City of Poughkeepsie
Planning Board
Meeting Agenda

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

I. 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.

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

1. Approval of February 24, 2026 meeting minutes

IV. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. Application review adjourned to April 28, 2026
- 185 SMITH STREET:SITE PLAN
- 16 PERSHING AVENUE: SITE PLAN
- 488 MAIN STREET: SITE PLAN

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

1. 94 MARKET STREET: SITE PLAN/SPECIAL PERMIT
Application for site plan and special permit review to allow the conversion of the existing building from offices to five (5) dwelling units including street-facing residential; Owner: 94 Market Street Holding LLC/Chris Rozycki; Applicant/Consultant: Mazzarelli Architecture & Planning, PC; Grid # 6061-28-980993; Zoning District MU-5; File #2025-121

2. 2 CEDARCLIFF LANE: SITE PLAN / SPECIAL PERMIT
Application for site plan and special permit review to allow the keeping of chickens, including the installation of a chicken coop with accessory fencing in the side/rear yard of the existing single family dwelling, pursuant to the provisions of section 19-5.25 of the zoning code. Owner/Applicant: Daniel Palatnik; Grid #6161-61-125344; Zoning District: (RNA) File #PB 2026-001

VI. SEQRA REVIEW

1. 9 DUTCHESS AVENUE: SITE PLAN
SEQRA circulation relative to an application for site plan review for the construction of a six-story building with 27 dwelling units and structured parking on a parcel previously known as 9 Dutchess Avenue which is being combined with a larger parcel known as 1 Dutchess Avenue. Owner/Applicant: 9 Dutchess LLC; Consultant: Mark Day/Day Stokosa Engineering PLLC; Current Grid #6062-59-777390; Zoning District: Waterfront (W); File #2026-007

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 287 & 307 SOUTH AVENUE: SITE PLAN
Application for the proposed construction of a five-story residential development to contain 74 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

2. 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

3. 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

4. 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

5. 208 NORTH 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: NAJWA LLC; Consultant: Jason Lichwick Architecture PLLC; Grid # 6162-55-267439; Zoning District: W-G; File #PB2026-016

6. 210 NORTH 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

VIII. ADJOURNMENT

1. Meeting adjourned to April 28, 2026

The City of Poughkeepsie
New York

Planning Board Meeting Minutes

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

I. ROLL CALL

Present: Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland,
Member Smith arrived at 6:05
Member Pena arrived at 6:10
Member Egan left at 8:00

Staff:
Joanna Longcore, Assistant Corporation Counsel
Tyler Magearle, City Planner
Lori Garcia, Board Administrative Assistant
Chris Kroner, MASS Design

II. APPROVAL OF MEETING MINUTES

1. Approval of :

- December 17, 2025 Meeting Minutes

- January 27, 2026 Meeting Minutes

Vote moved to end of meeting

A motion to Approve December 17, 2025 minutes was made by Member Holland and seconded by Member Andujar-McNeil.

Minutes of February 24, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Holland, Member Smith
No/Nay:	None
Abstain:	None

Absent:	Member Veltre, Member Egan
Result:	**Passed**

A motion to Approve January 27, 2026 minutes was made by Member Petsas and seconded by Member Pena.

Minutes of February 24, 2026 - VOICE VOTE

Yes/Aye: Chair Saylor, Member Petsas, Member Pena, Member Smith
No/Nay: None
Abstain: Member Andujar-McNeil, Member Holland
Absent: Member Veltre, Member Egan
Result: **Passed**

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

Presenting: Brandon Petrella, Mauri Architects PC

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

Minutes of February 24, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Smith

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

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

Presenting: Natalie Quinn, KARC Planning Consutants, Inc.

A motion to Approved was made by Member Andujar-McNeil and seconded by Member Egan.

CCM Minutes of February 24, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Veltre
Result:	**Passed**

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

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

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

Egan.

Minutes of February 24, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Veltre
Result:	**Passed**

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

Presenting: Natalie Quinn, KARC Planning Consultants, LLC
Jozlyn Young, KARC Planning Consultants, LLC

A motion to declare lead agency for SEQRA was made by Member Andujar-McNeil and seconded by Member Egan.

Minutes of February 24, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Veltre
Result:	**Passed**

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

No Presenter

A motion to lead agency for SEQRA was made by Member Andujar-McNeil and seconded by Member Egan.

Minutes of February 24, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Veltre
Result:	**Passed**

A motion to establish a $1,500 escrow was made by Member Andujar-McNeil and seconded by Member Egan.

Minutes of February 24, 2026 - VOICE VOTE

Yes/Aye: Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Smith
No/Nay: None
Abstain: None
Absent: Member Veltre
Result: **Passed**

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

No Presenter

A motion to lead agency for SEQRA was made by Member Andujar-McNeil and seconded by Member Egan.

Minutes of February 24, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Pena, Member Egan, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Veltre
Result:	**Passed**

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

Presenting: Wally Alrowhani, applicant

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

Presenting: Vidya Jaikarran, owner

A motion to make a negative declaration regarding SEQRA was made by None and seconded by None.

Minutes of February 24, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Egan, Member Smith
No/Nay:	Member Andujar-McNeil, Member Petsas, Member Holland
Abstain:	Member Viviana Pena
Absent:	Member Veltre
Result:	**Failed**

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

Presenting: Vidya and Devanand Jaikarran, Owners

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, KARC Planning Consultants Inc.
Jason Anderson, ADG Architects

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

Application adjourned until April 28th meeting

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

Presenting: Caron LoBrutto, LaBella Associates
Jered Rizzi, LaBella Associates
Kenneth Stenger, Legal Counsel

VII. ADJOURNMENT

1. Meeting Adjourned to March 24th, 2026

[MIN_SIGNATURES]

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:** 94 MARKET ST

II. **PROPERTY OWNER:** 94 MARKET STREET HOLDING, LLC, CHRIS ROZYCKI
ADDRESS: 407 MAIN ST
POUGHKEEPSIE
NY 12601 (state and zip code)
PHONE NUMBER: 1-917-687-3545 (include area code)

III. **NAME OF APPLICANT:** MAZZARELLI ARCHITECTURE + PLANNING, PC
ADDRESS: 44 NORTH CLOVER ST
POUGHKEEPSIE
NY 12601 (state and zip code)
PHONE NUMBER: 845 485-0275 (include area code)
EMAIL ADDRESS: _____

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

IV. **CONSULTANT:** MAZZARELLI ARCHITECTURE + PLANNING, PC
ADDRESS: 44 NORTH CLOVER ST
POUGHKEEPSIE
NY 12601 (state and zip code)
PHONE NUMBER: 845-485-0275 (include area code)
EMAIL ADDRESS: _____

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):
*MULTI-FAMILY - 5 DWELLING UNITS TOTAL

VI. **ZONING DISTRICT:** MU5 - MIXED USE 5

(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: _____(yes) X (no)

Alteration: X (yes) _____(no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

Lot area: +/-.18 (acres) ±7,879 SF (square feet)

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

+/- 3,050 (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

+/- 1,434 (total building footprint, square feet)

Lot Coverage: +/- 83% (percentage, building coverage only)

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

+/- 3,050 (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

+/- 4,446 (total gross floor area, square feet)

Building Height: _____(stories) +/- 40 (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: 7

B) Number of Off-Street Parking Spaces provided: 6

C) Waiver Requested: X (Yes) _____(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?

__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): CURRENTLY IN CONTRACT TO PURCHASE 88 MARKET ST, NUMBER OF SPACES & LEASE INFORMATION SHALL BE PROVIDED UPON CLOSING & SITE PLAN REVIEW

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 1

Number of one (1) bedroom units: 4

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Tota number of units: 5

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_____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): N/A

_____

_____

_____

_____

_____

XVII. **APPLICANT CERTIFICATION**

I, MAZZARELLI ARCHITECTURE + PLANNING, PC, 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.

Steven Bernardi Jr.

Signature of Applicant

29 DEC 25

Date

MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE, NY 12601
845 485 0275 V
845 485 2601 F

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

29 DEC 2025

Re: Job #2519
94 Market Street

Dear Planning Board Members:

The proposed project involves the following:

Convert an existing vacant office building into a multi-family dwelling: 5 dwelling units total.

On the first floor, (2) dwelling units, both one-bedroom apartments. On the second floor, (2) dwelling units, a one-bedroom apartment and a studio apartment. On the third floor, (1) dwelling unit, a one-bedroom apartment.

There will be some minor work done to the exterior of the building, ie: patching, painting of existing wood trim & repointing masonry as required.

We have requested a waiver for (1) parking space. Our client is in contract to purchase 88 Market St. He feels there is adequate parking at that location to provide the required (1) parking space. Once he owns the property, we will provide an easement &/or lease information dedicating the parking space to the above referenced address.

There will be a "knox box" installed & located according the code enforcement official's recommendations.

This proposal is a permitted use & will comply w/ the current zoning regulations. Same shall not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.

Lastly, this project is not located in or directly adjacent to, a residential district.

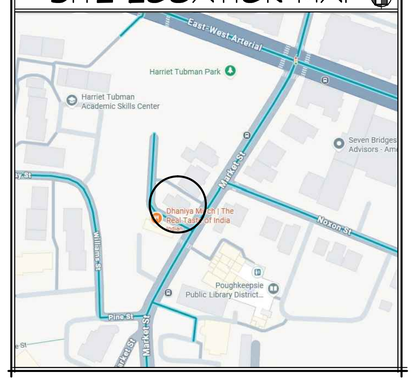
Please do not hesitate to contact me if you have any questions, comments or concerns.

Sincerely,

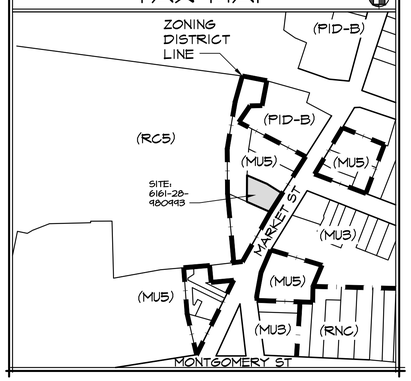
Steven Bernabé Jr

94 Market ST_COVER LETTER_29DEC25.DOC

SITE LOCATION MAP



TAX MAP



LEGEND

UP	UTILITY POLE
	EXIST CONC CURB
(E)	EXISTING
LP	LIGHT POLE (LP)
WL	WALL MOUNTED LIGHT
	EXIST FIRE HYDRANT
	2 BIKE, BICYCLE RACK PARKING TO COMPLY W/ ZONING SECTION 19-6.2 (10)(A)
N/F	NOW OR FORMERLY
	EXIST CHAINLINK FENCE
OH	OH ELEC LINES
WV	WATER VALVE
W	WATER MAIN
SAN	SANITARY SEWER
	PARKING SPACE
	SECTION NUMBER PLAN / ELEVATION REFERENCE SHEET NUMBER

PARKING REQUIREMENTS

USE	REQ'MTS	UNITS	SPACES REQ'D	PROPOSED
MULTI-FAMILY DWELLING	1.25 SPACES / DWELLING UNIT	(5) DWELLING UNITS	6.25	6
TOTAL			7	* 7

* WAIVER FOR PARKING REQUESTED FOR 1 SPACE

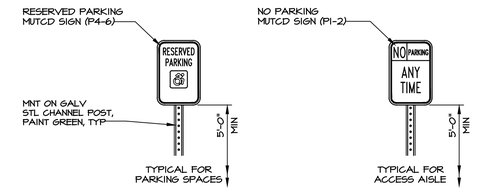
OWNER'S CERTIFICATION

I / WE THE UNDERSIGNED OWNER / OFFICER OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT I / WE ARE FAMILIAR W/ THIS MAP, ITS CONTENTS & IT'S LEGENDS & HEREBY AGREE TO THE TERMS & CONDITIONS AS STATED HEREON. I / WE THE UNDERSIGNED OWNER / OFFICER OF THE PROPERTY HEREBY CERTIFY THAT I / WE ARE FINANCIALLY CAPABLE OF COMPLETING THIS PROJECT

CHRIS ROZYCKI — MANAGING MEMBER
PRINT NAME — TITLE

19 DEC 25
SIGNATURE — DATE

94 MARKET STREET HOLDING, LLC
CHRIS ROZYCKI
407 MAIN ST
POUGHKEEPSIE, NY 12601



3 S-1 H/C SIGN DETAILS

SCALE: NTS

NOTE:
1. SIGNS MAY BE WALL MOUNTED

CITY OF POUGHKEEPSIE SITE PLAN CHECK LIST

(A) LEGAL DATA:
(B) NATURAL FEATURES.
1. WAIVER REQUESTED TO OMIT CONTOURS W/ INTERVALS OF FIVE (5) FT OR LESS AS THE SITE IS GENERALLY FLAT.
2. THERE ARE NO BOUNDARIES OF ANY AREAS SUBJECT TO FLOODING OR STORM WATER OVERFLOWS.
3. THERE ARE NO WATERCOURSES, MARSHES, WOODED AREAS OR ROCK OUTCROPS. THERE ARE NO TREES W/ A DIAMETER OF EIGHT INCHES OR ANY OTHER SIGNIFICANT EXISTING NATURAL FEATURES.
4. THERE ARE NO SCENIC VIEWS FROM THIS PROPERTY.

(C) EXISTING STRUCTURES & UTILITIES:
8. SEE THE ATTACHED EXISTING EASEMENTS DEDICATED TO PUBLIC USE W/IN OR ADJACENT TO THE PROPERTY.
9. A COMPLETE OUTLINE OF EXISTING DEED RESTRICTIONS OR COVENANTS APPLYING TO THE PROPERTY WILL BE PROVIDED.

(D) PROPOSED DEVELOPMENT:
1. THERE ARE NO PROPOSED BUILDINGS OR STRUCTURAL IMPROVEMENTS.
3. THERE IS NO PROPOSED OUTDOOR LIGHTING OR PUBLIC ADDRESS SYSTEMS.
4. THERE ARE NO PROPOSED OUTDOOR SIGNS.
5. THERE ARE NO PROPOSED MEANS OF ACCESS & EGRESS, INCLUDING WALKWAYS, DRIVEWAYS OR OTHER PAVED AREAS.
6. THERE IS NO PROPOSED SCREENING & OTHER LANDSCAPING, IN ACCORDANCE W/ SECTION 19-4.11.
8. THERE ARE NO LONGER FIRE ALARM PULL BOXES IN THE CITY
9. THERE ARE NO PROPOSED EASEMENTS, DEED RESTRICTIONS OR COVENANTS & THERE ARE NO AREAS TO BE DEDICATED TO A PUBLIC AGENCY.
10. THERE ARE NO PUBLIC IMPROVEMENTS ON OR ADJOINING THE PROPERTY.
11. THERE ARE NO PROPOSED NEW GRADES.
12. THERE ARE NO PROPOSED PRINCIPAL OR ACCESSORY STRUCTURES.
13. THE SITE PLAN IS EXIST & THE PROJECT WILL COMPLY W/ THE BCNYS REQ'MTS W/ REGARD TO ENERGY CONSUMPTION IN THE PROPOSED BUILDING SERVICES (HEAT, LIGHTING, AIR CONDITIONING, ETC.).
14. THIS IS A SINGLE STAGE PROJECT.
15. ANY OTHER INFORMATION DEEMED BY THE PLANNING BOARD NECESSARY TO DETERMINE CONFORMITY OF THE PLAN W/ THE SPIRIT & INTENT OF THIS CHAPTER (INCLUDING PLANS FOR STORM WATER DRAINAGE & DISPOSAL).
16. NO TREES ARE TO BE INSTALLED OR REMOVED.

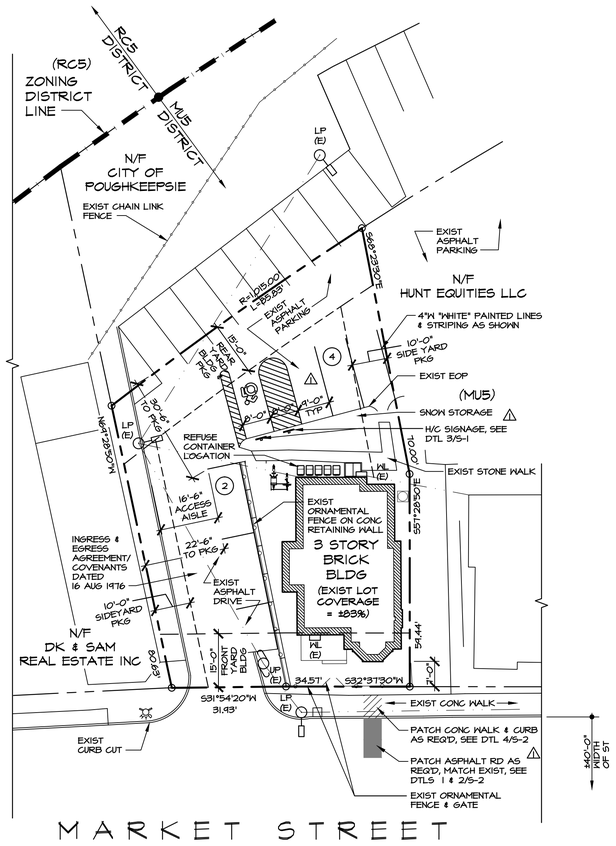
NOTE: ALL CHECKLIST ITEMS NOT ADDRESSED ABOVE ARE NOTED ON DRAWINGS

REQUIRED SIGNATURES

PLANNING	FIRE CHIEF
	POLICE CHIEF
	SUPERINTENDENT OF PUBLIC WORKS
	CITY ENGINEER
	BUILDING INSPECTOR

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

FILE NO:
PROJECT NAME: SITE PLAN FOR: 94 MARKET ST
PROJECT LOCATION: 94 MARKET ST
APPLICANT:
OFFICIALLY APPROVED @ THE PLANNING BD MEETING HELD ON THE ___ DAY OF ____, 2026
PLANNING CHAIRPERSON: ANNE SAYLOR
DESIGNEE:
DATE SIGNED:
CONDITION(S):



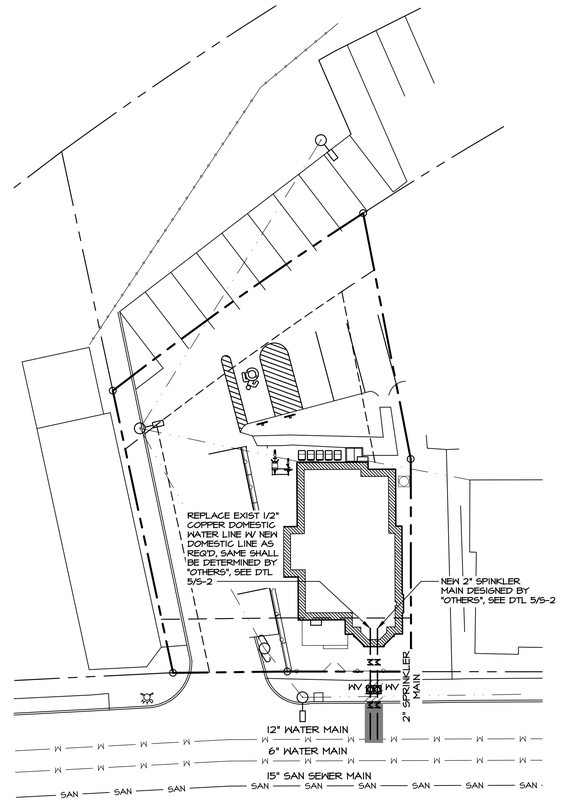
1 S-1 PROPOSED SITE PLAN

SCALE: 1"=20'-0"

0 10' 20' 40'

NOTE:
1. THE ABOVE SITE PLAN WAS CREATED ACCORDING TO THE FOLLOWING INFO:
   A. A SURVEY ENTITLED "MAP OF SURVEY FOR THE LANDS OF CHRISTOPHER ROZYCKI" CITY OF POUGHKEEPSIE, DUTCHESS CO, NY, SCALE: 1" = 40'-0" DATED NOV 19, 2015 AS PREPARED BY ROBERT V OSWALD, LAND SURVEYING
   B. SITE VISITS & MEASUREMENTS BY MAZZARELLI ARCHITECTURE + PLANNING, PC
2. INSTALL FIRE ALARM SYSTEM AS REQ'D BY THE 2020 NYSBC

NORTH



2 S-1 PROPOSED UTILITY PLAN

SCALE: 1"=20'-0"

0 10' 20' 40'

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

19 DEC 25 ⚠
project no. 25-19
date 7 OCT 25
drawn by SB

SITE PLAN FOR:
94 MARKET STREET
POUGHKEEPSIE, NY

PROPOSED SITE PLAN, UTILITY PLAN, DETAIL AND NOTES

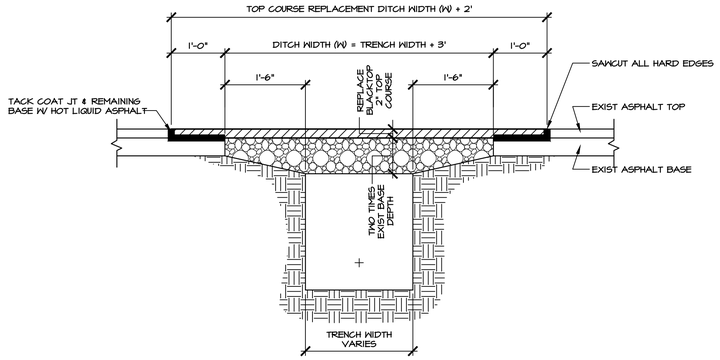
MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE NY 12601
845 485 0215

MAP

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

DISTRIBUTION:
PLANNING BOARD

S-1



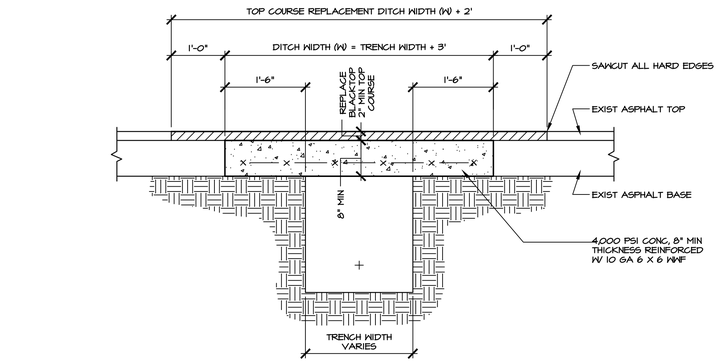
FLEXIBLE PAVEMENT & TRENCH LIMITS DETAIL

1 / S-2

SCALE: NTS

NOTE:

1. DITCH WIDTH SHALL EXTEND A MIN OF 1'-6" FROM EDGES.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE 2X THE THICKNESS OF THE BASE. (MIN THICKNESS OF 8").
3. BASE MATERIAL SHALL BE PLACED IN 2 OR 3 LAYERS & EACH LAYER THOROUGHLY ROLLED OR TAMPED.
4. ASPHALTIC CONC PAVEMENT JTS SHALL BE MECHANICALLY SAWN.
5. ALL JTS SHALL BE SQUARED TO THE EXIST EDGE OF CURB &/OR PAVEMENT, & TACK COATED PER DETAIL.
6. TOP COURSE SURFACE REPLACEMENT SHALL EXTEND A MIN OF 1'-0" FROM EDGES OF THE OPEN CUT ONTO THE ROAD BASE.
7. TOP COURSE REPLACEMENT SHALL BE MIN OF 2" OF ASPHALTIC CONC.



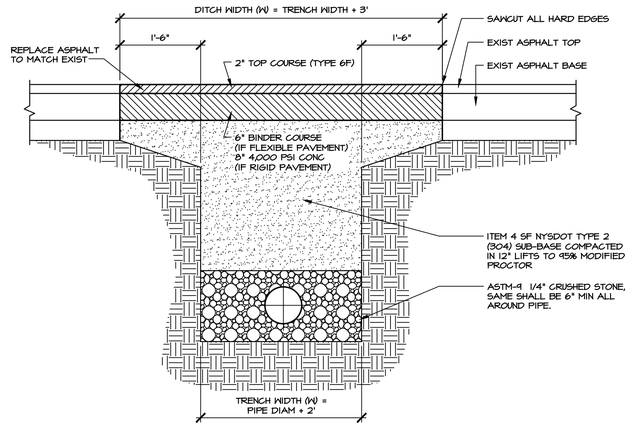
RIGID PAVEMENT & TRENCH LIMITS DETAIL

2 / S-2

SCALE: NTS

NOTE:

1. CONTRACTOR SHALL PROVIDE ALL NECESSARY PLATING TO FACILITATE CONCRETE CURING OPERATIONS



UTILITY TRENCH IN ROW DETAIL

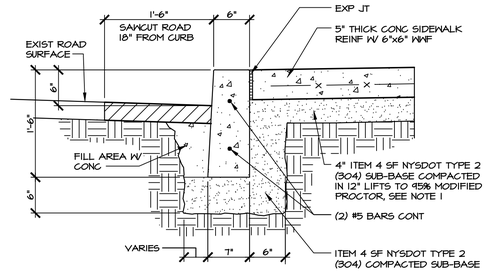
3 / S-2

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

0 3" 6" 1' 2'

NOTES:

1. DITCH WIDTH SHALL EXTEND A MIN OF 1'-6" FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. ALL JOINTS SHALL BE MECHANICALLY SAWN.
4. ALL JOINTS SHALL BE SQUARED TO THE EXIST EDGE OF CURB &/OR PAVEMENT & TACK COATED PER DETAIL.
5. ROAD SURFACE REPLACEMENT SHALL BE MIN OF 6" OF ASPHALTIC CONC.
6. BINDER COURSE ASPHALT PAVEMENT TO BE PLACED IN 2 LIFTS.



CONC WALK/CURB DETAIL

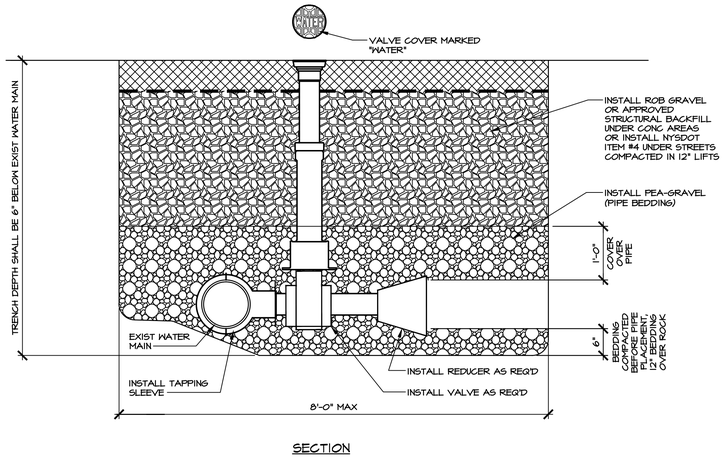
4 / S-2

SCALE: 1"=1'-0"

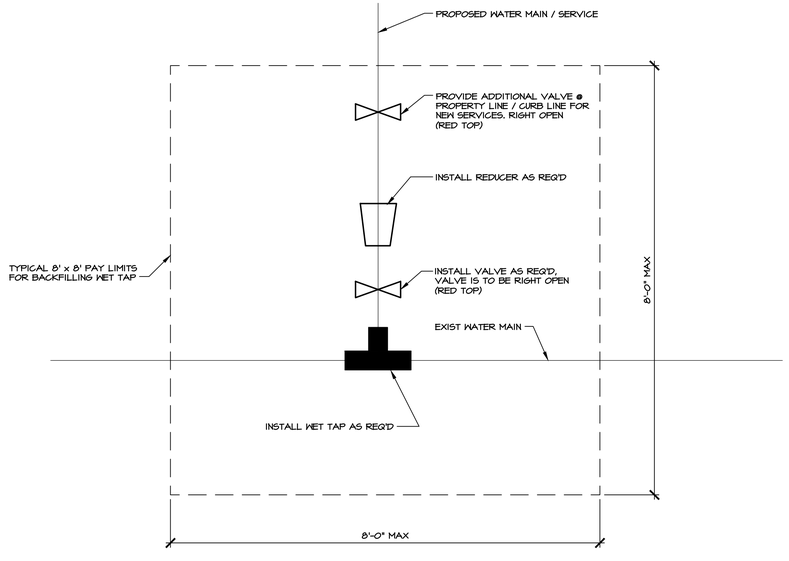
0 3" 6" 1' 2'

NOTES:

1. ALL CONC SHALL BE MIN 4,000 PSI.
2. PROVIDE TOOLED CONTROL JOINTS @ ± 5'-0" OC MAX, UON
3. UPON COMPLETION OF CURING ALL CONC SURFACES SHALL BE COATED W/ SODIUM CHLORIDE INHIBITING SEALER AS REQ'D.



SECTION



PLAN

TAPPING SLEEVE & VALVE DETAIL

5 / S-2

SCALE: NTS

NOTES:

1. ALL BACKFILL SHALL BE PLACED IN 1'-0" LIFTS & COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)
2. SAME SHALL BE DESIGNED FOR H-20 LOADING



EAST



WEST



NORTHWEST



SOUTHWEST

EXIST ELEVATIONS

6 / S-2

SCALE: NTS

project no.
25-19

date
19 DEC 25

drawn by
SB

SITE PLAN FOR:

94 MARKET STREET

POUGHKEEPSIE, NY

DETAILS AND ELEVATIONS

MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE NY 12601
845 485 0215

MAP

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

DISTRIBUTION:
PLANNING BOARD

S-2

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:
SITE PLAN FOR: 94 MARKET ST

Project Location (describe, and attach a location map):
94 MARKET ST, POUGHKEEPSIE, NY, SEE ATTACHED SITE LOCATION MAP

Brief Description of Proposed Action:
CONVERT OFFICE BUILDING TO MULTI-FAMILY DWELLING - 5 DWELLING UNITS TOTAL

Name of Applicant or Sponsor:	Telephone: 845-485-0275
MAZZARELLI ARCHITECTURE + PLANNING, PC	E-Mail: MAZZARCH@MAZZARELLI.BIZ

Address:
44 NORTH CLOVER ST

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

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

3. a. Total acreage of the site of the proposed action? _____ 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 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

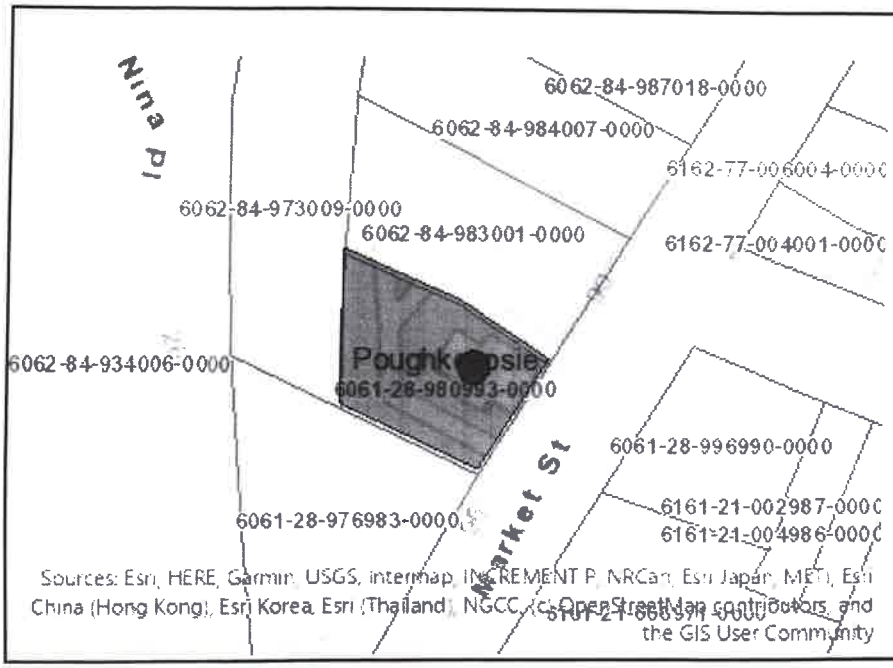
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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

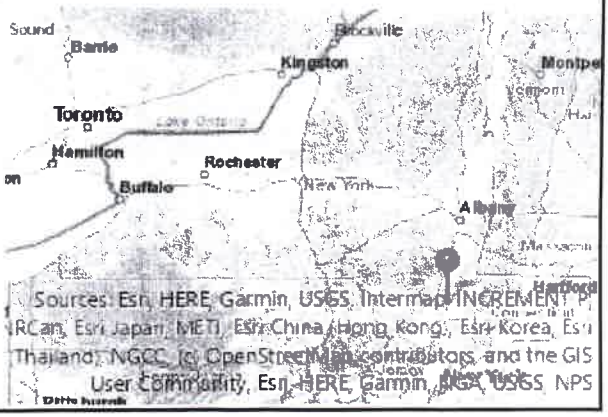
Applicant/sponsor/name: STEVEN BERNABE JR Date: 7 OCT 25

Signature: Steven Bernabe Jr. Title: CONSULTANT

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

THIS AGREEMENT, made the 16th day of August, 1976, between MILTON CHAZEN, residing at 16 Alden Road, Poughkeepsie, New York, hereinafter referred to as the "First Party", H. WILSON GUERNSEY, residing at Upton Lake Road, Clinton Corners, New York, and STEPHEN G. GUERNSEY, III, residing at Knight Road, Standfordville, New York, hereinafter referred to as the "Second Parties", and ROBERT A. FELDMAN, residing at 13 Bancroft Road, Poughkeepsie, New York, and HERBERT JACOBSON, residing at 41 Timberline Drive, Poughkeepsie, New York, hereinafter referred to as the "Third Parties",

W I T N E S S E T H :

WHEREAS, the parties hereto are the Grantees of three (3) separate parcels of real property situate in the City of Poughkeepsie, Dutchess County, New York, by virtue of a deed of even date herewith, which deed has been executed, acknowledged and delivered simultaneously with the execution, acknowledgment and delivery hereof, from the Poughkeepsie Urban Renewal Agency, hereinafter referred to as "PURA", which such parcels are identified in such deed as Disposition Parcels 1A, 1B and 1C, such Disposition Parcel 1A being more commonly known and identified as No. 88 Market Street, Poughkeepsie, New York, hereinafter referred to as "88", such Disposition parcel 1B being more commonly known and designated as Nos. 90-92 Market Street, Poughkeepsie, New York, hereinafter referred to as "90-92", and such Disposition Parcel 1C being more commonly known and designated as No. 94 Market Street, Poughkeepsie, New York, hereinafter referred to as "94"; and

WHEREAS, it was a pre-condition by PURA to the aforesaid simultaneous conveyance of such parcels by PURA to the parties hereto that the parties hereto execute, acknowledge and deliver an instrument, in recordable form, in which they would

agree that such three (3) parcels of real property would use or utilize only one (1) joint or common driveway for the purpose of ingress and egress to the parking area or parking areas upon such parcels, which such agreement would constitute a restriction running with the land; and

WHEREAS, it is the intent of the parties hereto, upon completing certain rehabilitation work upon such parcels as is required by PURA as a pre-condition thereto and upon securing the prior consent of PURA thereto, to convey 88 to the First Party, individually, to convey 90-92 to the Second Parties, as tenants in common, and to convey 94 to the Third Parties, as tenants in common; and

WHEREAS, the parties hereto are desirous of meeting such pre-condition of PURA with respect to such joint or common driveway and of reducing to writing their agreement with respect to such joint or common driveway and the separate parking areas upon the said three (3) separate parcels,

NOW, THEREFORE, IN CONSIDERATION OF THE COVENANTS HEREIN CONTAINED, THE PARTIES HERETO AGREE, AS FOLLOWS:

1) Access to the parking lots and parking areas, as the same may now or hereafter exist, of the said three (3) separate parcels shall be restricted to one (1) joint or common driveway, which such joint or common driveway may consist of one (1) separate driveway for ingress and another separate driveway for egress, to be used jointly or in common by the parties hereto, whether or not all of the parties hereto shall jointly hold title to all of such three (3) separate parcels or title to such individual parcels has been conveyed to one or more of the parties hereto, as hereinbefore set forth.

2) The separate parking lots or parking areas upon such three (3) separate parcels, as the same may now exist or as the same or replacements of the same may exist in the future, shall not be separated or divided by any physical barrier from

687

LIBER 1437 PAGE 687

the other parking lots or parking areas upon such parcels, it being the intent hereof that all of such parking lots or parking areas, as the same now or hereafter exist, shall not be fenced or physically separated or divided one from the other so that free and full access may be gained to each such parking lot or parking area from said joint or common driveway.

3) Subject to the provisions hereof concerning the joint or common use of the said joint or common driveway and the rights of all of the parties hereto to access to the respective perking lots or areas from such joint or common driveway, the First Party shall have exclusive use of the parking lot or area upon 88, the Second Parties shall have exclusive use of the parking lot or area upon 90-92, and the Third Parties shall have exclusive use of the parking lot or area upon 94; and the provisions of this paragraph shall pertain regardless of the status of the title to such three (3) separate parcels.

4) The parties hereto grant unto the other parties hereto, upon the conveyance of the three (3) separate parcels as hereinbefore set forth, such easements and rights-of-way as may be needed to effectuate the aforesaid joint or common driveway agreement and the rights of the then owner or owners of such several parcels to traverse upon or across the parking lot or area of another parcel for access to the parking lot or area upon the parking lot or area owned by such owner or owners.

5) Nothing herein contained shall deny to the then owner or owners of any of the several parcels from changing the location of any such parking lot or area, or reducing the same in size, or eliminating the same, providing that any such change, reduction or elimination does not deprive the owner or owners of any of the other parcels from having access to the parking lot or area upon the parcel of such owner or owners.

6) This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs,

legal representatives and assigns.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

MILTON CHAZEN (L.S.)

H. WILSON GUERNSEY (L.S.)

STEPHEN G. GUERNSEY, III (L.S.)

ROBERT A. FELDMAN (L.S.)

HERBERT JACOBSON (L.S.)

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

On the 16th day of August, 1976, before me personally came MILTON CHAZEN, H. WILSON GUERNSEY, STEPHEN G. GUERNSEY, III, ROBERT A. FELDMAN and HERBERT JACOBSON, to me known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they executed the same.

NOTARY PUBLIC

ALBERT E. HECHT
NOTARY PUBLIC, STATE OF NEW YORK
RESIDING IN DUTCHESS COUNTY
COMMISSION EXPIRES MARCH 30, 19 77

-4-

1437 mge 689

689

CONVEYANCE

DOCUMENT TYPE: B+S w/L

GRANTOR:
Milton Chazen,
Robert A. Feldman,
Herbert Jacobson,
Stephen G. Guernsey,
& H. Wilson-Guernsey

GRANTEE:
Robert A. Feldman &
Herbert Jacobson

LIFE ESTATE? ☐ YES ☑ NO

LIFE TENANT: _____

☑ CONVEYS ☐ AFFECTS

☑ P.U.E
☐ P.U.E + MORE
☐ P/O P.U.E.
☐ P/O P.U.E. + MORE

☐ CONTROL# ☐ DOC OR INST. #

☑ LIBER/PAGE ☐ REEL/PAGE

L 4486 P 16

DATED: 6/30/1978

ACK'D: 6/30/1978

RECORDED: 7/7/1978

STAMPS: $ _____

NOMINAL CONS: $ 1.00

FULL CONS: $ _____

TITLE COMPANY: _____

TITLE NUMBER: _____

COPY ATTACHED: ☑ YES ☐ NO

SP X SD AS: _____

C & R'S ☐ YES ☑ NO

EASEMENTS(S): ☐ YES ☑ NO

RESERVATION(S): ☐ YES ☑ NO

PROPERTY INFO:

NOTES:

DEED RECITES BEING SAME/PORTION OF PREMISES IN :

T 691 Standard N.Y.B.T.U. Form 8002: Bargain & sale deed, with covenant against grantor's acts—Ind. or Corp.; single sheet MARK COHN JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PL., AT BROADWAY, N.Y.C. 10004

016

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT – THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 30th day of June, nineteen hundred and seventy eight

BETWEEN MILTON CHAZEN, residing at 16 Alden Road, Poughkeepsie, New York, ROBERT A. FELDMAN, residing at 13 Bancroft Road, Poughkeepsie, New York, HERBERT JACOBSON, residing at 41 Timberline Drive, Poughkeepsie, New York, STEPHEN G. GUERNSEY, residing at Netherwood Road, Hyde Park, New York and H. WILSON GUERNSEY, residing at Upton Lake Road, Clinton Corners, New York

party of the first part, and ROBERT A. FELDMAN, residing at 13 Bancroft Road, Poughkeepsie, New York and HERBERT JACOBSON, residing at 41 Timberline Drive, Poughkeepsie, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar actual ~~Ten Dollars and other valuable~~ consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Poughkeepsie, Dutchess County, New York, more particularly described as follows:

Beginning at a point in the westerly line of Market Street the said point being the northeasterly corner of the herein described parcel and being the southeasterly corner of Disposition Parcel 1B and identified on the New York (East Zone) Plane Coordinate System as N619,934.003, E609,867.818; thence along the easterly line of the herein described parcel along the westerly line of Market Street S 32°37'30" W34.57' and S31°54'20" W31.93' to the southeasterly corner of the herein described parcel being the northeasterly corner of Disposition Parcel 1D; thence along the southerly line of the herein described parcel along the northerly line of the aforementioned Disposition Parcel 1D N69°28'50" W80.63' to a concrete monument at the southwesterly corner of the herein described parcel being the northwesterly corner of the aforementioned Disposition Parcel 1D and being a point in the easterly line of proposed relocated Washington Street; thence along the westerly line of the herein described parcel along the easterly line of proposed relocated Washington Street along a curve to the right on a radius of 1015.00' a distance of 85.52' to a concrete monument at the northwesterly corner of the herein described parcel being the southwesterly corner of Disposition Parcel 1B; thence along the northerly line of the herein described parcel along the southerly line of the aforementioned Disposition Parcel 1B S68°23'30" E70.00' and S 57°28'50" E59.44' to the point or place of beginning and containing 7,878 square feet of land or 0.18 acres more or less, and,

BEING a portion of the premises conveyed to the grantors herein by the Poughkeepsie Urban Renewal Agency by deed bearing date August 16,1976 which deed was recorded in the Dutchess County Clerk's office on August 24, 1976 in Liber 1437 of Deeds at Page 673, and which such parcel is referred to in the said deed of conveyance to the grantors herein as Disposition Parcel 1G.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In presence of:

Milton Chazen

Stephen G. Guernsey

Robert A. Feldman

H. Wilson Guernsey

Herbert Jacobson

STATE OF NEW YORK, COUNTY OF DUTCHESS ss:

On the 30th day of June 1978, before me personally came WILTON CHAZEN, ROBERT A. FELDMAN, HERBERT JACOBSON, STEPHEN G. GUERNSEY and H. WILSON GUERNSEY to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Albert L Hecht

ALBERT L. HECHT
NOTARY PUBLIC, STATE OF NEW YORK
RESIDING IN DUTCHESS COUNTY
COMMISSION EXPIRES MARCH 30, 19 79

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

;

that he is the
of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

;

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

SECTION
BLOCK .
LOT
COUNTY OR TOWN

TO

RETURN BY MAIL TO:

Hecht & Barnes
256 Main Mall
Poughkeepsie, N.Y. Zip No. 12601

Reserve this space for use of Recording Office.

DUTCHESS COUNTY CLERK'S OFFICE
RECEIVED ON THE 7 DAY OF July 1978
AT 1 H 28 P M RECORDED IN
BOOK No. 1486 OF Deeds.
AT PAGE 16 AND EXAMINED

JJohnHeartmayer CLERK

4239

RECEIVED
$ -0-
REAL ESTATE
JUL 7 1978
TRANSFER TAX
DUTCHESS
COUNTY

6617

DUTCHESS COUNTY
CLERK'S OFFICE
RECEIVED
JUL 7 1 28 PM '78

1486 17

017

Consent of Property Owner(s)

Date: 7 OCT 25

Location of Property: 94 MARKET ST

Record Owner(s): 94 MARKET STREET HOLDING, LLC
CHRIS ROZYCKI

Address: 407 MAIN ST
POUGHKEEPSIE, NY 12601

Phone #: 1-917-687-3545

I CHRIS ROZYCKI, hereby give consent to MAZZARELLI ARCHITECTURE + PLANNING, PC to act as my agent with regard to the applications made to the "Planning Board" concerning the above property, which is scheduled to appear before the board on or after the following date:
Planning Board 25 NOV 2025
& any additional meetings as required.

Signed: _____

Printed: Chris Rozycki

Title: Managing Member

2519-25SEP25-Owners concent-PB.doc

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

September 9th, 2025

Mazzarelli Architecture + Planning, PC – Steven Bernabe Jr

Re: 94 Market Street
ID: 321130
Zoning Review Request PD-2025-114

Dear Applicant,

The Development Department is in receipt of your zoning review request relating to the property at 94 Market Street and the proposed conversion of the existing building to a five-family dwelling.

This property is located within the Mixed-Use 5 district (MU5) which does permit five-family dwellings per **Section 19-5.5** of the Zoning Ordinance, but which will require a Special Permit from the Planning Board.

Based on the provided plot plan, some possible deficiencies have been identified which would require Area Variances from the Zoning Board of Appeals.

1. **Section 19-3.2(2)(f)** states that side yard parking shall be setback at least 5' from the front of the principal building on the same lot. **The easternmost proposed parking space is located roughly 2'6" from the front of the principal building.**
2. **Section 19-6.2(1)(c)** states that access shall consist of at least two 10' wide lanes for parking areas containing more than 20 spaces. **The proposed reduced access drive is roughly 16' wide. Although only 3 parking spaces are proposed, the access drive serves parking areas located on 90 Market St, 88 Market St and Market St (973009) which appear to contain more than 20 parking spaces in total.**
3. **Section 19-6.2(1)(g)** states that off-street parking areas shall be adequately illuminated for convenience and safety, but no lighting for parking areas shall cause glare on adjoining property. **No lighting is proposed.**
4. **Section 19-6.2(11)(a)** states that 7 parking spaces are required for the proposed use. **3 parking spaces are proposed. Although a waiver for the additional 4 parking spaces is proposed, if not granted by the Planning Board, a variance will be required.**
5. **Section 19-10.2** contains the definition of a parking space which states that a motor vehicle shall have access to public street or alley without requiring passage through another parking space. **The design/layout of the 3 proposed parking spaces would restrict access for the 2 easternmost parking spaces.**

BUILDING DEPARTMENT

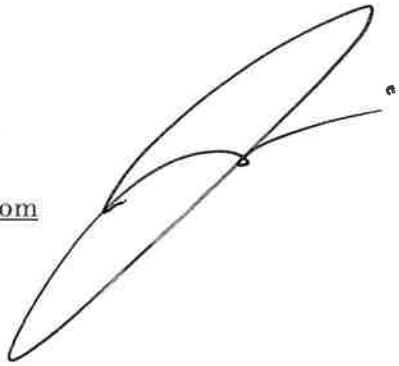
CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

After all Area Variances are granted by the Zoning Board of Appeals and Special Permit approval is granted by the Planning Board, you would then need to file all required Building permits and obtain an issued Certificate of Occupancy from the Building Department.

If you have any questions or comments, please feel free to contact me, info is listed below, thanks.

Joseph D. O'Brien
Deputy Zoning Administrator
Office - 845-451-4273
jobrien@cityofpoughkeepsie.com



CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MARCH 24, 2026

94 MARKET STREET: SPECIAL PERMIT
Application for site plan and special permit review to allow the conversion of the existing building from offices to five (5) dwelling units including street-facing residential; Owner: 94 Market Street Holding LLC/Chris Rozycki; Applicant/Consultant: Mazzarelli Architecture & Planning, PC; Grid # 6061-28-980993; Zoning District MU-5; File #2025-121

Project Description
The project has been determined to be a Type 2 Action under SEQRA **requiring no further environmental review.**

Recommendation
- Special permit approval necessary for first floor residential uses facing the street in the MU5 district.

Project History

Documents Entered into Record

Date	Description	Author	Comments
10/28/25	Application	Steve Barnabe, Mazzarelli Architecture Planning, PC	10/7/25Special Permit application for 5 Dwelling Units
10/28/25	Letter	Steve Barnabe, Mazzarelli Architecture Planning, PC	10/7/25 Cover letter explaining project
10/28/25	ZRR	Joseph O'Brien Deputy Zoning Administrator	9/925 ZRR Letter
10/28/25	SEQRA	Steve Barnabe, Mazzarelli Architecture Planning, PC	EAF Part I
10/28/25	Letter	Chris Rozycki, owner	10/7/25 owner's consent
10/28/25	Deed	Dutchess County	
10/28/25	Site Plan	Steve Barnabe, Mazzarelli Architecture Planning, PC	10/7/25 S-1

12/30/25	Application	Steve Barnabe, Mazzarelli Architecture Planning, PC	12/29/25 Site Plan Application
12/30/25	Letter	Steve Barnabe, Mazzarelli Architecture Planning, PC	12/29/25 Cover letter explaining project changes
12/30/25	Document	County	Easement
12/30/25	Letter	Joseph O'Brien, Deputy Zoning Administrator	9/9/25 Denial Letter
12/30/25	Site Plan	Steve Barnabe, Mazzarelli Architecture Planning, PC	12/19/25 S-1, S-2

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 #PB2025-121 and 94 Market Street

The Planning Board opens the public hearing.

Motion:
Second:
Vote:

The Planning Board closes the public hearing.

Motion:
Second:
Vote:

A resolution of approval has been drafted for the consideration of the board.

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: 2 Cedarcliff Lane Poughkeepsie NY 12601

II. PROPERTY OWNER: Daniel Palatnik
ADDRESS: 2 Cedarcliff Lane Poughkeepsie

NY 12601 (state and zip code)

PHONE NUMBER: 914-343-0511 (include area code)

III. NAME OF APPLICANT: Daniel Palatnik

ADDRESS: 2 Cedarcliff Ppoughkeepsie

NY, 12601 (state and zip code)

PHONE NUMBER: 914-343-0511 (include area code)

EMAIL ADDRESS: _____

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

IV. CONSULTANT: N/A

ADDRESS: _____

_____ (state and zip code)

PHONE NUMBER: _____ (include area code)

EMAIL ADDRESS: _____

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Legalization of existing detached chicken coop (approx. 6 ft × 10 ft × 8 ft) located in rear yard, for up to six hens for personal household use (no roosters, no sales).Existing structure already built; no new construction, foundation, utilities, or expansion proposed.

