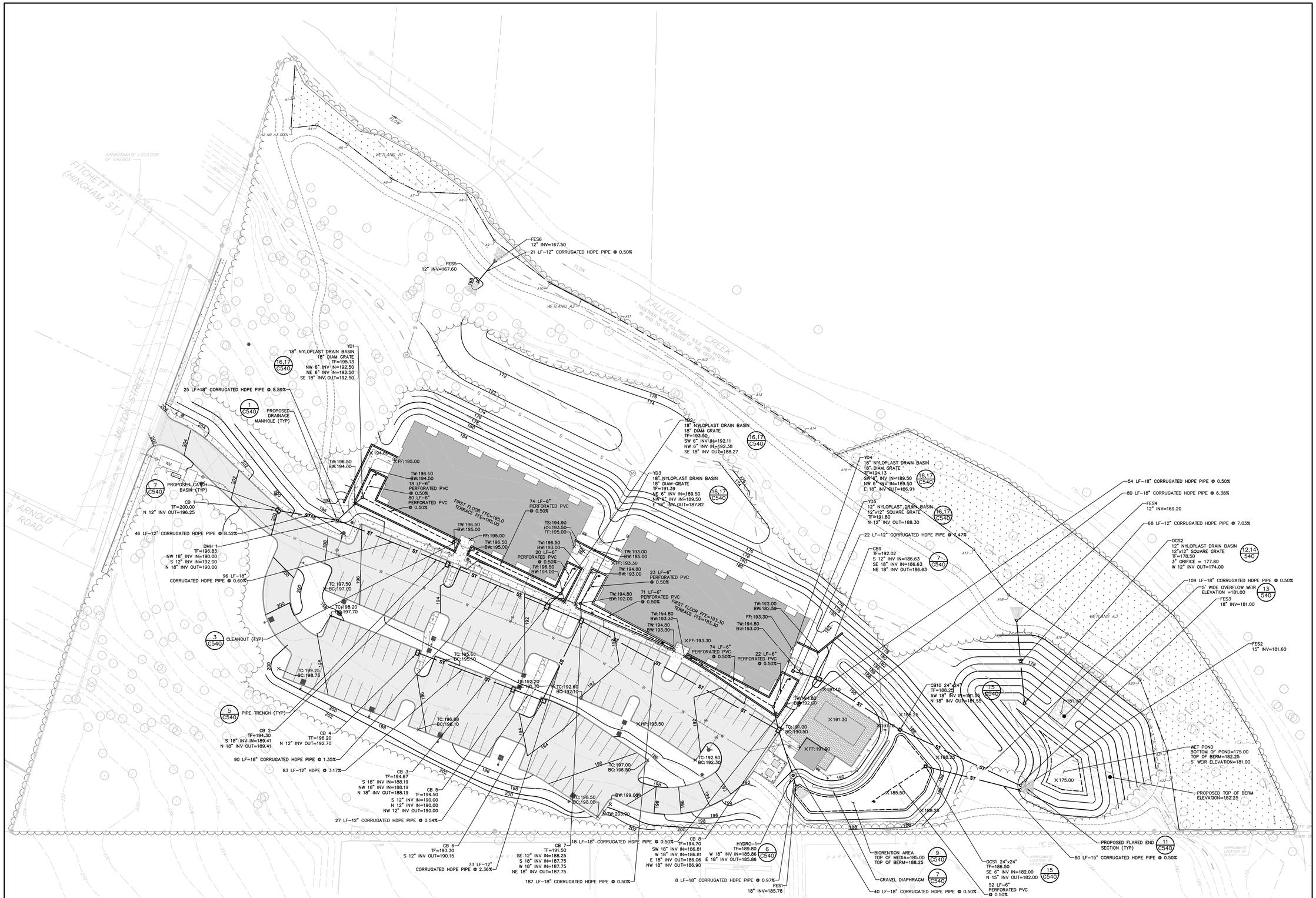
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

C130

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_C130_SITE PLAN_81947-00.dwg
Xref's Attached: XLAYOUT_81947; XBASE-ENG-WETLAND_81947-00; XBASE-ENG_81947; XGRADING_81947; X-BORDER_81947-00_30x42; XUTIL_81947
Date Printed: Oct 27, 2025, 4:23pm



GRADING PLAN
SCALE: 1"=30'

N

30 0 15 30 60
(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

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

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

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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:

GRADING & DRAINAGE PLAN

DRAWING NUMBER:

C140

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_C140_GRADING_81947.00.dwg
Xrefs Attached: XLAYOUT_81947, XGRADING_81947, XEROS_81947, XBASE-ENG-WETLAND_81947-20, X-BORDER_81947-00_30x42, XUTIL_81947
Date Plotted: Oct 27, 2025 - 2:06pm



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

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

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

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

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

NO.	DATE:	DESCRIPTION:
Revisions		

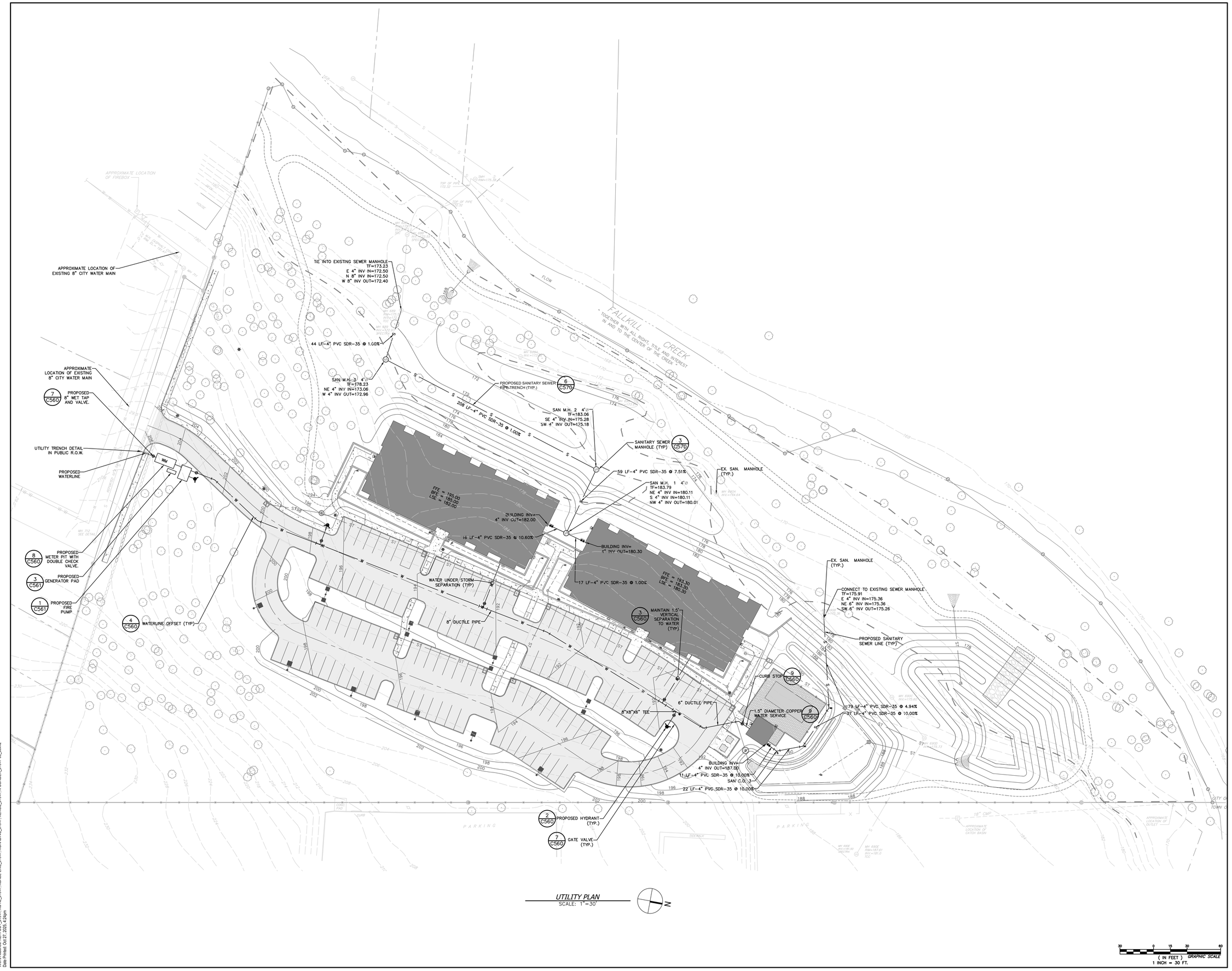
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

EROSION & SEDIMENT CONTROL PLAN

DRAWING NUMBER:

C150

Drawing Name: B:\GLOBAL\Legacy\Chizuvm\Projects\81900-81999\81947.00 - Highview II\DWG\01_C150_EROS_81947-00.dwg
Xref's Attached: XJATOU1_81947, XGRADING_81947, XEROS_81947, XUTIL_81947, XBASE-ENG-WETLAND_81947-00, XBASE-ENG_81947, XAPORTER_81947-00_3b42
Date Printed: 10/27/2025, 4:47pm



UTILITY PLAN
SCALE: 1"=30'

(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

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EXP. ##/##/20## EXP. ##/##/20##

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

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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:

UTILITY PLAN

DRAWING NUMBER:

C160

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview III\DWG\01_C160_UTIL_81947-00.dwg
Xref's Attached: XLAYOUT_81947; XUTIL_81947; XBASE-ENG_81947; XGRADING_81947; XEROS_81947; X-BORDER_81947-00_30x42
Date Printed: Oct 27, 2025, 4:24pm

SOIL RESTORATION NOTES:

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

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

LANDSCAPING & LIGHTING LEGEND:

- PROPOSED BUILDING
- PROPOSED TREE LINE
- LANDSCAPE BED EDGING
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS
- 43 / CO — PLANT QUANTITY / PLANT NAME
- DRIP EDGE
- MULCH BED

LANDSCAPING PLAN
SCALE: 1"=30'

PLANT LIST

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

30 0 15 30 60
(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

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

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 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:

LANDSCAPING PLAN

DRAWING NUMBER:

C180

Drawing Name: B:\GLOBAL\Legacy\Chicago\Projects\81900-81999\81947.00 - Highview II\DWG\01_C180_81947_LAND.dwg
Xref's Attached: XLAYOUT_81947, XLANDSCAPE_81947, XBASE-ENG_81947, XBASE-ENG-WETLAND_81947, XBORDER_81947-20, XGRADING_81947, XBORDER_81947-20_30x42
Date Printed: 10/27/2025 1:47pm

PHOTOMETRIC LEGEND:

- PROPERTY LINE
- BUILDING
- 1.2 — FOOT CANDLE TICK MARKS
- PHOTOMETRIC CONTOUR
- LIGHT POLE
- LIGHT WALL PACK
- POST AND LUMINAIRE

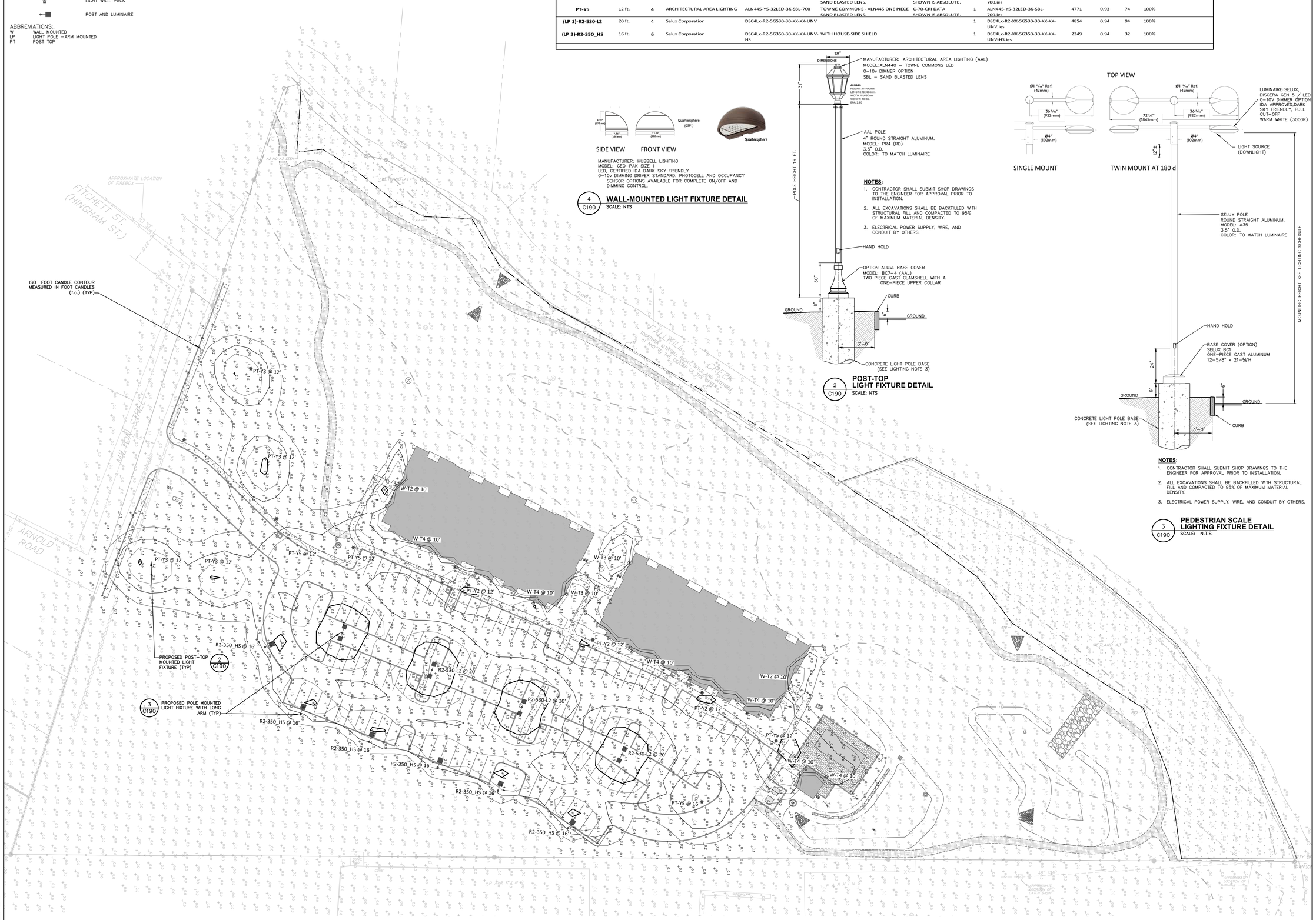
ABBREVIATIONS:
W WALL MOUNTED
LP LIGHT POLE –ARM MOUNTED
PT POST TOP

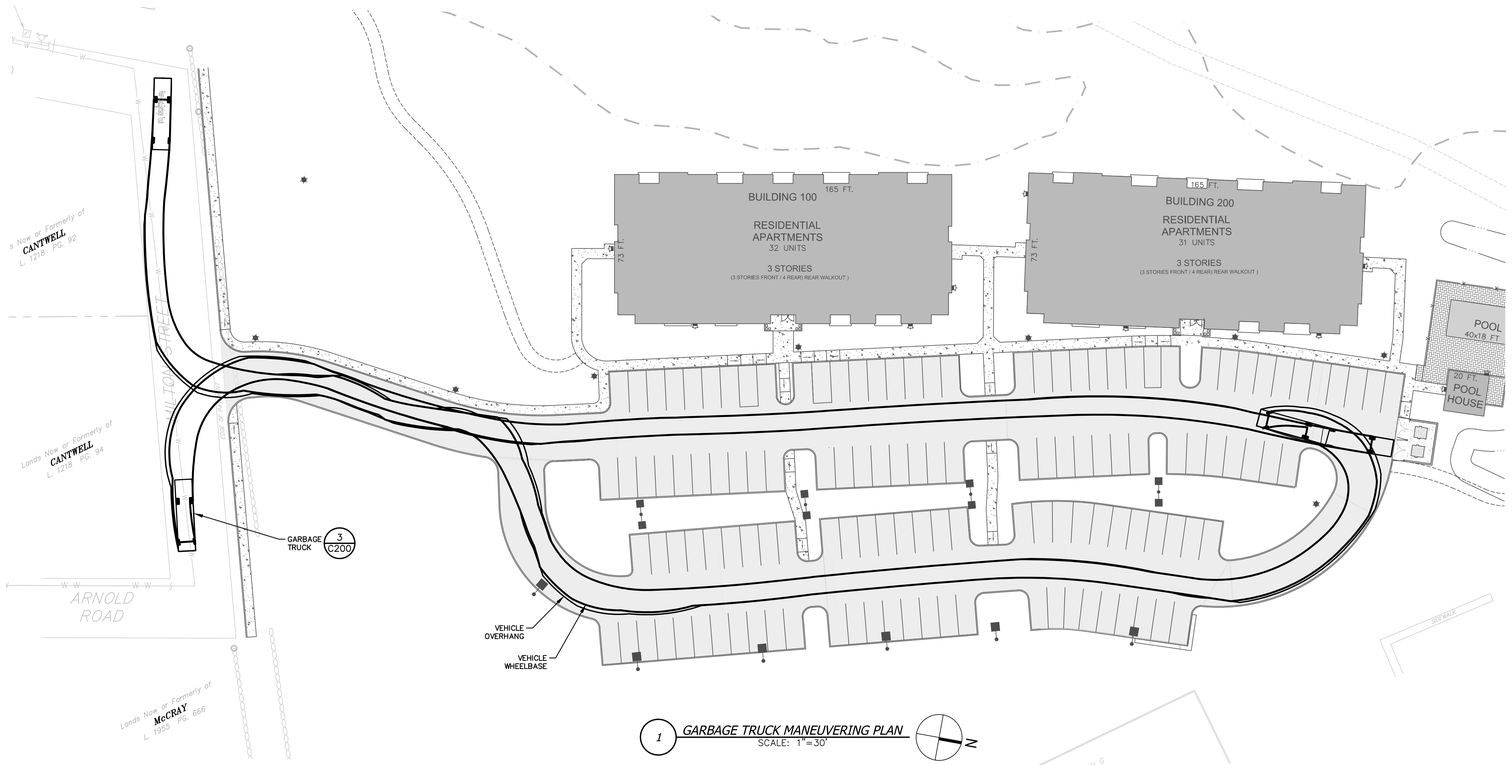
LIGHTING NOTES:

1. GRID NUMBERS SHOWN REPRESENT FOOTCANDLE VALUES AT GROUND PLANE.
2. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY TCC. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
3. IF DISCREPENCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.

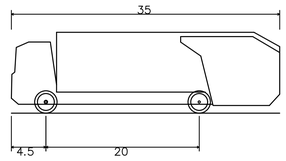
LIGHTING SCHEDULE

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-R2-5G530-30-XX-XX-UNV			1	DSC4Lx-R2-XX-5G530-30-XX-XX-UNV.ies	4854	0.94	94	100%	
(LP 2)-R2-350_HS	16 ft.	6	Selux Corporation	DSC4Lx-R2-5G350-30-XX-XX-UNV-HS	WITH HOUSE-SIDE SHIELD		1	DSC4Lx-R2-XX-5G350-30-XX-XX-UNV-HS.ies	2349	0.94	32	100%	



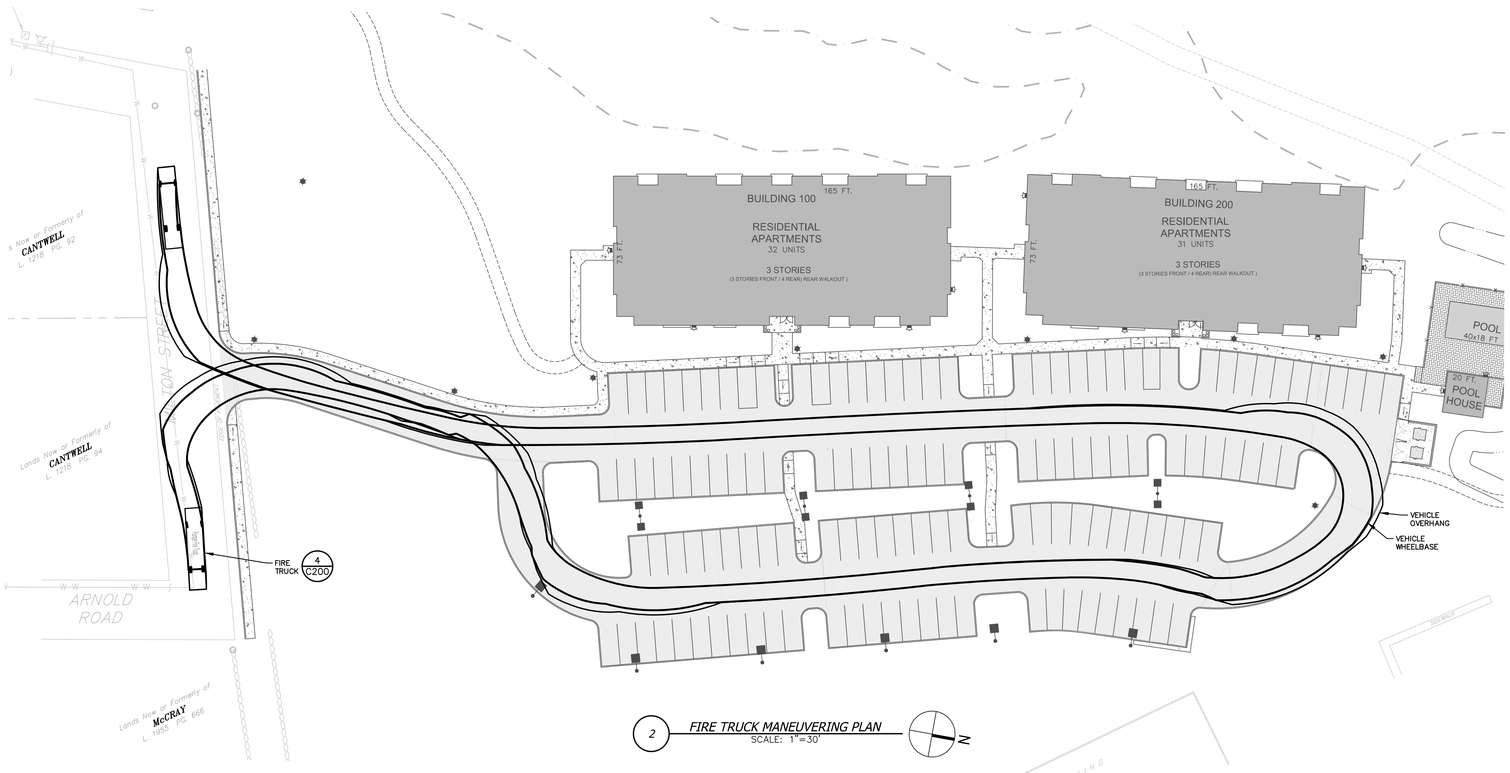


1 GARBAGE TRUCK MANEUVERING PLAN
SCALE: 1"=30'

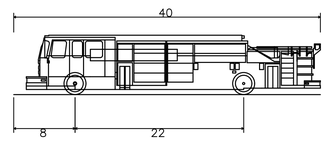


Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

3 GARBAGE TRUCK PROFILE
SCALE: 1"=30'



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



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

4 FIRE TRUCK PROFILE
SCALE: 1"=30'

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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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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		

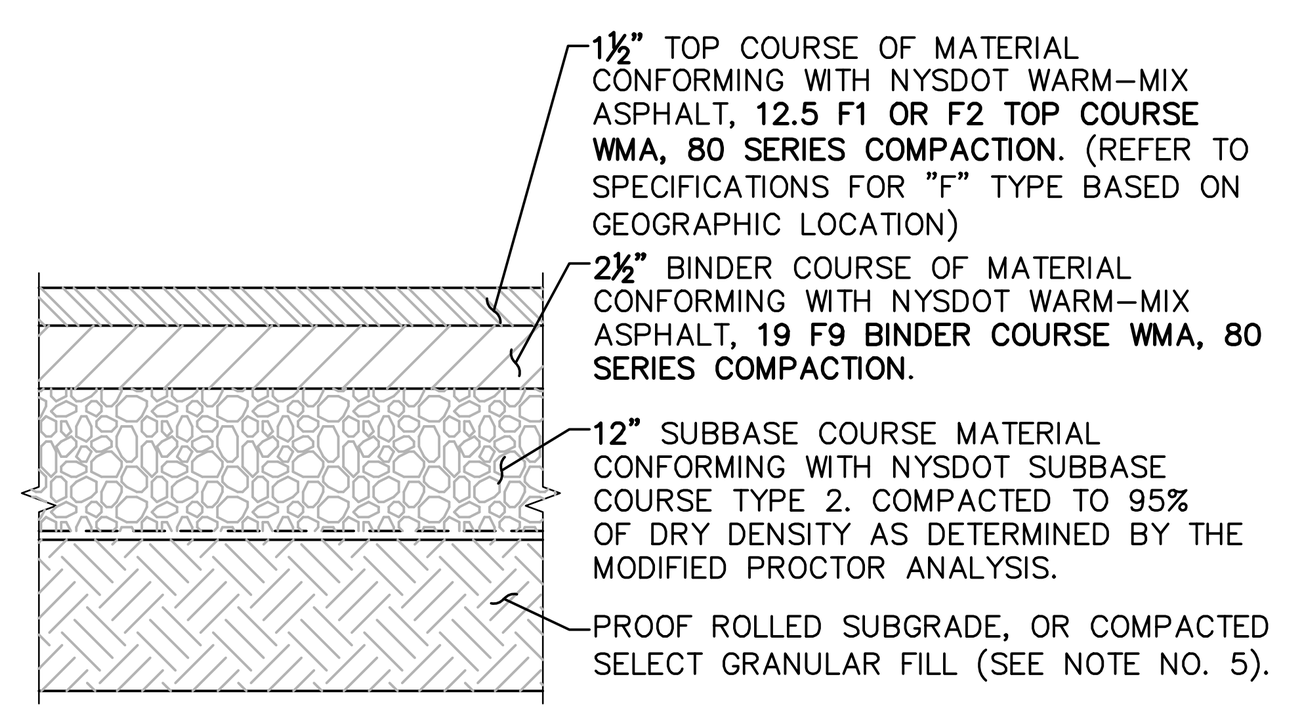
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

VEHICLE MANEUVERING PLAN

DRAWING NUMBER:

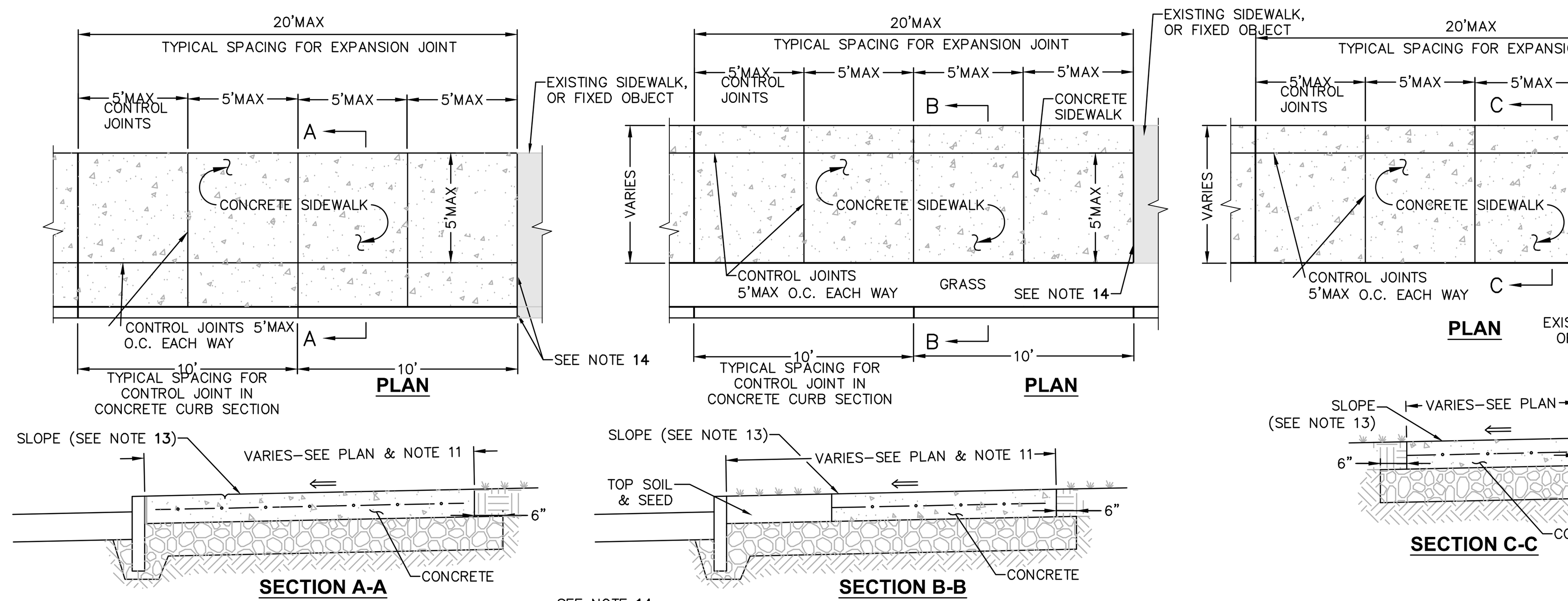
C200

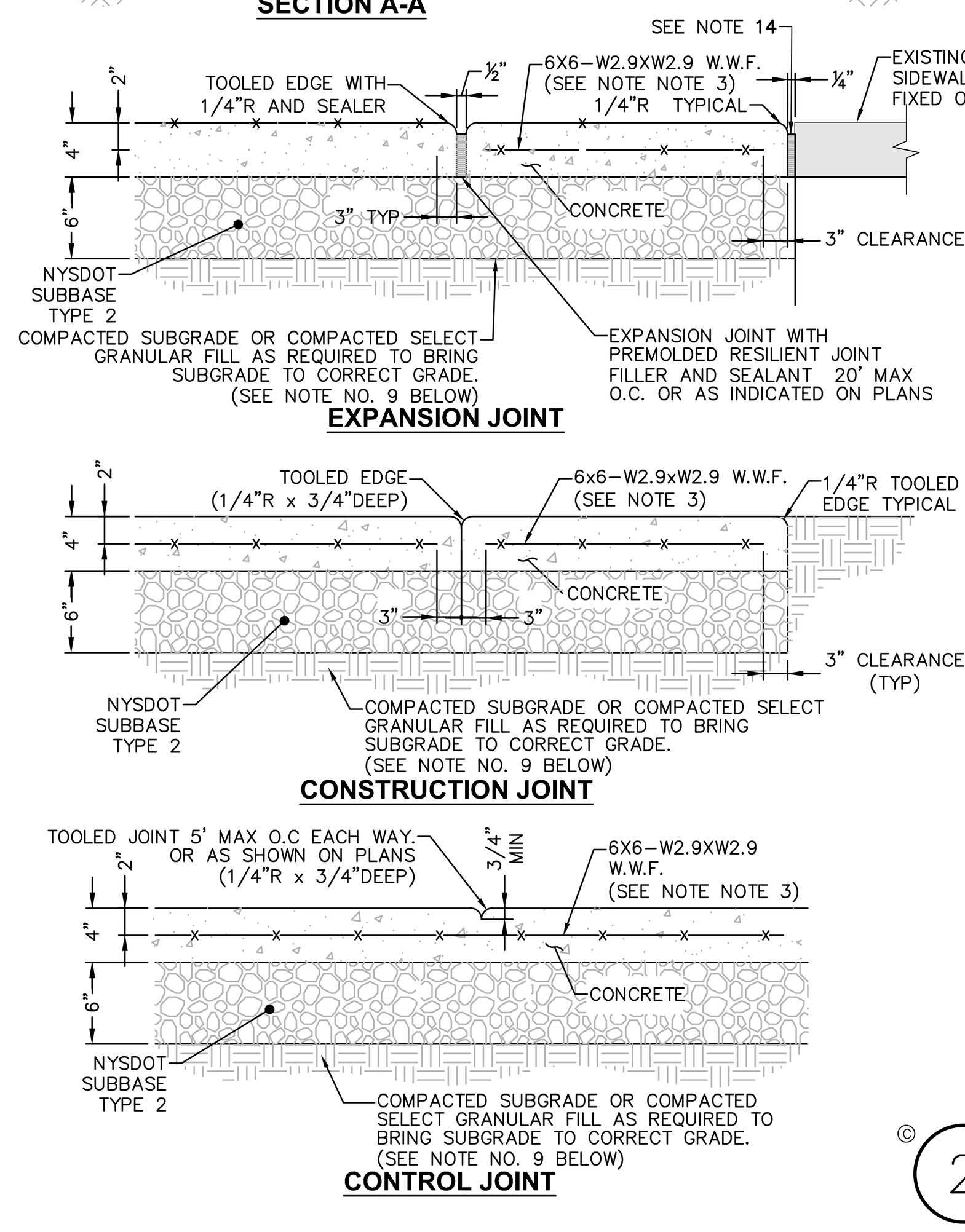
Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900\81999\81947.00 - Highview II\DWG\01_C200_VEHMOV_81947-00.dwg
Xref's Attached: XBASE-ENG_81947; XLAYOUT_81947; XBASE-ENG-WETLAND_81947-00; XVEHICLE_81947; XBORDER_81947-00_30x42
Date Printed: Oct 27, 2025, 4:25pm

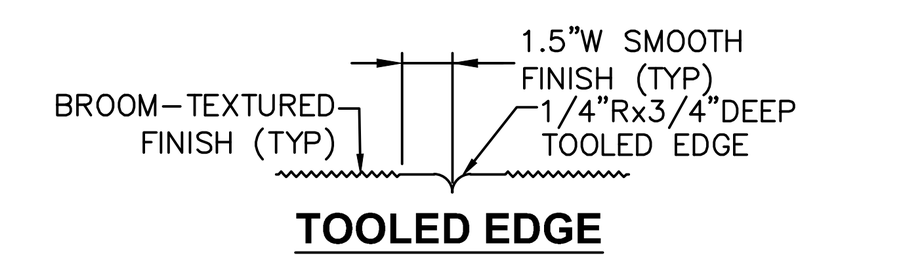


NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO.
2. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** –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

1 PAVEMENT SECTION DETAIL
SCALE: NOT TO SCALE

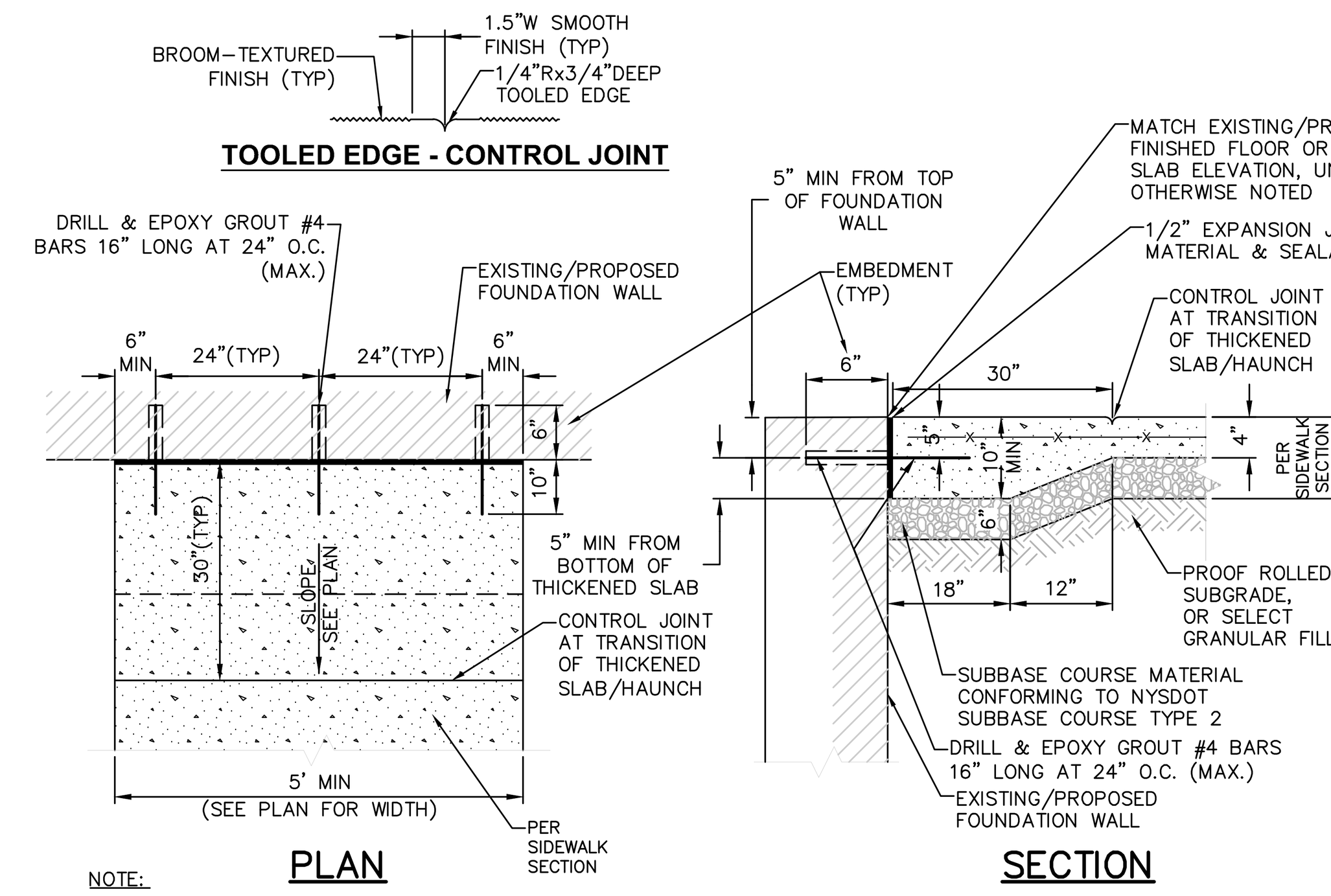






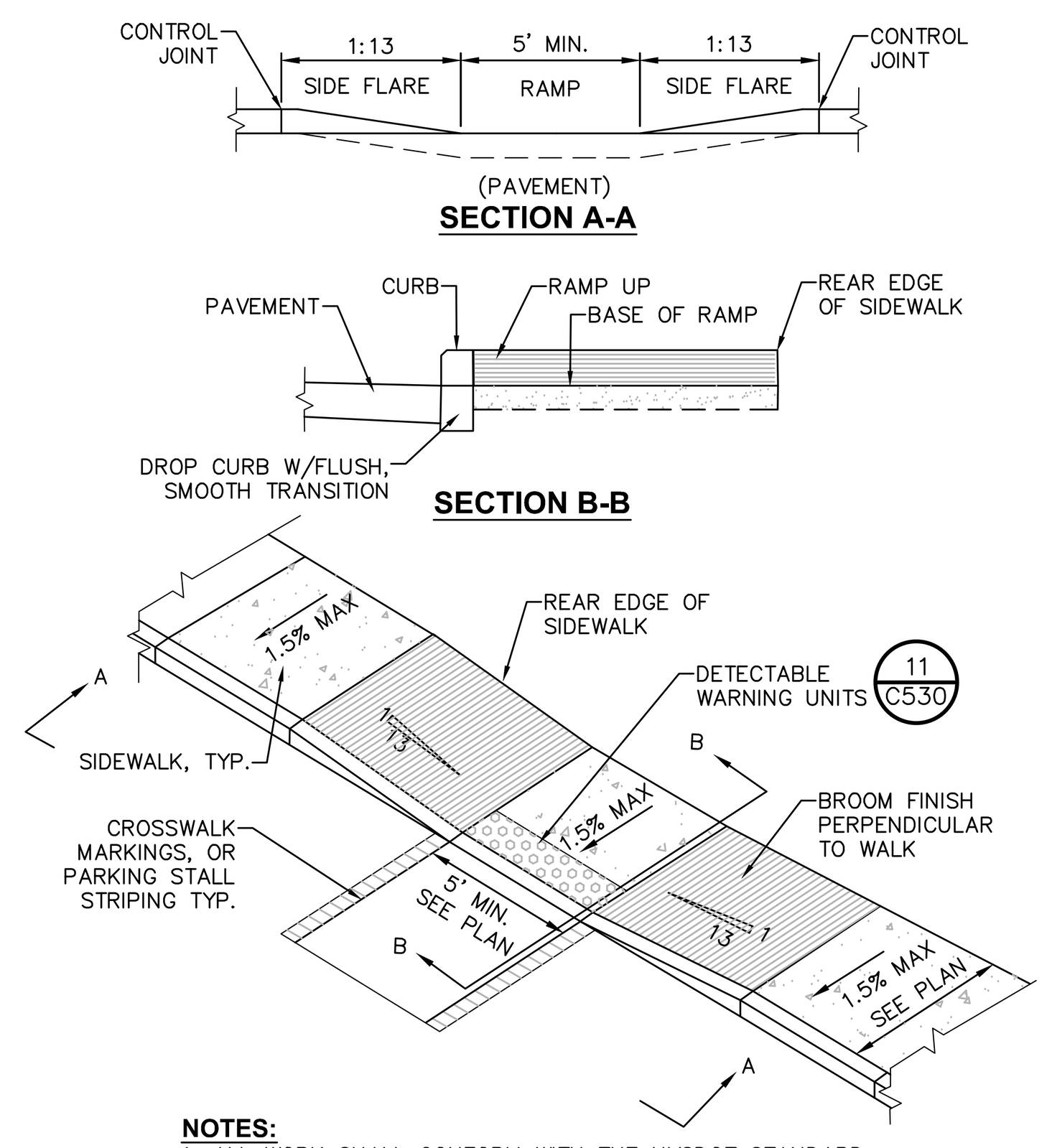
NOTES:
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.
2. ALL CONCRETE SHALL BE **4,500** CONCRETE. CONCRETE MATERIALS,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

2 CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE



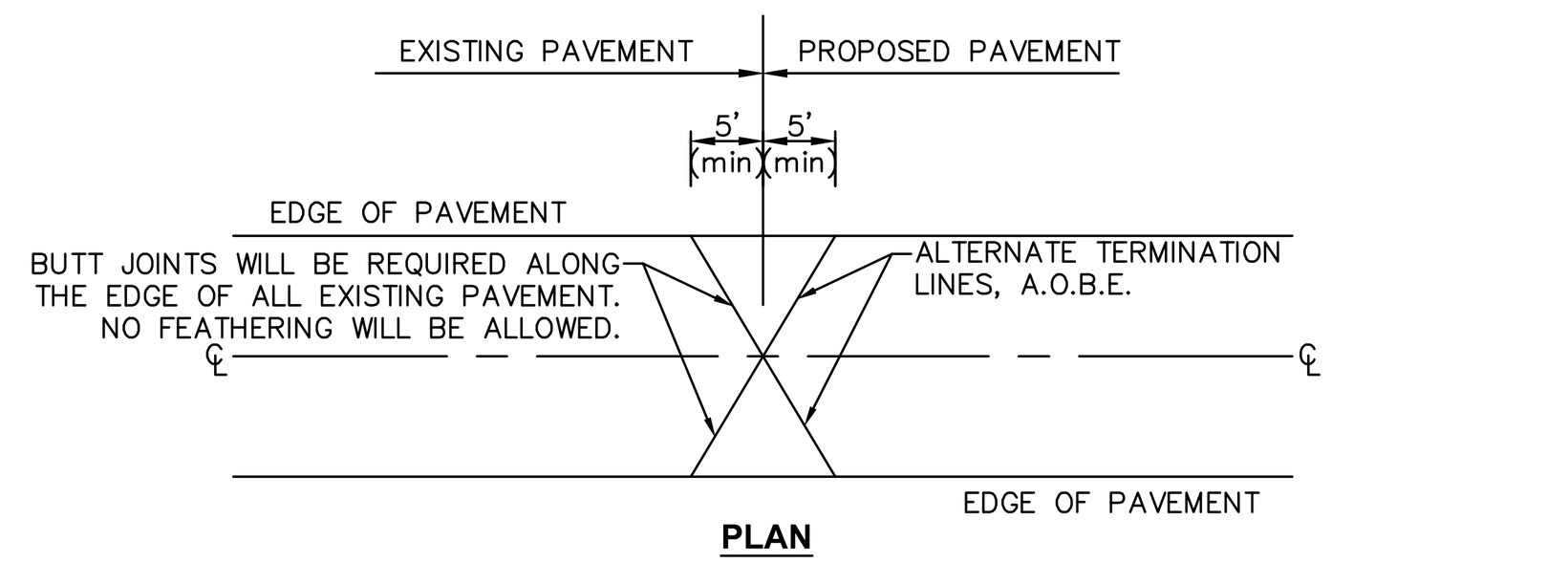
NOTE:
1. THICKENED (HAUNCH) & ADDITIONALLY REINFORCED CONCRETE SIDEWALK ENDS ARE REQUIRED AT ALL EXISTING/PROPOSED BUILDING ENTRANCES.
2. SEE CONCRETE SIDEWALK DETAIL FOR ADDITIONAL DETAILS & NOTES.

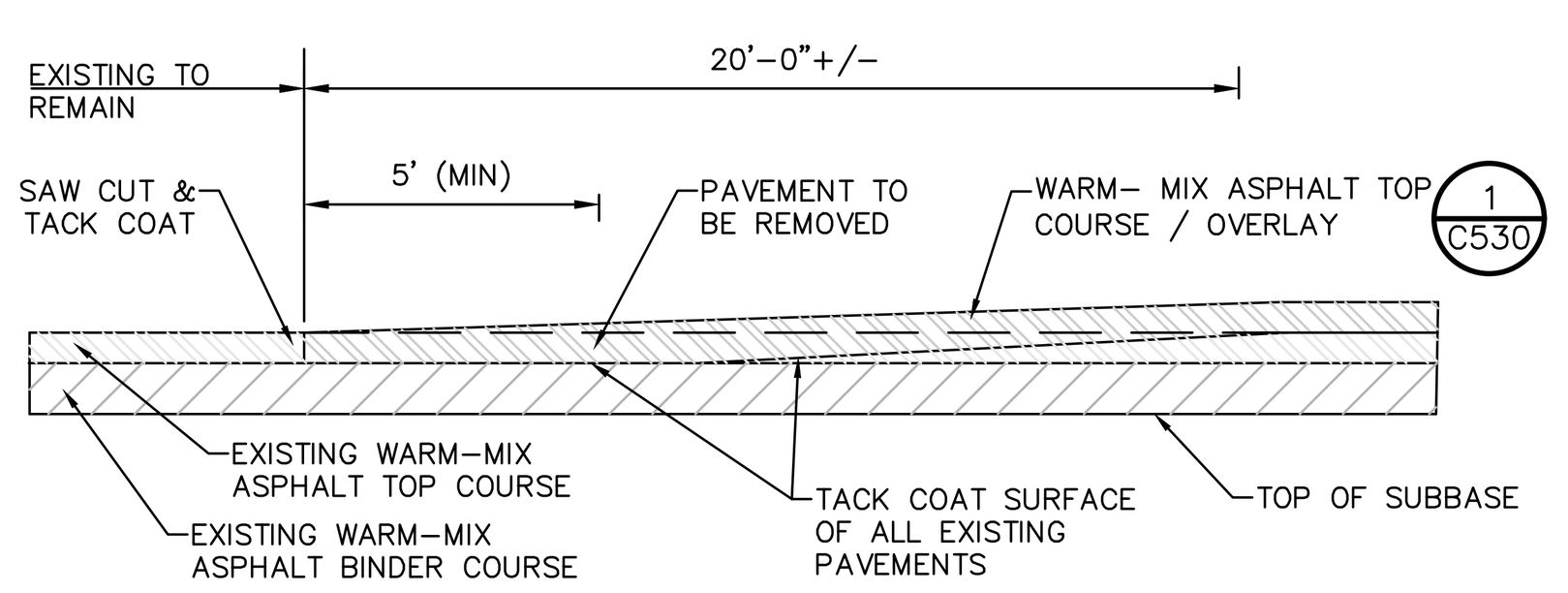
3 CONCRETE SIDEWALK AT BUILDING ENTRANCES
SCALE: NOT TO SCALE



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

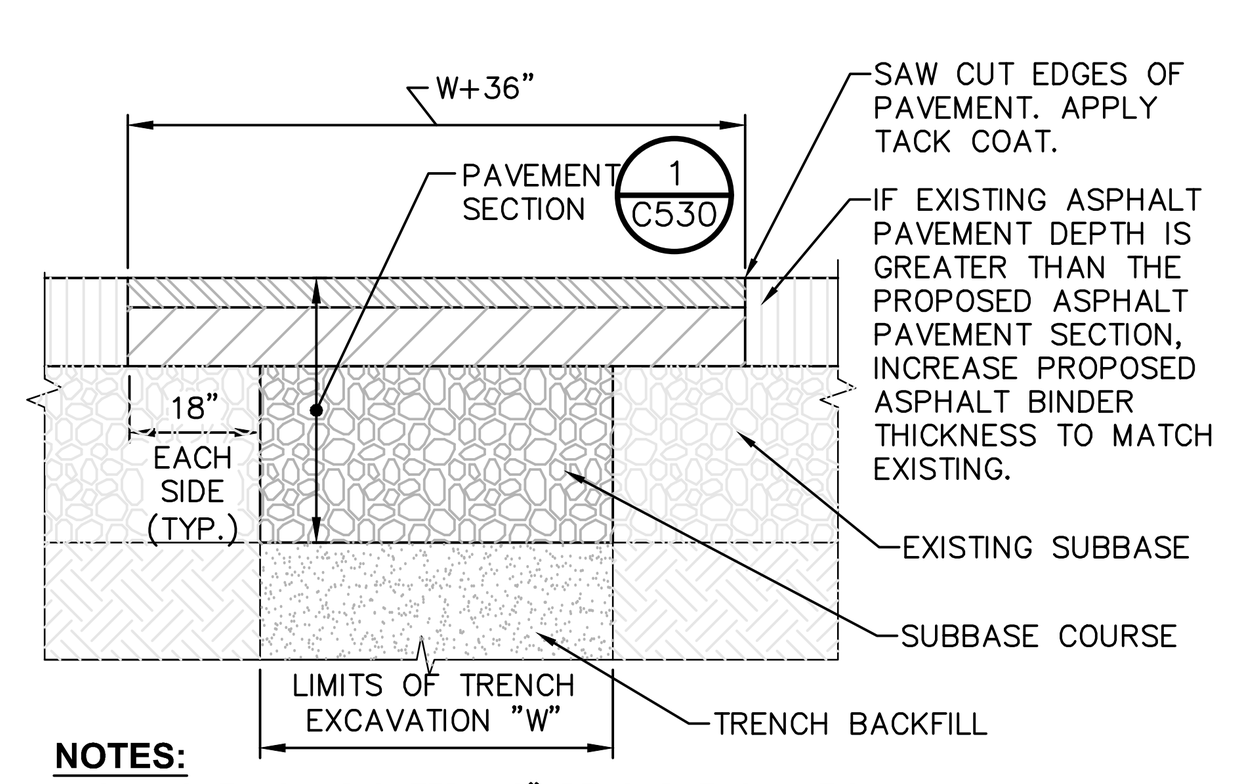
4 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE





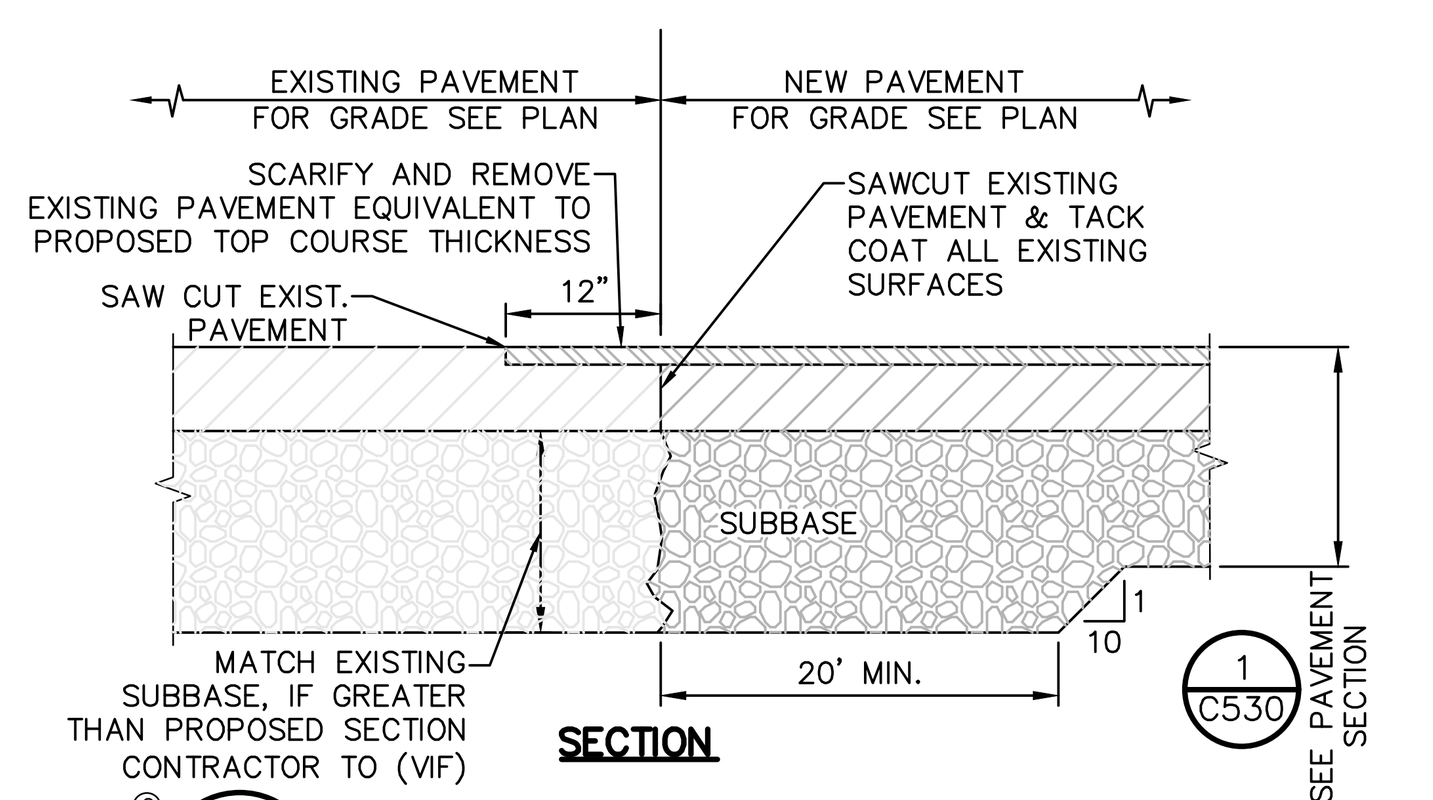
SECTION

5 PAVEMENT OVERLAY TRANSITION DETAIL
SCALE: NOT TO SCALE



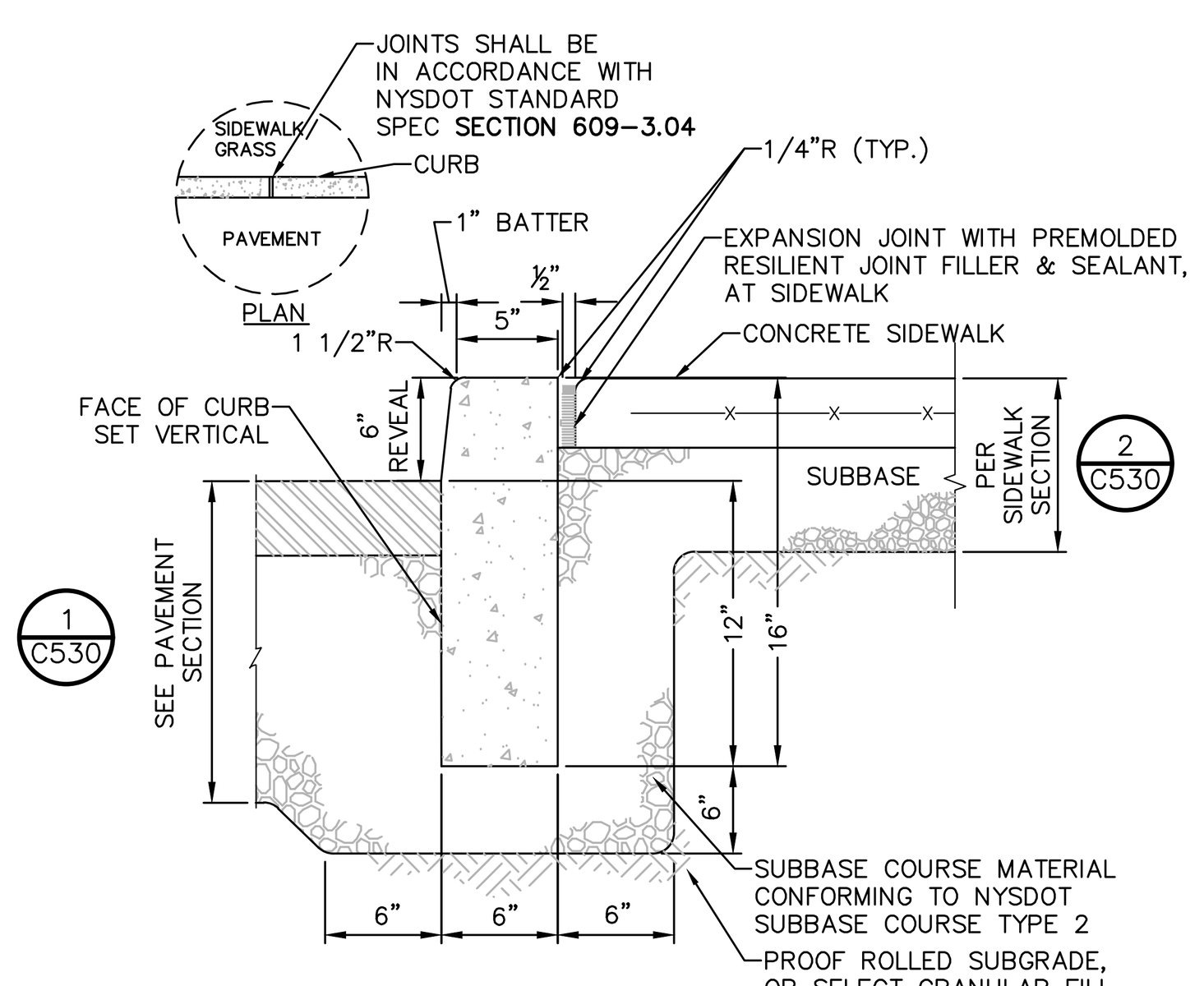
NOTES:
1. SAW CUT AS INDICATED, 18" BEYOND EXCAVATION.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

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



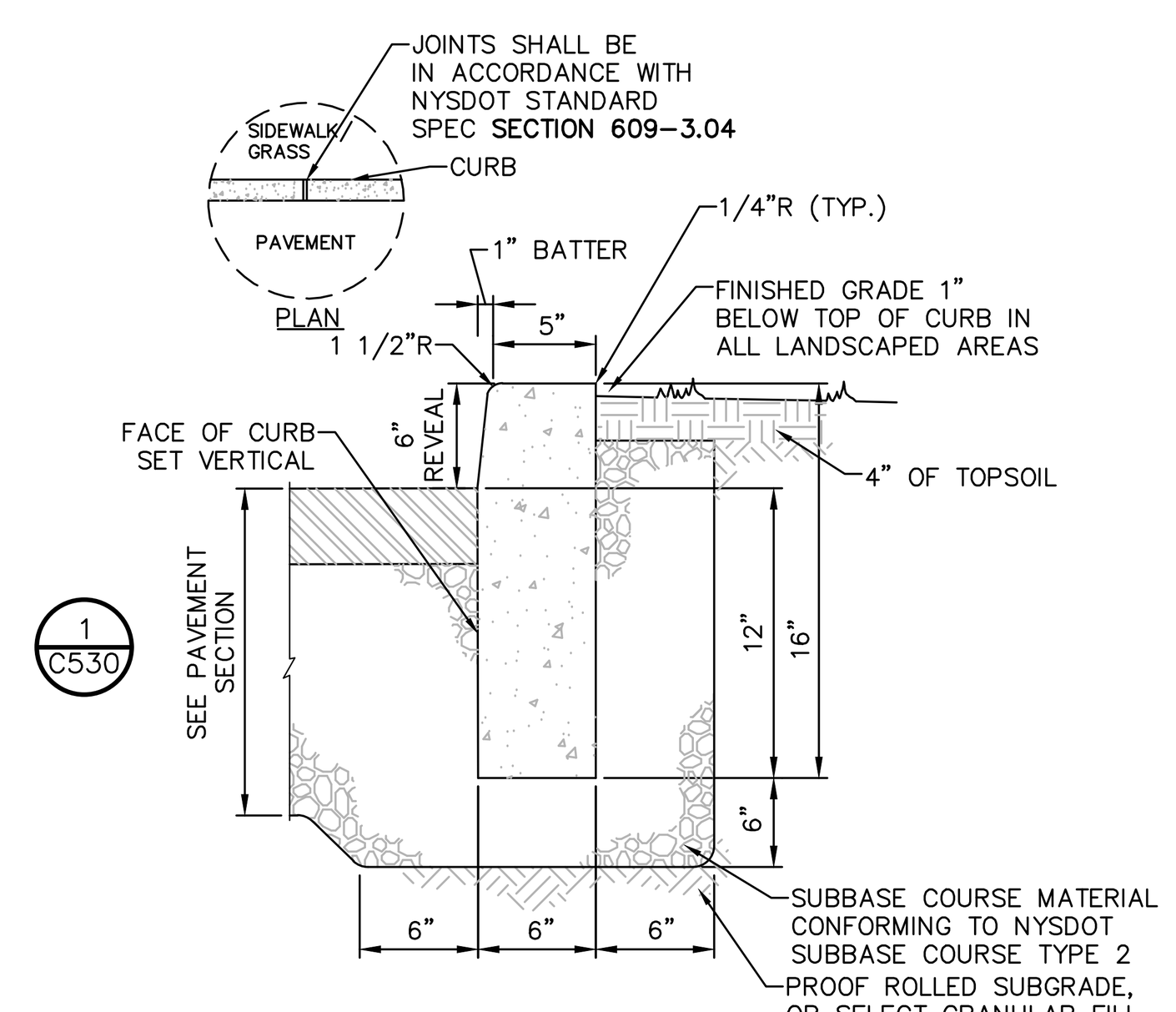
SECTION

7 PAVEMENT TRANSITION DETAIL
SCALE: NOT TO SCALE



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

8 CAST IN PLACE CONCRETE CURB AT SIDEWALK
SCALE: NOT TO SCALE



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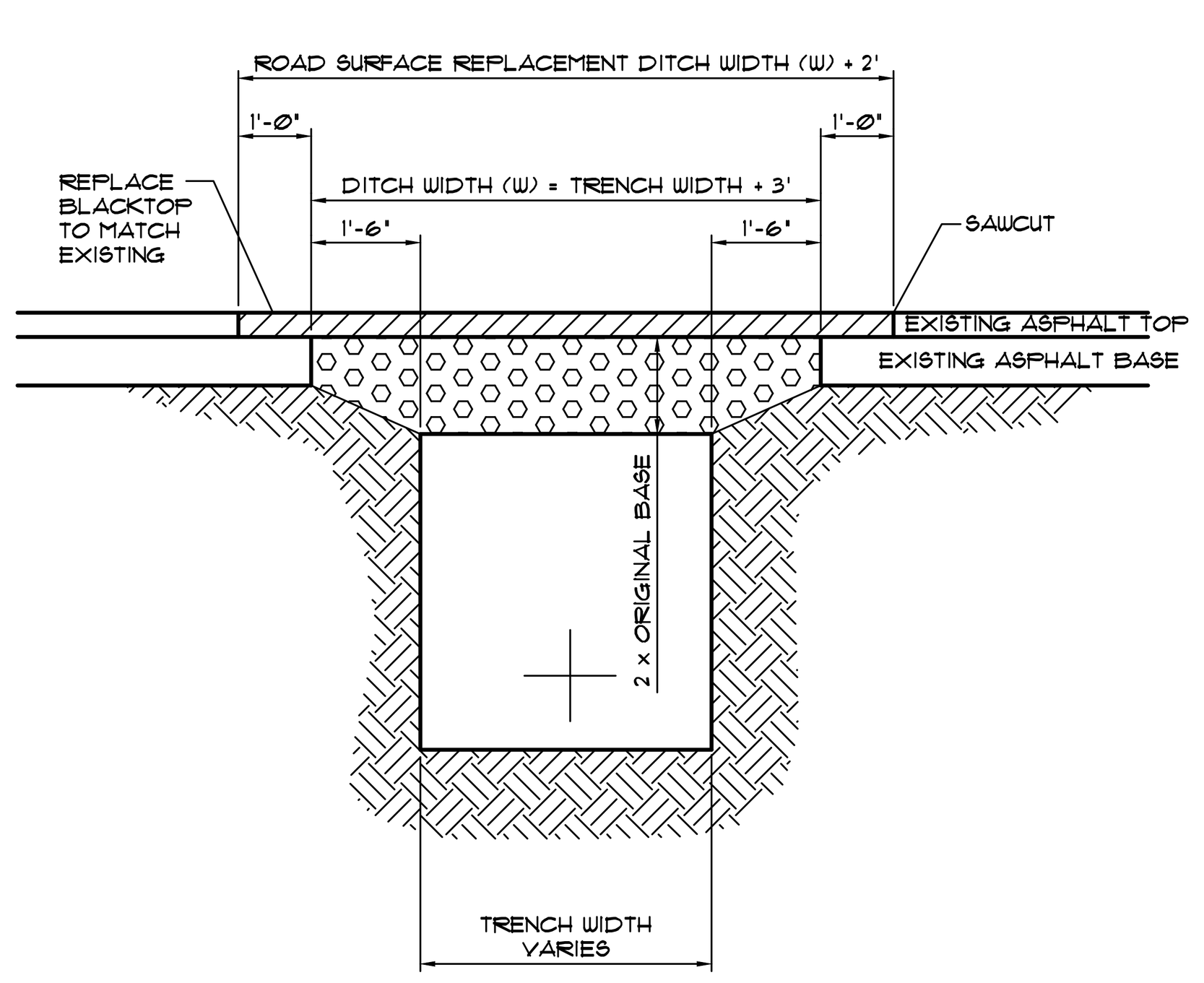
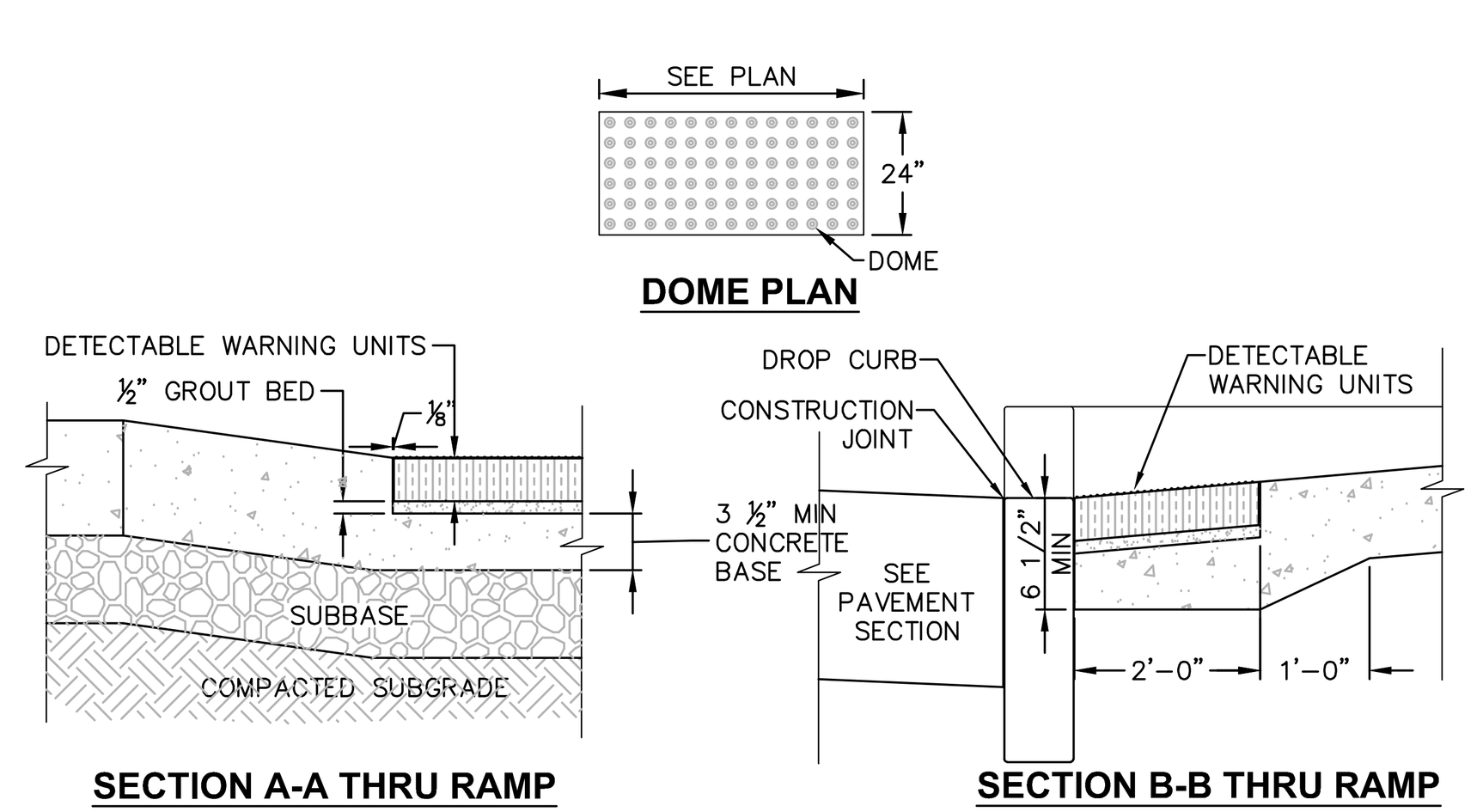
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC **SECTION 609.**

9 CAST IN PLACE CONCRETE CURB
SCALE: NOT TO SCALE



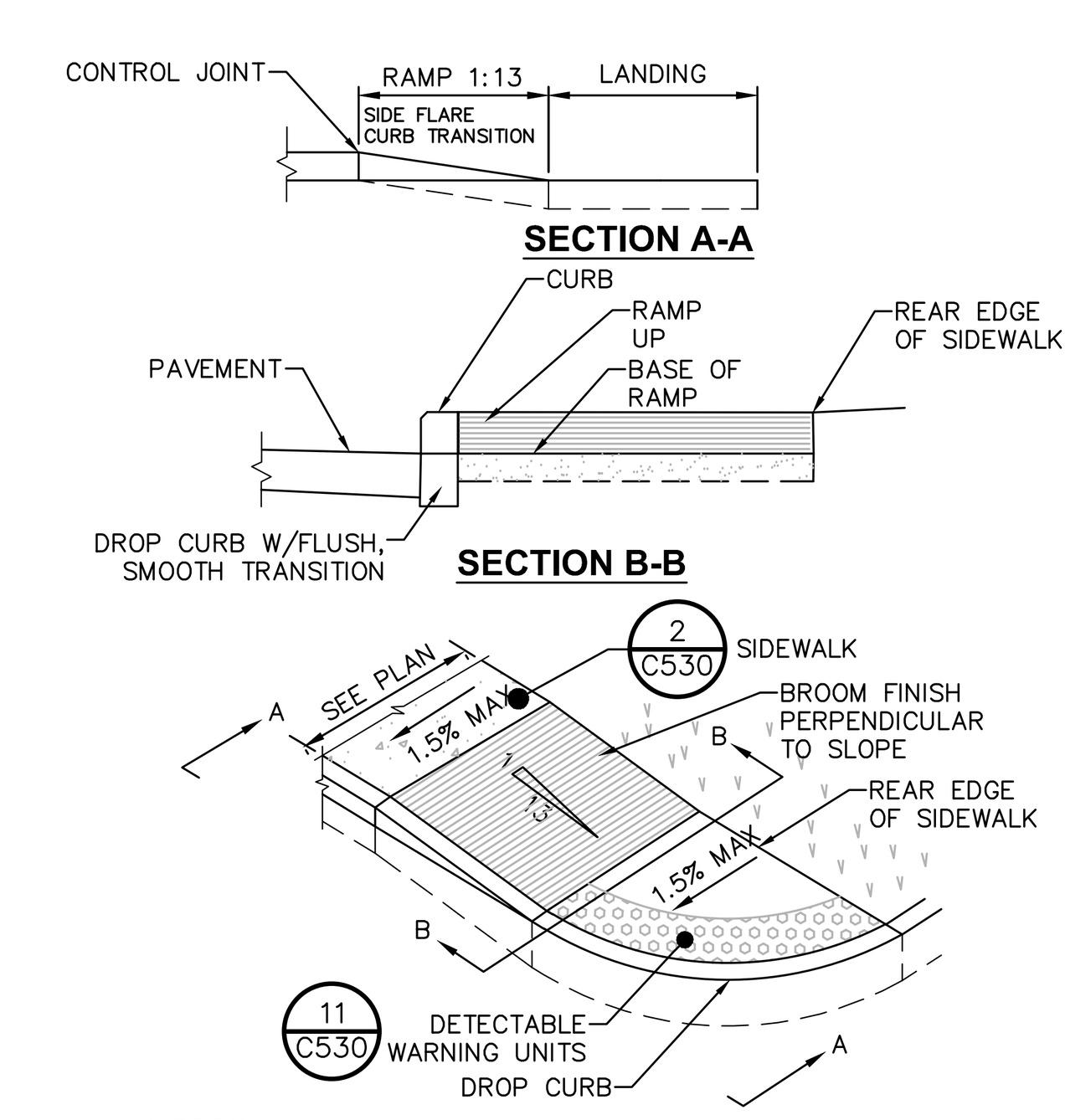
10 CITY OF POUGHKEEPSIE FLEXIBLE PAVEMENT DETAIL AND TRENCHING LIMITS
SCALE: NOT TO SCALE



NOTES:
1. COORDINATE W/ OWNER FOR COLOR.
2. DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
3. MATERIALS: UNIT SHALL BE 24–INCH DETECTABLE WARNING ADA PAVERS, DOME STRAIGHT ROW SPACING PATTERN ADA–2 OR ADA–3, ADA COMPLIANT WARNING PAVER AS MANUFACTURED BY WAUSAU TILE OR CAST IRON, CAST IN PLACE ADA COMPLIANT WARNING PLATE A MANUFACTURED BY TUFTILE OR EQUAL.

ALTERNATIVE NOTE 3: SEE SPECIFICATION SECTION 3XXXXXX FOR DETECTABLE WARNING ADA PAVERS.

11 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE



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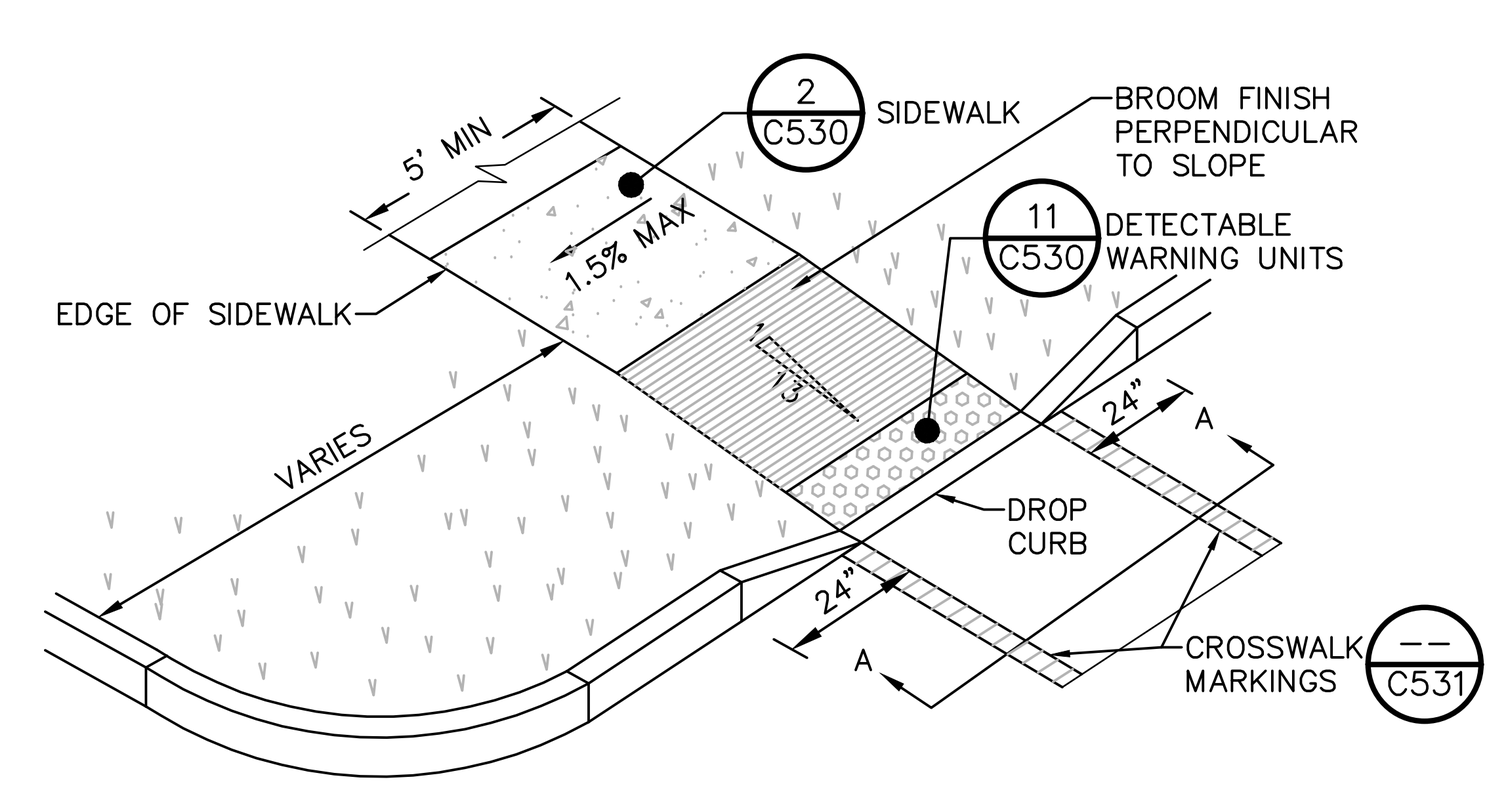
12 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE



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3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

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

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845-454-3980
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EXP: ##/##/20## EXP: ##/##/20##

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

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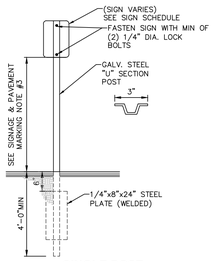
MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10952

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

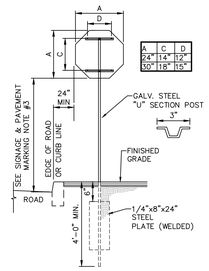
NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME: **SITE DETAILS 1**
DRAWING NUMBER: **C530**

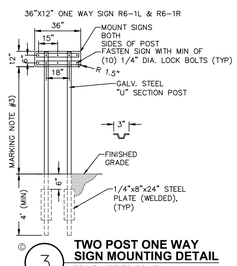
Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_C530-C531_81747-00_SITED.dwg
Xref's Attached: X-BORDER_81947-00_30x42
Date Printed: Oct 27, 2025, 4:25pm



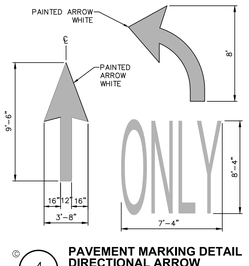
1 **SINGLE POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



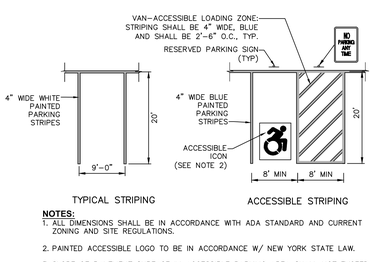
2 **SINGLE POST STOP SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



3 **TWO POST ONE WAY SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE

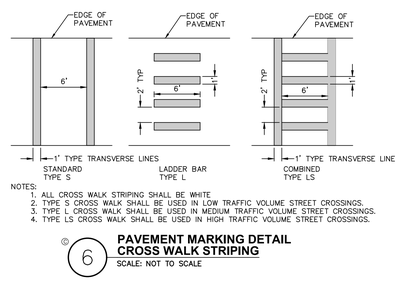


4 **PAVEMENT MARKING DETAIL DIRECTIONAL ARROW**
SCALE: NOT TO SCALE



NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

5 **PAVEMENT MARKING DETAIL PARKING STRIPING**
SCALE: NOT TO SCALE



NOTES:
1. ALL CROSS WALK STRIPING SHALL BE WHITE
2. TYPE S CROSS WALK SHALL BE USED IN LOW TRAFFIC VOLUME STREET CROSSINGS.
3. TYPE L CROSS WALK SHALL BE USED IN MEDIUM TRAFFIC VOLUME STREET CROSSINGS.
4. TYPE LS CROSS WALK SHALL BE USED IN HIGH TRAFFIC VOLUME STREET CROSSINGS.

6 **PAVEMENT MARKING DETAIL CROSS WALK STRIPING**
SCALE: NOT TO SCALE

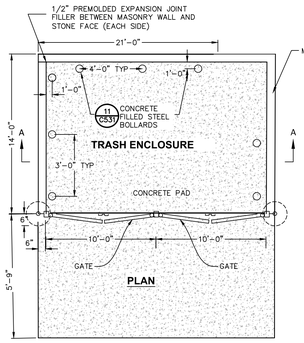
STRIPING NOTES:
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 640** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
4. COLOR: DRIVE LANE DIVIDERS – WHITE OR AOBE
NO PARKING ZONE MARKINGS – WHITE OR AOBE
PARKING DIVIDERS – WHITE OR AOBE
WALKING LINES – WHITE OR AOBE
ACCESSIBLE PARKING LINES & SYMBOL – BLUE

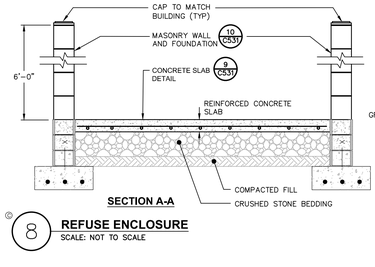
SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 645** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7', MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
3. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS **SECTION 730.**

MUTCD SIGN SCHEDULE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN. SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	2 C531
4	ONE WAY	R6-1L	36"x12"	BLACK	WHITE	3 C531
5	ONE WAY	R6-1R	36"x12"	BLACK	WHITE	3 C531
6		W11-2	24"x24"	YELLOW/ FYG	BLACK	1 C531
7		W16-7P	24"x12"	YELLOW/ FYG	BLACK	1 C531
9	DO NOT ENTER	R5-1	30"x30"	RED	WHITE	1 C531
10	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/ BLUE	GREEN/ WHITE	1 C531
11	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	1 C531
12	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	1 C531

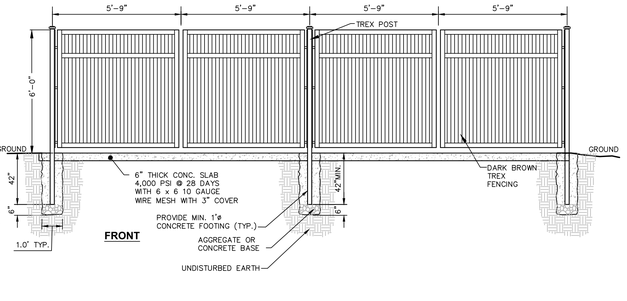
7 **MUTCD SIGN SCHEDULE**
SCALE: NOT TO SCALE



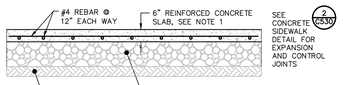


SECTION A-A

8 **REFUSE ENCLOSURE**
SCALE: NOT TO SCALE

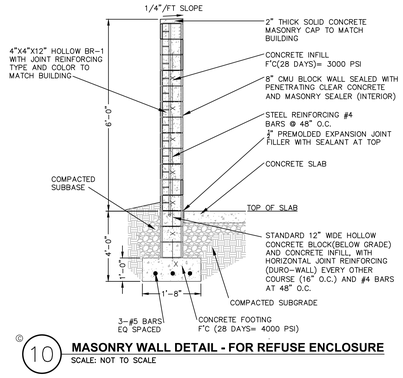


FRONT

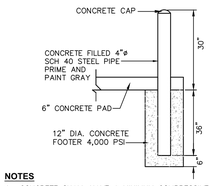


CONCRETE SLAB:
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4500 PSI @ 28 DAY AND SHALL BE PLACED IN ACCORDANCE WITH ACI SPECIFICATIONS AND ITS LATEST REVISION.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. CONTROL JOINTS SHALL BE LOCATED A MAXIMUM OF 5' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

9 **CONCRETE SLAB**
SCALE: NOT TO SCALE



10 **MASONRY WALL DETAIL - FOR REFUSE ENCLOSURE**
SCALE: NOT TO SCALE



NOTES
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 3"-5" TO WITHIN A TOLERANCE OF 0"-1".
3. ALL EXPOSED CONCRETE SHALL BE 5% AIR-ENTRAINED (WITHIN 1% TOLERANCES) CONFORMING TO ASTM C260.
4. ALL FORMWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH GOVERNING CODES, AND REGULATIONS.

11 **BOLLARD DETAIL - FOR REFUSE ENCLOSURE**
SCALE: NOT TO SCALE

LaBella Powered by partnership.
21 Fox Street
Poughkeepsie, NY 12601
845-454-3980
labellapc.com

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

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

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

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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		

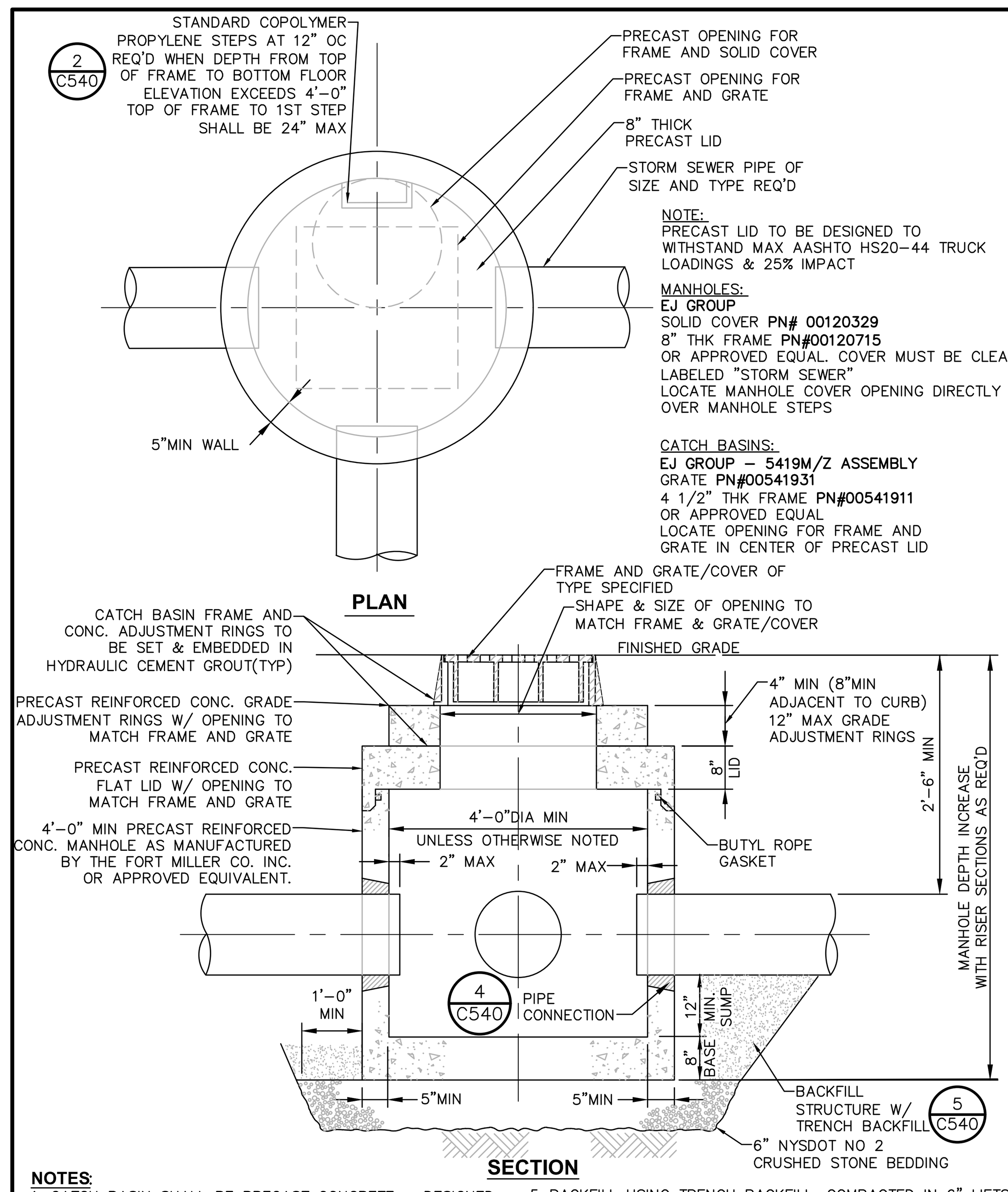
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

SITE DETAILS 2

DRAWING NUMBER:

C531

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_CSD\C531_81747-00_SITED.dwg
Xref's Attached: X-BORDER_81H1-00_3in42
Date Plotted: 10/27/2025, 4:05pm



NOTE:
PRECAST LID TO BE DESIGNED TO WITHSTAND MAX AASHTO HS20-44 TRUCK LOADINGS & 25% IMPACT

MANHOLES:
EJ GROUP
SOLID COVER PN# 00120329
8" THK FRAME PN#00120715
OR APPROVED EQUAL. COVER MUST BE CLEARLY LABELED "STORM SEWER"
LOCATE MANHOLE COVER OPENING DIRECTLY OVER MANHOLE STEPS

CATCH BASINS:
EJ GROUP – 5419M/Z ASSEMBLY
GRATE PN#00541931
4 1/2" THK FRAME PN#00541911
OR APPROVED EQUAL
LOCATE OPENING FOR FRAME AND GRATE IN CENTER OF PRECAST LID

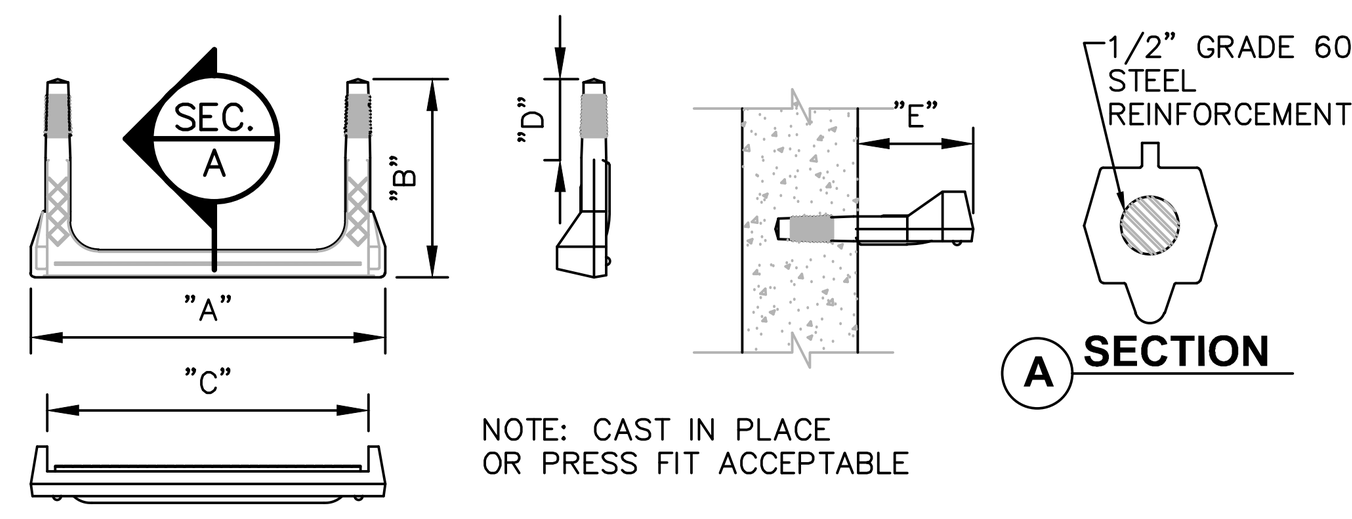
NOTES:
1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. ECCENTRIC CONE TOP CAN BE USED FOR MANHOLES DEPTH GREATER THAN 7 FEET.
8. SEE CHART FOR REQUIRED MANHOLES / CATCH BASINS DIAMETERS.
9. ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ASTM C478

© 1 **PRECAST CONCRETE CATCH BASIN/MANHOLE DETAIL**
SCALE: NOT TO SCALE

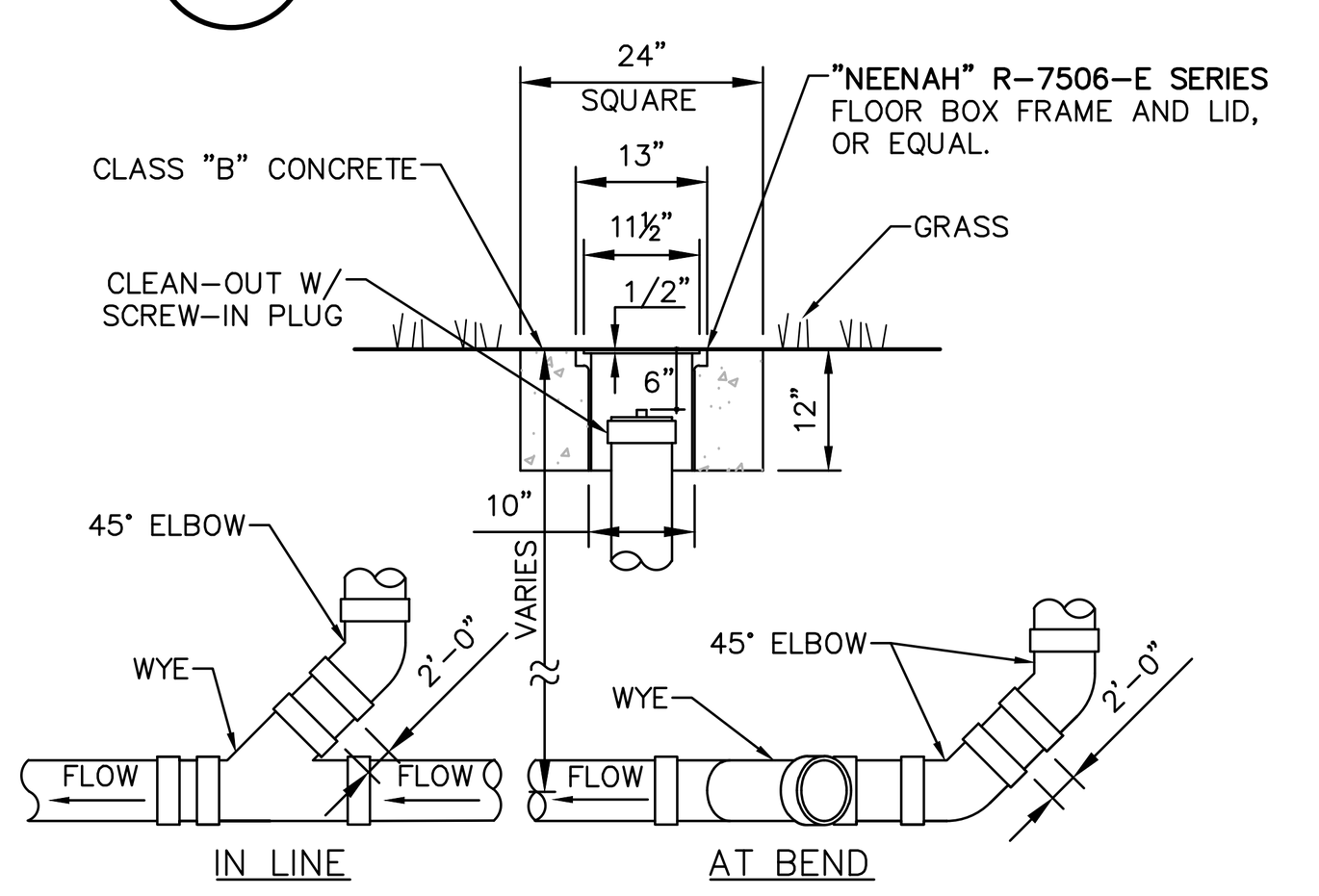
ACCEPTABLE MANHOLE STEPS

MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" 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

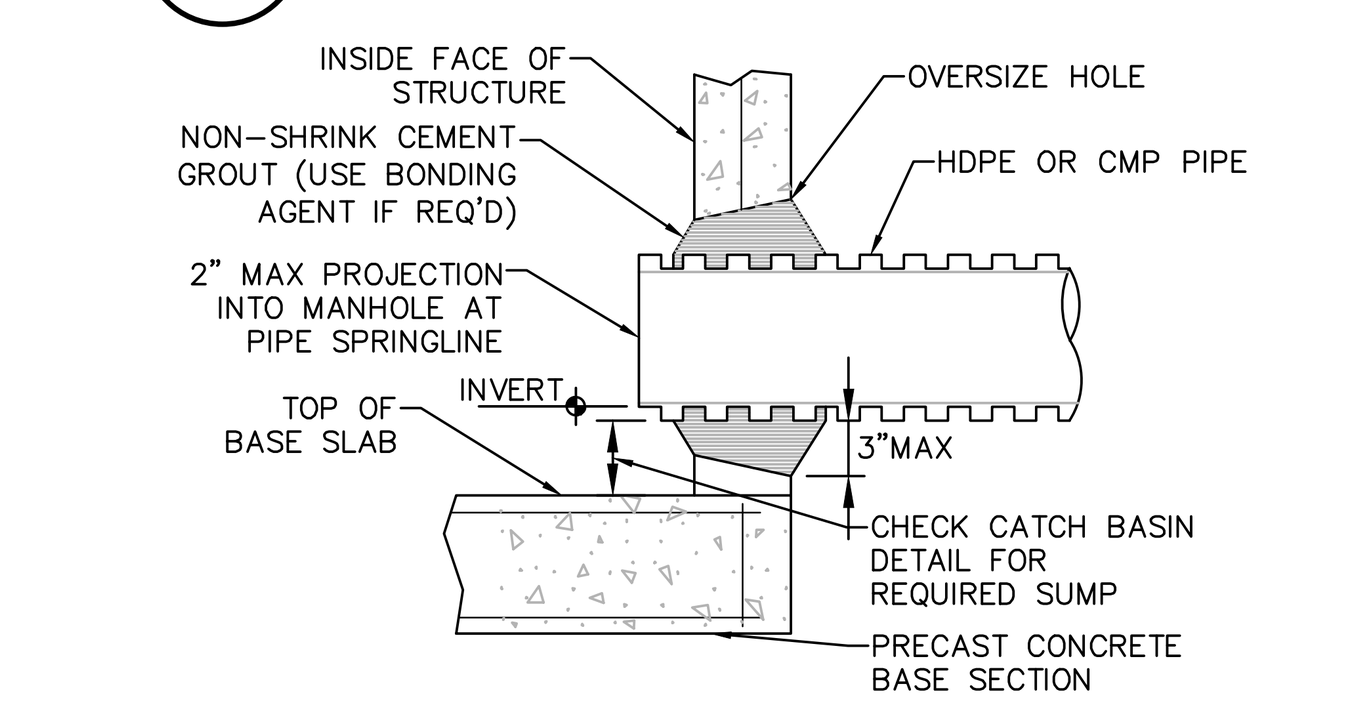


© 2 **COPOLYMER POLYPROPYLENE MH STEP**
SCALE: NOT TO SCALE

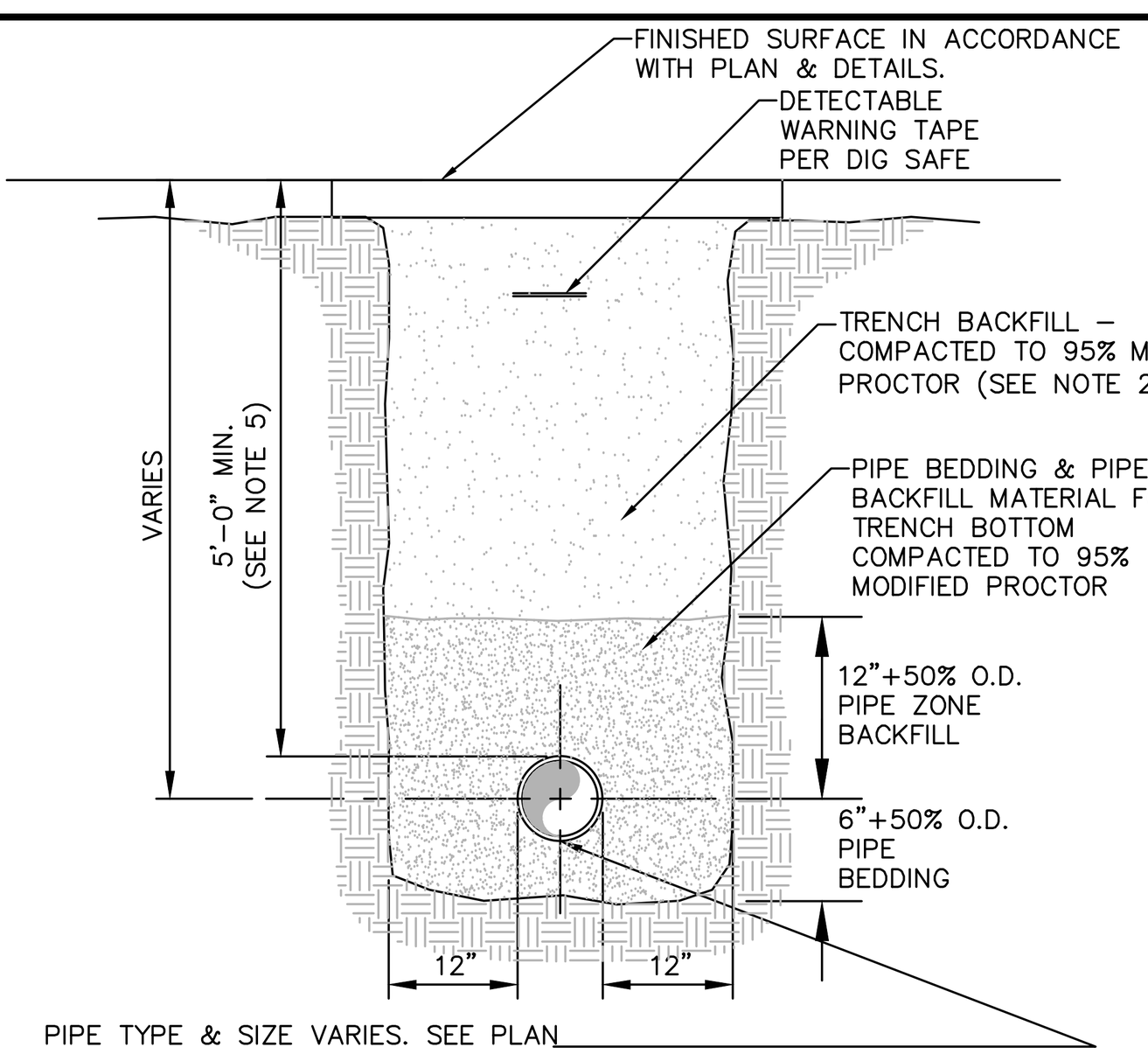


NOTES:
1. SEWER PIPE FITTINGS TO BE ASTM D-3033 OR D-3034 SDR-35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

© 3 **CLEAN OUT - NON TRAFFIC AREAS**
SCALE: NOT TO SCALE



© 4 **PIPE CONNECTION TO DRAINAGE STRUCTURE-CMP OR HDPE CEMENT GROUT SEAL JOINT**
SCALE: NOT TO SCALE



PIPE TYPE & SIZE VARIES. SEE PLAN

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:

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

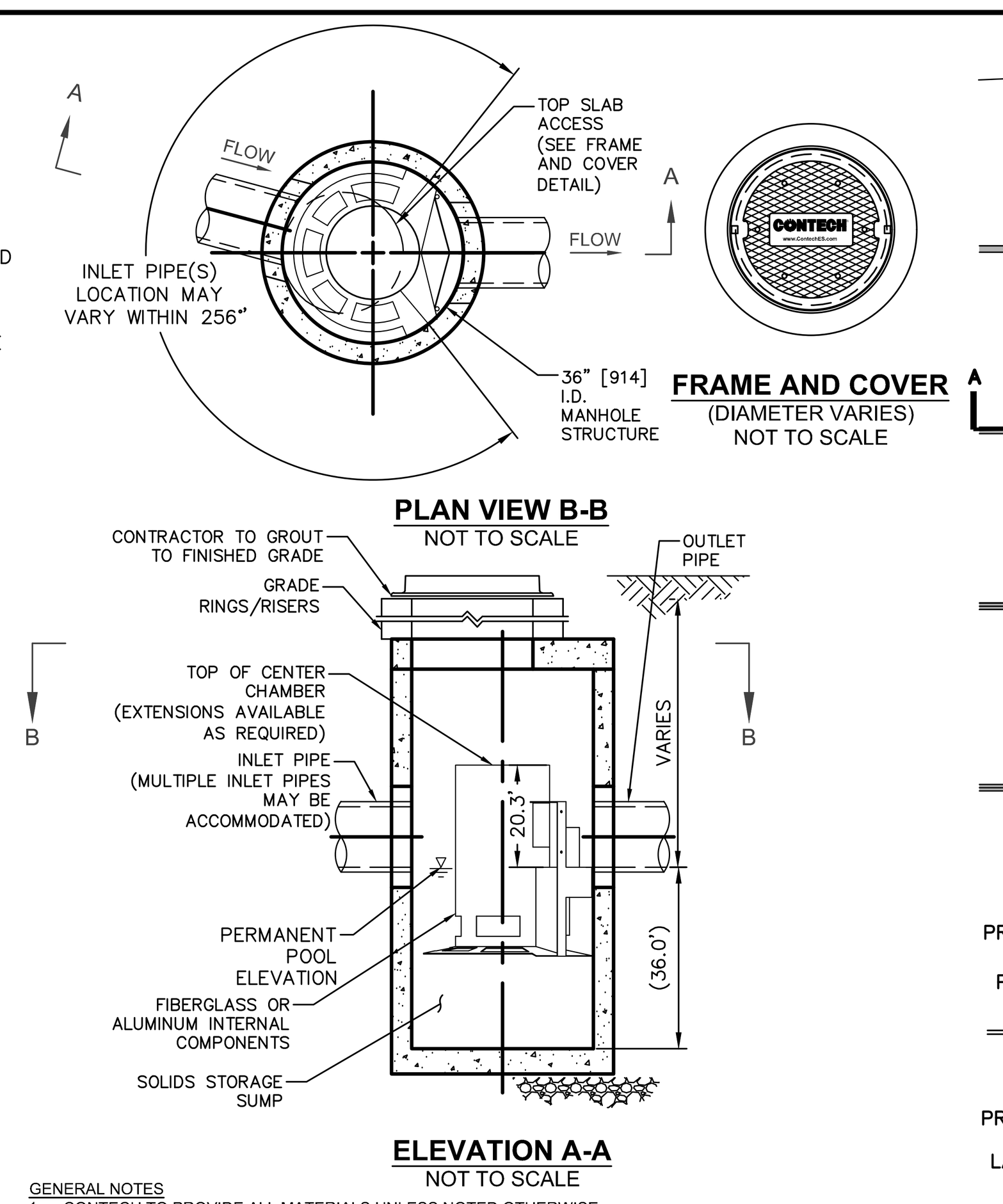
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND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

SIEVE 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.