VI. ZONING DISTRICT: R-20

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

PROJECT INFORMATION

New construction:_____(yes)__X__(no)

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

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

Alteration:__X__(yes)_____(no)

Cost of Construction: $__0__

LOT AND BULK INFORMATION:

Lot area: 0.52 acres (acres) (22,651 sq ft) (square feet) (proposed square feet

Building Footprint: 0 for new construction) (existing square feet

60 for change of use/expansion)

0 (additional proposed square feet for

same as existing expansion) (total building footprint, square

Lot Coverage: 0 feet) (percentage, building coverage only)

Gross Floor Area: 0 (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

60 (total gross floor area, square feet)

Building Height: 1 (stories) 8 (feet)

Floor Area Ratio: 0.0026 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 0

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

C) Waiver Requested:_____(Yes) _____(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: _____
(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: _____

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):

This ~~request is to legalize an existing detached backyard chicken coop (approx. 6 × 10 × 8 ft)~~ as an accessory structure to the single-family home at 2 Cedarcliff Lane. The coop will house up to six hens for personal household use only (no roosters, no sales). No new construction, grading, wiring, or plumbing is proposed. The coop meets all setback and sanitation requirements and will be maintained odor-free and predator-proof.

Requesting fee waiver or reduction for small accessory use (<100 sq ft, no commercial impact)

XVII. APPLICANT CERTIFICATION

I, Daniel Palatnik, 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.

_____ 10/7/2025

Signature of Applicant Date

2CedarcliffLane_2_CoverLetter_2025-10-10.pdf

To:
City of Poughkeepsie Building, Planning & Zoning Department
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

From:
Daniel Palatnik
2 Cedarcliff Lane
Poughkeepsie, NY 12601
Phone: 914-343-0511
Email: Ashanti.marie.miranda@gmail.com

Date: October 10, 2025

Re: Special Permit Application – Legalization of Existing Detached Chicken Coop (2 Cedarcliff Lane)

Dear Planning and Zoning Staff,

We are submitting this application for a Special Permit to legalize an existing detached chicken coop located in the rear yard of our property at 2 Cedarcliff Lane.

The coop measures approximately 6 feet wide, 10 feet long, and 8 feet high and is located about 25 feet from the rear property line and 30 feet from the nearest side property line. The structure is a small, prebuilt accessory use serving our single-family home. This application involves no new construction, grading, or utility connections — only a request to approve and maintain the existing structure as a permitted residential accessory use .

The coop currently houses up to six (6) hens for personal household use. There are no roosters and no commercial sales of eggs or livestock. The coop is maintained to be clean, odor-free, and secure against pests and predators in accordance with City code and animal welfare standards.

Financial Feasibility Statement

This project is fully self-funded. The structure already exists, and maintenance costs are minimal, covering routine cleaning supplies and bedding materials. No external contractors, plumbing, or electrical work are required.

Supporting Documents

Included in this submission are:

- Completed Special Permit Application Form
- Statement of Intent
- Site Plan (aerial image with property outline and marked shed)
- Shed photos
- Short Environmental Assessment Form (SEQRA Part 1)

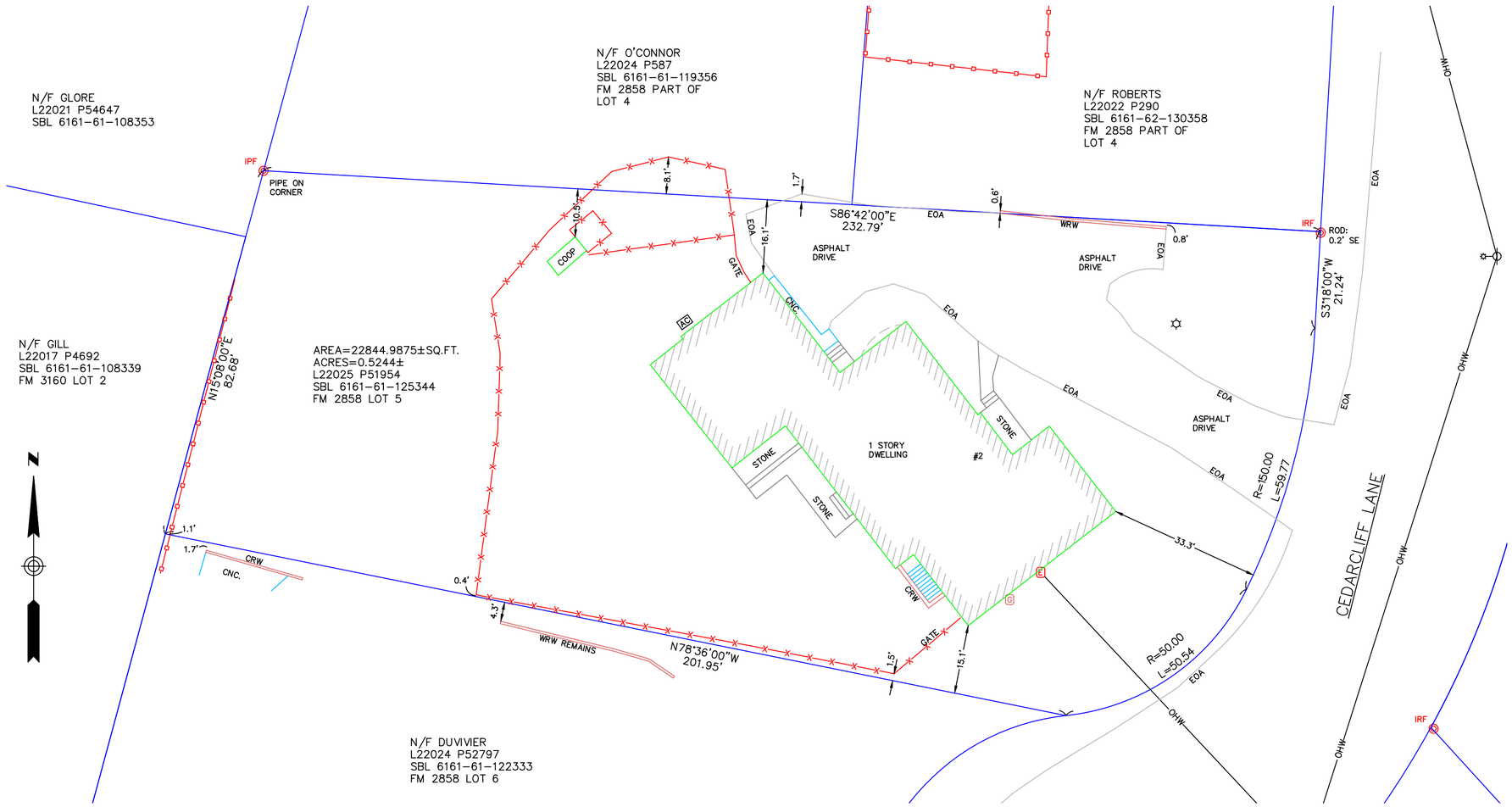
Thank you for your time and review. I am committed to maintaining compliance with all city ordinances and keeping the structure and use safe, sanitary, and respectful to neighboring properties.

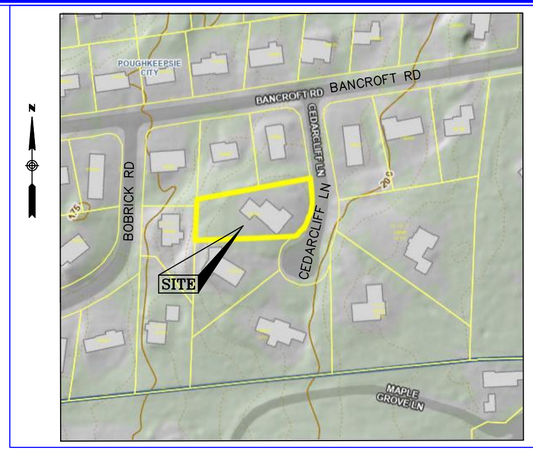
Sincerely,
Daniel Palatnik
2 Cedarcliff Lane
Poughkeepsie, NY 12601

914-343-0511
Ashanti.marie.miranda@gmail.com

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH. UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

*SNOW COVER DURING TIME OF SURVEY





LOCUS MAP
(N.T.S.)

SURVEY NOTES

1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON DECEMBER 15, 2025 AND ON THE FOLLOWING DATUM–

   MERIDIAN: FM 2858

   HORIZONTAL: ASSUMED

2. REFERENCES

   STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS–

   A. LAND CONVEYED TO DANIEL PALATNIK BY DEED BOOK 22025 PAGE 51954, FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON JUNE 6, 2025.

   B. MAP 2858 ENTITLED, "PROPERTY OF SIDNEY KING...", PREPARED BY MILTON CHAZEN AND FILED IN THE DUTCHESS CO. CLERKS OFFICE ON MAY 8, 1959.

3. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.

4. THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.

5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.

6. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

7. 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. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.

8. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.

LEGEND

- IRON PIPE
- IRON ROD
- E ELECTRIC METER
- G GAS METER
- UTILITY POLE/LIGHT
- LIGHT POLE
- AC AIR CONDITIONER

- PROPERTY LINE
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD/VINYL/METAL FENCE
- OHW OVERHEAD WIRES

PL	PROPERTY LINE
EOA	EDGE OF ASPHALT
CNC.	CONCRETE
EOG	EDGE OF GRAVEL
SRW	STONE RETAINING WALL
CRW	CONCRETE RETAINING WALL
WRW	WOOD RETAINING WALL

Paul Rowan

STATE OF NEW YORK · PAUL A. ROWAN · 050989-1 · LICENSED LAND SURVEYOR

PROPERTY SURVEY
2 CEDARCLIFF LANE
CITY OF POUGHKEEPSIE, NEW YORK
PREPARED FOR
ASHANTI PALATNIK

ROWAN LAND SURVEYING, PLLC

330 OLD ALBANY POST ROAD
GARRISON, NY 10524
914 815 3986
rowanlandsurveying@outlook.com

Drawn By PR	Date	Job No.
Surveyed By PR	DECEMBER 17, 2025	025–121
	Scale	Sheet No.
	1" = 20'	1 OF 1


129'
Fencing
Compost bin
Coop Location
Food and bedding will be held in the garage
Approximate 25 feet
POUGHKEEPSIE CITY
125344
82'
201'
IFF LN





SIde coop and back, ; Pole is the property line

Statement of Intent

Applicant: Daniel Palatnik
Address: 2 Cedarcliff Lane, Poughkeepsie, NY 12601
Date: October 10, 2025

Purpose of Request

I am requesting a Special Permit to legalize an existing **detached backyard chicken coop** located on my residential property at **2 Cedarcliff Lane**. The coop is used solely for the personal, non-commercial keeping of hens for household egg production and educational enjoyment for my family.

Project Description

- **Coop Location:** The coop measures approximately **6 ft × 10 ft × 8 ft** and is positioned in the **rear yard**, about **25 ft from the rear property line** and **30 ft from the nearest side property line**. It sits behind the main residence and blends visually with the surrounding yard.

- **Fencing and Other Structures:** The coop is enclosed within a **secure, predator-proof fenced run** made of hardware cloth and wooden framing. The rear yard is otherwise open lawn with a privacy fence along the rear boundary. No additional accessory buildings are proposed.

- **Feed and Material Storage:** All chicken feed is stored in **sealed metal containers with tight-fitting lids** inside the garage to prevent pests. Bedding materials (pine shavings) are stored in the garage and replaced weekly. Waste is composted in a closed bin and used for garden soil enrichment.

- **Quantity of Chickens:** A maximum of **six (6) hens** will be kept at any time. **No roosters** will be housed on the property.

- **Operation & Maintenance:** The coop and run are cleaned regularly, with soiled bedding removed weekly and disinfected surfaces maintained to prevent odor or pests. Water and feed are provided daily, and all hens are checked for health and safety.

Compliance & Neighborhood Considerations

The structure and its use comply with City requirements for accessory uses and animal welfare. The coop is located entirely within my property boundaries, meets setback standards, and does not generate excessive noise, odor, or traffic. I have discussed the project with nearby neighbors and have not received any objections.

Conclusion

This small-scale, low-impact project will allow my family to responsibly keep a few hens while maintaining full compliance with the City of Poughkeepsie's regulations. I am committed to ensuring the coop remains clean, secure, and respectful to the neighborhood.

Sincerely,
Daniel **Palatnik**
2 Cedarcliff Lane • Poughkeepsie, NY 12601
📞 914-343-0511 📧 Ashanti.marie.miranda@gmail.com

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MARCH 24, 2026

2 CEDARCLIFF LANE: SPECIAL PERMIT
Application for site plan and special permit review to allow the installation of a chicken coop with accessory fencing in the side/rear yard of the existing single family dwelling, pursuant to the provisions of Section 19-5.25 of the Zoning Code. Owner/Applicant: Daniel Palatnik; Grid #6161-61-125344; Zoning District: (RNA) File #PB 2026-001

Project Description
The project has been determined to be Type 2 Action under SEQRA **requiring no further environmental review.**

Recommendation
- Specific regulations on the keeping of chickens may be found in Section 19-5.25 of the zoning code.
- The keeping of chickens in the RNA & RNB zones requires a special use permit.

Project History

Documents Entered into Record

Date	Description	Author	Comments
1/6/26	Application	Daniel Palatnik, Owner/Applicant	Special Permit Application
1/6/26	Letter	Daniel Palatnik, Owner/Applicant	10/10/25 Cover letter
1/6/26	Letter	Daniel Palatnik, Owner/Applicant	10/10/25 Statement of Intent
1/6/26	Map	Dutchess County Access	Parcel view
1/6/26	Pictures		Pictures of coop
1/6/26	SEQRA	Daniel Palatnik, Owner/Applicant	Short EAF Part 1
1/6/26	Survey	Rowan Land Survey, PLLC	12/17/25 Survey – 8 ½ X 11 copy
1/14/26	Survey	Rowan Land Survey, PLLC	12/17/25 Survey – to scale copy

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 #2026-001, 2 Cedarcliff Lane

The Planning Board opens the public hearing.

Motion:
Second:
Vote:

The Planning Board closes the public hearing.

Motion:
Second:
Vote:

A resolution of approval has been drafted for the board's consideration.

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:** 9 Dutchess Ave. , Poughkeepsie, NY 12601

II. **PROPERTY OWNER:** 9 Dutchess, LLC

ADDRESS: 241 Hudson Street, Hackensack, NJ 07601

PHONE NUMBER: 201-488-4455 (include area code)

III. **NAME OF APPLICANT:** 9 Dutchess, LLC

ADDRESS: 241 Hudson Street, Hackensack, NJ 07601

PHONE NUMBER: 201-488-4455 (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:** Mark Day, Day Stokosa

ADDRESS: 3 Van Wyck Lane, Wappinger Falls, NY 12590

PHONE NUMBER: (845)223-3202 include area code)

EMAIL ADDRESS: [redacted]

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): 27 residential unit apartment building with accessory parking

VI. **ZONING DISTRICT:** Waterfront

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

Revised October 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: Yes (yes) _____(no)

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

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

Alteration:_____(yes) No (no)

Cost of Construction: $12,000,000

LOT AND BULK INFORMATION:

Lot area: 9.4 (acres) 409,507.56 (square feet)

Building Footprint: 20,295 (proposed square feet for new construction)

n/a (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

20,295 (total building footprint, square feet)

Lot Coverage: .37 (percentage, building coverage only)

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

n/a (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

148,633 (total gross floor area, square feet)

Building Height: 5 + 1 basement (stories) 57 (feet)

Floor Area Ratio: 1.15 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 33.75

B) Number of Off-Street Parking Spaces provided: 132

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

Is municipal parking available within 600 feet? _____(Yes) No (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 (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: 12

Number of two (2) bedroom unit's 15

Number with three or more bedrooms: _____

Total number of units: 27

C) Is funding public?_____Yes No 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: _____

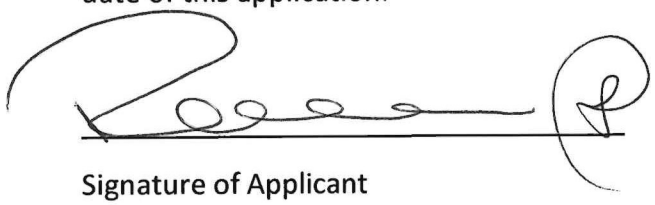
XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

Site plan approval for 27 Residential Units with Accessory Parking at 9 Dutchess Avenue, constituting a separate and independent action for purposes of environmental review under SEQRA, but, due to the functionally related nature of the site – including shared access, circulation, parking, and operational characteristics – appropriately reviewed in conjunction with the adjacent One Dutchess property under applicable zoning and site planning principles, with such functional integration to be formally implemented following approval through inclusion of the 9 Dutchess Avenue parcel within the existing One Dutchess homeowners' association and the recording of appropriate covenants, easements, and related instruments.

XVII. APPLICANT CERTIFICATION

I, Paula O'Neill, 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

2-3-26

Date

The O'Neill Group

A Real Estate Development Company

January 26, 2026

City of Poughkeepsie
Planning Board
Chairwoman Saylor and Planning Board Members
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Site Plan Submission – 9 Dutchess Avenue
Tax Parcel No.: 131300-6062-59-777390

Dear Chairwoman Saylor and Members of the Planning Board:

The Applicant respectfully seeks Site Plan Approval for the development of a 27-unit residential building with accessory parking on a currently vacant parcel located at 9 Dutchess Avenue. The proposed development consists of fifteen (15) one-bedroom units and twelve (12) two-bedroom units, together with a comprehensive accessory parking program providing a total of 132 spaces, inclusive of automobile parking, motorcycle parking, bicycle racks, a common outdoor gathering area, and a private residential deck.

A central objective of the proposed parking program is to proactively address existing on-street parking constraints along Dutchess Avenue, an issue identified during the City's 2024 discussions with the Applicant. Consistent with those discussions, the project intentionally provides an enhanced level of on-site parking as a community benefit, with the goal of reducing on-street parking demand and improving parking availability for residents, visitors, and users of nearby waterfront amenities.

While the proposed development constitutes a separate and independent action for purposes of environmental review, it has been thoughtfully planned with careful consideration of the physical and operational context of the surrounding properties. For zoning purposes, the 9 Dutchess Avenue parcel and the adjacent One Dutchess property will function as a single zoning lot, reflecting their integrated site planning, architectural continuity, and coordinated circulation and access.

The site plan incorporates complementary design elements, including building massing, façade articulation, and material selection, to ensure that the proposed building integrates seamlessly with the existing development and functions cohesively within the established site context. Shared site features such as parking, access, circulation, and open space are designed to operate collectively upon completion, consistent with SEQRA principles that permit independent review while supporting coordinated and efficient site planning.

This functional relationship will be formalized through inclusion of the 9 Dutchess Avenue parcel within the existing homeowners' association, together with appropriate recorded instruments, including declarations of covenants and restrictions and reciprocal easement agreements, to ensure long-term maintenance, access, and operational coordination.

Construction of the proposed improvements will incorporate advanced engineering techniques and green energy strategies and is not anticipated to result in adverse air quality impacts. The project will utilize existing public sanitary sewer and municipal water infrastructure, with no service main extensions required, thereby avoiding additional demand on public utilities.

The site will not have access from North Water Street and will not impact Metro-North facilities. At the same time, the project benefits from walkable access to public transportation, including close proximity to the Poughkeepsie Train Station, supporting reduced vehicle dependence. The site is not located within a designated floodway, nor within the 100-year or 500-year floodplain, and the proposed action will not result in adverse flood-related impacts.

Development of the parcel represents a continuation of the substantial reinvestment in the former Dutton Lumber site, which was remediated in connection with the One Dutchess development. The New York State Department of Environmental Conservation has confirmed that the proposed action will not result in adverse impacts to threatened or endangered species, and the State Historic Preservation Office has determined that the project will not impact archaeological or historic resources. The proposed development will also avoid adverse aesthetic impacts, as it is consistent with surrounding land uses and the established character of the broader community.

Activation of this long-vacant parcel is intended to enhance the Dutchess Avenue streetscape and provide a clear visual and contextual transition between existing development and the proposed project at 141 North Water Street, transforming an underutilized site into a

productive, ratable asset for the City. As part of this effort, the project's on-site parking program is expected to materially alleviate existing parking constraints along Dutchess Avenue and improve overall parking conditions in the area.

In addition, the proposed action includes an off-site signage and wayfinding program designed to strengthen public access to the waterfront by improving pedestrian connectivity between the lower and upper waterfront walkways. The signage program is intended to celebrate the historic recreational legacy of the Poughkeepsie waterfront, including its role as a host to collegiate rowing championship races, while reinforcing cultural identity and encouraging greater public engagement with this important public resource.

The Applicant appreciates the Planning Board's consideration of this application and its continued engagement throughout the design process. We look forward to working collaboratively with the Board and City staff and respectfully request the Board's support for this proposal, which represents a thoughtful and necessary step toward further enhancing the Dutchess Avenue corridor and building upon the significant improvements already achieved in this area.

Sincerely,

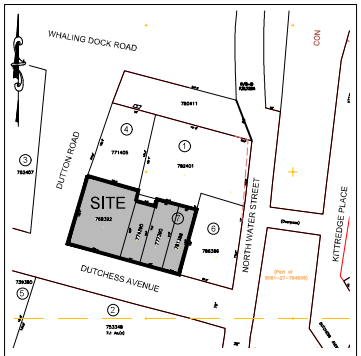
Lauran O'Neill

Lauran M. O'Neill

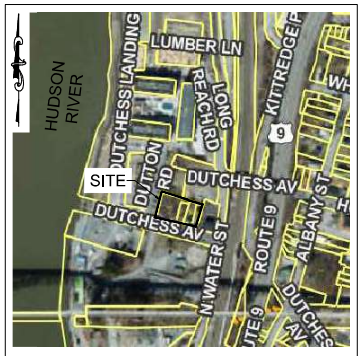
One Dutchess Ave and 9 Dutchess Ave To Be Merged
Site Plan & Special Use Permit

Dutchess Avenue
City of Poughkeepsie

PREPARED FOR
9 Dutchess, LLC
241 Hudson Street
Hackensack, NJ 107601



LOCATION MAP SCALE: 1" = 100'



AREA MAP SCALE: 1" = 200'

Adjoining Property Information

1. 141 North Water Street LLC
   135 Water Street
   Poughkeepsie, NY 12601
   For Property:131300-6062-59-783401
2. CHG&E
   284 South Ave.
   Poughkeepsie, NY 12601
   For Property:131300-6062-67-753348
3. One Dutchess Phase 2 LLC
   241 Hudson Street
   Hackensack, NJ 07601
   For Property:131300-6062-59-752407
4. 141 North Water Street LLC
   35 West Street, suite 202
   Spring Valley, NY 10977
   For Property:131300-6062-59-771405
5. CHG&E
   284 South Ave.
   Poughkeepsie, NY 12601
   For Property:131300-6062-58-739380
6. Dutchess Whaling LLC
   85 Civic Center Plz
   Poughkeepsie, NY 12601
   For Property: 131300-6062-59-786386

Zone Classification	Waterfront District (W)
Use	Mixed Use (Multi-Family Residential and Accessory Parking)
Tax Map Parcel No	131300-6062-59-777390
Topographic Datum	NAVD 88
Total Acreage:	0.521 Ac.
Water Supply:	City of Poughkeepsie
Sewage Disposal:	City of Poughkeepsie

Bulk Regulations:

	Required 19-6.5	Proposed
Lot Area (square feet)	None	409,507.56*
Lot Frontage (feet)	50	425.34
Lot Width (feet)	N/A	N/A
Minimum Required Yards		
Front	None[b]	6.98
Side	None[b]	22.0
Rear	None[b]	None
Maximum Floor Area Ratio (FAR)	1.25	1.15
Maximum height of structures exclusive of rooftop mechanicals and ornamentation:	5 Stories or 60-ft[d]	1 Basement @ 10'-0" + 5 Stories @ 57'-0"

* Proposed area is inclusive of all lands, including individual buildings parcels, contiguous of the One Dutchess Avenue Condo Complex parcel after consolidating the subject tax map parcel with said Condo Complex parcel

[b] Except if provided must be at least six feet

[d] (i) For structures on the west side of North Water Street between Main Street and the Fallkill Creek: 40 feet, except as provided in Subsection (4)(f)(iii) below

(ii) Elsewhere in the Waterfront District: 60 feet, except as provided in Subsection (4)(f)(iii) below.

(iii) Where structures of maximum height will adversely affect views from the following locations, public parks: the Poughkeepsie Railroad Station, Kaal Rock, the Mid-Hudson Bridge, Vassar Brothers Hospital, DeLaval, the steps of Our Lady of Mount Carmel Church, such structures must be reduced to a height that will not impact said views except that in no instance shall buildings be required to be reduced to less than 35 feet in height inclusive of rooftop mechanicals, water towers or ornamentation.

Landscaping
19-6.5 Landscape Requirements

(a) All portions of improved multifamily and nonresidential properties which are not used for buildings, structures, off-street parking and loading, permitted outdoor storage, driveways, walkways or similar purposes shall be appropriately landscaped with grass, shrubs, trees and other ground cover in such manner as to minimize erosion and stormwater runoff and to maintain or improve the aesthetics of such development

New Building Water Demand

Use	Qty	
Multi-family Dwelling		
2-Bedroom Units	15	3,300 gal/day
1-Bedroom Units	12	1,320 gal/day
		4,620 gal/day

Off-street Parking Calculations
19-6.2 Off-street parking loading

Use	Minimum Off-street Parking
Multifamily dwelling	1.25 spaces per dwelling unit
Office	1 space per 300ft² of gross floor area
Personal Service Est.	1 space per 300ft² of gross floor area
Restaurant / Fast Food	1 space per 3 seats or 1 space per 75ft² of gross floor area

Use		Required	Provided
Apartments (Existing)	300 units	375	
Office (Existing)	1,100ft²	3.67	373 (376 existing, 3 removed for new access to basement parking)
Hair Salon (Existing)	1,300ft²	4.30	
Restaurant (Existing)	9,250ft²	123.30	
Pizza Cafe (Existing)	2,400ft²	32.00	
Apartments (Proposed)	27 units	33.75	132 (Proposed)
	Total	573	505

TABLE OF CONTENTS

Sheet No.		Sheet Title
G-001	1 of 13	Cover Sheet
VE101	2 of 13	Existing Conditions
CS101	3 of 13	Site Plan - Overal
CS102	4 of 13	Site Plan -Layout
CS102	5 of 13	Site Plan -Traffic
CU101	6 of 13	Utility and Grading
CL101	7 of 13	Landscaping Plan
CP101	8 of 13	Photometrics Plan
CE101	9 of 13	Erosion Control Plan
CS501	10 of 13	Site Details
CS502	11 of 13	Site Details
CU501	12 of 13	Utility Details
CE501	13 of 13	Erosion & Sediment Control Details

GENERAL SITE NOTES

1. ACCESSORY PARKING IS PROVIDED WITH LIMITED ACCESS FOR USE BY 9 DUTCHESS AND ONE DUTCHESS RESIDENTS. GENERAL PUBLIC USE IS NOT PROPOSED
2. FIRE DEPARTMENT STAND PIPE FINAL LOCATION, NUMBER AND CONNECTION REQUIREMENTS TO BE APPROVED BY THE FIRE DEPARTMENT.LOCATION DEPICTED HEREIN IS PLACED NEAR THE EXISTING HYDRANT ON DUTCHESS AVENUE.
3. KNOX BOXES SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AS MAY BE REQUIRED BY THE FIRE DEPARTMENT.
4. THERE ARE NO PROPOSED STREET POLES OR LIGHTING PROPOSED HEREIN. ALL LIGHTING IS TO BE BUILDING MOUNTED AND FULL CUT OFF.
5. ELECTRIC VEHICLE CHARGING STATIONS OR E-BIKE STORAGE IS NOT ALLOWED INSIDE ANY BUILDING OR UPON ANY PARKING LEVEL

GENERAL SITE NOTES

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL: MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD VERIFY EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISIONS OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
5. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
6. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
7. DRAWINGS ARE NOT TO BE SCALED: USE DIMENSIONS ONLY.
8. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. BUILDING DIMENSION TO BE TAKEN FROM ARCHITECTURAL PLANS. THE ENGINEERING SHALL BE NOTIFIED OF ANY DEVIATION FROM THE CONDITIONS SHOWN ON THE PLANS.
9. CONTRACTOR SHALL VERIFY WITH LOCAL UTILITY COMPANY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATIONS.
10. ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO CORRECT, WITHOUT CHARGE SUCH CONDITIONS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
11. ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHOWN HERE ON SHALL BE IN ACCORDANCE WITH
    - BUILDING CODE OF NEW YORK STATE AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.
    - CURRENT PREVAILING MUNICIPAL, COUNTY AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS AND REQUIREMENTS.
    - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
    - CURRENT MANUFACTURER SPECIFICATION, STANDARDS AND REQUIREMENTS.
12. ALL CHANGES AND/OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
13. CONTRACTOR IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.

Owner/Applicant

9 Dutchess LLC
241 Hudson Street
Hackensack, NJ 07601

Owner's Consent Note

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

9 Dutchess LLC, Member DATE

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

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):

Dig Safely. New York
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com

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	Mark A. Day, PE
Issued: 2022.231	License No. 069646

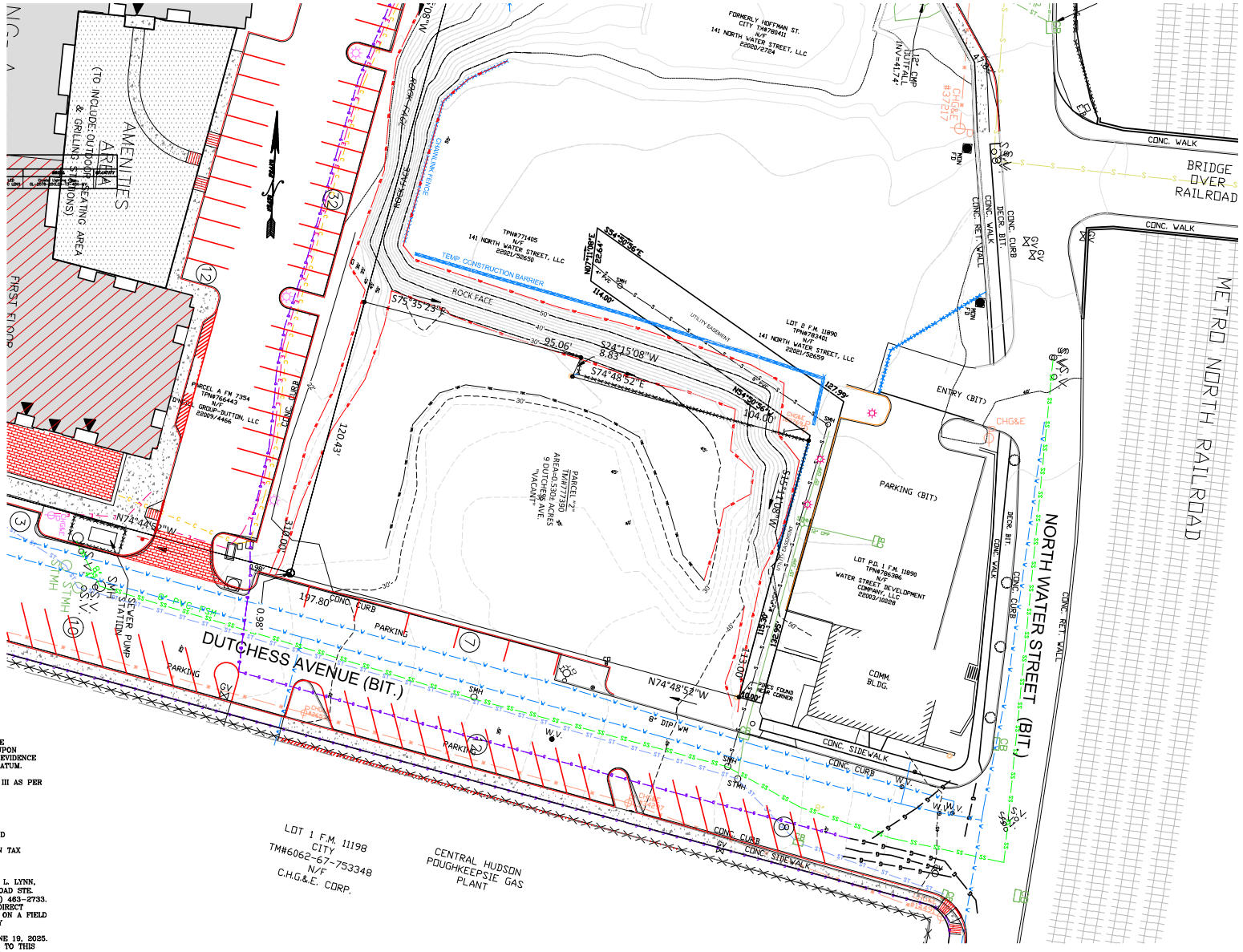
DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

Project: 9 Dutchess
City of Poughkeepsie Dutchess County, New York

Drawing: Cover Sheet

Scale	Drawn by	Drawing No.
AS NOTED	BJW	G-101
Date	Checked	1 of 13
12/24/25	MAD	

Z:\2022 AutoCad Dwgs\OneKey - Dutchess Ave\Parking Garage\D&S Dwgs\One Dutchess - One and 9 Merger SP SU.dwg



NOTES:
1) DUE TO VAGUE DEED DESCRIPTION, THE BOUNDARIES WERE COMPUTED BASED UPON ADJOINING PARCEL DESCRIPTIONS AND EVIDENCE RECOVERED. NY EAST STATE PLANE DATUM.

2) EASEMENT ON PARCEL IV FOR PARCEL III AS PER LIBER 714 PAGE 368.

LOT NUMBERS ARE AS SHOWN ON MAP ENTITLED "SUBDIVISION PLAT FOR WATER STREET DEVELOPMENT COMPANY, LLC" AND FILED AS MAP NO. 11890.
TAX PARCEL NUMBERS ARE AS SHOWN ON TAX MAP 131300-6062-59

PREPARED BY LARRY L. LYNN, LS, LARRY L. LYNN, LAND SURVEYOR, P.C." 66 MIDDLEBUSH ROAD STE. G107 WAPPINGERS FALLS, NY 12590, (845) 463-2733. PLAN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON JUNE 23, 2025. BASED ON A FIELD SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION ON NOVEMBER 5, 2020 AND TOPOGRAPHIC SURVEY COMPLETED ON JUNE 19, 2025.
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD.
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	Mark A. Day, PE
Revisions	
Project No.	2022.231
	License No. 069646

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

Project: 9 Dutchess
City of Poughkeepsie — Dutchess County, New York

Drawing: Existing Conditions

Scale: 1" = 20'	Drawn by: BJW	Drawing No.: VE101
Date: 12/24/25	Checked: MAD	2 of 13

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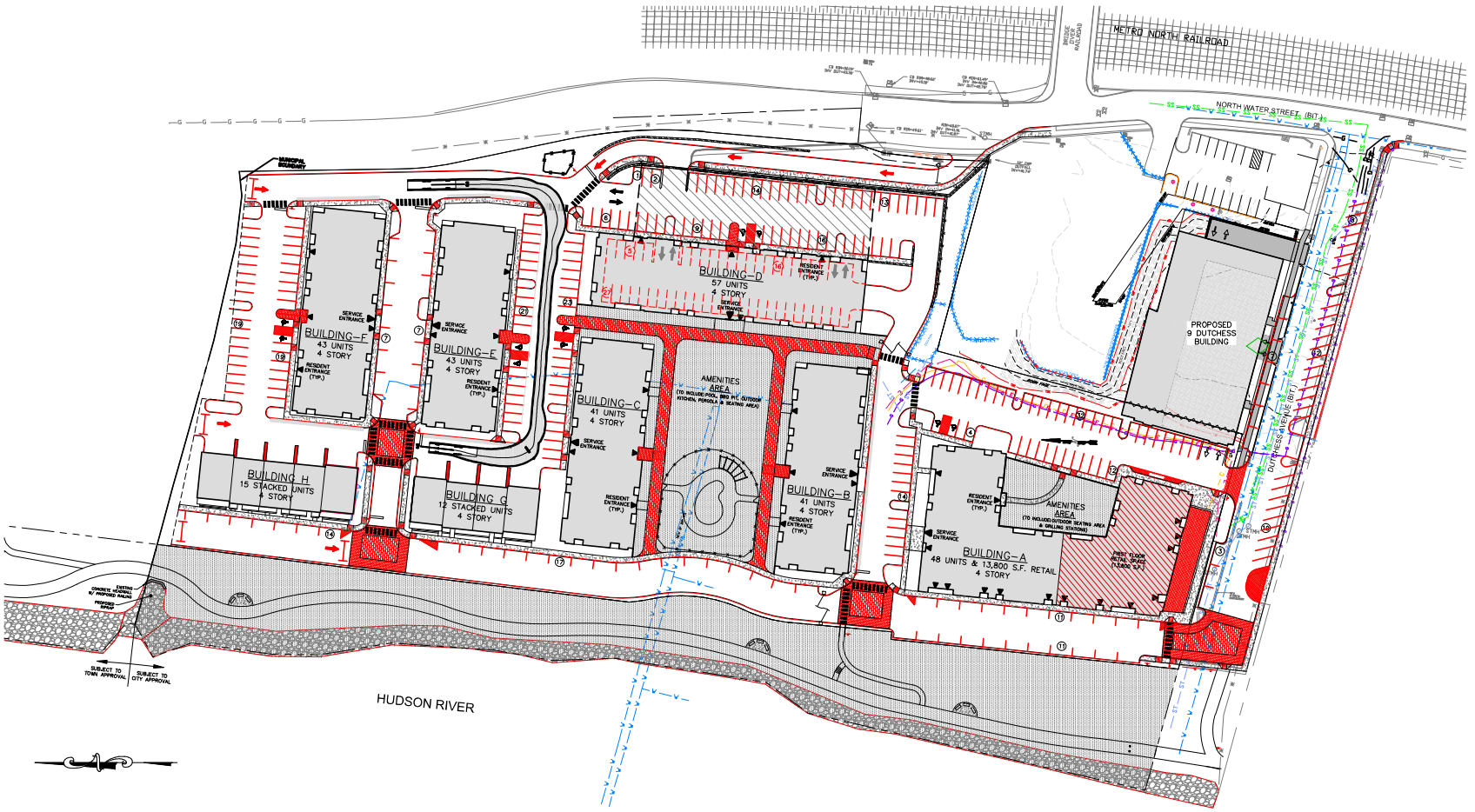

Bulk Regulations:	Required	Proposed
	19-5.5	
Lot Area (square feet)	None	409,507.56*
Lot Frontage (feet)	50	425.34
Lot Width (feet)	N/A	N/A
Minimum Required Yards		
Front	None[b]	6.96
Side	None[b]	22.0
Rear	None[b]	None
Maximum Floor Area Ratio (FAR)	1.25	1.15
Maximum height of structures exclusive of rooftop mechanicals and ornamentation:	5 Stories or 60-ft[c]	1 Basement @ 10'-0" + 5 Stories @ 57'-0"

* Proposed area is inclusive of all lands, including individual buildings parcels, contiguous of the One Dutchess Avenue Condo Complex parcel after consolidating the subject tax map parcel with said Condo Complex parcel

[b] Except if provided must be at least six feet

[c] (i) For structures on the west side of North Water Street between Main Street and the Fallkill Creek: 40 feet, except as provided in Subsection (4)(f)(iii) below

(ii) Elsewhere in the Waterfront District: 60 feet, except as provided in Subsection (4)(f)(iii) below;

(iii) Where structures of maximum height will adversely affect views from the following locations, public parks, the Poughkeepsie Railroad Station, Kaal Rock, the Mid-Hudson Bridge, Vassar Brothers Hospital, DeLeraf, the steps of Our Lady of Mount Carmel Church, such structures must be reduced to a height that will not impact said views except that in no instance shall buildings be required to be reduced to less than 35 feet in height inclusive of rooftop mechanicals, water towers or ornamentation.

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Wappingers Falls, New York
(845)-223-3202

Project: 9 Dutchess
City of Poughkeepsie — Dutchess County, New York

Drawing: Site Plan-Overall

Scale	Drawn by	Drawing No.
1" = 50'	BJW	CS101
Date	Checked	3 of 13
12/24/25	MAD	

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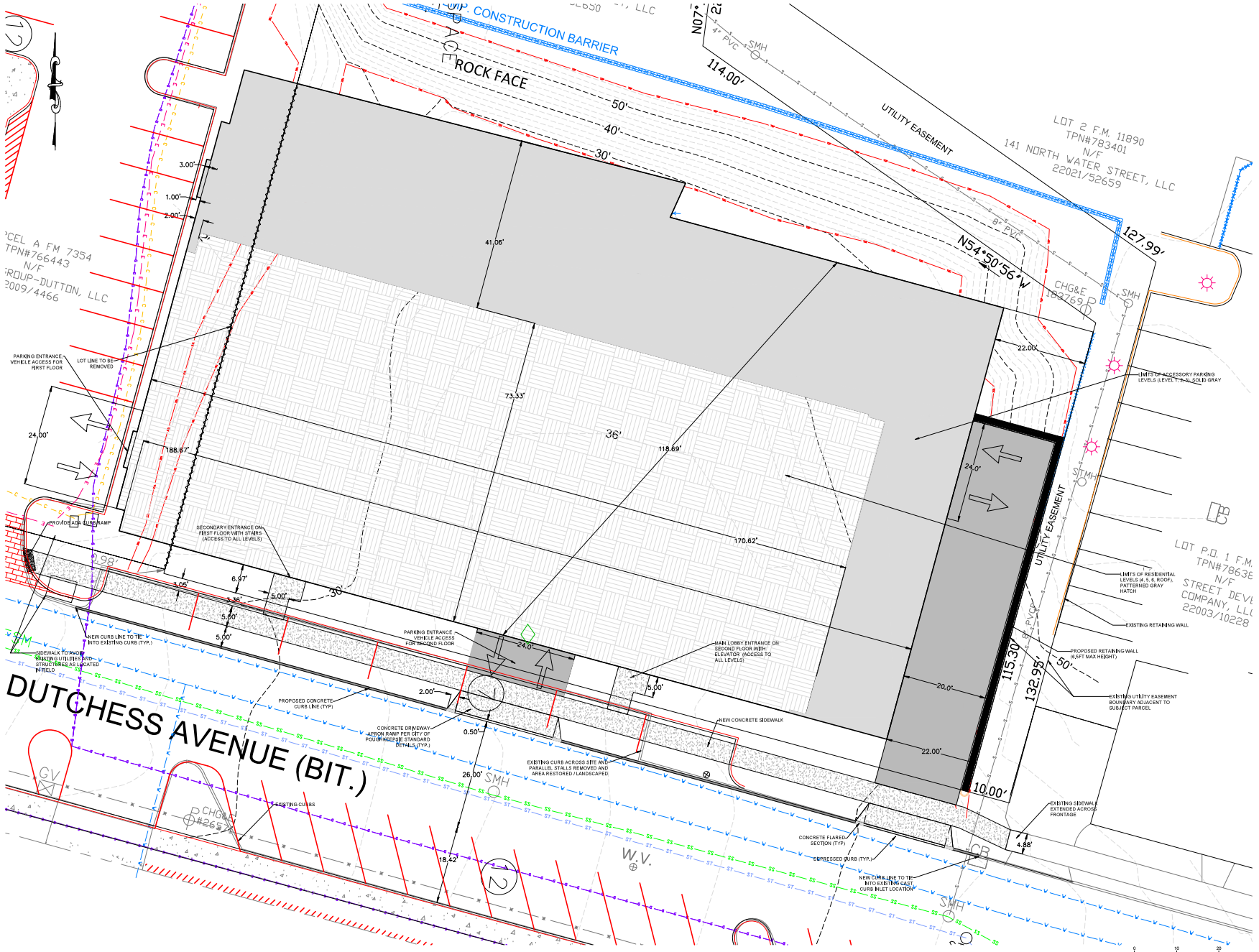

Bulk Regulations:	Required	Proposed
	19-5.5	
Lot Area (square feet)	None	409,507.56*
Lot Frontage (feet)	50	425.34
Lot Width (feet)	N/A	N/A
Minimum Required Yards		
Front	None[b]	6.96
Side	None[b]	22.0
Rear	None[b]	None
Maximum Floor Area Ratio (FAR)	1.25	1.15
Maximum Lot Coverage		
Maximum height of structures exclusive of rooftop mechanicals and ornamentation:	5 Stories or 60-ft[d]	1 Basement @ 10'-0" + 5 Stories @ 57'-0"

* Proposed area is inclusive of all lands, including individual buildings parcels, contiguous of the One Dutchess Avenue Condo Complex parcel after consolidating the subject tax map parcel with said Condo Complex parcel

[b] Except if provided must be at least six feet

[d] (i) For structures on the west side of North Water Street between Main Street and the Fallkill Creek: 40 feet, except as provided in Subsection (4)(f)(iii) below

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2022.231
License No. 069646
DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

Project: 9 Dutchess
City of Poughkeepsie — Dutchess County, New York

Drawing: Site Plan-Layout

Scale	Designed	Drawing No.
1" = 10'	BJW	CS102
Date	Checked	4 of 13
12/24/25	MAD	

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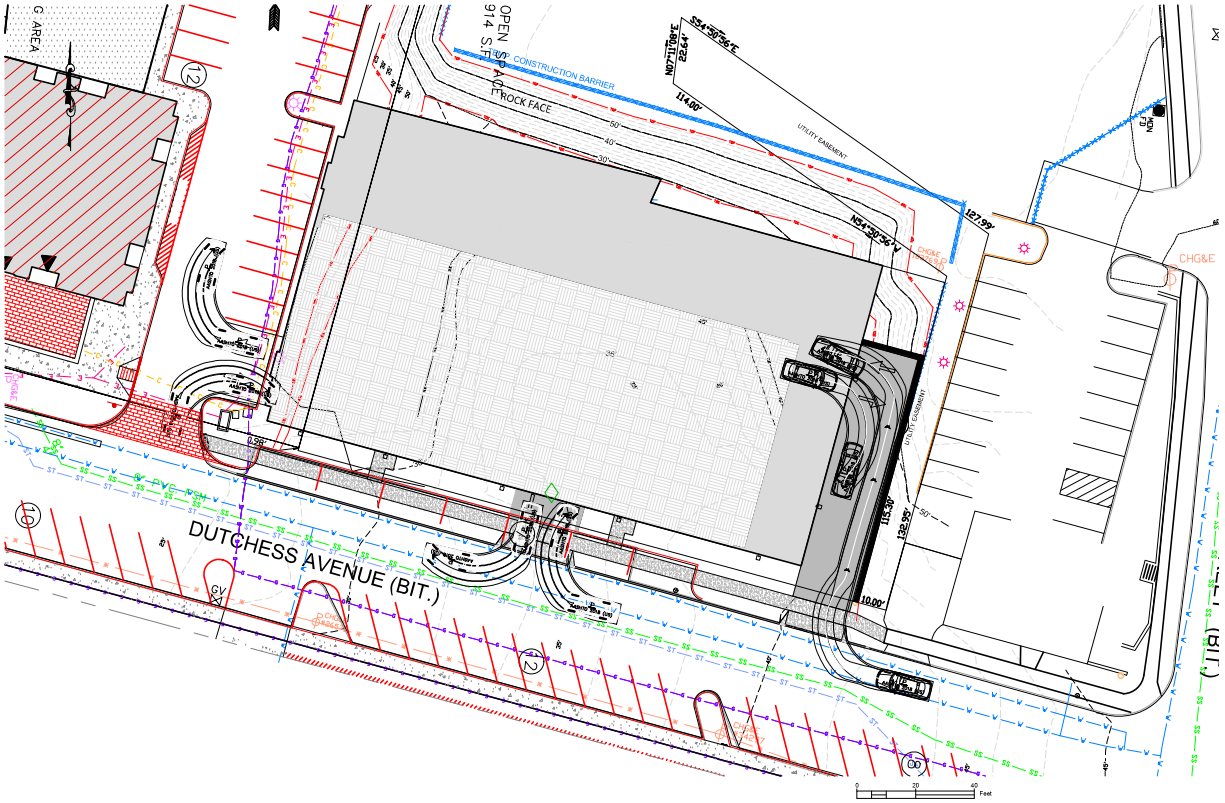

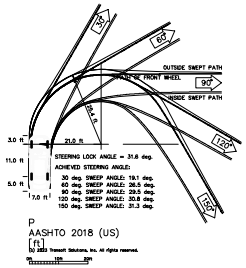

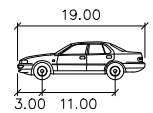

P

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

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Mark A. Day, PE

Revisions

Project No. 2022.231 License No. 069646

DAY | STOKOSA ENGINEERING P.C.

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

PROJECT
9 Dutchess
City of Poughkeepsie Dutchess County, New York

DRAWING
Traffic Plan

SCALE	DRAWN BY	DRAWING No.
1" = 20'	BJW	CS103
DATE	CHECKED BY	5 of 13
12/24/25	MAD	

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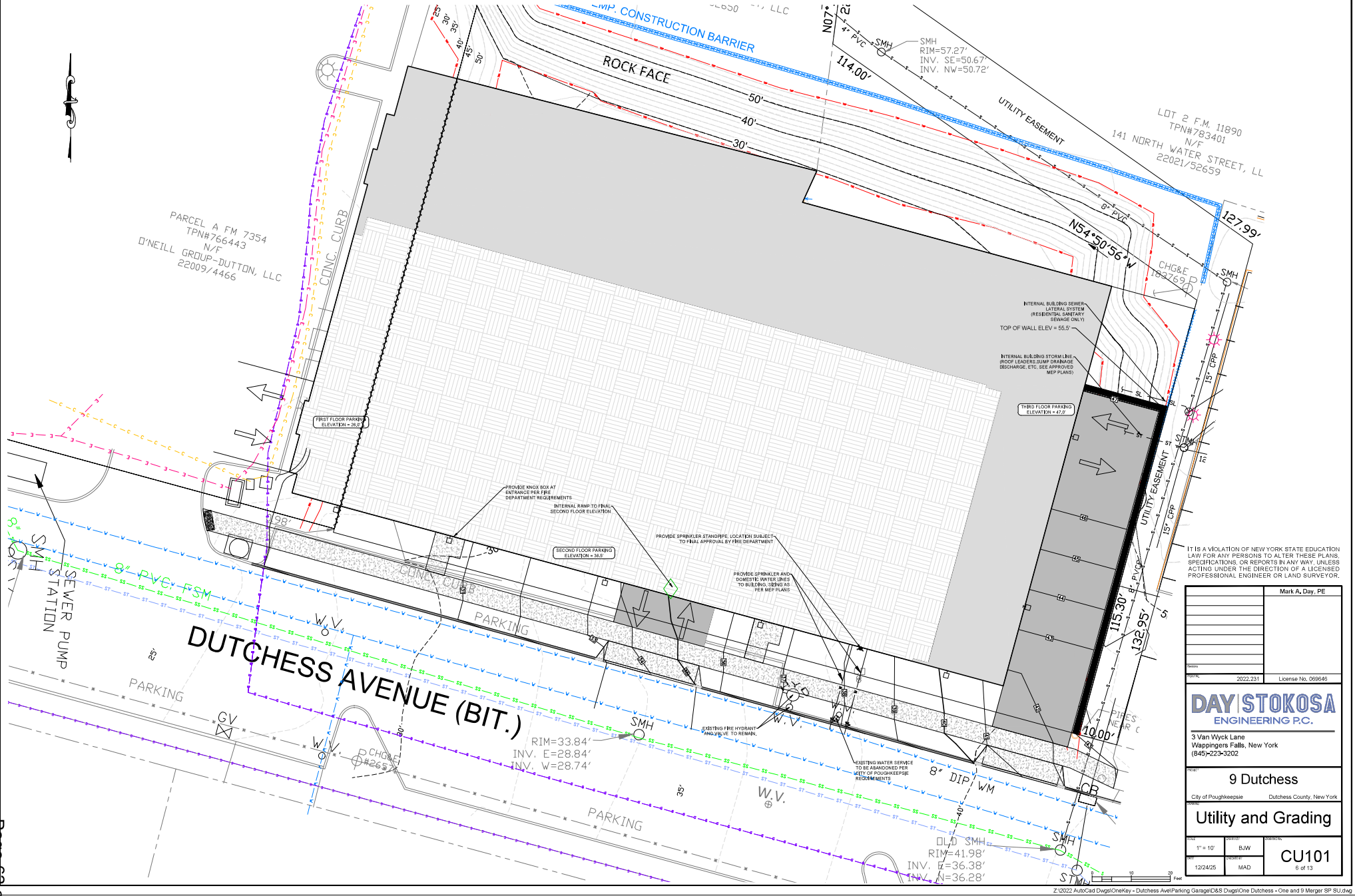

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2022.231	License No. 069646

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

Project: 9 Dutchess
City of Poughkeepsie — Dutchess County, New York

Drawing: Utility and Grading

Scale	Checked	Drawing No.
1" = 10'	BJW	CU101
Date	Checked	6 of 13
12/24/25	MAD	

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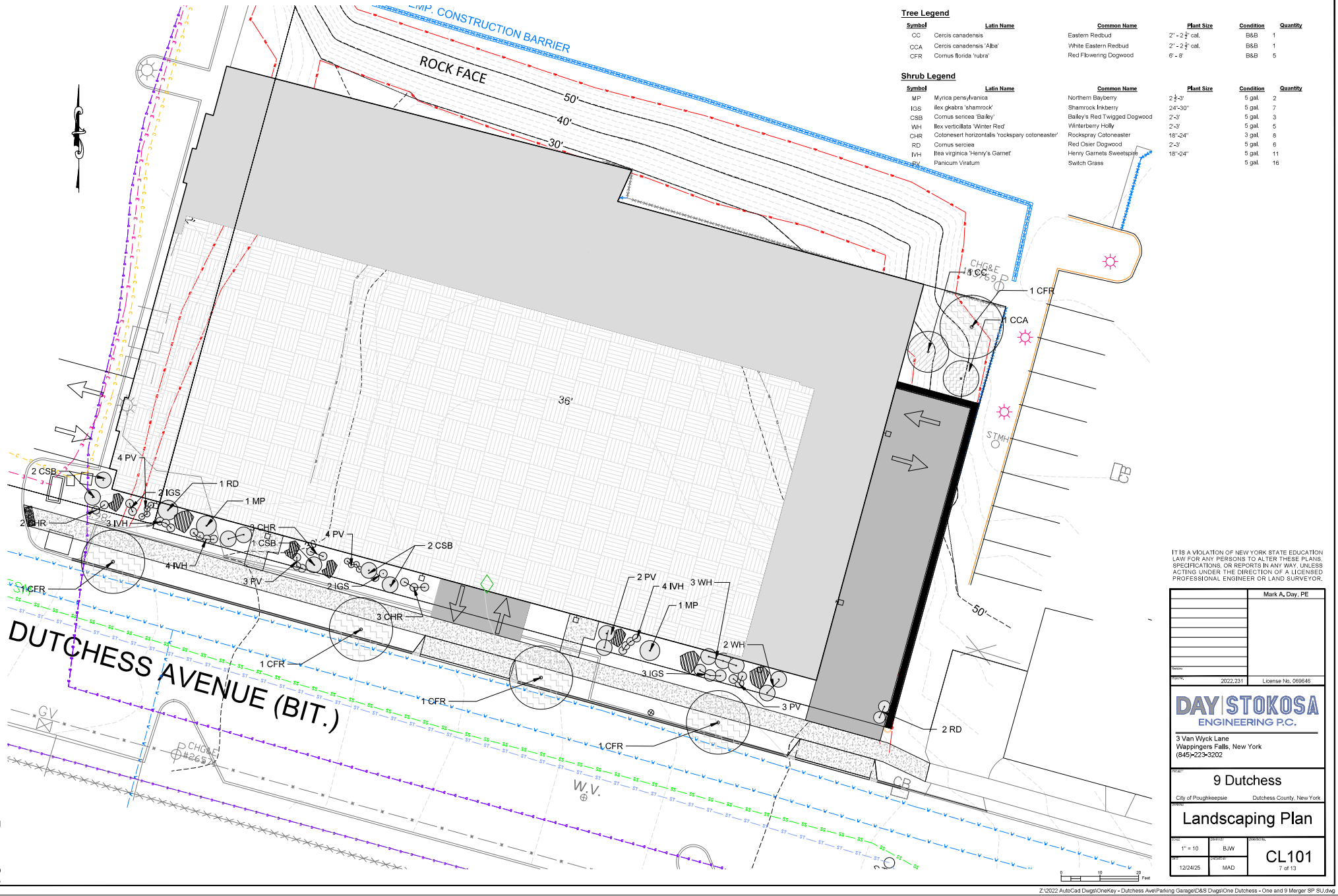

Tree Legend

Symbol	Latin Name	Common Name	Plant Size	Condition	Quantity
CC	Cercis canadensis	Eastern Redbud	2" - 2½" cal.	B&B	1
CCA	Cercis canadensis 'Alba'	White Eastern Redbud	2" - 2½" cal.	B&B	1
CFR	Cornus florida 'rubra'	Red Flowering Dogwood	6' - 8'	B&B	5

Shrub Legend

Symbol	Latin Name	Common Name	Plant Size	Condition	Quantity
MP	Myrica pensylvanica	Northern Bayberry	2½'-3'	5 gal.	2
IGS	Ilex glabra 'shamrock'	Shamrock Inkberry	24"-30"	5 gal.	7
CSB	Cornus sericea 'Bailey'	Bailey's Red Twigged Dogwood	2'-3'	5 gal.	3
WH	Ilex verticillata 'Winter Red'	Winterberry Holly	2'-3'	5 gal.	5
CHR	Cotonesert horizontalis 'rockspary cotoneaster'	Rockspray Cotoneaster	18"-24"	3 gal.	8
RD	Cornus sericea	Red Osier Dogwood	2'-3'	5 gal.	6
IVH	Itea virginica 'Henry's Garnet'	Henry Garnets Sweetspire	18"-24"	5 gal.	11
PV	Panicum Viratum	Switch Grass		5 gal.	16

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

Project: 9 Dutchess

City of Poughkeepsie Dutchess County, New York

Drawing: Landscaping Plan

Scale	Drawn	Drawing No.
1" = 10	BJW	CL101
Date	Checked	7 of 13
12/24/25	MAD	

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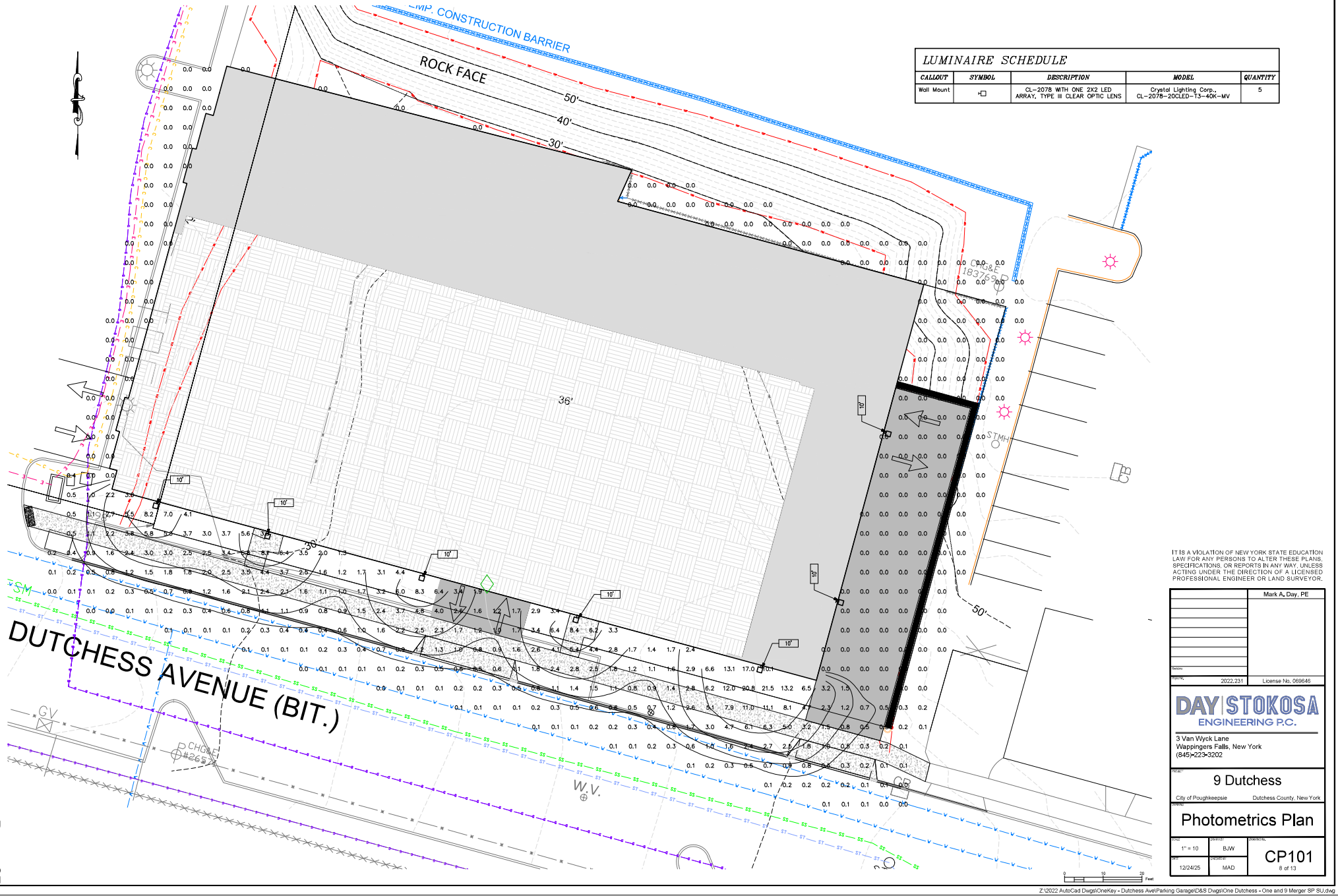

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	MODEL	QUANTITY
Wall Mount		CL-2078 WITH ONE 2X2 LED ARRAY, TYPE III CLEAR OPTIC LENS	Crystal Lighting Corp., CL-2078-20CLED-T3-40K-MV	5

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

Project: 9 Dutchess

City of Poughkeepsie Dutchess County, New York

Drawing: Photometrics Plan

Scale	Designed	Drawing No.
1" = 10	BJW	CP101
Date	Checked	8 of 13
12/24/25	MAD	

0 10 20 Feet

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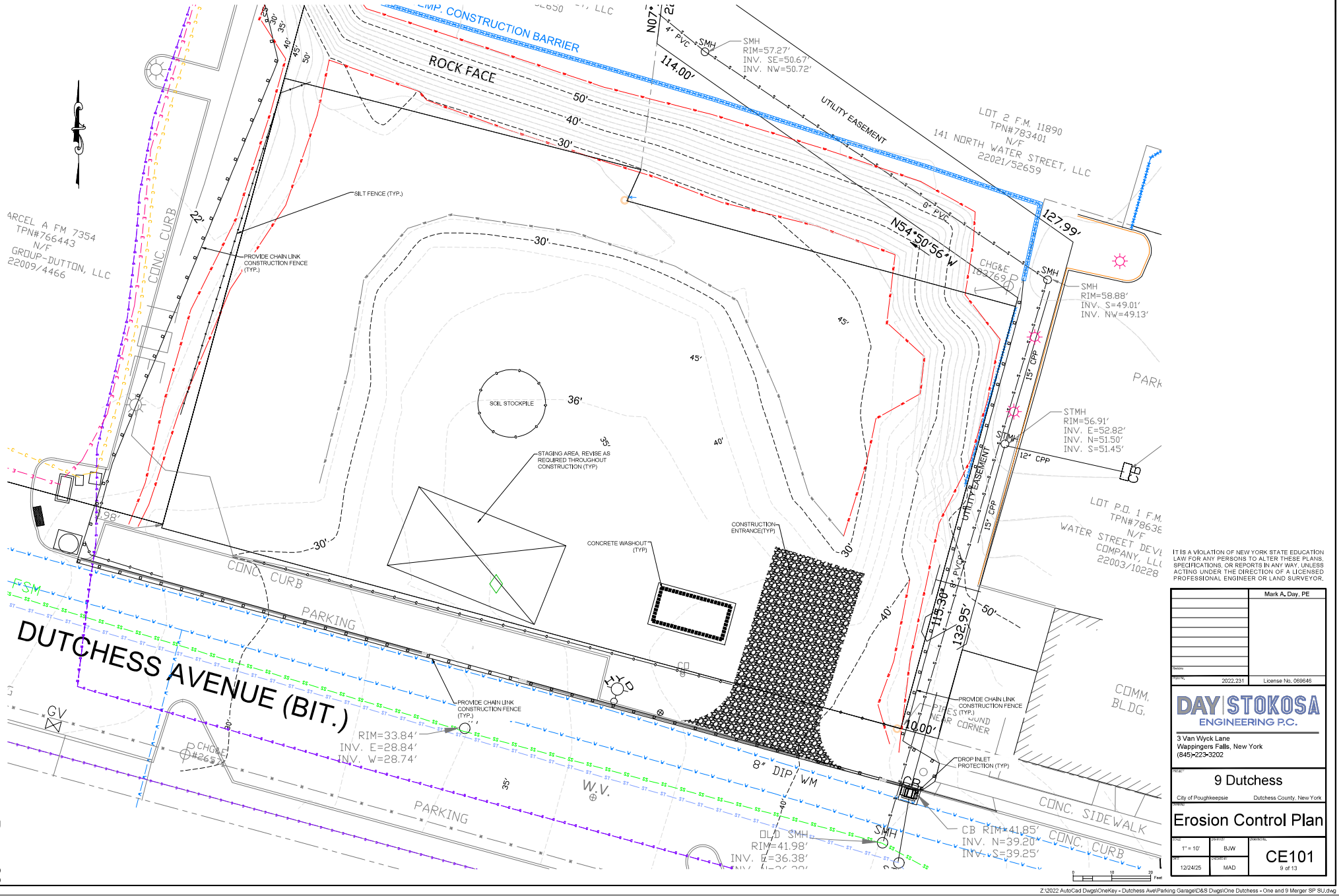

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	Mark A. Day, PE
Revisions	
Project No. 2022.231	License No. 069646

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

Project: 9 Dutchess
City of Poughkeepsie, Dutchess County, New York

Drawing: Erosion Control Plan

Scale	Checked	Drawing No.
1" = 10'	BJW	CE101
Date	Checked	9 of 13
12/24/25	MAD	

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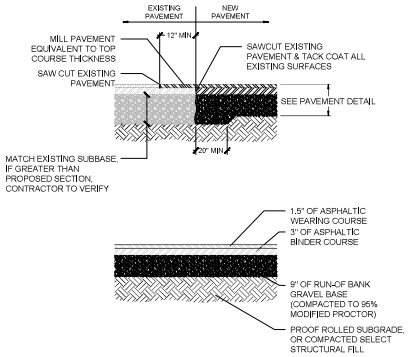
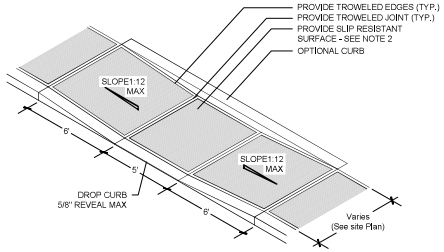


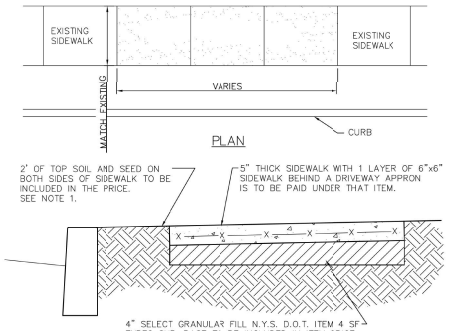
1 PAVEMENT SECTION
NOT TO SCALE



NOTES:

1. THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACE.
2. ALL DETAILS, NOTES AND SPECIFICATIONS NOTED ON THE " CAST-IN-PLACE CONCRETE SIDEWALK" DETAILS SHALL APPLY UNLESS OTHERWISE NOTED

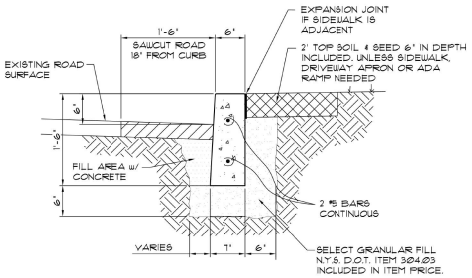
7 ADA MID-BLOCK CURB RAMP DETAIL
NOT TO SCALE



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.

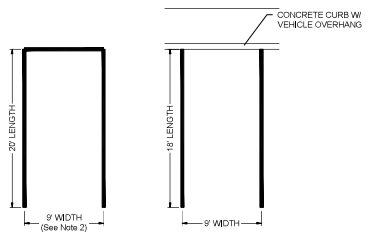
SIDEWALK DETAIL REPLACE & NEW



NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

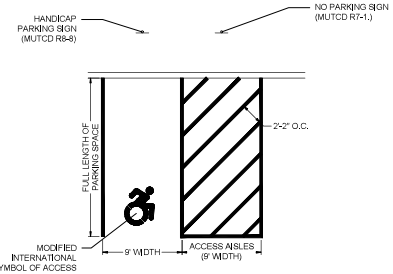
FORMED CURB DETAIL



NOTE:

1. EACH PARKING SPACE SHALL BE AT LEAST NINE FEET WIDE AND 20 FEET LONG IF UNENCLOSED AND AT LEAST 10 FEET WIDE AND 20 FEET LONG IF BORDERED BY WALLS OR COLUMNS IN TWO OR MORE SIDES. WHERE PARKING SPACES ARE DEFINED BY CURBS PROVIDING SPACE FOR OVERHANG OF VEHICLES, SUCH SPACES MAY BE REDUCED IN DEPTH TO 18 FEET.
2. SPACES SHALL BE MARKED WITH 4 INCH WIDE WHITE LINES. WIDTH MEASUREMENTS OF PARKING SPACES SHALL BE MADE FOR THE CENTERLINE OF THE MARKING.
3. THE MAXIMUM SLOPE WITHIN A PARKING AREAS SHALL NOT EXCEED 5%

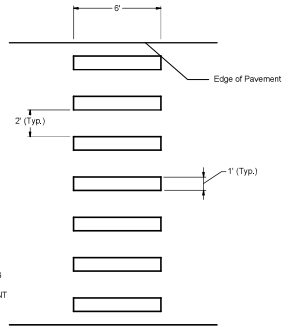
5 PARKING STALL DETAIL
NOT TO SCALE



NOTE:

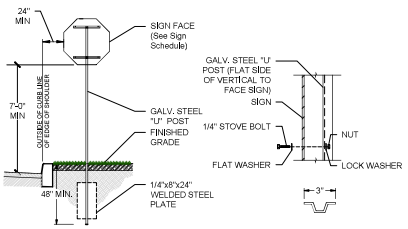
1. THE MAXIMUM SLOPE WITHIN A PARKING AND ACCESS AISLES SHALL NOT EXCEED 2%(1:48)
2. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.
3. ACCESSIBLE ROUTES MUST CONNECT PARKING SPACES TO ACCESSIBLE ENTRANCES. IN PARKING FACILITIES WHERE THE ACCESSIBLE ROUTE MUST CROSS VEHICULAR TRAFFIC LANES, MARKED CROSSINGS ENHANCE PEDESTRIAN SAFETY
4. SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

6 ADA STALL DETAIL
NOT TO SCALE

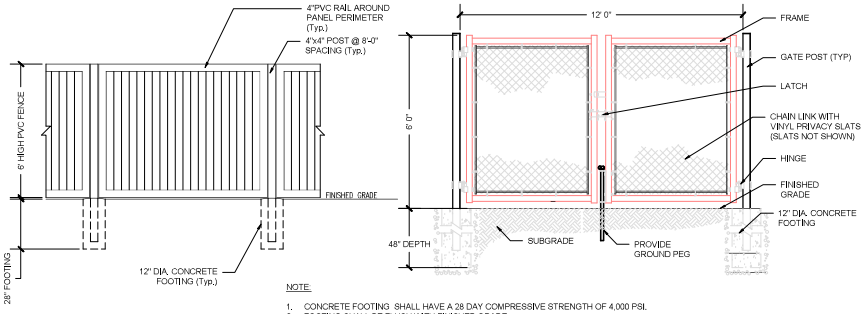


Note:
ALL CROSSWALK MARKING SHALL BE WHITE EPOXY REFLECTORIZED PAVEMENT STRIPS - 15 MILS

9 CROSSWALK DETAIL
NOT TO SCALE



10 TYPICAL SIGN DETAIL
NOT TO SCALE



NOTE

1. CONCRETE FOOTING SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. FOOTING SHALL BE FLUSH WITH FINISHED GRADE.
3. PRIVACY SLOTS SHALL BE PROVIDED THAT MATCH THE PROVIDED COLOR OF THE VINYL FENCE USED FOR THE REFUSE ENCLOSURE.
4. SLATS SHALL PROVIDE A MINIMUM PRIVACY FACTOR OF 90%
5. LATCH SHALL BE PROVIDED WITH A LOCK TO MINIMIZE UNAUTHORIZED ACCESS.

11 PVC REFUSE ENCLOSURE FENCE & GATE DETAIL
NOT TO SCALE

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Mark A. Day, PE
2022.231
License No. 069646
DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

Project
9 Dutchess
City of Poughkeepsie Dutchess County, New York

Drawing
Site Details

Scale	Checked	Drawing No.
AS NOTED	BJW	CS501
Date	Checked	
12/24/25	MAD	10 of 13

Z:\2022 AutoCad Dwgs\OneKey - Dutchess Ave\Parking Garage\D&S Dwgs\One Dutchess - One and 9 Merger SP SU.dwg

LANDSCAPE NOTES:

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

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

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

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

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

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

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

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

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

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

SEED:

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

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

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

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

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

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

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

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

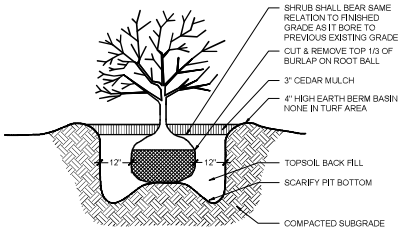
NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

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

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

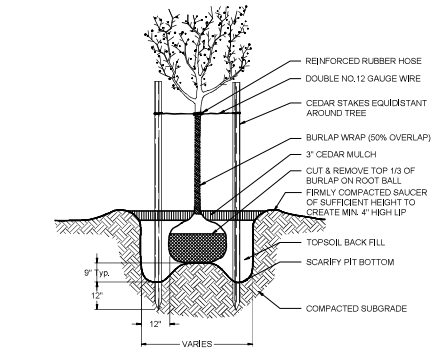
THE ACCEPTABLE DENSITY OF COVERAGE SHALL BE A MINIMUM OF EIGHTY-FIVE PERCENT (85%) OF LANDSCAPE QUANTITY PLANTS SHOWN ON THE APPROVED PLANTING PLAN. IF LESS THAN EIGHTY-FIVE (85%) OF A PARTICULAR PLANT SPECIES SURVIVES, REPLACEMENT WITH SAME AND/OR ALTERNATIVE PLANT SPECIES ACCEPTABLE TO THE CITY PLANNING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

1 LANDSCAPING NOTES

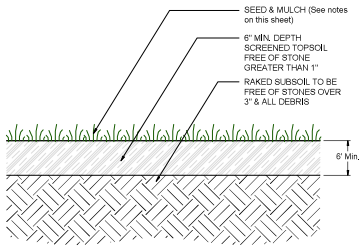


NOTES:
1. IF CONTAINERS ARE USED CAREFULLY REMOVE TOP 1/3 OF CONTAINER (IF CONTAINER IS NON-ORGANIC, REMOVE COMPLETELY). CUT VARIOUS SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION (OR REMOVE CONTAINER BOTTOM).
2. DO NOT ALLOW ANY PORTION OF CONTAINER TO REMAIN EXPOSED.
3. WATER THOROUGHLY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

2 SHRUB PLANTING DETAIL
NOT TO SCALE

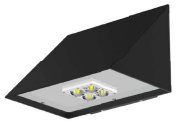


3 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



4 SOIL RESTORATION DETAIL
NOT TO SCALE

CL-2078 Wall Pack LED Luminaire



CL-2078 LED Wall pack Luminaire, Low Profile, Optical System Designed for Architectural Exterior, Walkways, Entry Ways, Industrial or Commercial Spaces. CL-2078 LED Luminaire has a wide Light Distribution.

-Dark Sky Compliant.

Warranty:
-10 year/100,000 hour Limited Warranty.

Features:
- Energy Savings Over 60% compared to HID light sources
- Improved Lumen Maintenance.
- Utilizes High efficient Lumiled LED's.
- Operating Temperatures: -30°C ~ 60°C.
- Driver: 120-277V (ITIV) or 480V (HV) (Optional).
- IP65 / IP67 Rated.
- 0-10 Dimming Driver,Microwave Sensor, Photo Cell or Wireless Controls(Optional)

Construction:
- Corrosion-Resistant Aluminum Housing
- 3 ITIL Powder Coat Finish.
- CL-Optical System IP67 Rated (Standard)
- Silicone Gasket to provide Weather-Tight Protection Enclosure (IP66 Rated).
- Mounting: Wall Mount

Optic Distribution



Example: CL-2078-60CLED-T2-40K-ITIV-BRZ-ITIS-PC

CL-2078							
Cat #	**Wattage**	**Light Dist.**	**Color Temp.**	**Voltage**	**Color**	**Mounting**	**Options**
CL-2078	20LU **(20CLED)** 40LU **(40CLED)** 50LU **(50CLED)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277V **(ITIV)** 480V **(HV)**	Black **(BLK)** White **(WHT)** Bronze **(BRZ)** Silver **(SIL)** Graphite **(GPH)** Marine Grade **(MG)**	Wall Mount **(WM)**	Microwave Sensor (Internal) **(ITIS)** Emergency Battery **(ITIE)** Button Photo Cell **(PC)** Wireless controls **(WC)**

Crystal Lighting
www.crystallighting.us
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5 LIGHTING CUT SHEETS

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	Mark A. Day, PE
Revisions	
Project No. 2022.231	License No. 069646

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

Project
9 Dutchess
City of Poughkeepsie — Dutchess County, New York

Drawing
Site Details

Scale	Drawn by	Drawing No.
AS NOTED	BJW	CS502
Date	Checked	
12/24/25	MAD	11 of 13

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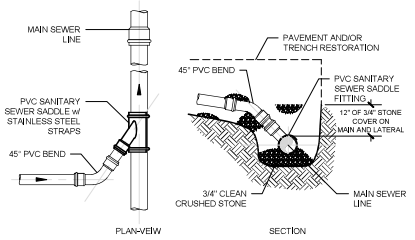
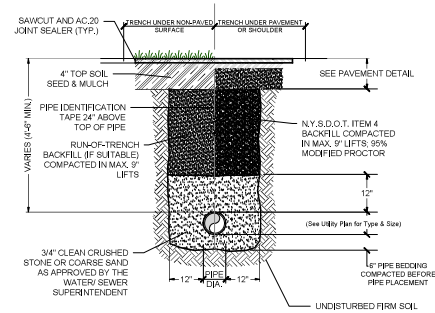
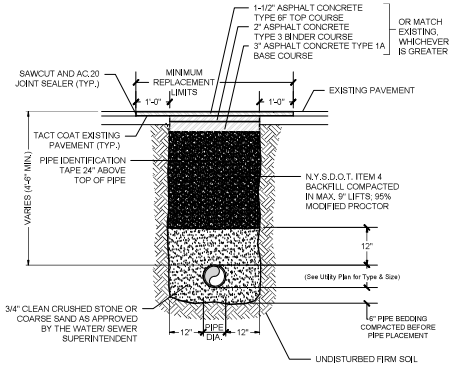


NOTES:
1. FIELD LOCATION AND ALIGNMENT OF NEW SADDLE TO BE APPROVED BY THE TOWN SEWER SUPERINTENDENT PRIOR TO CUTTING EXISTING SANITARY SEWER MAIN.
2. NEW PVC SADDLE ON EXISTING SANITARY SEWER MAIN IN ACCORDANCE WITH SADDLE MANUFACTURER'S REQUIREMENT, TOWN OF FISHKILL SEWER CODE AND TEN STATE STANDARDS

1 SANITARY SEWER LATERAL CUT-IN DETAIL
NOT TO SCALE

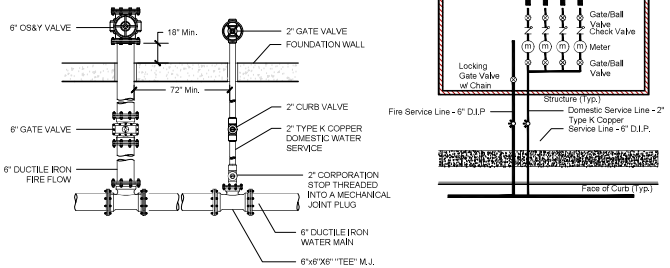


2 UTILITY TRENCH DETAIL
NOT TO SCALE

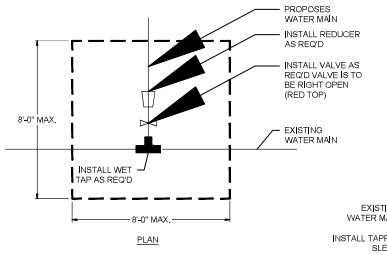


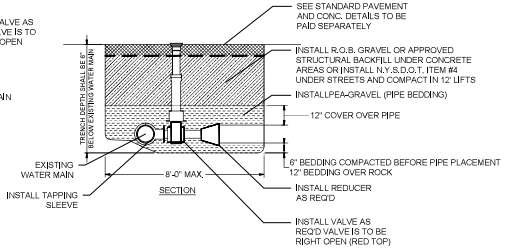
3 UTILITY TRENCH DETAIL (Below Exisitng Pavement)
NOT TO SCALE

NOTE: FINAL PIPE AND VALVE ETC SIZING TO BE DETERMINED AS PART OF THE MEP PLANS, SPRINKLER DESIGN AND BUILDING PERMIT. FIELD TESTING OR ON FILE RECORDS SHOULD BE CONSULTED FOR AVAILABLE WATER FLOW AND PRESSURE. THE SIZES SHOWN ARE THE LARGEST ANTICIPATED FOR MOST COMMONLY ENCOUNTERED CONDITIONS.



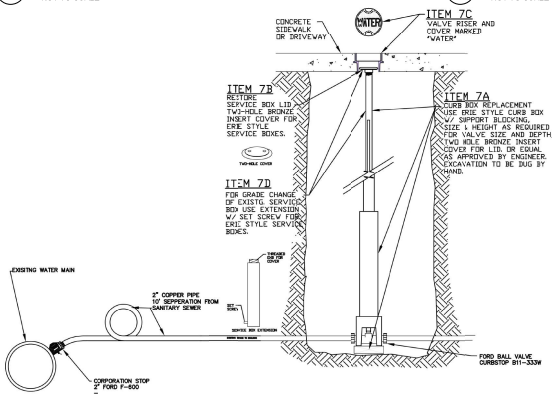
4 TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



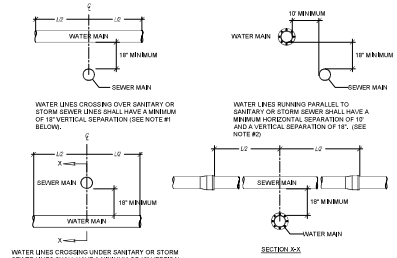


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

5 TAPPING SLEEVE & VALVE
NOT TO SCALE

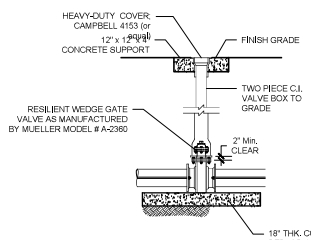


CURB BOX AND SERVICE CONNECTION
SCALE: N.T.S.



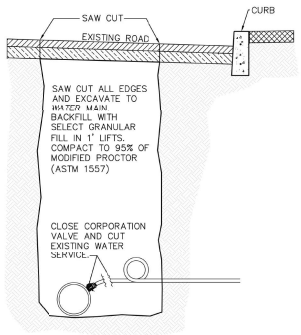
NOTES:
1. WATER LINES CROSSING OVER SANITARY OR STORM SEWERS IN A COMMON TRENCH SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" FROM TOP OF SEWER TO BOTTOM OF WATER LINE.
2. WATER LINES RUNNING PARALLEL TO SANITARY OR STORM SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" ABOVE THE SEWER AND A MINIMUM HORIZONTAL SEPARATION OF 10' FROM THE SEWER. SANITARY SEWERS LOCATED NEARER THAN THIS MINIMUM SEPARATION REQUIREMENT SHALL BE CLASS 52 CEMENT LINED MECHANICAL JOINT DUCTILE IRON PRESSURE PIPE.
3. WATER LINES CROSSING UNDER SANITARY OR STORM SEWERS SHALL HAVE THE FOLLOWING:
   A. A MINIMUM VERTICAL SEPARATION OF 18" FROM THE TOP OF THE WATER MAIN TO THE BOTTOM OF THE SEWER LINE (UNLESS OTHERWISE SHOWN).
   B. ADDITIONAL STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DEFLECTION OF THE SEWER LINE.
   C. AN 18' FOOT MINIMUM LENGTH OF SEWER PIPE CENTERED OVER THE POINT WHERE THE SEWER LINE CROSSES OVER THE WATER MAIN SO THAT THE JOINTS OF THE SEWER MAIN ARE EQUIDISTANT FROM THE CENTERLINE OF THE WATER MAIN.

8 WATER & SEWER SEPARATION
NOT TO SCALE



NOTES:
1. ALL VALVES TO INCLUDE MEGA-LUG RETAINER GLANDS AND BE RODDED BACK TO THE ADJACENT TEE IN THE WATER MAIN. INLINE VALVES NEED NOT BE RODDED. CONTRACTOR TO UTILIZED 3/4" Ø GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180° SPACING.
2. WATER MAIN VALVES FOR FOUR-INCH THROUGH FORTY-EIGHT-INCH SHALL BE RESILIENT WEDGE GATE VALVES AS MANUFACTURED BY MUELLER, MODEL #A-2360. VALVES SHALL BE PROVIDED WITH AN EXTENSION SERVICE BOX TO GRADE.
3. MAIN LINE VALVES TO BE SPACED NO FARTHER THAN 500 FEET APART IN COMMERCIAL DISTRICTS AND 800 FEET IN OTHER DISTRICTS.

6 TYPICAL WATER VALVE DETAIL
NOT TO SCALE



WATER SERVICE DISCONNECT AT MAIN
SCALE: N.T.S.

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	Mark A. Day, PE
Revisions	
Drawing No. 2022.231	License No. 069646

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3 Van Wyck Lane
Wappingers Falls, New York
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Project: 9 Dutchess
City of Poughkeepsie — Dutchess County, New York

Drawing: Utility Details

Date	Checked	Drawing No.
AS NOTED	BJW	CU501
Date 12/24/25	Checked MAD	12 of 13

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CONSTRUCTION WASTE MANAGEMENT PLAN

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. SPILL PREVENTION AND RESPONSE
   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.

1 CONSTRUCTION WASTE MANAGEMENT PLAN
NOT TO SCALE

EROSION AND SEDIMENT CONTROL MEASURES:

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.
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.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

A. 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 RESTABILIZED IMMEDIATELY.

B. STABILIZED CONSTRUCTION ENTRANCE:
   INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS, CHECK FOR MUD, SEDIMENT BUILDUP 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.

C. 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.

D. 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 ANY WAY 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.

E. 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.

F. DUST CONTROL:
   SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION

   PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED, REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

2 EROSION & SEDIMENT CONTROL NOTES
NOT TO SCALE

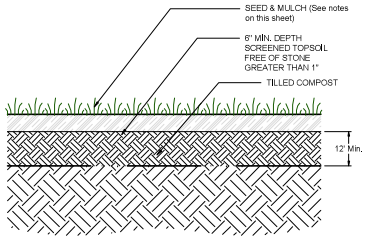
PRE-CONSTRUCTION SEQUENCE:

1) NON-DISTURBANCE AREAS SHALL BE MARKED WITH 4FT ORANGE SNOW FENCING TO TOWN ENGINEER'S SATISFACTION PRIOR TO SITE DISTURBANCE, AND SHALL BE MAINTAINED UNTIL ISSUANCE OF A C.O.
2) HOLD A PRE-CONSTRUCTION MEETING WITH THE OWNER/OPERATOR, SITE ENGINEER, TOWN ENGINEER, TRAINED CONTRACTOR.
3) ALL REQUIRED PERMITS SHALL BE OBTAINED INCLUDING BUT NOT LIMITED TO CITY OF POUGHKEEPSIE BUILDING DEPARTMENT BUILDING PERMIT AND HIGHWAY WORK PERMIT.

CONSTRUCTION SEQUENCE:

1. INSTALL AND STABILIZE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN.
2. INSTALL TRAFFIC MOVEMENT PROTECTION MEASURES AND TEMPORARY CONSTRUCTION SIGNS.
3. BEGIN SITE GRADING, DRIVEWAY GRADE CONSTRUCTION AND FOUNDATION EXCAVATION.
4. ROUGH CUT DRIVEWAYS AND PARKING AREA TO SUB-GRADE
5. POUR CONCRETE FOOTINGS AND FOUNDATIONS FOR PROPOSED BUILDING.
6. INSTALL REMAINING SITE UTILITIES AND/OR INFRASTRUCTURE.
7. ALL REQUIRED INSPECTIONS SHALL BE COMPLETED PRIOR TO BACKFILLING FOUNDATIONS AND UTILITIES ETC AS MAY BE REQUIRED.
8. PAVE DRIVEWAY AND INSTALL CURBING ONCE ALL MAJOR WORK ON SITE IS COMPLETE, AS REQUIRED.
9. TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS THAT HAVE OBTAINED FINISHED GRADE ELEVATIONS AS PER THE SOIL RESTORATION DETAIL.
10. SEED AND MULCH ALL DISTURBED AREAS THAT WILL NOT BE RE-DISTURBED FOR AT LEAST 14 DAYS.
11. FINALIZE BUILDING CONSTRUCTION.
12. INSTALL ALL LANDSCAPED AREAS.
13. PAVE PARKING AREA AND DRIVES WITH FINAL TOP-COAT OF ASPHALT
14. ONCE ALL MAJOR SITE DISTURBANCE ACTIVITIES HAVE CEASED AND THE SITE HAS ACHIEVED FINAL STABILIZATION, ALL EROSION CONTROL MEASURES MAY BE TERMINATED.

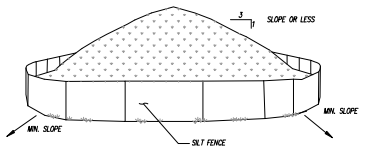
5 CONSTRUCTION SEQUENCE
NOT TO SCALE



DURING PERIODS OF RELATIVELY LOW MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

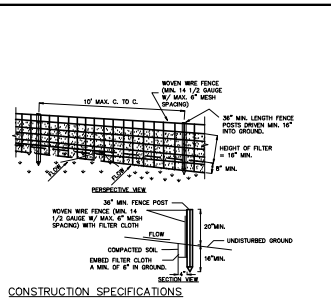
1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY APPROVED PLANS.

8 SOIL RESTORATION DETAIL
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.
5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

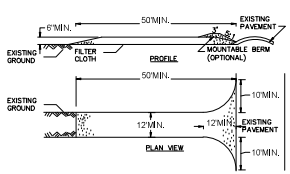
9 TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE 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.

3 SILT FENCE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

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

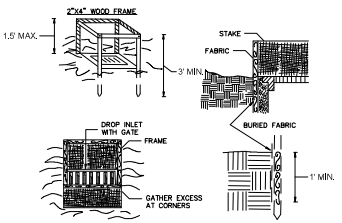
6 ANTI-TRACKING PAD DETAIL
NOT TO SCALE

1. ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND EARTHWORK.
3. 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.

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

4. 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 615-3.02, METHOD No. 1.
5. 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.
6. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
8. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
9. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
10. EXCAVATIONS AND FILLS TO BE ROUNDED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
11. THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
12. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT, 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.

10 SEEDING & MULCHING NOTES
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

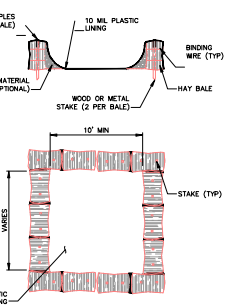
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP, SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

4 DROP INLET PROTECTION
NOT TO SCALE

NOTES

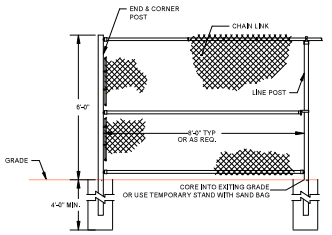
1. REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE VICINITY OF EACH UNIT AFTER EACH STORM EVENT.
2. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE UNIT. IF UNIT IS MORE THAN ½ FULL OF ACCUMULATED SEDIMENT, THE UNIT MUST BE EMPTIED.
3. DAMAGED UNITS MUST BE REPLACED.



NOTES:

1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

7 TEMPORARY CONCRETE WASHOUT DETAIL
NOT TO SCALE



NOTES:
1. FENCING, POSTS, & GATE SHALL BE GALVANIZED TO PREVENT CORROSION.
2. GATE SHALL BE PROVIDED WITH A LOCKING MECHANISM.
3. TOTAL HEIGHT OF FENCING SHALL BE 6'-0" FROM FINISHED GROUND ELEVATION.

11 TEMPORARY CHAIN LINK FENCE
NOT TO SCALE

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2022.231
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Project: 9 Dutchess
City of Poughkeepsie — Dutchess County, New York

Drawing: Erosion Details

Date	Drawn by	Drawing No.
AS NOTED	BJW	CE501
12/24/25	Checked MAD	13 of 13

Z:\2022 AutoCad Dwgs\OneKey - Dutchess Ave\Parking Garage\D&S Dwgs\One Dutchess - One and 9 Merger SP SU.dwg



9 DUTCHESS AVENUE

JANUARY 24, 2026



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9 DUTCHESS AVENUE

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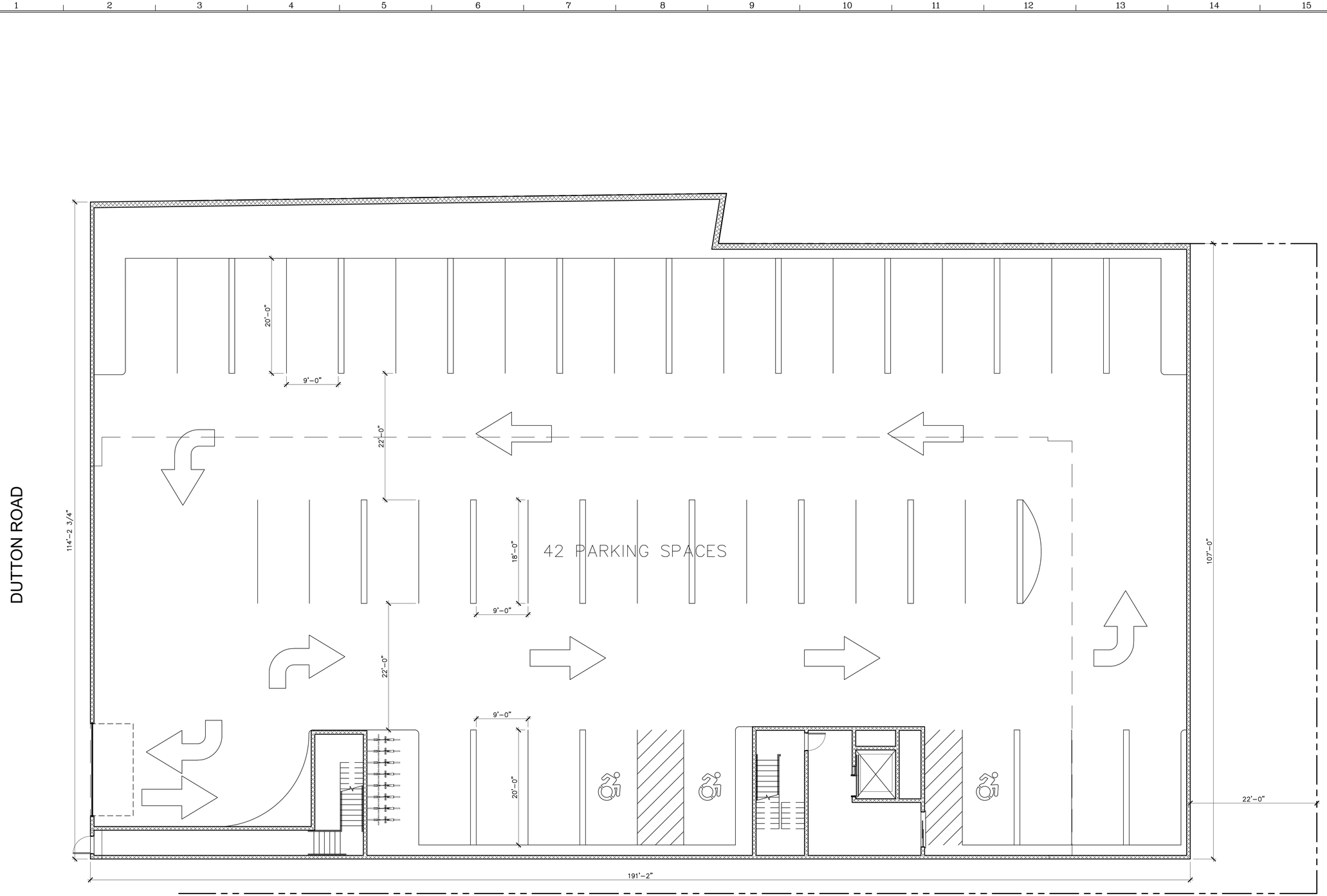
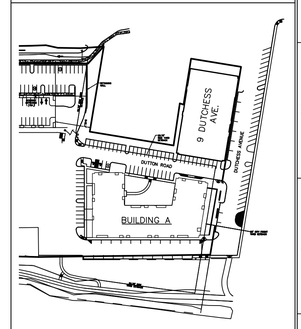


LOCATION MAP



No.	REVISION/SUBMISSION	DATE
1		

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PHONE 845-452-2268 FAX 845-452-3752

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
FIRST PARKING LEVEL

SEAL
REGISTERED ARCHITECT
MICHAEL T.J. McCORMACK
No. 018322-1
STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	22124
CHECKED BY	DATE
MM	1–22–26

DRAWING NUMBER
G1

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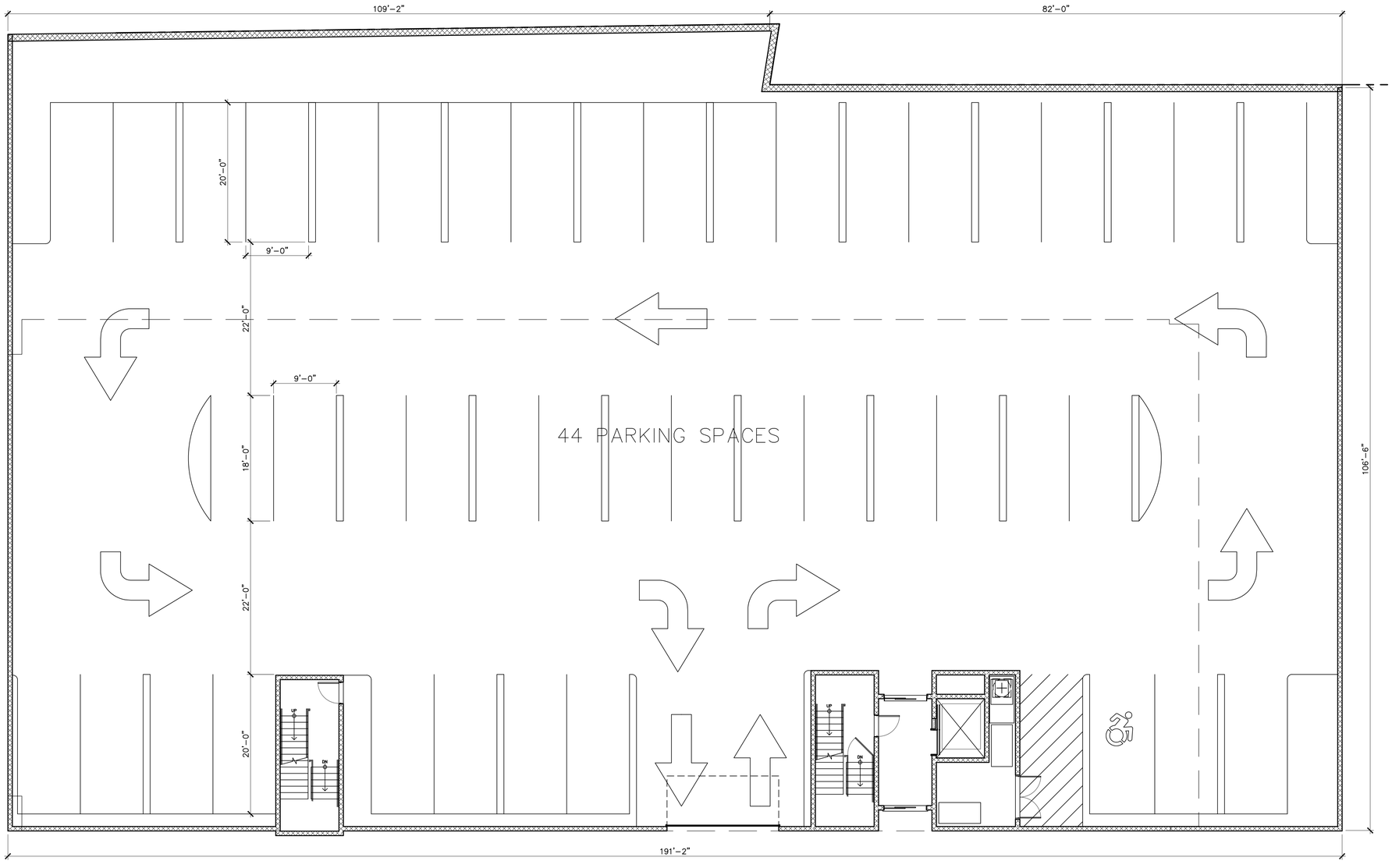
A–1 FIRST PARKING LEVEL
1/8"=1'–0"