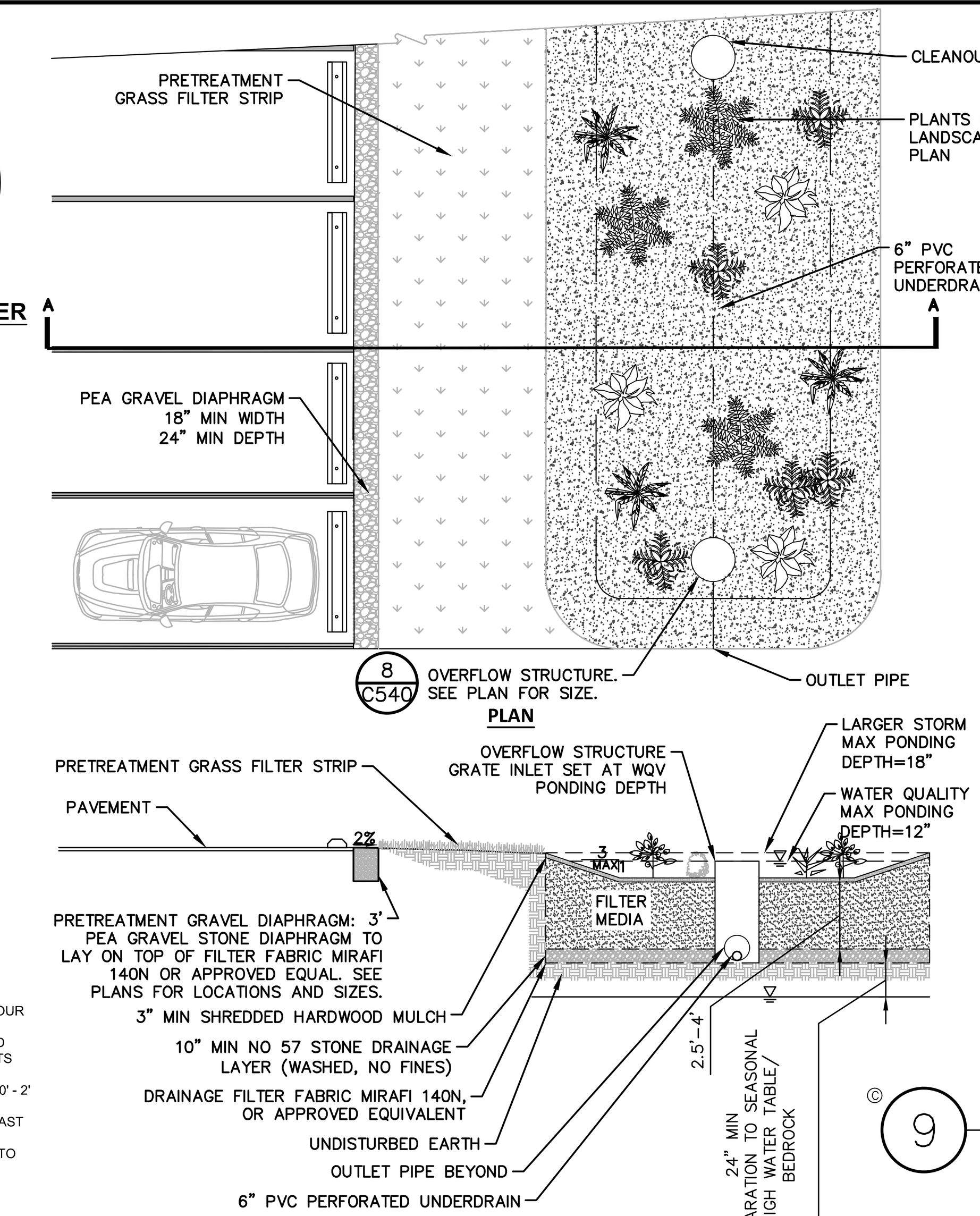
© 5 **PIPE TRENCH DETAIL (TYPICAL)**
SCALE: NOT TO SCALE



GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

© 6 **CONTECH CASCADE CS-3 HYDRODYNAMIC SEPARATOR**
SCALE: NOT TO SCALE



NOTES:
1. SOIL COMPOSITION (TO BE DEMONSTRATED BY CONTRACTOR):
   35–60% SAND*
   30–55% SILT
   10–25% CLAY
   SOIL WILL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACE PLANTING SOIL IN 12" LIFTS, LOOSELY COMPACTED (USE LIGHT EQUIPMENT SUCH AS COMPACT LOADER OR DOZER/LOADER WITH MARSH TRACKS). DO NOT USE HEAVY EQUIPMENT WITHIN BIORETENTION AREAS. CONTRACTOR TO DEMONSTRATE: THE SOIL SHALL HAVE A PERMEABILITY OF AT LEAST 0.5 INCH PER HOUR.

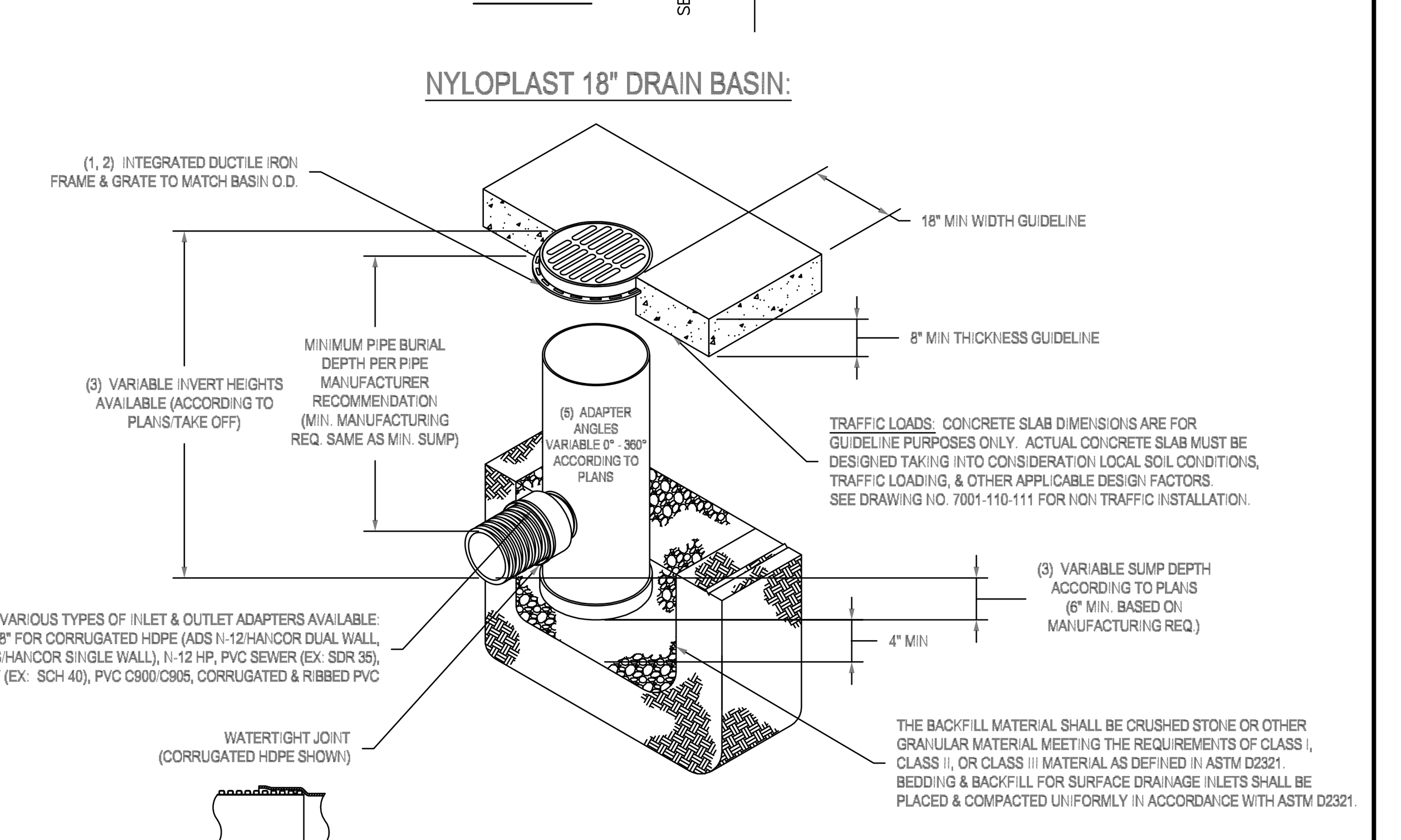
   * SAND SUBSTITUTION SUCH AS DIABASE, GRAYSTONE #10, OR ROCK DUST ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE.
2. RIVER STONE; SHALL CONFORM TO NYSDOT SECTION 620-29
3. CONTRACTOR SHALL DEMONSTRATE: SOIL FOR EACH BIORETENTION AREA SHALL MEET THE FOLLOWING CRITERIA:

PH RANGE**	5.2 – 7.0
ORGANIC MATTER	1.5–4%
MAGNESIUM	35 LBS/ACRE
PHOSPHOROUS	75 LBS/ACRE
POTASSIUM	85 LBS/ACRE
SOLUBLE SALTS	NOT TO EXCEED 500 PPM

   ** IF PH FALLS OUT OF ACCEPTABLE RANGE, PH OF SOIL MAY BE MODIFIED WITH LIME (HIGHER PH), OR WITH WITH IRON SULFATE PLUS SULFUR (LOWER PH).
4. BIORETENTION AREA TO BE SURROUNDED WITH SILT FENCE DURING CONSTRUCTION. ONCE UPSTREAM AREA IS STABILIZED, SILT FENCE TO BE REMOVED AS APPROVED BY PROJECT ENGINEER.

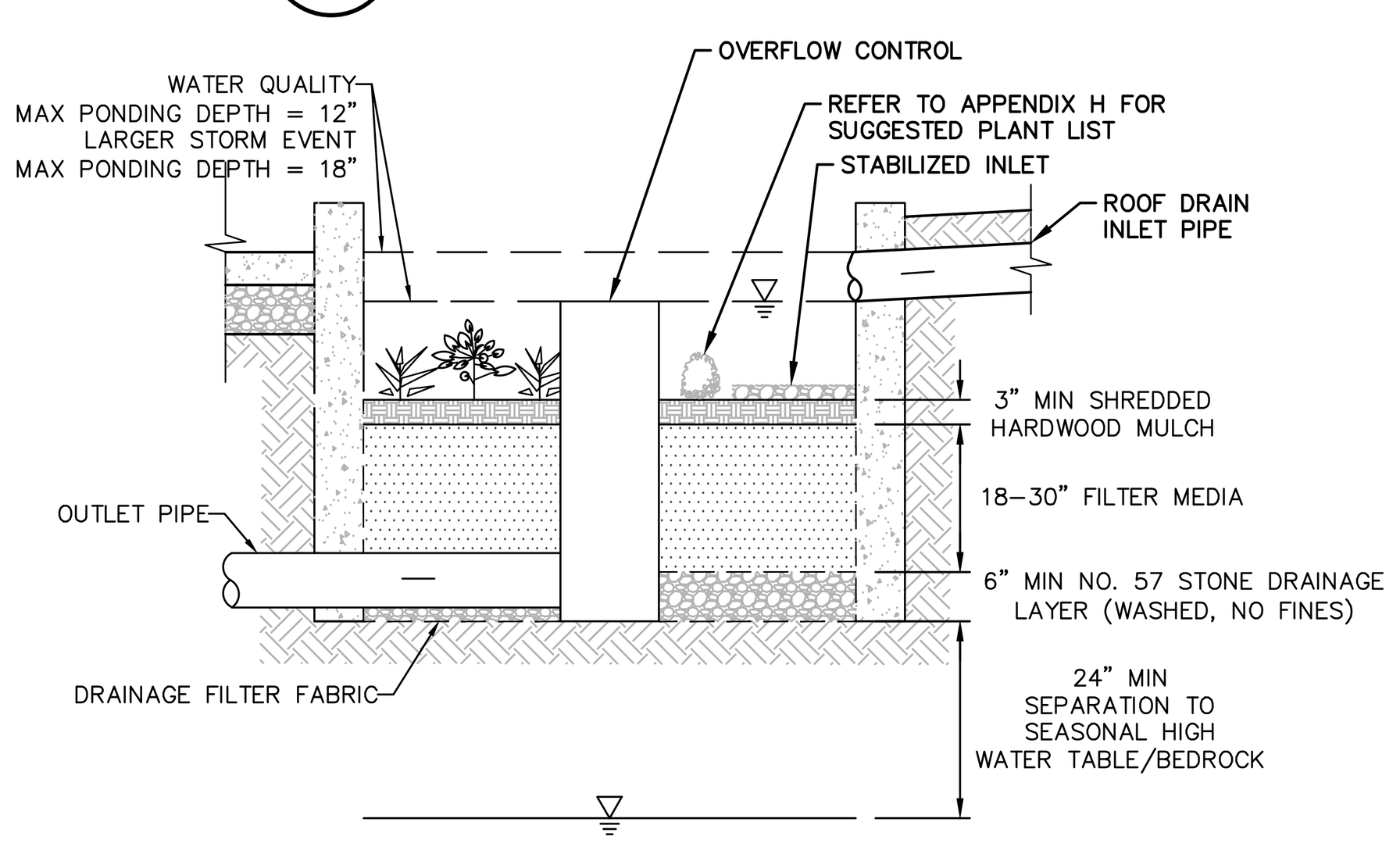
© 9 **FILTRATION BIORETENTION (F-5)**
SCALE: NTS

NYLOPLAST 18" DRAIN BASIN:

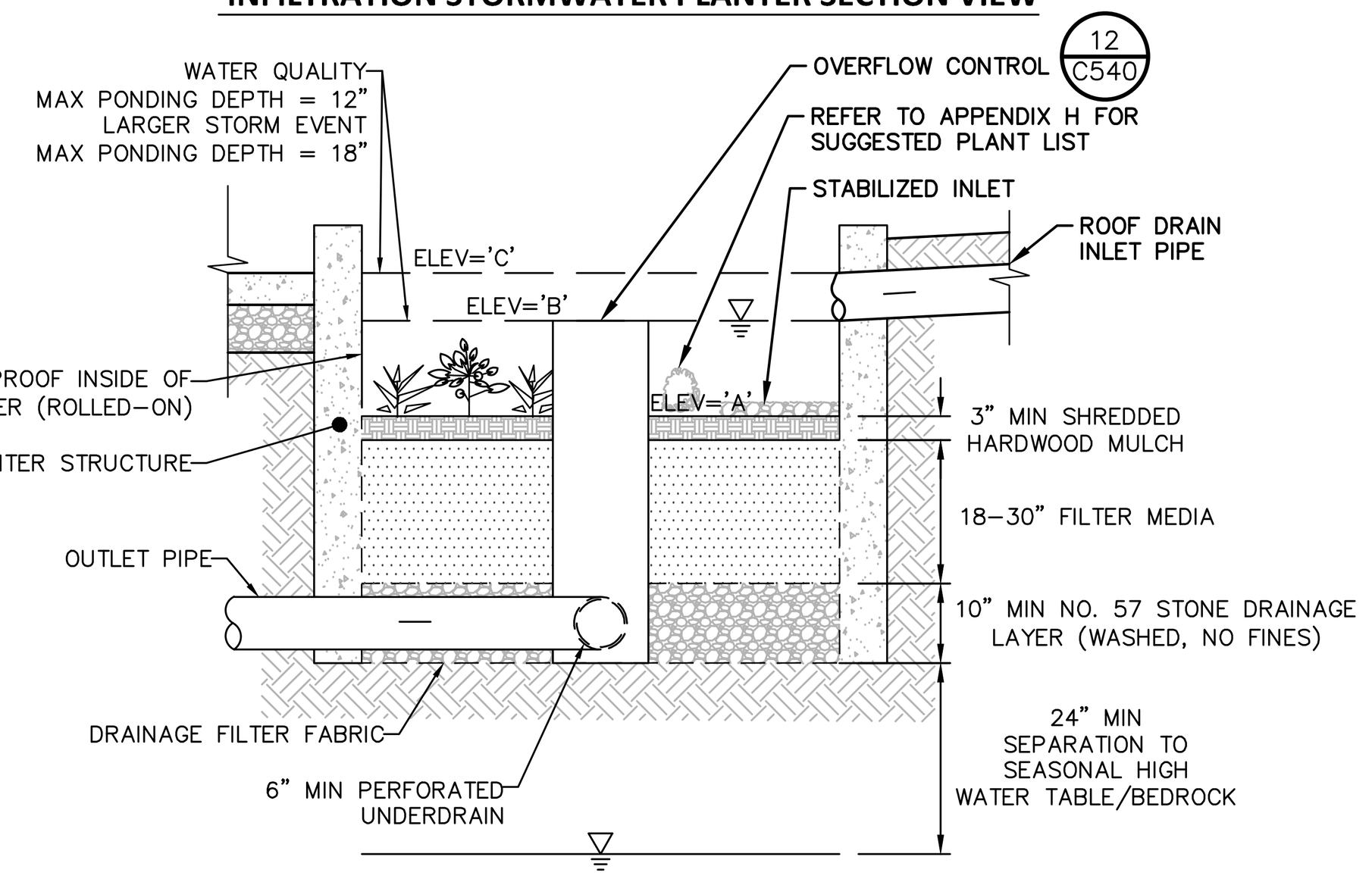


1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

© 16 **18" NYLOPLAST DRAIN BASIN DETAIL**
SCALE: NOT TO SCALE



INFILTRATION STORMWATER PLANTER SECTION VIEW



FILTRATION STORMWATER PLANTER SECTION VIEW

NOTES:
1. SANDY LOAM TOPSOIL SHALL HAVE AN INFILTRATION RATE OF 2 INCHES PER HOUR AND 5 INCHES AN HOUR FOR SAND AND GRAVEL COURSE.
2. SOIL COMPACTION MUST BE NO GREATER THAN 85% IN THE PLANTER.
3. THE GROWING MEDIA SHOULD BE UNIFORM MIXTURE OF 70% SAND (100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE) AND 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS AND WOODY DEBRIS AND ANIMAL WASTE.
4. DRAINAGE LAYER SHALL BE CLEAN SAND WITH 100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE.
5. SEE LANDSCAPE PLAN FOR PROPOSED PLANTING SCHEDULES.

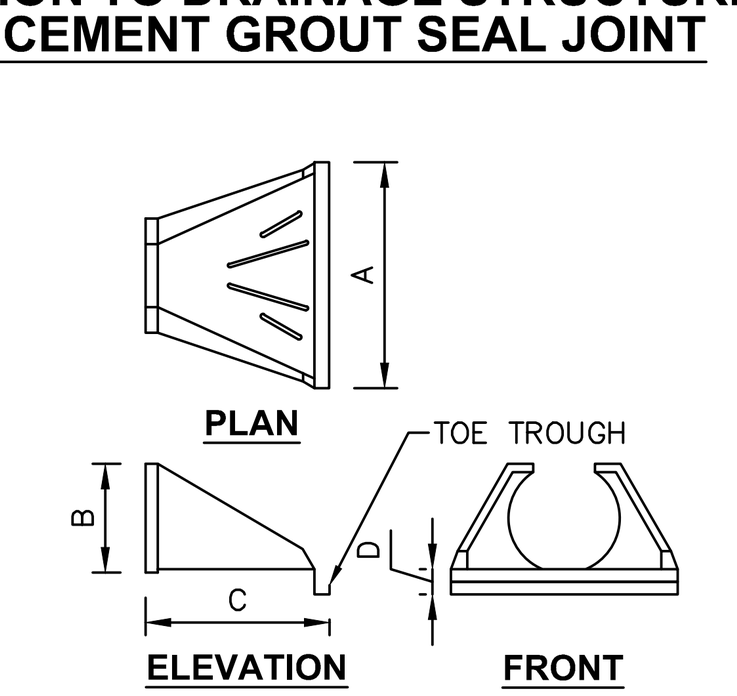
PLANTER ELEVATION

BUILDING PLANTER	ELEVATIONS 'A' ELEV	'B' ELEV	'C' ELEV
PLANTER -1	195.0'	196.0'	196.5'
PLANTER -2	193.3'	194.3'	194.8'

© 8 **STORMWATER PLANTER (RR-7)**
SCALE: NTS

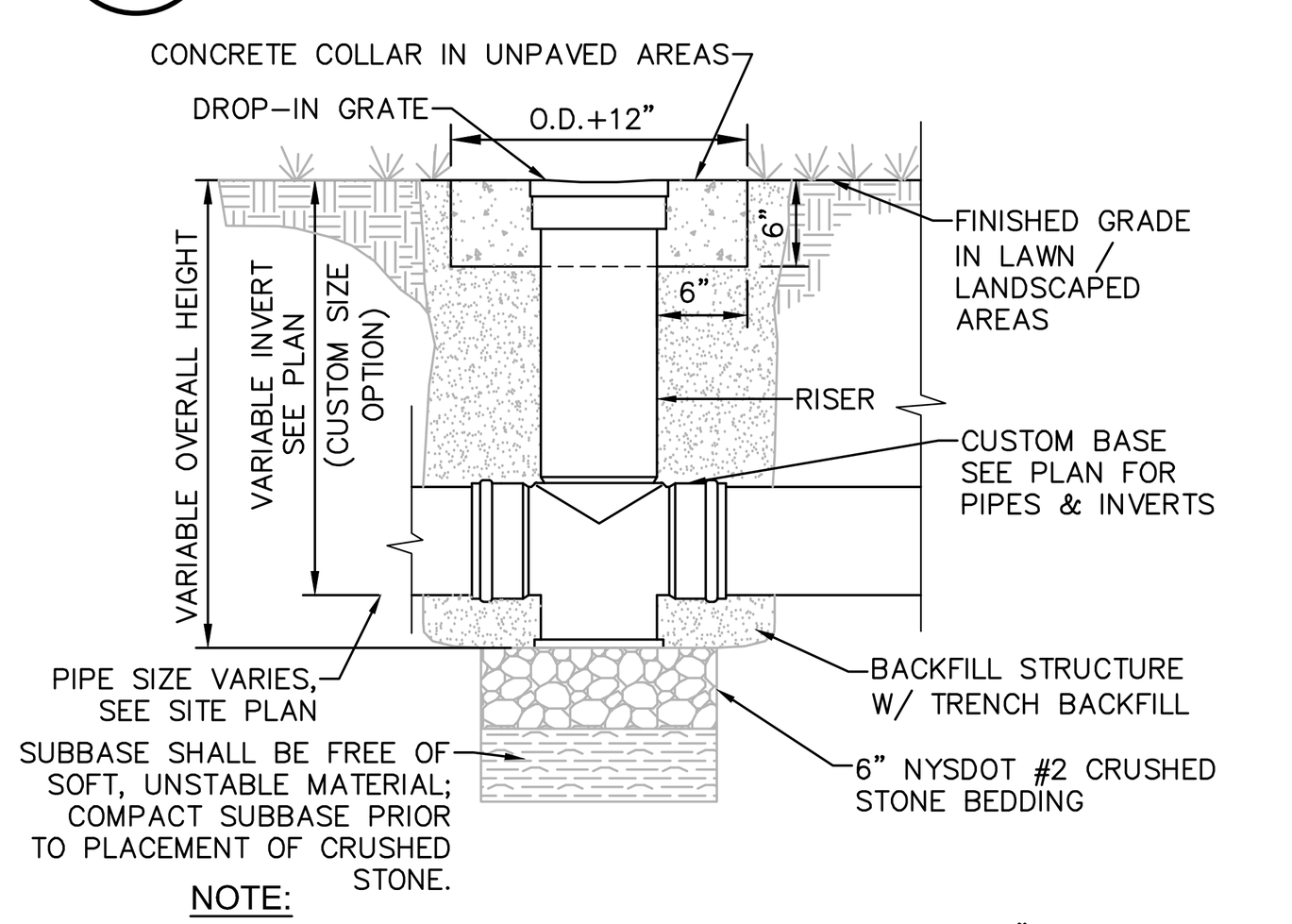
TYPICAL HDPE END SECTION

PIPE DIA.	END SECTION DIMENSIONS A	B	C	D
12"	42"	14"	34"	6"
15"	42"	17"	34"	6"
18"	59"	21"	48"	6"
24"	59"	27"	48"	6"
30"	82"	34"	58"	6"
36"	82"	41"	58"	6"



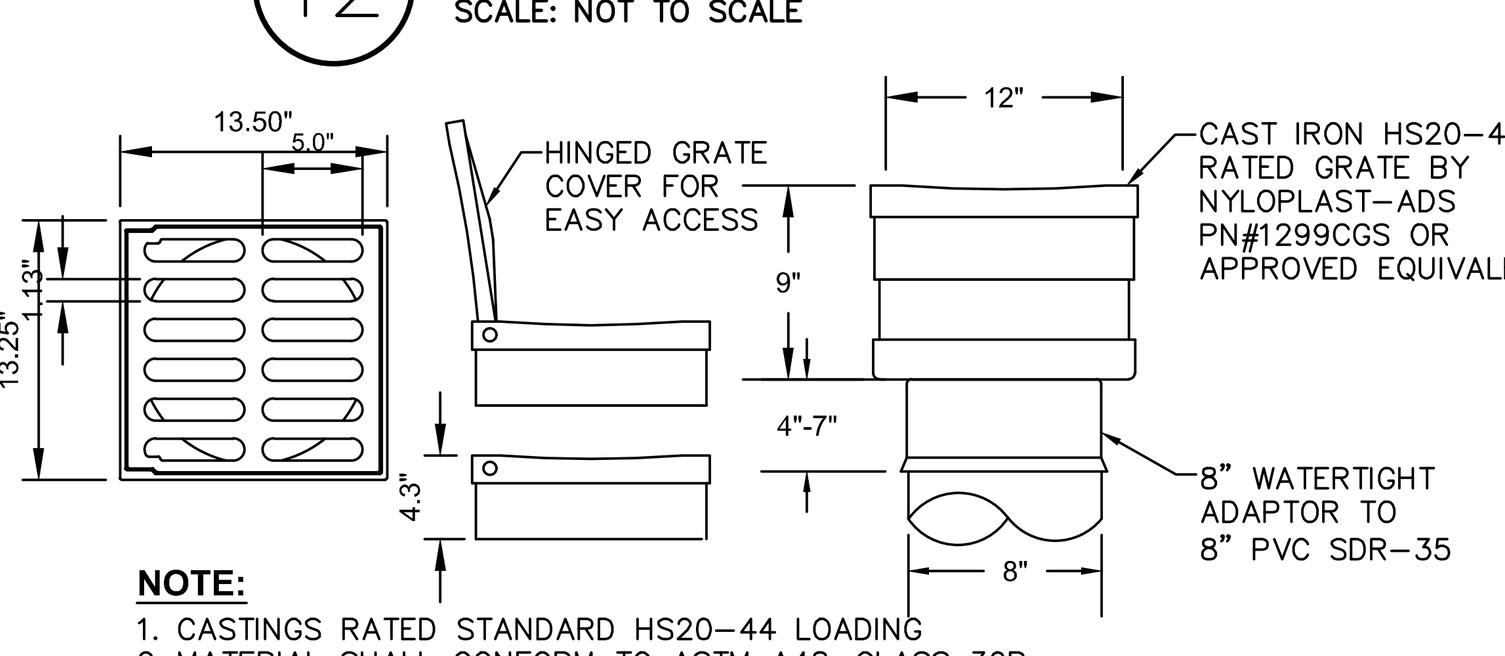
NOTES:
1. SCOPE: THIS SPECIFICATION DESCRIBES 12- THROUGH 36-INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
2. REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. THE ADS FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C; CONTACT MANUFACTURER FOR ADDITIONAL CELL CLASSIFICATION INFORMATION. WHEN PROVIDED, THE METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL.
3. INSTALLATION: INSTALLATION SHALL BE IN ACCORDANCE WITH ADS INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT WWW.ADS-PIPE.COM FOR THE LATEST INSTALLATION INSTRUCTIONS.
4. PROVIDE TRASH RACK ONLY WHERE SPECIFIED ON SITE PLANS.

© 11 **TYPICAL END SECTION - HDPE**
SCALE: NOT TO SCALE



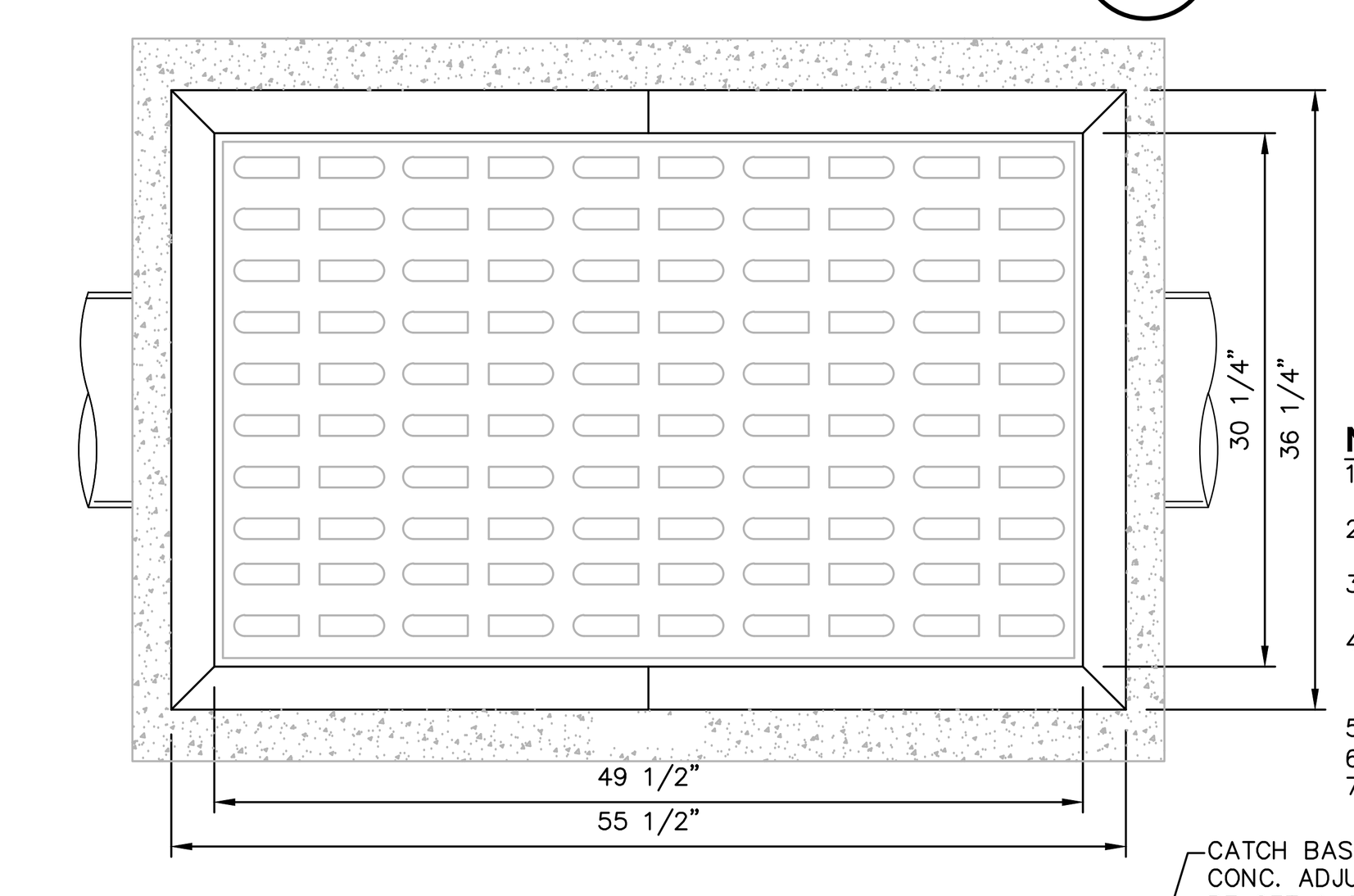
NOTE:
1. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

© 12 **NYOPLAST DRAIN BASIN**
SCALE: NOT TO SCALE

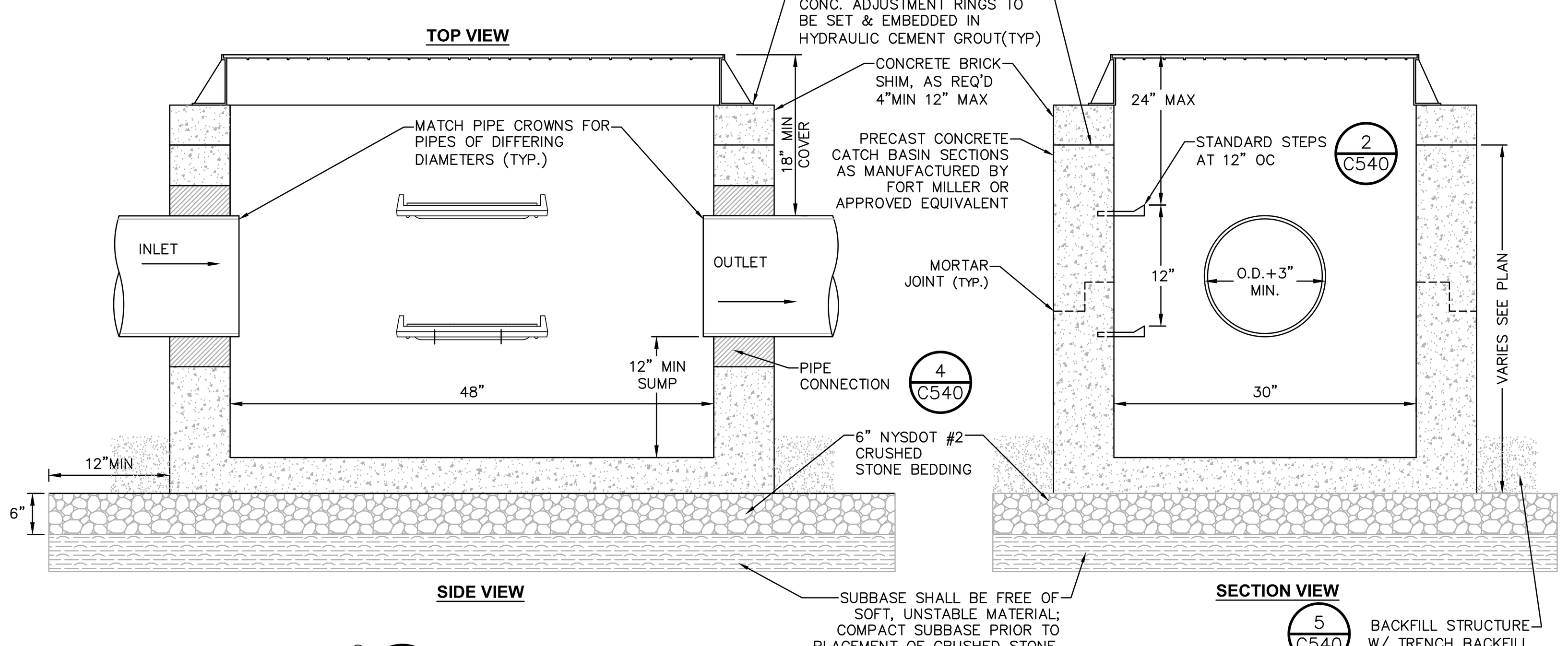


NOTE:
1. CASTINGS RATED STANDARD HS20-44 LOADING
2. MATERIAL SHALL CONFORM TO ASTM A48-CLASS 30B
3. PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT
4. IN-LINE DRAIN BY NYLOPLAST OR APPROVED EQUIVALENT
5. DRAIN AREA = 62.7 SQ. INCH

© 14 **12" IN-LINE DRAIN & GRATE**
SCALE: NOT TO SCALE



NOTES:
1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. EJ GROUP GRATE & FRAME PN#00758535A01 OR EQUIVALENT.

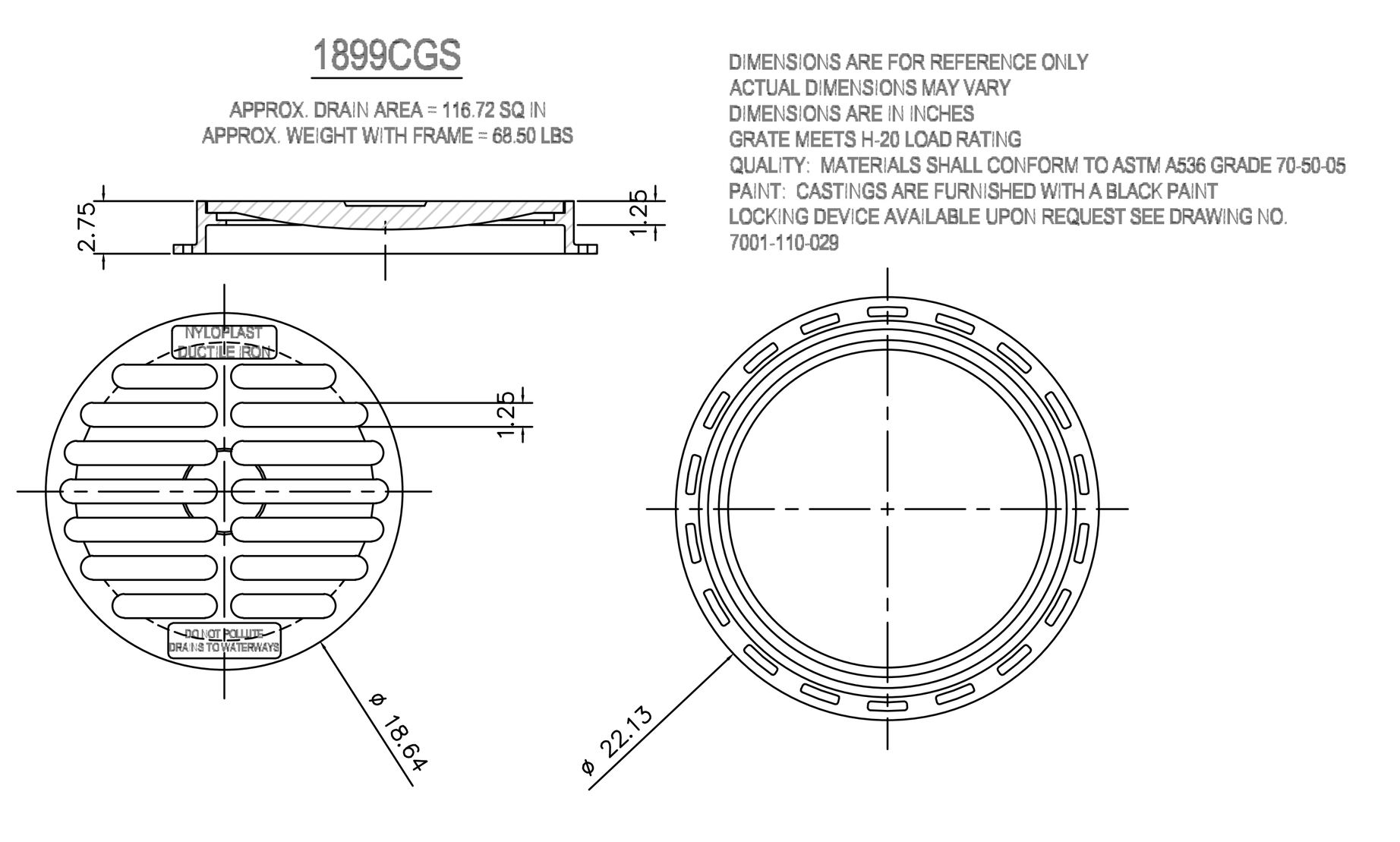


© 7 **PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL**
SCALE: NOT TO SCALE

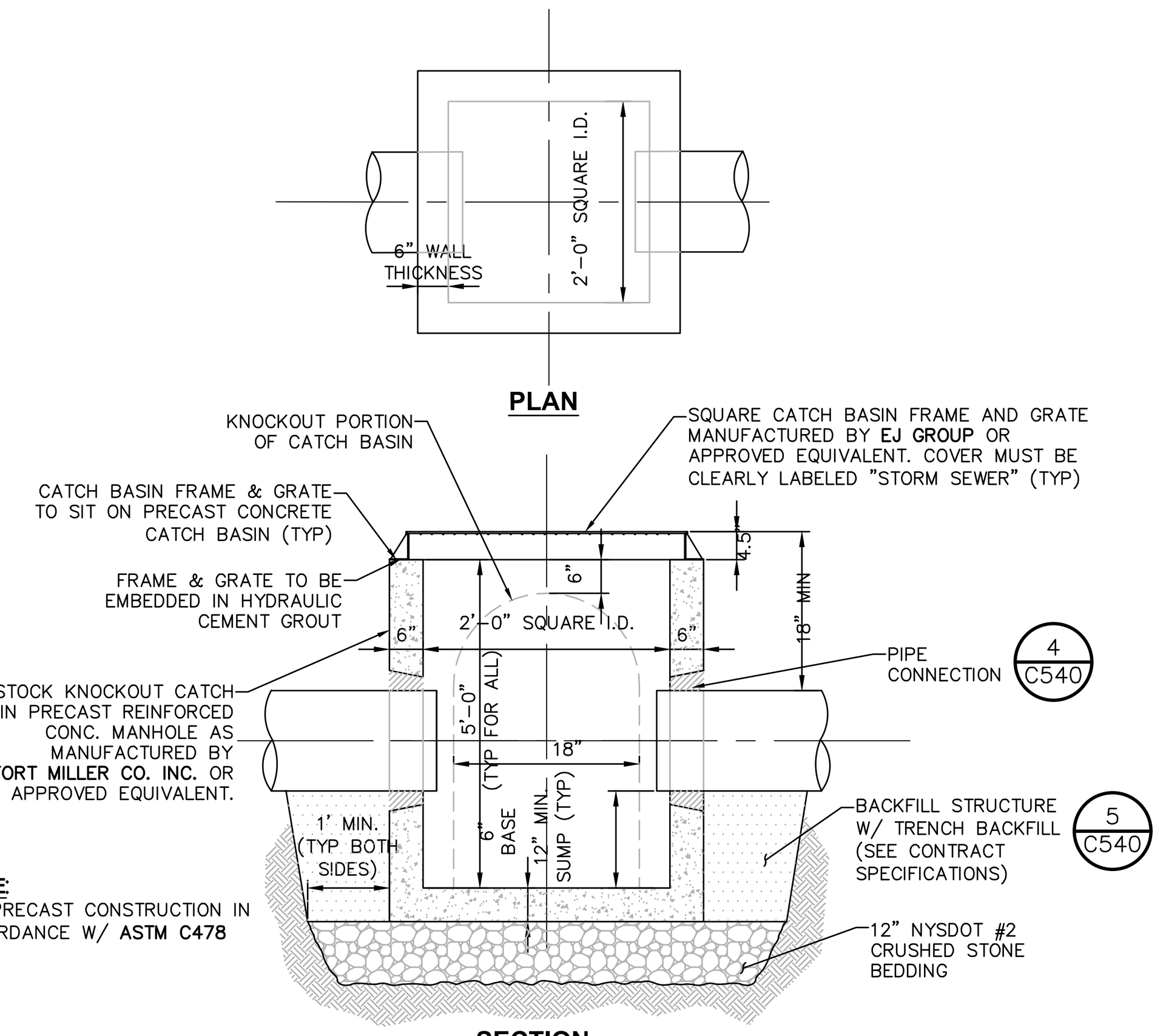
1899CGS

APPROX. DRAIN AREA = 116.72 SQ IN
APPROX. WEIGHT WITH FRAME = 68.50 LBS

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-029



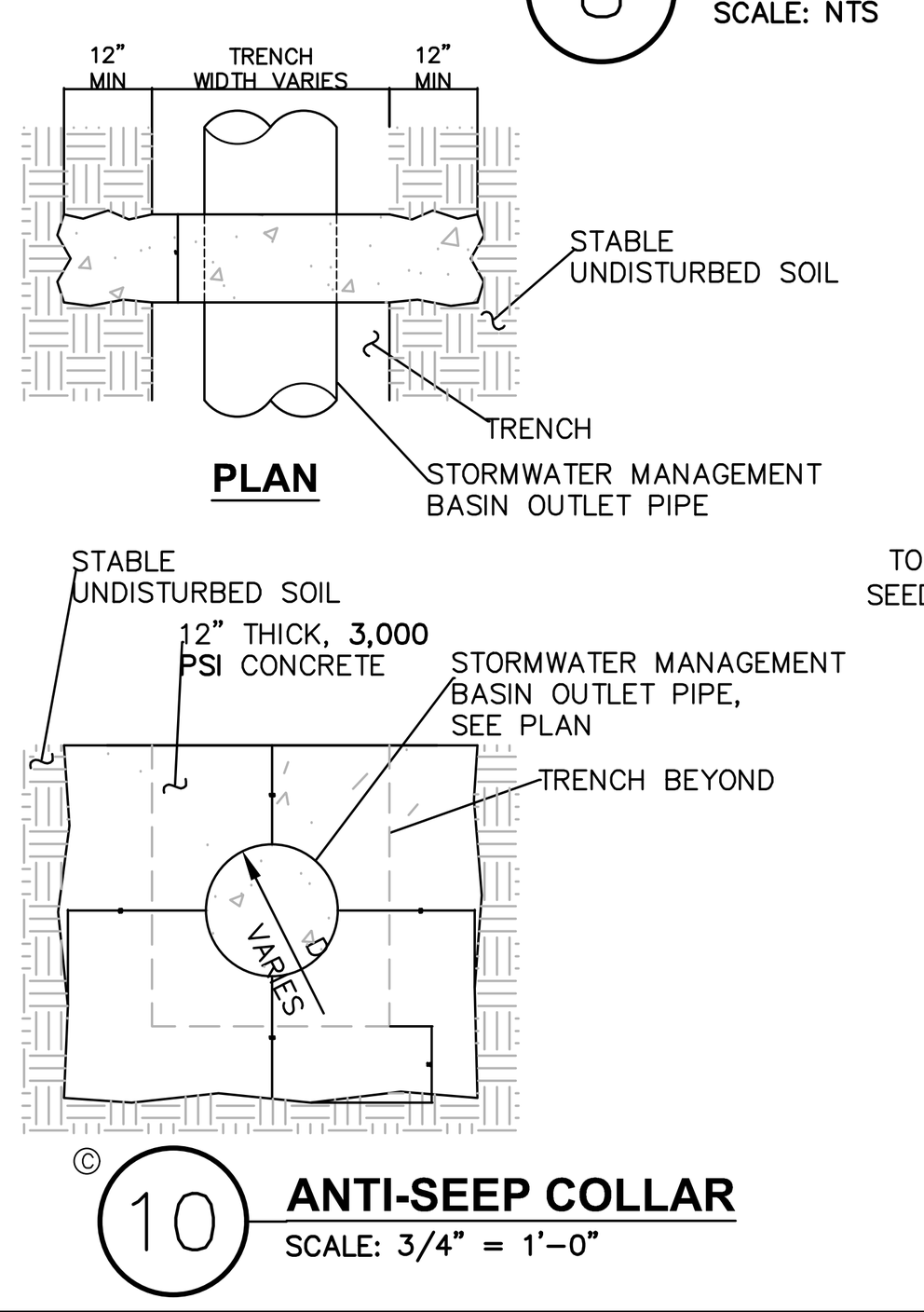
© 17 **18" NYLOPLAST GRATE DETAIL**
SCALE: NOT TO SCALE



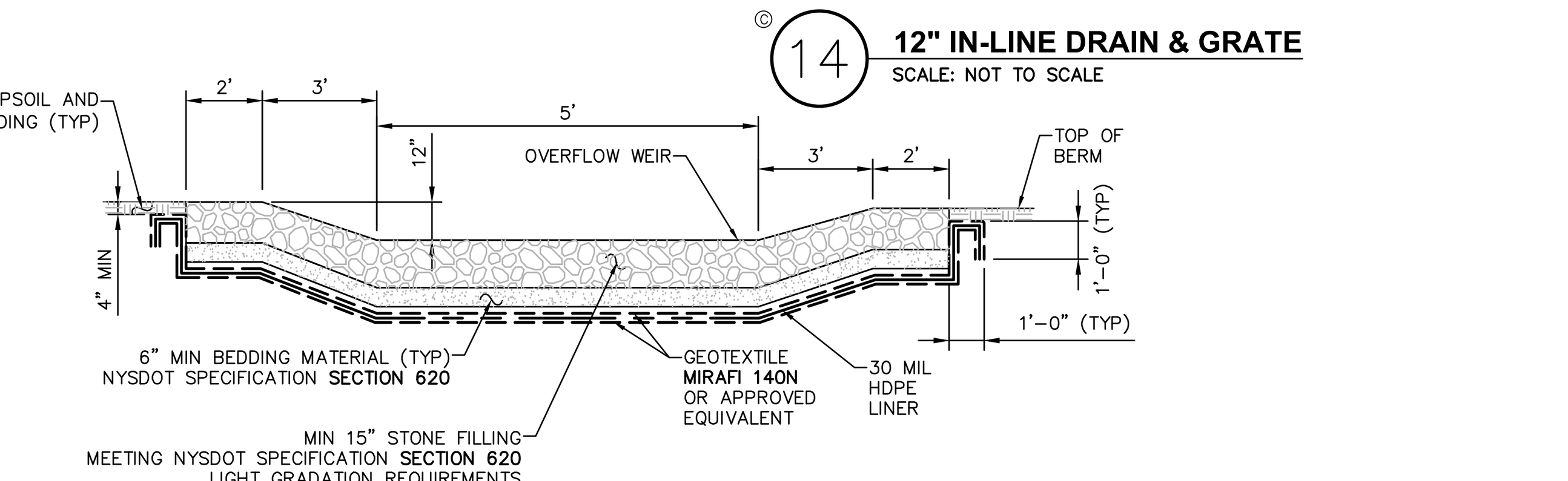
NOTE:
ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ ASTM C478

NOTES:
1. CATCH BASIN INLET BASINS SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING + 25% IMPACT AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL NOT HAVE A DEPTH GREATER THAN 60" FROM FINISHED SURFACE.
3. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
4. MAX STORM SEWER PIPE FOR SHALLOW 2' CATCH BASIN IS 15"
5. SEE UTILITY PLANS C160-163 FOR STRUCTURE SPECIFIC INVERTS

© 15 **24"X24" PRECAST CONCRETE CATCH BASIN DETAIL**
SCALE: NOT TO SCALE



© 10 **ANTI-SEEP COLLAR**
SCALE: 3/4" = 1'-0"



© 13 **SECTION THRU STORM WATER MANAGEMENT BASIN OVER FLOW WEIR**
SCALE: NOT TO SCALE

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_C540_81747-00_STRMD.DWG
Xref's Attached: X-BORDER_81947-00_30x42
Date Printed: Oct 27, 2025, 4:26pm

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Poughkeepsie, NY 12601
845-454-3980
labellapc.com

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

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

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

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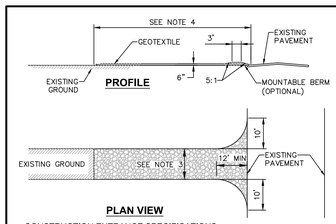
MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10952

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:
STORMWATER DETAILS
DRAWING NUMBER:
C540

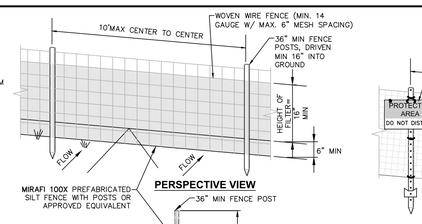


PLAN VIEW

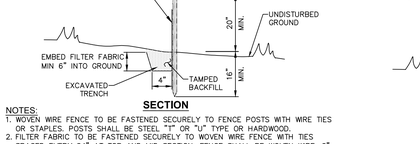
CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

C-1 **STABILIZED CONSTRUCTION ACCESS DETAIL**
SCALE: NOT TO SCALE



PERSPECTIVE VIEW



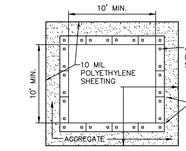
SECTION

NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "L" TYPE OR HARDWOOD.
2. 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.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN–OFF TO A SILT FENCE ARE:

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

C-2 **SILT FENCE INSTALLATION DETAIL**
SCALE: NOT TO SCALE



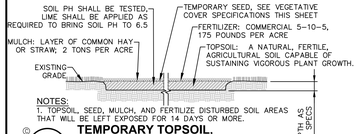
PLAN

SECTION

NOTES:

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

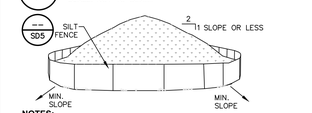
C-4 **TEMPORARY OUT OF PAVEMENT FILTER FABRIC DROP INLET PROTECTION DETAIL**
SCALE: NOT TO SCALE



NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.