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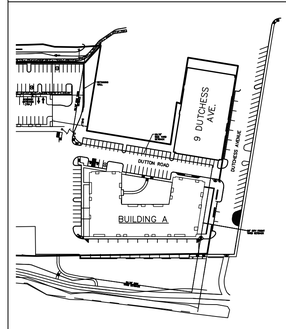

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PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
SECOND PARKING LEVEL

SEAL
REGISTERED ARCHITECT MICHAEL J. McCORMACK No. 018322-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	22124
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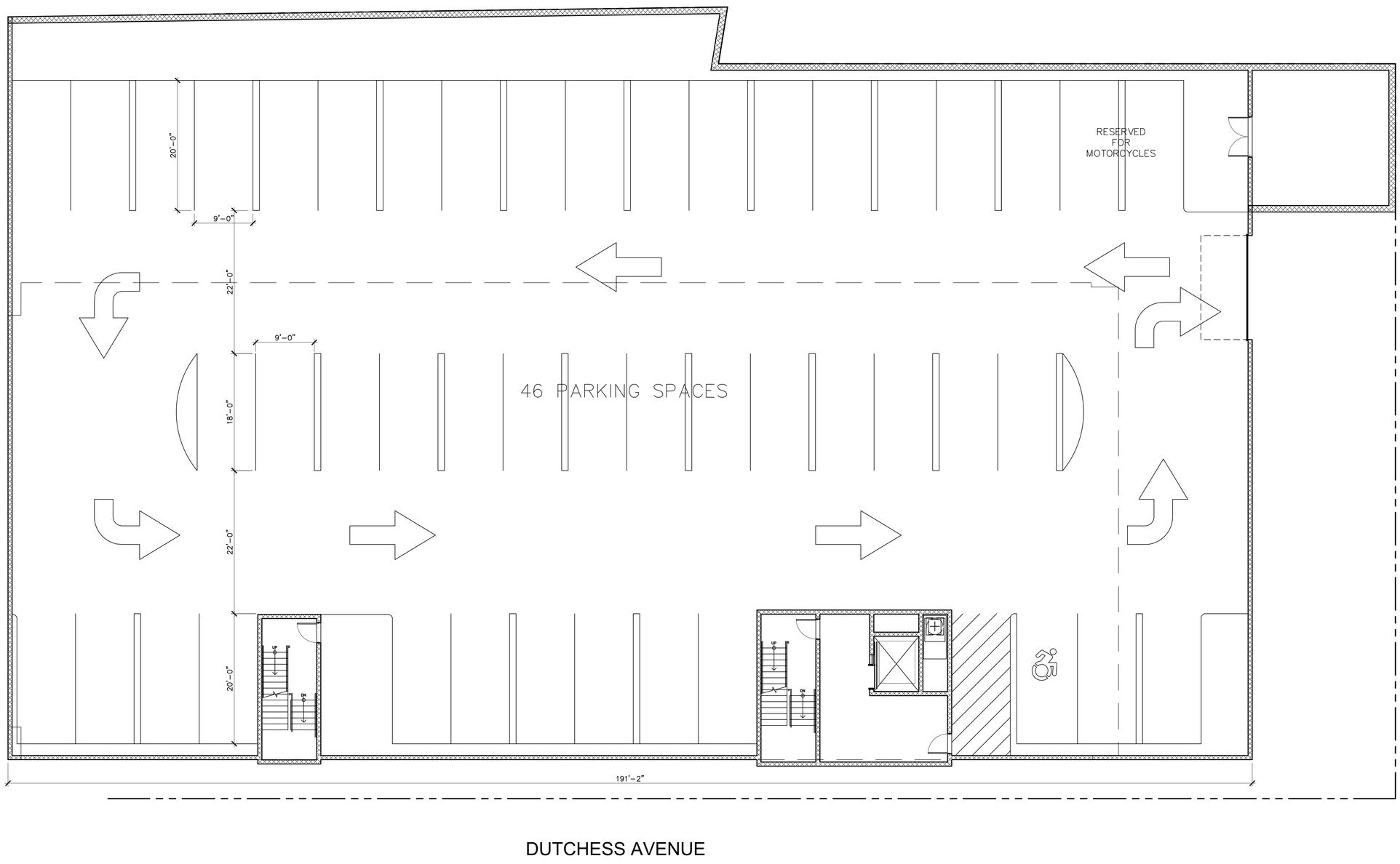
A–1	SECOND PARKING LEVEL
1/8"=1'–0"	



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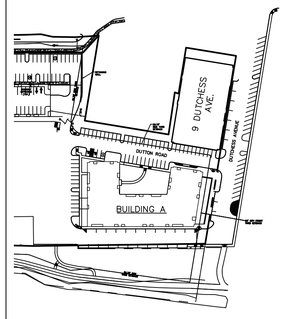

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DRAWING
THIRD PARKING LEVEL

SEAL
REGISTERED ARCHITECT
MICHAEL J. McCORMACK
No. 018322-1
STATE OF NEW YORK

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KY	22124
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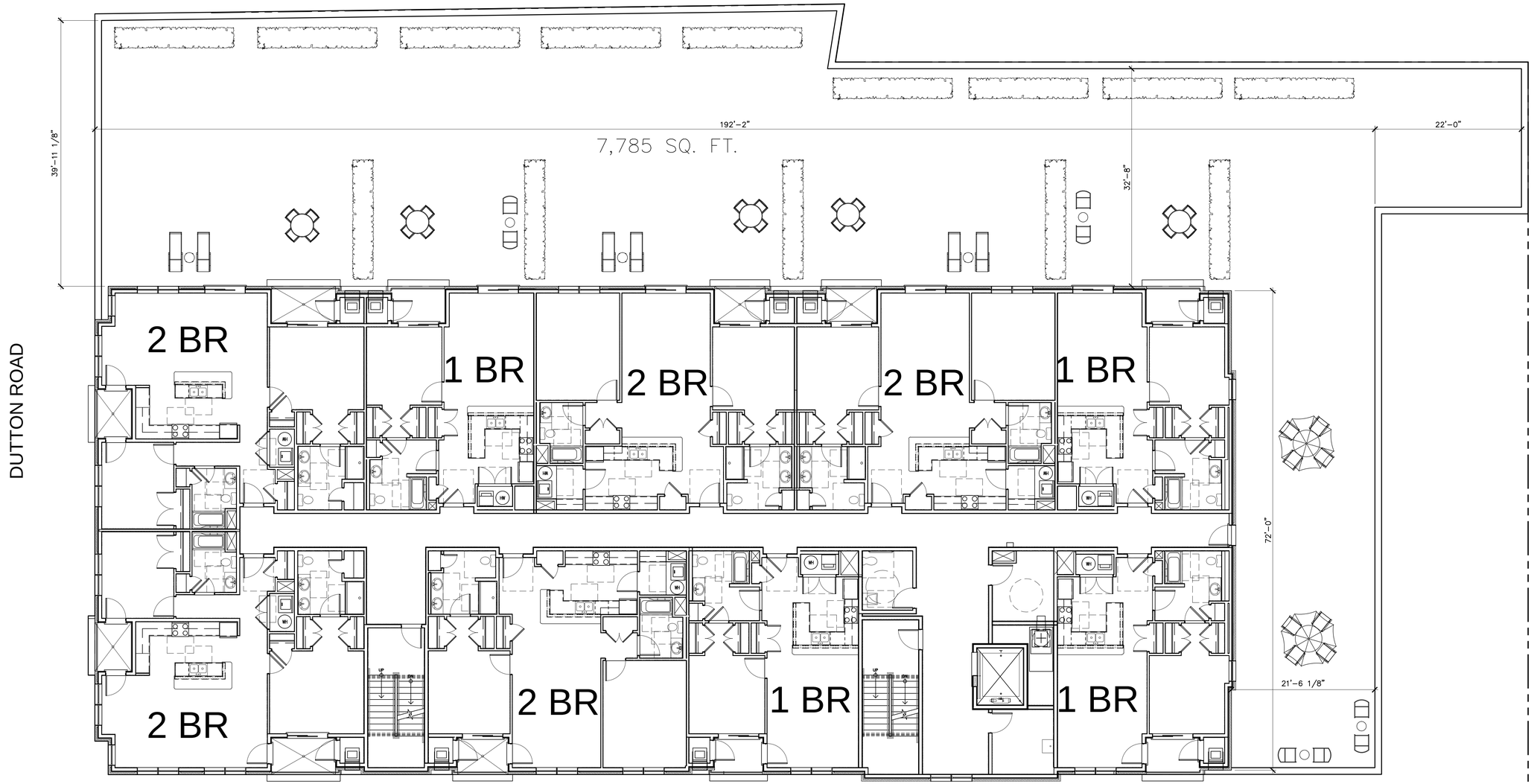
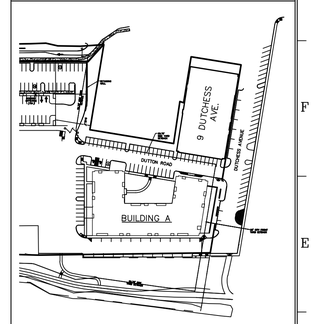
A-1	THIRD PARKING LEVEL
1/8"=1'-0"	



A–1 TYPICAL RESIDENTIAL FLOOR PLAN
1/8"=1'–0"

LOCATION MAP



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DRAWING
TYPICAL RESIDENTIAL FLOOR PLAN

REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018322-1 STATE OF NEW YORK

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A1

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F-1 | SOUTH ELEVATION
1/8"=1'-0"



A-1 | WEST ELEVATION
1/8"=1'-0"

No.	REVISION/SUBMISSION	DATE
1		

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POUGHKEEPSIE, NY

DRAWING
SOUTH & WEST ELEVATIONS

SEAL
REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018322-1 STATE OF NEW YORK

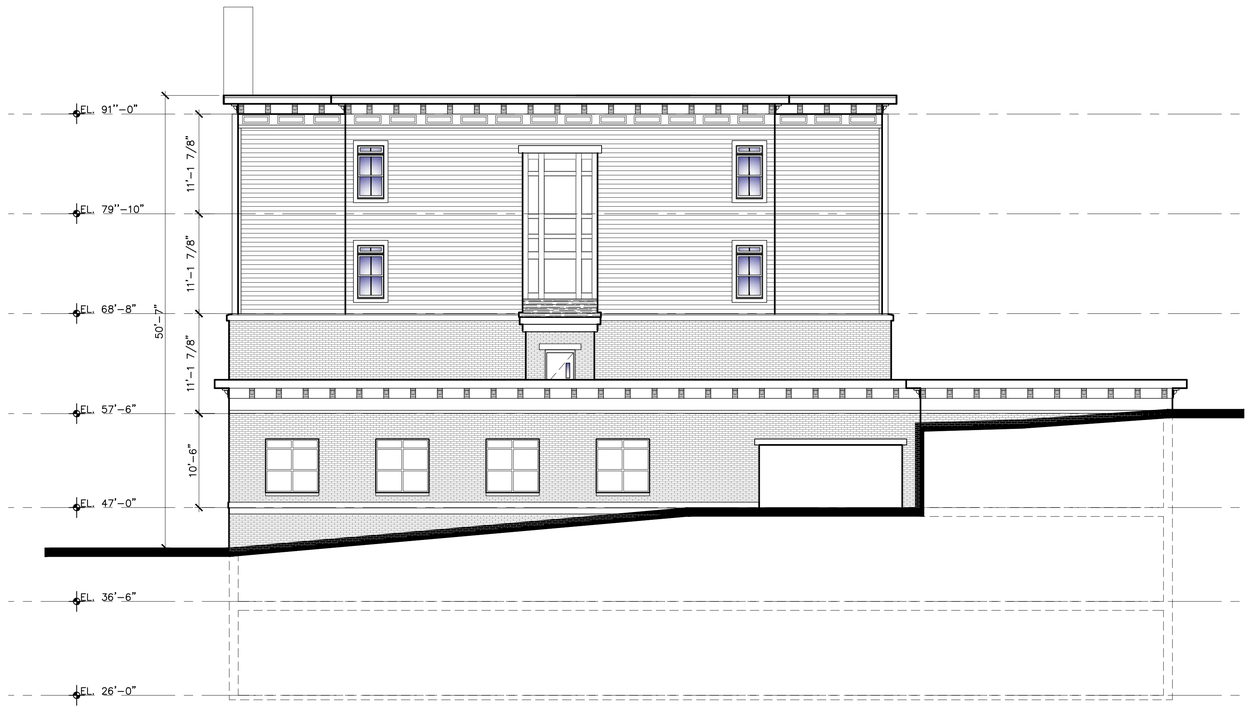
DRAWN BY	PROJECT NUMBER
KY	22124
CHECKED BY	DATE
MM	1-22-26

DRAWING NUMBER
A2

FILE P:\2000\JOB # - JOB NAME\



A-1 | NORTH ELEVATION
1/8"=1'-0"



G-8 | EAST ELEVATION
1/8"=1'-0"

No.	REVISION/SUBMISSION	DATE
1		

Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
NORTH & EAST ELEVATIONS

SEAL
REGISTERED ARCHITECT MICHAEL J. McCORMACK No. 018322-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	22124
CHECKED BY	DATE
MM	1-22-26

DRAWING NUMBER
A3

FILE P:\2000\JOB # - JOB NAME\

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 9 Dutchess Site Plan and Special Use permit		
Project Location (describe, and attach a general location map): One Dutchess Avenue and 9 Dutchess Avenue (131300-6062-59-777390)		
Brief Description of Proposed Action (include purpose or need): Site plan approval for 27 residential units with accessory parking at 9 Dutchess Avenue which will be merged into the One Dutchess Avenue Condominium. The site will not have access from North Water Street nor impact Metro North facilities. For zoning purposes, the entire merged parcel — One Dutchess property and the 9 Dutchess Parcel will constitute a single zoning lot.		
Name of Applicant/Sponsor: The O'Neill Group-Dutton, LLC	Telephone: (201) 488-4455 E-Mail: loneill@onekeyllc.com	
Address: 241 Hudson Street		
City/PO: Hackensack	State: NJ	Zip Code: 07601
Project Contact (if not same as sponsor; give name and title/role): Lauran O'Neill	Telephone: (201) 488-4455 E-Mail: loneill@onekeyllc.com	
Address: 241 Hudson Street		
City/PO: Hackensack	State: NJ	Zip Code: 07601
Property Owner (if not same as sponsor): 9 Dutchess, LLC	Telephone: (201) 488-4455 E-Mail: loneill@onekeyllc.com	
Address: 241 Hudson Street		
City/PO: Hackensack, NJ	State: NJ	Zip Code: 07601

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 of Poughkeepsie Planning Board	January, 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes☐No		
d. Other local agencies ☑Yes☐No	Waterfront Advisory Committee	January 2026
e. County agencies ☐Yes☐No	Dutchess County Department of Planning and Development	TBD
f. Regional agencies ☐Yes☐No		
g. State agencies ☑Yes☐No	NYS Department of Health SHPO	TBD January 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):

Remediaton Sites:C314081, Remediaton Sites:C314081A

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?
Waterfront District

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?
Waryas Park, Upper Landing Park, Walkway Over the Hudson, Dutchess Ave Riverwalk

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)?

b. a. Total acreage of the site of the proposed action? 9.4 acres
b. Total acreage to be physically disturbed? .5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 12.62 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 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				27
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? .5 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: _____

_____

_____

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: 4,620 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 Water
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

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

If Yes:

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

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

If, Yes:

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

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

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

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

If Yes:

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

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

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

If Yes:

- Name of wastewater treatment plant to be used: Poughkeepsie Joint Water Board
- 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? ☑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 376 Proposed _____ Net increase/decrease 132

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:
Three driveways will be added to access three levels of accessory parking.

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: 7am-6pm
- Saturday: 7am-6pm
- Sunday: -0-
- Holidays: -0-

ii. During Operations:

- Monday - Friday: 24/7/365
- Saturday: 24/7/365
- Sunday: 24/7/365
- Holidays: 24/7/365

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:

machinery may exceed ambient noise during working hours

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:

Wall mounted downward lighting +/-50' from neighboring commercial property

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			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	100%	5%	95%
• 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:

Mid-Hudson Discovery Museum

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): C314081, C314081A

☐ 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): 314070, 546031, C314070, C314081, C314123, C314...

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? 1 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: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____ feet

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

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: _____% 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 Hudson River 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. 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): Tidal River, Freshwater Subtidal Aquatic Bed

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: 74248.64, 2013.77 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): 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: Recreational Fishing which will not be affected.

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 Railroad Bridge

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.

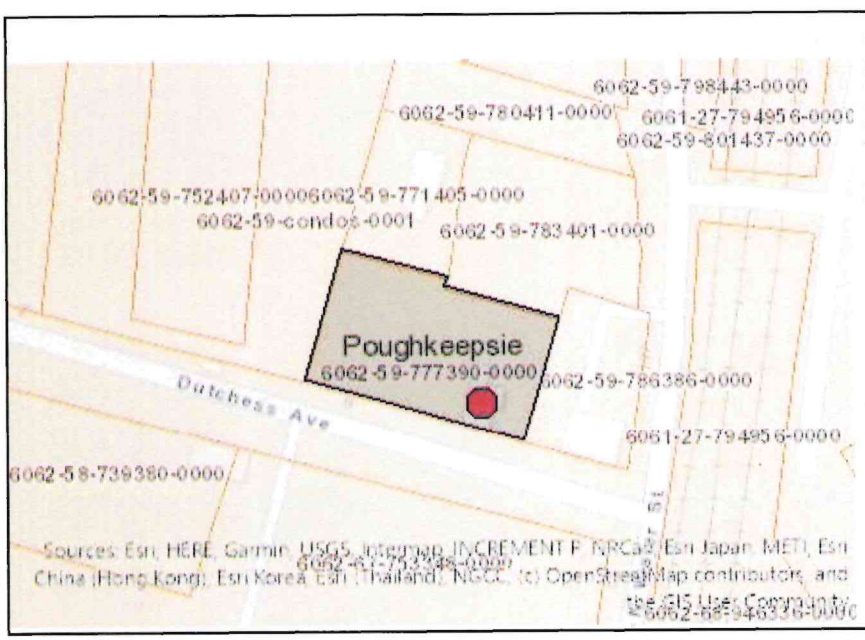
Applicant/Sponsor Name 9 Dutchess LLC Date 1/26/2026

Signature Lauran O'Neill Title Authorized Signatory

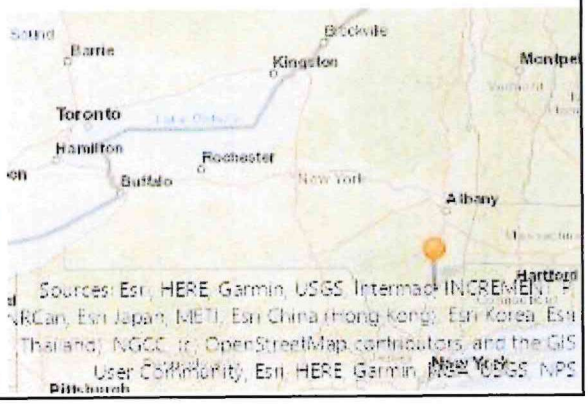
PRINT FORM

EAF Mapper Summary Report

Tuesday, November 25, 2025 10:01 AM



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



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:C314081, Remediaton Sites:C314081A
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C314081, C314081A
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]	314070, 546031, C314070, C314081, C314123, C314124, C314081A
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Tidal River, Freshwater Subtidal Aquatic Bed
E.2.n.i [Natural Communities - Acres]	74248.64, 2013.77
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	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]	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]	Poughkeepsie Railroad Bridge
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Poughkeepsie Natural Resource Inventory Conservation Analysis 9 Dutchess Avenue
Multi-Family Development

City of Poughkeepsie
Dutchess County, New York

Issued: December 19, 2025
Revised: January 23, 2026

Prepared for and by:
9 Dutchess, LLC
241 Hudson Street
Hackensack, NJ 07601



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1.0 INTRODUCTION

This Natural Resources Inventory has been prepared in accordance with New York State Department of Environmental Conservation guidance to identify existing natural resources on the Site and evaluate the potential for regulated environmental features. Based on review of available mapping and agency resources, the Site is a previously disturbed, urban parcel and does not contain regulated wetlands, surface waters, floodplains, or other sensitive natural resources subject to NYSDEC jurisdiction.

1.1 Project Summary

9 Dutchess Avenue LLC ("The Applicant") is seeking site plan approval from the City of Poughkeepsie, to develop a 27-unit, mid-rise multifamily residential development with accessory parking ("Proposed Action"). The Proposed Action is located on an approximately 0.5-acre vacant parcel situated on the north side of Dutchess Avenue, identified as Tax Parcel No. 131300-6062-59-777390 (the “Site”).

The Proposed Action includes construction of a three-story residential building containing fifteen (15) one-bedroom units and twelve (12) two-bedroom units, together with accessory site improvements, including 132 off-street parking spaces, stormwater management facilities, utility infrastructure, landscaping, and related improvements.

The Site is located within the City of Poughkeepsie’s Waterfront (W) Zoning District, where multifamily residential development is a permitted use subject to Planning Board approval of a Special Use Permit. The Proposed Action will utilize existing municipal infrastructure, including connection to the public water supply and a tie-in to the existing 8-inch sanitary sewer main located within Dutchess Avenue.

In addition to shared amenities available at the adjacent One Dutchess development, residents of the Proposed Action will have access to on-site amenities including a rooftop terrace, outdoor open space, bicycle and motorcycle parking, and a fitness facility.

1.2 Background

The Site is comprised of approximately one-half (0.5) acre and is currently identified as a single parcel known as;

Tax Parcel No. 131300-6062-59-777390, 9 Dutchess Avenue.

The parcel was created through the merger of four previously separate lots that were part of the filed map entitled “Subdivision Plat for Water Street Development Company, LLC,” recorded as Map No. 11890. The subdivision, filed in January 2024, consolidated the former addresses of 7 through 11 Dutchess Avenue, merging tax parcels 131300-6062-59-768392, 131300-6062-59-774390, and 131300-6062-59-781388 into the subject parcel, increasing the site area from approximately 0.10 acres to approximately 0.50 acres.

Historically, the portion of the Site corresponding to 9–11 Dutchess Avenue, comprising approximately 0.2 acres, was improved with a three-story brick residential structure that was demolished in 2021. The remainder of approximately 0.3 acres of the Site was vacant.

The Site is located within the City of Poughkeepsie's Waterfront (W) Zoning District, where multifamily residential development is classified as a permitted use subject to the applicable Special Use Permit requirements. The Proposed Action is designed to comply with all applicable lot, bulk, and design standards set forth in ZS §§ 19-3.15(4)(c), 19-3.15(4)(i), 19-4.11(1)(b), 19-4.3(1), and 19-4.3(5)(a).

1.3 Site and Surrounding Area Description

The Site is an underutilized, vacant parcel located along Dutchess Avenue. Land uses within approximately 1,000 feet of the Site consist of a mix of single- and multi-family residential development, neighborhood-scale retail, small commercial and office uses, light industrial activity, and public parkland. Public access to the Hudson River waterfront is available at the terminus of Dutchess Avenue.

The Site is not located within a designated floodway, nor within the 100-year or 500-year floodplain, and is not situated over a mapped aquifer.

1.4 Approvals, Consultations and Referrals

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

Table 1
Anticipated Approvals and Permits

City of Poughkeepsie Planning Board	Site Plan Approval
City of Poughkeepsie Department of Public Works	Water and Sewer Hook-Ups
Dutchess County Department of Planning	GML 239m referral
Dutchess County Department of Health	Authorization to Operate (Water & Sewer)
Waterfront Advisory Committee	Consistency Review
NYS Office of Parks, Recreation, and Historic Preservation (OPRHP)	SHPO Consultation

2.0 CONSERVATION ANALYSIS

The Proposed Action has been prepared in accordance with §19-6.4 of the City of Poughkeepsie City Code (Natural Resources), which requires the preparation of a conservation analysis informed by the data and findings contained in the City's 2019 Natural Resources Inventory (NRI). This analysis describes existing site conditions and evaluates the potential for impacts to natural resources identified in the NRI, as they relate to the planning objectives of the City of Poughkeepsie.

The Natural Resources Analysis is organized by resource category and includes an evaluation of Geology and Soils, Water Resources, Biological Communities and Habitats, Land Use, Recreational Resources, Historic Resources, and Climate Change, consistent with the structure and intent of the City Code and NRI guidance.

2.1 Geology and Soils

Figure 1 (Bedrock Geology) depicts the bedrock geology underlying the Site, which is identified as "Water." According to the City of Poughkeepsie's 2019 Natural Resources Inventory, Table 2.1 (Bedrock Geology Descriptions of the City of Poughkeepsie), this classification indicates that the bedrock geology at the Site is unknown and reflects its proximity to the Hudson River (Budnik, Walker, & Menking, 2010). The Site is adjacent to areas underlain by Taconic Mélange, described as relatively unaltered to moderately metamorphosed autochthonous clastic sedimentary rocks consisting of a jumbled assemblage of sandstone blocks within a mud matrix (Budnik, Walker, & Menking, 2010).

The Site's surficial geology is mapped as Alluvium, as shown on *Figure 2 (Surficial Geology)*. Alluvial deposits are formed by riverine processes and typically consist of oxidized fine sand to gravel. These materials are generally permeable and are commonly confined to floodplains within river valleys; in larger valleys, alluvium may be overlain by silt deposits. Alluvial deposits are often associated with areas subject to periodic flooding and typically range in thickness from approximately 1 to 10 meters.

Soils on the Site are classified as Dutchess–Cardigan Urban Land Complex (DxC), as depicted on *Figure 3 (Soils)*. This soil complex is characterized by rolling to rocky terrain, with soils that are very strongly acid to moderately acid within the solum and strongly acid to slightly acid in the substratum. The soils are generally well drained, with bedrock typically encountered at depths greater than 60 inches.

These geologic and soil conditions are typical of urban waterfront settings and are generally suitable for redevelopment with appropriate site planning and stormwater management measures.

Table 2 Soil Characteristics[1]						
% of Site	Symbol	Soil Type	Erosion Hazard	Permeability	Depth to Water Table[2]	Depth to Bedrock
100% (mapped)	DxC	Dutchess-Cardigan-Urban Land Complex	Moderate to slight	Moderate	Typically > 5 ft (variable)	Typically 20" — 60" (variable)

2.2 Water Resources

As shown on *Figure 4 (Surface Water and Watersheds),* the Site is located within the Hudson River Direct Drainage F Watershed. No surface water features are present on or adjacent to the Site, and the Site is not located over a mapped aquifer.

A review of *Figure 5 (Wetlands)* confirms that no wetlands are present on the Site. In addition, based on a review of the Dutchess County Natural Resources Inventory Environmental Resource Mapper, the Site is located outside the mapped 100-year and 500-year flood event extents.

Figure 6 (Flood Hazard Areas and Riparian Buffer Areas) further indicates that no floodplains, flood hazard areas, or riparian buffer areas are located on the Site. Finally, *Figure 7 (Potential and Known Sources of Pollution)* demonstrates that the Site is not constrained by known or potential sources of water pollution.

The Proposed Action will result in less than one acre of ground disturbance; therefore, coverage under the New York State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities is not required. A Stormwater Erosion and Sediment Control Plan has been prepared in conformance with the most current New York State Stormwater Management Design Manual and the New York State Standards and Specifications for Erosion and Sediment Control.

2.3 Biological Communities and Habitat

According to the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper, the Site is not associated with rare plant or animal species, an agricultural district, a National Natural Landmark, or a designated Critical Environmental Area. The Site is located within the mapped Hudson River habitat range for the Shortnose Sturgeon and Atlantic Sturgeon. However, an inquiry was submitted to the NYSDEC Region 3 Bureau of Wildlife and, on December 31, 2025, the agency through the Division of Marine

[1] United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS). Web Soil Survey and Official Soil Series Descriptions for Dutchess and Cardigan soils. Available through the Soil Survey Geographic Database (SSURGO).

[2] Soil characteristics are based on USDA NRCS SSURGO mapping and Official Soil Series Descriptions for the Dutchess–Cardigan Urban Land Complex. Depth to water table and depth to bedrock represent typical conditions for the mapped soil unit and may vary locally. Site-specific conditions can only be confirmed through subsurface investigation.

Resources confirmed that the Proposed Action would not result in impacts to Shortnose Sturgeon or Atlantic Sturgeon habitat.

As shown on *Figure 8* , no ecologically significant habitats are present on the Site. The Site does not contain upland habitat, non-tidal wetland habitat, or Hudson River aquatic habitat. *Figure 9* further indicates that the Site is located approximately 800 feet north of a mapped potential pollinator pathway. The intervening developed land area, together with the existing disturbance associated with the Central Hudson facility, indicates that the Proposed Action will not adversely affect the pollinator pathway identified on *Figure 9*.

2.4 Land Use

The Site is located within the City of Poughkeepsie's Waterfront (W) Zoning District. As set forth in §19-4.4 of the City Code, the purpose of the Waterfront District is:

> "… *to encourage the creation or maintenance of sound development of certain portions of the City's waterfront in a manner that optimizes the waterfront location while simultaneously protecting the physical integrity of the waterfront and expanding the range of water-oriented activities for residents and visitors.*"

The Proposed Action is consistent with the stated intent of the Waterfront Zoning District and has been designed to comply with the applicable zoning standards. A summary of zoning requirements and the proposed conditions is provided below in Table 3.

Table 3
Waterfront Zoning District — Project Compliance

Zoning Provision	Required	Proposed
Minimum Lot Area	409,507.56 Sq ft	409,507.56 Sq ft
Minimum Lot Width	NA	NA
Minimum Lot Frontage	30 Ft	346.3 Ft
Front Yard Setback	None	6.98 Ft
Side Yard Setback	None	22 Ft
Rear Yard Setback	None	None
Max. FAR	1.25	1.15
Max. Building Height	5 Stories or 60 Ft	5 Stories with Basement 57 Ft

As illustrated on *Figure 10 (Land Use by Parcel),* the land use surrounding the Site is a mix of industrial, residential, and commercial retail/office. For zoning purposes, the merged parcel consisting of the adjacent One Dutchess property and the 9 Dutchess Avenue parcel is considered a single zoning lot based on their physical contiguity and functionally related site design. This approach is consistent with common zoning practice in New York State, which allows contiguous and integrated parcels to be evaluated together where such treatment advances zoning objectives related to bulk, circulation, parking, and overall site organization.

2.5 Recreational Resources

The Site is currently vacant, privately owned, and does not provide public recreational opportunities. The Proposed Action is not anticipated to result in a substantial increase in demand for public recreational resources. Residents of the proposed development will have access to on-site and shared amenities within the adjacent One Dutchess complex, including open space, walking paths, a pool, and a clubhouse, which are expected to accommodate resident recreational needs.

The Site is located in proximity to existing public recreational resources, including the Walkway Over the Hudson, Upper Landing Park, Waryas Park, and public access to the Hudson River waterfront via Dutchess Avenue and the One Dutchess complex (Figure 11). In conjunction with the Proposed Action, the Applicant proposes an off-site signage program intended to improve pedestrian wayfinding and connectivity to these existing waterfront and recreational resources.

The Proposed Action will also result in an increase in taxable assessed value, which may contribute to municipal revenues available to support public services, including recreational programs and facilities.

2.6 Historical Resources

According to the Natural Resources Inventory mapping (Figure 12), the Poughkeepsie Railroad Station is located approximately a 4–5 minute walk from the Site. No historic resources are identified on the property. As part of the environmental review process, consultation was conducted with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) pursuant to Section 14.09 of the New York State Historic Preservation Act. By letter dated December 31, 2025 (OPRHP Project Review No. 25PR11777), OPRHP determined that the Proposed Action will not impact any archaeological or historic resources listed in or eligible for listing in the New York State or National Registers of Historic Places. Consistent with this determination, review of the EAF Mapper indicates that the Site is not associated with known archaeological resources.

2.7 Climate Change

The Proposed Action involves the redevelopment of a vacant parcel into a fully compliant multifamily residential use and has been designed with consideration of climate-related conditions and long-term resiliency. While the specific impacts of climate change are inherently uncertain, the project incorporates measures intended to respond to foreseeable climate-related concerns in a manner consistent with responsible development practices.

The Proposed Action includes a stormwater management plan prepared in accordance with the most current New York State Stormwater Management Design Manual, incorporating recommended best management practices to manage runoff and reduce potential flooding impacts. The building will also be constructed in compliance with applicable state and local building codes and will utilize energy-efficient materials, systems, and appliances intended to reduce energy consumption.

The City of Poughkeepsie has undertaken a number of climate resiliency initiatives, including adoption of the New York State Climate Smart Communities Pledge and preparation of the Climate Smart Resiliency Planning Tool (CSRP), which identifies strategies to improve resilience to flooding and climate change. The Proposed Action is consistent with the intent of

these initiatives by redeveloping an urban, previously disturbed site and incorporating design measures that limit environmental impacts and support efficient use of existing infrastructure.

As outlined above, the natural resource categories identified in Table 8.1 of the City's Natural Resources Inventory, and the potential effects of the Proposed Action on those resources, have been evaluated in the preceding sections of this analysis. Taken together, the project's design and mitigation measures are intended to avoid or minimize impacts to natural resources while supporting the City's broader goals related to sustainability, climate adaptation, and resilient waterfront development.

3.0 Conclusion

The Project Site is identified in the City of Poughkeepsie Natural Resources Inventory as an area that, at a broader mapping scale, includes hardwood swamp and upland hardwood forest resources. The Proposed Action involves redevelopment of an approximately 0.5-acre, previously disturbed and currently vacant parcel into a 27-unit, mid-rise multifamily residential building with accessory parking.

As documented in this analysis, the Site does not contain regulated wetlands, surface waters, floodplains, or other sensitive natural resources, and the Proposed Action has been designed to avoid or minimize potential impacts to identified environmental resources. The proposed use is permitted within the Waterfront (W) Zoning District, subject to approval of a Special Use Permit and site plan by the City of Poughkeepsie Planning Board.

Based on the information presented herein, the Proposed Action is consistent with applicable zoning and natural resource considerations and is not anticipated to result in significant adverse impacts to the natural environment.

Figure 1 - Poughkeepsie NRI Map - Bedrock Geology



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City of Poughkeepsie Boundary

Parcel Boundaries

Bedrock Geology

Graywacke, shale (Oag)

Taconic melange (Otm)

Water

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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

9 Dutchess LLC

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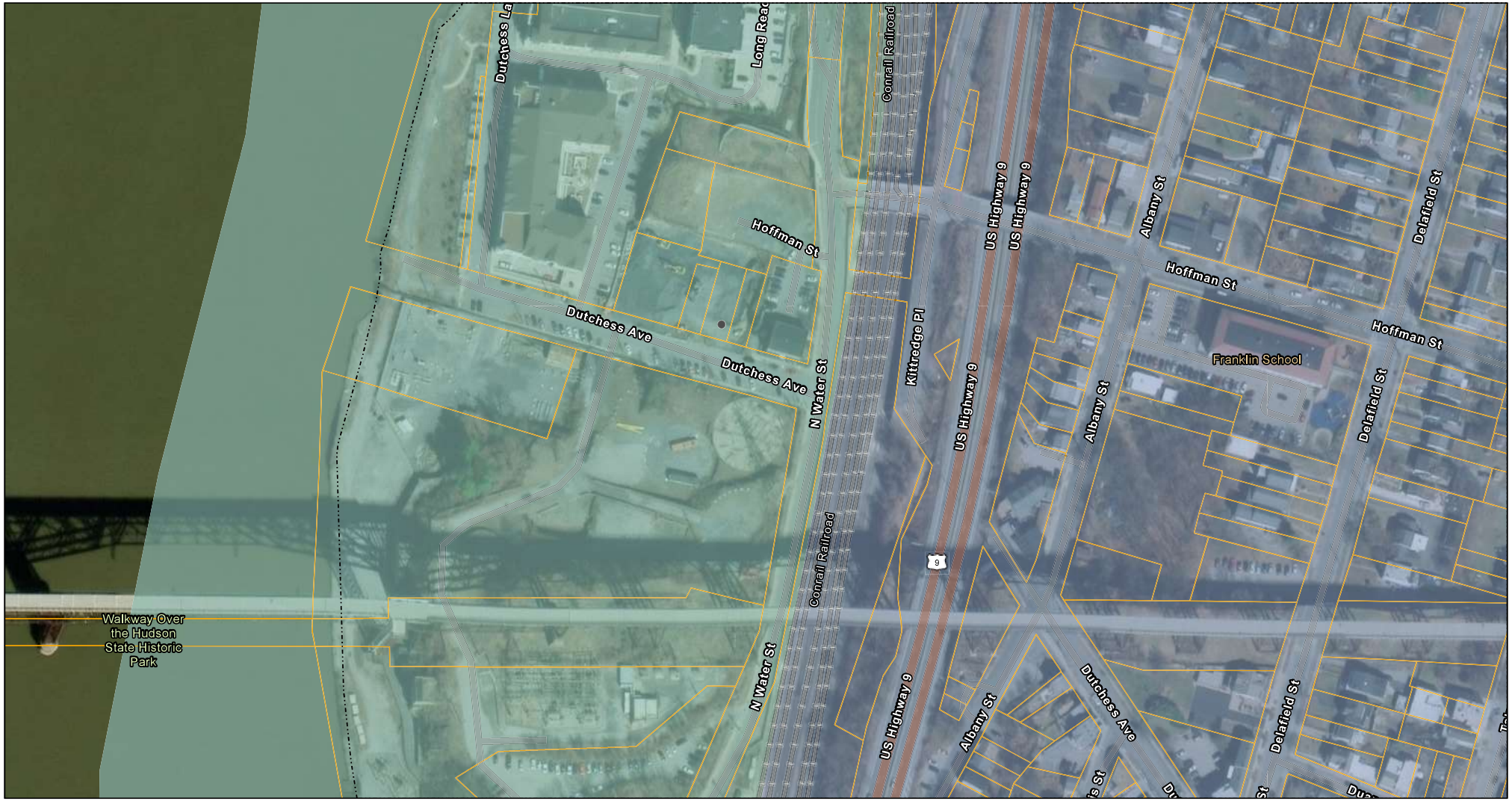
Figure 2 - Poughkeepsie NRI Map - Surficial Geology



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City of Poughkeepsie Boundary

Parcel Boundaries

Surficial Geology

Alluvium

Bedrock outcrop

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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

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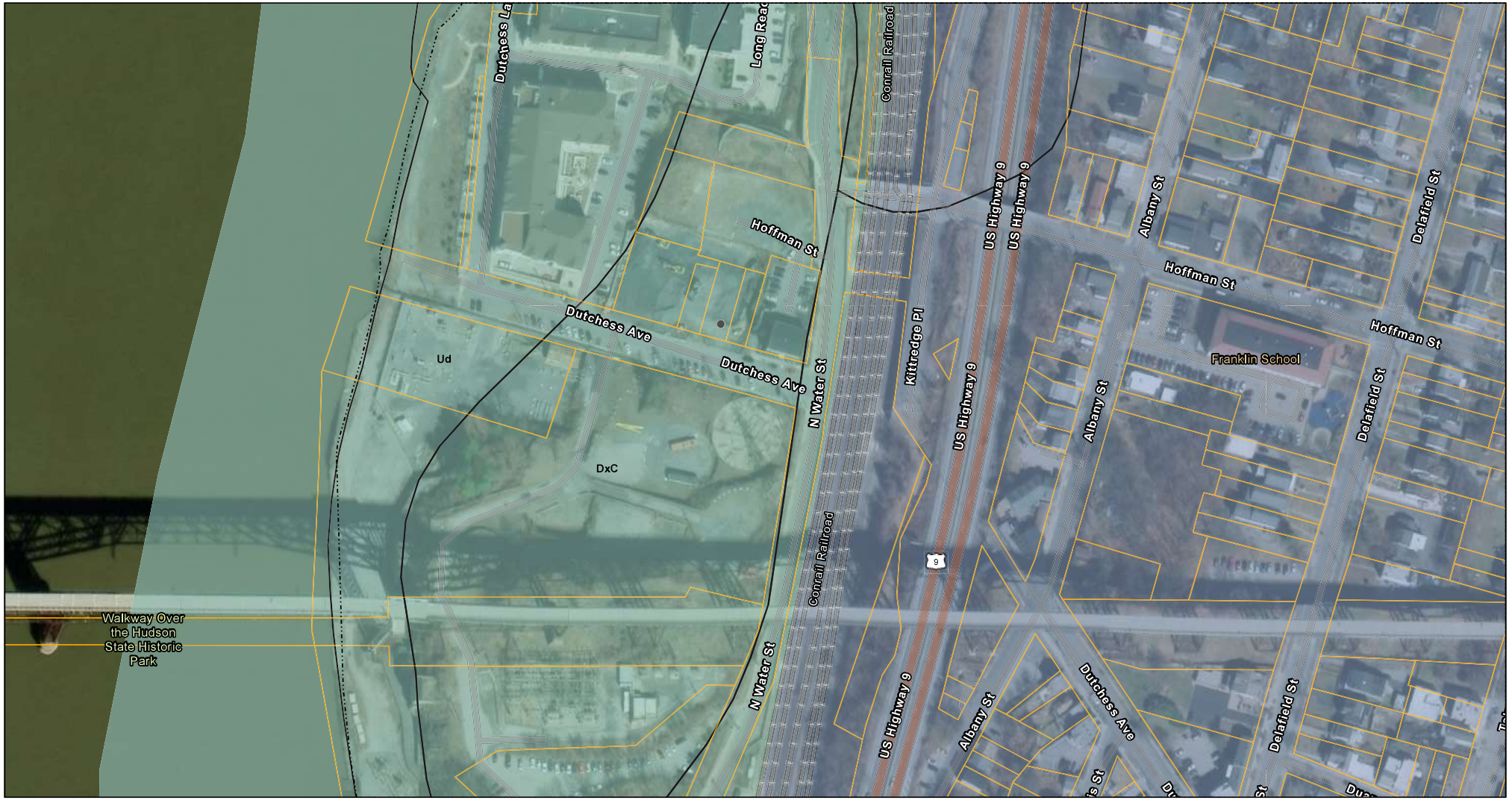
Figure 3 - Poughkeepsie NRI Map - Soils



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City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Surficial Geology

Alluvium

Bedrock outcrop

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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Figure 4 - Poughkeepsie NRI Map - Surface Water and Watersheds



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1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Parcel Boundaries

City of Poughkeepsie Boundary

Surface Water

Watershed

Fallkill Creek Watershed

Hudson River Direct Drainage E

Hudson River Direct Drainage F

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Figure 5 - Poughkeepsie NRI Map - Wetlands



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Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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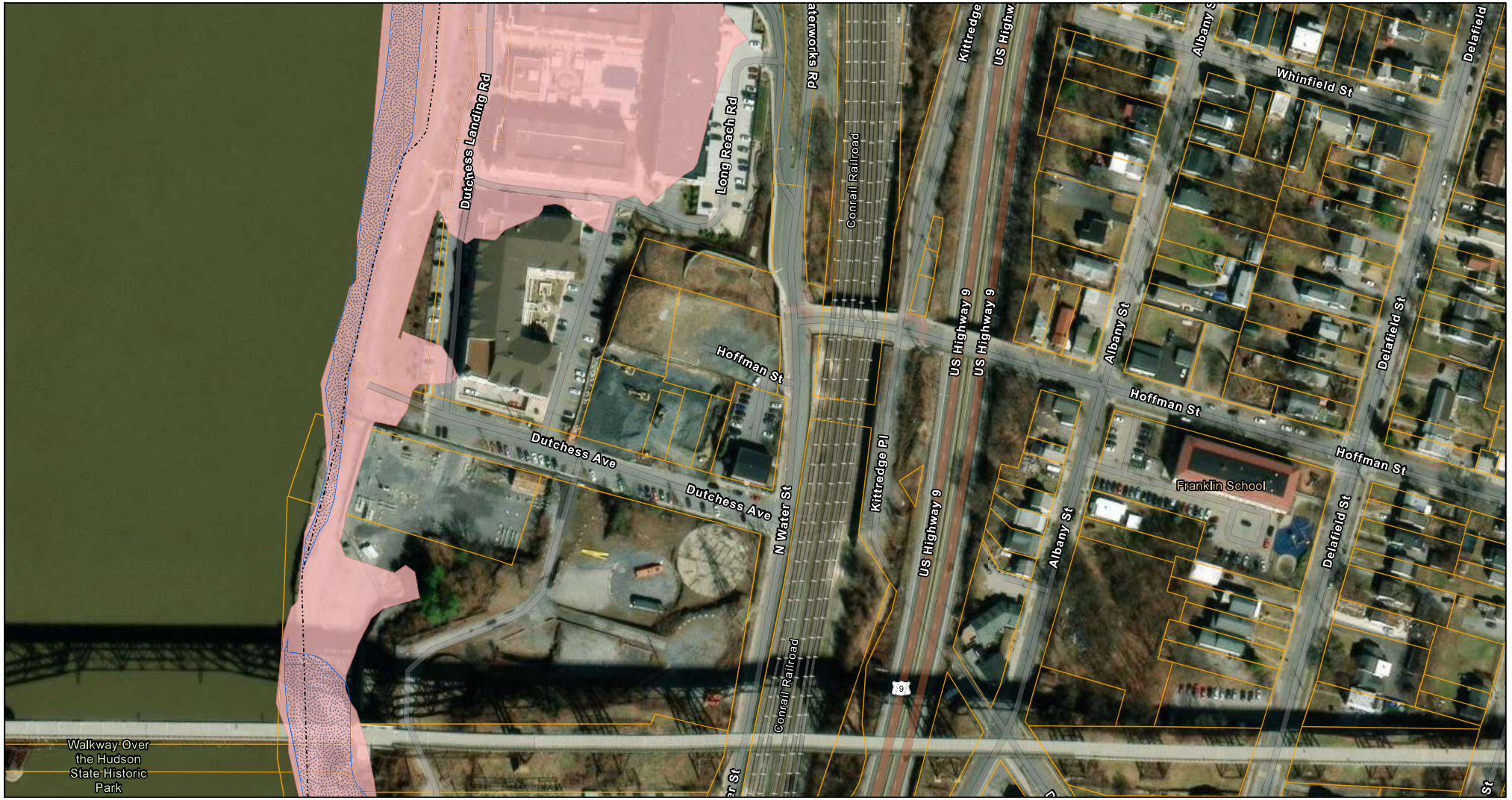
Figure 6 - Poughkeepsie NRI Map - Flood Hazard Areas and Riparian Buffer Areas



1/23/2026, 5:07:40 PM

- Parcel Boundaries
- City of Poughkeepsie Boundary
- Riparian Buffers
- Flood Hazard Areas

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

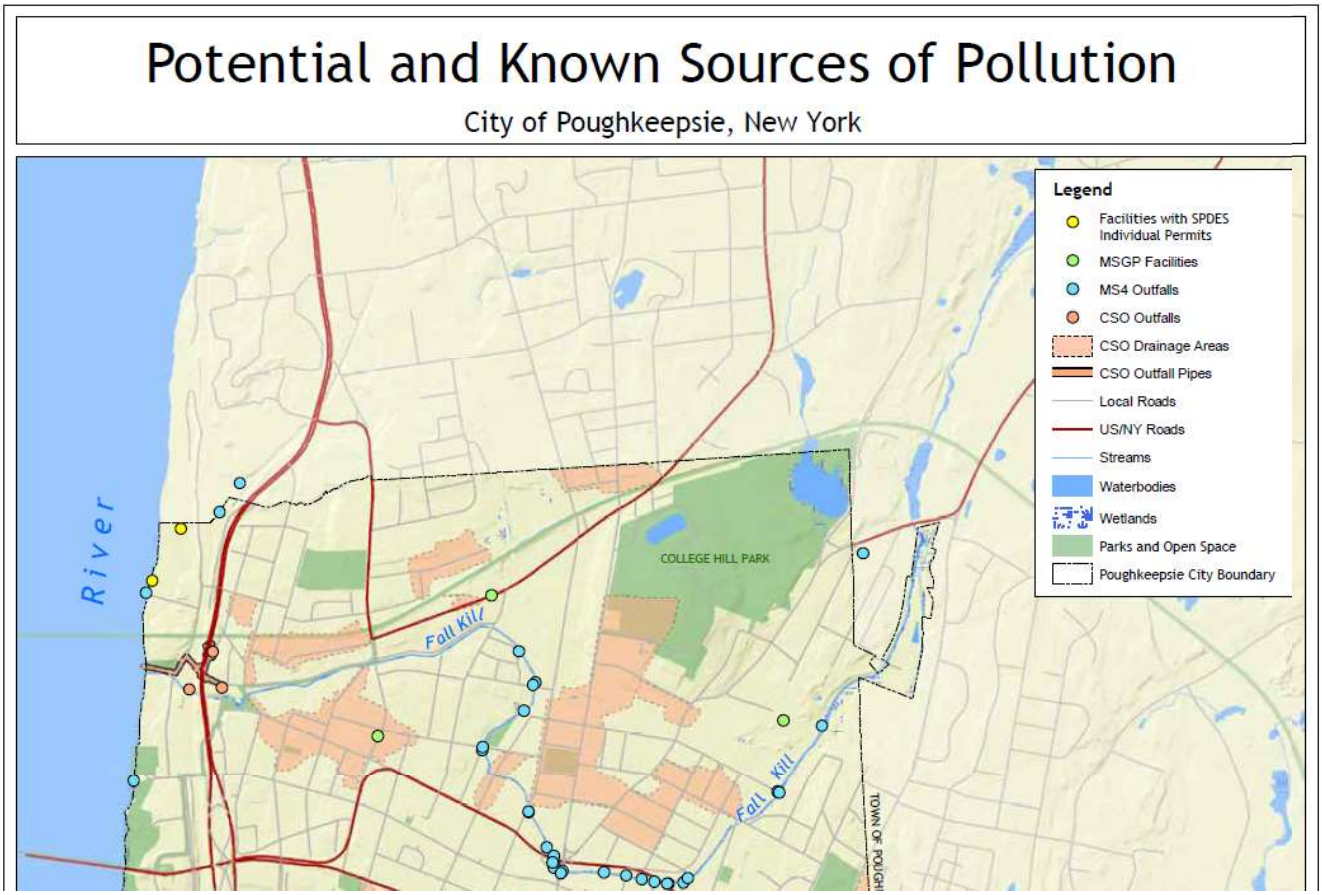
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

9 Dutchess LLC

Microsoft, Vantor | New York Natural Heritage Program | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

Figure 7: Potential and Known Sources of Pollution

Map 3.6 Potential and Known Sources of Pollution Map



This map is intended for general planning and educational purposes. Corrections or updates may be submitted to the City of Poughkeepsie. Map produced by the Environmental Cooperative at the Vassar Barns for the City of Poughkeepsie, August 2018. Revised April 2019.