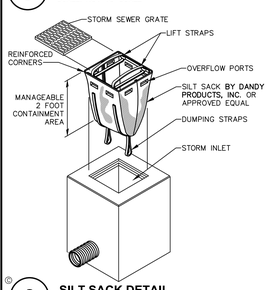
C-7 **TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL**
SCALE: NOT TO SCALE



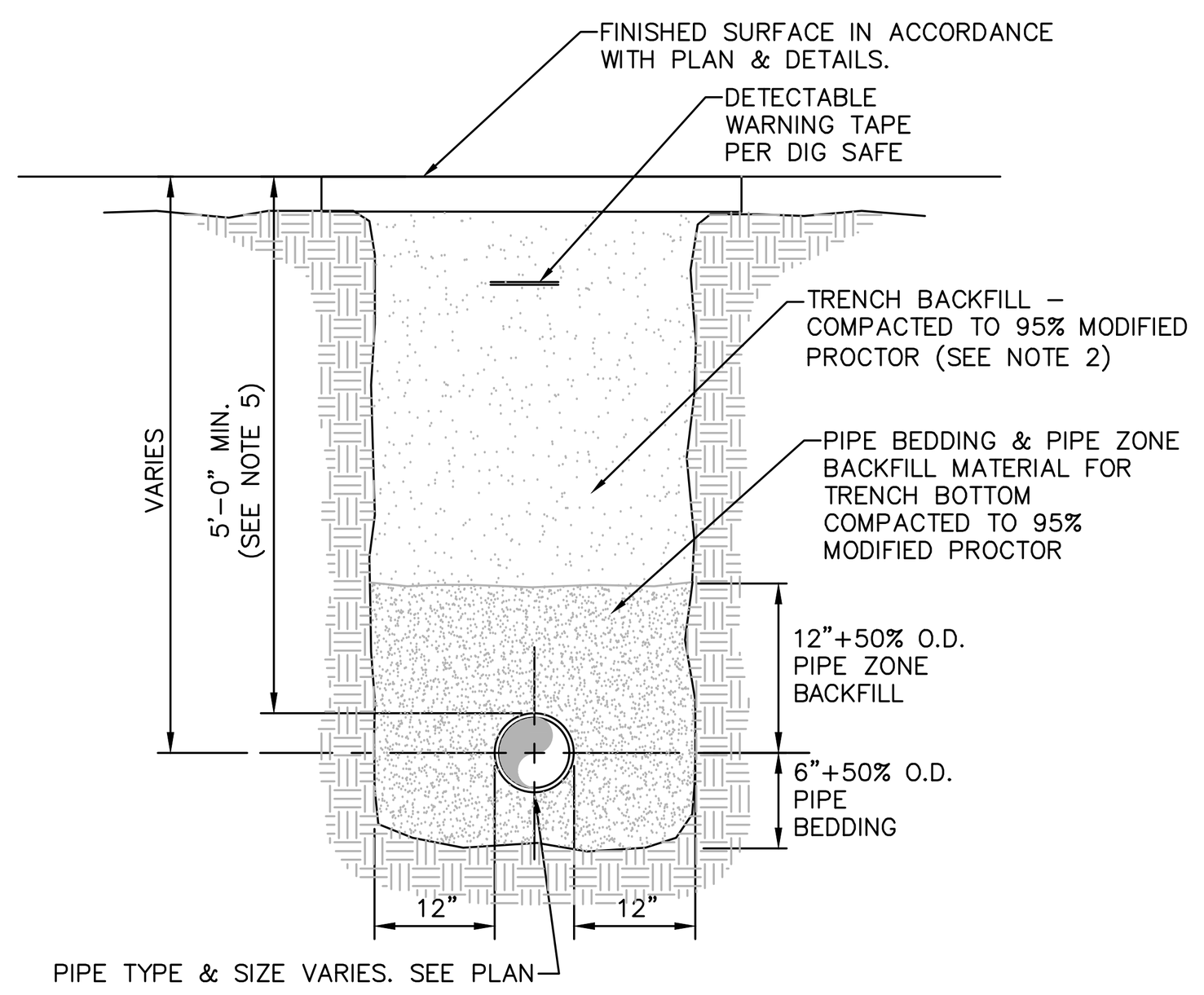
NOTES:

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

C-8 **TEMPORARY SOIL STOCKPILE DETAIL**
SCALE: NOT TO SCALE



C-9 **SILT SACK



PIPE TYPE & SIZE VARIES. SEE PLAN

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:

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

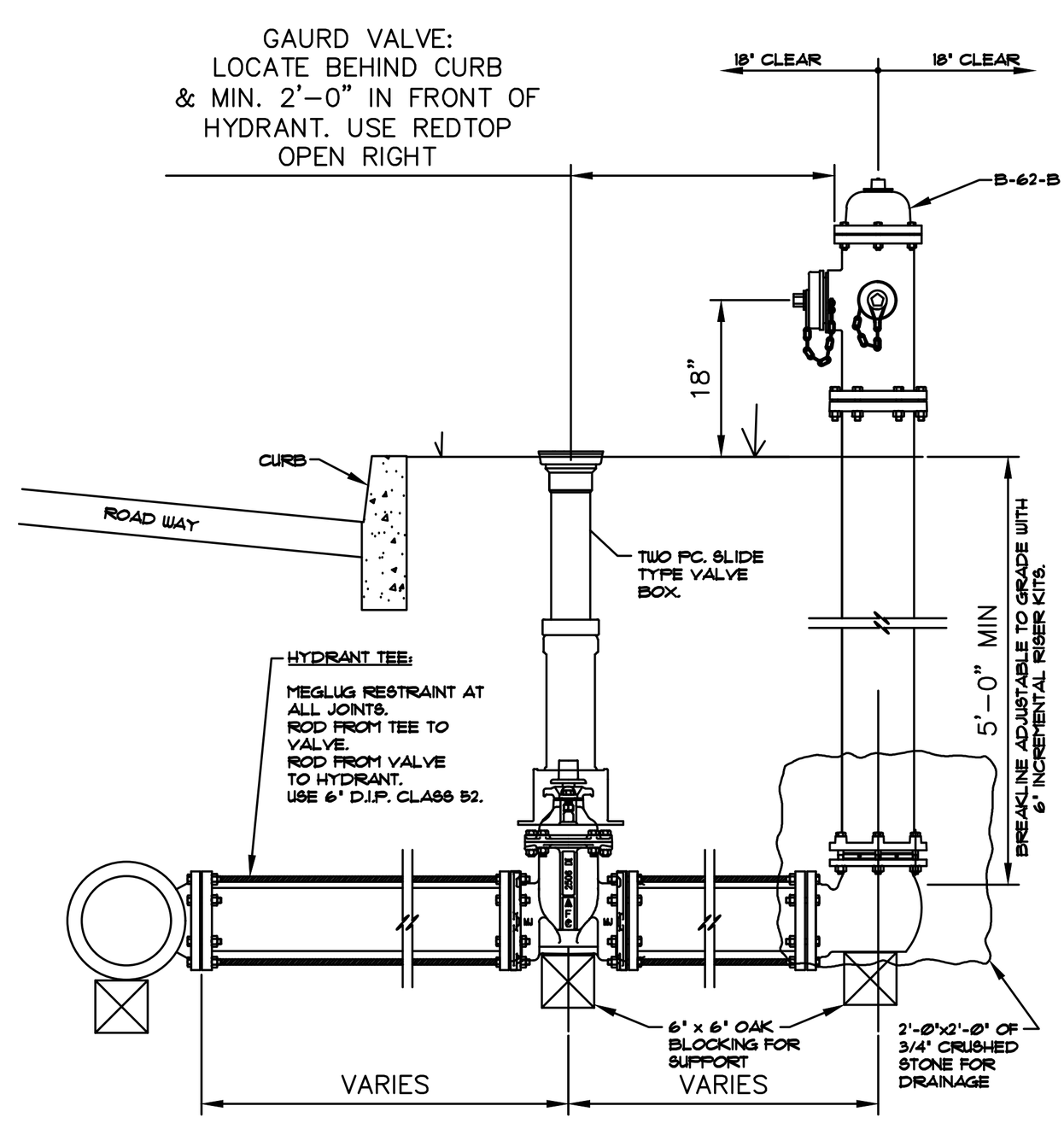
2. TRENCH BACKFILL SHALL BE A NATURAL RUN–OF–BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND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

SIEVE 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

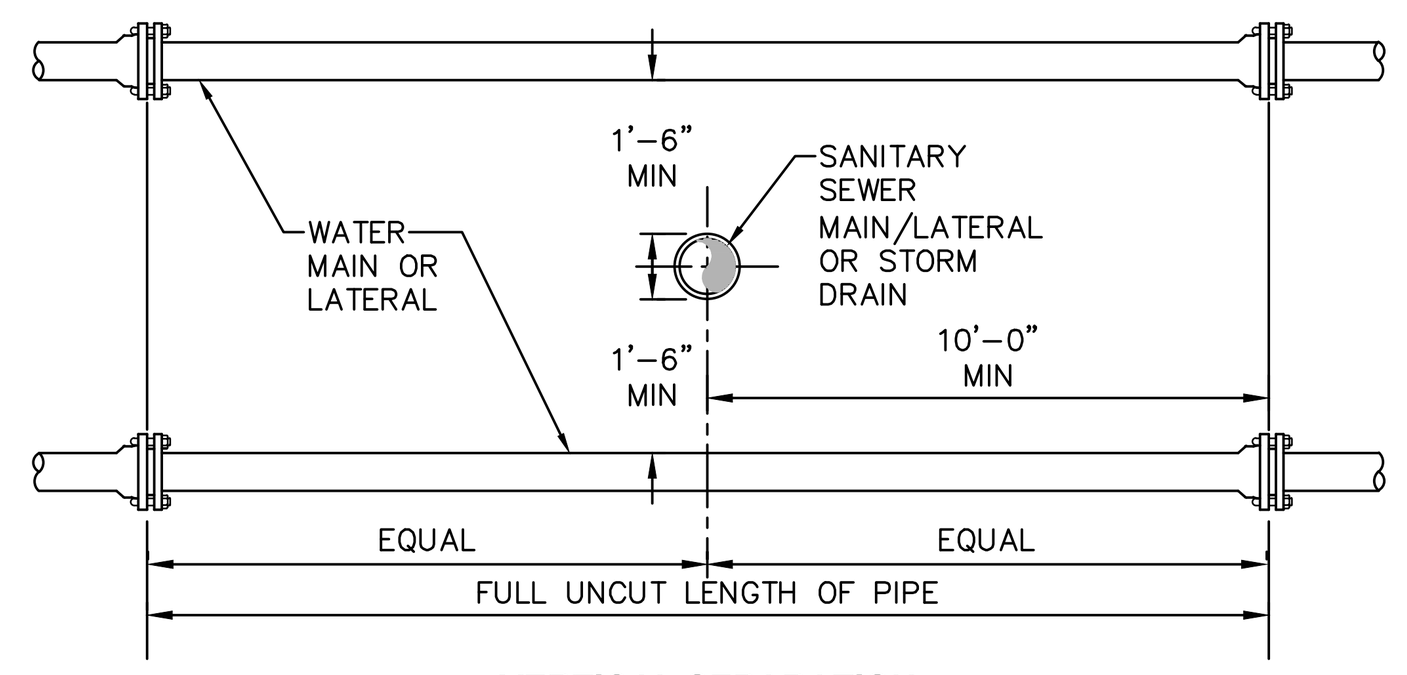


NOTES:
1. PAINT B-62-B HYDRANT RED
2. ALL MATERIAL TO BE MADE IN USA
3. NEW OR REPLACEMENT HYDRANT ON EXISTING CAST IRON MAIN REQUIRES TRANSITION COUPLINGS & SPOOLS FROM TEE (ROCKWELL 441 OR EQUAL)
4. ALL JOINTS TO BE FULLY RESTRIANTED ROD SUBSTITUIONS TO BE APROVED BY ENGINEER.

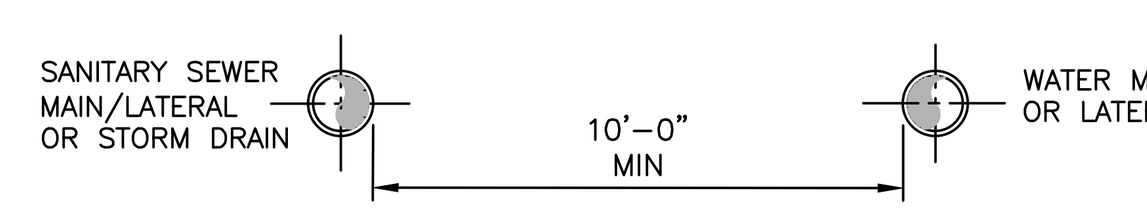
AMERICAN DARLIN HYDRANT
B-62-B
SCALE: N.T.S.

NOTES:
1. HYDRANTS SHALL BE **AMERICAN DARLIN B–62–B** OR APPROVED EQUIVALENT BY THE AUTHORITY HAVING JURISDICTION. HYDRANTS SHALL MEET REQUIREMENTS OF **AWWA STANDARD C–502**.
2. HYDRANTS SHALL BE CAST IRON BODY, DRY BARREL DESIGN, COMPRESSION–TYPE VALVE, OPENING AGAINST PRESSURE AND CLOSING WITH PRESSURE, 6–INCH MECHANICAL JOINT INLET FOOT PIECE, 5 ¼ INCH MAIN VALVE OPENING, O–RING TYPE PACKING, RATED FOR 250–PSI WORKING PRESSURE, TWO (2) 2 ½ INCH HOSE NOZZLES AND ONE (1) 4 ½ INCH PUMPER NOZZLE.
3. NOZZLE OUTLET THREADS SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS AND HAVE CAST IRON CAPS WITH NON–KINKING STEEL CHAINS. OPERATING AND CAP NUTS: PENTAGON 1 ½ INCH POINT TO FLAT. HYDRANT VALVES SHALL BE OPENED BY TURNING OPERATING NUT TO THE LEFT, OR **COUNTERCLOCKWISE**.
4. HYDRANTS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY FLANGE WITH RED EXTERIOR ALKYD GLOSS ENAMEL PAINT. HYDRANTS SHALL BE TOUCHED UP TO REMOVE ANY MARKS OR SCRAPED PAINT CAUSED BY INSTALLATION OR TRANSIT.

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



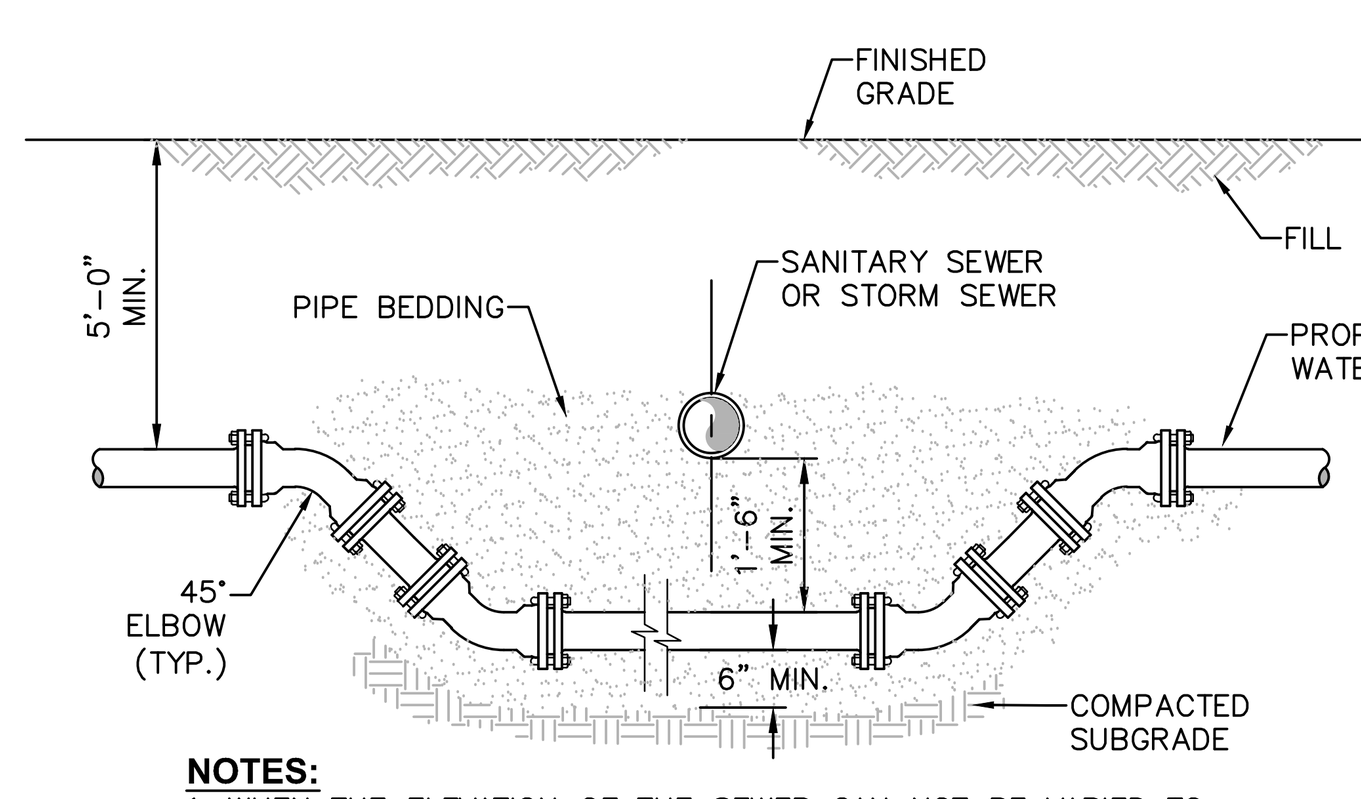
VERTICAL SEPARATION



HORIZONTAL SEPARATION

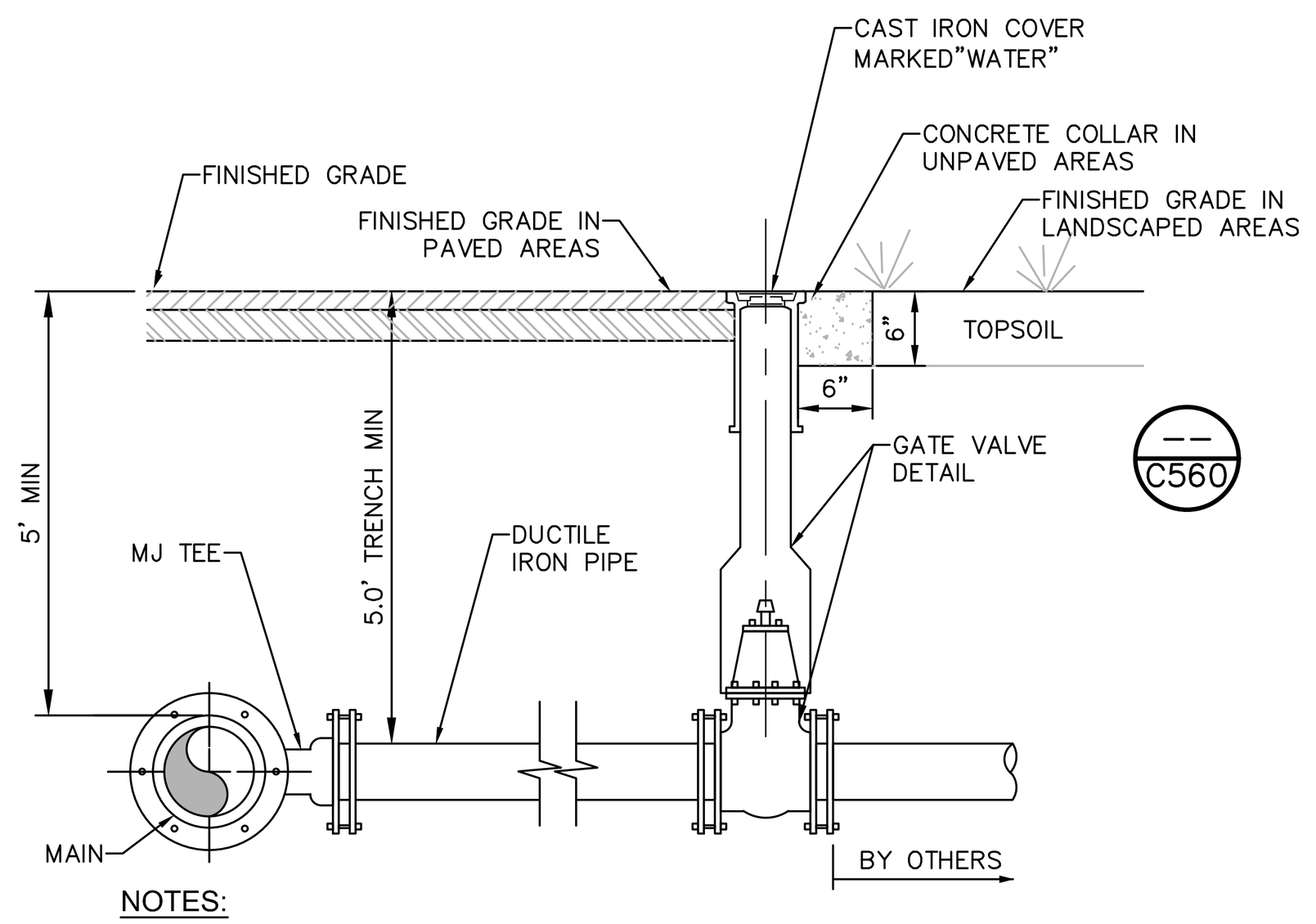
NOTES:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH 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



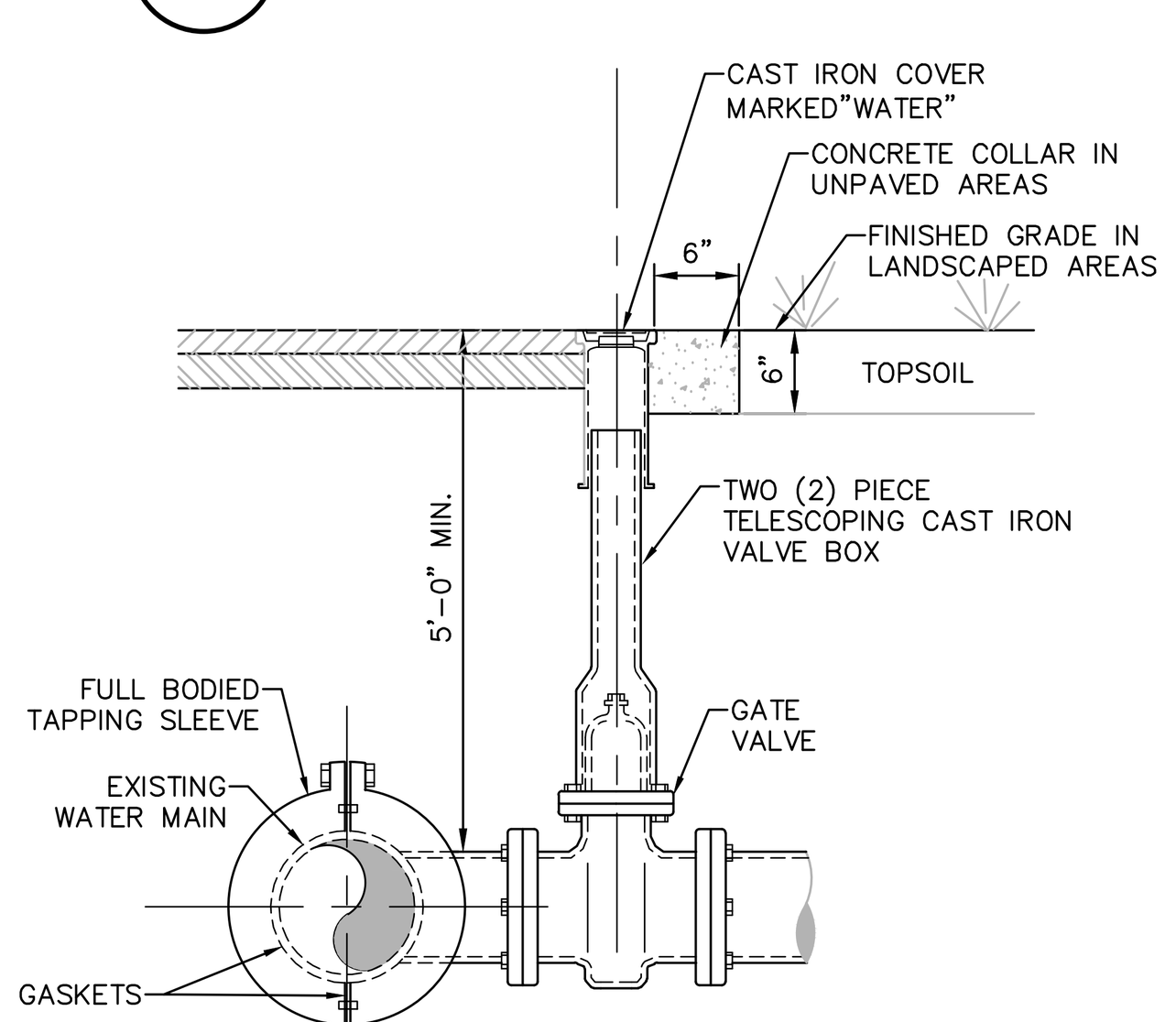
NOTES:
1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF 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



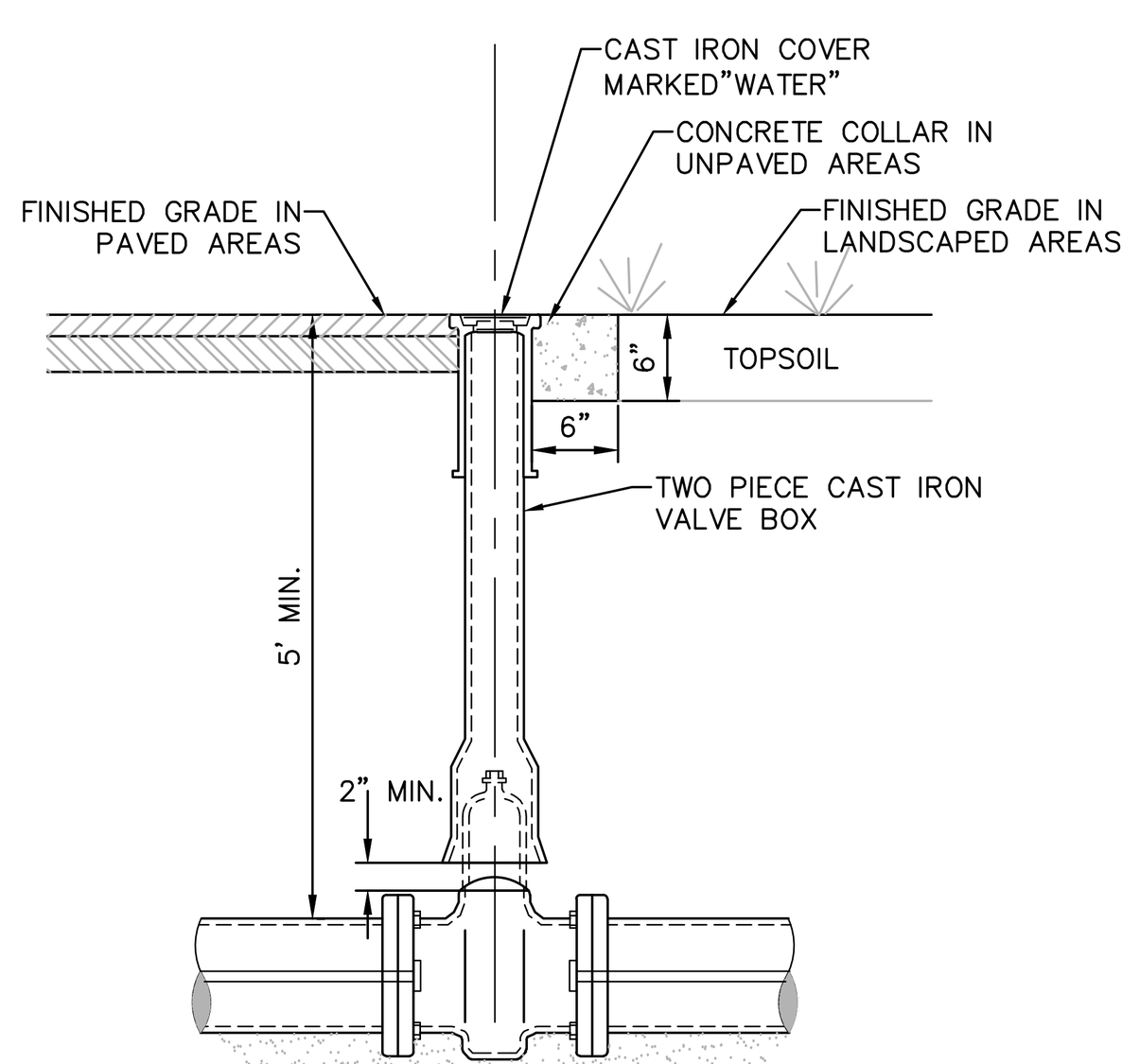
NOTES:
1. GATE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY **(MUELLER, CLOW OR WATEROUS)** OR APPROVED EQUIVALENT.

© 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"ø 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 TIE 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°	22½°	11¼°	TEE	VALVE	DEAD END	6"	8"	10"	12"	16"	18"	24"
6"	43	18	8	4	29	31	31							
8"	56	23	11	5	38	41	41	17						
10"	68	28	14	7	48	50	50	31	17					
12"	81	34	16	8	57	59	59	43	31	17				
16"	106	44	21	10	76	78	78	66	57	46	33			
18"	119	49	24	12	85	88	88		69	59	48	18		
24"	156	65	31	15	116	116	116				86	63	50	
30"	192	80	38	19	142	144	144						91	50

NOTES:
1. THE LENGTH OF PIPE REQUIRING RESTRAINT IS BASED UPON THE FOLLOWING ASSUMPTIONS:

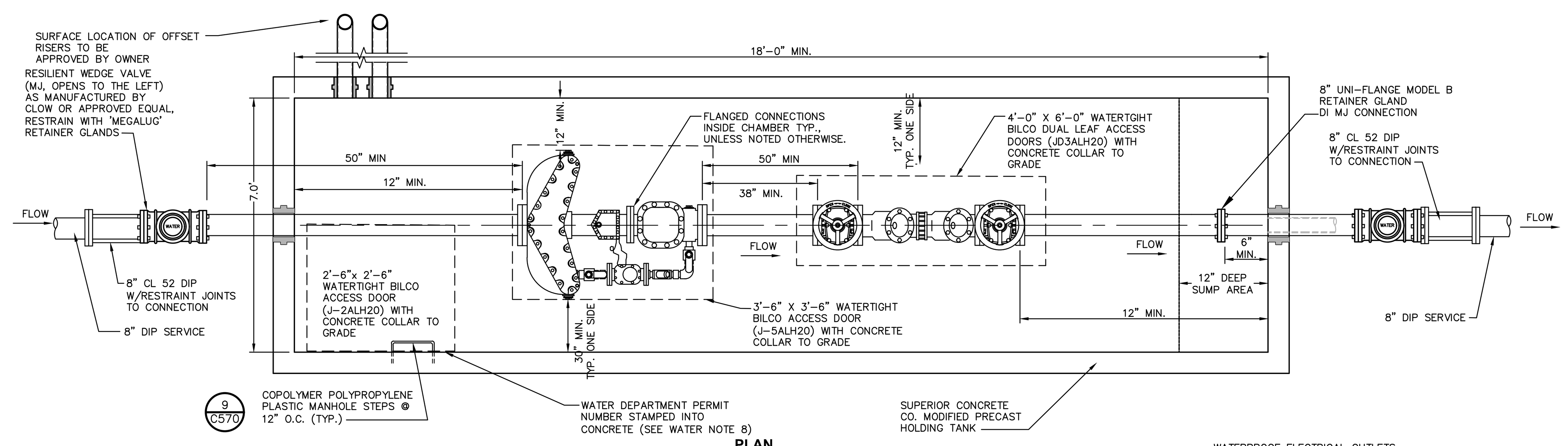
   A. BEDDING TYPE 2 – FLAT BOTTOM TRENCH, BACKFILL LIGHTLY CONSOLIDATED TO CENTER LINE OF PIPE.
   B. SOIL TYPE CLAY 1 – CLAY OF MEDIUM TO LOW PLASTICITY, LL<50, <25% COURSE PARTICLES [CL & CL–ML] :

      CL – INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS. LEAN CLAYS
      ML – INORGANIC SILTS, VERY FINE SAND, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS.

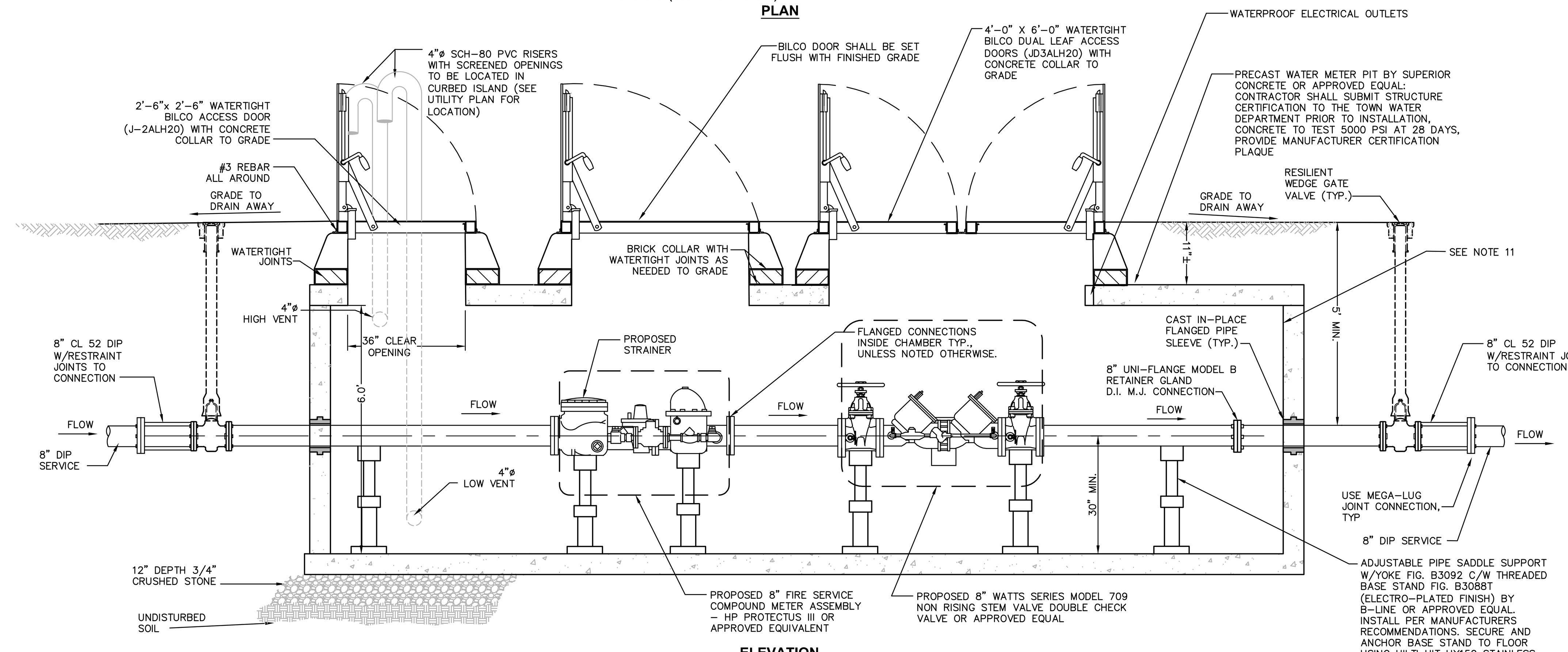
   C. PIPE IS BARE DUCTILE IRON PIPE (NOT POLYWRAPPED)
   D. DEPTH TO TOP OF PIPE 5'–0" MINIMUM
   E. MAXIMUM OPERATING PRESSURE OF 150 PSI
   F. FACTOR OF SAFETY OF 1.5

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



PLAN

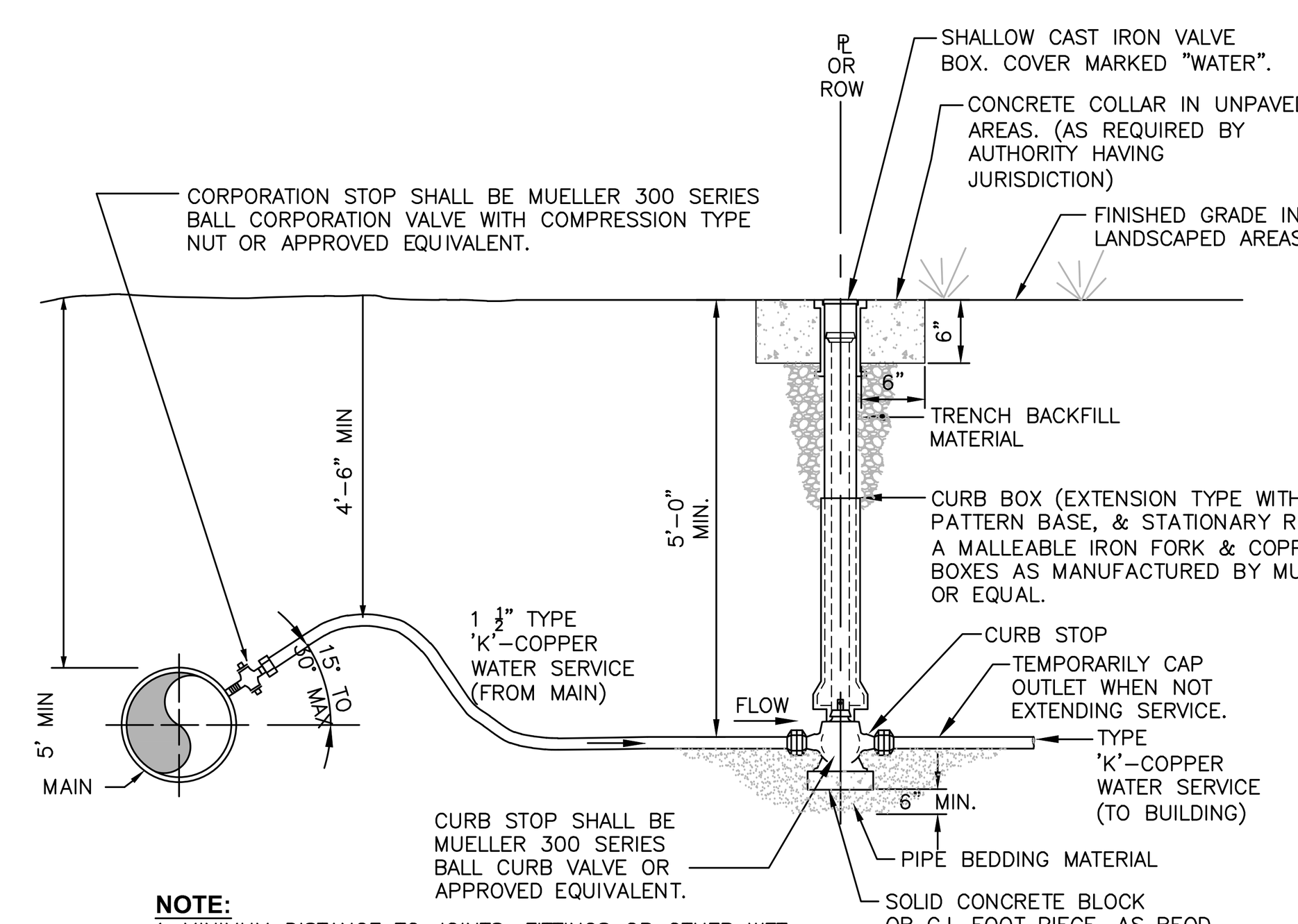


ELEVATION

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

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 OMNI OR APPROVED EQUAL.
2. WATER METER SHALL BE PROVIDED WITH A REMOTE READING SYSTEM WITH BRONZE WATERTIGHT 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 6" DEPTH OF 3/4" CRUSHED STONE, LEVELED AND LAID OVER STABLE NATIVE SOIL. IF EXCAVATION REVEALS UNSTABLE SOIL MATERIAL, THIS BEDDING REQUIREMENT SHALL BE MODIFIED BY THE PROJECT ENGINEER.
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 PERSSURE 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, TOWN CLERK AND DUTCHESS COUNTY HEALTH DEPARTMENT TO CERTIFY THAT DEVICE WAS INSTALLED PER APPROVED PLANS.
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.



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

© 9 **COPPER WATER SERVICE**
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845-454-3980

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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 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:

WATER DETAILS 1

DRAWING NUMBER:

C560

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_C560_81747-00_WATRD.dwg
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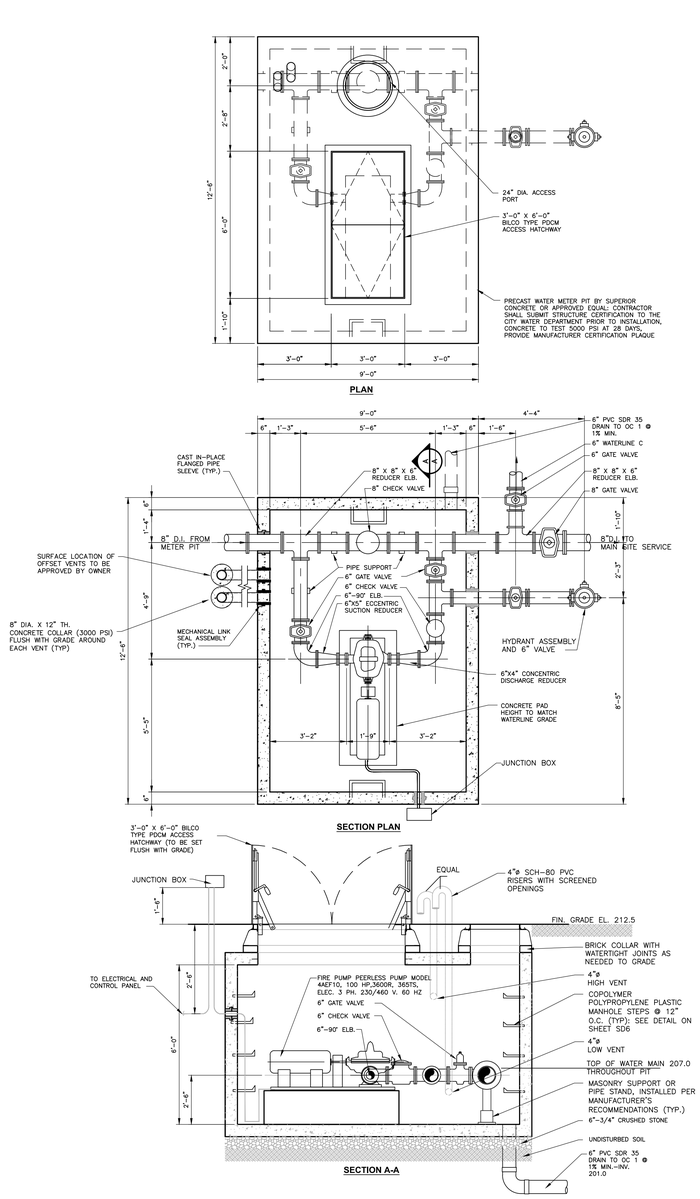
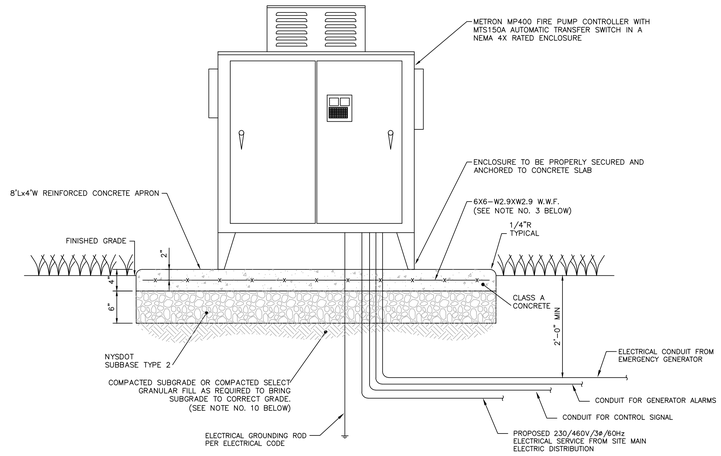




CONCRETE NOTES:

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

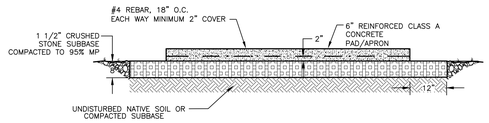
1. THE METRON COMBINATION FIRE PUMP CONTROLLER/TRANSFER SWITCH IS A METRON MODEL MP400 WITH INTEGRATED MTS150A AUTOMATIC TRANSFER SWITCH IN A NEMA 4X RATED ENCLOSURE. THE UNIT IS UNDERWRITER'S LABORATORIES (UL) AND FACTORY MUTUAL (FM) APPROVED AND MEETS ALL THE REQUIREMENTS OF NFPA FOR CENTRIFUGAL FIRE PUMPS.
2. THE CONTROLLER/TRANSFER SWITCH UNIT SHALL BE MANUFACTURED BY METRON, INC. AND BE EQUIPPED WITH ALL THE FEATURES DESCRIBED IN THE ENGINEER'S REPORT. THE UNIT PROVIDES OPERATION OF THE ELECTRIC FIRE PUMP MOTOR FROM AN ALTERNATE SOURCE WHEN THE NORMAL POWER SOURCE FAILS.
3. THE FIRE PUMP IS A PEERLESS HORIZONTAL SPLIT CASE SINGLE STAGE FIRE PUMP MODEL 4AEF10 EQUIPPED WITH A 3550 RPM, 3PH, 230/460V, 60 HZ ELECTRIC MOTOR; THE PUMP SHALL BE EQUIPPED WITH ALL ANCILLARY ACCESSORIES DESCRIBED IN THE ENGINEER'S REPORT.
4. THE EMERGENCY GENERATOR SET SHALL BE A KOHLER MODEL 230REOZJB, 230 KW, DIESEL UNIT WITH SOUND ATTENUATED ENCLOSURE AND DUAL–WALL SUB–BASE TANK, OR APPROVED EQUAL. THE GENETAROR IS TO BE EQUIPPED WITH ALL FEATURES DESCRIBED IN THE ENGINEER'S REPORT.
5. THIS DETAIL IS PROVIDED TO ILLUSTRATE THE INTENDED LAYOUT. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS SHOWING THE ARRANGEMENT AND LOCATIONS OF ALL COMPONENTS, CONDUITS AND EQUIPMENT FOR THE FIRE PUMP CONTROLLER/AUTO TRANSFER SWITCH UNIT FOR A COMPLETE AND FUNCTIONAL INSTALLATION.
6. THE CONTRACTOR SHALL SUBMIT A COPY OF THE SHOP DRAWINGS TO THE CITY OF POUGHKEEPSIE ENGINEER FOR REVIEW.
7. THE INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE AND NEC ELECTRICAL CODE AND NFPA REQUIREMENTS.
8. INSTALL ALL WIRING IN RIGID GALV. STEEL CONDUITS.
9. ALL WIRING SHALL BE ADEQUATELY SIZED TO CARRY REQUIRED LOADS AS PER ELECTRICAL CODES.

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

NOTES

1. PUMP CHAMBER AND ASSEMBLY AND SHOP DRAWINGS SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY THE CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT.
2. FIRE PUMP FURNISHED FOR FIRE PROTECTION SERVICE SHALL BE SUPPLIED WITH SPECIFIED DRIVERS, CONTROLS AND PUMP ACESSORIES AS DESCRIBED IN APPENDIX TO ENGINEERING REPORT
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 PUMP CHAMBER SHALL CONSIST OF A MINIMUM 9" DEPTH OF 3/4" CRUSHED STONE, LEVELED AND LAID OVER STABLE NATIVE SOIL. IF EXCAVATION REVEALS UNSTABLE SOIL MATERIAL, THIS BEDDING REQUIREMENT SHALL BE MODIFIED BY THE PROJECT ENGINEER.
5. FIRE PUMP PIT TO BE PROVIDED WITH STEPS.
6. ALL ELECTRICAL SHALL BE INSTALLED AS PER THE NATIONAL ELECTRIC CODE, LATEST EDITION.
7. INSTALLATION AND TESTING TO BE CERTIFIED COMPLETE BY A NYS LICENSED PROFESSIONAL ENGINEER.

1 PUMP CHAMBER DETAIL
SCALE: NOT TO SCALE



NOTES:

1. THE CONCRETE PAD DIMENSIONS SHALL BE 16'L x10'W.
2. THE CONTRACTOR SHALL MAKE PROVISIONS TO PROVIDE ALL SLEEVES REQUIRED FOR THE PASSAGE OF ALL CONDUITS IN THE CONCRETE SLAB.

3 GENERATOR PAD DETAIL
SCALE: NOT TO SCALE

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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

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:

WATER DETAILS 2

DRAWING NUMBER:

C561

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_C561_81747-00_WATRD.dwg
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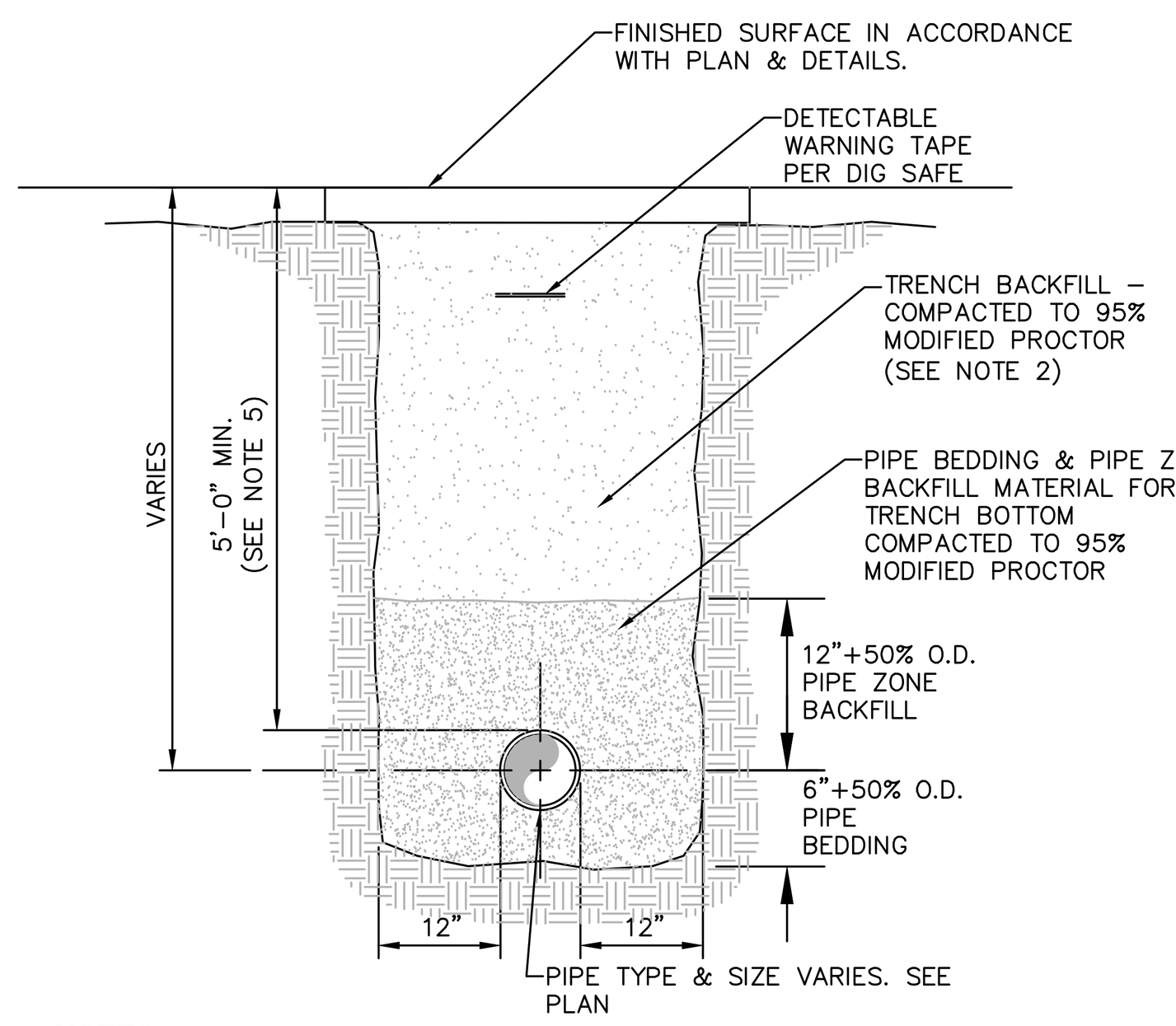


NOTES:

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:

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

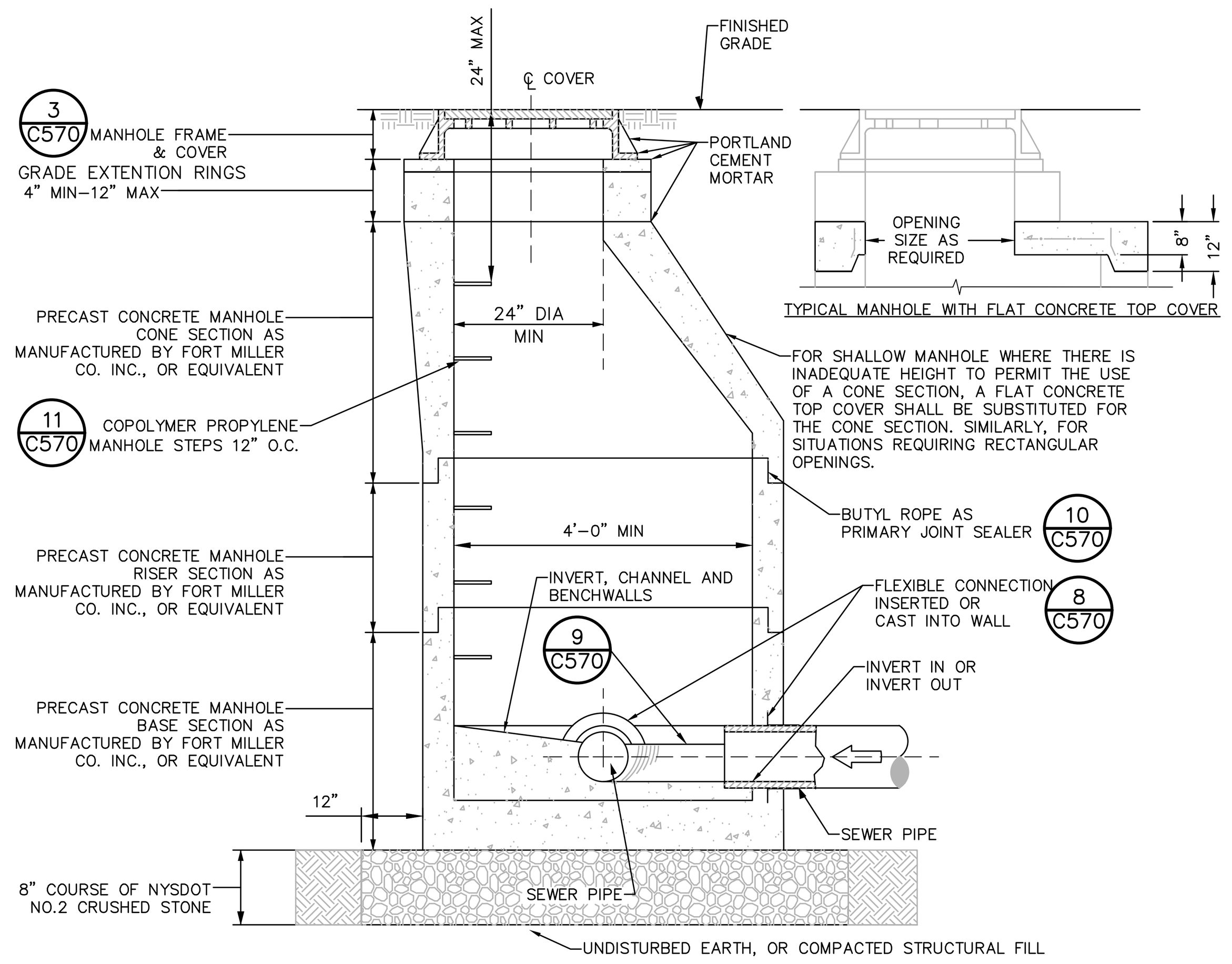
2. TRENCH BACKFILL SHALL BE A NATURAL RUN–OF–BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND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

SIEVE 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:

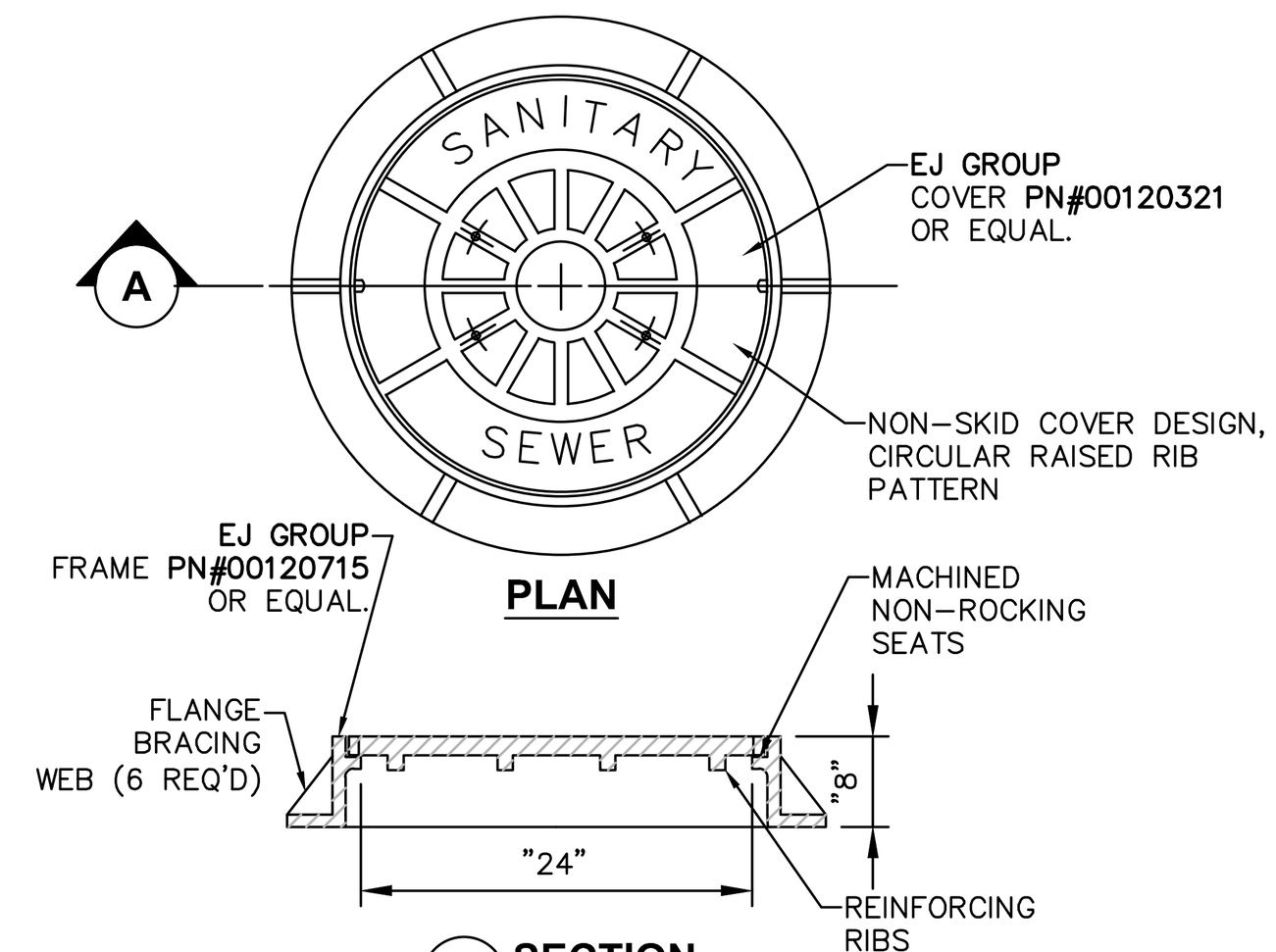
USE ONLY WET–CAST UNITS. DRY–CAST NOT ACCEPTABLE

1.

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

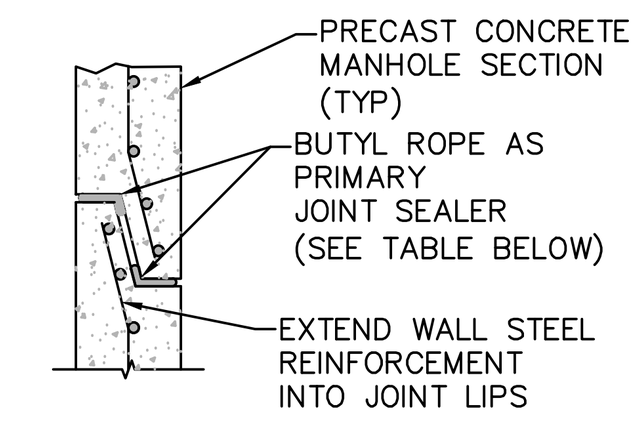
2. INVERT SHALL BE FILLETED.
3. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20–44 VEHICULAR LOADING PLUS 25% IMPACT.
4. CONCRETE TO TEST **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.

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



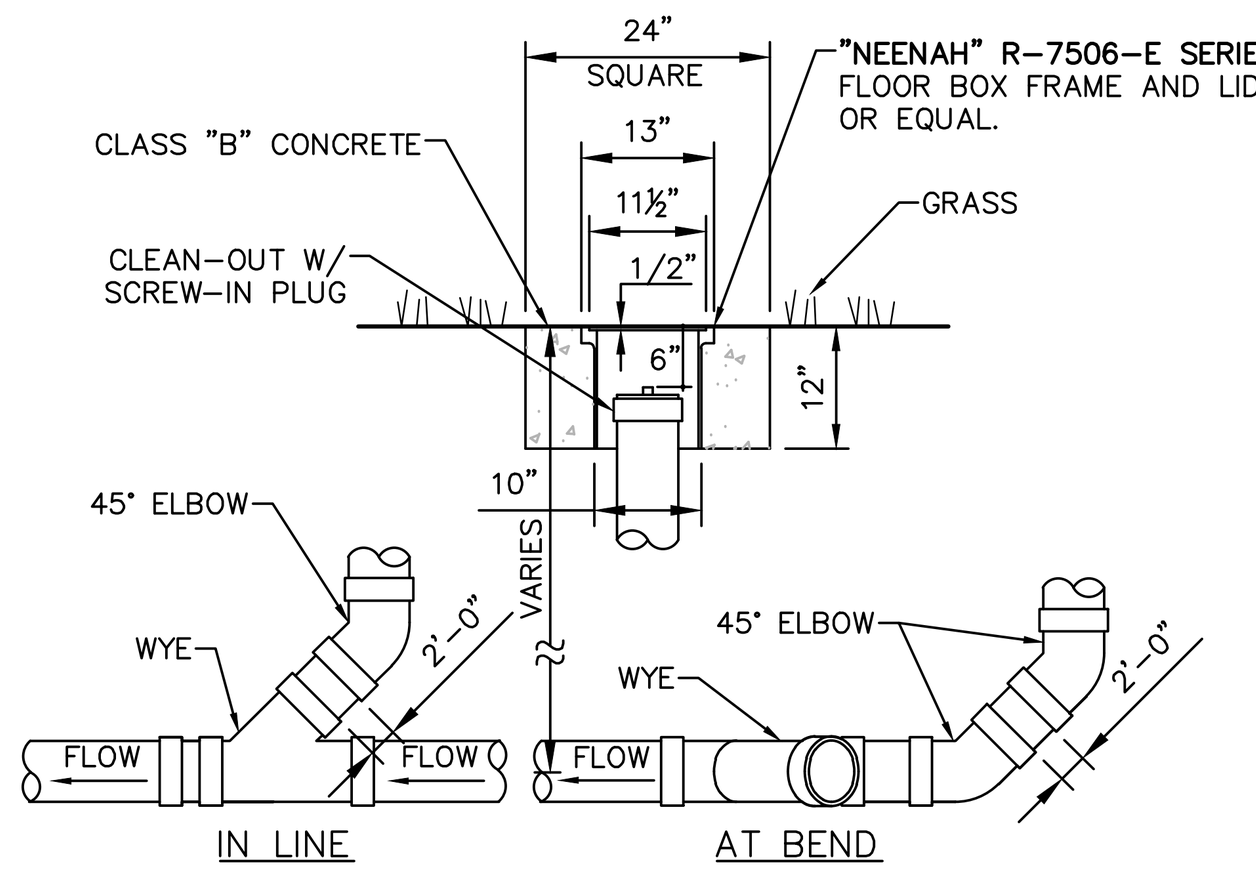
NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20–44 VEHICLE LOADING AND 25% IMPACT.

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



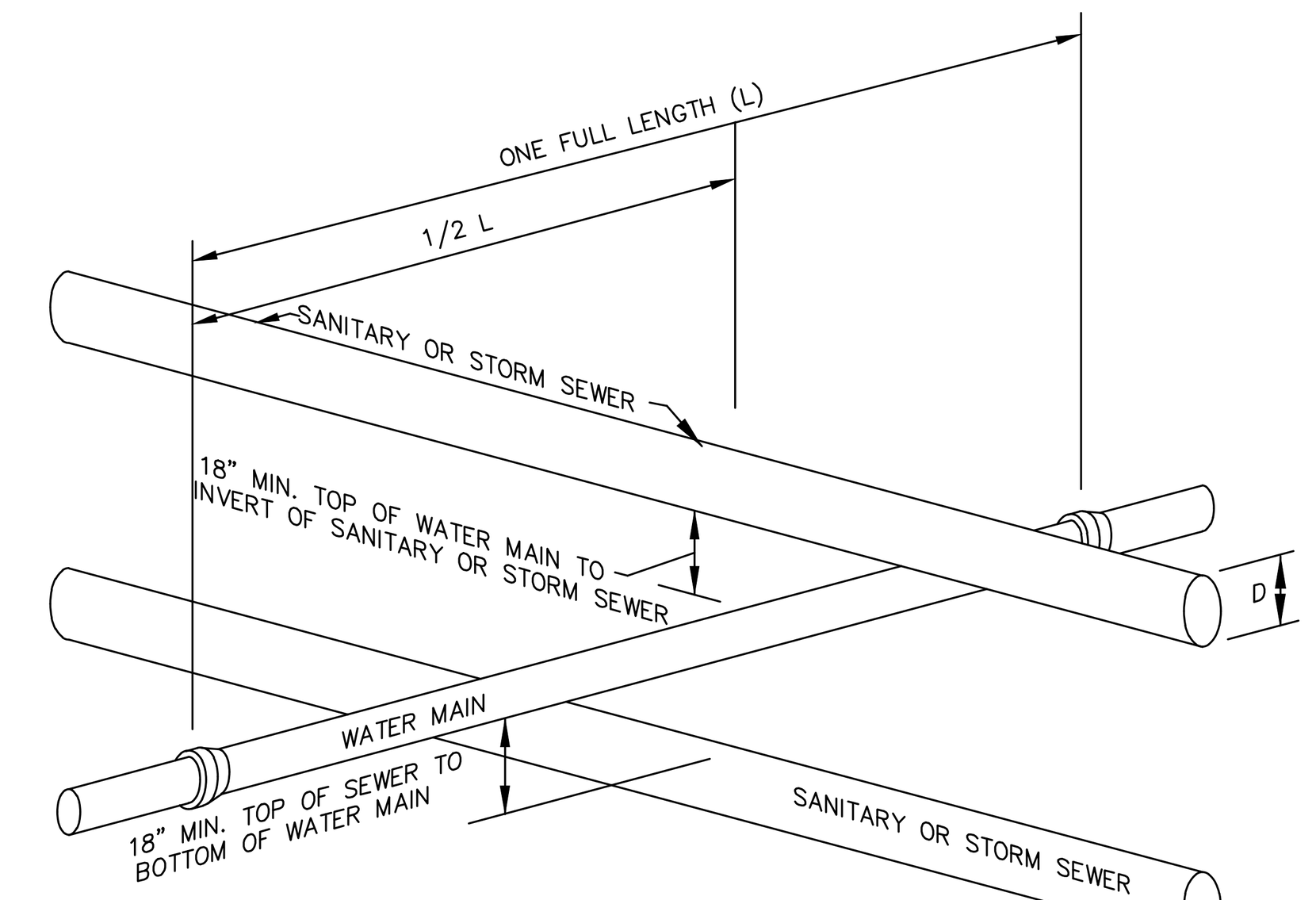
MANHOLE INSIDE DIAMETER	SIZE OF BUTYL ROPE JOINT SEALER
4'–0"	1"
5'–0" & LARGER	1 1/2"

© 4 **MANHOLE JOINT**
SCALE: NOT TO SCALE



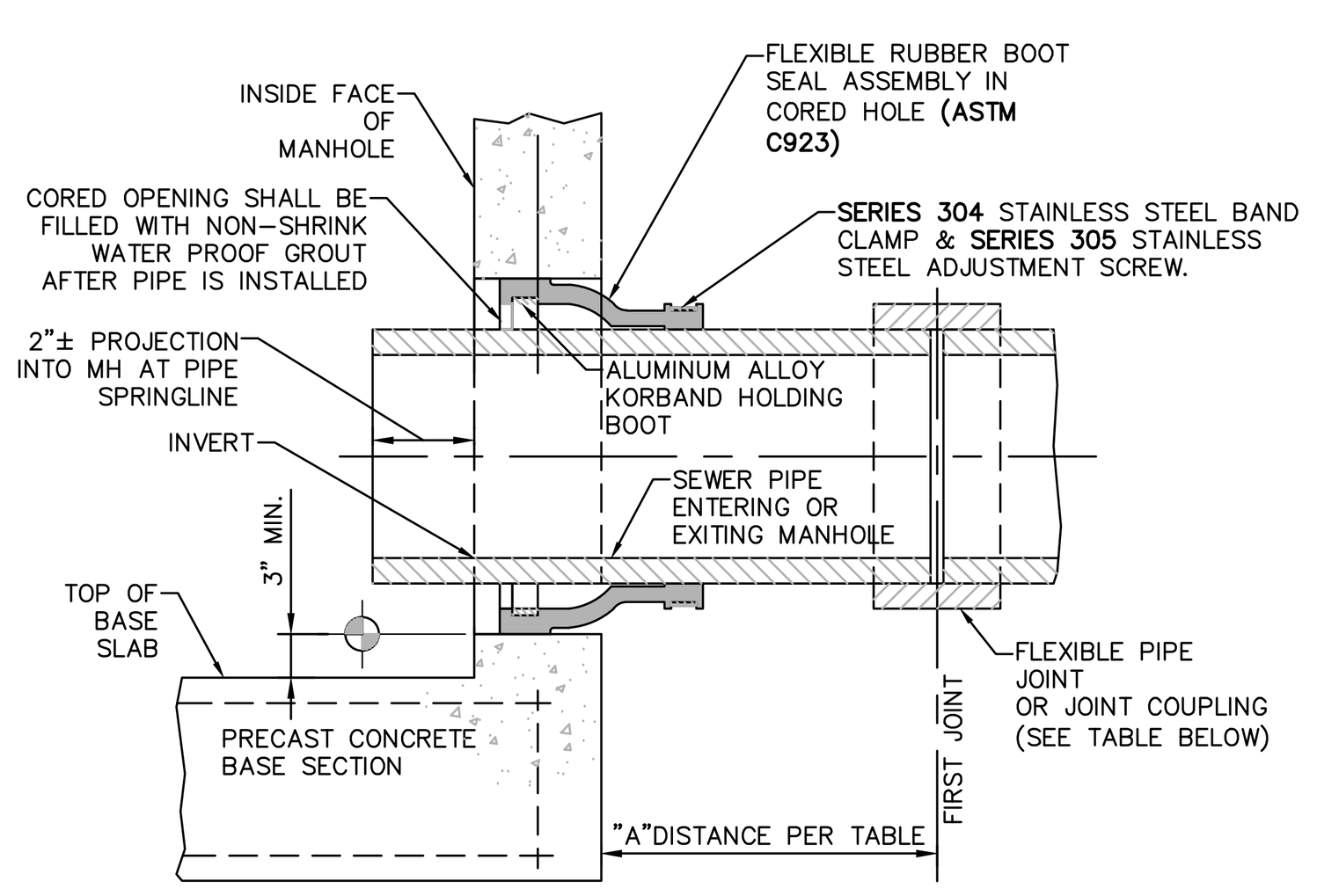
NOTES:
1. SEWER PIPE FITTINGS TO BE **ASTM D–3033 OR D–3034** SDR–35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

© 5 **CLEAN OUT - NON TRAFFIC AREAS**
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.

© 6 **SECTION WATER/SEWER SEPARATION REQUIREMENTS**
SCALE: NOT TO SCALE

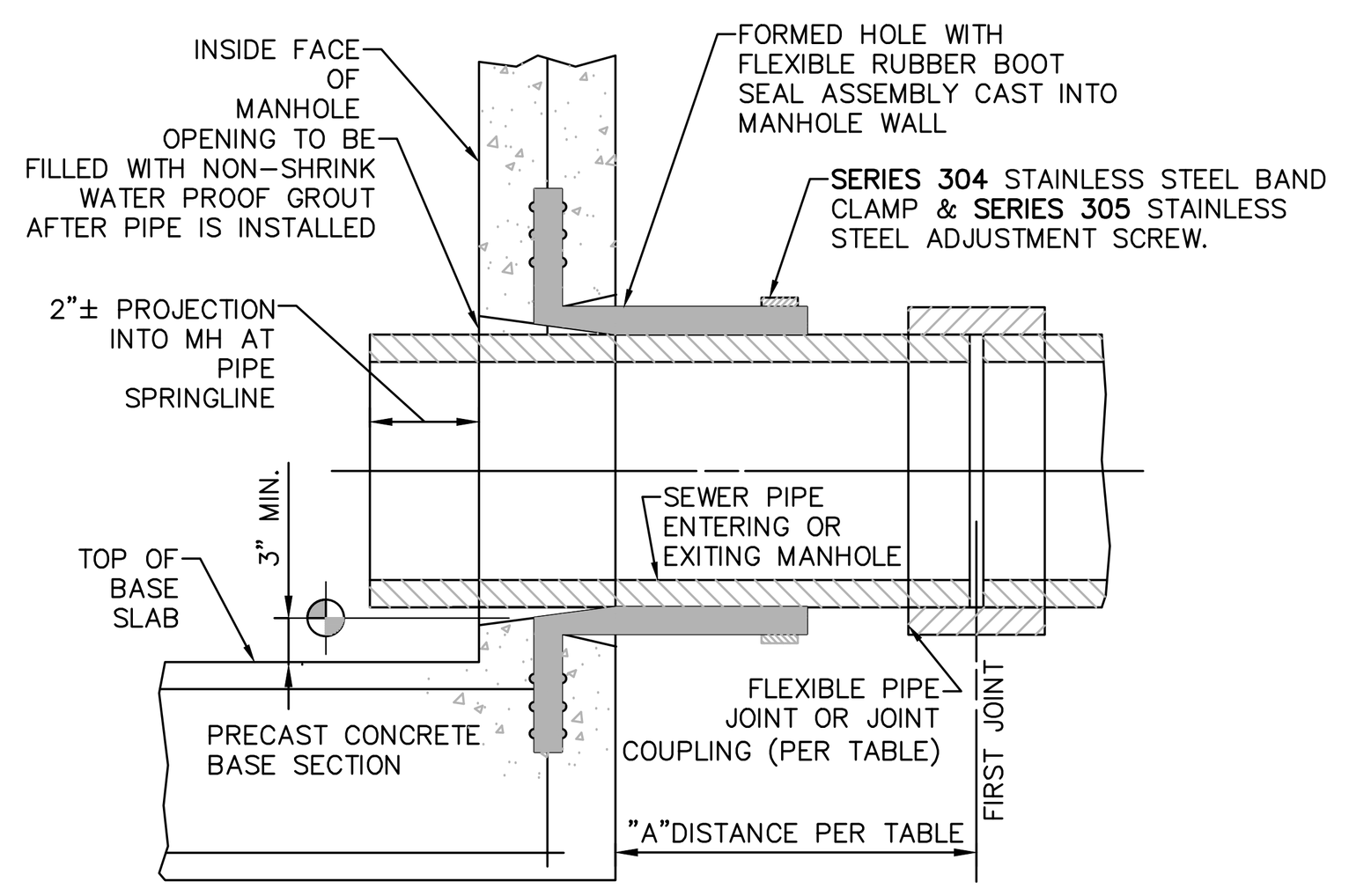


FLEXIBLE JOINT REQUIREMENTS

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.

© 7 **PIPE CONNECTION TO MANHOLE- PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT**
SCALE: NOT TO SCALE

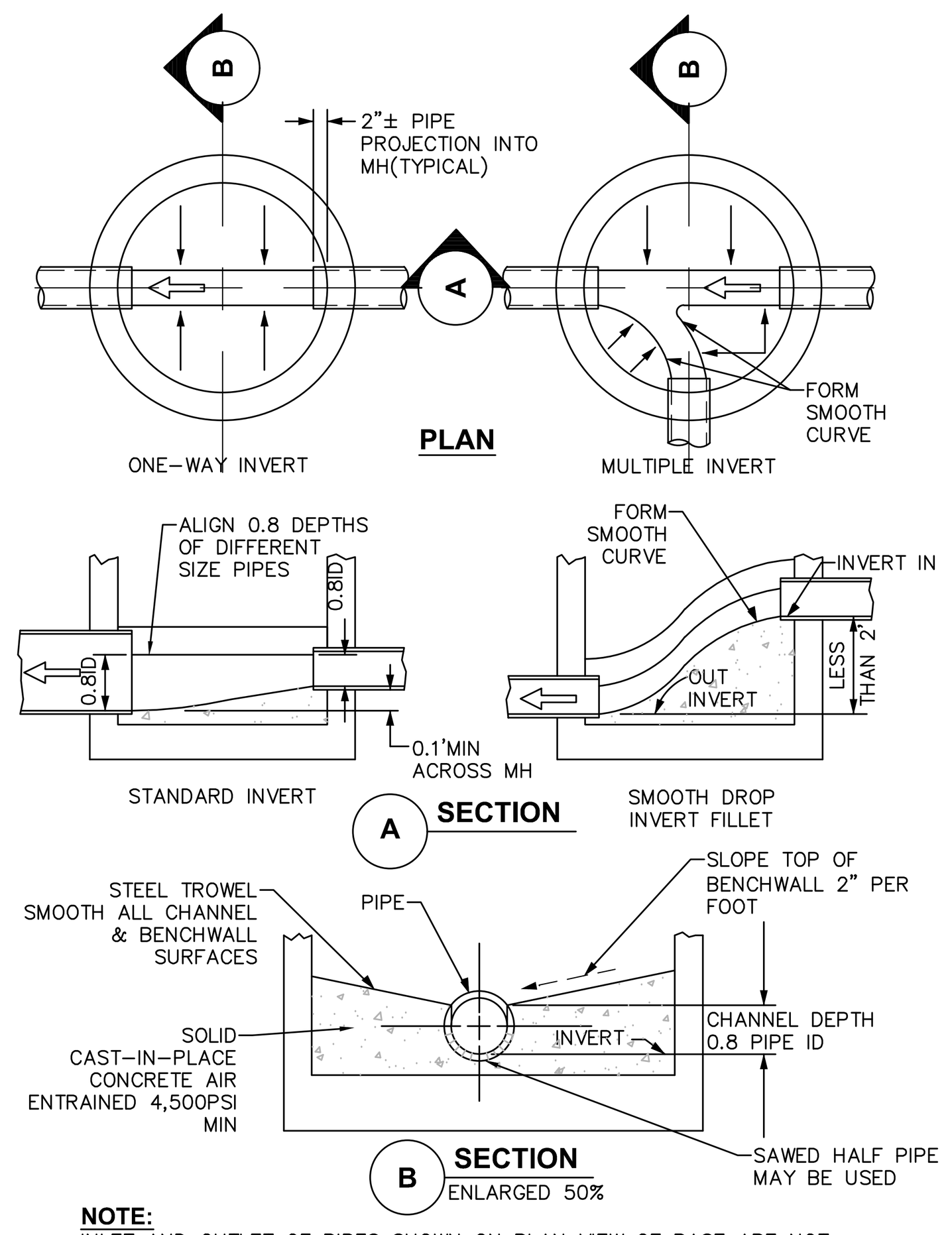


FLEXIBLE JOINT REQUIREMENTS

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.

© 8 **PIPE CONNECTION TO MANHOLE- FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL**
SCALE: NOT TO SCALE



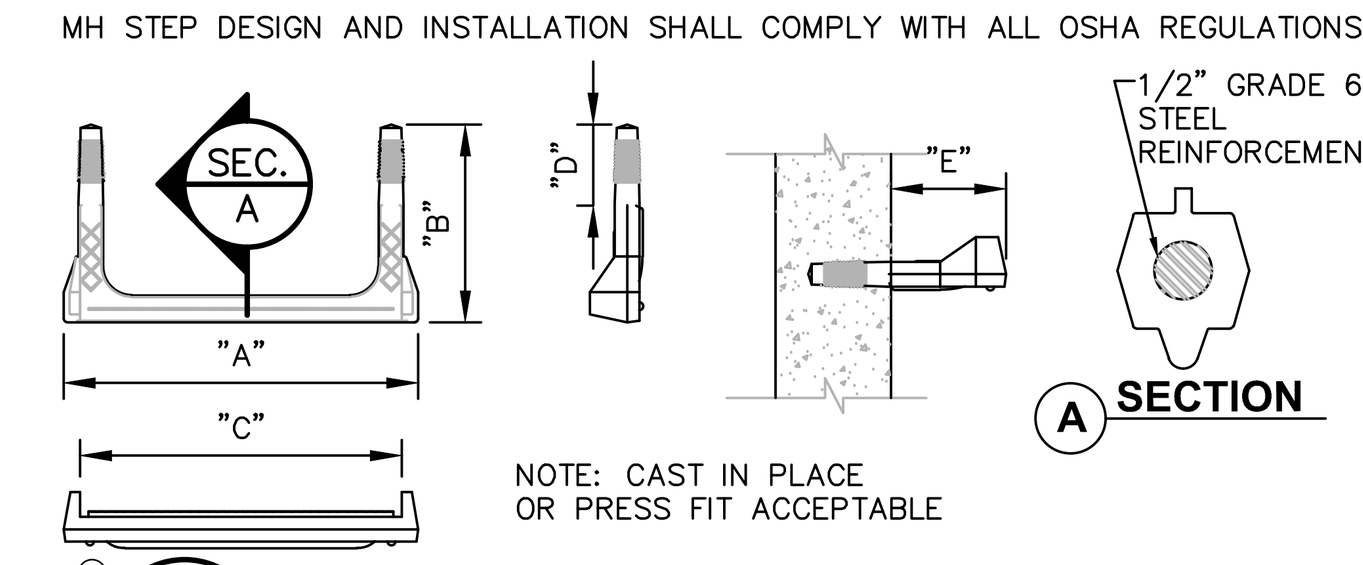
NOTE:
INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

© 9 **INVERT, CHANNEL AND BENCHWALLS**
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

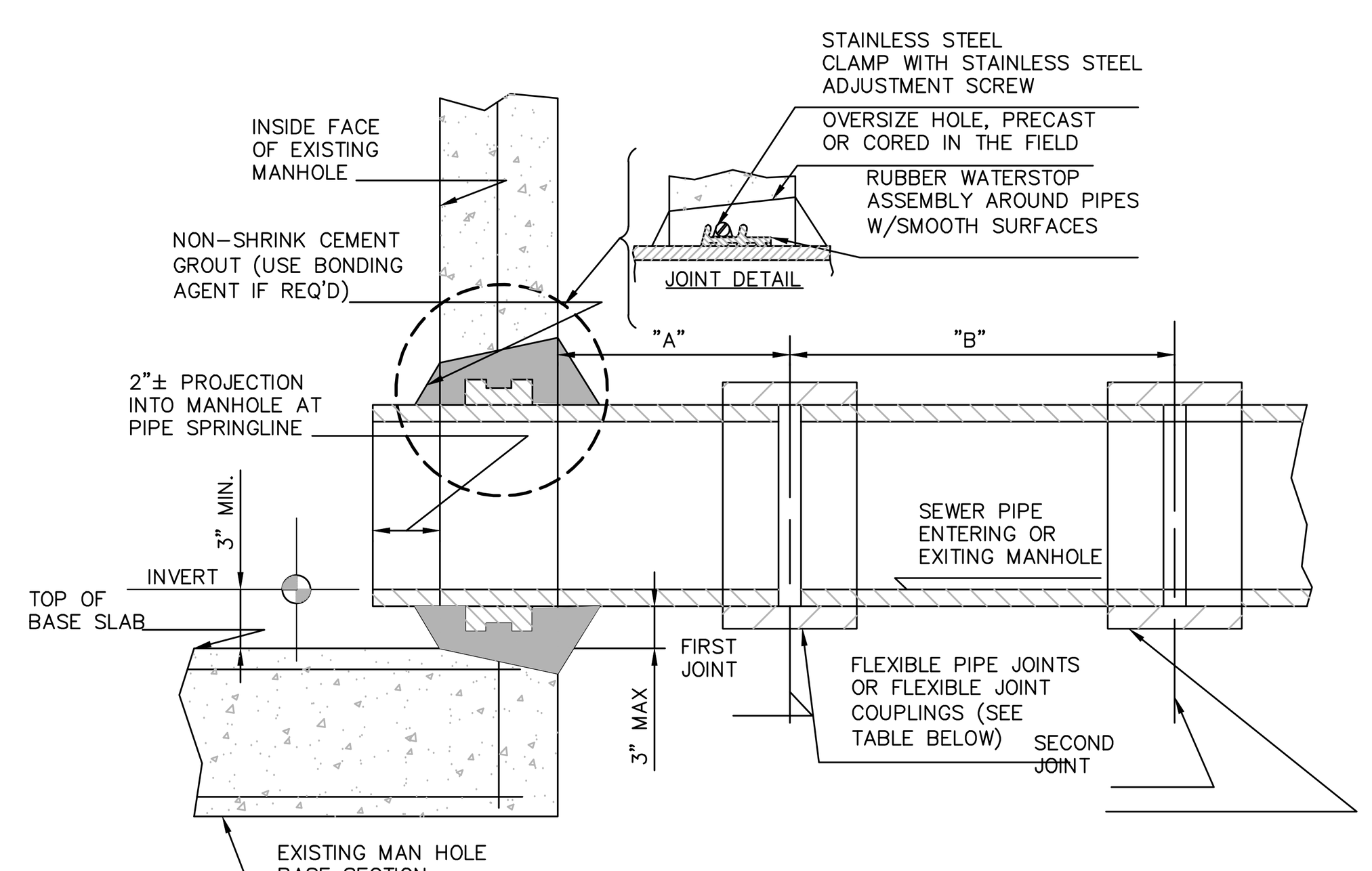
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED–MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2–PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2–PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT
MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



NOTE: CAST IN PLACE OR PRESS FIT ACCEPTABLE

© 10 **COPOLYMER POLYPROPYLENE MH STEP**
SCALE: NOT TO SCALE



FLEXIBLE JOINT & WATERSTOP REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)	"B"DISTANCE (FEET)	MH WATER STOP REQD
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.

© 11 **PIPE CONNECTION TO EXISTING MANHOLE- CEMENT GROUT SEAL WITH WATER STOP**
SCALE: NOT TO SCALE

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_C570_81747-00_SEWERD.DWG
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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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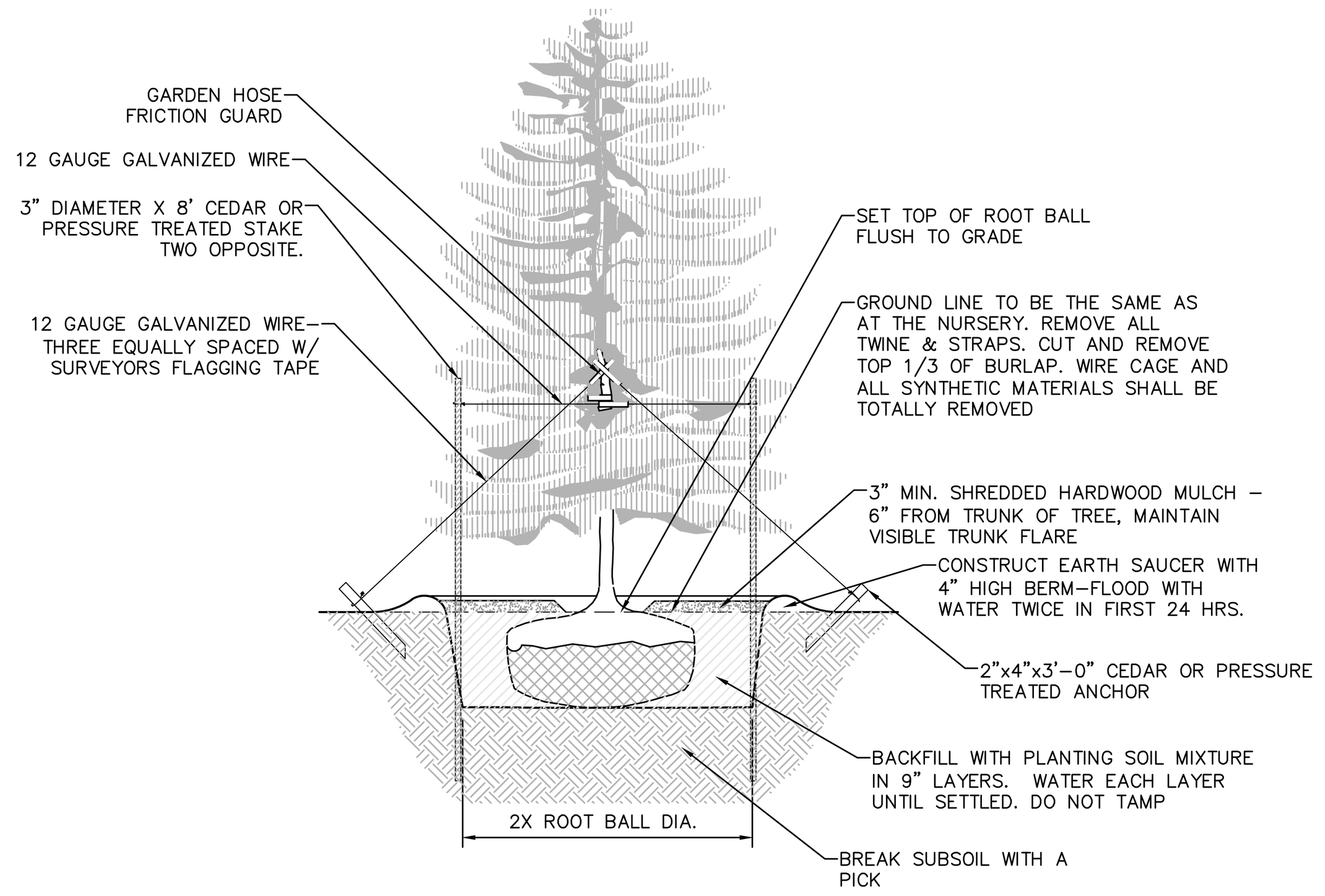
MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10952

HIGHVIEW AT THE FALLKILL CREEK
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

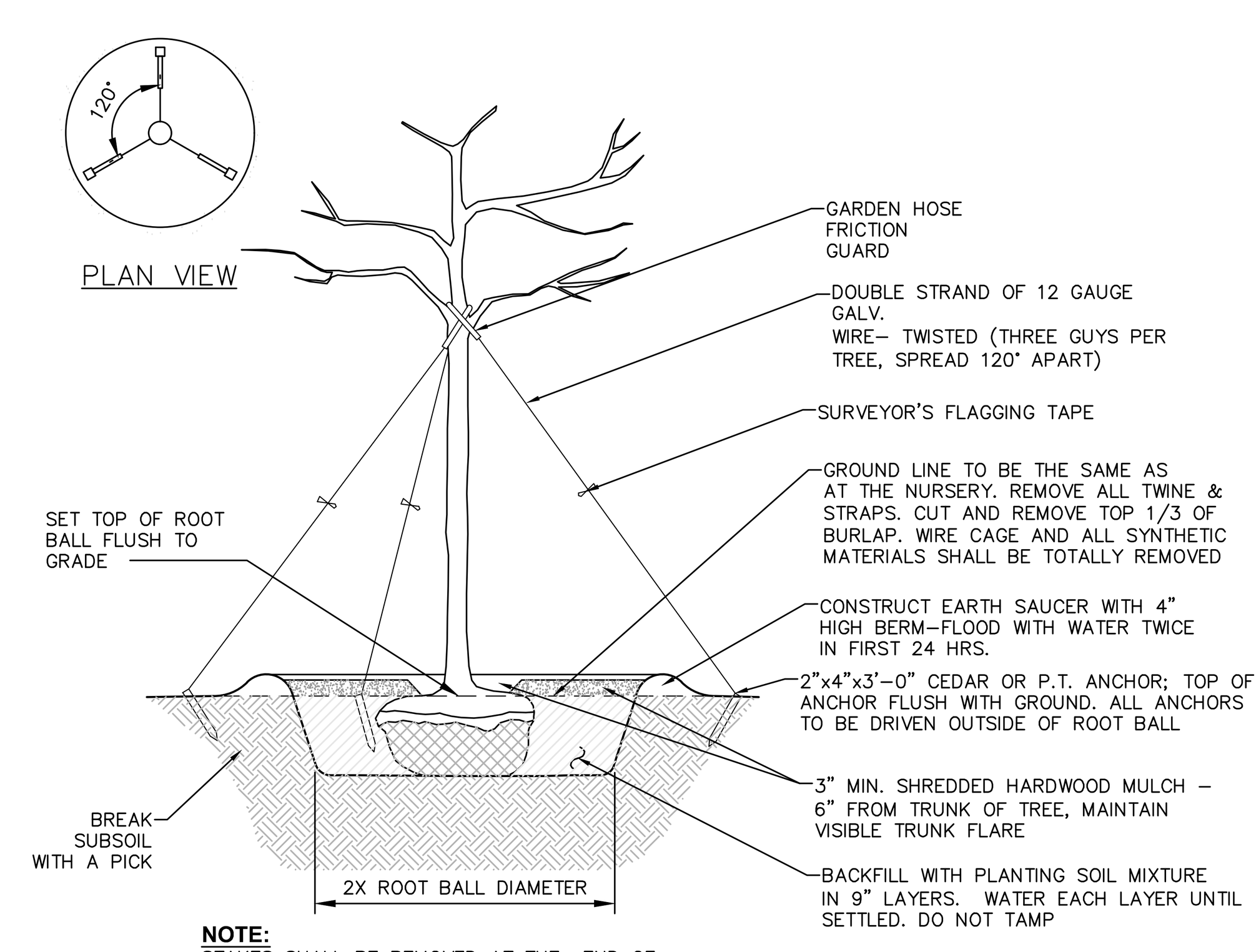
NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:
SANITARY SEWER DETAILS
DRAWING NUMBER:
C570



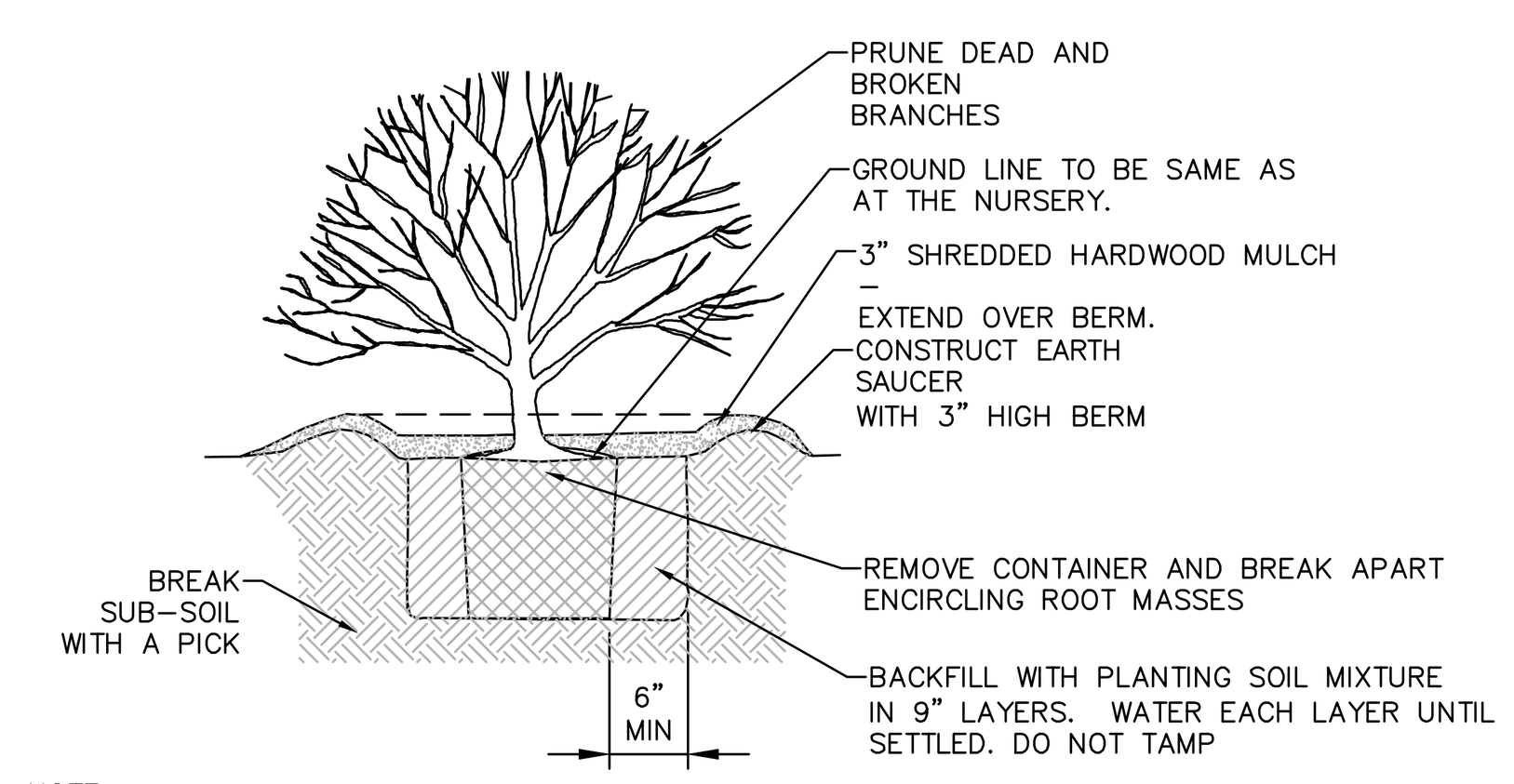
NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

© 1 **EVERGREEN PLANTING DETAIL**
SCALE: NOT TO SCALE



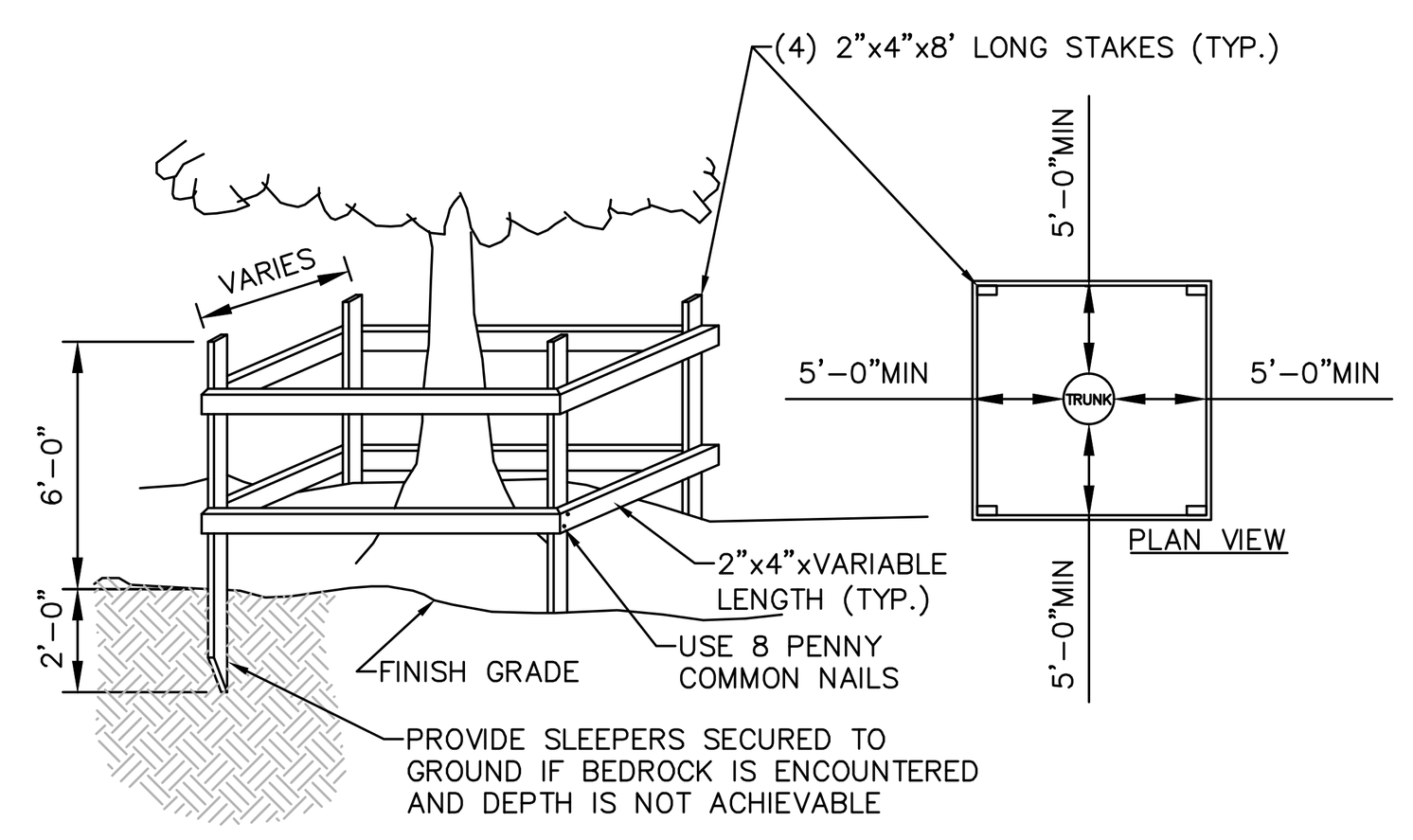
NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

© 2 **PLANTING AND GUYING DETAIL BALLED AND BURLAPPED TREE**
SCALE: NOT TO SCALE



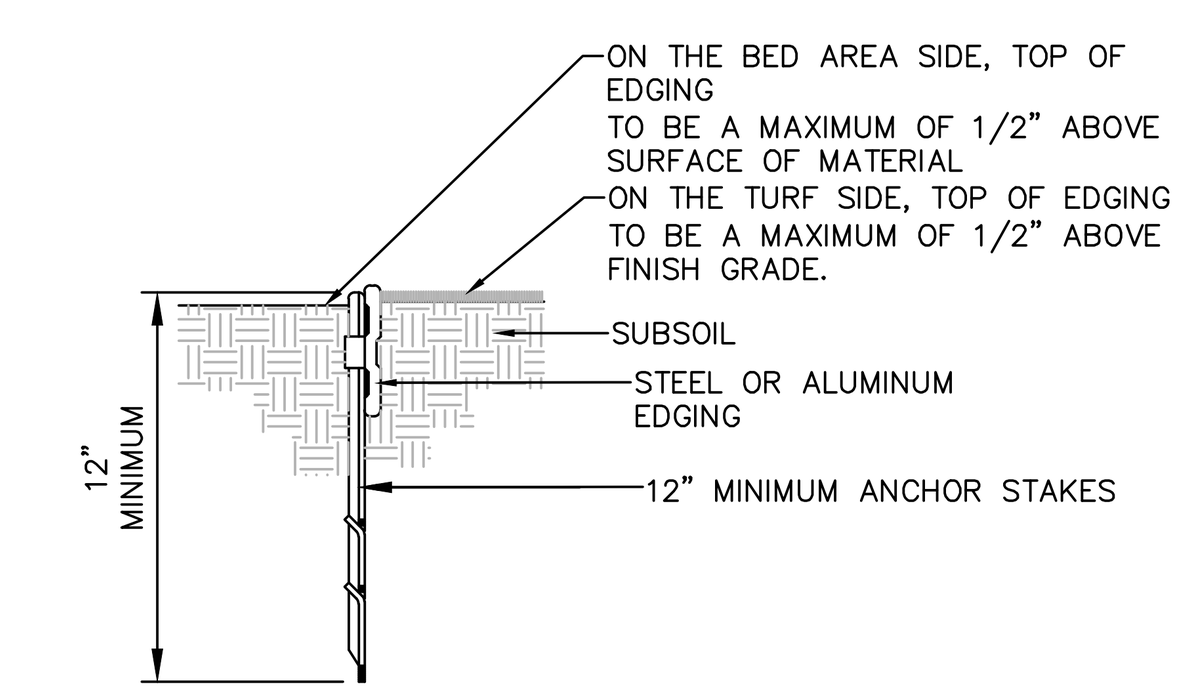
NOTE:
SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

© 3 **SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS**
SCALE: NOT TO SCALE



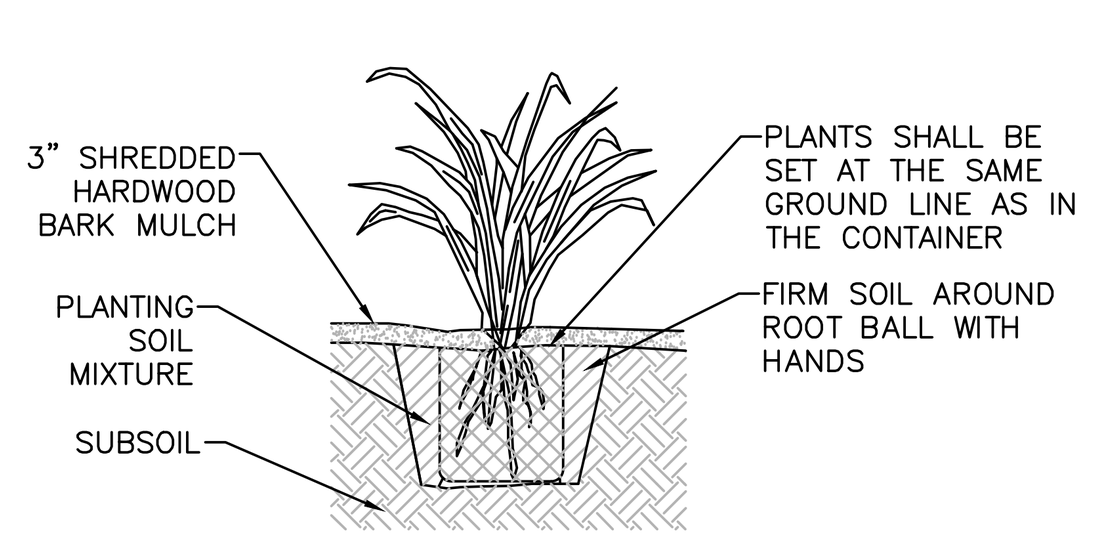
NOTE:
SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

© 4 **TEMPORARY TREE PROTECTION DETAIL**
SCALE: NOT TO SCALE



NOTES:
1. 16'–0" SECTIONS TO INCLUDE FIVE (5) 12" STAKES
2. 8'–0" SECTIONS TO INCLUDE THREE (3) 12" STAKES
3. COMPACT GRADES ADJACENT TO EDGING TO MINIMIZE SETTLING
4. CORNERS – CUT BASE OF EDGING HALF WAY AND FORM A CONTINUOUS CORNER.