DATA SOURCES:
SPDES Facilities, MSGP Facilities: NYSDEC, 2018
MS4 Outfalls, CSO Outfalls, CSO Outfall Pipes, and CSO Drainage Areas: City of Poughkeepsie, 2015
Local Roads, US/NY Roads: Duchess County, 2017
Waterbodies/Wetlands/Streams: Hudsonia, 2018; Dutchess County, 2004
Parks and Open Space: Duchess County, 2017; Ecological Cooperative at Vassar Barns
Poughkeepsie City Boundary: Dutchess County, 2017
Terrain: USGS, 2011 (amended 2014)

Excerpted from Natural Resource Inventory [PDF] (2019). City of Poughkeepsie, NY.

Retrieved from https://www.cityofpoughkeepsie.com/DocumentCenter/View/180/Natural-Resource-Inventory-2019-PDF

Figure 8 - Poughkeepsie NRI Map - Significant Habitats



1/23/2026, 5:40:11 PM

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

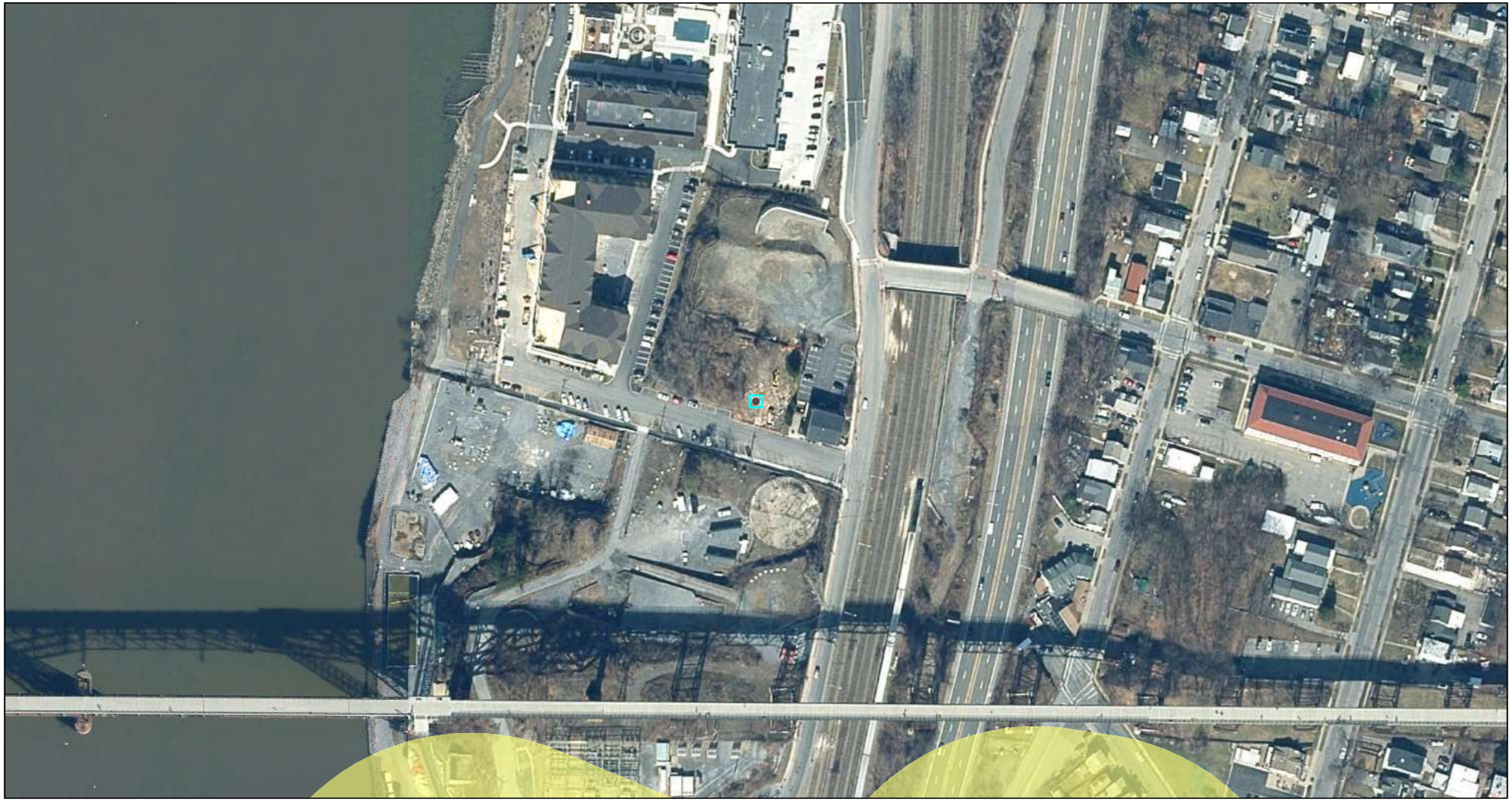
- Parcel Boundaries
- City of Poughkeepsie Boundary
- Wetlands
- Hudsonia Habitats
- Developed
- Cultural
- Stream
- Hudson River
- Subtidal shallows
- Tidal tributary mouth
- Gravel bar
- Estuarine rocky shore
- Upland shrubland
- Wet meadow
- Upland hardwood forest
- Waste ground

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

Applicant

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

Figure 9- ArcGIS Web Map - Pollinator Pathways



4/1/2024, 1:43:30 PM

Potential Pathway

Poughkeepsie Boundary

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

New York State, Maxar, Microsoft

ArcGIS Web AppBuilder
New York State, Maxar, Microsoft |

Figure 10 - ArcGIS Web Map - Land Use by Parcel



1/23/2026, 5:49:02 PM

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

City of Poughkeepsie Boundary

New and Recent Development Projects

Land Use by Parcel

- Commercial
- Community Services
- Industrial
- Public Services
- Recreation and Entertainment
- Residential
- Vacant Land
- Wild, Forested, Conservation Lands and Pub. Parks
- Water

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

ArcGIS Web AppBuilder

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

Figure 11 - Poughkeepsie NRI Map - Recreational Resources



1/23/2026, 5:55:12 PM

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

- Parcel Boundaries
- City of Poughkeepsie Boundary

Recreational Features

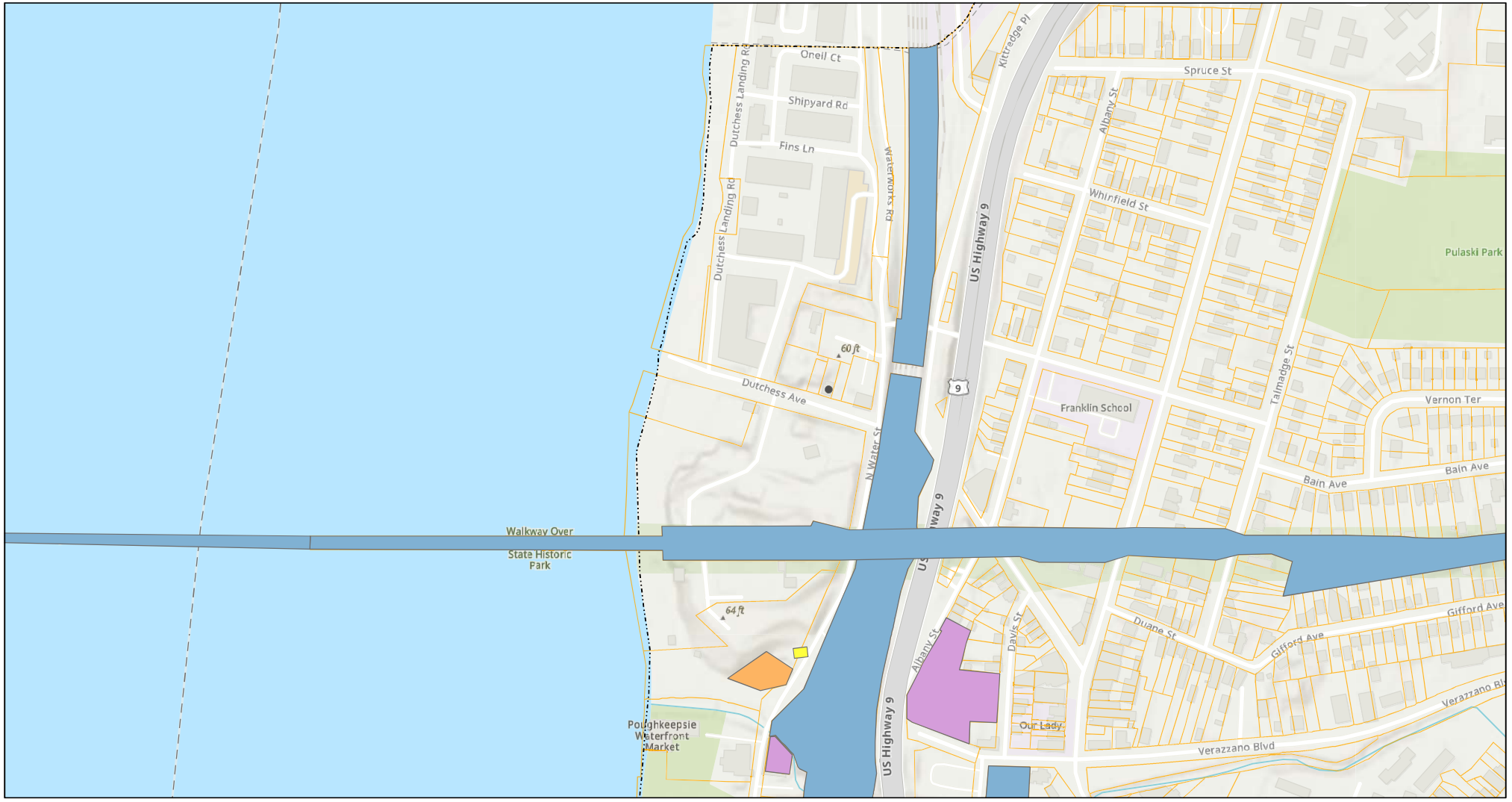
- Basketball Court
- Boat Launch
- Community Garden
- Flower Garden
- Playground
- Pool
- Skate Park
- Tennis Court
- Trails
- Parks and Open Spaces

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

Applicant

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

Figure 12 - ArcGIS Web Map - Historic Resources



1/23/2026, 6:01:33 PM

- Parcel Boundaries
- Historic Sites (2021)
  - Local
  - Local, State, and National
  - State
  - State and National
  - City of Poughkeepsie Boundary

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©

ArcGIS Web AppBuilder

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

The O'Neill Group

A Real Estate Development Company

January 26, 2025

Planning Board, City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601
Attn: Lori Garcia, Planning Board Administrator

Re: The O'Neill Group-Dutton, LLC & 9 Dutchess, LLC
Site Plan/ Special Use Permit Supplement

To the City of Poughkeepsie Planning Board:

Please accept this letter as the Special Permit Supplement submitted in support of the Application for Site Plan Approval and Special Permit Approval for the proposed development at 9 Dutchess Avenue. This supplement is provided pursuant to the City's requirements for Special Permit applications and addresses each of the applicable considerations set forth in the Zoning Code.

a) Accessibility for Fire and Police Protection

All proposed structures, equipment, and materials will be readily accessible for fire and police protection. The proposed building fronts directly on Dutchess Avenue, providing clear and unobstructed access for emergency vehicles. Additional access is available from Dutton Road, further enhancing emergency response capabilities.

The Applicant has coordinated directly with the Poughkeepsie Fire Department to ensure compliance with all applicable fire and life safety requirements. As part of this coordination, no electric vehicle charging stations are proposed within the building, and a standpipe will be installed at the front of the building near the main lobby entrance. The building will be constructed in full compliance with the New York State Uniform Fire Prevention and Building Code and all applicable local requirements.

b) Harmony with Orderly Development of the District

The proposed use is of an appropriate location, size, and character and will be in harmony with the orderly development of the Waterfront District. The project consists of a residential

rental building with accessory parking, a use that is expressly contemplated within the Waterfront zoning district subject to the issuance of a Special Permit.

Architecturally, the building has been designed to complement and transition between the adjacent One Dutchess residential complex and the Whaling Company office building, maintaining consistency in scale, massing, materials, and overall character. The development will not be detrimental to adjacent properties and will, in fact, provide a meaningful community benefit by supplementing parking availability for both residential and commercial uses in the immediate area.

The project's accessory parking supply is expected to reduce on-street parking demand along Dutchess Avenue, thereby improving parking availability for surrounding businesses, residents, and visitors, including patrons of the O'Neill Pub, users of the Dutchess Avenue Riverwalk, and visitors to the Hudson River waterfront. In addition, the proposed residential units will contribute to addressing the City's ongoing housing needs.

c) Additional Considerations for Uses Located in or Adjacent to a Residential District

Traffic, Access, and Site Layout

The location and size of the proposed use, the nature and intensity of its operations, and its site layout have been designed to ensure that pedestrian and vehicular traffic will not be hazardous, inconvenient, or incongruous with the surrounding area, nor will it conflict with normal neighborhood traffic patterns.

A new sidewalk will be provided along the site frontage, creating improved pedestrian connectivity to the existing sidewalk network on North Water Street and facilitating safe access to destinations south and east of the property. Vehicular access to the accessory parking areas has been designed so that ingress and egress will not impede traffic flow on Dutchess Avenue. The residential nature of the project is not expected to generate large assemblies of persons; typical activity will consist of residents parking vehicles and entering or exiting the building in a manner consistent with surrounding residential uses.

Building Height, Screening, and Compatibility with Adjacent Properties

The location and height of the proposed building, together with the nature and extent of landscaping and site improvements, will not hinder or discourage the appropriate development or

use of adjacent properties, nor will it diminish their value. The project's height and massing are consistent with nearby development and have been carefully calibrated to integrate with the existing built environment.

Importantly, the proposed building height serves as a contextual transition that helps integrate the proposed development at 141 North Water Street into the overall scale and massing of the area. By stepping development appropriately along the Dutchess Avenue corridor, the project reinforces a coherent urban form that bridges existing development at One Dutchess with anticipated future development to the north and east, avoiding abrupt changes in scale while supporting orderly, incremental growth consistent with Waterfront District planning objectives.

The proposed development will complement the One Dutchess property through consistent architectural design and exterior materials. To the north lies a proposed residential development; to the east is an existing office building with a pub at ground level. As the eastern property is already fully developed and no expansion is proposed, the project will not impede future growth opportunities. The 9 Dutchess Avenue parcel represents the final vacant lot along Dutchess Avenue, and its development constitutes appropriate infill that completes the streetscape, strengthens visual continuity, and reinforces the established pattern of development along the waterfront corridor.

Conclusion

For the reasons set forth above, the proposed project satisfies all applicable criteria for the issuance of a Special Permit. The Applicant respectfully submits that the proposed development is compatible with its surroundings, advances the orderly development of the Waterfront District, and provides tangible benefits to the City and the surrounding neighborhood.

Thank you for your continued consideration of this application. We look forward to working collaboratively with the Planning Board and City staff as the review process continues.

Respectfully submitted,

Lauran O'Neill, Esq.
On behalf of 9 Dutchess, LLC

From:	Schimizzi, Angela E (DEC)
To:	George Brandt
Cc:	Lauran O"Neill; Joers, Allison J (DEC)
Subject:	FW: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390
Date:	Wednesday, December 31, 2025 9:18:33 AM
Attachments:	Outlook-facebook-i.png Outlook-twiiter-ic.png Outlook-instagram-.png Outlook-uph2mxh2.png Attachment 5. FEAF mapper-.pdf

Greetings George,

According to the attached EAF and your previous email dated 12/30/2025, there is no in-water work proposed within the Hudson River for the redevelopment of the parcel located at 9 Dutchess Ave, Poughkeepsie, NY. Therefore, impacts to Atlantic and shortnose sturgeon are not anticipated. If there are any changes to the proposal that include in-water work, please contact the DEC.

Please reach out if you require further assistance.

Thank you,

ANGELA SCHIMIZZI *(she/her/hers)*
Region 3 Marine Habitat Manager
New York State Department of Environmental Conservation
Division of Marine Resources | Bureau of Marine Habitat
21 S Putt Corners Rd, New Paltz, NY 12561
w: (845) 256-3056 | c: (845) 663-6795 | angela.schimizzi@dec.ny.gov
dec.ny.gov | @NYSDEC on Social Media | Podcast

From: dec.sm.Wildlife.R3 <Wildlife.R3@dec.ny.gov>
Sent: Tuesday, December 30, 2025 2:18 PM
To: Schimizzi, Angela E (DEC) <Angela.Schimizzi@dec.ny.gov>
Subject: Fw: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390

Hi Angela,

The only ETS hits for this location are Sturgeon, so I am forwarding this on to you.

Best,

Bureau of Wildlife
New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561
P: (845) 256-3098 | F: (845) 255-4659 | wildlife.R3@dec.ny.gov
www.dec.ny.gov |

From: George Brandt <gbrandt@onekeyllc.com>
Sent: Tuesday, December 30, 2025 11:06 AM
To: dec.sm.Wildlife.R3 <Wildlife.R3@dec.ny.gov>
Subject: Re: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Please see attached.

From: dec.sm.Wildlife.R3 <Wildlife.R3@dec.ny.gov>
Sent: Tuesday, December 30, 2025 10:31 AM
To: George Brandt <gbrandt@onekeyllc.com>
Subject: Re: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390

Hi George,

Would you be able to send is the EAF summary report, and any other relevant project materials such as site plans, maps, etc.?

Thanks,

Bureau of Wildlife
New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561
P: (845) 256-3098 | F: (845) 255-4659 | wildlife.R3@dec.ny.gov
www.dec.ny.gov | | |
NEW YORK STATE | Department of Environmental Conservation

From: George Brandt <gbrandt@onekeyllc.com>
Sent: Tuesday, December 30, 2025 10:24 AM
To: dec.sm.Wildlife.R3 <Wildlife.R3@dec.ny.gov>
Cc: Lauran O'Neill <loneill@onekeyllc.onmicrosoft.com>
Subject: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

We seek confirmation that a proposed 27 multifamily project located at the above referenced parcel will not impact Shortnose Sturgeon or Atlantic Sturgeon which are identified in E.2.o. of

the EAF Mapper Summary Report. No development or disturbance to the Hudson River is proposed.

Thank you

George Brandt
One Key Development
241 Hudson Street
Hackensack, NJ 07601
(201) 488-4455
(201) 250-7865 mobile

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ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK

MAP



FILE DATE - DEC 8, 2025

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GREATER WALKWAY EXPERIENCE



Interpretive Signs



Wayfinding & Directional Signs



Directional signage for walking path to the One Dutchess Waterfront Park should coordinate with existing Poughkeepsie Wayfinding Signs and mapping.

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POUGHKEEPSIE REGATTA









FINISH OF THE 1913 VARSITY RACE AT POUGHKEEPSIE



The One Dutchess Waterfront Path was the final stretch of water before the finish of the historic Poughkeepsie Regatta. Interpretive signs are being considered along the path to educate visitors. Marist College has a comprehensive archive of photography and memorabilia in their archive that could be utilized.

Directional Signage or Park Naming Opportinites could reflect on the rowing history of this waterfront area.

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SAMPLE ICON

One Dutchess Waterfront Park

One Dutchess River Walk

One Dutchess Regatta Path

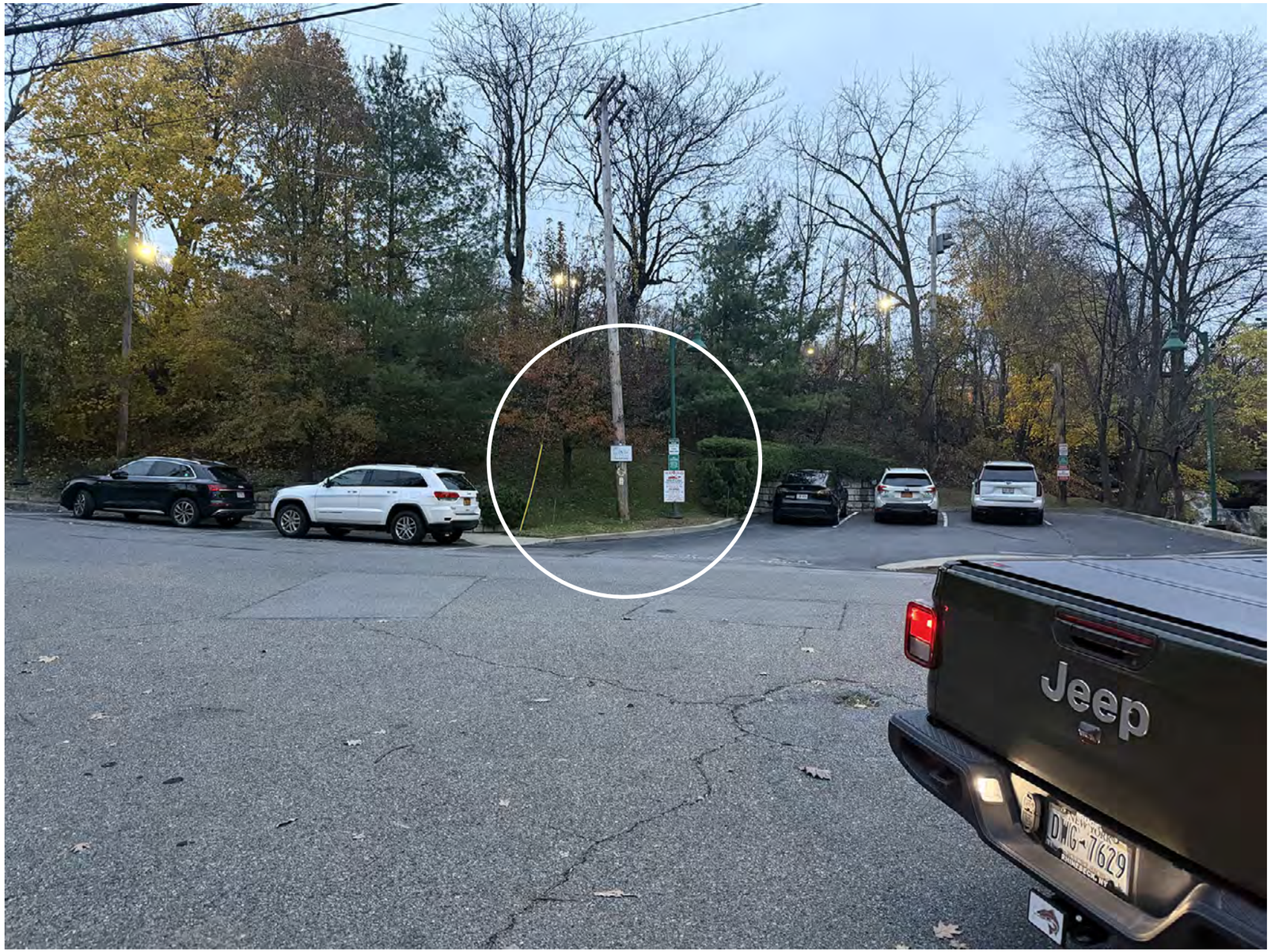
Regatta Way at One Dutchess

SAMPLE NAMING

© 2025 Timely Signs of Hanston, Inc.

Pathfinder #1

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK





FILE DATE - DEC 8, 2025

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Pathfinder #1

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK





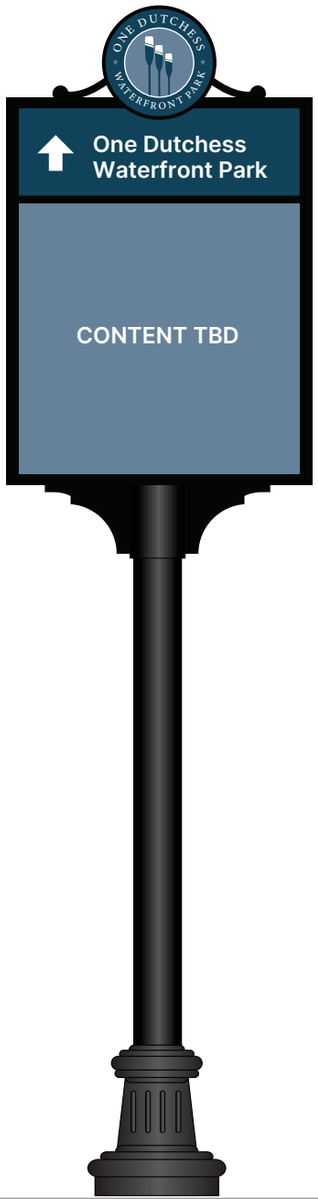
FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Hanston, Inc.

Pathfinder #2

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK







OPPOSITE SIDE

FILE DATE - DEC 8, 2025

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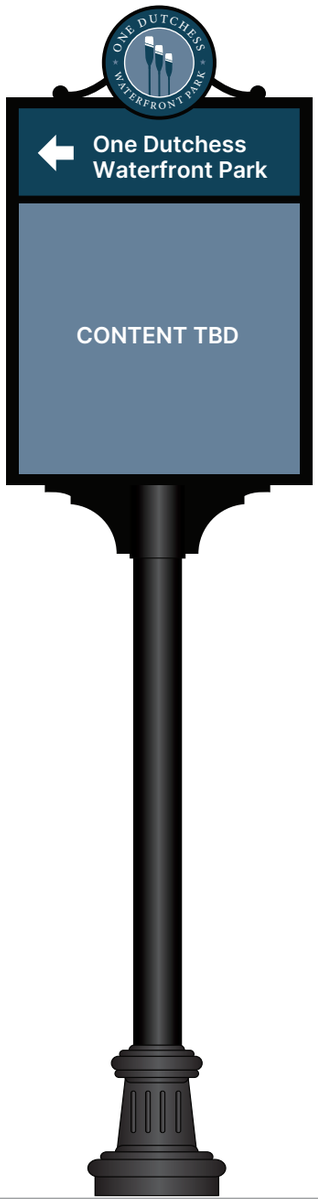
Pathfinder #3

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK







OPPOSITE SIDE

FILE DATE - DEC 8, 2025

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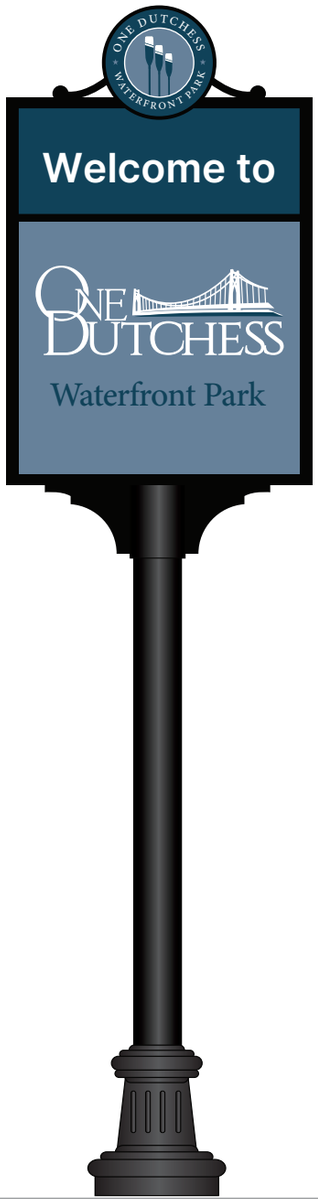
Pathfinder #4

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK







OPPOSITE SIDE

FILE DATE - DEC 8, 2025

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Interpretive Signs





The One Dutchess Waterfront Path was the final stretch before the finish of the historic Poughkeepsie Regatta.

Interpretive signs are being considered along the path to educate visitors. Marist College has a comprehensive archive of photography and memorabilia in their archive that could be utilized.

Directional Signage or Park Naming Opportinites could reflect on the rowing history of this waterfront area.

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New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

December 31, 2025

George Brandt
Project Manager
241 Hudson Street
Hackensack`, NJ 07601

Re: SEQRA
New Construction of Five-Story Multifamily Building
9 Dutchess Ave, Poughkeepsie, Dutchess County, NY 12601
25PR11777

Dear George Brandt:

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

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

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

Josalyn.Ferguson@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Statement of Compliance with City of Poughkeepsie Local Waterfront Revitalization Program Policies

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

Response: Policy 1 is focused on the role in which state and federal agencies must act in furtherance of the revitalization of urban waterfront areas, and the responsibility local government has in implementing the policy. The action is consistent with the City's priorities for the area as expressed in the Comprehensive Plan and Waterfront Redevelopment Strategy.

Policy 2: Facilitate the siting of water dependent uses and facilities on or adjacent to coastal waters.

Response: This policy is not applicable to the proposed action.

Policy 3: Further develop the State's major ports of Albany, Buffalo, New York, Ogdensburg, and Oswego as centers of commerce and industry, and encourage the siting, in these port areas, including those under the jurisdiction of State public authorities, of land use and development which is essential to, or in support of, the waterborne transportation of cargo and people.

Response: Not applicable. The City of Poughkeepsie is not located in or near any of the above referenced major ports.

Policy 4: Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.

Response: The action will be compatible with the existing development known as One Dutchess in terms of the area's scale, mass, height, color, texture, siting and use of materials. In addition, the action will improve the viability of commercial demand for One Dutchess by improving the availability of parking. The action will not adversely affect the existing economic base of the community The project is consistent with the City's priorities for the area as expressed in the Comprehensive Plan and Waterfront Redevelopment Strategy.

Policy 5: Encourage the location of development in areas where public services and facilities essential to such development are adequate.

Response: The site is served by municipal water and sewer and is within a six-minute walk to Metro North train station. Moreover, streets and highways serving the proposed site can safely accommodate additional traffic and will lessen the demand for on-street

parking along Dutchess Avenue. The project will not reduce or adversely impact connections between the Main Street commercial corridor.

Policy 6: Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

Response: This policy is not applicable to the proposed action.

Policy 7: Significant coastal fish and wildlife habitats will be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

Response: The action will have no impact on coastal wildlife. Extensive field investigation in connection with the One Dutchess development indicated that there are no significant plant communities, nor any endangered, threatened or rare species present. No Hudsonia Habitats are present on or adjacent to the site. The action was evaluated by Region 3 Marine Habitat and no impacts to Atlantic and shortnose sturgeon are anticipated.

Policy 8: Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain or which cause significant sublethal or lethal effect on those resources.

Response: The action will not produce hazardous waste.

Policy 9: Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks, and developing new resources.

Response: The action is consistent with this policy. Non-consumptive recreational uses such as exercise along the waterfront, wildlife photography, bird watching and nature study occur regularly adjacent to the site.

Policy 10: Further develop commercial finfish, shellfish, and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities, increasing marketing of the State's seafood products, maintaining adequate stocks, and expanding aquaculture facilities.

Response: This policy is not applicable to the proposed action.

Policy 11: Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

Response: The proposed finished floor elevation is significantly higher than the FEMA BFE of 8'. Refer to Map Panel 36027C0354E and Letter of Map Revision Based on Fill dated July 28, 2020. The site is sufficiently set back from coastal erosion hazards.

Policy 12: Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.

Response: This policy is not applicable to the proposed action.

Policy 13: The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

Response: There are currently no mapped Coastal Erosion Hazard Areas in the City of Poughkeepsie WRA. No construction or reconstruction to waterfront is proposed.

Policy 14: Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.

Response: Stormwater runoff practices will reduce post-development runoff from what is currently flowing off the site in its current or previous state.

Policy 15: Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land.

Response: This policy is not applicable to the proposed action.

Policy 16: Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.

Response: This policy is not applicable to the proposed action.

Policy 17 Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.

Response: The proposed action is consistent with this policy as no adverse impacts to flooding and erosion will be generated and the site is not within the 100-year floodplain.

Policy 18: To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable coastal resource areas.

Response: No modifications to the City of Poughkeepsie's highways and arterials are contemplated in this action.

Policy 19: Protect, maintain, and increase the level and types of access to public water related recreation resources and facilities.

Response: The project sponsor maintains the waterfront public space adjacent to the immediate community and gives high priority to ensuring physical access is provided for existing and potential coastal recreation.

Policy 20: Access to the publicly owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided and it shall be provided in a manner compatible with adjoining uses.

Response: The project sponsor maintains the waterfront park adjacent to the community and gives high priority to ensuring physical access is provided for existing and potential year-round coastal uses.

Policy 21: Water dependent and water enhanced recreation will be encouraged and facilitated, and will be given priority over non-water-related uses along the coast.

Response: As noted above, the proposed action is consistent with this policy.

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

Response: The project sponsor maintains the waterfront park adjacent to the community and gives high priority to ensuring physical access is provided for existing and potential coastal recreation.

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

Response: The project site is visible from the Walkway; however, design, layout, appearance and architectural character of the proposed building will not adversely impact views from this historic resource. The proposed building will seamlessly blend into One Dutchess and mute the south façade of the proposed 141 North Water Street project which will consist of panelized terracotta panels that simulate a solid brick wall.

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

Response: As noted above, the project sponsor maintains the waterfront public space The use of appropriate building materials, and landscaping are attractive elements and compatible with the built condition. The action will not impair viewshed from the Esopus/Lloyd Scenic Area of Statewide Significance.

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

The following areas of local scenic significance shall be protected: Views of the river from public parks, views from publicly-owned sites, and views from privately-owned sites that provide public access, including

- **Waryas Park**
- **Kaal Rock**
- **Metro North Station**
- **Our Lady of Mt. Carmel Church**
- **Walkway Over the Hudson**
- **The Mid-Hudson Bridge**
- **Highland Landing Park**



View North Waryas Park



View North Kaal Rock



View West Our Lady of Mt Carmel Church



View North Metro North



View Highland Landing Park



View Walkway Over the Hudson1

*Response: As depicted in the foregoing photos, the proposed action will avoid impairment of the overall scenic quality of the coastal area. Construction of the proposed action will continue the same high quality building design and materials that will match existing features of adjacent buildings that contribute to the revitalization of the Poughkeepsie waterfront. *Note that the Mid-Hudson Bridge pedestrian walkway was closed on several occasions when photographs were attempted. However, the action will not adversely impact views from the bridge. There was no access to Our Lady Of Mt. Carmel Church the photograph presented above was taken adjacent to the steps in late November 2025.*

Policy 26: Conserve and protect agricultural lands in the State's coastal area.

Response: This policy is not applicable to the proposed action.

Policy 27: Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

Response: This policy is not applicable to the proposed action.

Policy 28: Ice management practices shall not interfere with the production of hydroelectric power, damage significant fish and wildlife and their habitats, or increase shoreline erosion or flooding.

Response: This policy is not applicable to the proposed action.

Policy 29: The development of offshore uses and resources, including renewable energy resources, shall accommodate New York's long-standing ocean and Great Lakes industries, such as commercial and recreational fishing and maritime commerce, and the ecological functions of habitats important to New York.

Response: This policy is not applicable to the proposed action.

Policy 30: Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.

Response: This policy is not applicable to the proposed action.

Policy 31: State coastal area policies and management objectives of approved Local Waterfront Revitalization Programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

Response: This policy is not applicable to the proposed action.

Policy 32: Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.

Response: This policy is not applicable to the proposed action.

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

Response: The action will utilize best management practices and comply with prevailing municipal, county and state specifications, standards and requirements. Collection and distribution of stormwater and sanitary sewer are processed by separate systems.

Policy 34: Discharge of waste materials into coastal waters from vessels subject to State jurisdiction will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

Response: The proposed action is consistent with this policy.

Policy 35: Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

Response: This policy is not applicable to the proposed action.

Policy 36: Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

Response: This policy is not applicable to the proposed action.

Policy 37: Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

Response: The action will utilize best management practices and comply with prevailing municipal, county and state specifications, standards and requirements. The proposed action is consistent with this policy.

Policy 38: The quality and quantity of surface water and groundwater supplies, will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

Response: This policy is not applicable to the proposed action

Policy 39: The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land, and scenic resources.

Response: This policy is not applicable to the proposed action.

Policy 40: Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to state water quality standards.

Response: This policy is not applicable to the proposed action.

Policy 41: Land use or development in the coastal area will not cause national or State air quality standards to be violated.

Response: This policy is not applicable to the proposed action.

Policy 42: Coastal management policies will be considered if the State reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.

Response: This policy is not applicable to the proposed action.

Policy 43: Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates.

Response: This policy is not applicable to the proposed action.

Policy 44: Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

Response: The proposed action is consistent with this policy.

From: Schimizzi, Angela E (DEC)
To: George Brandt
Cc: Lauran O"Neill; Joers, Allison J (DEC)
Subject: FW: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390
Date: Wednesday, December 31, 2025 9:18:33 AM
Attachments: Outlook-facebook-i.png
Outlook-twiiter-ic.png
Outlook-instagram-.png
Outlook-uph2mxh2.png
Attachment 5. FEAF mapper-.pdf

Greetings George,

According to the attached EAF and your previous email dated 12/30/2025, there is no inwater work proposed within the Hudson River for the redevelopment of the parcel located at 9 Dutchess Ave, Poughkeepsie, NY. Therefore, impacts to Atlantic and shortnose sturgeon are not anticipated. If there are any changes to the proposal that include in-water work, please contact the DEC.

Please reach out if you require further assistance.

Thank you,

ANGELA SCHIMIZZI (she/her/hers)
Region 3 Marine Habitat Manager
New York State Department of Environmental Conservation
Division of Marine Resources | Bureau of Marine Habitat
21 S Putt Corners Rd, New Paltz, NY 12561
w: (845) 256-3056 | c: (845) 663-6795 | angela.schimizzi@dec.ny.gov
dec.ny.gov | @NYSDEC on Social Media | Podcast

National Flood Hazard Layer FIRMette



Legend

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

- SPECIAL FLOOD HAZARD AREAS
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS
  - NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES
  - 20.2 Cross Sections with 1% Annual Chance
  - 17.5 Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/24/2026 at 3:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

City of Poughkeepsie
Waterfront Assessment Form (WAF)

A. INSTRUCTIONS

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

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

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

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1 Describe nature and extent of action:

Construction of new 27-unit multifamily apartment building with accessory off-street parking,

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

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

Planning board site plan and special use permit.

Waterfront Advisory Committee

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

NA

c. Permit, approval, license, certification

Special Use permit and site plan approval

Local Waterfront Consistency Review

d. Agency undertaking action:

Poughkeepsie Planning Board

Waterfront Advisory Committee

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

a. Name of applicant

9 Dutchess LLC

b. Mailing address:

241 Hudson Street

Hackensack, New Jersey 07601

c. Telephone number:

(201) 488-4455

d. Property tax number:

131300-6062-59-777390

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):

9 Dutchess Avenue

6. Size of site (acres): .5 Acre

7. Amount (acres) of site to be disturbed: .5 Acre

8. Present land use: Vacant lot

9. Present zoning classification: Waterfront

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 NA

(b) Size (in acres) NA

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)

_____

_____

_____

_____

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): Lauren O'Neill lauran o'neill

Affiliation: Authorized Signatory of 9 Dutchess LLC

Telephone Number: (201) 488 4955

Date: 1/26/2026

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MARCH 24, 2026

9 DUTCHESS AVENUE: SITE PLAN/SPECIAL PERMIT
An application for site plan and special permit review for the construction of a six story building with 27 dwelling units and structured parking for 132 spaces on a parcel previously known as 9 Dutchess Avenue which is being combined with a larger parcel known as 1 Dutchess Avenue. Owner/Applicant: 9 Dutchess LLC; Consultant: Mark Day/Day Stokosa Engineering PLLC; Current Grid #6062-59-777390; Zoning District: Waterfront (W); File #2026-007

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

Recommendation
- The Planning Board declares itself lead agency for the purposes of SEQRA and sets an architectural escrow.
- Consider streetscape impacts of parking garage door on Dutchess Avenue.
    - Regulations for stand alone parking structures in Section 19-5.38 may be used as design guidelines for accessory structured parking.
    - Consider whether 2nd floor parking garage access could be internal.
- Large expanse of blank walls present on eastern elevation.
- Elevations lacking material and color details.
- Detail and dimensions of wall on eastern property line should be provided.
- Landscape plan appears to show dogwoods on paved driveway.
- WAC consistency review necessary for projects in the Waterfront Revitalization Area.
- Special use permit necessary for 5+ unit residential structure in the Waterfront district.
    - Special use permits require a public hearing.

Project History
Grading plan for the site approved September 2024.
First appearance 3/24/26

Documents Entered into Record

Date	Description	Author	Comments
1/30/26	Application	Paula O'Neill	1/27/26 27 Unit Residential
1/30/26	Letter	Lauran O'Neill, The O'Neill Group	1/26/26 Letter describing project

1/30/26	Letter	Lauran O'Neill, The O'Neill Group	1/26/26 Letter in reference to Special Permit
1/30/26	WAF	Lauran O'Neill, The O'Neill Group	1/26/26 Waterfront Assessment Form
1/30/26	Letter		Statement of Compliance w/ WRP
1/30/26	SEQRA	Lauran O'Neill, The O'Neill Group	1/26/26 FEAF
1/30/26	Email	DEC	12/31/25 Various departments of DEC statements
1/30/26	Letter	R. Daniel Mackey, NYS SHPO	12/31/25 Letter of non-impact
1/30/26	NRI	9 Dutchess, LLC	1/23/26 Natural Resource Inventory
1/30/26	Renderings	9 Dutchess, LLC	1/24/26 Project renderings
1/30/26	Site Plan	Day Stokosa Engineering, Co.	1/24/25 G-101, VE101,CS101, CS102, CS103, CU101, CL101, CP101, CE101, CS501, CS502, CU501, CE501,
1/30/26	Site Plan	Michael McCormack, Liscum, McCormack, VanVoorhis Architecture, Planning Interiors	1/22/26 G1, G2, G3, 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 # and 9 Dutchess Avenue

The Planning Board declares itself to be lead agency for the purposes of SEQRA review.
Motion:
Second:
Vote:

The Planning Board sets an escrow for design review with a balance of $3,000.
Motion:
Second:
Vote:

The Planning Board sets a public hearing for April 28th, 2026.
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: 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.

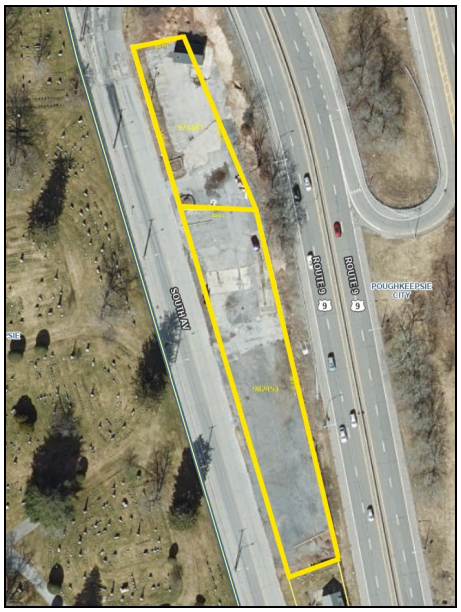
March 10, 2026

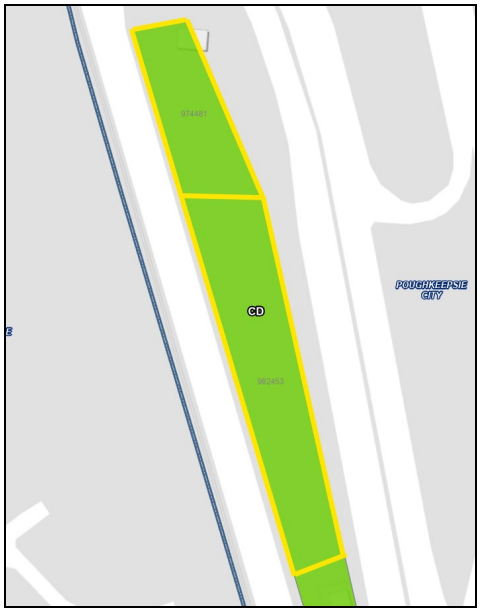
Anne Saylor, Chair
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601

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.





Revised Unit Count & Mix
The proposed development has been reduced from 82 units to 74 units. In addition, the unit mix has been adjusted to include a greater proportion of two-bedroom units, while the number of one-bedroom units has decreased.

Previous Proposal		Current Proposal	
Unit Type	**Amount**	**Unit Type**	**Amount**
One-Bed	54	One-Bed	30
Two-Bed	24	Two-Bed	40
Three-Bed	4	Three-Bed	4
Total	**82**	**Total**	**74**

Given the project's proximity to Vassar Brothers Medical Center, the development is well positioned to attract hospital employees as tenants. The larger two-bedroom units are especially attractive to medical interns and residents, who may share housing, as well as to staff with families who need additional space. Located approximately 0.5 miles from the hospital, the site offers a convenient walking distance for future residents employed at Vassar. The proposed development will maintain 83 on-site parking spaces, with 1 space dedicated to each residential unit and 9 spaces for visitor parking.

Engineering Updates

- **Front Yard Fence Height.** The front yard fence to screen the parking area has been changed from 4-foot height to 3-foot height per zoning code requirements.

- **Engineers Report.** The water and wastewater calculations have been updated to reflect the revised unit mix noted above. These changes are also reflected in the full EAF part 1.

Architecture Updates

An architectural workshop and site visit was held on February 24, 2026. Based on conversations with the Board and their consultant, the following updates have been made to the proposed building design:

1. **Route 9 Northbound Perspective:** A new Viewshed Photo-simulation rendering capturing the earliest pronouncement of the building when traveling North on Route 9 has been developed. This perspective is officially included in the submission package as **Drawing VP-3**.

2. **Topographical Accuracy:** To provide the Board with a more realistic understanding of the building's profile as it relates to Route 9, we have updated the renderings along Route 9 to reflect existing grades along the road more accurately. These revisions are integrated into the massing study renderings found on **pages 29 through 32**.

3. **Amenity Space Glazing:** In response to the request for increased transparency at the 'street level' along Route 9, we have incorporated larger glass windows for the amenity spaces. These changes are reflected in the exterior elevations on **page 16** and the

updated renderings on **pages 29–32**.

4. **Route 9 Facade Articulation:** To mitigate the perceived "heaviness" at the building base along Route 9, we have introduced the additional expanses of windows at the second-floor level (see comment 3 above). Furthermore, the grades along the East side of the building have been adjusted to more accurately reflect its relationship to the grades along Route 9, which naturally affects how this elevation is perceived, limiting its potential 'heaviness'.

5. **Color Palette and Materiality:** The design intent is a cohesive warm color palette, as indicated on the Material and Color Palette sheet. Since renderings are subjective based on the light source selected, actual physical material samples will be provided at the upcoming Board meeting for confirmation.

Site Operations and Environmental Considerations

1. **Acoustics and Noise Mitigation:** We have reviewed potential noise concerns for residents utilizing the rooftop amenity space. By maximizing the distance between the gathering areas and the mechanical equipment, and utilizing integrated architectural screening for the condensers shown on the roof plan, we are confident that the amenity space will be comfortable from an acoustic standpoint.

2. **Relationship to the Rural Cemetery:** The design team views the adjacent rural cemetery as a significant landscape asset. Our material selection and color palette were intentionally chosen to complement the dignified character of the cemetery rather than compete with it.

3. **Landscaping Representation:** The renderings now accurately reflect the latest landscaping plan. Please note that certain trees are shown with a degree of transparency in the renderings; this is to ensure the Board can clearly see the building's facade and design behind the proposed plantings.

Below, please find responses to comments prepared by the City of Poughkeepsie Building Department, dated January 30, 2026:

- *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 than the allowable 15% of openings.*

Response: We have verified the percentage of glass along the eastern facade near the property line. With the inclusion of the new, larger windows requested by the Board's consultant, the glazing now accounts for **14.8%** of the eastern wall. This is a deliberate increase from the original 12.3% and remains under the **15% threshold** required by the NYS Building Code, thereby avoiding the need for additional fire mitigation strategies while maximizing natural light.

Below please find responses to comments by the City of Poughkeepsie Planning Board made at the February 24, 2026 meeting:

- *Has on-street parking been explored to provide more parking spaces for the development?*

  Response: The Applicant has initiated discussions with the City regarding the potential addition of on-street parking spaces within excess right-of-way, which would provide supplemental parking capacity.

- *Confirm if the street trees are located on or off-site.*

  Response: The street trees are located off-site in the City's ROW. All trees are currently proposed to remain except one that will be removed for the northern 12-foot entrance.

Enclosed, please find the following:

1. Cover Letter prepared by KARC, dated March 10, 2026
2. Full EAF, last revised March 10, 2026
3. Site Plan prepared by LRC, dated March 10, 2026
4. Massing Study prepared by ADG, dated March 10, 2026
5. Select Vantage Points prepared by ADG, dated March 10, 2026
6. Engineers Report prepared by LRC, dated March 10, 2026

We kindly request to be placed on the March 24, 2026 Planning Board Agenda. Please advise if you require anything further for your review.

Thank you.