© 5 **LANDSCAPE BED EDGING**
SCALE: NOT TO SCALE



SECTIONAL ELEVATION

NOTES:
1. SPADED PLANTING SOIL MIX (4"–6" DEPTH), ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
2. WATER THOROUGHLY AFTER PLANTING.
3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE PLANT SCHEDULE.

© 6 **CONTAINERIZED PERENNIAL PLANTING**
SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON–AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
   C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
   A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
      i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
      ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
      iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
      iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97–100
NO 200	20–60

   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:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREEPING RED FESCUE	97%	85%
100%			

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % 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

      ii TEMPORARY COVER SEED MIX

AMOUNT BY: WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

   C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10–MESH SIEVE AND AT LEAST 50% PASSES A 100–MESH SIEVE.
   D. FERTILIZER:
      i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUABLE POTASH (5–10–5).
      ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3–1–2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.i) ABOVE.
   E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
      i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
         30 PARTS TOPSOIL
         10 PARTS PEAT
         1 PART BONE MEAL
      ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE. DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713–15.
      iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
   F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.
   G. HOSE: NEW, 2–PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
   H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVED EQUIVALENT.
   I. MULCH:
      i. LAWN AREAS
      OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
      ii. PLANT BED AREAS
      GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.
9. EXECUTION:
   A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
   B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB–GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
   C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
   D. FERTILIZING:
      i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
      ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
   E. LAWN:
      i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
      ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
      iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
   F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
      ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
   G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
   I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

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21 Fox Street
Poughkeepsie, NY 12601
845-454-3980
labellapc.com

NOT FOR CONSTRUCTION
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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: **LANDSCAPING DETAILS**
DRAWING NUMBER: **C580**

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_C580_81747-00_LANDSCD.DWG
Xref's Attached: X-BORDER_81947-00_30x42
Date Printed: Oct 27, 2025, 4:26pm



SCHEMATIC FRONT ELEVATION
NEW APARTMENT BUILDING



CULTURED STONE VENEER
ENVIRONMENTAL STONEWORKS
BLACK OAK HACKETT CUT STONE



GLEN GERY THIN BRICK
COLOR: ROMERO



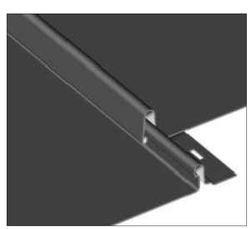
JAMES HARDIE CEMENT SIDING
PEARL GRAY



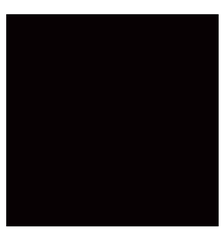
JAMES HARDIE CEMENT SIDING
ARCTIC WHITE



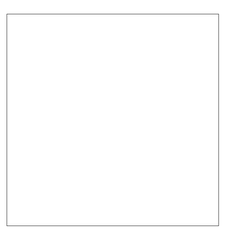
GAF - TIMBERLINE
ARCHITECTURAL SHINGLES
COLOR: CHARCOAL



STANDING SEAM ROOFING
CHARCOAL



CLAD WINDOWS AND DOORS
BLACK



BORAL - TRU EXTERIOR CEMENT TRIM
COLOR: WHITE



ALUMINUM RAILING
BLACK

EXTERIOR FINISHES



SCHEMATIC RIGHT SIDE ELEVATION
NEW APARTMENT BUILDING

PROPOSED HIGH VIEW MULTI-FAMILY PROJECT

MILTON STREET, POUGHKEEPSIE, NY

9-16-21
#21080

LISCUM McCORMACK VANVOORHIS
ARCHITECTS ■ PLANNERS ■ INTERIORS ■
181 CHURCH STREET
POUGHKEEPSIE NY 12601

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

1.0 PROJECT DESCRIPTION

1.1 Introduction

The Applicant and Owner, Maselo Realty, LLC, is proposing the rezoning of an 8.713-acre tax parcel on Milton Street in the City of Poughkeepsie from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND) for the construction of a 63-apartment unit clustered multifamily development within two buildings with one access off Milton Street. The parcel is identified as parcel number 131300-6162-73-623227 on the City of Poughkeepsie Tax Map. The Town of Poughkeepsie abuts the eastern edge of the property (see Figures 1 and 2).

The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA) within which multifamily (i.e. 5+ unit) residential development is not permitted. Therefore, to facilitate the proposed project, the Applicant is petitioning the City for a rezoning of the property from RNA to RND by the Common Council. Upon completion of the rezoning, the Applicant will seek site plan approval from the Planning Board.

1.2 Background

On April 25, 2006, the City of Poughkeepsie Planning Board granted site plan approval for the construction of a 120-unit condominium complex to be known as Highview at the Fallkill Creek, located on the north side of Milton Street. The Applicant was Phoenix Capital Partners, LLC. The parcel was zoned as Medium High-Density Residential (R-4) at that time, which would have permitted a maximum of 140 dwelling units based on the R-4 requirements and lot size. The original project was never undertaken, and site plan approvals lapsed. The site was subsequently rezoned to Medium Low-Density Residence District (R-2) in October 2010.

When the Applicant decided to pursue the project again in 2019, the parcel was zoned for Medium Low-Density Residential (R-2) within which multifamily development was not permitted. Therefore, to facilitate the proposed project, the Applicant petitioned the City for a rezoning of the property from R-2 to PRD by the Common Council. The Planning Board as lead agency determined that the action was an unlisted action and upon examination of the Full Environmental Assessment Form (FEAF) and 6 N.Y.C.R.R Section 617.7 of the State Environmental Quality Review Act (SEQRA), adopted a negative declaration on January 20, 2021. The rezoning approval was granted by the Common Council on February 16, 2021 (Common Council Ordinance 0-21-01).

The Common Council and City's Mayor approved the amendment to the Zoning Map on February 18, 2021. On May 25, 2021, the owner filed an application for site plan approval from the Planning Board for the project under the PRD regulations. After filing an area variance application to the Zoning Board of Appeals on June 6, 2021, the Applicant received approval for three area variances on September 14, 2021 to enable the proposed development.

Since then, the application has been on numerous agendas of the Planning Board and multiple extensions have been granted for the rezoning petitions. In addition to Planning Board meetings, the project underwent two community meetings in 2019 and has received support from Councilwoman Flowers, see Attachment A for a letter of support.

On September 6, 2024, a Municipal Consent to Form a Sewage-Works Corporation was approved by the Common Council and the Mayor. On November 4, 2024 the property was rezoned to RNA as part of the Common Council's adoption of the City of Poughkeepsie Zoning Ordinance, along with entire neighborhood of primarily single-family dwellings to the north (which provides the only access to the property).

Accordingly, the Applicant seeks a rezoning to the RND Zoning District to permit the proposed the 63-unit development. The project remains as proposed previously, with no changes to unit count or access.

1.3 Site Description and Project Details

The project parcel is located in the northeast quadrant of the city, along the city/town border, with access to the site on Milton Street by way of Fitchett Street and West Arnold Road. The project site consists of vacant wooded land. Fallkill Creek runs along the western property line and within the property for approximately 200 linear feet. The development proposal, referenced as Highview at the Fallkill Creek – Milton Street, includes 63 multifamily dwelling units clustered within two buildings in the southeast portion of the project parcel. The unit breakdown is anticipated to include approximately 31 one-bedroom and 32 two-bedroom units.

The development will be located away from Milton Street (approximately 209 feet) with a substantial natural buffer. The finished floor of the southern building's (Building 100 on Sheet C130) ground floor will be approximately 18 ft lower than Milton Street. The development will not directly impact wetlands or the Fallkill Creek and is approximately 128.5 – 145.7 feet away from the Creek. The development will occupy approximately 60% of the 8.713-acre property allowing for approximately 40% of the site to remain undisturbed including 373 trees or approximately 67.5% of trees currently found on the site.

1.4 Anticipated List of Approvals

Table 1 provides a list of the approvals/permits that are anticipated for the project.

Table 1: Anticipated Approvals/Permits

AGENCY	APPROVAL/PERMIT
City of Poughkeepsie Common Council	Rezoning from RNA to RND
City of Poughkeepsie Planning Board	Site plan approval
City of Poughkeepsie – Engineering Department	Curb cut approval
City of Poughkeepsie – Zoning Administrator	Floodplain development permit
Dutchess County Department of Planning and Development	GML 239m referral
Dutchess County Department of Health	Water and Sewer Connections

AGENCY	APPROVAL/PERMIT
New York State Department of Environmental Conservation (NYSDEC)	GP-0-25-001 SPDES General Permit for Discharges during Construction Activities; Article 24 Adjacent Area for grading (pending)

2.0 LAND USE, ZONING, AND PLANNING

2.1 Land Use and Zoning

The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA). To the north and west, the property is abutted by Residential Neighborhood C (RNC) and Industrial Mixed (IM) zoning districts, which house a range of uses including multi-family housing (Highridge Garden Apartments), a junkyard, the City's Department of Public Works complex, and manufacturing uses. The southern portion of the lot abuts more RNA district properties, comprised primarily of single-family residences (Figures 3 and 4). To the east, in the Town of Poughkeepsie, the property is abutted by a parcel zoned for Multifamily Residence (Town of Poughkeepsie) which contains a large apartment complex, Mountain Brook Apartments.

The purpose of the RNA District is to support the development of neighborhoods with single family dwellings on individual lots, as well as to provide for low-impact facilities and uses that benefit from a low-density residential environment, which is similar to that of the previous zoning on this lot (R-2). Table 2 shows the uses that are permitted in this district. multifamily dwellings are not permitted in RNA Districts. Therefore, the Applicant is petitioning the City for a rezoning of the property from RNA to Residential Neighborhood D (RND) by the Common Council to facilitate the development of a 63-unit multifamily residential development.

The rezoning of the property to the RND district, which will permit multifamily residential development and the proposed site design is anticipated to result in a more environmentally sensitive development of the property than that of a traditional single-family home development. Just as was the requirement for the R-2 District, the minimum lot area requirement in the RNA District is 6,000 SF for each single family home; therefore, a maximum of 63 dwellings could theoretically be developed on the site according to the RNA zoning requirements. Under the existing RNA zoning, a cluster development allows for flexibility with site design, but the residential uses permitted in a cluster development are limited to the residential uses permitted in the underlying zoning district. In the RNA District, the residential use is single family detached dwellings, which would preclude apartment development.

Table 2: Residential Neighborhood A (RNA) - Permitted Uses

	Permitted as-of-right
RNA Zoning District	Single-family detached dwellings
	Professional office in a residence
	Short-term rental (§19-5.47)
	Park or recreation facility

	Places of worship (§19-5.40)
	Public or quasi-public community facility
	Community Garden (§19-5.12)
	Day-care center / home
	Membership Club (§19-5.30)
	Permitted by Planning Board Special Permit
	Cluster development (§19-5.10)
	Professional office in a residence
	Golf, tennis, or swimming club (§19-5.20)
	Public, private schools, parochial schools and preschools (§19-5.43)

The Applicant proposes to rezone the property to RND to allow multifamily development within a development that conforms to the parcel's unique environmental character. The property is identified in the 2018 City of Poughkeepsie Natural Resource Inventory by Hudsonia Ltd. as one of the last remaining areas within the City of Poughkeepsie where the Fallkill is not channeled and is permitted to flood naturally. Approximately one-third of the property falls within the City's flood area boundary and contains both upland hardwood forest and upland shrubland habitat. These characteristics make the site ideally suited to the clustering of development away from the creek, which will retain existing habitat. Therefore, rezoning the property to RND is an appropriate alternative given the RND's stated purpose and its innate flexibility that is intended to encourage context-specific housing that responds to the characteristics of a site and the character of the surrounding neighborhood.

The purpose of the RND district zoning is "to provide areas for a broad range of housing types with the opportunity for appropriate nonresidential uses at a fairly high density commensurate with the scale and characteristics of the city's older neighborhoods. These are areas with access to major transportation arteries and a range of community services."[1] The proposed site development meets this purpose as it would provide rental property options in the City.

2.2 Public Policy

City of Poughkeepsie Comprehensive Plan, 2022

The City updated its Comprehensive Plan in 2022 with a focus on three areas: Main Street, the Cottage Street Business District, and the Waterfront. These areas were identified as being critically important to the City's future growth. Other areas of interest updated in the Plan included neighborhood planning issues, the City's Zoning Code, and recreational resources. The Plan outlines the following priorities:

- Improve residential quality of life
- Expand access to good and affordable housing opportunities

[1] City of Poughkeepsie Zoning Code, pg. 26.
https://cityofpoughkeepsie.com/DocumentCenter/View/3627/Zoning-Code

- Strengthen civic life and commercial vitality

According to Part 4 Step 2 of the Plan, "Guidance for Block Selection and Strategy Development," the project parcel is a Type 2 residential block within District B, which calls for "the rehab or inclusive redevelopment of blighted properties … to both preserve city assets while improving access to good housing. At the same time, lower land prices in this part of the city present opportunities for homeownership expansion through rehab of smaller existing properties or sensitive infill."[2]

The proposed rezoning would allow multifamily development within a development that conforms to the parcel's unique environmental character and one that fits with the community's character. Pending the rezoning, the proposed project would bring infill development to a developed part of the City that is comprised of a diverse mix of land uses. The rezoning is anticipated to be consistent with the City's Comprehensive Plan as it would utilize existing zoning regulations to develop a unique site with a development that is consistent with local land uses and zoning.

Dutchess County Hudson River Valley Greenway Compact Plan, 2000

Dutchess County is one of 13 counties that make up the Hudson River Valley Greenway, which was established by the State by the Hudson River Valley Greenway Act of 1991. In March 2000, the Hudson River Valley Greenway Council approved the Dutchess County Greenway Compact Plan, "Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities." The Greenway was created to facilitate the development of a voluntary regional strategy for preserving scenic, natural, historic, cultural and recreational resources while encouraging compatible economic development and maintaining the tradition of home rule for land use decision-making. By Local Law Number 1 of 2002, the City became a participating community in the Greenway Compact, and adopted a statement of land use policies, principles and guides entitled, "Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities." The City requires that consideration of the Greenway Compact Plan policies, principles and guides be used to supplement other established land use policies in the City where discretionary decisions are made.

The proposed action to rezone the property from RNA to RND to facilitate the construction of a 63-apartment unit clustered multifamily development will bring infill development to an irregularly shaped parcel that is bound by a mix of land uses, including the Fallkill Creek. The proposed development is anticipated to adhere to the purpose of the RND District as it will provide multifamily housing within a site design that encourages conservation of natural resources. Therefore, the proposed action is consistent with the Greenway Compact Plan as it is anticipated to comply with zoning and is consistent with the Greenway Guide and Comprehensive Plan.

Fallkill Watershed Management Plan, October 2006

The Fallkill Watershed covers 19.5 square miles, including portions of the City of Poughkeepsie. The Fallkill is approximately 38 miles long, and where it travels through the City it has been channelized and is contained by stone walls before it charges into the Hudson

[2] Pk4Keeps Comprehensive Plan, August 2022, pg. 79, https://app.box.com/s/c08qe8jxalq2pvtb1542gb8kz0hd16o7

River. The Fallkill has been evaluated and has been found to contain various chemicals and bacteria, with deterioration being most prevalent within the City. The Plan makes several recommendations to improve the Fallkill, including removal of stone walls channelizing the creek and greater oversight on trash dumping. The vision for this section of the creek is articulated as, "The creek and its immediate environs should be transformed into an attractive community resource that is valued for its aesthetic, recreational, and biological attributes as well as its cultural role in the development and history of the City of Poughkeepsie."[3]

The project site abuts and includes some portions of the Fallkill Creek. No impacts to the Creek, associated wetlands are proposed to occur as part of the proposed project. Pending the approval of the rezoning, a floodplain development permit would be sought for work within the floodplain area, if applicable. The project would be constructed according to a Stormwater Pollution Prevention Plan and proposes connection to the City's storm sewer and sewer systems; therefore, the proposed action will not negatively impact the objectives of the Management Plan.

3.0 COMMUNITY SERVICES

3.1 Emergency Services

Fire emergency/ambulance service is provided by the City of Poughkeepsie. According to the City website, the Fire Department is a 66-man career-staffed department that protects 32,000 people living in an area of 5.72 square miles. It operates three fire stations that respond to over 5,000 calls per year. The City's apparatus includes three engines, two ladder trucks, and a shift commander's vehicle 24/7. The city also has two reserve engines, one ladder truck, one rescue truck, one utility truck, and two river marine units that can be put in service as needed. Water for fire protection is obtained from the City of Poughkeepsie water supply. A truck turning radius plan will be submitted during the site plan review. It is anticipated that there is sufficient firefighting capability to meet the minimal increase in demand related to the proposed 63 new residential units.

Police protection is provided by the City of Poughkeepsie Police Department, with support from Dutchess County Sheriff's Department and NYS Police.

4.0 SOILS AND WATER RESOURCES

4.1 Soils

Figure 5 shows the soil types that are expected to be present on the project site, and Table 3 provides characteristics of these soil types, according to the Dutchess County Soil Survey information available in GIS and the Natural Resource Conservation Service website.

[3] Fall Kill Watershed Management Plan, October 2006, Page 5.

Table 3: Characteristics of Soil Types within Project Area

% of SITE	SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FEET)	DEPTH TO BEDROCK (INCHES)
87.4	DwC	Dutchess-Cardigan complex, rolling, rocky	5 to 16%	well	>6	
		Dutchess (40%)		well	>6	>60
		Cardigan (30%)		well	>6	20 to 40
8.3	DxC	Dutchess-Cardigan-Urban Land complex, rolling, rocky	5 to 16%			
		Dutchess (25%)		well	>6	>60
		Cardigan (25%)		well	>6	20 to 40
		Urban Land (25%)		well	>2	>10
4.3	Ud	Udorthents, smoothed	mostly 0 to 8% but 8 to 25% on sides of excavations & along highways	somewhat excessively to moderately well	>3.0 Nov-Jun	>60

Most of the site contains the Dutchess-Cardigan complex, rolling, rocky soil series (DwC). An area of the Dutchess-Cardigan-Urban Land complex soil series (DxC) exists along Milton Street, and an area of Udorthents soil series (Ud) exists in the southwest corner of the project parcel. The Dutchess soils and the Cardigan soils are well drained soils. The Udorthents soil series is a somewhat excessively to moderately well drained soil. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces, which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. The Dutchess soil series, the Cardigan soil series, and the Udorthents soil series all have a depth to water table of greater than 6 feet. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. Therefore, the depth to water table for these areas is unknown and is assumed to be greater than 2 feet according to the Soil Survey.

According to the City of Poughkeepsie's Natural Resources Inventory (NRI) Report, the project site's bedrock geology is Graywacke and shale, which is considered less permeable than other types of bedrock found in the City of Poughkeepsie. The surficial geology of the site features bedrock outcrops. These rock outcrop areas are shown on the concept plan.

According to a geotechnical engineering report by Chazen for the previously approved site plan, groundwater was encountered in only one of eight borings.[4] These borings ranged in depth from 5.5 feet to 15.8 feet due to refusal at bedrock, with the exception of the northernmost boring in which refusal occurred at 2.5 feet. Thus, groundwater was generally deeper than 5.5 feet throughout most of the site. The report states that, "groundwater seepage into open excavations is not anticipated at this time, but that the contractor should be prepared to lower the groundwater table two feet below the base of excavations to provide a stable subgrade for construction activities and to maintain the integrity of the natural bearing soils."

If water is encountered above three feet below the surface, footings and footing drains will be designed in accordance with accepted construction practices to alleviate any problems associated with a high water table. With this practice, no significant impacts due to the presence of water above three feet below the surface are anticipated.

Rock encountered during the construction of the proposed residential development will be removed by mechanical methods (ripping), when possible. If blasting is determined to be necessary, all blasting operations will adhere to New York State and local ordinances governing the use of explosives. Proper program guidelines will be established between New York State, the City of Poughkeepsie and the blasting contractor prior to undertaking this activity. If blasting is required, it will be performed in accordance with New York State Department of Transportation (NYSDOT) Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.

Based on this information, the proposed project will not result in any significant adverse impacts related to soils.

4.2 Water Resources

According to NYSDEC wetland and stream information available through GIS (Figure 6), the EAF Mapper, and Environmental Resource Map (Figure 7), there is a NYSDEC Class C stream, Fallkill Creek (Regulation 862-393) that travels along the western edge of the property, with approximately 200 linear feet located within the property boundary. Class C streams are not regulated by the NYSDEC. There is a National Wetland Inventory (NWI) freshwater forested/shrub wetland (PFO1E) located on the western part of the site adjoining the area where the Fallkill Creek flows. The NWI identifies the Fallkill Creek as riverine (R3UBH). NYSDEC Environmental Resource Mapper indicates that there is a DEC informational wetland within this NWI wetland area as well.

Ecological Solutions conducted a site visit on October 15, 2020 to conduct a wetland delineation and habitat assessment. There are 0.788 acres of wetland (associated with the Fallkill Creek) located along the western site boundary. These wetlands are characterized as forested floodplain. Previously, these wetlands were identified as federally regulated. Pending confirmation from the NYSDEC, an Article 24 permit for disturbance in the regulated buffer may be required to allow grading, stormwater, and connection to the existing sewer main. Given that the proposed stormwater will provide water quality treatment and that the

[4] Geotechnical Engineering Report, The Chazen Companies, September 14, 2005.

sewer infrastructure is existing, there are no anticipated significant adverse impacts related to disturbance within the regulated buffer.

The Fall Kill is identified in the Natural Resources Inventory for the City of Poughkeepsie (referred to herein as the NRI Report) as a natural resource that supports or contributes to beautification, habitat, flood control, history, recreation and climate resilience. The project site is discussed throughout the document as a parcel, "that is undeveloped and contains streamside forests and wetlands within the floodplain. Due to the lack of channelization, this area floods readily without harming buildings or roads. It is an important flood mitigation area as it is the only segment of the creek in the City of Poughkeepsie where flooding can naturally occur."[5] The Fall Kill is identified as a conservation priority in the NRI Report because it, "provides streamside habitats, helps to reduce and filter surface runoff, provides shading vegetation, and provides organic material that supports the food web and habitat structure of the stream."[6] Based on this rationale a priority conservation zone of 160 feet from the stream edge is recommended to increase habitat area and improve in-stream conditions.

Per Zoning Section 19-5.17, any structure or use of land for other than parking, recreation or open space shall be located not nearer than 30 feet to the top of the banks of the Fall Kill Creek. The project complies with this requirement as an approximately 128.5 FT buffer is provided from the stream edge, which preserves the existing habitat without fragmentation. The proposed project will not directly impact wetlands and the development area is located approximately 128.5 – 145.7 feet away from the Creek. Furthermore, with the implementation of the Stormwater Pollution Prevention Plan (SWPPP) no significant adverse impacts to wetlands or to the NYSDEC Fallkill Creek will occur as part of the proposed action.

4.3 Floodplain

The property is identified in the NRI Report as one of the last remaining areas within the City of Poughkeepsie where the Fall Kill is not channelized and is permitted to flood naturally. This section of the Fall Kill is identified as a significant habitat area that provides important flood retention due to the undeveloped forested riparian buffer. The NRI Report explains that during flood events the Fall Kill may overflow into these wetlands, which are located within the flood hazard area or 100-year floodplain. According to the NRI Report, "flooding helps to slow down water, recharge groundwater and increase water quality by letting particulates settle out instead of being carried downstream."[7] According to FEMA Community Panel Number 36027C0358E information (effective 5/12/2012) available through GIS (Figure 6), an area abutting the Fallkill Creek is located within Zone AE (100-year floodplain) or special flood hazard area. The floodplain area is identified on the site plan. Some grading (no construction) may occur within the 100-year floodplain; therefore, a floodplain development permit will be sought. There will be a substantial buffer and distance between the proposed development and the Fall Kill and the implementation of the SWPPP will ensure that no significant adverse impacts to the floodplain will occur.

[5] The Environmental Cooperative at Vassar Barns. Natural Resources Inventory for the City of Poughkeepsie. 2019. Page 10.
[6] The Environmental Cooperative at Vassar Barns. Natural Resources Inventory for the City of Poughkeepsie. 2019. Page 73.
[7] The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 46.

5.0 UTILITIES

5.1 Water and Wastewater

Municipal water and sewer service currently serve the project site. According to the New York State Department of Environmental Conservation (NYSDEC) Design Standards for Intermediate Sized Wastewater Treatment Systems, March 2014, the proposed project is expected to require water usage of 11,410± gallons per day. It is anticipated that the City's municipal water system has capacity to serve the proposed use. The Grading and Utility plan (C140) shows a proposed water tap at the 8" water main available at Milton Street. The previous analysis, submitted for the previously proposed 120-unit project approved in 2006, indicated that sufficient pressure and capacity exists to serve the proposed 63-unit project. The Engineer's Report for the water system will be updated to identify current system conditions with regards to static and residual pressure. Sprinkler pressures and flow rates will be identified to assess flow capabilities at the proposed hydrants. Consultation with the Fire Chief will be undertaken at that time as well.

The Grading and Utility plan (C140) shows a sanitary sewer connection to the existing sanitary sewer main that passes through the site. The previous analysis, submitted for the previously proposed 120-unit project approved in 2006, indicated that sufficient capacity exists to serve the proposed 63-unit project. The Engineer's Report for the sanitary sewer will be updated to identify the conditions of the existing sewer main and its capacity during peak flow from the proposed connection point downstream along the Fallkill Creek through to Mansion Street.

Table 4: Anticipated Water Usage/Wastewater Generation

Type of Use	Units	Gallons per Day	Anticipated Use/Generation
Apartment	Per bedroom	110	31 one-bedroom = 3,410 gpd 32 two-bedroom units = 7,040 gpd
Pool	Per swimmer[1]	10	Approximately 720 SF pool = 48 swimmers 48 swimmers x 10 = 480 gpd
Pool House	Per swimmer	10	48 swimmers x 10 = 480 gpd
Total = 11,410 gpd			

[1] Based on NYS Sanitary Code Subpart 6-1, which requires a minimum of 15 SF of pool surface area per swimmer for a shallow pool.

5.2 Stormwater

The proposed project will require greater than one acre of disturbance and will require coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. A SWPPP will be prepared in conformance with the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control. The Grading and Utility Plan (C140) shows the stormwater being conveyed via swales and

subsurface piping to an on-site stormwater bioretention basin. The treated water will outflow to the Fallkill Creek. Therefore, the proposed project is not expected to result in any adverse impacts in regard to stormwater.

6.0 TRAFFIC AND PARKING

6.1 Traffic

The project would feature one, two-way access drive across along Milton Street, between Fitchett Street and West Arnold Road. Site traffic will then use Mansion Street to disperse travel to the north, south, east, and west. Other local roads likely to be used by site traffic include Corlies Avenue, Pershing Avenue, Innis Avenue, and Smith Street.

Dutchess County's PRL Bus Line is conveniently routed through the neighboring Mountain Brook Apartments. Several routes including the B, E and F travel along the East West Arterial, approximately ½ mile south of the site.

The Trip Generation Manual, 11th Edition published by the Institute of Transportation Engineers (ITE) is the industry-standard resource for estimating the traffic generated by various types of land uses and it was used to estimate the site generated trips for this project. Based on data for Multifamily Housing-Mid Rise (Land Use Code 221), the proposed project will generate approximately 26 total trips in the weekday morning and 36 total trips in the evening peak periods, See Table 5. This is a minimum amount of traffic that will be added to the surrounding roadway network, representing about 1 trip every 2 to 3 minutes for the entering and exiting movements.

Table 5: Estimated Traffic Generation

Land Use	**AM Peak Hour Trips Entering the Site**	**AM Peak Hour Trips Exiting the Site**	**Total AM Peak Trips added to Adjacent Street Traffic**	**PM Peak Hour Trips Entering the Site**	**PM Peak Hour Trips Exiting the Site**	**Total PM Peak Trips added to Adjacent Street Traffic**
Multifamily Housing (Mid-Rise) Land Use Code 221	7	19	26	22	14	36

Note: Analysis uses 63 dwelling units and the fitted curve equation in the ITE Manual to determine the AM and PM peak hour trip generation.

A traffic impact study was completed in 2005 for this project. At that time, the project consisted of 163 units and was estimated to generate 76 and 90 total trips for the weekday morning and afternoon peak periods. The traffic study concluded that the project at 163 units would have minimal impact as the studied intersections would continue to operate at acceptable levels of service. Therefore, at the currently proposed 63-units with reduced volumes this project will also have minimal traffic impacts. No improvements are needed.

Additionally, historic traffic volumes collected on roadways in the vicinity of the site were reviewed using NYSDOT's Traffic Data Viewer. The data shows that volumes for Mansion Street, Corlies Avenue, Innis Avenue, and Smith Street have decreased between 2012 and 2019 on the order of 1% to 15%. This is further indication that the surrounding roadways expected to serve the proposed project have the capacity available to accommodate the site traffic.

6.2 Parking

The proposed project is required to provide 79 parking spaces (i.e. 1.25 parking spaces per dwelling unit, 63 units) per Section 19 Article 6 of the City's 2024 Zoning and Land Use Regulations. The proposed project will provide 124 parking spaces; therefore, this requirement will be met.

7.0 VEGETATION AND WILDLIFE

7.1 Endangered, Threatened, and Rare Species and Significant Habitat

According to the NRI Report, the project site is home to several habitats, including upland shrubland, upland hardwood forest, upland mixed forest and hardwood swamp in addition to wetland and stream areas. Table 7 presents a brief description of these habitats based on information found in the report.

Table 6: Habitat Types on the Project Site

Specific Habitat Type	Brief Description
Upland Shrubland	Open (nonforested) area with shrubs making up >20% of ground cover
Upland Hardwood Forest	Non-wetland forest dominated by hardwood trees (conifers make up 25% of canopy)
Upland Mixed Forest	Non-wetland forest with a mix of hardwoods and conifers (conifers make up 25-75% of canopy)
Hardwood Swamp	Wetland (identified by predominance of hydrophytic vegetation) dominated by trees and/or shrubs

According to the NRI Report, "the Fall Kill is highly impacted by channelization and pollution, nonetheless it continues to serve as an important habitat for migratory fish species such as the American eel and river herring." The Upland Hardwood Forest, which currently dominates the site, is described as a habitat that is also important for cooling derived from shade, carbon sequestration, reducing stormwater runoff, and improvement of air quality. According to the NYSDEC Environmental Resource Map (Figure 7), there are known occurrences of the Blanding's Turtle (State listed threatened species) on or in the vicinity of the project site. In a January 21, 2020 letter the NYSDEC stated that they have no records of rare or state-listed

animals or plants, or significant natural communities at the project site. The letter also explained that within 0.8 mile of the project site is a documented location of Blanding's Turtle (Emydoidea blandingii, state listed as Threatened). The turtles may travel 0.8 mile or more from documented locations. An analysis to assess potential adverse impacts to Blandings Turtle was completed and received sign off from the NYSDEC. This information has been submitted separately. There is no NYSDEC Significant Natural Community identified on the project site.

According to the US Fish & Wildlife Service (USFWS) Information for Planning and Consultation[8] (Attachment B), there is potential for the Indiana Bat (endangered), Northern Long-eared Bat (endangered), and Tricolored Bat (proposed endangered) on or in the vicinity of the project site.

The project site is identified in Map 4.4, "Habitat Envelopes and Potential Corridors" within the NRI Report as a Significant Habitat Area. The Report states that, "if new development in these areas cannot be avoided, it should be concentrated near the edges and near existing roads and other development so that as much habitat area as possible is preserved without fragmentation."[9]

Ecological Solutions, LLC completed a threatened and endangered species habitat suitability assessment on October 15, 2020 to assess the existing habitat on site, potential impacts, and possible mitigation for impacts and conservation of the listed species (see Attachment B). Table 8 identifies the habitat that was observed on the site:

Table 7: Habitat Cover Types Identified on the Site

Description	Coverage (acres)	Disturbance (acres)
Fall Kill Creek	1.0	0
Rich Mesophytic Forest	4.7	2.5
Upland Meadow	2.8	0

Rich Mesophytic Forest: The site slopes generally contain rich mesophytic forest upslope of the Fallkill Creek. The dominant trees include a mixture of the following: red maple (Acer rubrum), white ash Fraxinus americana), red oak (Quercus rubra), and black oak (Q. velutina). There is a subcanopy stratum of small trees and tall shrubs dominated by flowering dogwood (Cornus florida), red maple, and black cherry (Prunus serotina). The overstory trees are generally large in the 12 to 24+ inch range with several larger oaks and other tree species on the site. Debris/trash is located in areas throughout the forest.

Fallkill Creek: The Fallkill Creek and associated wetland fringe is located along and is part of the western site boundary. The wetland fringe associated with the Creek is forested floodplain.

Upland Meadow: Within the forested area are openings or pockets upland meadow.

[8] Note there is no federal action involved so a formal consultation under Section 7 is not required.
[9] The Environmental Cooperative at Vassar Barns. Natural Resources Inventory for the City of Poughkeepsie. 2019. Page 221 or page 85 of Appendix A.

Blanding's Turtle

Blanding's turtles are a mobile species that utilize a variety of wetland and upland habitats for nesting, foraging, overwintering, and drought refuges. Characteristics that indicate core habitat are: shrubby pools/ponds with permanent or intermittent hydroperiod with little flow through; high water depths of 0.5–4.0 feet; tree canopy open or absent; tree fringe present; and a dense cover of shrubs, forbs, lemnids or nymphaeids, with coarse and fine organic debris. In addition to core wetlands it is known that Blanding's turtles use a complex of habitat types during different periods in their life cycle. According to the NYSDEC it is a semi-aquatic species that uses a variety of wetland and upland habitats. Wetland habitat usage by Blanding's turtles includes different types of freshwater systems such as emergent marshes, woodland pools, red maple swamps, buttonbush kettle-holes, ponds including excavated ponds, lakes, rivers, and streams. Juvenile Blanding's are normally associated with shallower water and more densely vegetated habitats as compared to that of adults. Open meadows especially with Hoosic gravelly soils are preferred nesting habitats. Upland forest area provides shade during turtle travel and migration.

Based on information gathered during the Habitat Assessment, there is no core habitat on/or immediately adjacent to the site. There are no mapped Hoosic soils on the site. Hoosic soils are associated with turtle nesting when covered by low growing sparsely vegetated upland meadow/agriculture area. The Fallkill Creek may have been utilized in the distant past by this species in some capacity for travel and dispersal but today is unlikely due to the extensive development in this area of the City of Poughkeepsie and lack of potential habitat as a destination. There are no impacts to this species since there is no potential habitat on the site or in the vicinity of the site. As stated above, an analysis to assess potential adverse impacts to Blandings Turtle was completed and received sign off from the NYSDEC. This information has been submitted separately.

Indiana Bat, Northern Long-eared Bat, Tricolored Bat

The bats typically hibernate in caves/mines in the winter and roosts under bark or in tree crevices in the spring, summer, and fall. The hibernacula - Williams Lake Complex is about 10 miles from the site. Suitable potential summer roosting habitat is characterized by trees (dead, dying, or alive) or snags with exfoliating or defoliating bark, or containing cracks or crevices that could potentially be used by Indiana bats as a roost. The minimum diameter of roost trees observed to date is 2.5 inches for males and 4.3 inches for females. However, maternity colonies generally use trees greater than or equal to 9 inches dbh. Overall, roost tree structure appears to be more important to Indiana bats than a particular tree species or habitat type. Females appear to be more habitat specific than males presumably because of the warmer temperature requirements associated with gestation and rearing of young. As a result, they are generally found at lower elevations than males may be found. Roosts are warmed by direct exposure to solar radiation, thus trees exposed to extended periods of direct sunlight are preferred over those in shaded areas. However, shaded roosts may be preferred in very hot conditions. As larger trees afford a greater thermal mass for heat retention, they appear to be preferred over smaller trees. Streams associated with floodplain forests, and impounded water bodies (ponds, wetlands, reservoirs, etc.) where abundant supplies of flying insects are likely found provide preferred foraging habitat for Indiana bats, some of which may fly up to 2-5 miles from upland roosts on a regular basis. Indiana bats also forage within the canopy of upland forests, over clearings with early successional vegetation

(e.g., old fields), along the borders of croplands, along wooded fencerows, and over farm ponds in pastures. While Indiana Bats appear to forage in a wide variety of habitats, they seem to tend to stay fairly close to tree cover. The rich mesophytic forest described in Table 8 occupies about 4.7 acres of the 8.7 acres site. This forested area contains many large trees in the 24+ inch dbh range with some containing holes and crevices that could provide foraging habitat for this species.

Construction of the project will occur over a 6-month – 1-year period. Activities during construction will include grading and earth-moving, building construction, addition of electric lights, increasing impervious surface area and altering site drainage will occur. The project may result in direct and indirect effects on Indiana bats by altering the quality and quantity of their summer habitat including removing trees, generating noise during construction, and creating visual disturbances. There will be an increase in vehicular traffic, parking, and maintenance activities which are anticipated effects from construction and operation of the project to bats.

Since the USFWS list of species for the site indicated that the site is within the range of the threatened/endangered bat, the Applicant will incorporate the following conservation measures to ensure no impact occurs to this species.

Effects from Tree Clearing: Clearing activities could have an adverse impact on foraging and roosting activities. Such impacts will be avoided by conducting all clearing during winter months when bats will be in hibernation off site. Proposed clearing for the project will remove ±2.5 acres of forested habitat. The project will avoid impacts by:

- Implementing tree clearing for site activities during timeframes when bats are not resident on the site October 1 – to March 31 or unless approved by the NYSDEC outside this timeframe, and

- Prior to clearing, the limits of proposed clearing will be clearly demarcated on the site with orange construction fencing (or similar) to prevent inadvertent overclearing of the site since about 2.3 acres of forested habitat will remain.

Effects from Lighting: Site lighting is anticipated after development of the site. To avoid impacts to foraging or roosting bats street lighting on the site will use City of Poughkeepsie Planning Board approved light fixtures that have tops that direct light down to minimize light pollution and not interfere with potential bat foraging activities. These measures will result in minimizing potential adverse effects to Indiana bats so that adverse effects to this species are deemed unlikely.

As explained in earlier sections, a large buffer (131 feet) and distance (146 – 160 feet away) will separate the Fall Kill Creek from the proposed development. Based on the information provided above, no significant adverse impacts will occur to vegetation and wildlife. This information will be provided to NYSDEC.

8.0 HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 8), the project site does not

contain and is not adjacent to any National or State Historic Register sites or any sites that were determined to be eligible for listing on the National or State Historic Register. The Applicant received a Letter of No Effect from the NYSOPRHP State Historic Preservation Office on December 17, 2020.

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF) PART 1 FORM

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Highview at the Fallkill Creek		
Project Location (describe, and attach a general location map): Milton Street, City of Poughkeepsie, Dutchess County, New York		
Brief Description of Proposed Action (include purpose or need): The Applicant and Owner, Maselo Realty, LLC, is proposing the rezoning of an 8.713-acre tax parcel on Milton Street in the City of Poughkeepsie from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND) for the construction of a 63-apartment unit clustered multifamily development within two buildings with access off Milton Street. The parcel is identified as parcel number 131300-6162-73-623227 on the City of Poughkeepsie Tax Map. The Town of Poughkeepsie abuts the eastern edge of the property (see Figures 1 and 2). The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA) within which multifamily (i.e. 5+ unit) residential development is not permitted. Therefore, to facilitate the proposed project, the Applicant is petitioning the City for a rezoning of the property from RNA to RND by the Common Council. Upon completion of the rezoning, the Applicant will seek site plan approval from the Planning Board.		
Name of Applicant/Sponsor: Maselo Realty, LLC (Simon Abikhzer)	Telephone: 845-341-7395 E-Mail: simonabikzer@gmail.com	
Address: 18 Eastview Road		
City/PO: Monsey	State: NY	Zip Code: 10952
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	City of Poughkeepsie Common Council - Rezoning to RND	Fall/Winter 2025
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City of Poughkeepsie Planning Board - Site Plan Approval	Fall/Winter 2025
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	City Engineering Dept. - Curb Cut approval; City Zoning Administrator - Floodplain development	Winter/Spring 2026
e. County agencies ☑Yes ☐No	Dutchess County Planning Department - GML 239m Referral; Health Department - Utility Conn.	Fall/Winter 2025
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS Department of Environmental Conservation: GP-0-25-001, Article 24 Adjacent Area for grading	Summer/Fall 2026
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

Hudson River National Heritage Area; Fall Kill Watershed Management Plan, October 2006; Dutchess County Hudson River Valley Greenway Compact Plan, 2000

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential Neighborhood A (RNA). See Sections 1.2 and 2.1 for more details.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Residential Neighborhood D (RND).

C.4. Existing community services.

a. In what school district is the project site located? Poughkeepsie City School District

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police Department with support from Dutchess County Sheriff's Department and NYS Police

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie Fire Department

d. What parks serve the project site?
Mansion Square Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential apartments

b. a. Total acreage of the site of the proposed action? 8.713 acres
b. Total acreage to be physically disturbed? 5.26 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.713 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.84 acres (impervious surface)

_____ Square feet or 8.713 acres (parcel size)

ii. Describe types of new point sources. Subsurface piping and outflow.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater will be conveyed via swales and subsurface piping to an on-site stormwater bioretention basin. The treated water will outflow to the Fallkill Creek.

- If to surface waters, identify receiving water bodies or wetlands: Fallkill Creek
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Temporary impacts during construction.

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Natural gas, boilers

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

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 ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: Approximately 6:30 AM to 9:00 PM
- Saturday: Approximately 6:30 AM to 9:00 PM
- Sunday: None
- Holidays: None

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Temporary noise generated during construction activities will be limited to weekdays 6:30 AM to 9 PM.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: The majority of the site is undeveloped wooded area. Approximately 2.246 acres will be cleared; Landscaping pursuant to Zoning Ordinance requirements will be implemented.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

To be determined

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: The majority of the site is undeveloped wooded area. Approximately 2.246 acres will be cleared; Lighting pursuant to Zoning Ordinance requirements will be implemented.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☑ Other (specify): public services

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.000	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: _____

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

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? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: acres
- Following completion of project as proposed: acres
- Gain or loss (indicate + or -): acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened):
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? ☐ Yes ☑ No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes: See Section 8 for details.