Sincerely,

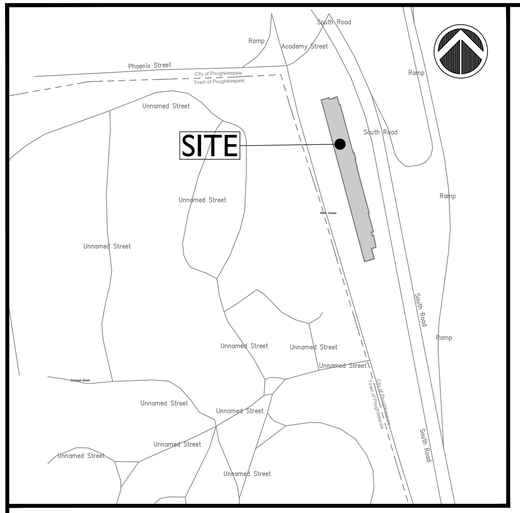
_____
Natalie Quinn, Agent for Applicant

SITE PLAN SUBMISSION SET

PROPOSED MULTI FAMILY DEVELOPMENT

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'

REVISED: MARCH 10, 2026

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE _____DAY OF_____2_____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S)

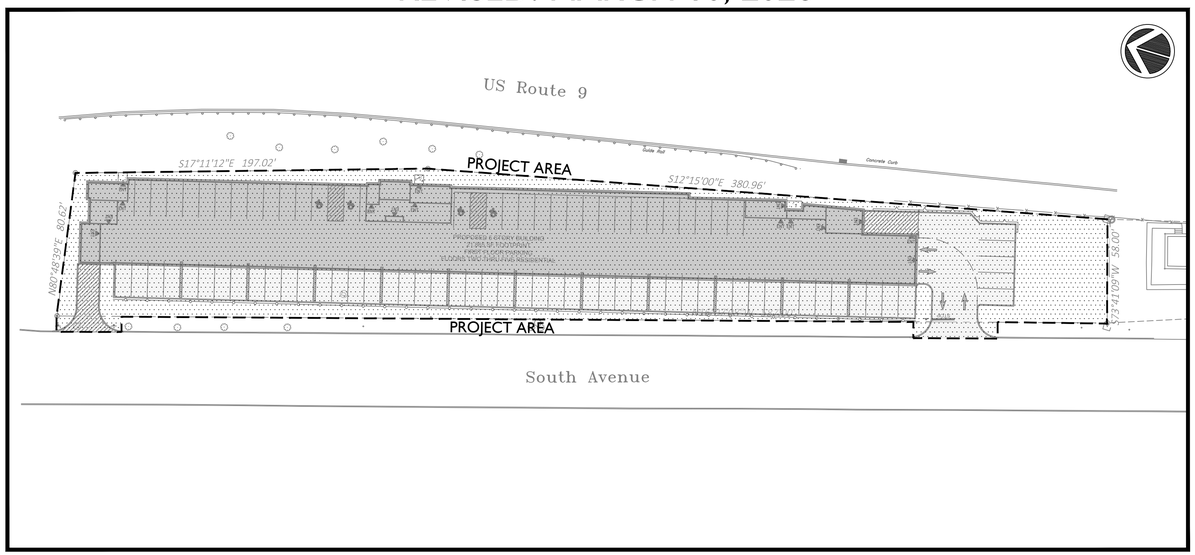
FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS



OVERALL SITE PLAN

SCALE: 1"=40'

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
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

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

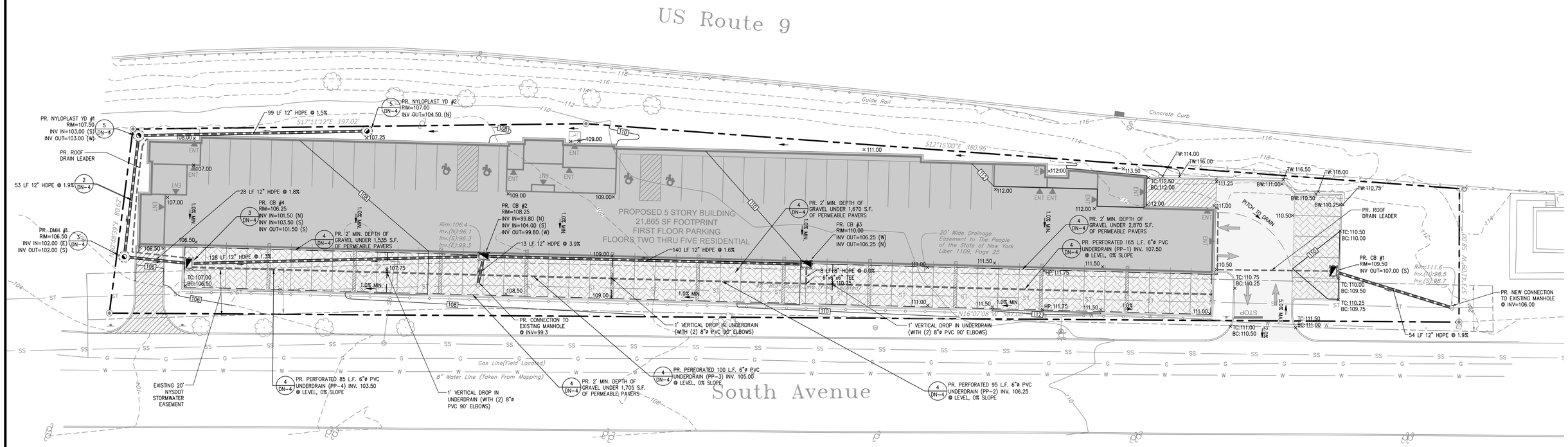
COVER SHEET

Drawing No.

CV-1

REVISION NOTE #1: 2026-03-10
ORIGINALLY SUBMITTED: 12-22-2025

N:\LRC\JOBS\Jobs 2025\25-3364 - Ryan Arket- 287-307 South Ave.-PK South Ave. LLC\DWG\CV25336401.dwg 3/5/2026 10:57 AM Eplore



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
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
071954

No.	Revisions
1	2026-03-10 CITY PLANNING BOARD SUBMISSION

LRC Engineering & Surveying
A Loureiro Company

- Civil Engineering
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- Landscape Architecture
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SITE GRADING & DRAINAGE PLAN

PROPOSED MULTI FAMILY DEVELOPMENT

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	SG25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	SG-1
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	

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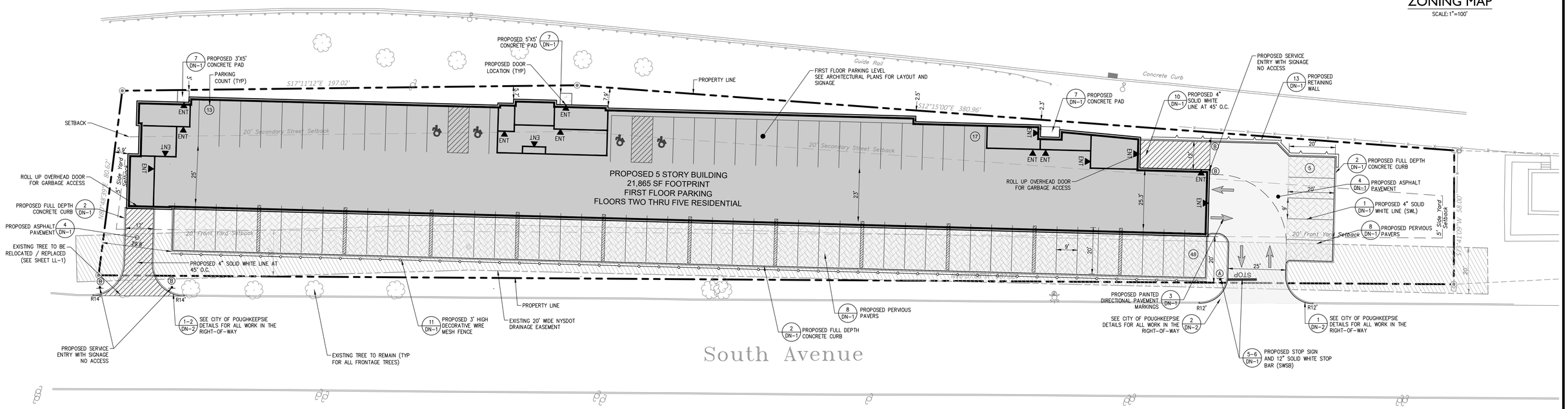

ZONING MAP

SCALE: 1"=100'

EASEMENTS:

EXISTING NYSDOT 20' WDE 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 FT
MIN. LOT COVERAGE	50%	57.17% (*)
MIN. PRIMARY STREET SETBACK	20 FT	20 FT
MIN. SECONDARY STREET SETBACK	20 FT	NORTHERN: 5.9 FT (*) EASTERN: 2.3 FT (*)
MIN. SIDE YARD	5 FT	5.9 FT
MAX. HEIGHT	5 STORIES 68 FT	5 STORIES 58 FT
MAX. DENSITY	5+ UNITS	74 UNITS
REQUIRED PARKING	1.25/DWELLING = 93 SPACES	83 SPACES (*)
REQUIRED BICYLCE PARKING	11 spaces	30 SPACES
REQUIRED OPEN SPACE	20%	29.30%
(*) DENOTES VARIANCE REQUIRED		

GRAPHIC SCALE

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SCALE IN FEET

STATE OF NEW YORK
ANDREW E MORRISON
LICENSED PROFESSIONAL ENGINEER
074194

No.	Revisions
1.	CITY PLANNING BOARD SUBMISSION
	2026-03-10

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- Civil Engineering
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SITE PLAN

PROPOSED MULTI FAMILY DEVELOPMENT

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	SP25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	SP-1
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	

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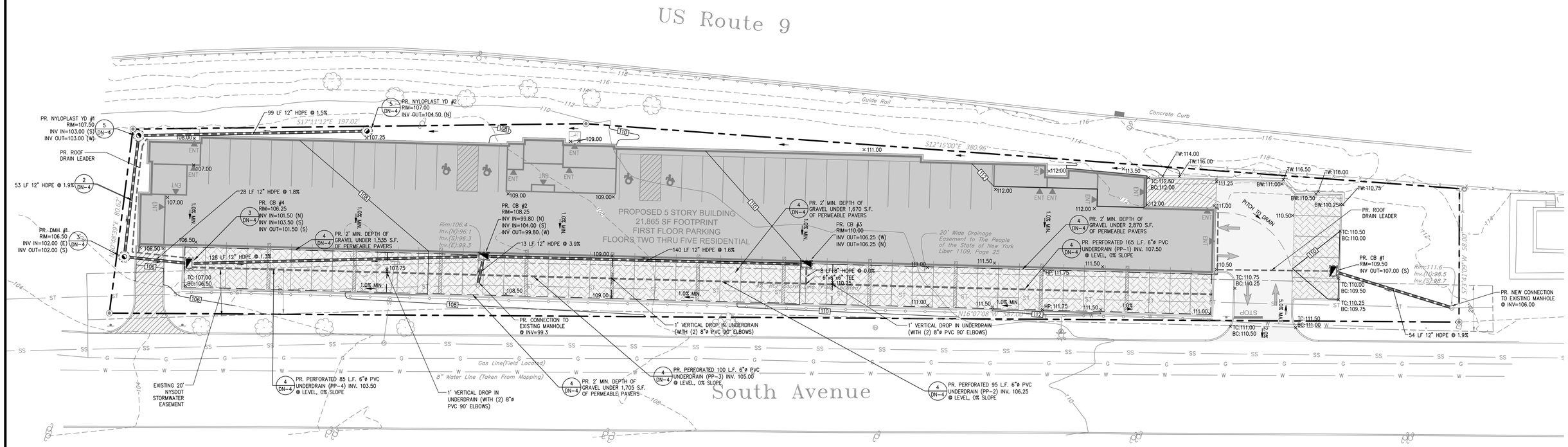

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2022 AND ALL ADDENDA THERETO.

GRADING AND DRAINAGE NOTES

1. ANY DEMOLISHED OR CLEARED MATERIALS MUST BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. THESE INCLUDE ANY OBJECTS NOTED ON THE PLANS, INCLUDING BUT NOT LIMITED TO, TREES, STUMPS, FENCES, WALLS, ETC.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN THE RIGHT-OF-WAY PRIOR TO EXCAVATION. ALL UTILITIES MUST BE LOCATED AND MARKED OUT PRIOR TO THE START OF ANY SITE GRADING.
3. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION

LEGEND

	PROPERTY LINE
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

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071954

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1-	2026-03-10 CITY PLANNING BOARD SUBMISSION

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SITE GRADING & DRAINAGE PLAN

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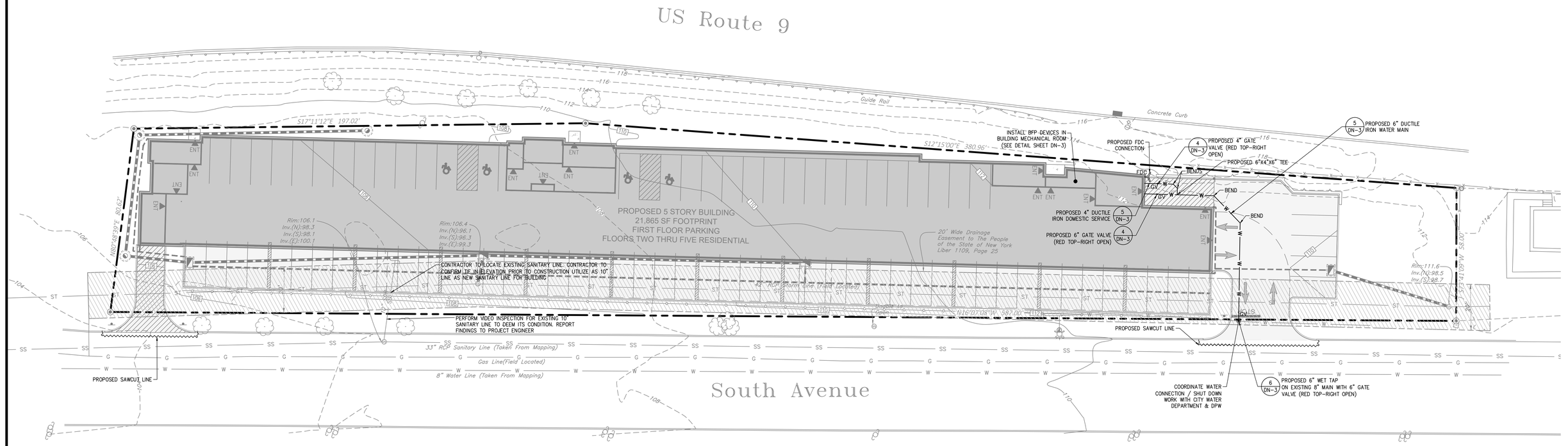

EXISTING WATER LINE REMOVAL

SEE DEMOLITION PLAN DM-1 FOR 10" EXISTING WATER MAIN ABANDONMENT

CONTRACTOR TO COORDINATE ALL WATER CONNECTION TIE IN WORK WITH CITY OF POUGHKEEPSIE WATER DEPARTMENT AND DPW.

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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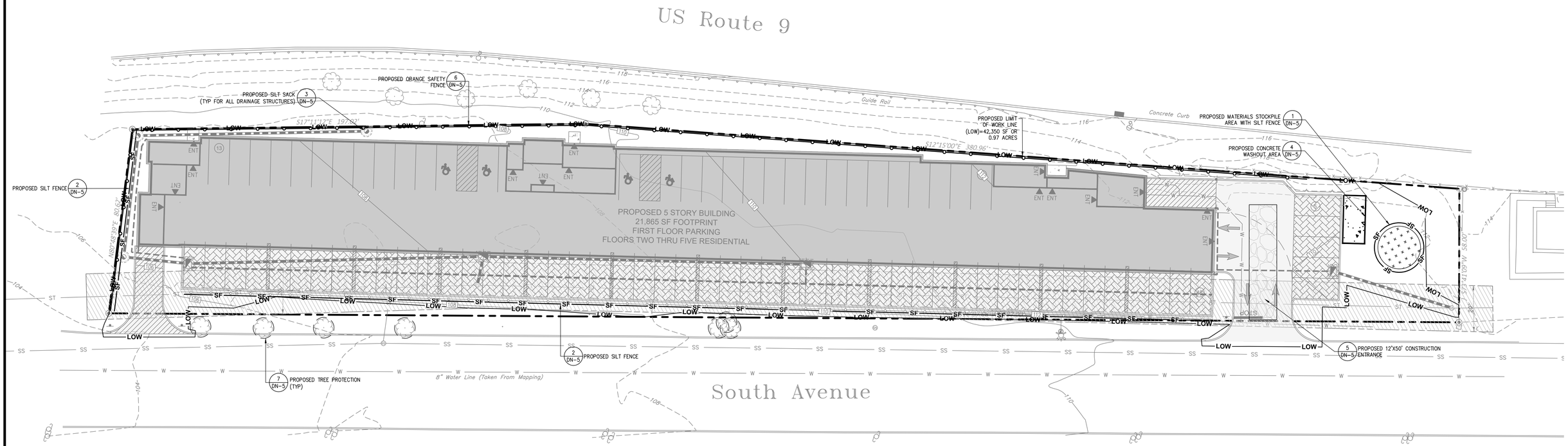

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

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
SOIL STOCKPILE	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 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.

GRAPHIC SCALE
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EROSION & SEDIMENTATION CONTROL PLAN

PROPOSED MULTI FAMILY DEVELOPMENT

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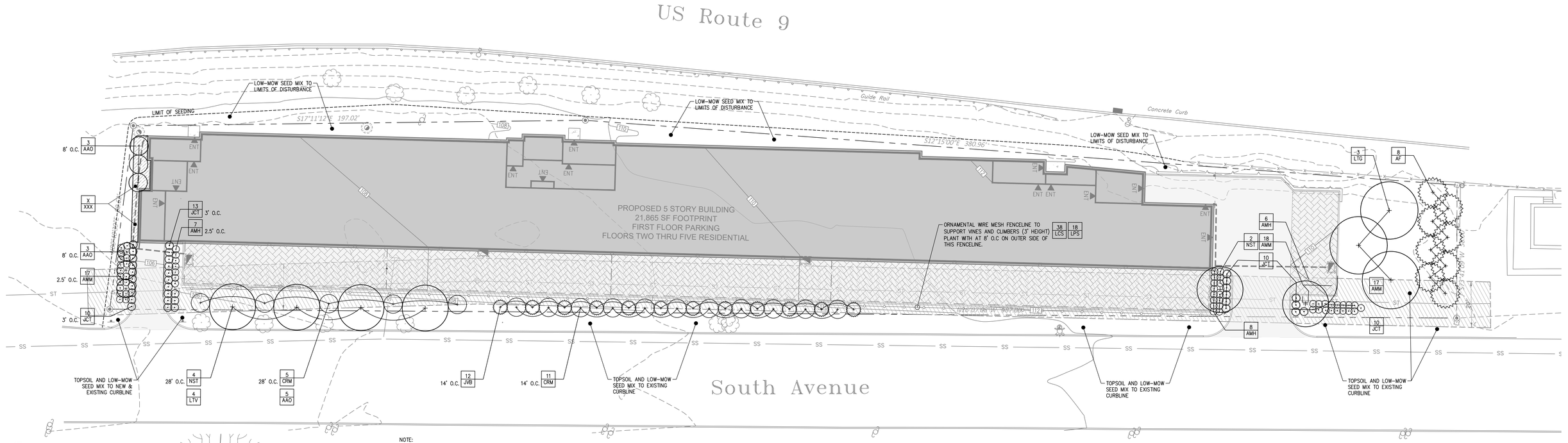
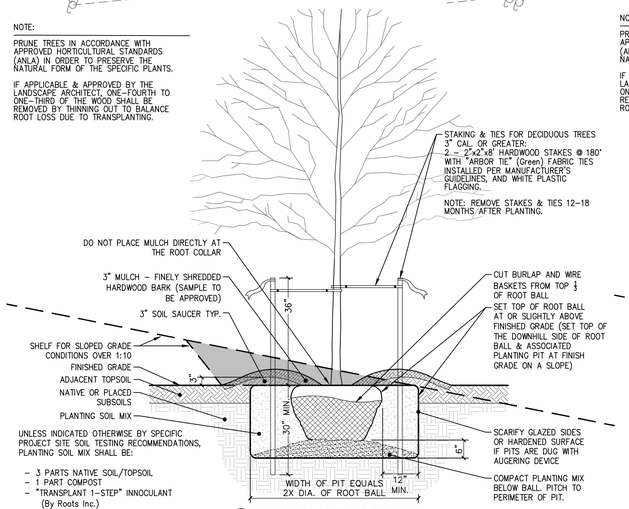


NOTE:

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.

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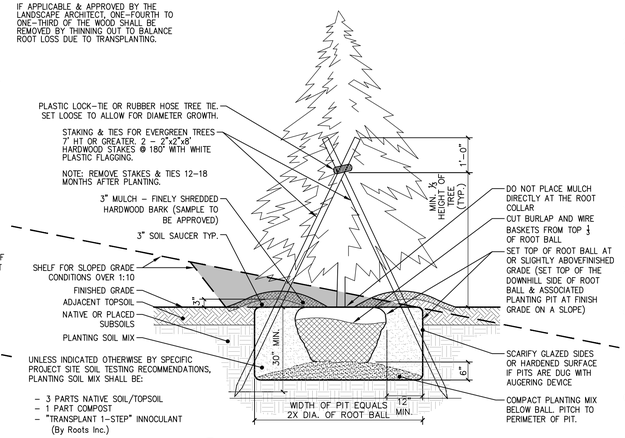
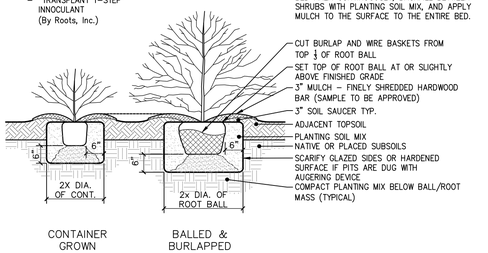


2 CONIFER TREE PLANTING DETAIL
SCALE: 1/2" = 1'–0"

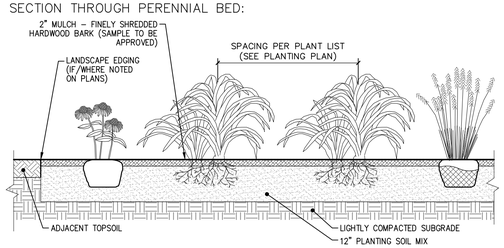
UNLESS SPECIFIED OTHERWISE, SOIL MIX SHALL BE:
– 3 PARTS TOPSOIL
– 1 PART PEAT MOSS OR COMPOST
– "TRANSPLANT 1–STEP" INNOCULANT (By Roots, Inc.)

NOTE: IN AREAS OF MASS PLANTING, EXCAVATE BED AREA CONTINUOUSLY, BACKFILL BETWEEN SHRUBS WITH PLANTING SOIL MIX, AND APPLY MULCH TO THE SURFACE TO THE ENTIRE BED.



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

SECTION THROUGH PERENNIAL BED:



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

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

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

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

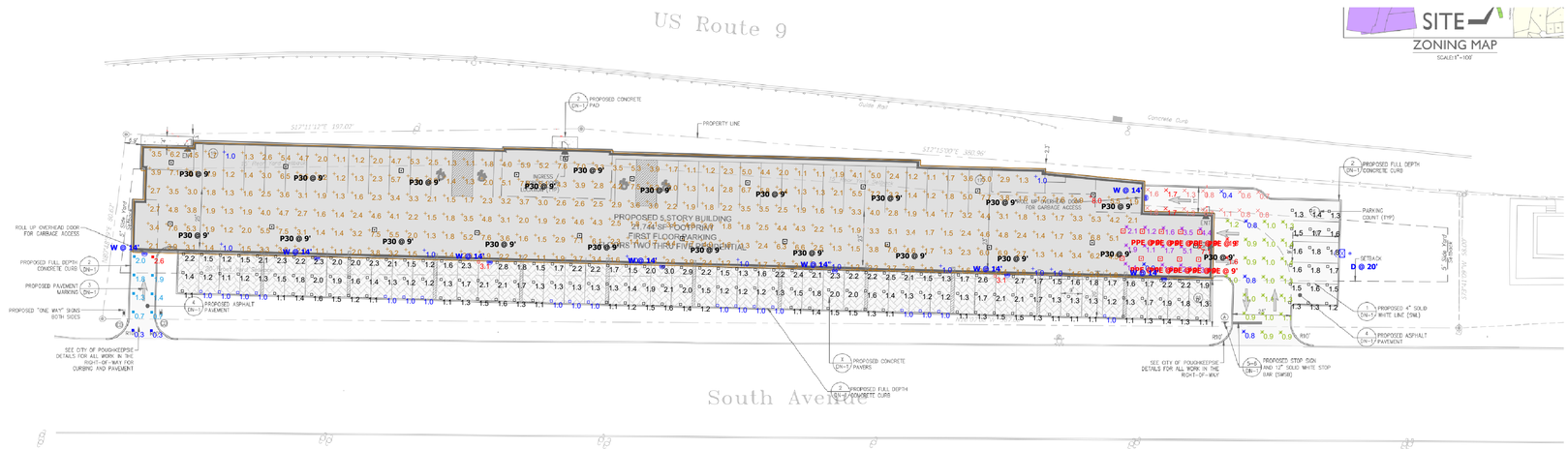
Revisions		
1.	2026–03–10	CITY PLANNING BOARD SUBMISSION

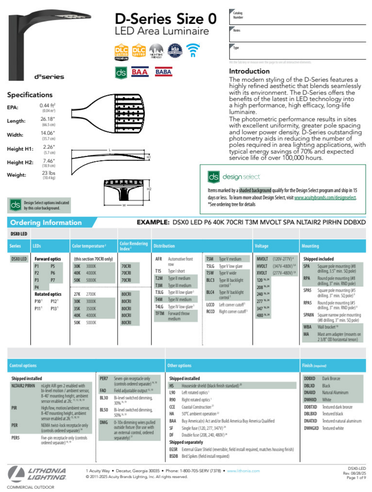
LRC Engineering & Surveying
A Loureiro Company
• Civil Engineering
• Land Surveying
• Landscape Architecture
• Land Planning
• Laser Scanning & BIM
• Subsurface Utility Engineering
Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

LANDSCAPE PLAN

PROPOSED MULTI FAMILY DEVELOPMENT
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'		





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)

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.

Design Select options indicated by this color background.

Ordering Information EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P2 P5 P3 P6 **Rotated optics** P10 P12 P11 P13	30ks nominal 3000K rating) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI 80CRI	AFR Automotive front row TFTM Type I Forward throw medium T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4FT Type IV Forward Throw Medium T4M Type IV Medium T5S Type V Short T5M Type V Medium T5W Type V Wide BLC3 Back-Light Control type 3* BLC4 Back-Light Control type 4* RCCO Right corner cutoff	MVOLT (120V-277V)* 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 2.375" to 3.5" dia. RBD pole) SPA Square pole mounting (fits 3" max. SQ pole) RPA Round pole universal mounting adapter (fits 2.375" to 3.5" dia. RBD pole) SPA Square pole mounting (fits 3" max. SQ pole) WBA Wall bracket* SPUMA Square narrow pole mounting (fits 3" max. SQ pole) WBA Wall bracket* IBA Wall arm adapter (mounts on 2 3/8" OD horizontal tenon)*

Control options	Other options	Finish (required)
Shipped included NLTAIR2 PIRHN	single left unit (1 sensor) (factory default if no other motion option is selected)*,**,*** 8–40' mounting height, ambient sensor enabled at 3fc*,**,*** High dim, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 3fc*,**,*** NEMA twist-lock receptacle only (controls ordered separately)*,**,*** Five-pin receptacle only (controls ordered separately)*,**,***	**Shipped included** BL Hexsmith shield (black finish standard)* FAO Field adjustable output*,**,*** BL30 Bi-level switched dimming, 30%*,**,*** BL50 Bi-level switched dimming, 50%*,**,*** DMG 0-10v dimming wires pulled into fixture (for use with an external control, ordered separately)*,**,*** **Shipped separately** EGSR External Gear Shield (reversible, field install required, matches housing finish) BSRR Back plate (field install required)

Ordering Information EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P2 P5 P3 P6 **Rotated optics** P10 P12 P11 P13	27K 2700K 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI 80CRI	AFR Automotive front row TFTM Type I Forward throw medium T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4FT Type IV Forward Throw Medium T4M Type IV Medium T5S Type V Short T5M Type V Medium T5W Type V Wide BLC3 Back-Light Control type 3* BLC4 Back-Light Control type 4* RCCO Right corner cutoff	MVOLT (120V-277V)* 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 2.375" to 3.5" dia. RBD pole) SPA Square pole mounting (fits 3" max. SQ pole) RPA Round pole universal mounting adapter (fits 2.375" to 3.5" dia. RBD pole) SPA Square pole mounting (fits 3" max. SQ pole) WBA Wall bracket* IBA Wall arm adapter (mounts on 2 3/8" OD horizontal tenon)*

Control options	Other options	Finish (required)
Shipped included NLTAIR2 PIRHN	single left unit (1 sensor) (factory default if no other motion option is selected)*,**,*** 8–40' mounting height, ambient sensor enabled at 3fc*,**,*** High dim, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 3fc*,**,*** NEMA twist-lock receptacle only (controls ordered separately)*,**,*** Five-pin receptacle only (controls ordered separately)*,**,***	**Shipped included** BL Hexsmith shield (black finish standard)* FAO Field adjustable output*,**,*** BL30 Bi-level switched dimming, 30%*,**,*** BL50 Bi-level switched dimming, 50%*,**,*** DMG 0-10v dimming wires pulled into fixture (for use with an external control, ordered separately)*,**,*** **Shipped separately** EGSR External Gear Shield (reversible, field install required, matches housing finish) BSRR Back plate (field install required)

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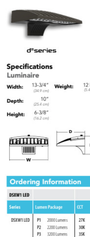

D-Series Size 1
LED Wall Luminaire

d-series

Specifications

Width: 13-3/4" (349 mm) Weight: 12 lbs (5.4 kg)
Depth: 10" (254.0 mm)
Height: 6-3/8" (162.0 mm)

Back Box (BBW, E20WC)

Width: 13-3/4" (349 mm) BBW Weight: 5 lbs (2.27 kg)
Depth: 4" (102.0 mm) E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (162.0 mm)

Pre-3/4" NPT Knockouts (conduit BBW/E20WC 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.

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 4300 Lumens P4 5200 Lumens P5 7200 Lumens P6 10000 Lumens P7 13000 Lumens	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMBPC Amber PC* AMBLW Amber LW*	70CRI 70CRI 80CRI 80CRI* AMBCR Amber CR	T1S Type 1 Short T2S Type 2 Short T2M Type 2 Medium T3S Type 3 Short T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back-Light Control type 3* BLC4 Back-Light Control type 4*	MVOLT 120V* 208V* 240V* 277V* 347V* 480V**	**Shipped included** SRM Surface mounting bracket RBW Surface mounted back box (for conduit entry)*	**Shipped installed** 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 light sensor, <15' mtg ht* PIRH 360° motion/ambient light sensor, 15'-30' mounting height, ambient sensor enabled at 3fc* E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant* E10WH 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*** BTW Back armor/wire guides VG Vandal guard DBL Diffused drop lens

Accessories
Ordered and shipped separately.
DSXW1 U Mounting plate for direct to wall applications
DSXW1 WG Wire guard accessory
DSXW1 VG Vandal guard accessory

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DSSXD Sandstone
DBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white
DSSTXD Textured sandstone

NOTES
1. Only available with P1 and P4 Packages.
2. Not available with 347V.
3. Not available with 480V, DCR.
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 P7 package. Not available with E10WC. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
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 P1, P2 or P3 with BLC3 or BLC4 and DMG.
10. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with E10WC or E20WC. Not available with conduit entry accessory in back box housing. Not available with SRM.
11. Not available with E20WC and E10WH.
12. Also available as a separate accessory; see Accessories information.

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HOLOPHANE
BUILDING SOLUTIONS LIGHTING

Parkpak® LED



Catalog Number
Notes
Type

Mechanical
Heavy grade A360 cast aluminum coupled with a rigorous 5-stage pretreatment, epoxy basecoat and polyester topcoat yield a finish that achieves a cotton creepage 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 provide a clean electrical line.
- Mid-location fusing
- 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
Universal voltage 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 and P20 Entry PAS performance packages, non-CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 TRIAD TBA
- Optional surge protection is 20kV/10kA with multi-pulse rigid per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2
- 10 Emergency battery option surge protection is 10kV/5kA per ANSI C136.2

Optical
- The light engine shall be IP66
- Type IV (1 only), M (medium), R (rectangle) & Wide60
- Asymmetric

Optical Material Options
- Borosilicate glass (PE1)
- Polycarbonate lens (PC)
- Zero-uplight option (PC)

Controls
- Field adjustable output
- Button style photocontrol
- Motion Sensor / Ambient Photocontrol with mounting options
- Dusk to Dawn (DTD)
- Title 24 compliance options available

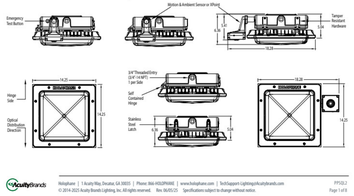
Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C / 104°F (unless noted otherwise)
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC QPL at designlights.org/QPL to confirm which versions are qualified.
- UL 19 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Buy American Requirement
Sect. - Buy American Act: 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. Sect. - Trade Agreements Act (TAA): Product with the TAA option 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 complete warranty terms and conditions, refer to 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.

DIMENSIONAL DATA **Maximum weight: 24 lbs.**



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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

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

• 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

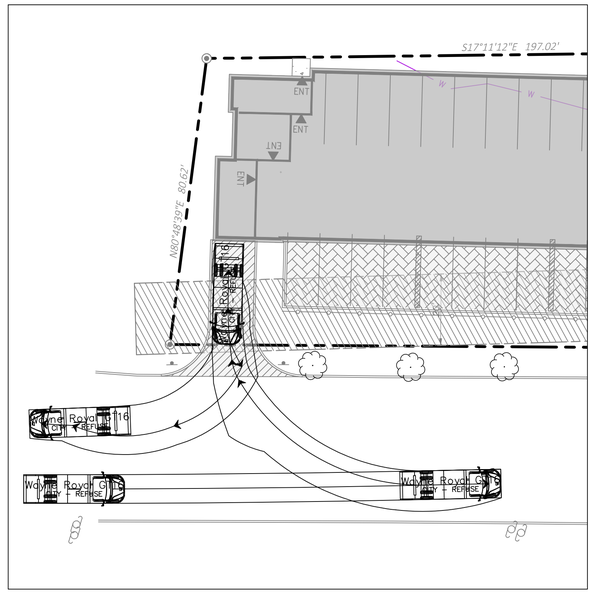
Please note this design utilizes an image format or converted image such as a PDF or JPEG formats for the background shown. These types of formats can vary in accuracy and possibly resulting in deficiencies of actual readings in the field. Acuity Brands strongly suggests the use of AutoCAD formats for all design requests.

Revisions			
1.	2026-03-10	CITY PLANNING BOARD SUBMISSION	

287 & 307 Development
Poughkeepsie, NY
Nighttime Lighting

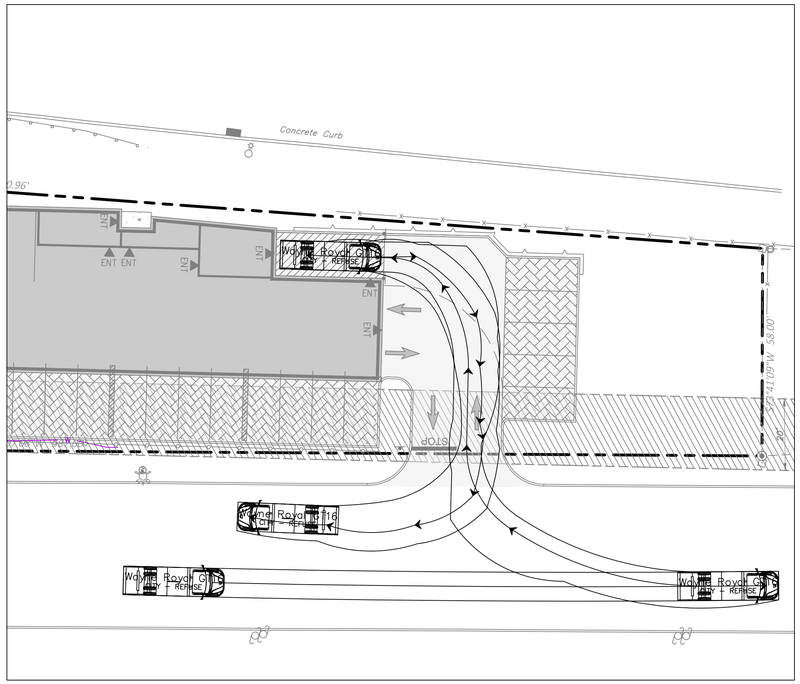
Designer: Eric Perkins, PE
Date 12/18/2025
Scale As Shown
Drawing No. 309503-1 A1
Summary

1 of 1



REFUSE ENCLOSURE MOVEMENT (NORTH ENTRANCE)

1"=20'



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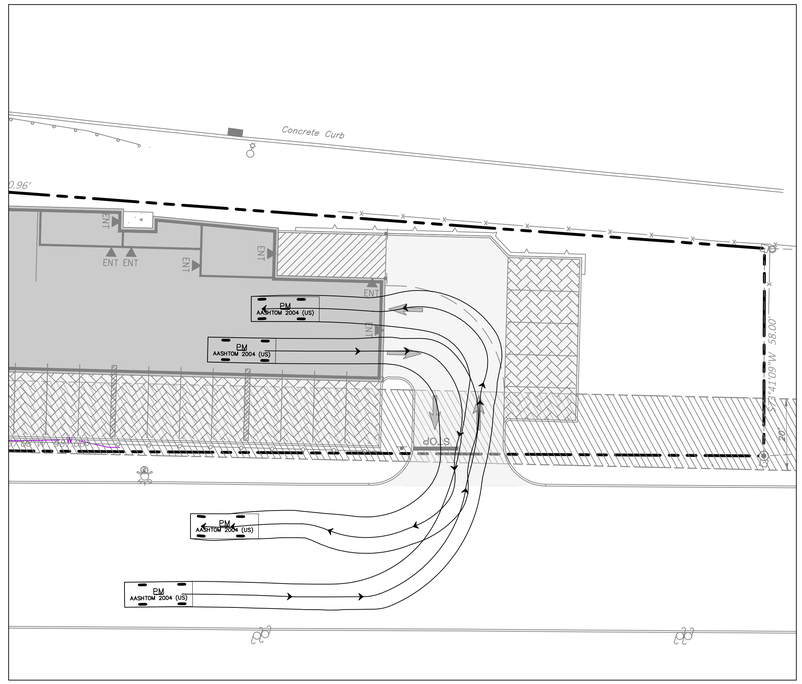
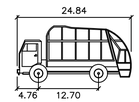


STANDARD PASSENGER CAR MOVEMENT

1"=20'



Refuse Vehicle

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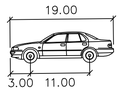
Track	: 7.41
Lock to Lock Time	: 6.0
Steering Angle	: 26.5



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
074196
LICENSED PROFESSIONAL ENGINEER

No.	Revisions
1.	2026-03-10 CITY PLANNING BOARD SUBMISSION

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

VEHICLE MOVEMENT PLAN

PROPOSED MULTI FAMILY DEVELOPMENT

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	TT25336401.dwg
Drawn	SMC	Project No.	25-3364
Checked	KFC	Date	2025-12-22
Approved	LRC	Scale	1"=20'

Sheet No. TT-1

N:\LRC\JOBS\Jobs 2025\25-3364 - Ryan Arnet- 287-307 South Ave.-PK South Ave, LLC\DWG\TT25336401.dwg 3/5/2026 10:58 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 POUGHKEEPSE.

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
ROBERT E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

No.	Revisions
1.	2026-03-10 CITY PLANNING BOARD SUBMISSION

LRC Engineering & Surveying, a Loureiro Company

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
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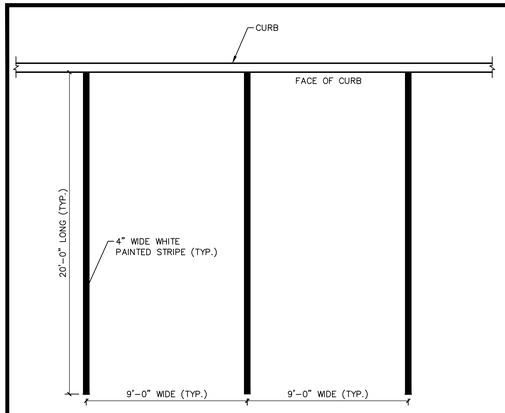
NOTES SHEET

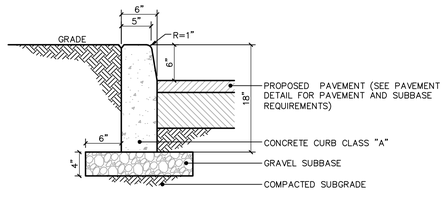
PROPOSED MULTI FAMILY DEVELOPMENT

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	

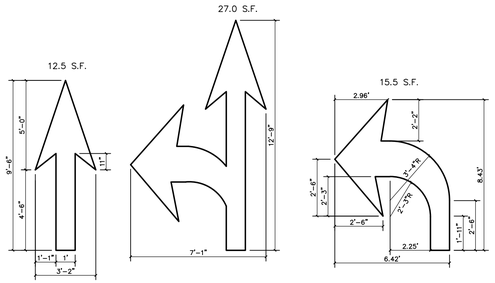
N:\LRC\JOBS\Jobs 2025\25-3364 - Ryan Arket - 287-307 South Ave-PK South Ave LLC\DWG\NS25336405.dwg 3/5/2026 10:59 AM Sburren



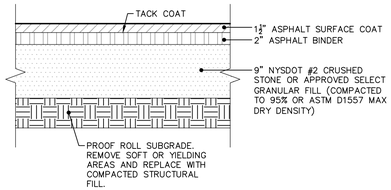


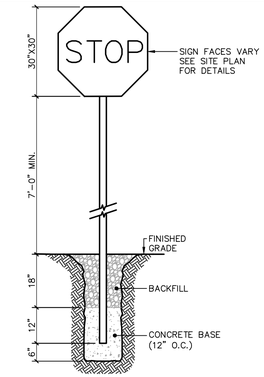
NOTES:

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



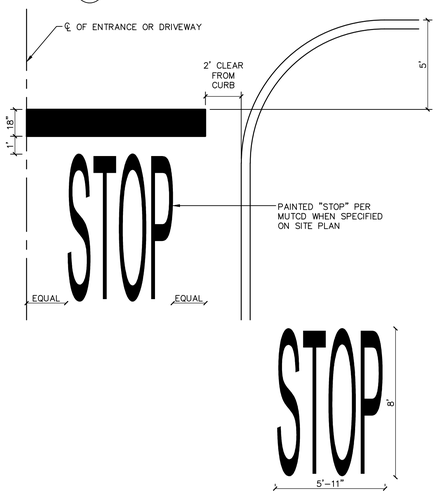
REFER TO ADJACENT VIEWS FOR DIMENSIONS
(WHITE)
(ARROWS TO BE CENTERED IN TRAVEL LANE)





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

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

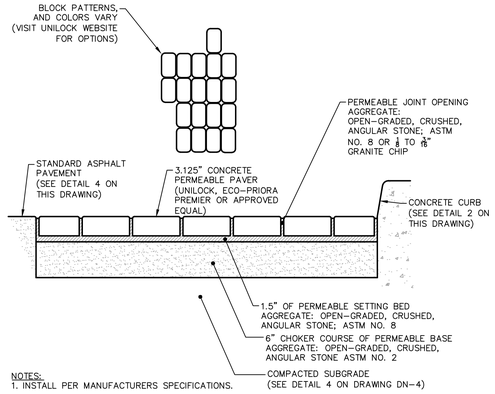


2 ON-SITE CONCRETE CURB DETAIL
SCALE: 1" = 1'-0"

NOTES:

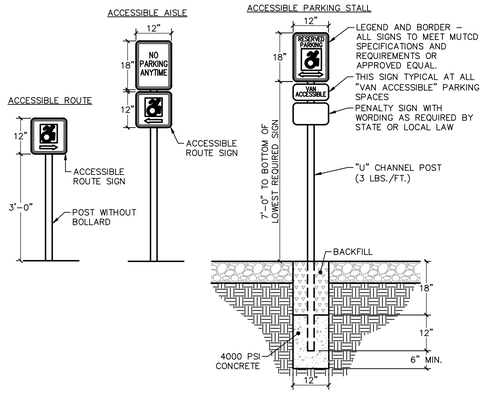
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE.

3 PAVEMENT ARROW DETAIL
SCALE: 1/4"=1'-0"

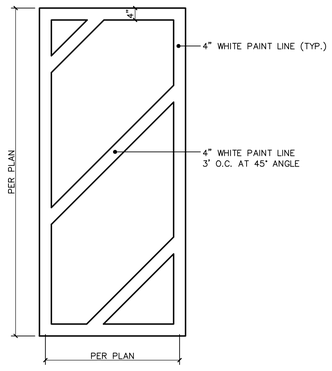


NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. DIMENSIONS WILL VARY BY MANUFACTURER. PRODUCT TO MATCH DETAIL OR APPROVED EQUIVALENT.

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.

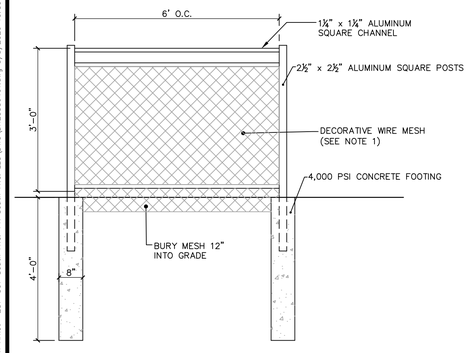
6 STOP BAR DETAIL
SCALE: 1/4"=1'-0"

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"

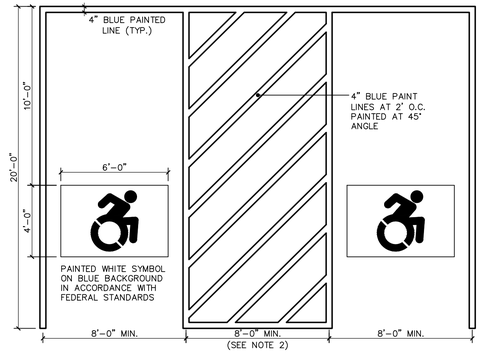
10 STRIPED ISLAND STRIPING DETAIL
SCALE: 1/2" = 1'-0"



NOTES:

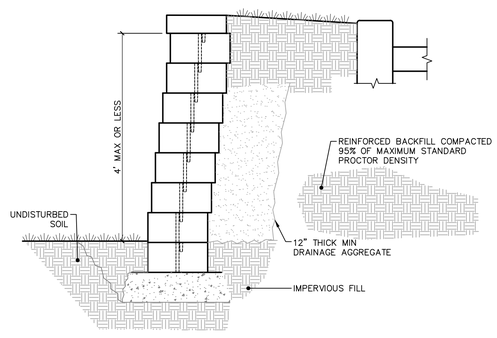
1. INSTALL 3 FT HIGH 14-GAUGE GREEN VINYL GALVANIZED (YARD GUARD) WELDED WIRE OR APPROVED EQUAL. BURY 12".

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
RODNEY E. MORRISON
074154
LICENSED PROFESSIONAL ENGINEER

1	2026-03-10	CITY PLANNING BOARD SUBMISSION

Revisions

LRC Engineering & Surveying, A Loureiro Company

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SITE DETAILS

PROPOSED MULTI FAMILY DEVELOPMENT
287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
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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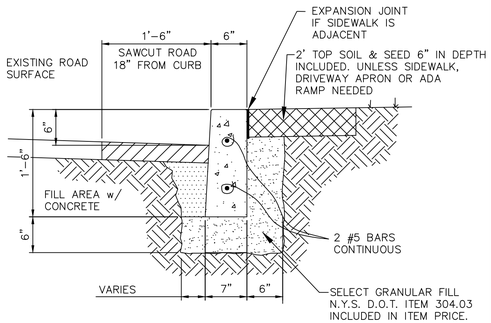


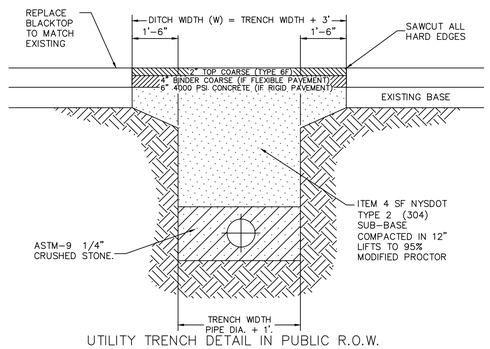
FORMED CURB DETAIL

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.



No.	Revisions
1.	2026-03-10 CITY PLANNING BOARD SUBMISSION

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A Loureiro Company

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SITE DETAILS

PROPOSED MULTI FAMILY DEVELOPMENT

287-307 SOUTH AVE.
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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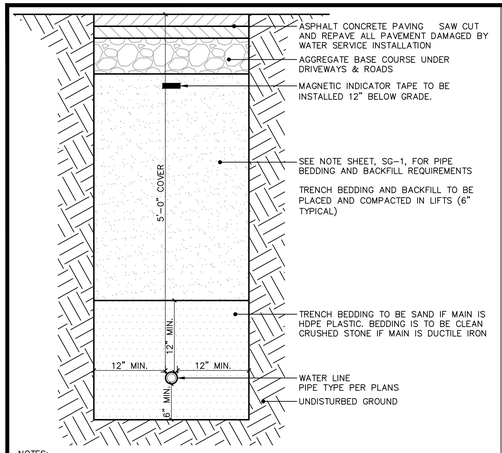
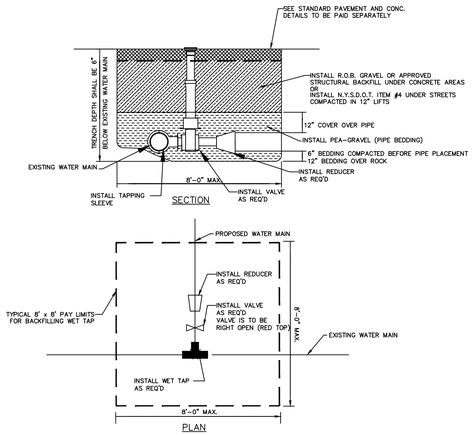


NOTES:
1. SEE NOTE SHEET SG-1 FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.
2. SEE WATER NOTES ON SHEET SG-1 FOR ADDITION DETAILS

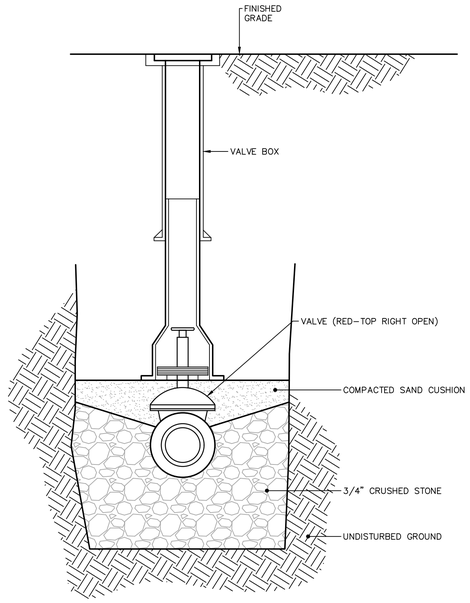
5 WATER MAIN TRENCH DETAIL
SCALE: 1" = 1'-0"



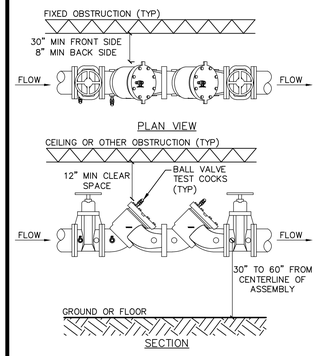
NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

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.

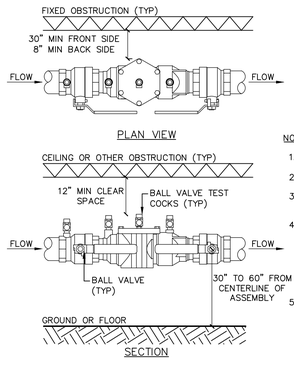


4 VALVE AND VALE BOX DETAIL
SCALE: 1" = 1'-0"



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

PROPOSED MULTI FAMILY DEVELOPMENT
287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN25336403.dwg	Sheet No.	DN-3
Drawn	SMC	Project No.	25-3364		
Checked	KFC	Date	2025-12-22		
Approved	LRC	Scale	AS NOTED		

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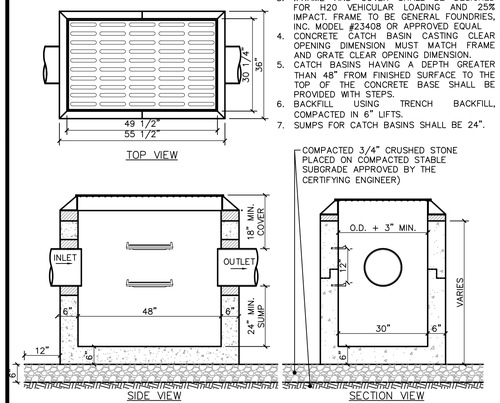
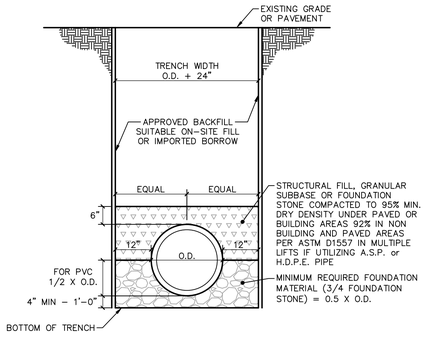
NOTES:

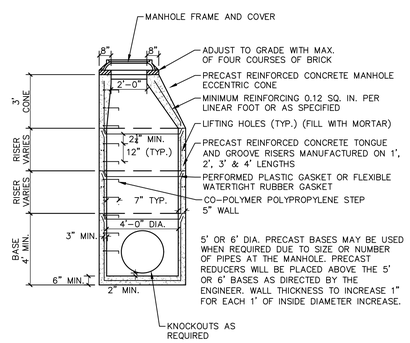
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL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

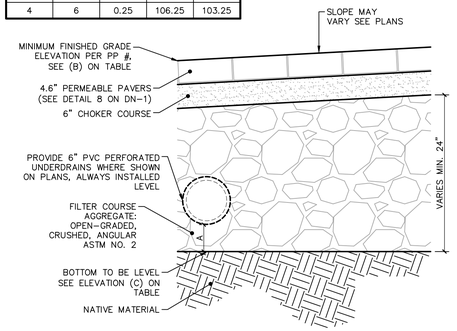


2 TYPICAL STORM SEWER TRENCH SECTION
SCALE: 1/2" = 1'-0"

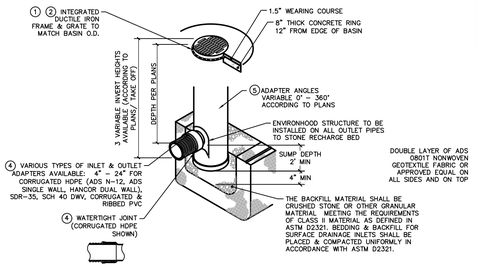


3 STORM DRAINAGE MANHOLE DETAIL
SCALE: 1/4" = 1'-0"

UNDERDRAIN CHART				
PP (#)	SIZE (IN)	A (FT)	B (ELEV.)	C (ELEV.)
1	6	0.25	110.25	107.25
2	6	0.25	109.00	106.00
3	6	0.25	107.75	104.75
4	6	0.25	106.25	103.25



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
LICENSED PROFESSIONAL ENGINEER

No.	Revisions
1.	2026-03-10 CITY PLANNING BOARD SUBMISSION

LRC Engineering & Surveying – A Loureiro Company
- Civil Engineering
- Land Surveying
- Landscape Architecture
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- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
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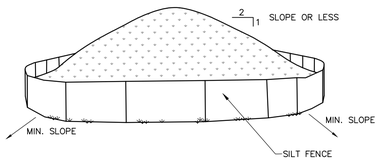
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

STORMWATER DETAILS

PROPOSED MULTI FAMILY DEVELOPMENT
287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

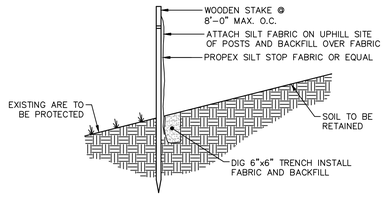
Design/Calcs	LRC	CAD File	DN25336404.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-4
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

N:\LRC\JOBS\Jobs 2025\25-3364 - Ryan Arnet- 287-307 South Ave-PK South Ave, LLC\DWG\DN25336404.dwg 3/5/2026 11:00 AM SCurran



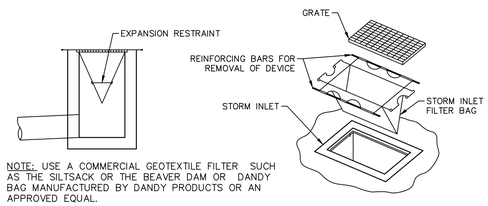
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.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

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



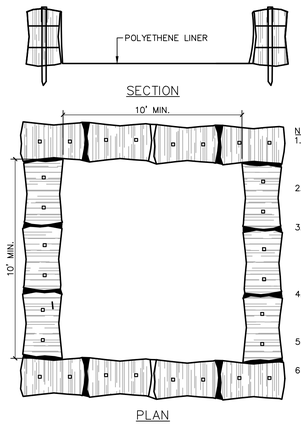
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

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



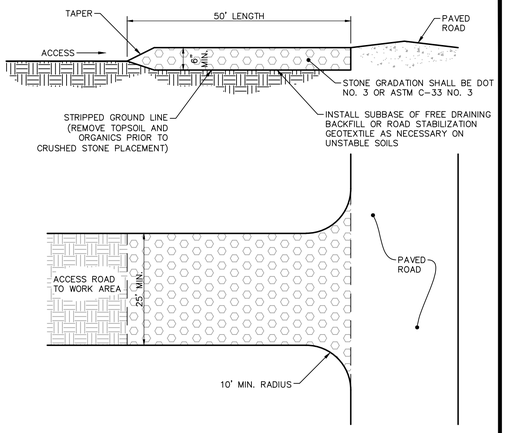
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

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

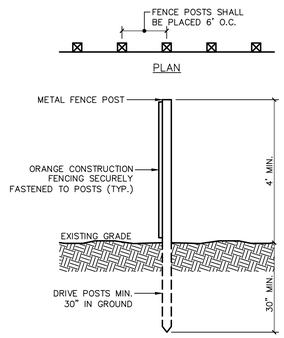


NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE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

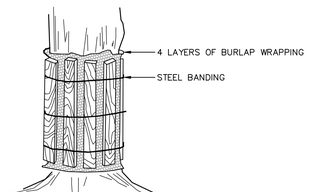


5 CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"

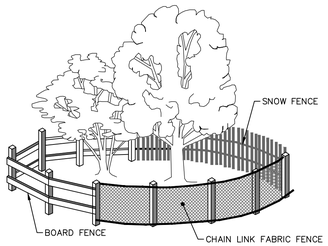


SECTIONAL ELEVATION

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

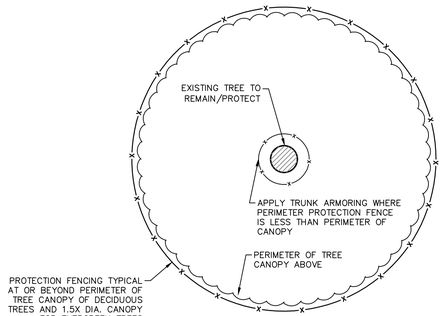


CONSTRUCTION AREA WHERE PAVED SURFACES MAKE IT IMPRACTICAL TO ESTABLISH TREE PROTECTION ZONE.

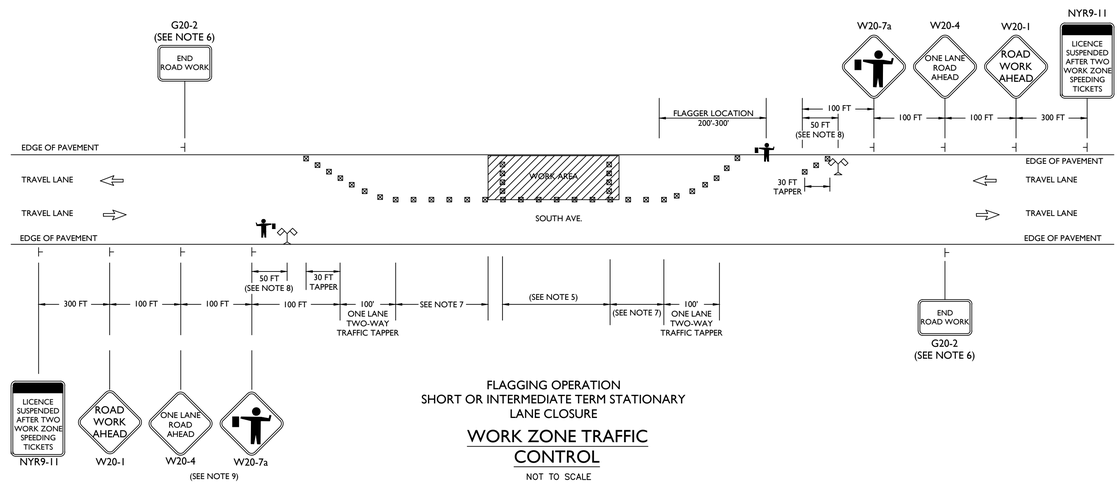


FENCING AT TREE PROTECTION ZONES

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.

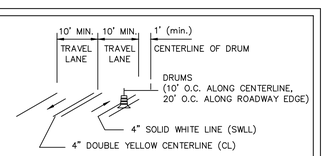


7 TREE PROTECTION DETAIL
SCALE: N.T.S.



FLAGGING OPERATION
SHORT OR INTERMEDIATE TERM STATIONARY LANE CLOSURE

WORK ZONE TRAFFIC CONTROL
NOT TO SCALE



DETAIL FOR PLACEMENT OF DRUMS
NOT TO SCALE



No.	Revisions
1.	2026-03-10 CITY PLANNING BOARD SUBMISSION

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www.lrcconsult.com

EROSION CONTROL DETAILS

PROPOSED MULTI FAMILY DEVELOPMENT
287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN25336405.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-5
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

N:\LRC\JOBS\Jobs 2025\25-3364 - Ryan Arket - 287-307 South Ave, PK South Ave, LLC\DWG\DN25336405.dwg 3/5/2026 11:00 AM SCorron

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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

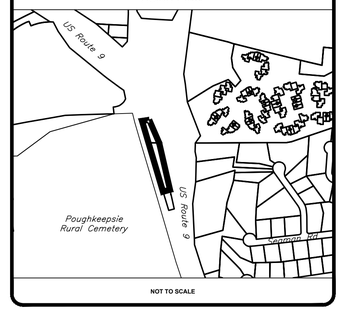
AREA

43,452 Square Feet
0.998 Acres

DATE OF SURVEY

Field Completion: December 19, 2025

VICINITY MAP



JOHNSON SURVEYING
BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

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rev.	date	description
1	9/28/25	Underground Utility Revisions

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

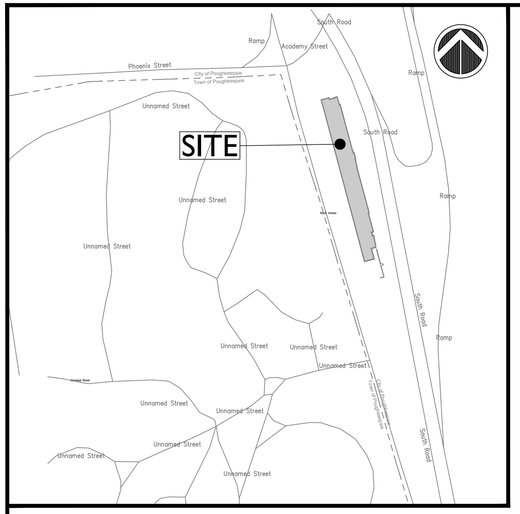
tax id	974481 & 982453
address	287 & 307 SOUTH AVE
date	7/22/25
drawn	BJ
scale	1"=20'
checked	BJ
project no.	25-091
project name	SOUTH AVE
sheet	1 OF 1

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

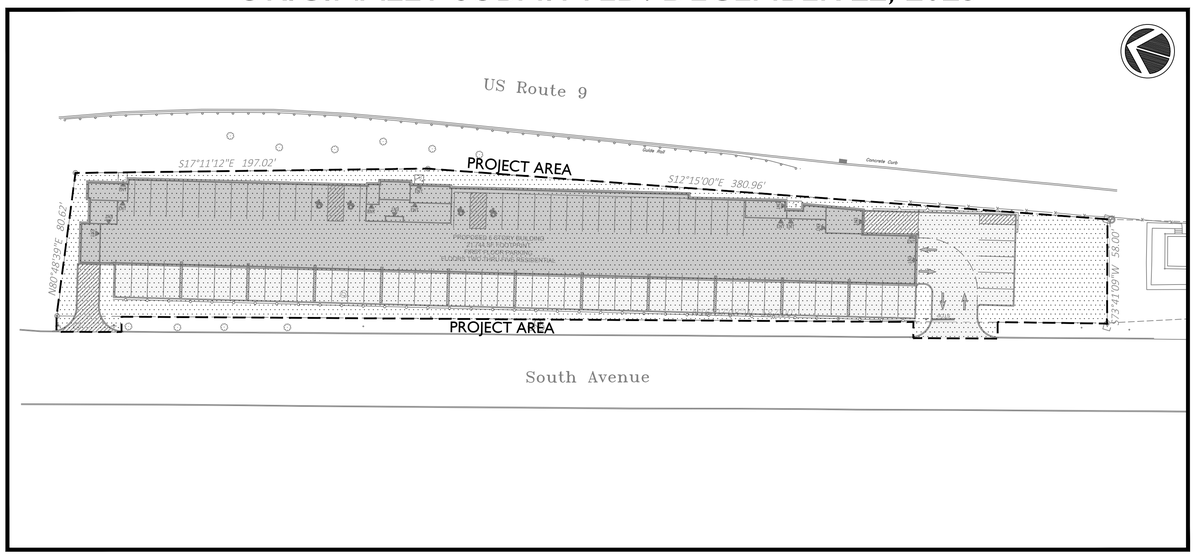
SCALE: 1"=1,000'



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:

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Loureiro NY, P.C.

85 Civic Center Plaza, Suite 204
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(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.

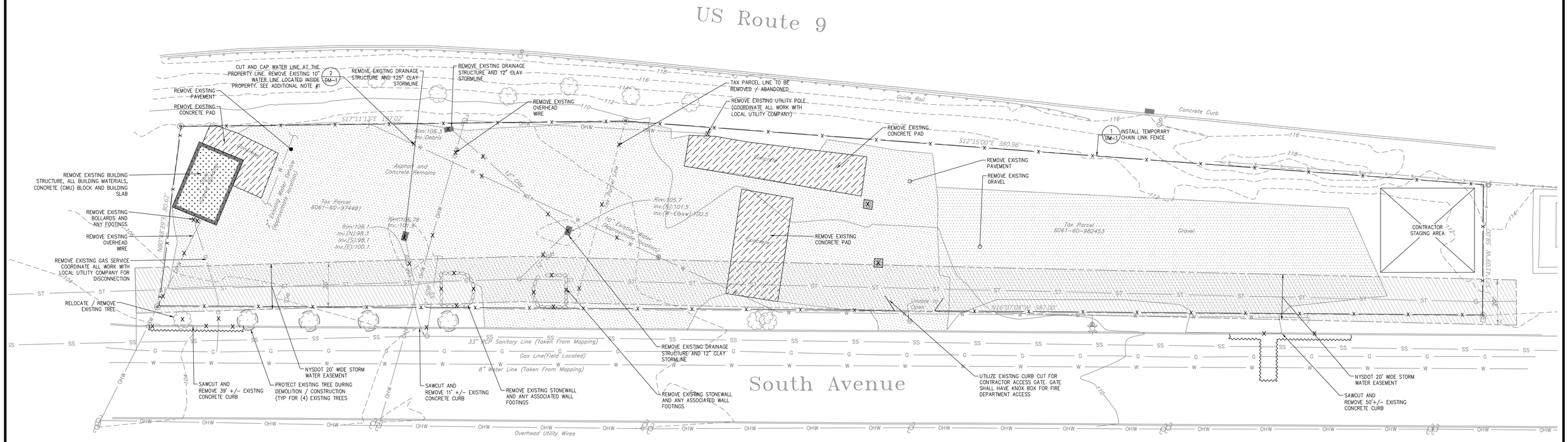
287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE

COVER SHEET

Drawing No.

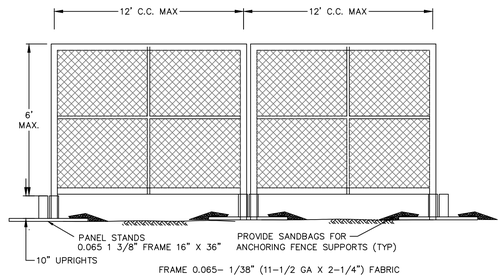
CV-1

ORIGINALLY SUBMITTED: 12-22-2025

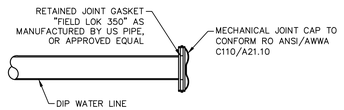


DEMOLITION NOTES:

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

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

Revisions

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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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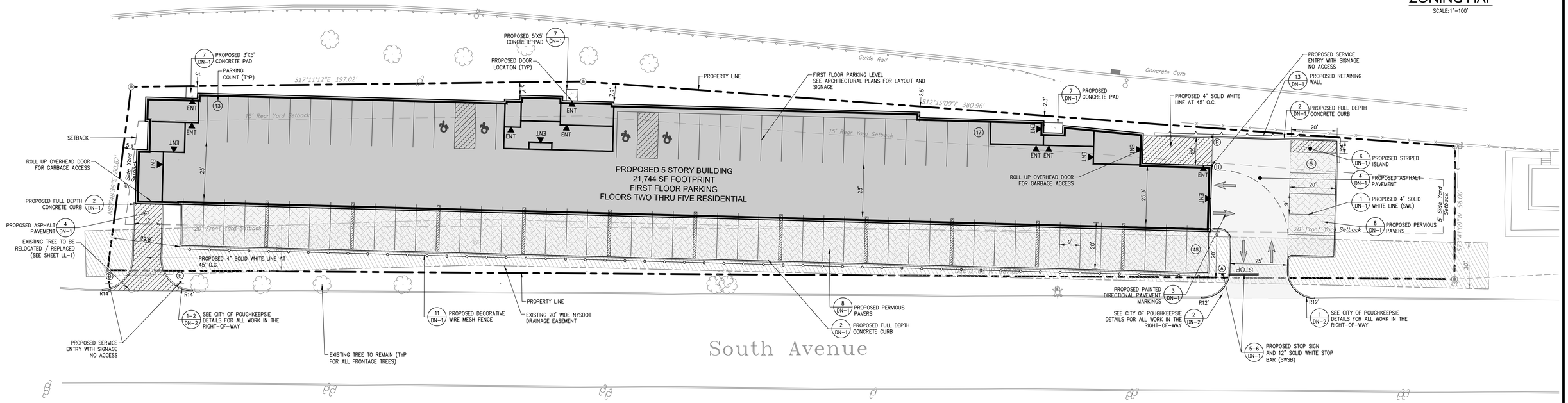

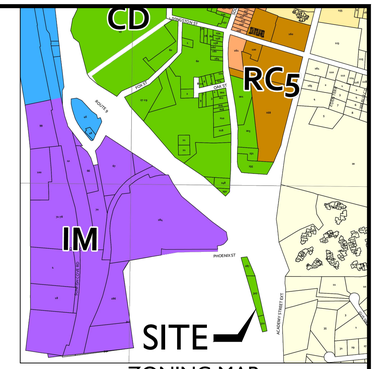

ZONING MAP

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

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SITE PLAN

PROPOSED RESIDENTIAL

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	SP25336401.dwg	Sheet No.	SP-1
Drawn	SMC	Project No.	25-3364		
Checked	KFC	Date	2025-12-22		
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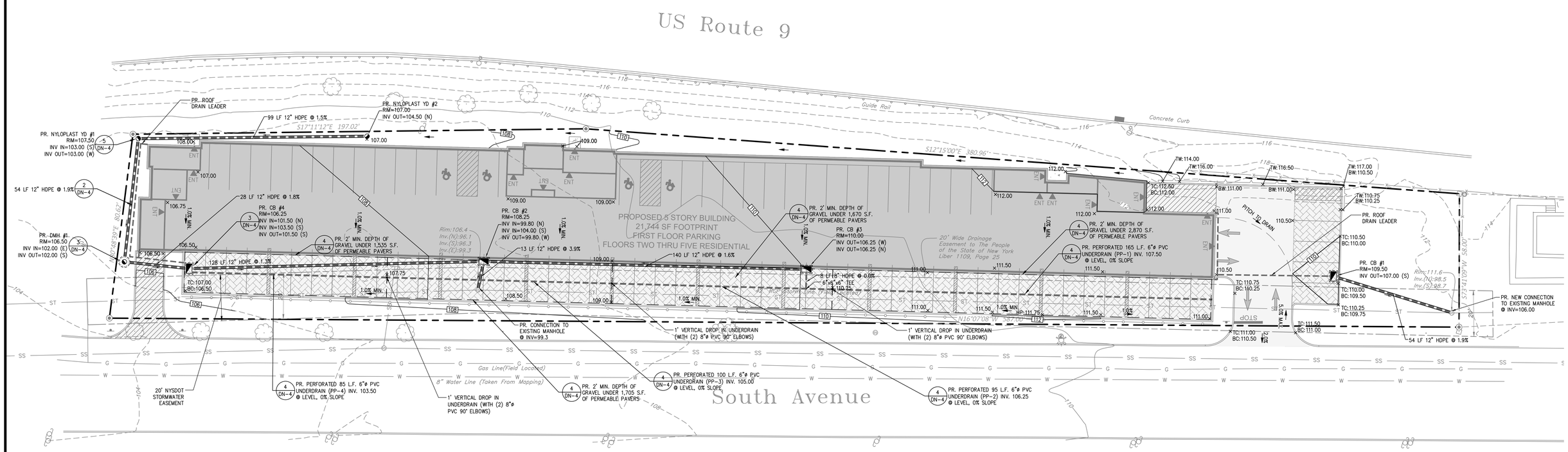

COMPACTION AND BACKFILL NOTES

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

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SITE GRADING & DRAINAGE PLAN

PROPOSED RESIDENTIAL

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CITY OF POUGHKEEPSIE,
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Drawn	SMC	Project No.	25-3364	SG-1
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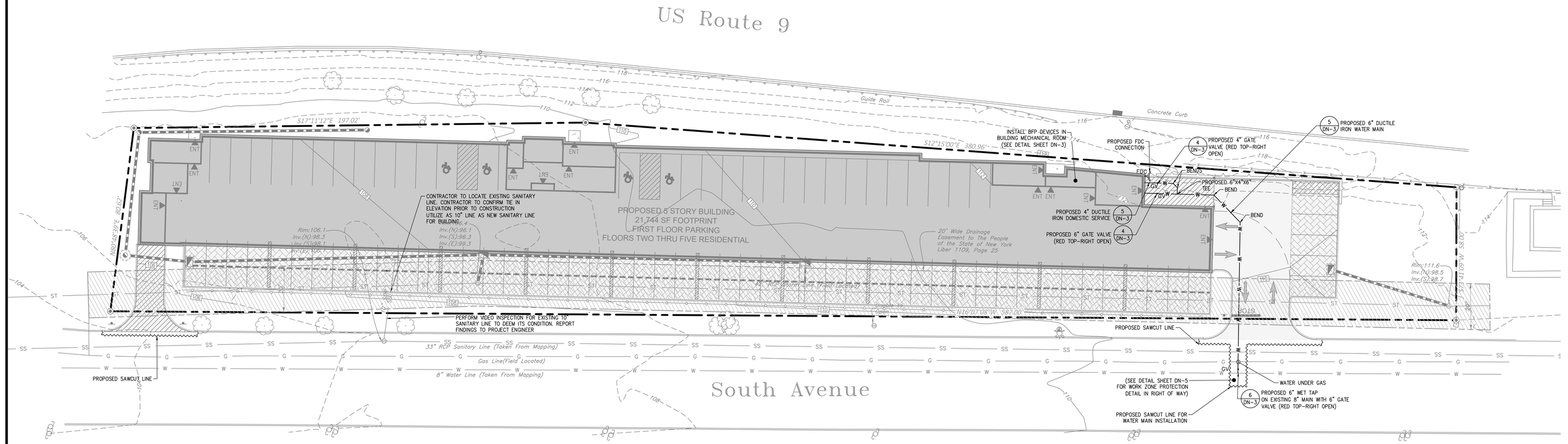

EXISTING WATER LINE REMOVAL

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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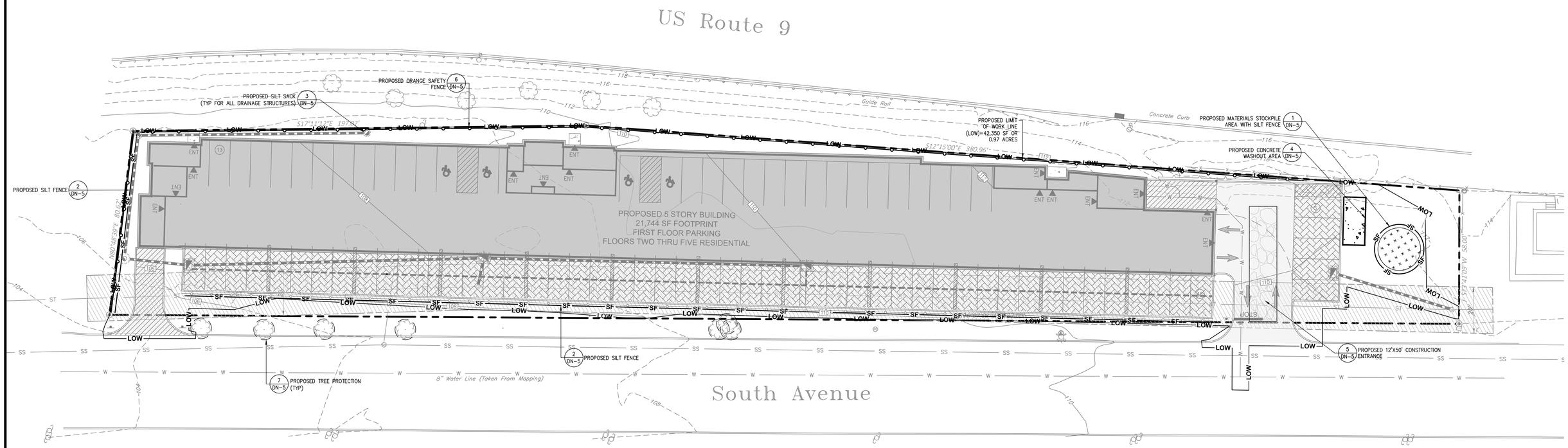

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

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 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.

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EROSION & SEDIMENTATION CONTROL PLAN

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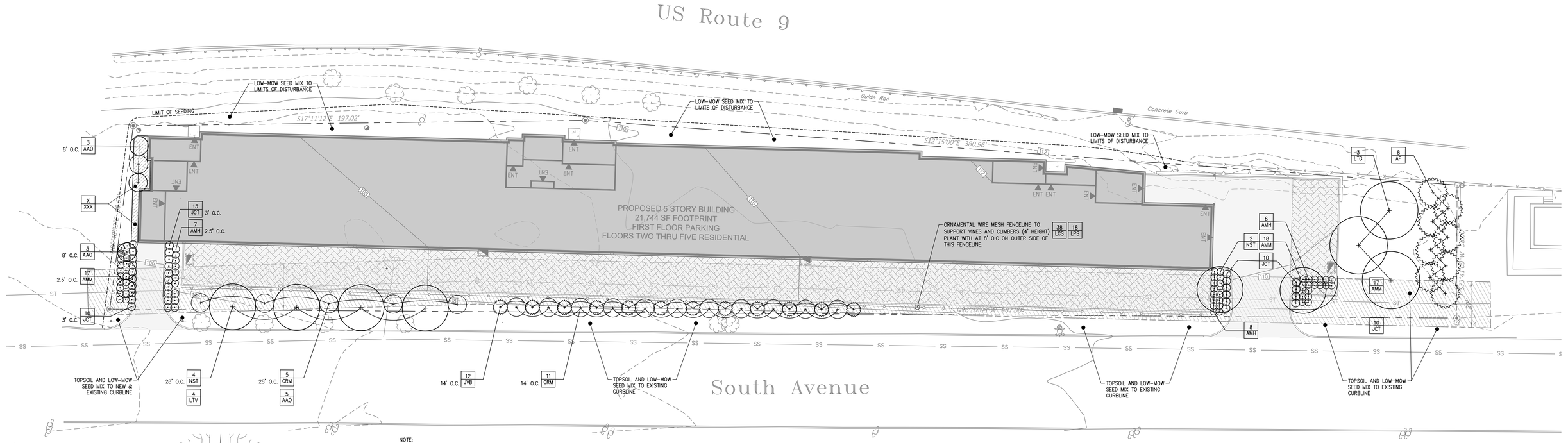
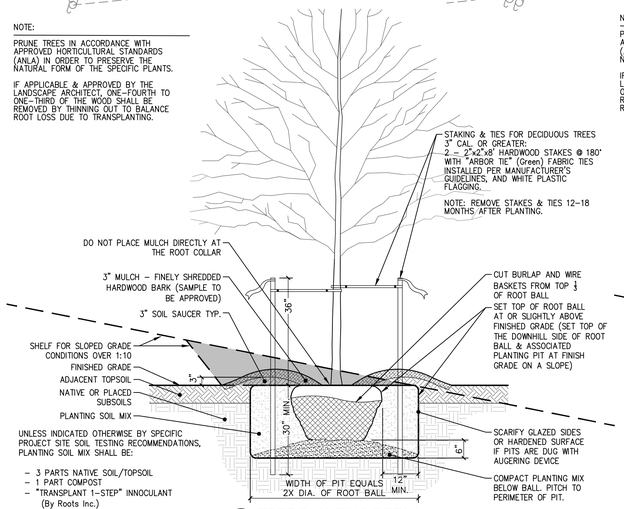


NOTE:

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.

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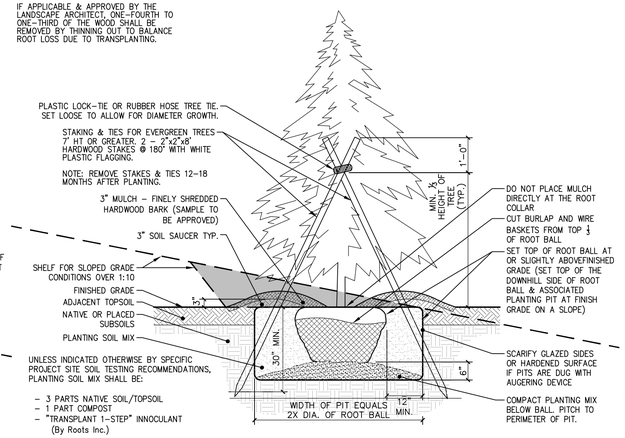
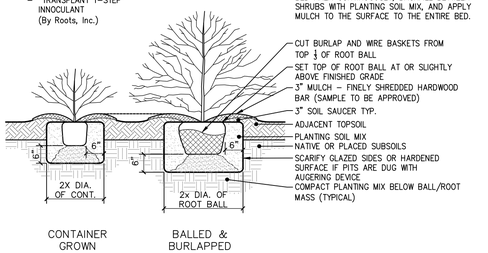


2 CONIFER TREE PLANTING DETAIL
SCALE: 1/2" = 1'–0"

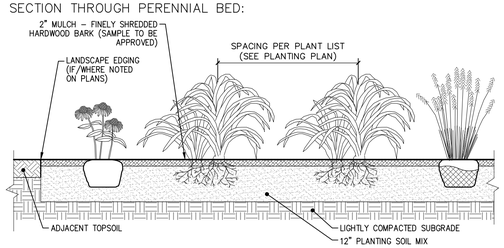
UNLESS SPECIFIED OTHERWISE, SOIL MIX SHALL BE:
– 3 PARTS TOPSOIL
– 1 PART PEAT MOSS OR COMPOST
– "TRANSPLANT 1–STEP" INNOCULANT (By Roots, Inc.)

NOTE: IN AREAS OF MASS PLANTING, EXCAVATE BED AREA CONTINUOUSLY, BACKFILL BETWEEN SHRUBS WITH PLANTING SOIL MIX, AND APPLY MULCH TO THE SURFACE TO THE ENTIRE BED.



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

SECTION THROUGH PERENNIAL BED:



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

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

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

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
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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.
Drawn	SMC	Project No.	25–3364	LL-1
Checked	KFC	Date	2025–12–22	
Approved	LRC	Scale	1"=20'	

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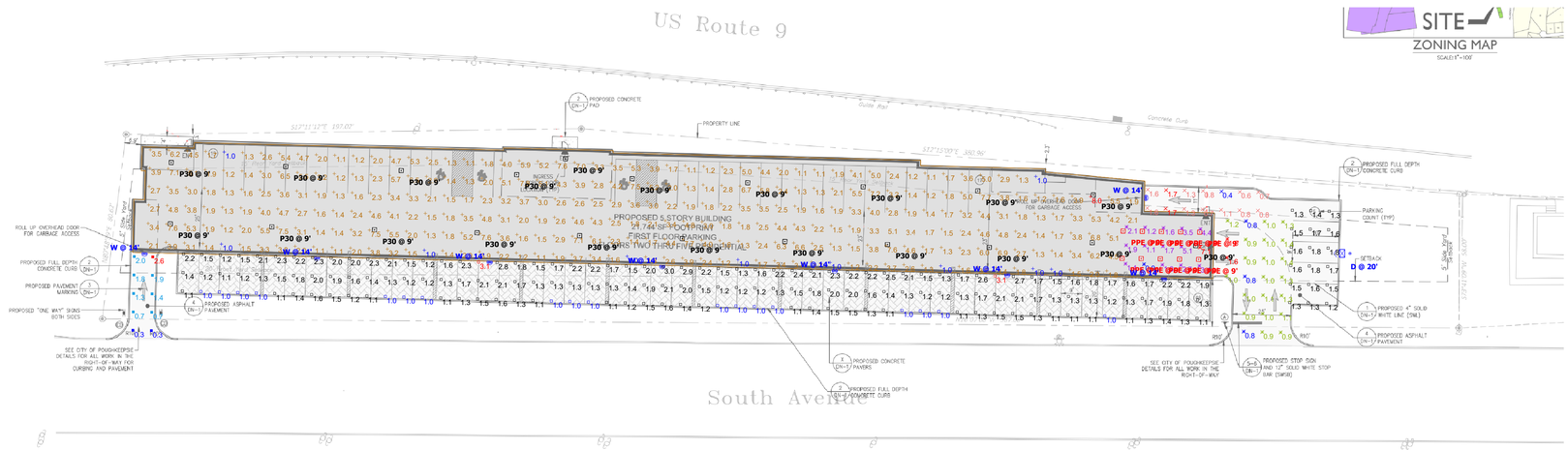

SITE
ZONING MAP
SCALE: 1" = 100'

D-Series Size 0
LED Area Luminaire

d-series

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.

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
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.

Design Select options indicated by this color background.

Ordering Information EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1 P2 P3 P4 P5 P6 P7 P8 — Rotated optics: P10 P12 P13 P14 P15 P16 P17 P18	30K 3000K, 70CRI; 40K 4000K; 50K 5000K	70CRI	AFR Automotive front row; TFTG Type I two-plus; T2M Type II medium; T2H Type II high output; T3M Type III medium; T3H Type III high output; T4M Type IV medium; T4H Type IV high output; TFTM Forward throw medium; BLC3 Type III backlight control; BLC4 Type IV backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT (120V-277V)*; HVOLT (347V-480V)*; 120 120V; 208 208V; 240 240V; 277 277V; 347 347V; 480 480V	Shipped included: SRM Square pole mounting (OK drilling, 3.5" max. SQ pole); RPA Round pole mounting (OK drilling, 3" max. RND pole); SPM Square pole mounting (OK drilling, 3" max. SQ pole); RPM Round pole mounting (OK drilling, 3" max. RND pole); SPMSN Square narrow pole mounting (OK drilling, 3" max. SQ pole); WBA Wall bracket; WA Wall arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped included	Other options	Shipped separately*
NLTAIR2 PIRHN — nLight AIR gen 2 enabled with bi-level motion + ambient sensor, 8–40' mounting height, ambient sensor enabled at 5fc.*,**,***	PE Photoelectric cell, button type*	DCR Dimming driver cable pulled outside fixture (for use with an external control, ordered separately)*
PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 5fc.*,**,***	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)*	PIR 180° motion/ambient light sensor, 8–40' mounting height, ambient sensor enabled at 5fc.*,**,***
PIR1FC3V Bi-level, motion/ambient sensor, 8–40' mounting height, ambient sensor set to 1fc.*,**,***	DS Dual switching (comes with two drivers).*	PIRH1FC3V Motion/ambient sensor, 8–40' mounting height, ambient sensor set to 1fc.*,**,***
PIR1FC3V — Bi-level, motion/ambient sensor, 8–40' mounting height, ambient sensor set to 1fc.*,**,***	DCR Dimming driver cable pulled outside fixture (for use with an external control, ordered separately)*	EL20WC External Emergency battery backup (includes external component enclosure), CA Title 20 compliant*,**
PIRH1FC3V — Motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 1fc.*,**,***	PIR 180° motion/ambient light sensor, 8–40' mounting height, ambient sensor enabled at 5fc.*,**,***	ELCWC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant*,**
EL20WC External Emergency battery backup (includes external component enclosure), CA Title 20 compliant*,**	PIRH 180° motion/ambient light sensor, 8–40' mounting height, ambient sensor enabled at 1fc.*,**,***	

Finish (required)

Shipped included	Shipped separately*			
DDBXD Dark bronze	DSS Sandstone	DWHGXD Textured white		
DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone		
DNAXD Natural aluminum	DBLBXD Textured black			
DWHXD White	DNATXD Textured natural aluminum			

Accessories
Ordered and shipped separately.
DSXW1 U Power side shield (use when 2 are required)
DSXW1 DDBXD Back antennae spikes
DSXW1 DDBXD U Sealed gasket accessory

NOTES
1 Only available with P1 and P4 Packages.
2 Not available with 5.7K.
3 Not available with HS Option.
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 EL20WC and ELCWC. Cannot be ordered as an accessory. Not Available with EL90WC or ELSWH.
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 Emergency Battery Backup (EL20WC or ELCWC).
10 Not compatible with conduit entry applications. Not available with WBA mounting option. Not available with SF and DF fusing. Not available with DS, DCR, PE, DMG, PIR, or PIRH. Not available with separate back box housing. Not available with SPD.
11 Not available with EL20WC and ELSWH.
12 Also available as a separate accessory; see Accessories information.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
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DSX0 LED
Rev. 09/26/25
Page 1 of 9

D-Series Size 1
LED Wall Luminaire

d-series

Specifications

Luminaire
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

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.

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 3000 Lumens; P3 4200 Lumens; P4 4300 Lumens; P5 5200 Lumens; P6 7200 Lumens; P7 10000 Lumens	27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; AMBPC Amber PC; AMBLW Amber LW*	70CRI 70CRI; 80CRI 80CRI*	T2S Type 2 Short; T2M Type 2 Medium; T3S Type 3 Short; T3M Type 3 Medium; T4M Type 4 Medium; TFTM Forward Throw Medium; BLC3 Back Light Control Type 3*; BLC4 Back Light Control Type 4*	MVOLT; 120 120V*; 208 208V*; 240 240V*; 277 277V*; 347 347V*; 480 480V*	Shipped included: SRM Surface mounting bracket; RPM 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.*; PIRHFC3V Motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 3fc.*; PIRH1FC3V Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc.*; EL20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant*,**; ELSWH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant*,**

Other Options

Shipped included	Shipped separately*	Finish (required)
SF Single fuse (120, 277 or 347V)***	BSW Bird deterrent spikes	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White
DF Double fuse (208, 240 or 480V)***	WG Vandal guard	DSSTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum
HS House-side shield*	DDL Diffused drop lens	
SPD Separate surge protection		

Accessories
Ordered and shipped separately.
DSXW1 U Power side shield (use when 2 are required)
DSXW1 DDBXD U Bird deterrent spikes
DSXW1 DDBXD U Sealed gasket accessory

NOTES
1 Only available with P1 and P2 Packages.
2 Not available with 5.7K.
3 Not available with HS Option.
4 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
6 Not available with EL20WC and ELCWC. Cannot be ordered as an accessory. Not Available with EL90WC or ELSWH.
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Not available with Emergency Battery Backup (EL20WC or ELCWC).
9 Not compatible with conduit entry applications. Not available with WBA mounting option. Not available with SF and DF fusing. Not available with DS, DCR, PE, DMG, PIR, or PIRH. Not available with SPD.
10 Not available with EL20WC and ELSWH.
11 Also available as a separate accessory; see Accessories information.

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DSXW1 LED
Rev. 12/12/24

HOLOPHANE
BUILDING SOLUTIONS

Parkpak® LED



BAA BABA cULus DLC

Catalog Number
Notes
Type

Mechanical
Heavy grade A360 cast aluminum coupled with a ingenious 5-stage permeasement, epoxy basecoat and polyester topcoat yield a finish that achieves a cotton creepage rating of 8 after 3,000 hours of salt spray.
- Mounts to a standard junction box.
- Provide a swivel kit for pendant mount applications that is designed to be used with a 3/4" open electrical box.
- Wet location listed.
- IP66 rating.
- ¼" threaded plug(s) ¾" - 14 NPT) on each side, accepts ¼" and ½" conduit.
- Tether ring for pendant mount: SL at 1.5 feet, includes swivel kit
- Pendant mount: ¼" - 14 NPT in center of housing
- Reel Ground (Accessory)

Electrical
Universal voltage 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). 90 min. for P3 thru P6 thru P40 performance packages, non-CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 TRIAD TBA
- Optional surge protection is 20kV/10kA with multi-pulse light per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2
- Optional emergency battery option surge protection is 10kV/5kA per ANSI C136.2

Optical
- The light engine shall be IP66
- Type II (1 only), III (medium), IV (rectangle) & IV(wide)
- Asymmetric

Optical Material Options
- Polycarbonate lens (PC)
- Polycarbonate lens (PC)
- Tempered glass lens (GL)
- 360° motion/ambient light sensor, <15' mtg ht.[1]
- Motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 3fc.[1]
- Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc.[1]
- 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[2]
- 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[2]

Controls
- Partial adjustable output
- Button style photocontrol
- Motion Sensor / Ambient Photocontrol with mounting options
- Dusk to Dawn (DTD) option
- Title 24 compliance options available

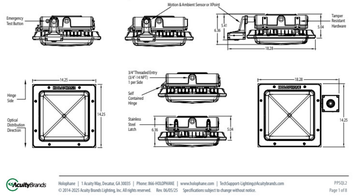
Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C / 104°F (unless noted otherwise)
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC QPL at designlights.org/QPL to confirm which versions are qualified.
- UL 1598 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Buy America Statement
Sole – Buy America Act: 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. Sole – Build America, Buy America Act: Product with the BABA option 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. 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.

DIMENSIONAL DATA
Maximum weight: 24 lbs.



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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

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

• 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.

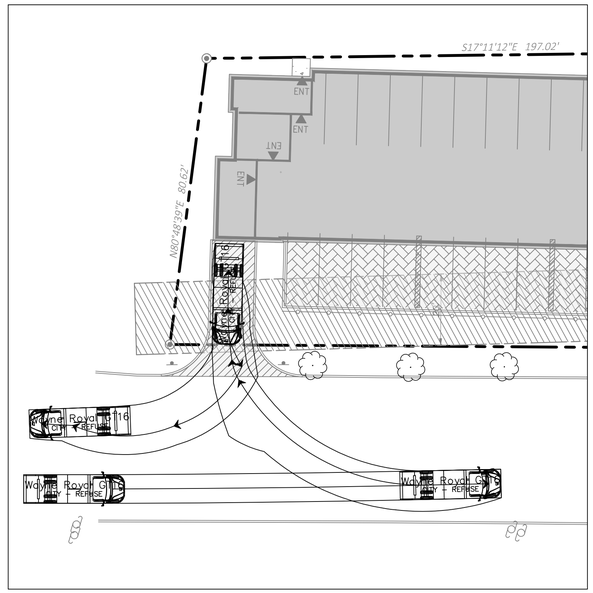
• Background Image Disclaimer

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.

287 & 307 Development
Poughkeepsie, NY
Nighttime Lighting

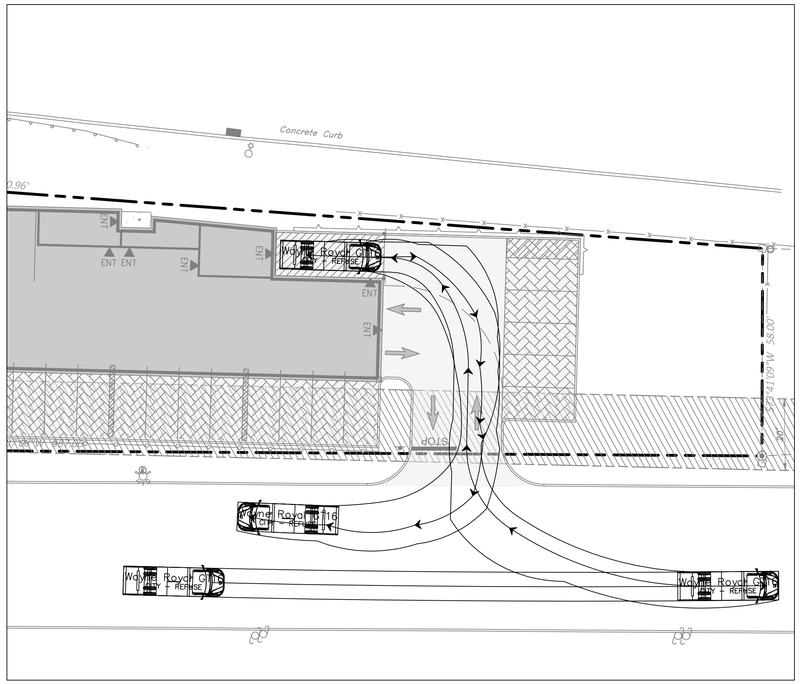
Designer:
Eric Perkins, PE
Date
12/18/2025
Scale
As Shown
Drawing No.
309503-1 A1
Summary

1 of 1



REFUSE ENCLOSURE MOVEMENT (NORTH ENTRANCE)

1"=20'



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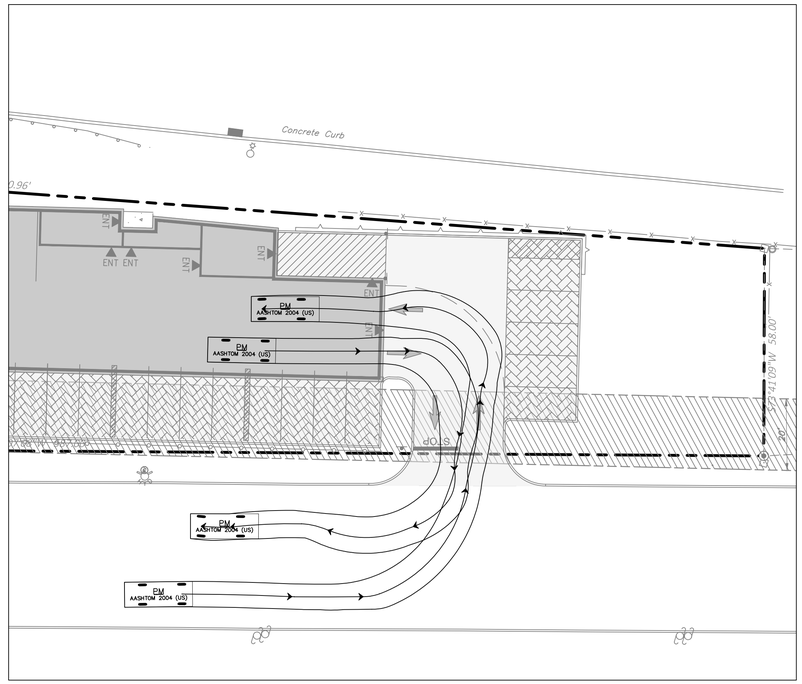
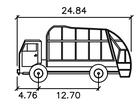


STANDARD PASSENGER CAR MOVEMENT

1"=20'



Refuse Vehicle

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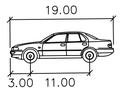
Track	: 7.41
Lock to Lock Time	: 6.0
Steering Angle	: 26.5



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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VEHICLE MOVEMENT PLAN

PROPOSED RESIDENTIAL

287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	TT25336401.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
074194
LICENSED PROFESSIONAL ENGINEER

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NOTES SHEET

PROPOSED RESIDENTIAL

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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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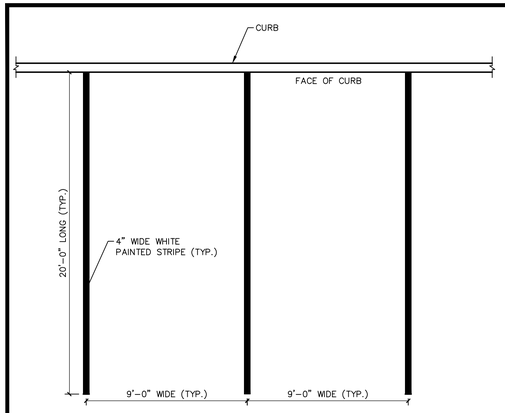
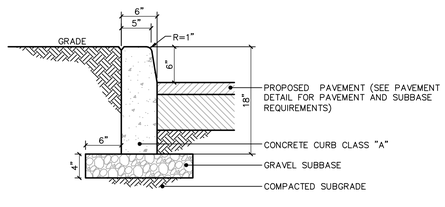
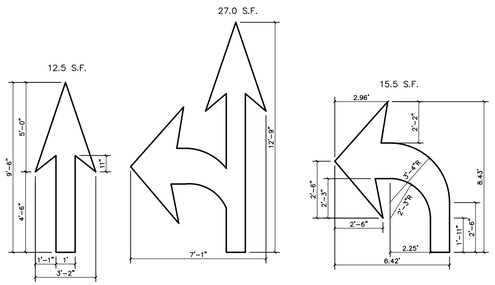


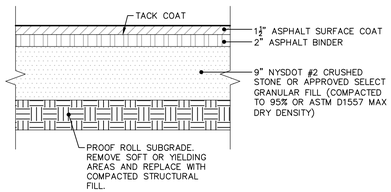


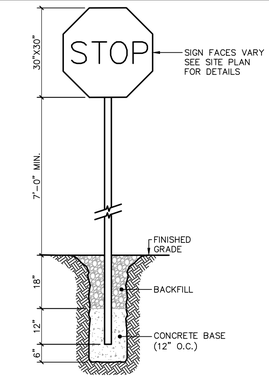
NOTES:

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



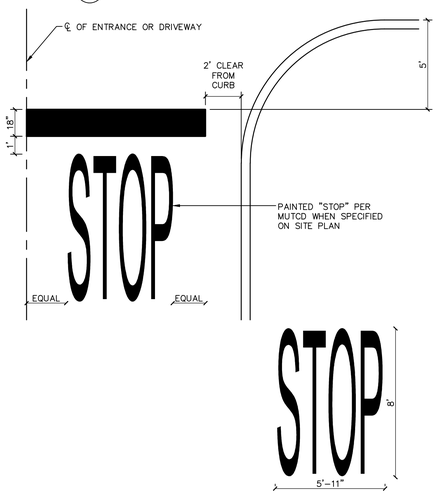
REFER TO ADJACENT VIEWS FOR DIMENSIONS
(WHITE)
(ARROWS TO BE CENTERED IN TRAVEL LANE)



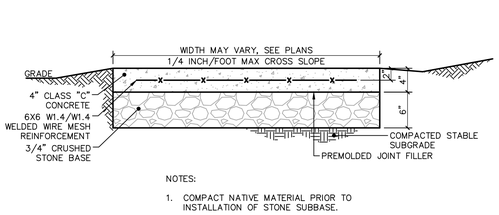


NOTE:
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYSDOT AND MUTCD STANDARDS.