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: (See Figure 9)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): (See Figure 9)

iii. Distance between project and resource: (See Figure 9) miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

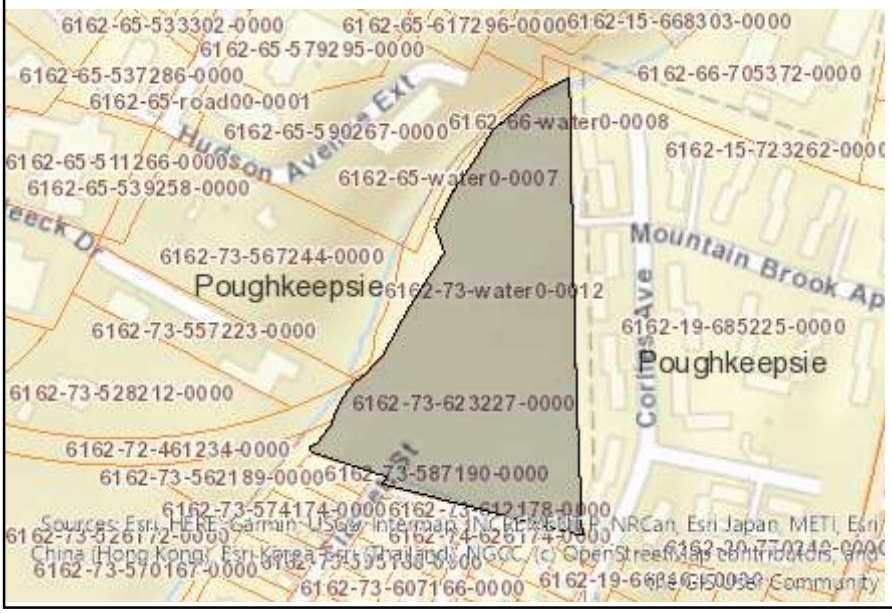
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Maselo Realty, LLC (Simon Abikhzer) Date October 28, 2025

Signature Danielle Stark Danielle Stark, Agent for Applicant Title Planner / Project Manager, LaBella Associates

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314136
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-393
E.2.h.iv [Surface Water Features - Stream Classification]	C

E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Fall Kill and tribs - Total Phosphorus
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Blanding's Turtle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

FIGURES

Figure 1: USGS Location Map

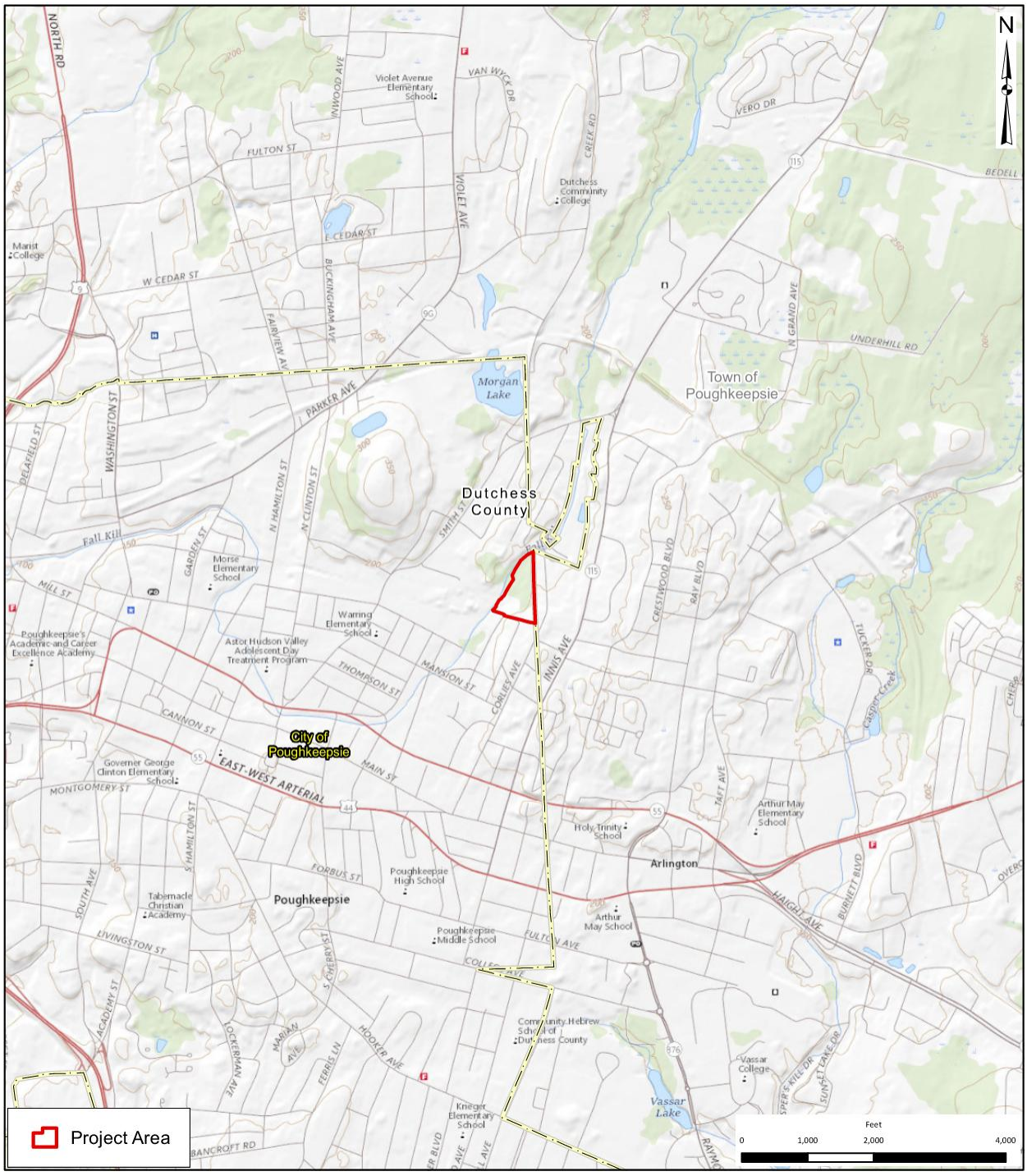


Figure 2: Orthophoto Tax Map



Figure 3: Land Use Map

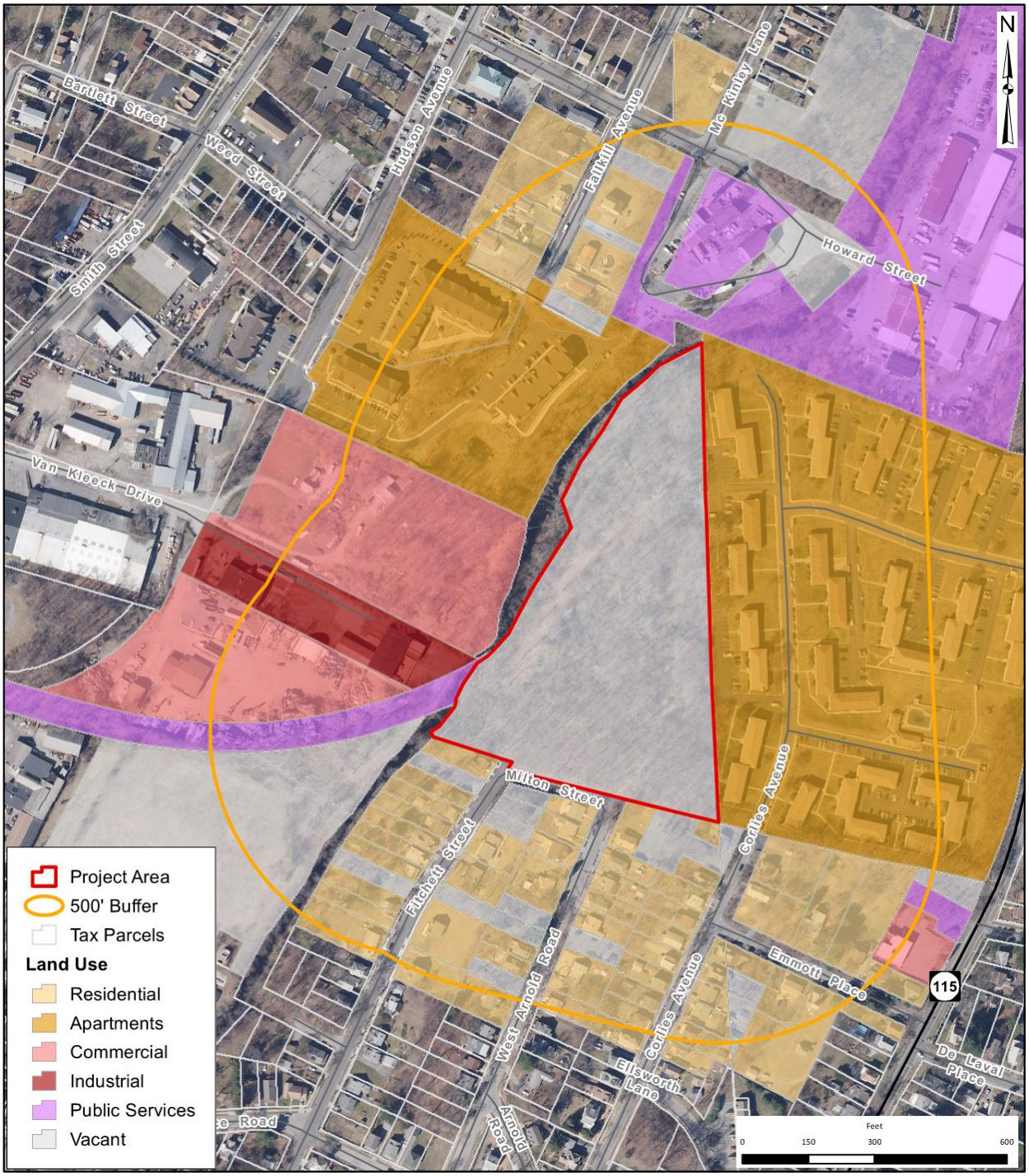


Figure 4: Zoning Map, Existing and Proposed

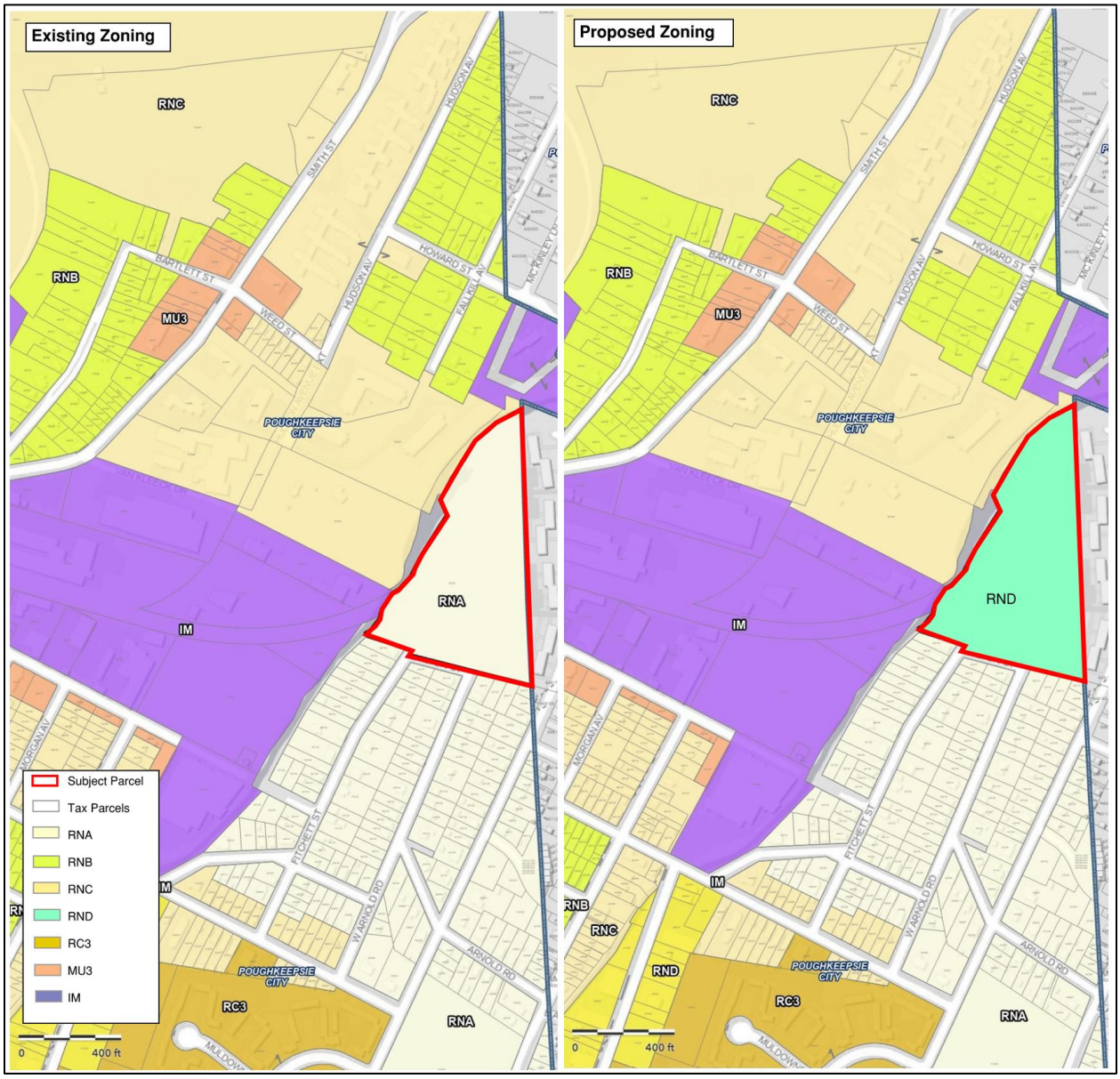


Figure 5: Soil Map



Figure 6: Wetland, Stream and Floodplain Map

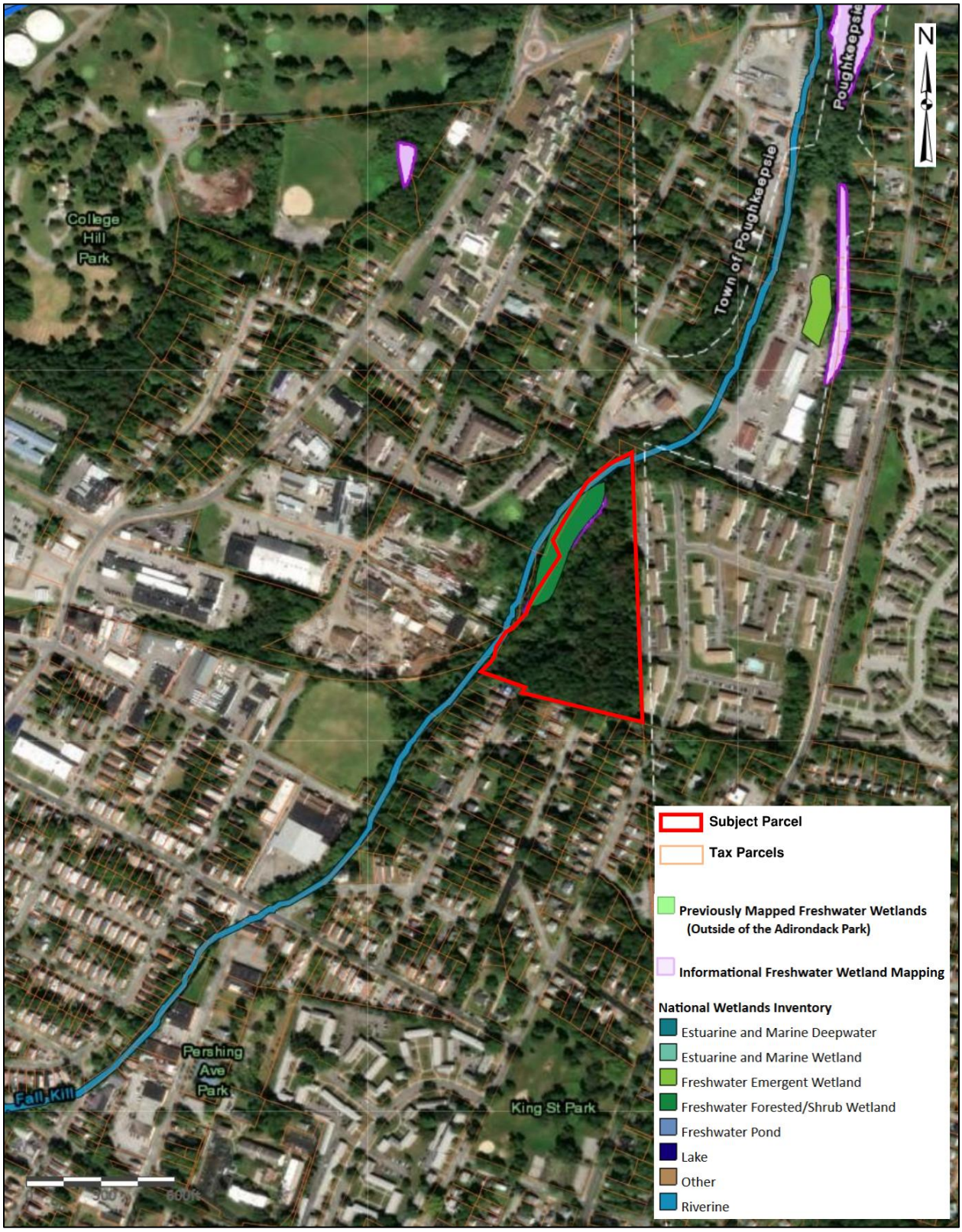


Figure 7: NYSDEC Environmental Resource Map

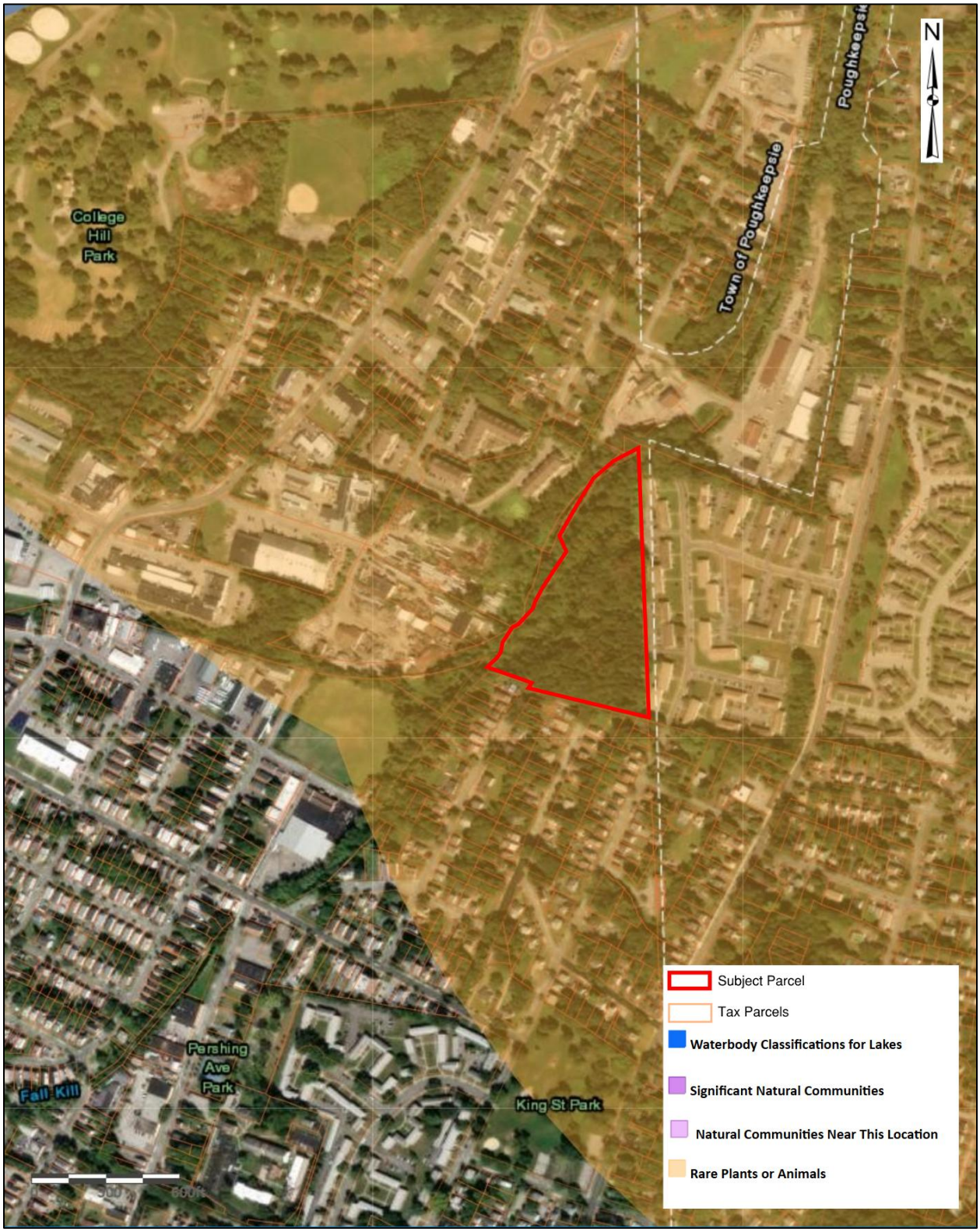


Figure 8: NYSOPRHP Cultural Resource Information System (CRIS) Map

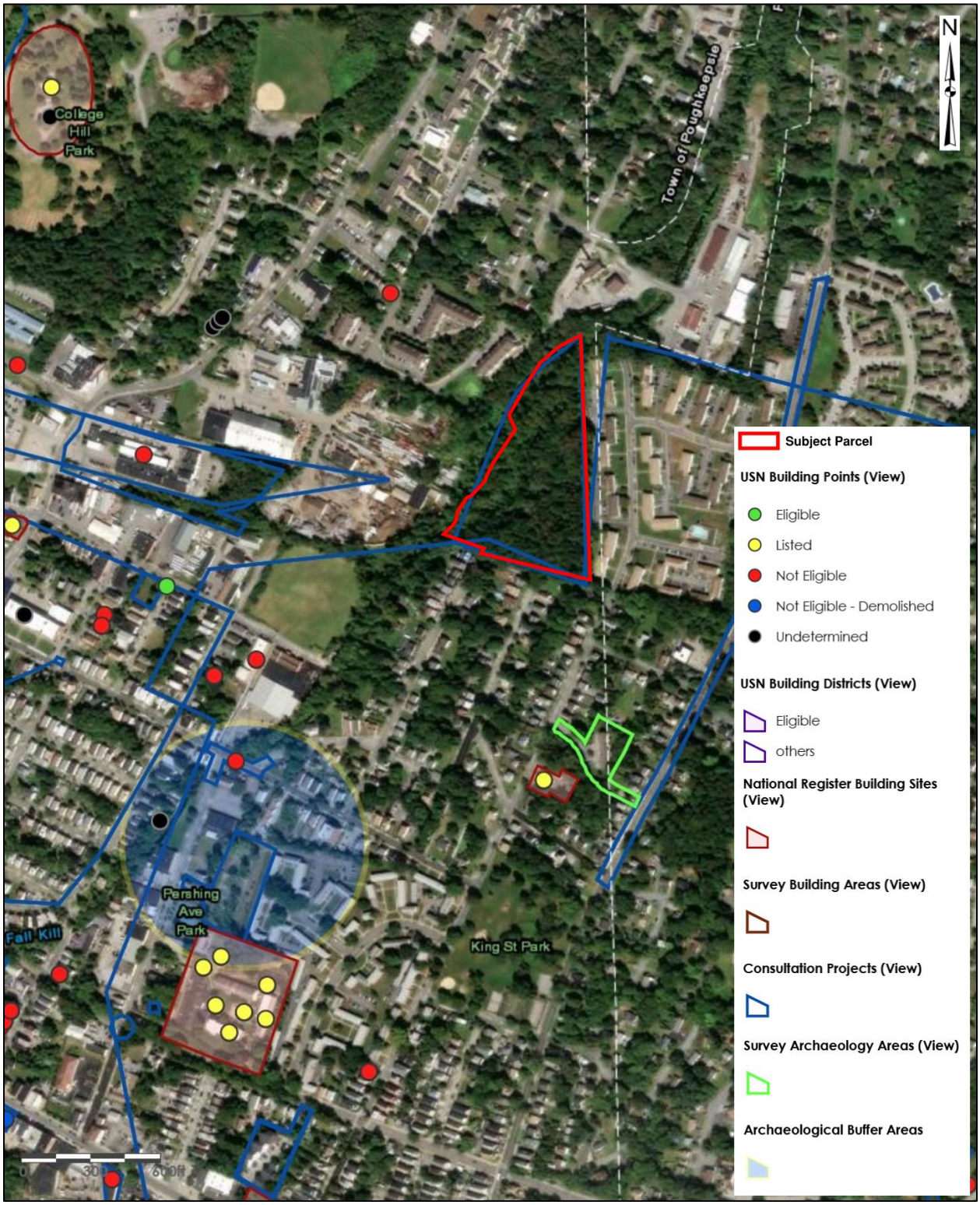
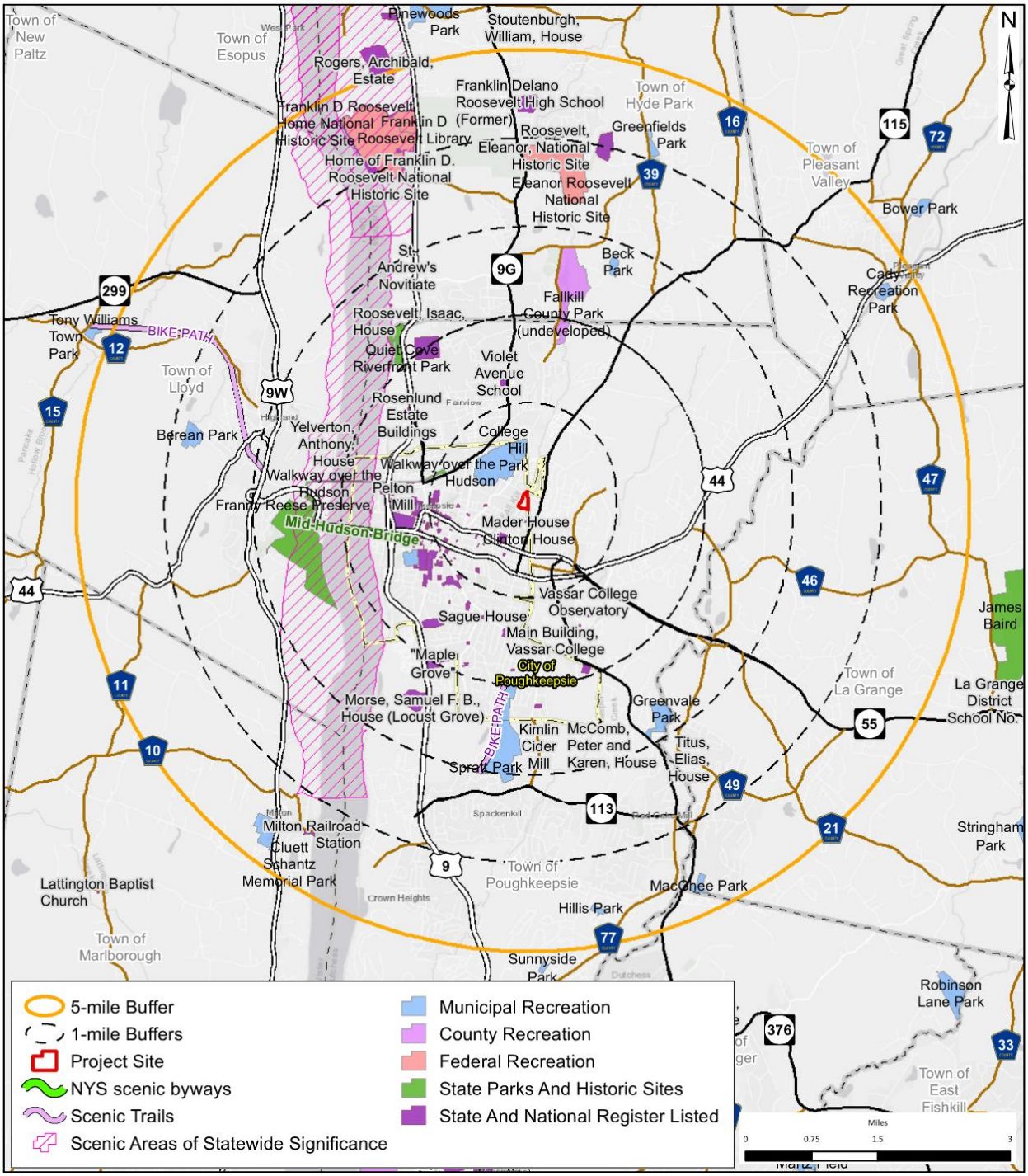


Figure 9: Map of Publicly Accessible Federal, State, or Local Scenic of Aesthetic Resources



ATTACHMENT A
Councilwoman Flowers Letter of Support

THE CITY OF POUGHKEEPSIE
NEW YORK

August 10, 2020

Ms. Natalie Quinn, Planning Director
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: Highview II: Proposed 64-Unit Residential Development (Maselo Realty LLC)
Milton Street (Tax Parcel 131300-6162-73-623227), City of Poughkeepsie

Dear Ms. Quinn:

I am writing to provide my support for Maselo Realty, LLC's application for a proposed rezoning of the Milton Street property to a Planned Residential Development (PRD) Zoning District to facilitate the construction of a 64-apartment unit clustered multifamily development within two buildings off Milton Street.

The Applicant, represented by Simon and Nate Abikzer, have undertaken community outreach for this project which involved two community meetings that I hosted. One meeting was held at City Hall, Common Council Chambers in which you attended and the other meeting was held at 505 Main Street, Public Safety Bldg. Renderings of the proposed project were shared with the residents who live near the proposed project and many of them asked questions about the project and voiced their concerns.

The meetings were well advertised. I hand delivered flyers to all the residents on Corlies Ave, W. Arnold Road, Fitchett Street and Lawrence Road, explaining the proposed project and inviting them to the meetings. I also sent text messages and call residents who I had contact info, reminding them of the meeting so due diligence was made to inform all residents of the project. Residents of the area who were able to attend were very vocal of what they wanted and not want to see. The exchange of ideas resulted in the current site plan design. The applicant assured the residents that they will be "good neighbors" and ensure that the two buildings will have minimum visibility so it will not infringe on the existing neighborhood.

Based on the fact that the project will be no more than 64 units, the feedback from the residents who attended the meetings and the applicant's genuine efforts in addressing the concerns of the residents in the immediate area, I am in support of the proposed rezoning of the Milton Street property and construction of the 64 apartment unit.

Please feel free to contact me to discuss further if needed.

Thank you

Sincerely,

Councilperson Yvonne Flowers
5th Ward, City of Poughkeepsie
(845) 505-2735/email: yflowers@cityofpoughkeepsie.com

ATTACHMENT B
Natural Resource Information

Poughkeepsie Natural Resource Inventory
Conservation Analysis
Highview at the Fallkill Creek
Milton Street
City of Poughkeepsie
Dutchess County, New York



October 28, 2025

Prepared for:
Maselo Realty, LLC
18 Eastview Road
Monsey, NY, 10952

Prepared by:
LaBella Associates
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-454-3980

Project No. 81947.00

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Figure 2: Water Resources
Figure 3: Habitats
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Figure 5: Land Use Map
Figure 6: NYSOPRHP Cultural Resources Information System Map
Figure 7: Historic Resources
Figure 8: Recreational Resources

ATTACHMENTS

Attachment A: US Fish & Wildlife Service (USFWS) Official Species List

Note: Concept Plan submitted separately.

1.0 INTRODUCTION

1.1 Project Summary

The Applicant and Owner, Maselo Realty, LLC, is proposing the rezoning of an 8.713-acre tax parcel on Milton Street in the City of Poughkeepsie from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND) for the construction of a 63-apartment unit clustered multifamily development within two buildings with one access off Milton Street. The parcel is identified as parcel number 131300-6162-73-623227 on the City of Poughkeepsie Tax Map. The Town of Poughkeepsie abuts the eastern edge of the property (see Figures 1 and 2).

The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA) within which multifamily (i.e. 5+ unit) residential development is not permitted. Therefore, to facilitate the proposed project, the Applicant is petitioning the City for a rezoning of the property from RNA to RND by the Common Council. Upon completion of the rezoning, the Applicant will seek site plan approval from the Planning Board.

1.2 Background

On April 25, 2006, the City of Poughkeepsie Planning Board granted site plan approval for the construction of a 120-unit condominium complex to be known as Highview at the Fallkill Creek, located on the north side of Milton Street. The Applicant was Phoenix Capital Partners, LLC. The parcel was zoned as Medium High-Density Residential (R-4) at that time, which would have permitted a maximum of 140 dwelling units based on the R-4 requirements and lot size. The original project was never undertaken, and site plan approvals lapsed. The site was subsequently rezoned to Medium Low-Density Residence District (R-2) in October 2010.

When the Applicant decided to pursue the project again in 2019, the parcel was zoned for Medium Low-Density Residential (R-2) within which multifamily development was not permitted. Therefore, to facilitate the proposed project, the Applicant petitioned the City for a rezoning of the property from R-2 to PRD by the Common Council. The Planning Board as lead agency determined that the action was an unlisted action and upon examination of the Full Environmental Assessment Form (FEAF) and 6 N.Y.C.R.R Section 617.7 of the State Environmental Quality Review Act (SEQRA), adopted a negative declaration on January 20, 2021. The rezoning approval was granted by the Common Council on February 16, 2021 (Common Council Ordinance 0-21-01).

The Common Council and City's Mayor approved the amendment to the Zoning Map on February 18, 2021. On May 25, 2021, the owner filed an application for site plan approval from the Planning Board for the project under the PRD regulations. After filing an area variance application to the Zoning Board of Appeals on June 6, 2021, the Applicant received approval for three area variances on September 14, 2021 to enable the proposed development.

Since then, the application has been on numerous agendas of the Planning Board and multiple extensions have been granted for the rezoning petitions. In addition to Planning Board meetings, the project

underwent two community meetings in 2019 and has received support from Councilwoman Flowers, see Attachment A for a letter of support.

On September 6, 2024, a Municipal Consent to Form a Sewage-Works Corporation was approved by the Common Council and the Mayor. On November 4, 2024 the property was rezoned to RNA as part of the Common Council's adoption of the City of Poughkeepsie Zoning Ordinance, along with entire neighborhood of primarily single-family dwellings to the north (which provides the only access to the property).

Accordingly, the Applicant seeks a rezoning to the RND Zoning District to permit the proposed the 63-unit development. The project remains as proposed previously, with no changes to unit count or access.

1.3 Site Description and Project Details

The project parcel is located in the northeast quadrant of the city, along the city/town border, with access to the site on Milton Street by way of Fitchett Street and West Arnold Road. The project site consists of vacant wooded land. Fallkill Creek runs along the western property line and within the property for approximately 200 linear feet. The development proposal, referenced as Highview at the Fallkill Creek – Milton Street, includes 63 multifamily dwelling units clustered within two buildings in the southeast portion of the project parcel. The unit breakdown is anticipated to include approximately 31 one-bedroom and 32 two-bedroom units.

The development will be located away from Milton Street (approximately 209 feet) with a substantial natural buffer. The finished floor of the southern building's (Building 100 on Sheet C130) ground floor will be approximately 18 ft lower than Milton Street. The development will not directly impact wetlands or the Fallkill Creek and is approximately 128.5 – 145.7 feet away from the Creek. The development will occupy approximately 60% of the 8.713-acre property allowing for approximately 40% of the site to remain undisturbed including 373 trees or approximately 67.5% of trees currently found on the site.

1.4 Anticipated Permits/Approvals

Table 1 provides a list of the approvals/permits that are anticipated for the project.

Table 1: Anticipated Approvals/Permits

AGENCY	APPROVAL/PERMIT
City of Poughkeepsie Common Council	Rezoning from RNA to RND
City of Poughkeepsie Planning Board	Site plan approval
City of Poughkeepsie – Engineering Department	Curb cut approval
City of Poughkeepsie – Zoning Administrator	Floodplain development permit
Dutchess County Department of Planning and Development	GML 239m referral
Dutchess County Department of Health	Water and Sewer Connections
NYS Department of Environmental Conservation (NYSDEC)*	GP-0-25-001 SPDES General Permit for Discharges during Construction Activities; Article 24 Adjacent Area for grading (pending)

*An Article 15 permit from NYSDEC was identified in the SEQR FEAF Part 1 form dated 12/3/2019 in case disturbance within the bank was required as part of the project (not currently anticipated to occur). However, the FallKill is not a Trout Stream; therefore, as a Class C stream with no "t" or "ts" standard it is not regulated by the NYSDEC under Article 15. Therefore, this permit is not required and is not identified here.

2.0 CONSERVATION ANALYSIS

The Fall Kill is identified in the *Natural Resources Inventory for the City of Poughkeepsie* (referred to herein as the NRI Report) as a natural resource that supports or contributes to beautification, habitat, flood control, history, recreation and climate resilience. The project site is discussed throughout the document as a parcel, "that is undeveloped and contains streamside forests and wetlands within the floodplain. Due to the lack of channelization, this area floods readily without harming buildings or roads. It is an important flood mitigation area as it is the only segment of the creek in the City of Poughkeepsie where flooding can naturally occur."[1] The Applicant recognizes the unique character and benefits provided by his property and is working to develop a plan that is sensitive to these attributes while also providing new housing opportunities.

2.1 Geology and Soils

According to the NRI Report, the project site's bedrock geology is Graywacke and shale, which is considered less permeable than other types of bedrock found in the City of Poughkeepsie. The surficial geology of the site features bedrock outcrops. These rock outcrop areas are shown on the concept plan.

Figure 1 shows the soil types that are expected to be present on the project site, and Table 2 provides characteristics of these soil types, according to the Dutchess County Soil Survey information available in GIS and the Natural Resource Conservation Service website.

[1] The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 10.

Table 2: Characteristics of Soil Types within Project Area

% of SITE	SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FEET)	DEPTH TO BEDROCK (INCHES)
	DwC	Dutchess-Cardigan complex, rolling, rocky	5 to 16%	well	>6	
		Dutchess (40%)		well	>6	>60
		Cardigan (30%)		well	>6	20 to 40
	DxC	Dutchess-Cardigan-Urban Land complex, rolling, rocky	5 to 16%			
		Dutchess (25%)		well	>6	>60
		Cardigan (25%)		well	>6	20 to 40
		Urban Land (25%)		well	>2	>10
	Ud	Udorthents, smoothed	mostly 0 to 8% but 8 to 25% on sides of excavations & along highways	somewhat excessively to moderately well	>3.0 Nov-Jun	>60

Most of the site contains the Dutchess-Cardigan complex, rolling, rocky soil series (DwC). An area of the Dutchess-Cardigan-Urban Land complex soil series (DxC) exists along Milton Street, and an area of Udorthents soil series (Ud) exists in the southwest corner of the project parcel. The Dutchess soils and the Cardigan soils are well drained soils. The Udorthents soil series is a somewhat excessively to moderately well drained soil. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces, which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. The Dutchess soil series, the Cardigan soil series, and the Udorthents soil series all have a depth to water table of greater than 6 feet. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. Therefore, the depth to water table for these areas is unknown, and is assumed to be greater than 2 feet according to the Soil Survey.

According to a geotechnical engineering report by the Chazen Companies for the previously approved site plan, groundwater was encountered in only one of eight borings.[2] These borings ranged in depth from 5.5 feet to 15.8 feet due to refusal at bedrock, with the exception of the northernmost boring in which refusal occurred at 2.5 feet. Thus, groundwater was generally deeper than 5.5 feet throughout most of the site. The report states that, "groundwater seepage into open excavations is not anticipated at this time, but that the contractor should be prepared to lower the groundwater table two feet below the base of

[2] *Geotechnical Engineering Report*, The Chazen Companies, September 14, 2005.

excavations to provide a stable subgrade for construction activities and to maintain the integrity of the natural bearing soils."

If water is encountered above three feet below the surface, footings and footing drains will be designed in accordance with accepted construction practices to alleviate any problems associated with a high water table. With this practice, no significant impacts due to the presence of water above three feet below the surface are anticipated.

Rock encountered during the construction of the proposed residential development will be removed by mechanical methods (ripping), when possible. If blasting is determined to be necessary, all blasting operations will adhere to New York State and local ordinances governing the use of explosives. Proper program guidelines will be established between New York State, the City of Poughkeepsie and the blasting contractor prior to undertaking this activity. If blasting is required, it will be performed in accordance with New York State Department of Transportation (NYSDOT) Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.

2.2 Water Resources

As shown in Figure 2, the project site abuts and includes some portions (approximately 200 linear feet) of the Fall Kill, a perennial stream. In addition, the project site includes wetland, riparian and flood hazard areas (or 100-year floodplain area). The Fall Kill watershed covers 19.5 square miles, including portions of the City of Poughkeepsie. The Fall Kill is approximately 38 miles long, and where it travels through the City it has been channelized and is contained by stone walls before it charges into the Hudson River. The Fallkill has been found to contain various chemicals and bacteria, with deterioration being most prevalent within the City.

The site features approximately 0.788 acres of wetland area (freshwater forested/shrub wetland (PFO1E)), which is regulated by the United States Army Corps of Engineers (USACE). No New York State Department of Environmental Conservation (NYSDEC) regulated wetlands are located on the site. The Fall Kill is classified as a Class C stream by the NYSDEC, which is not regulated. It is anticipated that the proposed site design will not result in impacts to wetlands or to the Fall Kill and no wetland or stream-related permits are being sought from the USACE or NYSDEC.

According to the NRI Report, "Riparian buffers are vegetated areas alongside the creek that help to protect the creek by slowing runoff, infiltrating water, providing shade that cools the water, and reducing the amount of sediment and pollutants entering the stream."[3] Theses areas can provide nesting or foraging habitat for many species of birds. The concept plan has been designed to avoid the riparian buffer areas and concentrates development upland within the site.

The property is identified in the NRI Report as one of the last remaining areas within the City of Poughkeepsie where the Fall Kill is not channelized and is permitted to flood naturally. This section of the Fall Kill is identified as a significant habitat area that provides important flood retention due to the undeveloped forested riparian buffer. The NRI Report explains that during flood events the Fall Kill may overflow into these wetlands, which are located within the flood hazard area or 100-year floodplain.

[3] The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 47.

According to the NRI Report, "flooding helps to slow down water, recharge groundwater and increase water quality by letting particulates settle out instead of being carried downstream."[4] According to FEMA Community Panel Number 36027C0358E information (effective 5/12/2012) available through GIS (Figure 6), an area abutting the Fallkill Creek is located within Zone AE (100-year floodplain) or special flood hazard area. The floodplain area is identified on the concept plan. Some work (e.g. grading) is anticipated to occur within the 100-year floodplain; therefore, a floodplain development permit will be sought from the City.

The proposed development is located upland from the stream, wetland, riparian and floodplain areas with the intention of retaining these important resources. With the exception of a floodplain development permit for grading in the floodplain, no permits affecting aquatic resources are anticipated at this time. The proposed project will require greater than one acre of disturbance and will require coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. A Stormwater Pollution Prevention Plan will be prepared in conformance with the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control.

2.3 Habitats

According to the NRI Report, the project site is home to several habitats, including upland shrubland, upland hardwood forest, upland mixed forest and hardwood swamp in addition to wetland and stream areas (Figure 3). Table 2 presents a brief description of these habitats based on information found in the report.

Table 2: Habitat Types on the Project Site

Specific Habitat Type	Brief Description
Upland Shrubland	Open (nonforested) area with shrubs making up >20% of ground cover
Upland Hardwood Forest	Non-wetland forest dominated by hardwood trees (conifers make up 25% of canopy)
Upland Mixed Forest	Non-wetland forest with a mix of hardwoods and conifers (conifers make up 25-75% of canopy)
Hardwood Swamp	Wetland (identified by predominance of hydrophytic vegetation) dominated by trees and/or shrubs

According to the NRI Report, "the Fall Kill is highly impacted by channelization and pollution, nonetheless it continues to serve as an important habitat for migratory fish species such as the American eel and river herring." The Upland Hardwood Forest, which currently dominates the site, is described as a habitat that is also important for cooling derived from shade, carbon sequestration, reducing stormwater runoff, and improvement of air quality. According to the NYSDEC Environmental Resource Map (Figure 4), there are known occurrences of the Blanding's Turtle (State listed threatened species) on or in the vicinity of the project site. An analysis to assess potential adverse impacts to Blandings Turtle was completed and

[4] The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 46.

received sign off from the NYSDEC. This information has been submitted separately. There is no NYSDEC Significant Natural Community identified on the project site. According to the US Fish & Wildlife Service (USFWS) Official Species List (Attachment A), there is potential for the Indiana Bat (endangered), Northern Long-eared Bat, and Tricolored Bat on or in the vicinity of the project site. It is anticipated that tree clearing will occur between November 1st and March 31st to avoid direct or indirect take of the bat species, as during this time, the bats would be hibernating and not present onsite.

The Fall Kill is identified as a conservation priority in the NRI Report because it, "provides streamside habitats, helps to reduce and filter surface runoff, provides shading vegetation, and provides organic material that supports the food web and habitat structure of the stream."[5] Based on this rationale a priority conservation zone of 160 feet from the stream edge is recommended to increase habitat area and improve in-stream conditions.

The project site is identified in Map 4.4, "Habitat Envelopes and Potential Corridors" within the NRI Report as a Significant Habitat Area. The Report states that, "if new development in these areas cannot be avoided, it should be concentrated near the edges and near existing roads and other development so that as much habitat area as possible is preserved without fragmentation."[6]

As explained in earlier sections, a large buffer (131 feet) and distance (146 – 160 feet away) will separate the Fall Kill Creek from the proposed development. Based on the information provided above, no significant adverse impacts will occur to vegetation and wildlife. This information will be provided to NYSDEC.

2.4 Land Use

The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA). To the north and west, the property is abutted by Residential Neighborhood C (RNC) and Industrial Mixed (IM) zoning districts, which house a range of uses including multi-family housing (Highridge Garden Apartments), a junkyard, the City's Department of Public Works complex, and manufacturing uses. The southern portion of the lot abuts more RNA district properties, comprised primarily of single-family residences (Figure 5). To the east, in the Town of Poughkeepsie, the property is abutted by a parcel zoned for Multifamily Residence (Town of Poughkeepsie) which contains a large apartment complex, Mountain Brook Apartments.

The proposed residential project is not industrial or commercial and is not likely to result in a source of pollution that could endanger the Fall Kill.

2.5 Historic Resources

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 6), the project site does not contain and is not adjacent to any National or State Historic Register sites or any sites that were determined to be eligible for listing on the

[5] The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 73.
[6] The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 221 or page 85 of Appendix A.

National or State Historic Register. The CRIS mapping indicates that the project site is partially located within a known archeologically sensitive area. The Applicant received a Letter of No Effect from the NYSOPRHP State Historic Preservation Office on December 17, 2020.

The NRI Report does not identify any historic resources on or adjacent to the project site, see Figure 7.

2.6 Recreational Resources

The project site is located on privately-owned land that is not currently used by the public for recreation, see Figure 8. The site would be developed with two residential apartment buildings. Residents would likely use King Street Park located approximately 1/2 mile south of the site. This park features a playground, baseball diamond, tennis court, basketball court and a flower garden.

2.7 Conclusion

The property is identified in the NRI Report as one of the last remaining areas within the City of Poughkeepsie where the Fall Kill is not channeled and is permitted to flood naturally. Approximately one-third of the property falls within the City's flood area boundary and contains both upland hardwood forest and upland shrubland habitat. These characteristics make the site ideally suited to the clustering of development away from the creek, which will retain existing habitat.

The Applicant is proposing construction of a 63-unit clustered multifamily apartment development within two buildings with access off Milton Street on an approximately 8.713-acre property. Due to the clustered nature of the site design under the proposed RND regulations approximately 40 percent of the existing forested area will be retained on site. In contrast, the strict application of the RNA zoning for the provision of single-family homes, whether a clustered or conventional subdivision, would result in greater ground disturbance and loss of natural habitat.

FIGURES

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Figure 1

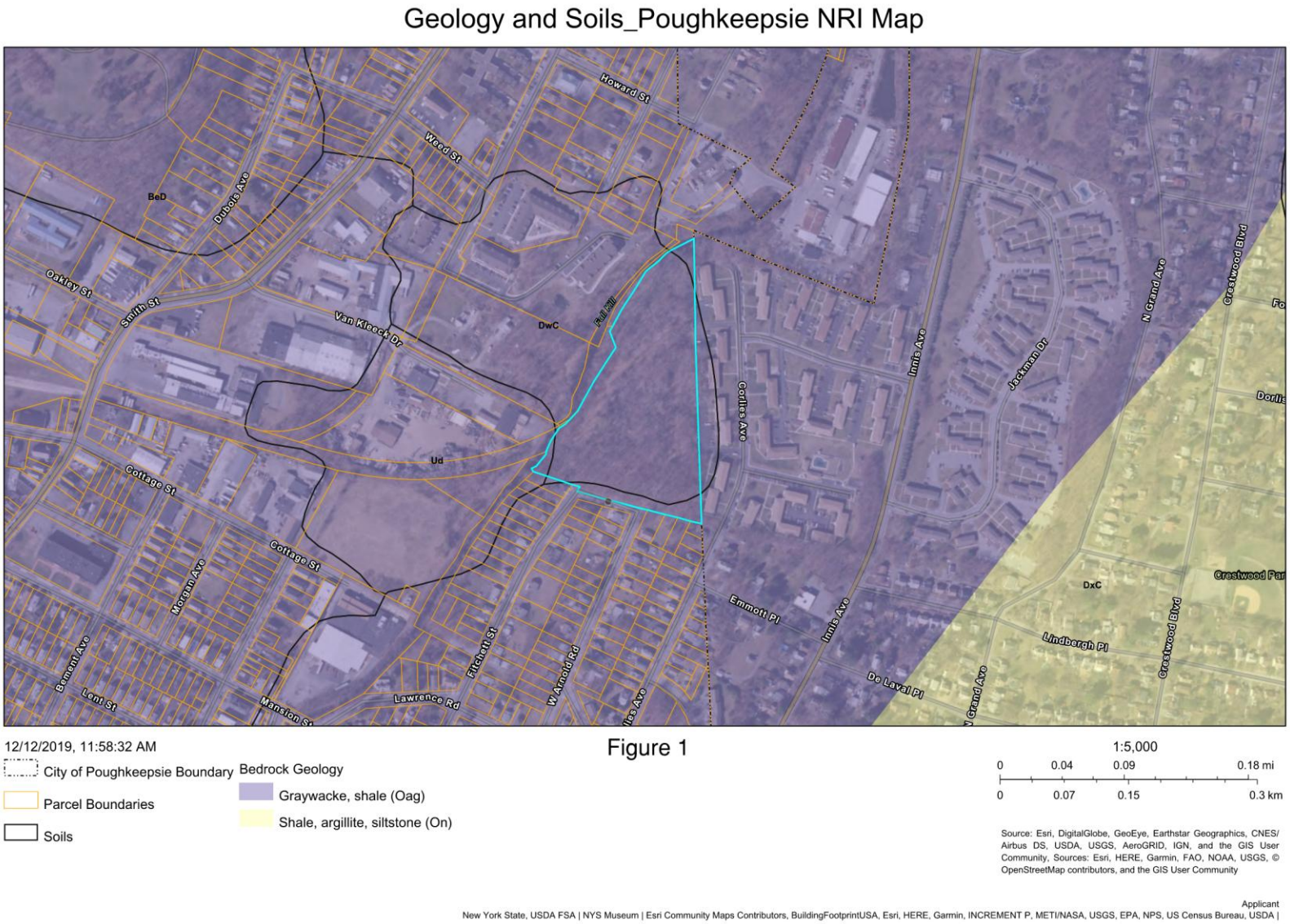
Geology and Soils_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
BeD
Oakley St
Smith St
Van Kleeck Dr
DwC
Full Mill
Corlies Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Ud
Cottage St
Morgan Ave
Bement Ave
Lent St
Mansion St
Fitchett St
Lawrence Rd
W Arnold Rd
Ilas Ave
Emmott Pl
DxC
Lindbergh Pl
De Laval Pl
Figure 1
12/12/2019, 11:58:32 AM
City of Poughkeepsie Boundary
Parcel Boundaries
Soils
Bedrock Geology
Graywacke, shale (Oag)
Shale, argillite, siltstone (On)
1:5,000
0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
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

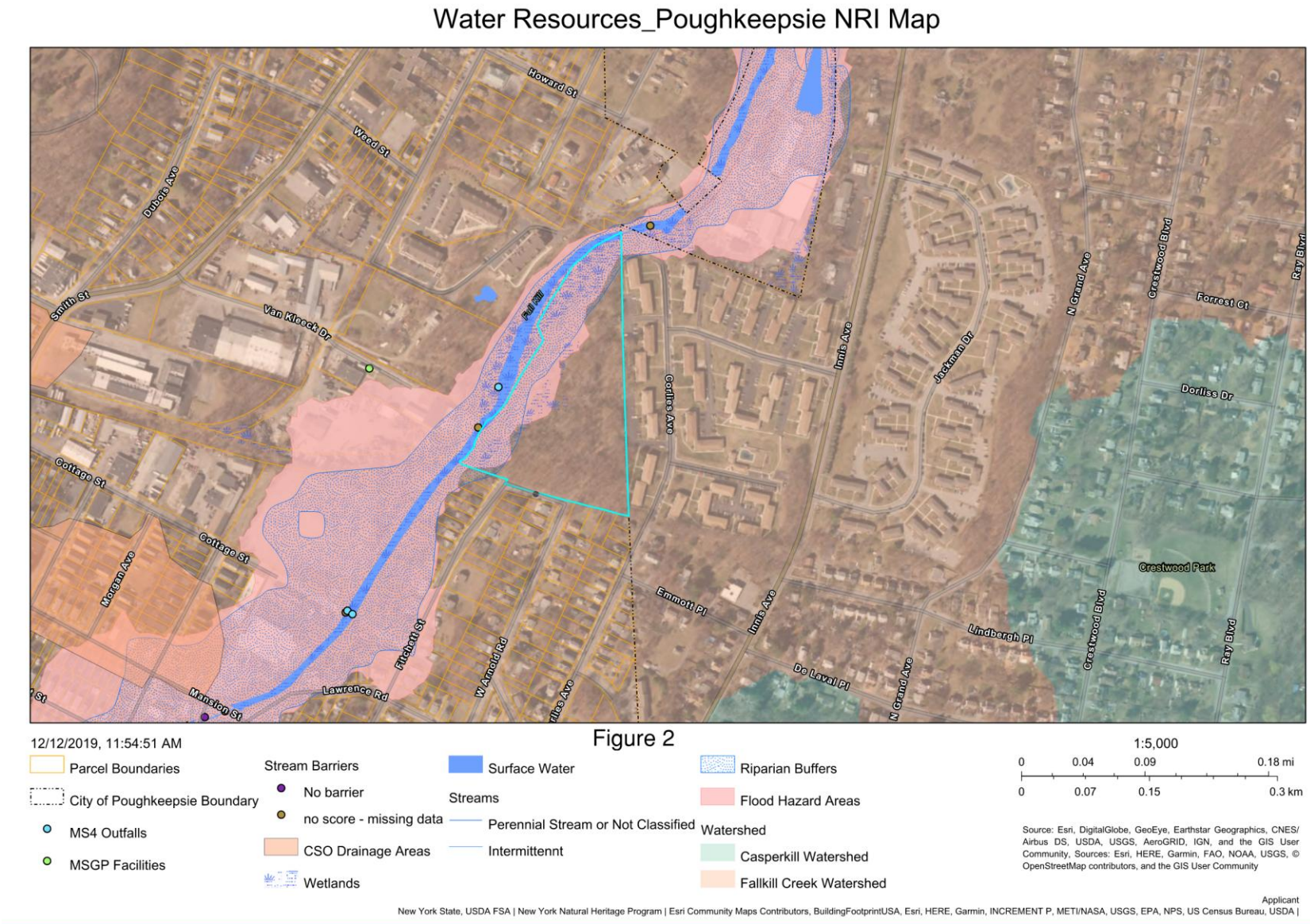
Water Resources_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Smith St
Van Kleeck Dr
Full Kill
Cottage St
Morgan Ave
Fitchett St
W Arnold Rd
Lawrence Rd
Mansion St
Coolies Ave
Innis Ave
Jackmin Dr
N Grand Ave
Crestwood Blvd
Forrest Ct
Ray Blvd
Dorliss Dr
Crestwood Park
Emmott Pl
Lindbergh Pl
De Laval Pl
Figure 2
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
CSO Drainage Areas
Wetlands
Surface Water
Streams
Perennial Stream or Not Classified
Intermittennt
Riparian Buffers
Flood Hazard Areas
Watershed
Casperkill Watershed
Fallkill Creek Watershed
1:5,000
0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Applicant
New York State, USDA FSA | New York Natural Heritage Program | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Figure 3

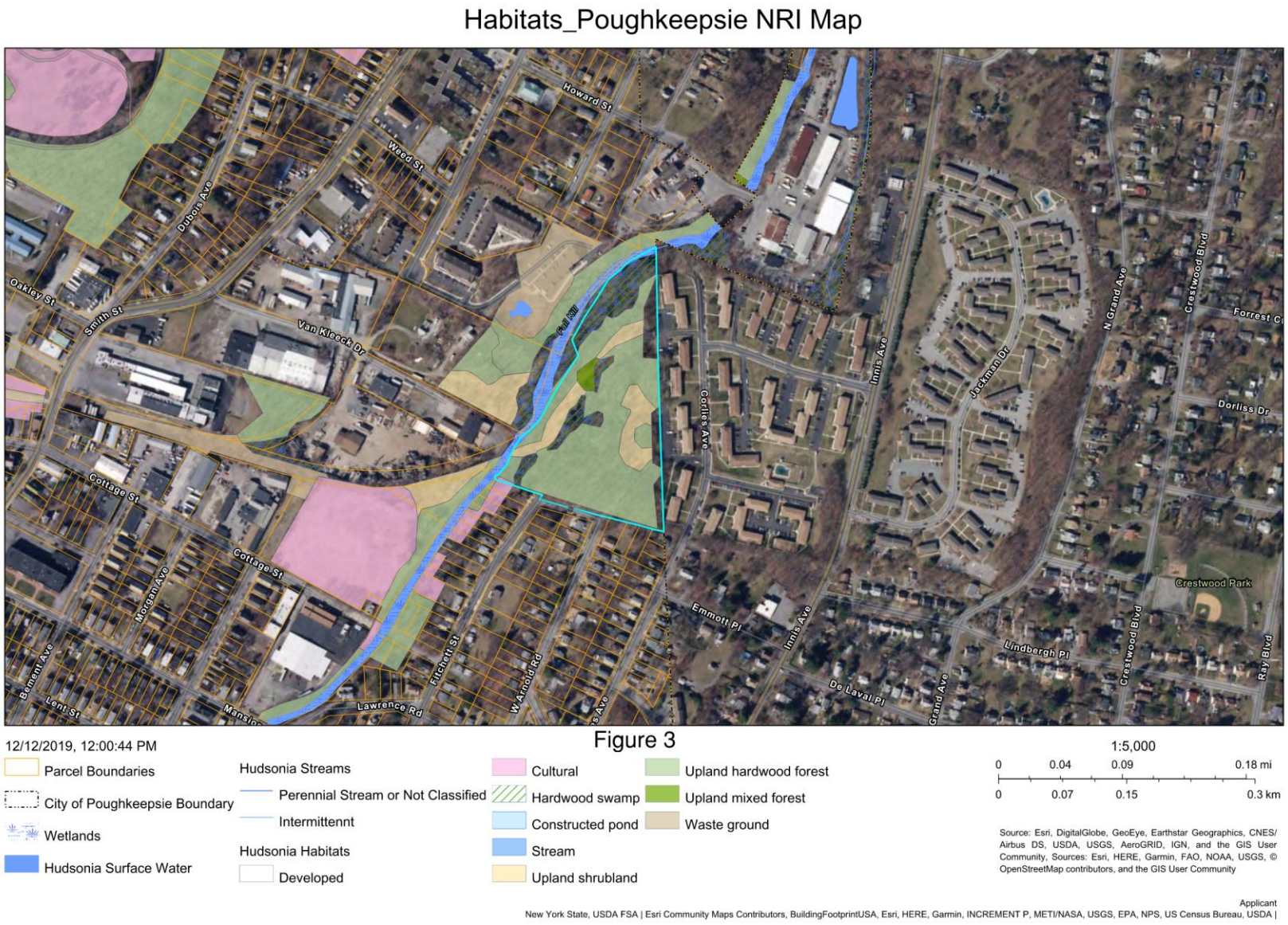
Habitats_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Oakley St
Smith St
Van Kleeck Dr
Fallkill
Cottage St
Morgan Ave
Bement Ave
Lent St
Lawrence Rd
Fitchett St
W Arnold Rd
Corliss Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Forrest C
Dorliss Dr
Crestwood Park
Emmett Pl
Lindbergh Pl
De Laval Pl
Grand Ave
Ray Blvd
Figure 3
12/12/2019, 12:00:44 PM
Parcel Boundaries
City of Poughkeepsie Boundary
Wetlands
Hudsonia Surface Water
Hudsonia Streams
Perennial Stream or Not Classified
Intermittennt
Hudsonia Habitats
Developed
Cultural
Hardwood swamp
Constructed pond
Stream
Upland shrubland
Upland hardwood forest
Upland mixed forest
Waste ground
1:5,000
0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
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

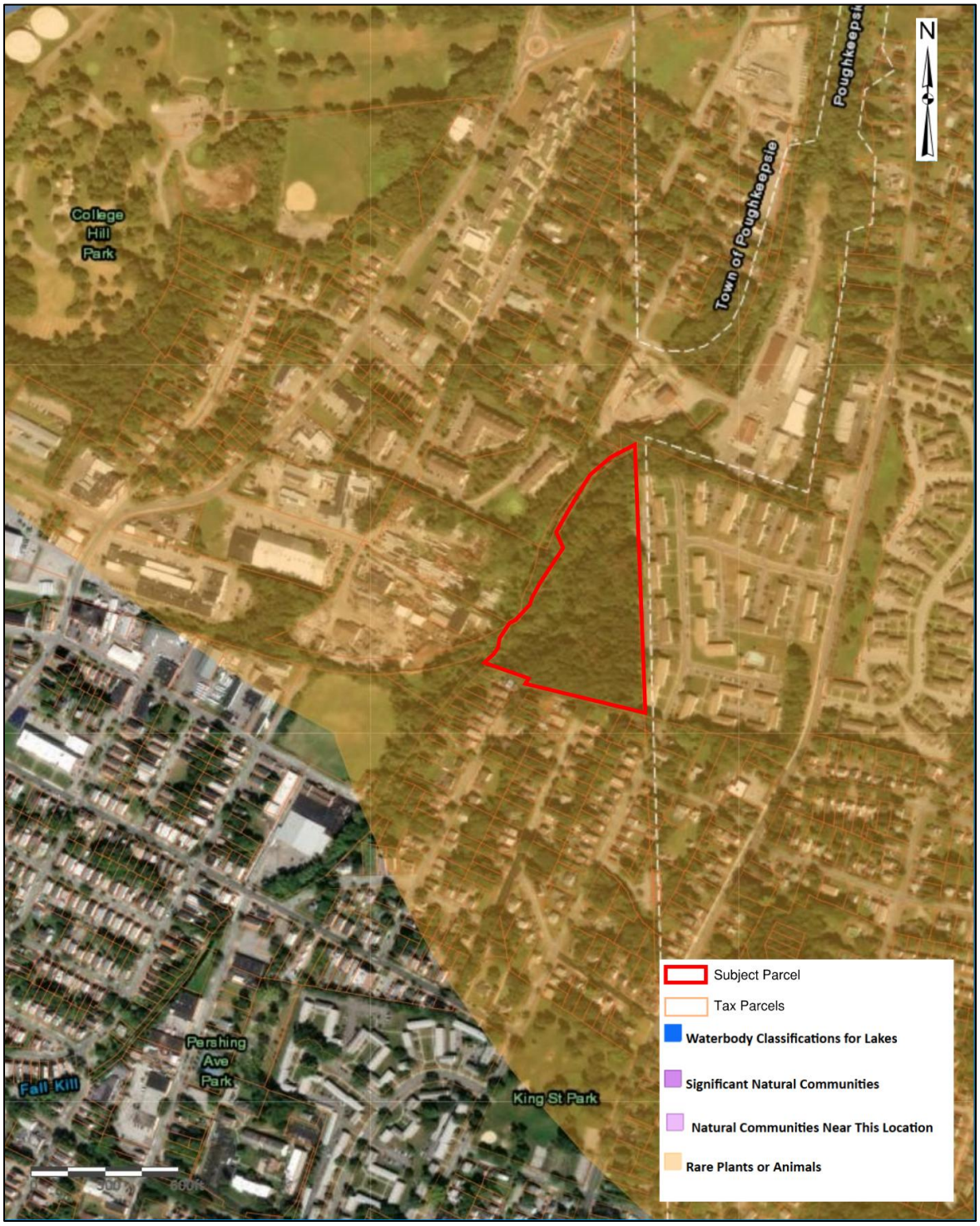

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Figure 5

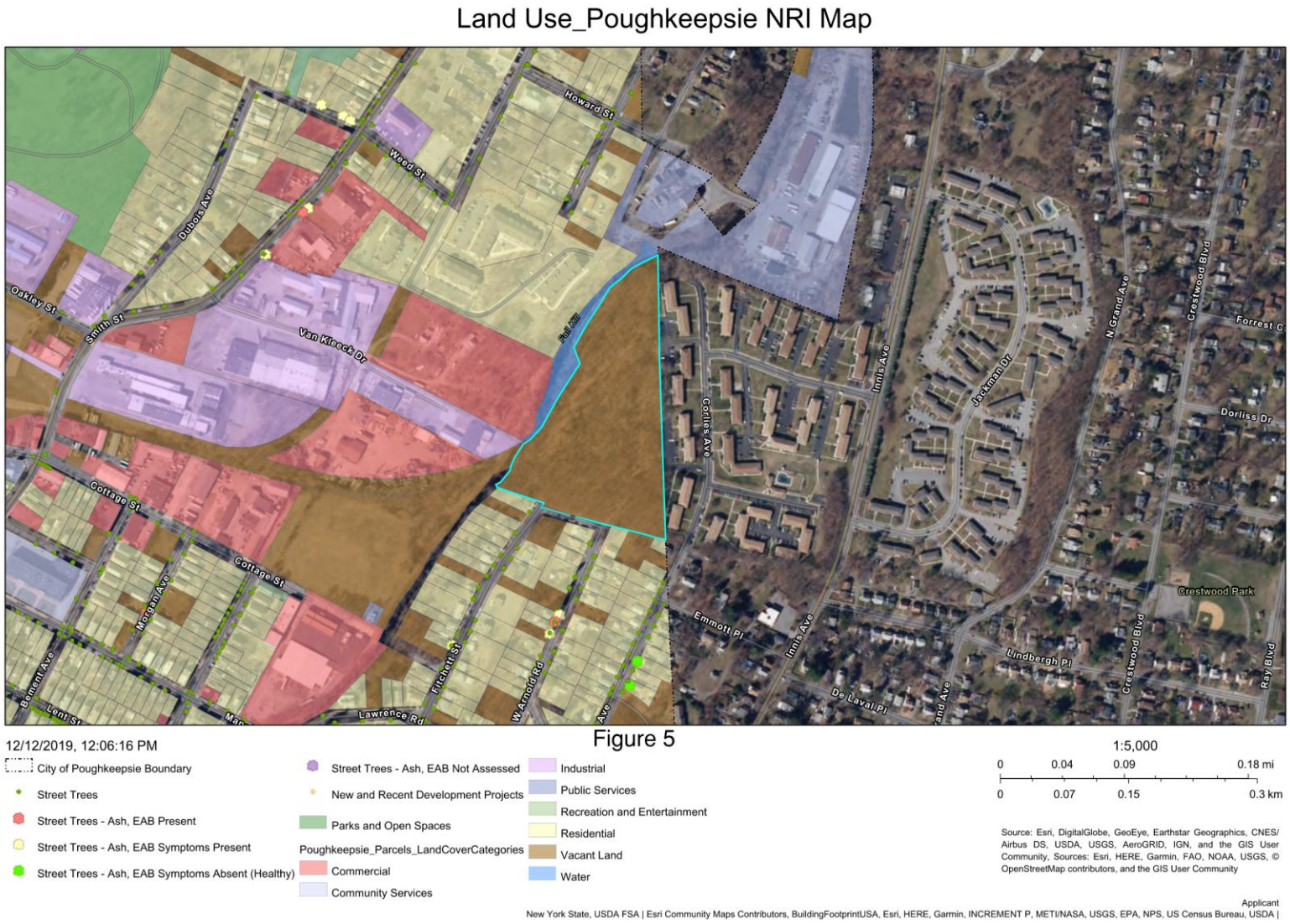
Land Use_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Oakley St
Smith St
Van Kleeck Dr
Fall Kill
Cottage St
Morgan Ave
Belmont Ave
Lawrence Rd
Fitchett St
W Arnold Rd
Cordes Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Forrest C
Dorliss Dr
Crestwood Park
Emmott Pl
Lindbergh Pl
De Laval Pl
Ray Blvd
Figure 5
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
Poughkeepsie_Parcels_LandCoverCategories
Commercial
Community Services
Industrial
Public Services
Recreation and Entertainment
Residential
Vacant Land
Water
1:5,000
0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
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 6

NYSOPRHP Cultural Resource Information System (CRIS) Map

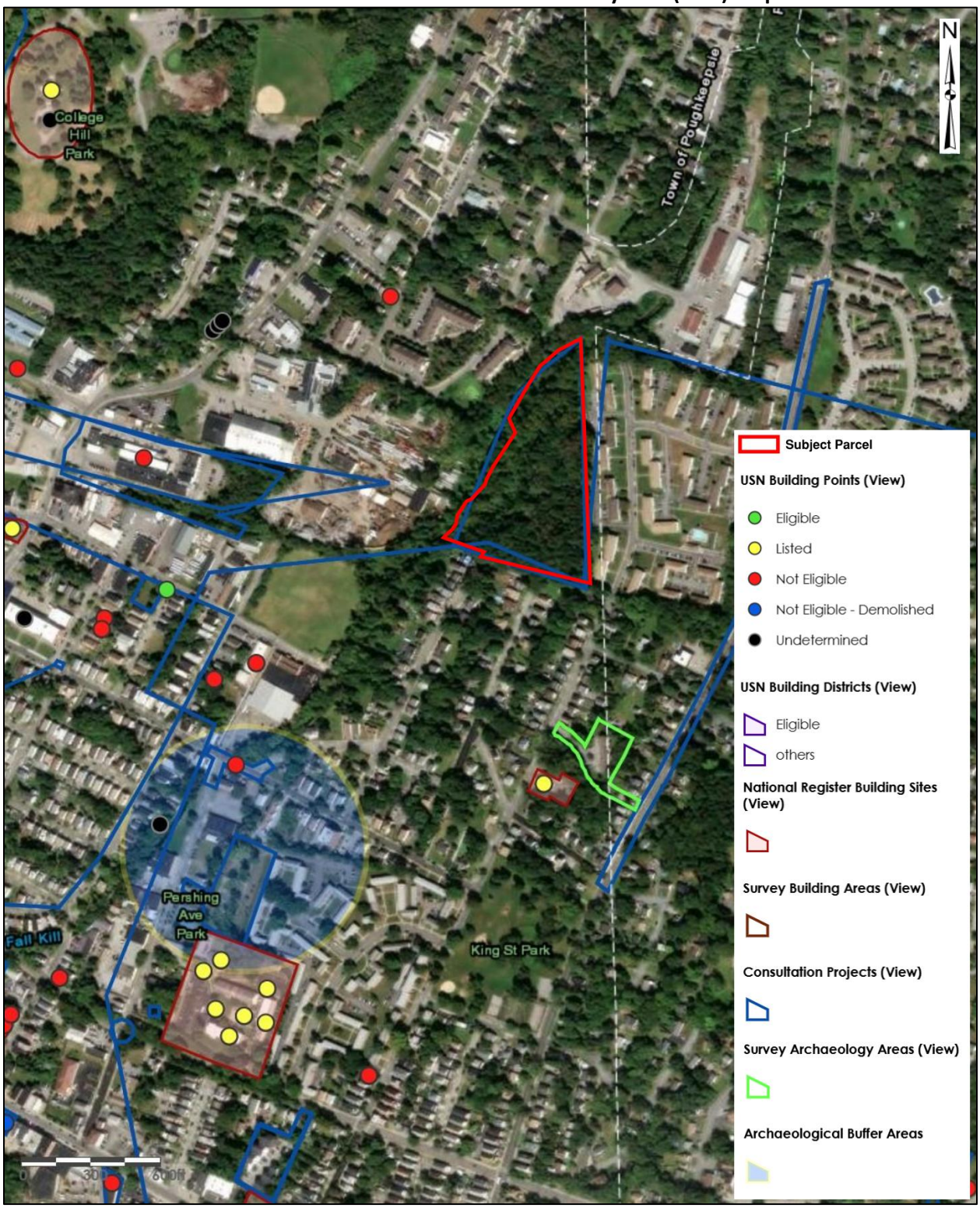

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Figure 7

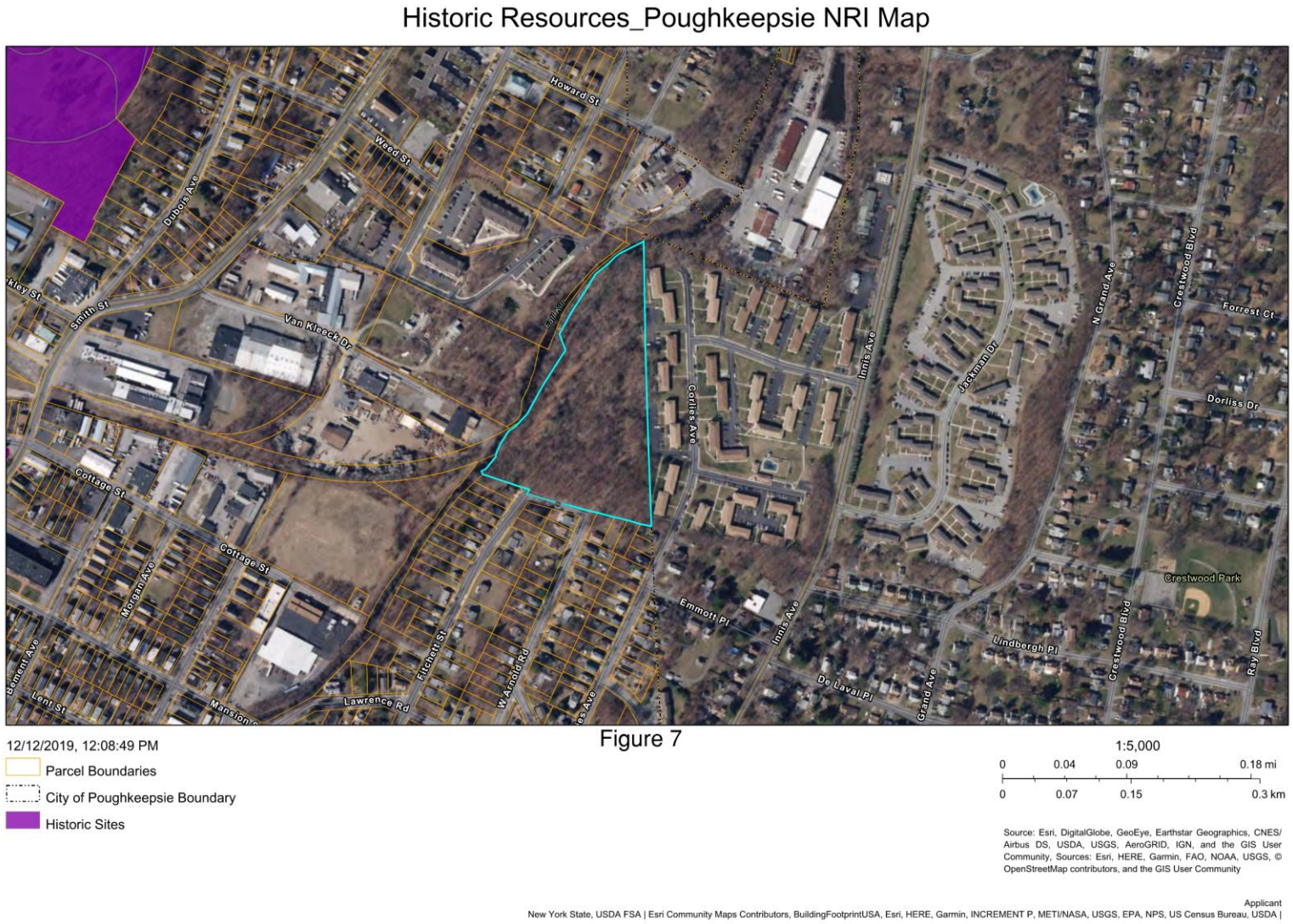
Historic Resources_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Smith St
Van Kleeck Dr
Fallkill Ave
Collins Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Forrest Ct
Dorliss Dr
Cottage St
Morgan Ave
Fitchett St
W Arnold Rd
Lawrence Rd
Emmott Pl
Lindbergh Pl
De Laval Pl
Grand Ave
Crestwood Park
Ray Blvd
Lent St
Figure 7
12/12/2019, 12:08:49 PM
Parcel Boundaries
City of Poughkeepsie Boundary
Historic Sites
1:5,000
0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Applicant
New York State, USDA FSA | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Figure 8

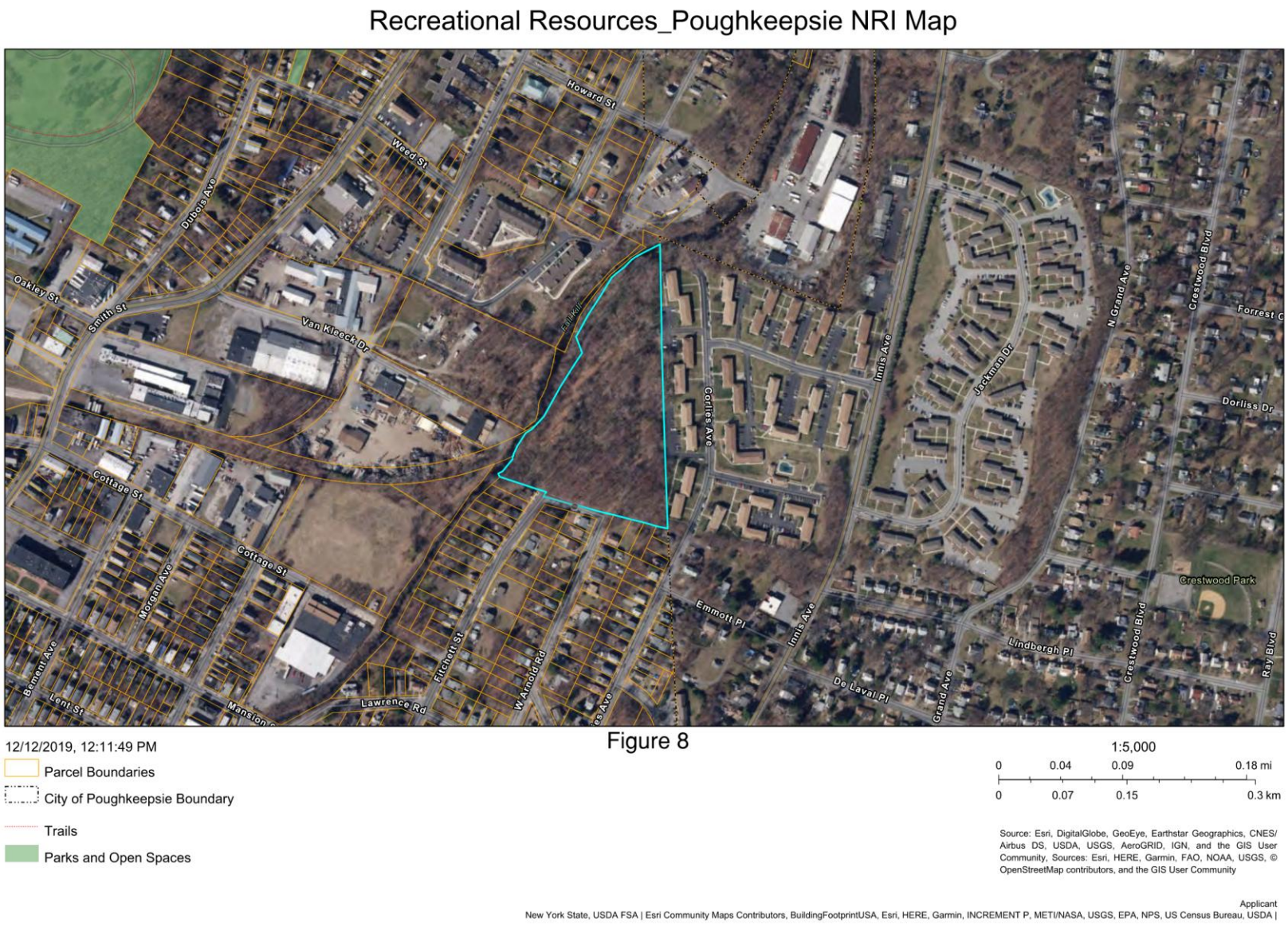

Figure 8

ATTACHMENT A
USFWS Official Species List

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699
fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] 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[2]).

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.

NOT FOR CONSULTATION

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat Myotis sodalis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat Myotis septentrionalis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat Perimyotis subflavus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

NOT FOR CONSULTATION

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information

NOT FOR CONSULTATION

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 Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the

maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

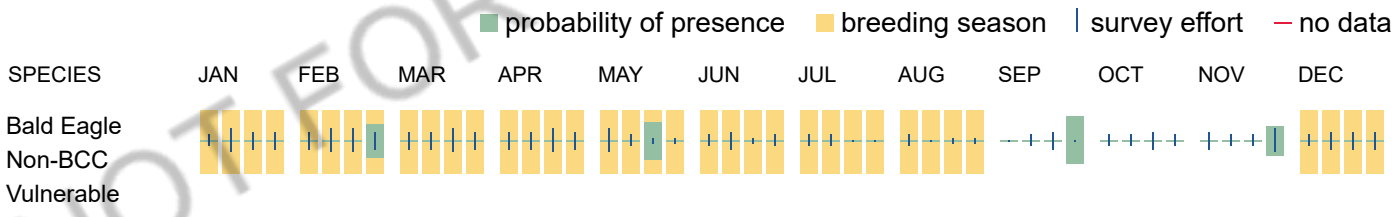
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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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.

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Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-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

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Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Belted Kingfisher Megaceryle alcyon This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 15 to Jul 25
Black-billed Cuckoo Coccyzus erythropthalmus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Blue-winged Warbler Vermivora cyanoptera This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30
Bobolink Dolichonyx oryzivorus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Canada Warbler Cardellina canadensis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Chimney Swift Chaetura pelagica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Eastern Meadowlark Sturnella magna This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 31
Evening Grosbeak Coccothraustes vespertinus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 15 to Aug 10

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Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Prairie Warbler Setophaga discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rose-breasted Grosbeak Pheucticus ludovicianus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 15 to Jul 31
Semipalmated Sandpiper Calidris pusilla This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

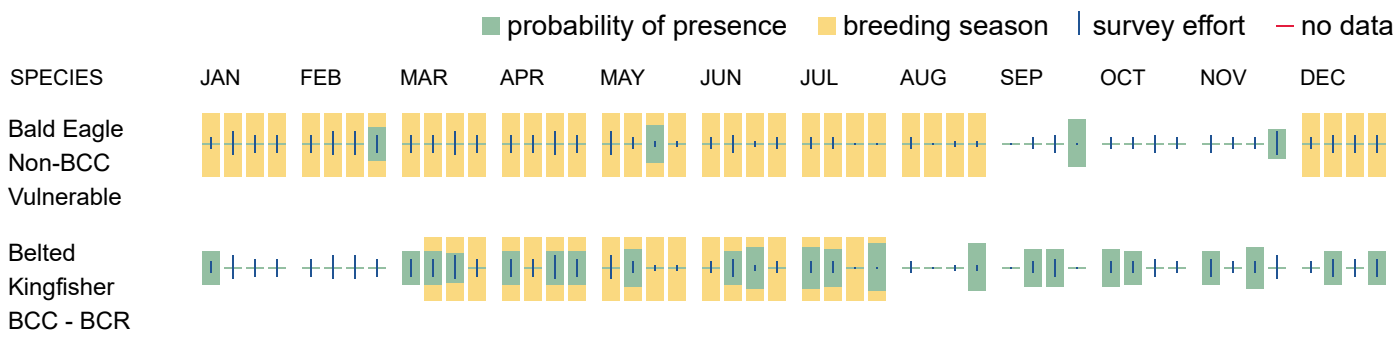
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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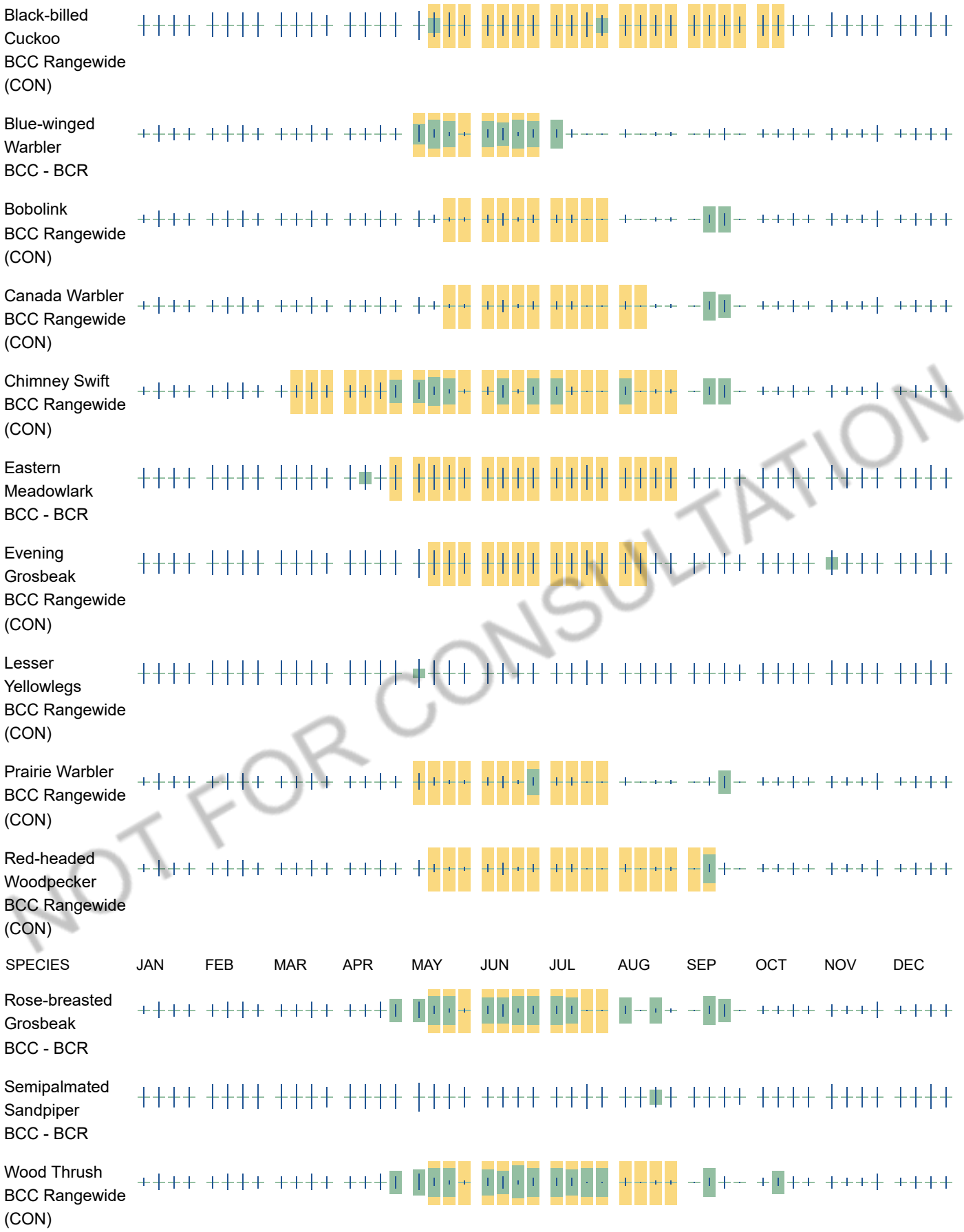

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Migratory Bird FAQs

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?

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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

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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.

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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.

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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 tuberficid 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.

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STENGER, GLASS, HAGSTROM,
LINDARS & IUELE LLP

February 6, 2026

Via email only: *asaylor@cityofpoughkeepsie.com*

Anne Saylor, Planning Board Chair
and Members of the Planning Board
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Highview at the Fallkill Creek – Milton Street
Tax Parcel ID 131300-6162-73-623227
Comment Response Letter

Dear Chair Saylor and Members of the Planning Board:

I represent the applicant in the above referenced application.

We have received, and reviewed, the comment letter from Scenic Hudson, dated January 27, 2026, regarding the project. Many of the concerns in the comment letter, such as tree removal and potential impacts to habitat, stormwater, and aquatic resources were resolved in the Planning Board's prior SEQR determination and, thus, do not represent issues to be presented on this application.

Further, it must be noted that Scenic Hudson's concern has failed to disclose its interest in acquiring the applicant's property for a fraction of its market value if it receives the approvals for which it has applied. That fact is evidenced by Scenic Hudson's campaign, which concluded in the delivery of a contract of sale in the spring of 2025, which was not accepted by the applicant. Scenic Hudson's failure to disclose this circumstance provides a relevant context from which to view its comments in this matter.

Prior Municipal Review

The Applicant previously received a State Environmental Quality Review (SEQR) negative declaration from the City Planning Board for the proposed rezoning and site plan of the proposed project in 2021. Just as with the currently proposed site plan, the previously reviewed site plan included two, three-story multifamily residential buildings with a total of 63-units, a pool, and associated parking.

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Jessica J. Glass
Karen E. Hagstrom
Ian C. Lindars
A.J. Iuele
Albert P. Roberts
partner emeritus

Mary Kate Ephraim
Jad B. Haddad
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PARALEGALS
Jenna Arno
Jillian Medina
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CLOSING COORDINATORS
Maria L. Jones
Sandra A. DeGroodt

At that time, 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. 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 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 for the project under the PRD regulations. 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 received support from then Councilwoman Flowers.

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). With this rezoning, the proposed use for the project is not permitted in zoning district RNA.

Accordingly, the Applicant now seeks a rezoning to the RND Zoning District to permit the proposed 63-unit development. The project remains as proposed previously, with **no changes** to unit count or access.

Natural Resources

Aquatic/Floodplain Resources
Since the project was last reviewed by the City, the State passed a new Wetland Law The Applicant consulted Ecological Solutions to conduct a site visit in November 2025 to assess the prior wetland delineation and to seek a jurisdictional determination from NYSDEC. In a January 2, 2026 letter, the NYSDEC determined that the wetlands on site are under the State's jurisdiction, and that a 100-foot wetland buffer is also regulated on the site. Accordingly, the grading and stormwater detention practice previously proposed within the 100-foot buffer of the state-regulated wetland will be relocated.

The site is currently being surveyed, and following receipt of this information, the revision to the site plan will be made. With this change, there will be no regulated activities proposed within the wetlands or the required 100-foot buffer and no aquatic permits will be required.

The project site includes 100-year floodplain area that is located coterminous to the Fallkill Creek. The project includes grading and stormwater management practices within the floodplain. A cut and fill analysis was undertaken to ensure no significant adverse impacts to flood storage would occur. The modifications to the stormwater practices to remove them from the 100-foot wetland buffer will result in modified grading and related cut and fill analyses for the floodplain area to ensure there are no significant adverse impacts. This information will be included in a future submission.

The State's stormwater regulations were also updated since the project was reviewed last. As the proposed project will require greater than one acre of disturbance, coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit (GP 0-25-001) for Stormwater Discharges from Construction Activity is required. The stormwater design will conform to the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control. The treated stormwater will outflow to the Fallkill Creek, at a rate equal to or less than the predevelopment conditions. Stormwater runoff quantities from the site in post-development conditions will not exceed pre-development conditions. Therefore, the proposed project will not result in any significant adverse impacts to stormwater.

Habitat/Tree Clearing

To consider and address potential impacts of tree clearing, the Applicant previously completed an extensive tree survey per the City Code, listed the present tree species and size counts in the site plan and incorporated tree protection and landscaping notes into the plan set. The Existing Conditions Plan (sheet C100 of the site plan) shows the existing trees and the Demolition and Tree Removals Plan (sheet C120 of the site plan) shows the existing trees, trees to be removed, and trees to be preserved within the project site. Of the 552 existing trees on the project site, approximately 68% of the existing trees (376 trees) will remain with the proposed project. The Landscaping Details (sheet C580 of the site plan) details the proposed temporary tree protection detail and landscaping details. The densest portions of the wooded areas of the site are the Southeastern portion of the site, along the steep slopes, and the Southwestern portion of the site, along Milton Street, moving down towards the Fallkill. Both areas are proposed to be maintained in their natural conditions and are outside of the proposed project work limits.

Ecological Solutions, LLC completed a threatened and endangered species habitat suitability assessment on October 15, 2020 to assess the existing habitats on site, potential impacts, and possible mitigation for impacts and conservation of the listed species (Attachment B of the FEAF Report). This information was reviewed by NYSDEC, and in a February 1, 2021 email, the agency stated that impacts to regulated species and habitat are not anticipated and no additional review is required. The scope of the project remains unchanged since the NYSDEC review. The Applicant will incorporate tree clearing restrictions to ensure no impact to bat species.

Deed Restriction

The site is heavily constrained by existing aquatic resources and regulated buffers, floodplain area, and steep slopes. The proposed development avoids steep slopes, areas of dense vegetation, and aquatic resources, and has restrictions/practices in place to protect regulated species and habitat. Development in the floodplain is carefully designed to maintain flood storage. As such, additional development beyond what is proposed by the Applicant is not feasible and it is not proposed in this application.

The project includes a woodland path providing access to the Fallkill Creek. The Applicant has also discussed with the Planning Board (as part of the prior review) the possibility of providing interpretive signage. As such, a deed restriction is not necessary to prevent future development on the project site or to make the project consistent with the LWRP.

Housing

The proposed multifamily apartment building will help diversify housing options in the City. The project is designed to comply with applicable zoning and the Applicant is not seeking additional units beyond those proposed as part of the prior review process.

Parking

Prior to the recent Citywide Zoning Amendment, the City's Zoning Code required 1.5 parking spaces for each 1-bedroom apartment and 2.0 spaces for each 2-bedroom or larger apartment, plus an additional 10% of the total required spaces for visitor parking in all cases.

Since the proposed project included 31 one-bedroom and 32 two-bedroom units, the required amount of parking was previously 122 spaces ((31*1.5) + (32*2) + (110.5*0.10) = 121.55 spaces)).

With the City's 2024 Zoning and Land Use Regulations, 1.25 parking spaces is now required per dwelling unit. Since the proposed project includes 63 units total, the required amount of parking is 79 parking spaces (1.25 * 63 = 78.75). The Applicant will reduce the proposed parking to 94 spaces.

Finally, it is important to note the bulk of this letter which addresses issues presented by Scenic Hudson that require response, no matter the disclosure failure in their presentation, was prepared by Ms. LoBrutto in her capacity as consultant for the project.

Very truly yours,

STENGER, GLASS, HAGSTROM, LINDARS & IUELE, LLP

KENNETH M. STENGER, ESQ.
kstenger@stengerglass.com
KMS/klg
cc: Lori Garcia, Planning Board Administrative Assistant
Rebecca A. Valk, Esq.
Caren LoBrutto, Sr. Planner
Maselo Realty

RECEIVED
JAN 2 1 2026
By

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.

2. Type of City agency action (check appropriate response):

a. Directly undertaken (e.g. construction, planning activity, agency regulation, land transaction)

b. Financial assistance (e.g. grant, loan, subsidy)

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 X 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

(b) Size (in acres) 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.

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.

		YES	NO
1.	Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas found within the waterfront area as identified in the LWRP?	___	X
(a)	Significant fish or wildlife habitats?	___	X
(b)	Scenic resources of local or State-wide significance?	___	X
(c)	Important agricultural lands?	___	X
(d)	Natural protective features in a coastal erosion hazard area?	___	X
2.	Will the proposed action have a significant effect upon:		
(a)	Scenic quality of the waterfront environment?	___	X
(b)	Development of future or existing water-dependent uses?	___	X
(c)	Operation of the State's major ports?	___	X
(d)	Land or water uses within a small harbor area?	___	X
(e)	Designated State or federal freshwater wetlands?	___	X
(f)	Commercial or recreational use of fish and wildlife resources?	___	X
(g)	Existing or potential public recreation opportunities?	___	X
(h)	Structures, sites or districts of historic, archaeological or cultural significance to the City, State or nation?	___	X
(i)	Stability of the shoreline?	___	X
(j)	Surface or groundwater quality?	___	X

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?	___	X
(b)	Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	X	___
(c)	Expansion of existing public services or infrastructure in undeveloped or low-density areas of the waterfront area?	___	X
(d)	Siting or construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law?	___	X
(e)	Mining, excavation, filling or dredging in surface waters?	___	X
(f)	Reduction of existing or potential public access to, or along, the shoreline?	___	X
(g)	Sale or change in use of publicly-owned lands located on the shoreline or underwater?	___	X
(h)	Development within a designated flood or erosion hazard area?	X	___
(i)	Development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion?	___	X
(j)	Construction or reconstruction of erosion protective structures?	___	X
(k)	Diminished or degraded surface or groundwater quantity and/or quality?	___	X
(l)	Removal of ground cover from the site?	X	___

4. PROJECT		YES	NO
(a)	If a project is to be located adjacent to shore:		
(1)	Does the project require a waterfront location?	___	X
(2)	Will water-related recreation be provided?	___	X
(3)	Will public access to the foreshore be provided?	X	___
(4)	Will it eliminate or replace a water-dependent use?	___	X
(5)	Will it eliminate or replace a recreational or maritime use or resource?	___	X
(b)	Is the project site presently used by the community neighborhood as an open space or recreation area?	___	X
(c)	Will the project protect, maintain and/or increase the level and types or public access to water-related recreation resources or facilities?	X	___

(d)	Does the project presently offer or include scenic views or vistas that are known to be important to the community?	___	X
(e)	Is the project site presently used for commercial or recreational fishing or fish processing?	___	X
(f)	Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?	___	X
(g)	Is the project located in a flood prone area?	X	___
(h)	Is the project located in an area of high coastal erosion?	___	X
(i)	Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?	___	X
(j)	Do essential public services or facilities presently exist at or near the site?	X	___
(k)	Will the project involve surface or subsurface liquid waste disposal?	___	X
(l)	Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	___	X
(m)	Will the project involve shipment or storage of petroleum products?	___	X
(n)	Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters?	___	X
(o)	Will the project involve or change existing ice management practices?	___	X
(n)	Will the project alter drainage flow, patterns or surface water runoff on or from the site?	X	___
(p)	Will best management practices be utilized to control storm water runoff into waterfront waters?	X	___
(q)	Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates?	___	X
(r)	Will the project affect any area designated as a tidal or freshwater wetland?	___	X
(s)	Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	___	X

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-2nd 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

SCENIC HUDSON, INC.
85 Civic Center Plaza
Suite 300
Poughkeepsie, NY 12601
Tel: 845 473 4440
Fax: 845 473 2648
ScenicHudson.org

January 27, 2026

Anne Saylor
Chair
Planning Board
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Proposed Milton Street Lot # 6162-73-623227 Rezoning

Dear Chair Saylor and Members of the Planning Board,

Scenic Hudson is writing with respect to the presently proposed rezoning of, and site development plan for, the ±9-acre Maselo Realty LLC property on Milton Street in the City of Poughkeepsie, New York (Dutchess County Tax Parcel 6162-73-623227) (the "Property").

We recognize the need for more local housing, and Scenic Hudson has no general objection to reasonable density in Hudson Valley cities and village centers—including in the City of Poughkeepsie. The subject Property indeed appears to have good potential to support new local housing. At the same time, however, this Property contains unique and important natural resources, which can and should be protected as part of any responsible site development plan.

This Property encompasses one of the largest remaining unprotected forests in the City of Poughkeepsie, as well as one of the City's longest stretches of natural Fallkill shoreline. These resources together comprise the most substantial remaining natural riparian corridor along the Fallkill in Poughkeepsie. The Property thus acts as a sponge—slowing, absorbing, and filtering stormwater runoff—that enhances water quality in the Fallkill and helps prevent downstream flooding.

The natural water filtration and stormwater management functions currently performed by this Property are made more important by existing downstream conditions, where the Fallkill is typically channelized, has hardened shorelines, and is lined with dense development and high levels of impervious surface coverage—all of which degrade the stream's water quality and exacerbate local flood risks.

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Additionally, the Upland Hardwood Forest dominating the site provides many benefits, including wildlife habitat that is "also important for cooling derived from shade, carbon sequestration, reducing stormwater runoff, and improvement of air quality."[1] Further, "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."[2] We bring this to your attention to impress upon the Planning Board the high quality of the 4.449 acres of forest that will be cut in order to accommodate this development.

Scenic Hudson's recommendations

Fortunately, preserving many of the Maselo Realty Property's important natural features and functions need not come at the exclusion of the site also supporting new local housing. With a view toward balancing these dual objectives, we offer for your consideration the following observations and recommendations:

The "Poughkeepsie Natural Resource Inventory Conservation Analysis," dated October 28, 2025, submitted by the applicant ("Analysis") states that the proposed site plan will allow "approximately 40% of the site to remain undisturbed." To protect this property's unique and important natural resources, we urge the Planning Board to require, as a condition of any site plan approval, that at least 40% of the subject property's total land area be permanently protected as open space, with a right of public access--configured as a single contiguous block of protected land, situated along the property's Fallkill frontage, and conveyed in fee-simple to the City or another suitable conservation entity.

The applicant's Analysis states that "[n]o New York State Department of Environmental Conservation (NYSDEC) regulated wetlands are located on the site. It is Scenic Hudson's understanding that the wetlands on this property may, by virtue of their urban landscape context, meet NYS DEC criteria for wetlands of "Unusual Importance," which would place them under NYS DEC jurisdiction. If the Applicant has not already done so, it should seek a jurisdictional determination from the NYS Department of Environmental Conservation.

As you know, the City of Poughkeepsie, as well as Dutchess County, is in the midst of a housing affordability crisis. We urge the Planning Board and Applicant to work together to provide at

[1] Full Environmental Assessment Form Part 1 , Highview at the Fallkill Creek EAF, October 28, 2025, page 12
[2] Ibid, p. 13

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least 10% of these units to serve households with incomes at or below 80% of the Area Median Income (AMI).

The Applicant proposes an abundance of parking at the site, far in excess of the City Code's requirements. The proposed project is required to provide 79 parking spaces (i.e., 1.25 parking spaces per dwelling unit)[3]. The proposed project will provide 124 parking spaces; therefore, this requirement will be met[4]

Conclusion
By meaningfully addressing the above suggestions, we believe the Planning Board would have a reasonable basis for making a negative declaration with respect to applicable provisions of SEQRA, and for moving toward approval of the applicant's site plan.

Thank you for your consideration.

Jeffrey Anzevino, AICP
Director of Land Use Advocacy

[3] Section 19 Article 6 of the City's 2024 Zoning and Land Use Regulations
[4] Full Environmental Assessment Form Part 1 , Highview at the Fallkill Creek EAF, October 28, 2025, p. 11

CITY OF POUGHKEEPSIE
PLANNING DEPARTMENT
FEBRUARY 24, 2026

Milton Street Lot # 6162-73-623227

Referral from the Common Council for SEQRA review of an application for the rezoning of a vacant parcel (# 6162-73-623227) on Milton Street from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND) to allow the construction of two multifamily buildings containing a total of 63 units between them. Site Plan Review follows the rezoning by the Council. Owner/Applicant: Maselo Realty, LLC/Simon Abikhzer; Consultant: LaBella Associates/Caren LoBrutto); Grid #6162-73-623227; Zoning District: RNA to RND requested; File #PB 2025-140

Project Description

An application for rezoning has been submitted to the Common Council. SEQRA review of the application was referred to the Planning Board by the Common Council. A site plan application for the same project has been made to the planning board.

The project is classified as an Unlisted Action under SEQRA.

Recommendations

- Review draft negative declaration
- The full 30 day time period must be provided to involved agencies before lead agency may be agreed upon. Lead agency declaration was circulated 1/28/26, as of 2/17/26 we have not received notice of the County's agreement that the planning board serve as lead agency. If notice is not received by the meeting, no SEQRA declaration may be made until the 3/24/26 planning board meeting.
- Consider Conditional Negative Declaration conditioned on limiting any future development to a multi family residential development, containing no more than 65 dwelling units in order to mitigate potential long term impacts to transportation and community plans.
    - While project previously received an unconditional neg dec for rezoning to PRD and the same site plan, the previous rezoning to PRD entailed a strict adherence to that site plan for any development, due to the regulation of the PRD.
    - Upon the adoption of a conditional negative declaration, the neg dec is posted to the Environmental Notice Bulletin and a 30 day comment period begins after which the lead agency must consider all comments and finalize the CND or make a positive declaration on the application.

- Consider traffic impacts on Milton Street, Fitchett Street and West Arnold Road, unstriped local roads.
- Project reviewed by the Planning Board in 2021.
- Applicant requesting conversion to RND zoning, permitting multifamily development and a maximum height of 4 stories or 55 feet. Restaurants and retail permitted by special permit.
- Process for the application is;
    - SEQRA declaration for rezoning and development
    - Further consideration of rezoning action by the Common Council
    - Resolution on the site plan application
- Project previously received a negative declaration for a 63 unit multifamily development and rezoning of the property to the Planned Residential Development district.
- Staff has recommended project apply for RND instead of PRD based on the variances required to receive a PRD rezoning in 2021.
- Project received an architectural escrow and a design review letter in 2021. Escrow account is open.

Project History

Project referred to Planning Board for SEQRA review 12/8/2025
First Appearance in front of the Planning Board 1/27/2026

Documents Entered into Record

Date	Description	Author	Comments
10/24/25	Rezoning Application	Maselo Realty, LLC (Simon Abikhzer)	
10/28/25	Zoning Map	LaBella Associates	Project Area Zoning Map
10/28/25	Site Plan	LaBella Associates	
10/28/25	FEAF	LaBella Associates	Full EAF Part 1 and NRI
11/14/25	Memorandum	Europa McGovern	Re: Milton Street Application for Rezoning
12/8/25	Resolution	Common Council	Referral of SEQRA review for Rezoning
1/20/2021	Negative Declaration	Planning Board	Neg dec of 2021 site plan and rezoning to PRD
1/21/26	Application	Simon Abikhzer, Owner	Site Plan Application 10/24/25
1/21/26	Cover Letter	Caren LoBrutto, LaBella Associates	Letter outlining project
1/21/26	WAF	Caren LoBrutto, LaBella Associates	Waterfront Assesment Form

Motions & Resolutions:

With Regard to the City's file number #PD-2025-140

Agency Use Only [If applicable]

Project : Milton Street

Date : 2.24.26

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☑	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☑	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		□	□
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	□	□
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	□	□
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	□	□

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☑	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☑	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☑	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	□	□
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	□	□
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	□	□
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	□	□
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	□	□
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	□	□
g. Other impacts: _____ _____		□	□

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached narrative.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Planning Board as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☑ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

No development be constructed on the site consisting of an excess of 65 dwelling units.

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Milton Street

Name of Lead Agency: Planning Board

Name of Responsible Officer in Lead Agency: Anne Saylor

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Tyler Maegerle

Address: 62 Civic Center Plaza, Poughkeepsie NY, 12601

Telephone Number: 845 451 4041

E-mail: tmaegerle@cityofpoughkeepsie.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

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NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

Attachment to Full Environmental Assessment Form, Part 3 - Evaluation of the Magnitude and Importance of Project Impacts, and Determination of Significance

Reasons Supporting a Negative Determination of Significance Regarding the Milton Street Rezoning Project (File #2026-003)

No potential impacts were identified regarding geological features, ground water, air, agricultural resources, historical and archaeological resources, Critical Environmental Areas, energy, noise, odor and light, human health or consistency with community character from a review of the project applicant's Full Environmental Assessment Form part 1.

Several potential impacts to the land were identified. The applicants Full EAF finds that soil depth to the water table is less than three feet in 4.3% of the site. Table 3 of the applicants FEAF shows depths to the water table less than three feet occurring at udorthents soils. The Soil Map shows these soils only on the southwest of the property where only a new trail is proposed. According to the applicants FEAF "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." Accordingly, no significant environmental impacts are anticipated due to a shallow water table.

Slopes of greater than 15% are present on the site. Only a small portion of the proposed footprint of the building contains slopes of 15% or greater. Potential erosion impacts from the grading of the site will be mitigated through extensive landscaping. A small impact is anticipated.

Regarding potential impacts to surface water, while an existing freshwater body exists on site, there are no plans as part of this action to disturb the water body, or its shore. No impact is anticipated.

Regarding potential impacts to flooding, a portion of the proposed action is within the 100 year floor plain. According to the applicants FEAF, some grading may occur within the flood plain. As no construction is proposed within the 100 year floodplain, a small impact to flooding is anticipated.

Regarding potential impacts to transportation, the proposed action is anticipated to create 26 vehicle trips during the weekday morning peak period and 36 vehicle trips during the weekday evening peek period. The applicants FEAF references a 2005 traffic study completed for a project at the site consisting of 163 units. The traffic study carried out at that time found that impacted intersections would "continue to operate at acceptable levels of service."

The proposed rezoning to Residential Neighborhood D has no specific restriction on the number of dwelling units permitted on a site. A long term impact to transportation could be caused by a future more impactful development on the site with a higher demand on local streets. This potential adverse impact can be mitigated by conditioning this negative declaration of environmental impact on a rezoning of the site to RND where no development may be constructed consisting of more than 65 dwelling units. The limit of 65 dwelling units constrains any future development to the

hypothetical maximum number of units that could be constructed on the site if it remained in the RNA zoning district and were subdivided into single family lots. Where the size of the lot is 9 acres, and the minimum lot area in the RNA district is 6,000 square feet, 65 homes could be constructed before all other physical site constraints are considered. This condition would limit all future impacts to transportation to those already studied by the existing traffic impact study.

Regarding potential impacts to community plans, the proposed action includes a rezoning of the project area from low density residential zoning district, Residential Neighborhood A to the high density residential district, Residential Neighborhood D. Section 19-2.4(1) of the zoning code describes the purpose of the RND district as follows "The intent of the Residential Neighborhood D District (RND) 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." This location has good access to City parks in King Street Park and College Hill Park and is proximate to Warring Elementary School. As noted in the applicants FEAF the site also proximity to Dutchess County Public Transit bus stops in the neighboring Mountain Brook Apartments and along Maple Street a ½ mile south of the site.

The City of Poughkeepsie "PKGO" comprehensive plan identifies the site as falling within block type 2 according to tax assessment data. Page 59 of the comprehensive plan sets a goal for this block type "A combination of condition stabilization and inclusive reinvestment that leverages the presence of stronger properties and community assets."

In the comprehensive plan's strategic development schema, this site is organized into district B. The comprehensive plans notes this district districts high volume of park acreage, and the presence of two of the four city elementary schools. The strategic vision for this district notes that "lower land prices in this part of the city present opportunities for homeownership expansion through rehab of smaller existing properties or sensitive infill." Where the proposed development consists of an infill development with a site plan developed sensitively to on site conditions the proposed no significant adverse impact is anticipated. Where the proposed rezoning could permit more impactful development in the future, a conditional negative declaration limiting any development to 65 dwelling units would mitigate any potential long term impacts.