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



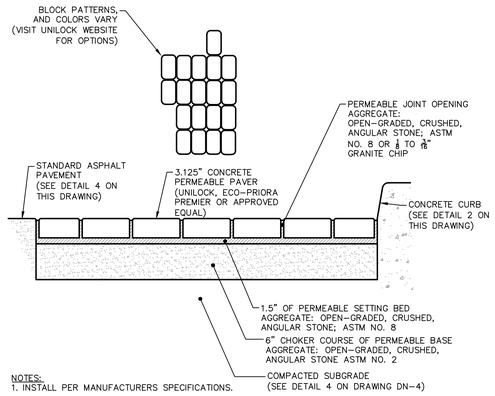
2 ON-SITE CONCRETE CURB DETAIL
SCALE: 1" = 1'-0"



NOTES:

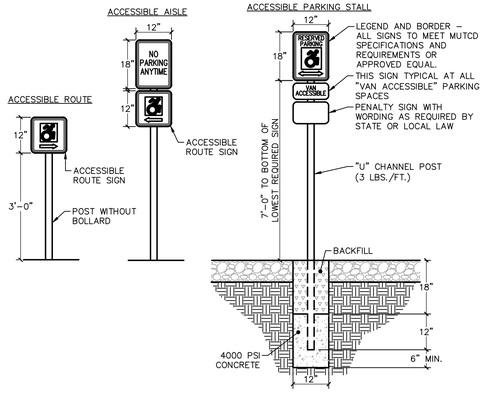
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE.

3 PAVEMENT ARROW DETAIL
SCALE: 1/4"=1'-0"

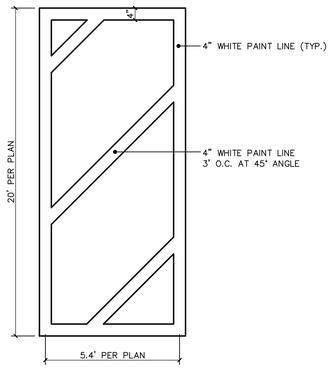


NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. DIMENSIONS WILL VARY BY MANUFACTURER. PRODUCT TO MATCH DETAIL OR APPROVED EQUIVALENT.

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.

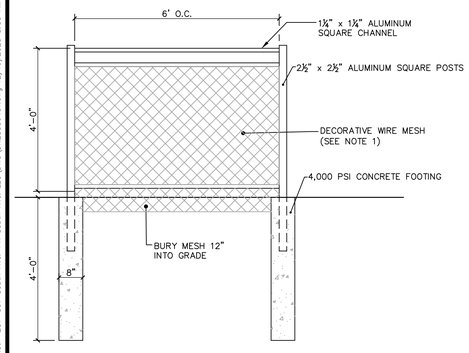
6 STOP BAR DETAIL
SCALE: 1/4"=1'-0"

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"

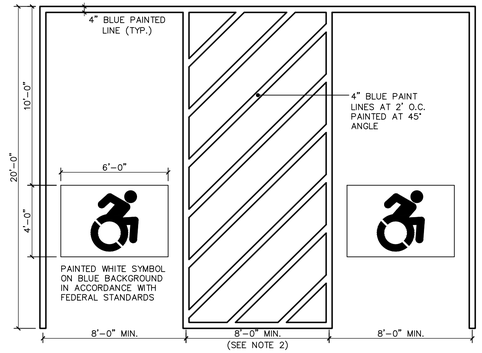
10 STRIPED ISLAND STRIPING DETAIL
SCALE: 1/2" = 1'-0"



NOTES:

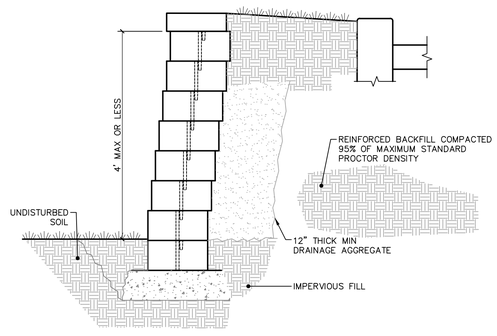
1. INSTALL 5 FT HIGH 14-GAUGE GREEN VINYL GALVANIZED (YARD GUARD) WELDED WIRE OR APPROVED EQUAL. BURY 12".

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
RODNEY E. MORRISON
074154
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SITE DETAILS

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Design/Calcs	LRC	CAD File	DN25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-1
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Approved	LRC	Scale	AS NOTED	

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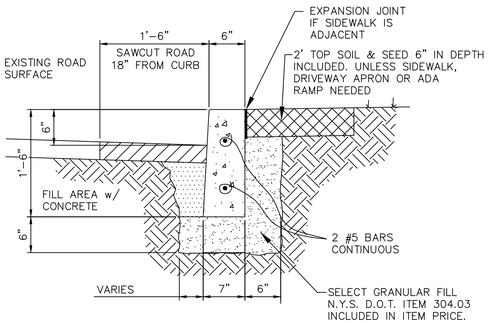


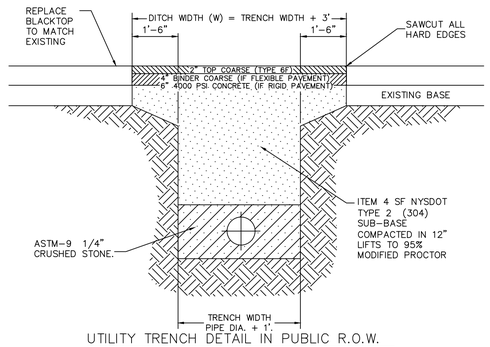
FORMED CURB DETAIL

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

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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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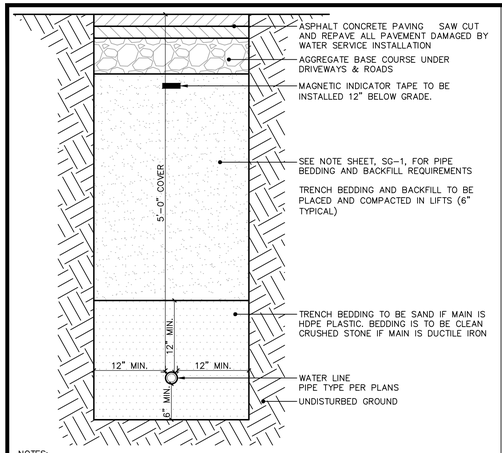
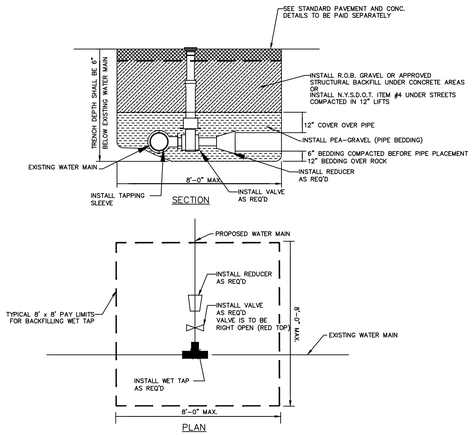


NOTES:
1. SEE NOTE SHEET SG-1 FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.
2. SEE WATER NOTES ON SHEET SG-1 FOR ADDITION DETAILS

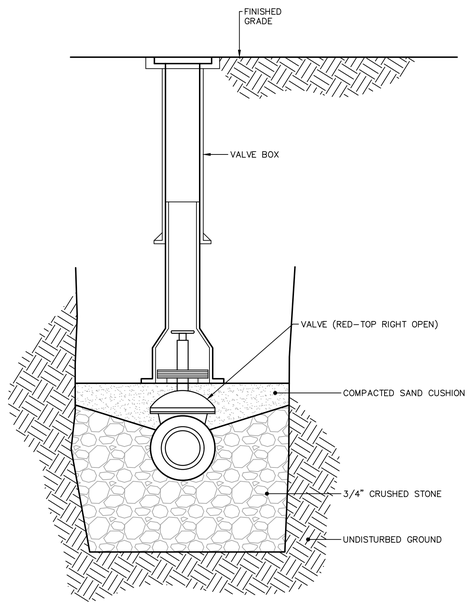
5 WATER MAIN TRENCH DETAIL
SCALE: 1" = 1'-0"



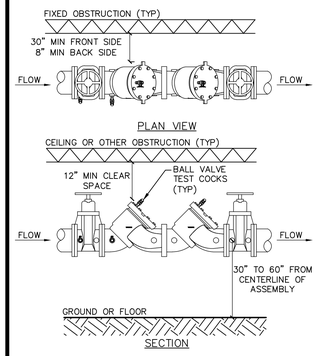
NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

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.

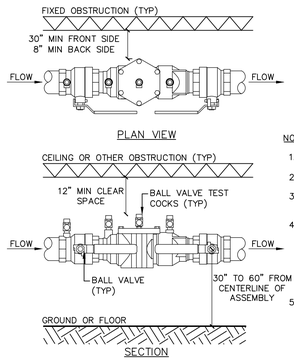


4 VALVE AND VALE BOX DETAIL
SCALE: 1" = 1'-0"



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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Design/Calcs	LRC	CAD File	DN25336403.dwg	Sheet No.	DN-3
Drawn	SMC	Project No.	25-3364		
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Approved	LRC	Scale	AS NOTED		

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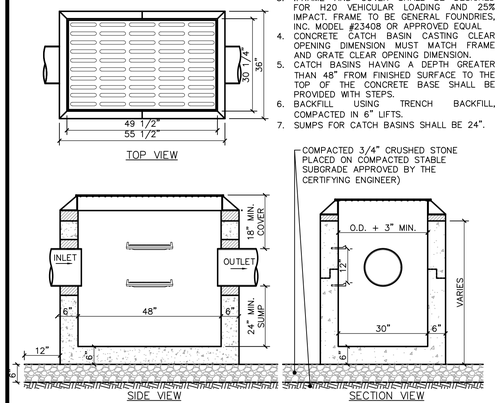
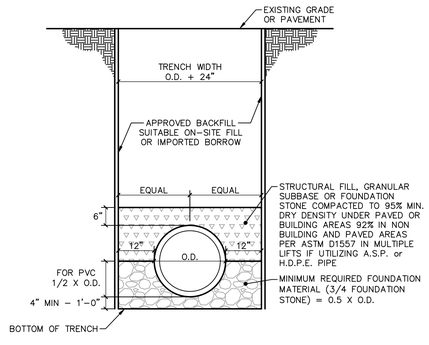
NOTES:

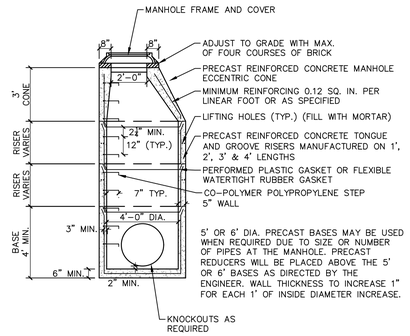
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL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

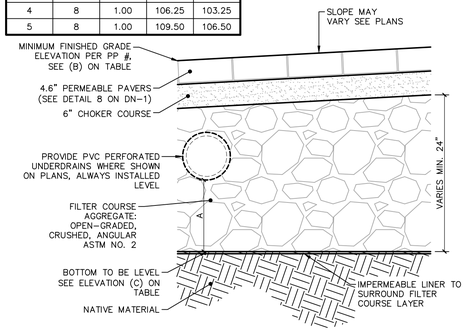


2 TYPICAL STORM SEWER TRENCH SECTION
SCALE: 1/2" = 1'-0"

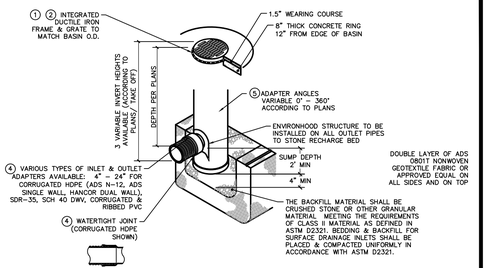


3 STORM DRAINAGE MANHOLE DETAIL
SCALE: 1/4" = 1'-0"

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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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

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MIDNEY E. MORRISON
071494
LICENSED PROFESSIONAL ENGINEER

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STORMWATER DETAILS

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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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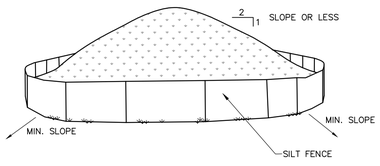
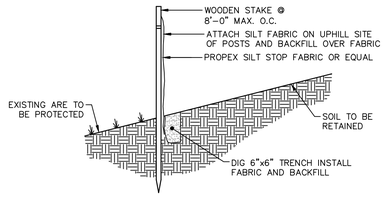


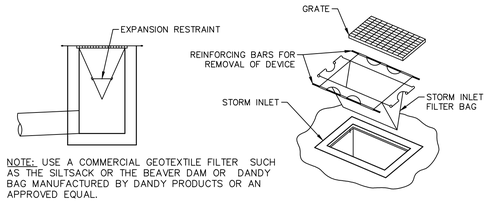
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.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

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



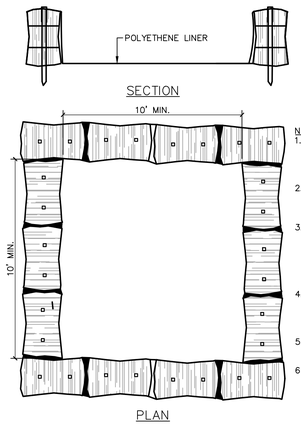
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

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



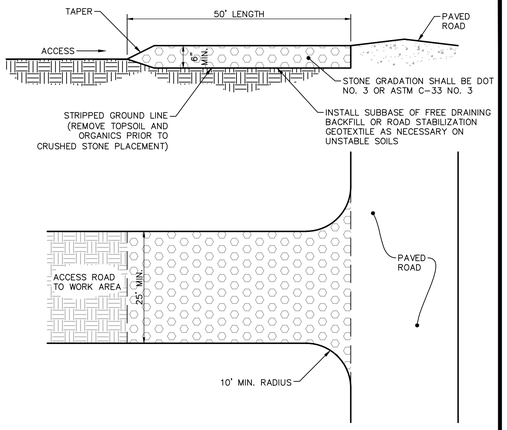
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

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

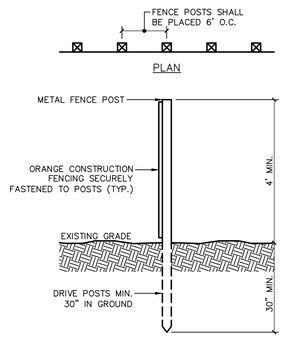


NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE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

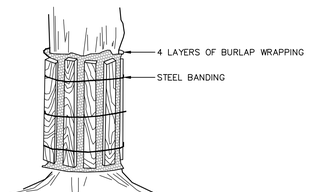


5 CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"

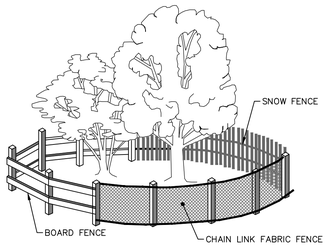


SECTIONAL ELEVATION

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

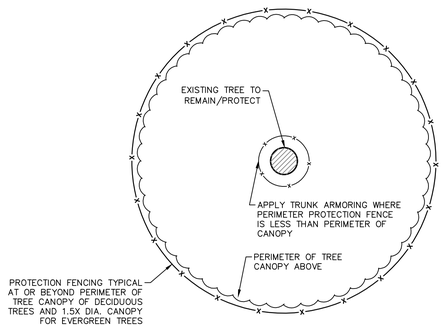


CONSTRUCTION AREA WHERE PAVED SURFACES MAKE IT IMPRACTICAL TO ESTABLISH TREE PROTECTION ZONE.

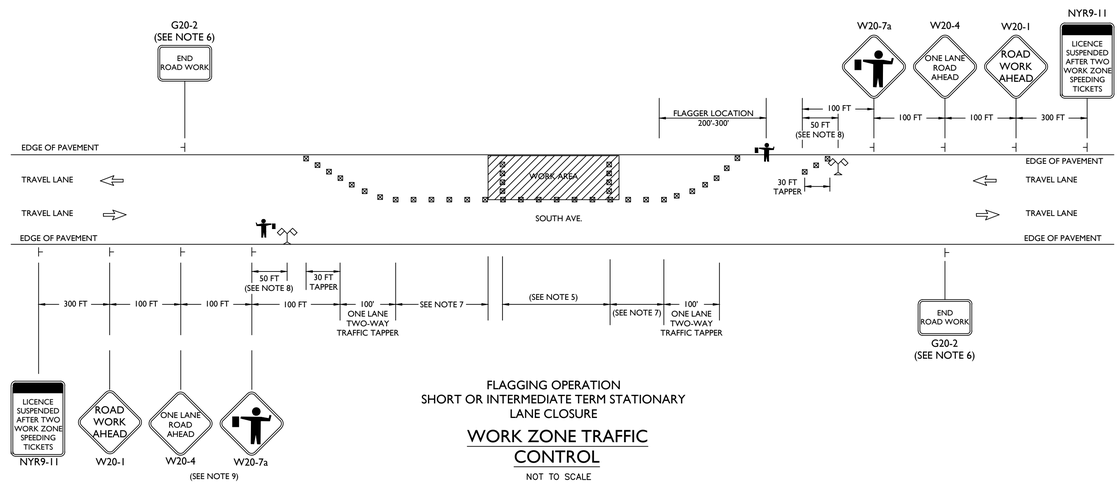


FENCING AT TREE PROTECTION ZONES

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.

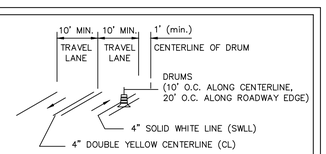


7 TREE PROTECTION DETAIL
SCALE: N.T.S.



FLAGGING OPERATION
SHORT OR INTERMEDIATE TERM STATIONARY LANE CLOSURE

WORK ZONE TRAFFIC CONTROL
NOT TO SCALE



DETAIL FOR PLACEMENT OF DRUMS
NOT TO SCALE

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Design/Calcs	LRC	CAD File	DN25336405.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-5
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

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Schematic Block Study Concept



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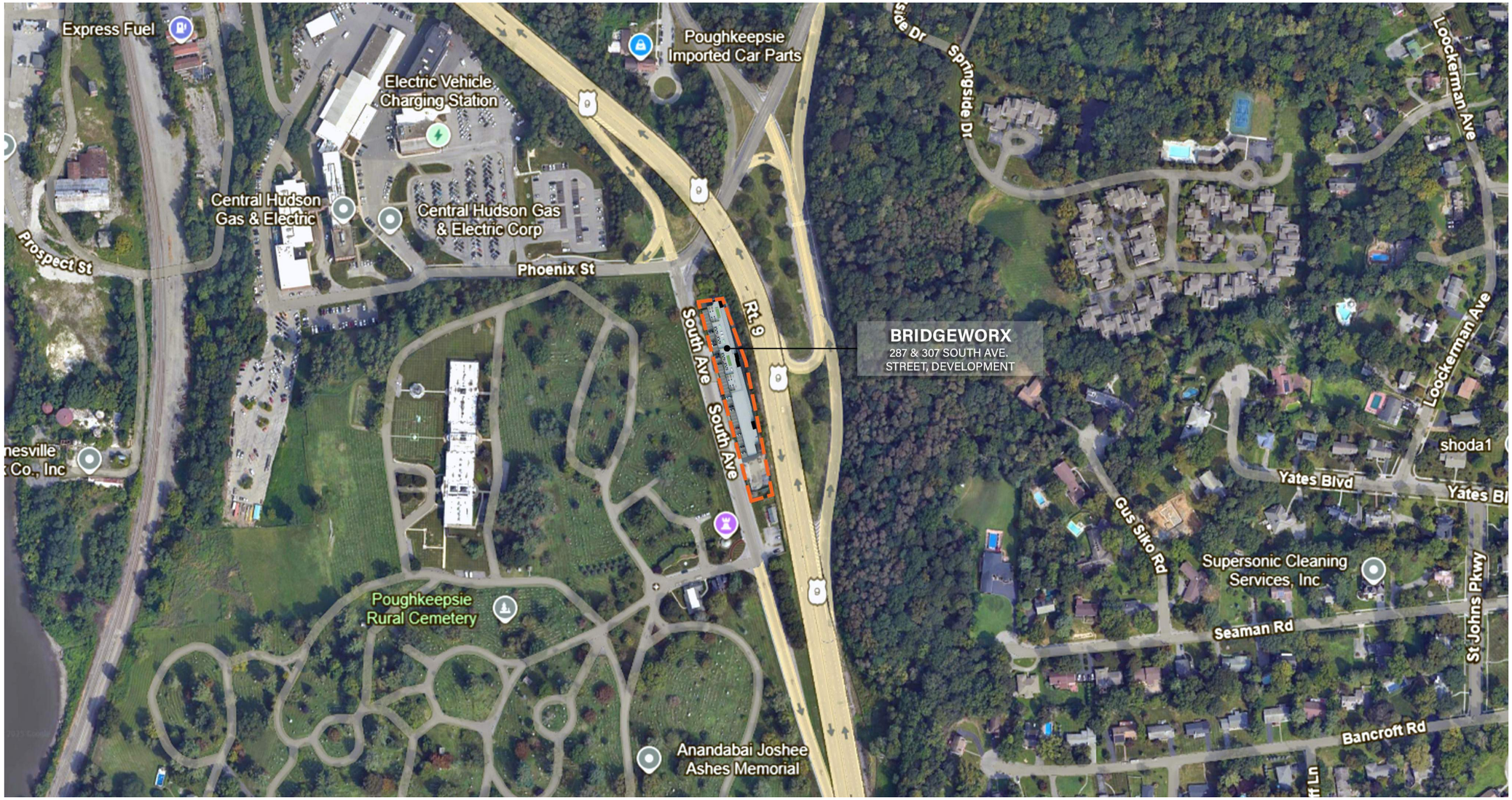
Executive Summary

- 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

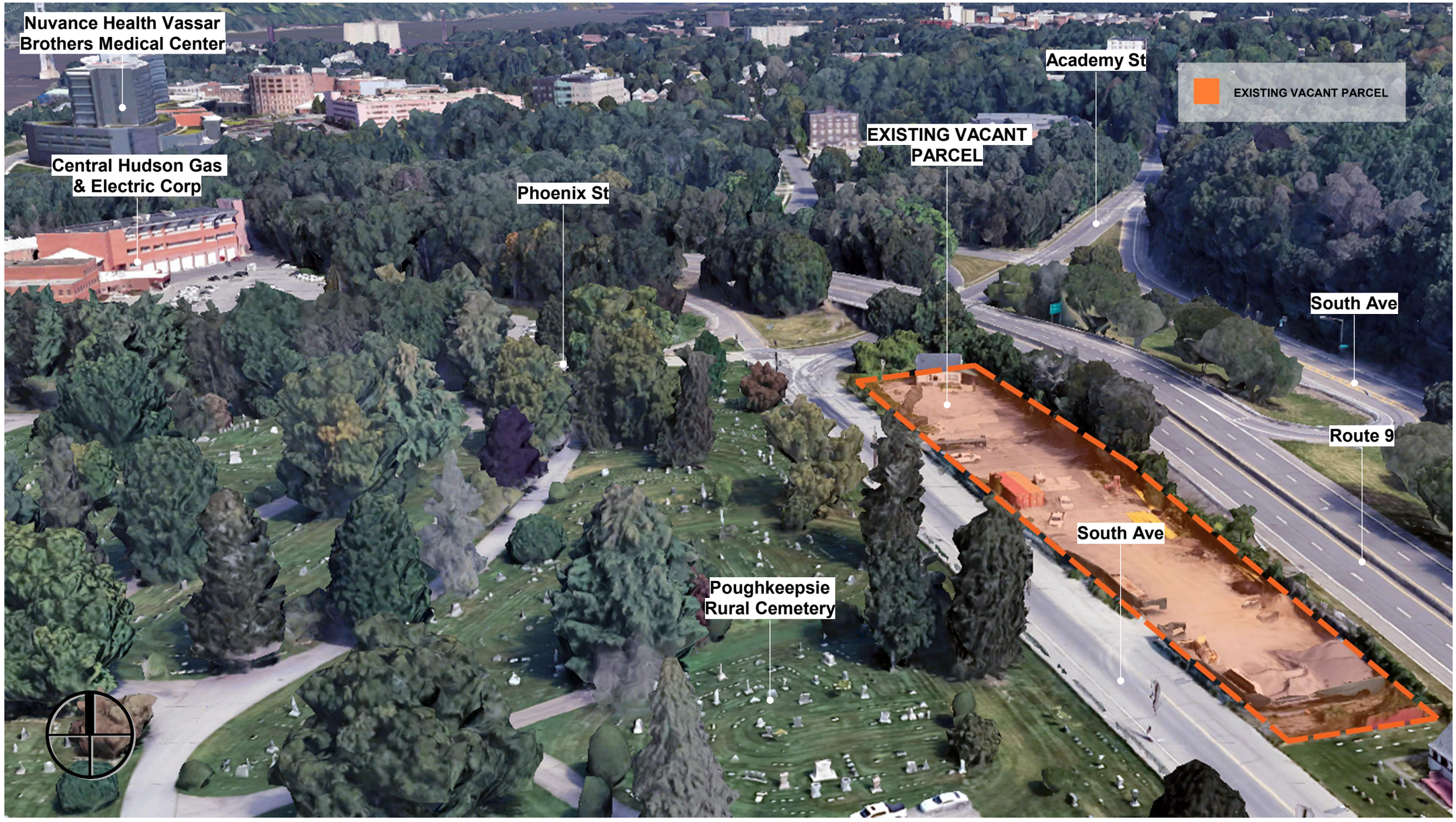
Site Location Map



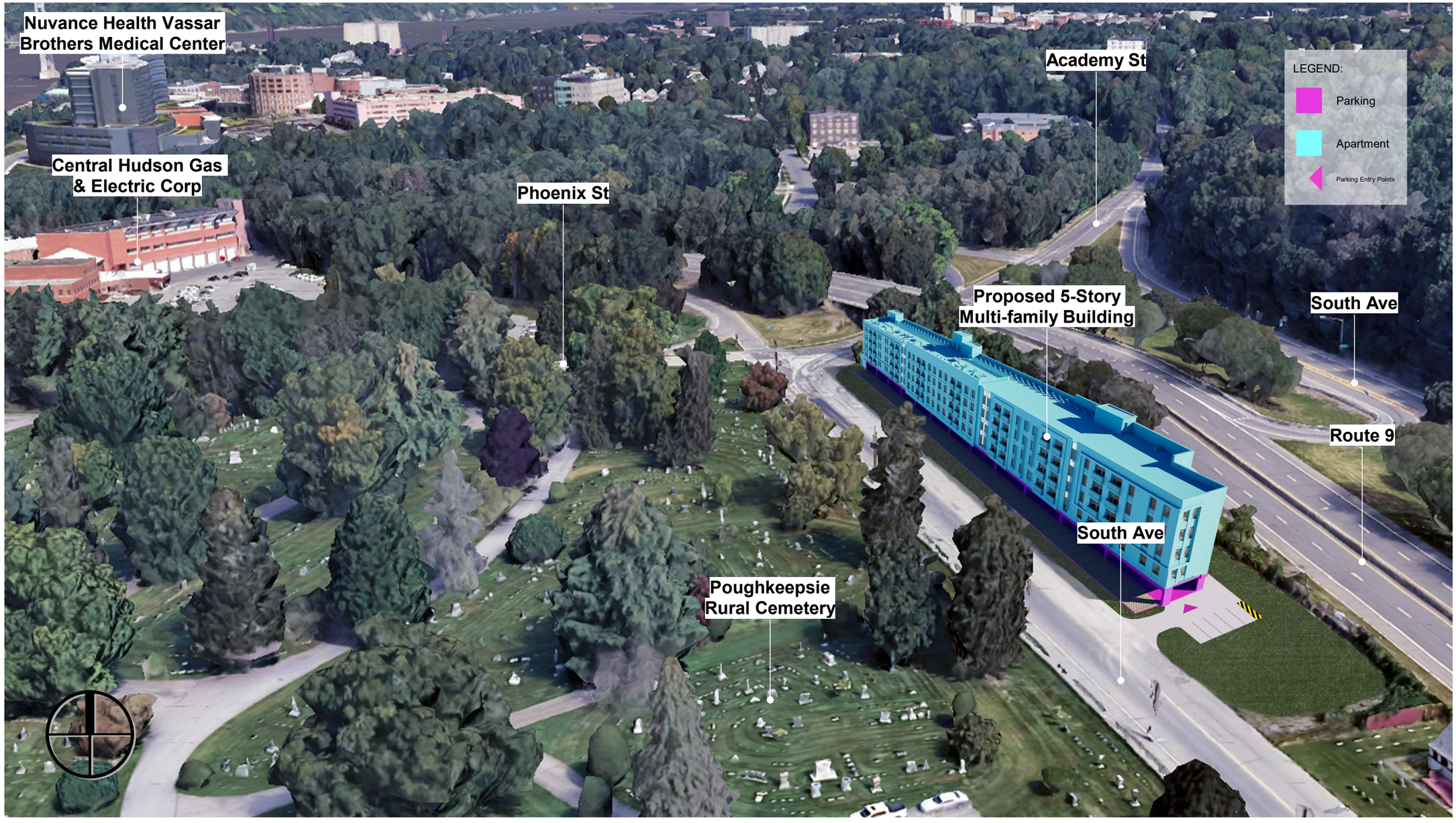
Site Plan Location



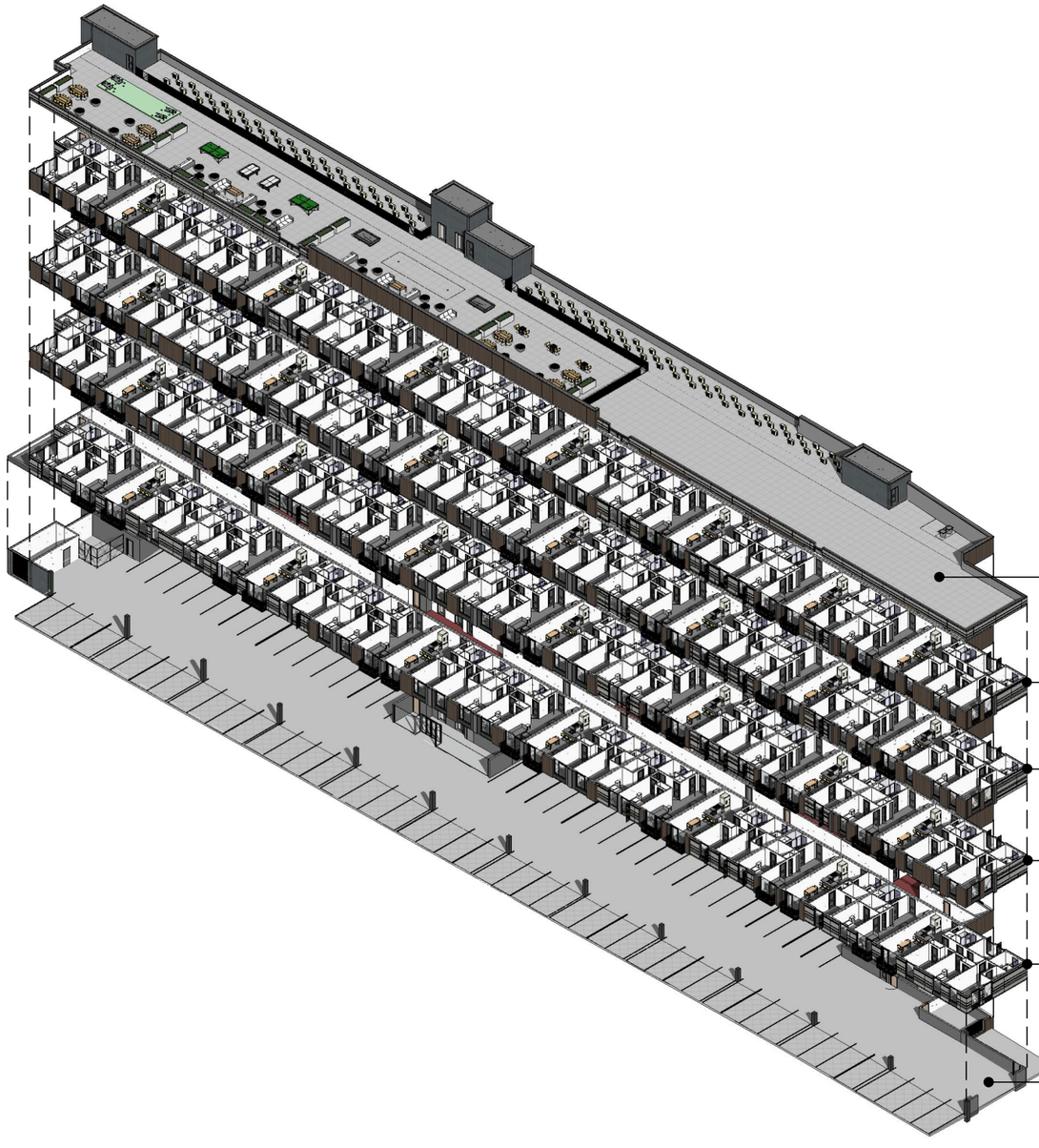
Existing Massing



SW Site Axonometric



Exploded Building Axonometric Floor Plan



22,181 SF Rooftop

22,454 SF Fifth Floor

22,454 SF Fourth Floor

22,454 SF Third Floor

22,310 SF Second Floor

21,865 SF First Floor Parking

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						214	2,289	2,503
Second FL	14	13,586	198			3,861	4,665	22,310
Third FL	20	17,132	298			358	4,666	22,454
Fourth FL	20	17,132	298			358	4,666	22,454
Fifth FL	20	17,132	298			358	4,666	22,454
Total	74	64,982	1,092			5,149	20,952	**92,175**
Rooftop				10,035			12,146	22,181
Total (w/ Roof)	74	64,982	1,092	10,035		5,149	33,098	**114,356**

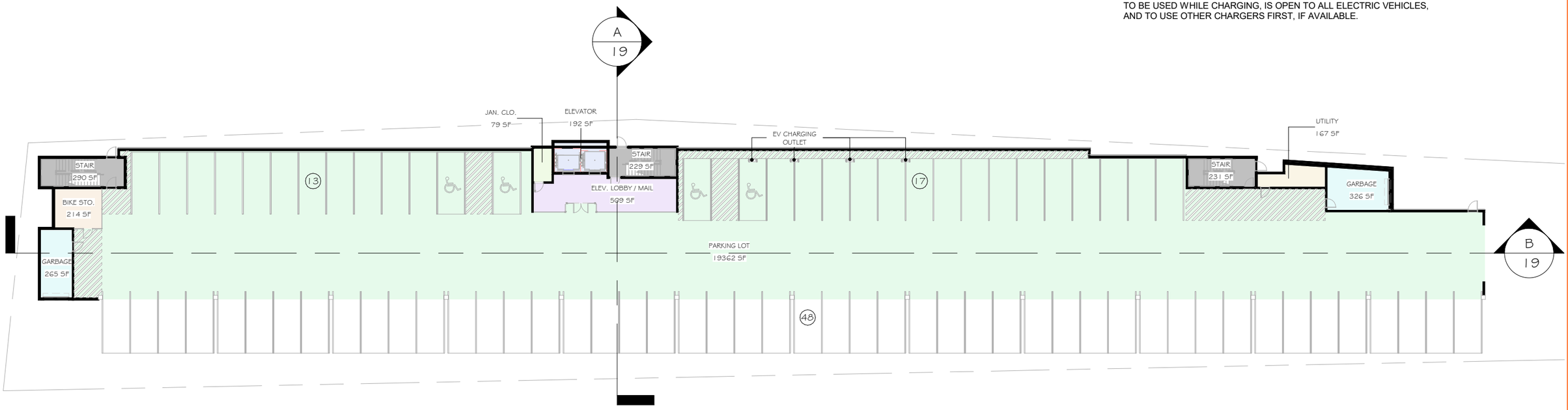
Parking Chart			
Floor Level	Parking	Handicap Parking	Total
First FL Parking	26	4	30
Outdoor	53	0	53
Total Unit Count	79	4	83
Total SF			19,362

Unit Schedule					
Floor Level	Studio	One Bed	Two Bed	Three Bed	Total Per Floor
First FL					
Second FL		3	10	1	14
Third FL		9	10	1	20
Fourth FL		9	10	1	20
Fifth FL		9	10	1	20
Rooftop					
Total Unit Count		30	40	4	74
Unit Distribution (percentage of total)		41%	54%	5%	100%

First Floor Parking Schematic Plan

FIRST FLOOR PARKING MATRIX		
USE	QTY (1ST FLOOR)	SQUARE FOOTAGE
BIKE STORAGE	1	214 SF
ELEV. LOBBY / MAIL	1	509 SF
ELEVATOR	1	192 SF
GARBAGE	2	591 SF
JAN. CLO.	1	79 SF
PARKING LOT	1	19,362 SF
STAIR	3	751 SF
UTILITY	1	167 SF
TOTAL		21,865 SF

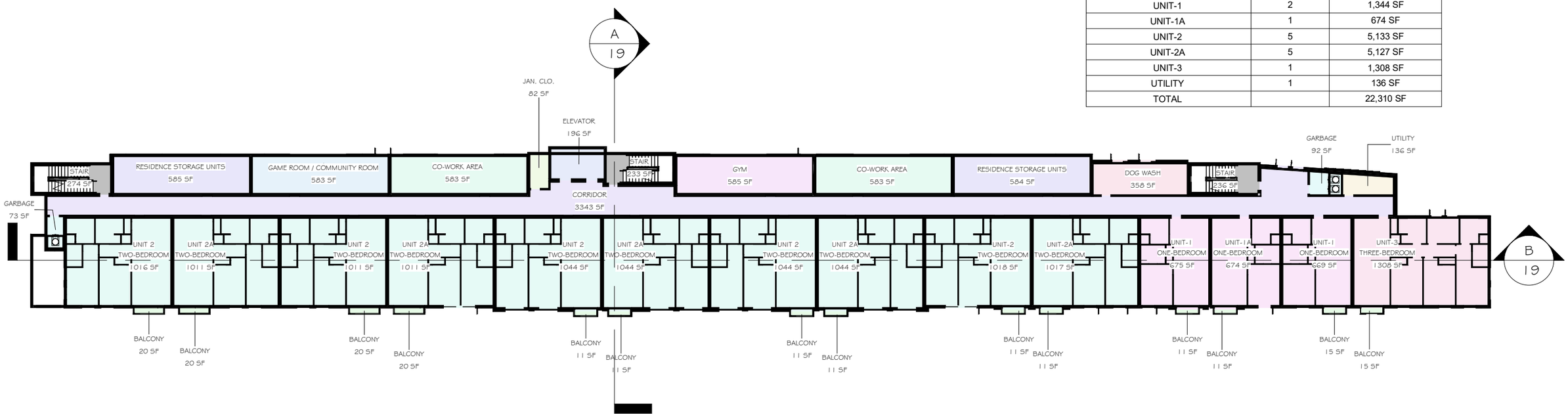
NOTE: ACCESSIBLE EV CHARGING STATION IS TO CONTAIN SIGNAGE INDICATING IT IS AN ACCESSIBLE EV CHARGING SPACE, IS ONLY TO BE USED WHILE CHARGING, IS OPEN TO ALL ELECTRIC VEHICLES, AND TO USE OTHER CHARGERS FIRST, IF AVAILABLE.



Second Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

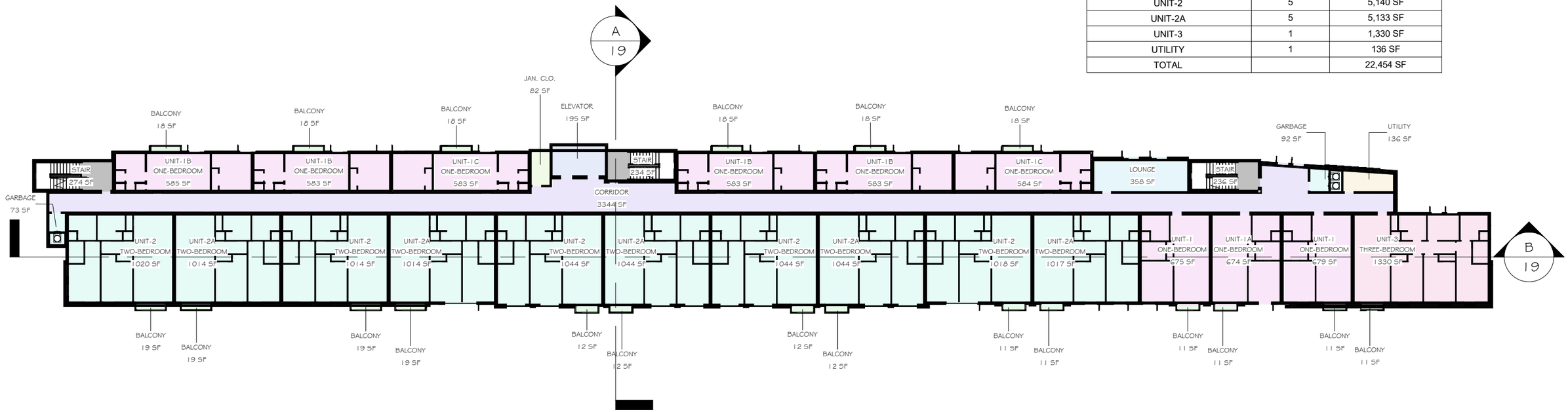
SECOND FLOOR MATRIX		
USE	QTY (2ND FLOOR)	SQUARE FOOTAGE
BALCONY	14	198 SF
CO-WORK AREA	2	1,166 SF
CORRIDOR	1	3,343 SF
DOG WASH	1	358 SF
ELEVATOR	1	196 SF
GAME ROOM / COMMUNITY ROOM	1	583 SF
GARBAGE	2	165 SF
GYM	1	585 SF
JAN. CLO.	1	82 SF
RESIDENCE STORAGE UNITS	2	1,169 SF
STAIR	3	743 SF
UNIT-1	2	1,344 SF
UNIT-1A	1	674 SF
UNIT-2	5	5,133 SF
UNIT-2A	5	5,127 SF
UNIT-3	1	1,308 SF
UTILITY	1	136 SF
TOTAL		22,310 SF



Third Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

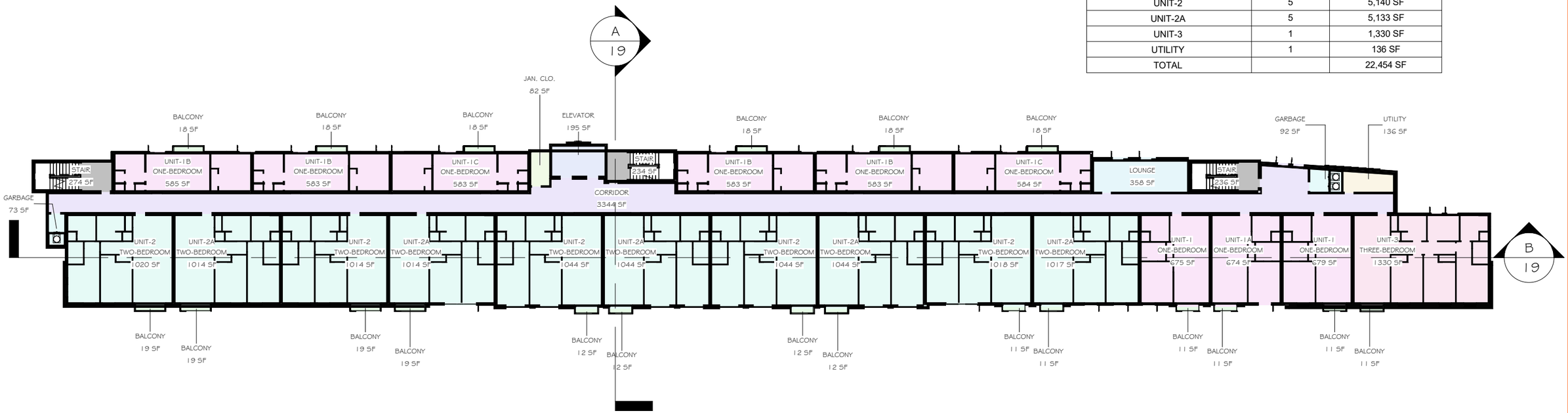
THIRD FLOOR MATRIX		
USE	QTY (3RD FLOOR)	SQUARE FOOTAGE
BALCONY	20	298 SF
CORRIDOR	1	3,344 SF
ELEVATOR	1	195 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	358 SF
STAIR	3	744SF
UNIT-1	2	1,354 SF
UNIT-1A	1	674 SF
UNIT-1B	4	2,334 SF
UNIT-1C	2	1,167 SF
UNIT-2	5	5,140 SF
UNIT-2A	5	5,133 SF
UNIT-3	1	1,330 SF
UTILITY	1	136 SF
TOTAL		22,454 SF



Fourth Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

FOURTH FLOOR MATRIX		
USE	QTY (4TH FLOOR)	SQUARE FOOTAGE
BALCONY	20	298 SF
CORRIDOR	1	3,344 SF
ELEVATOR	1	195 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	358 SF
STAIR	3	744SF
UNIT-1	2	1,354 SF
UNIT-1A	1	674 SF
UNIT-1B	4	2,334 SF
UNIT-1C	2	1,167 SF
UNIT-2	5	5,140 SF
UNIT-2A	5	5,133 SF
UNIT-3	1	1,330 SF
UTILITY	1	136 SF
TOTAL		22,454 SF

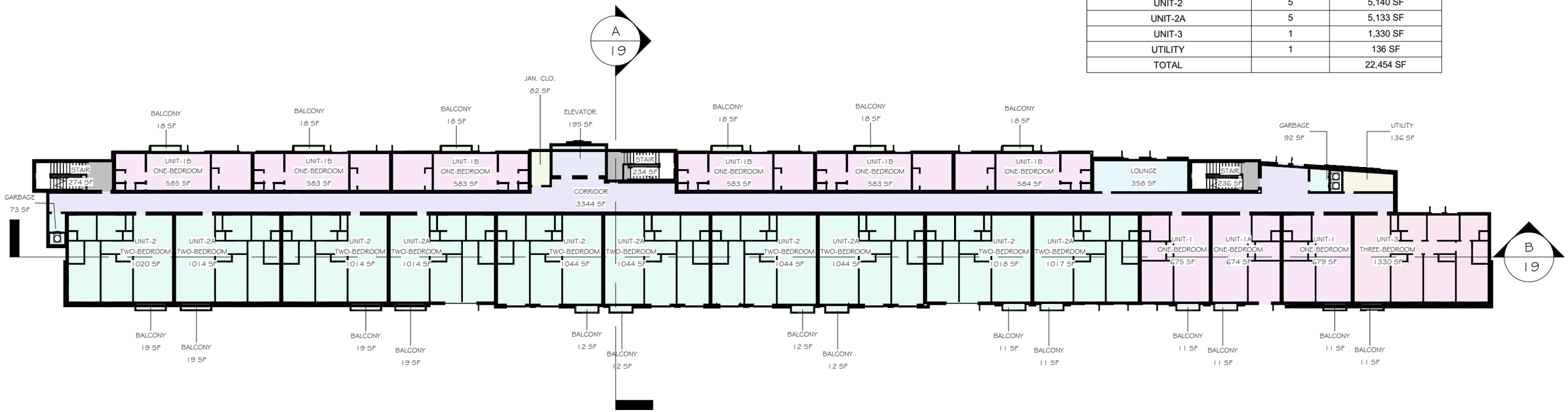


Fifth Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

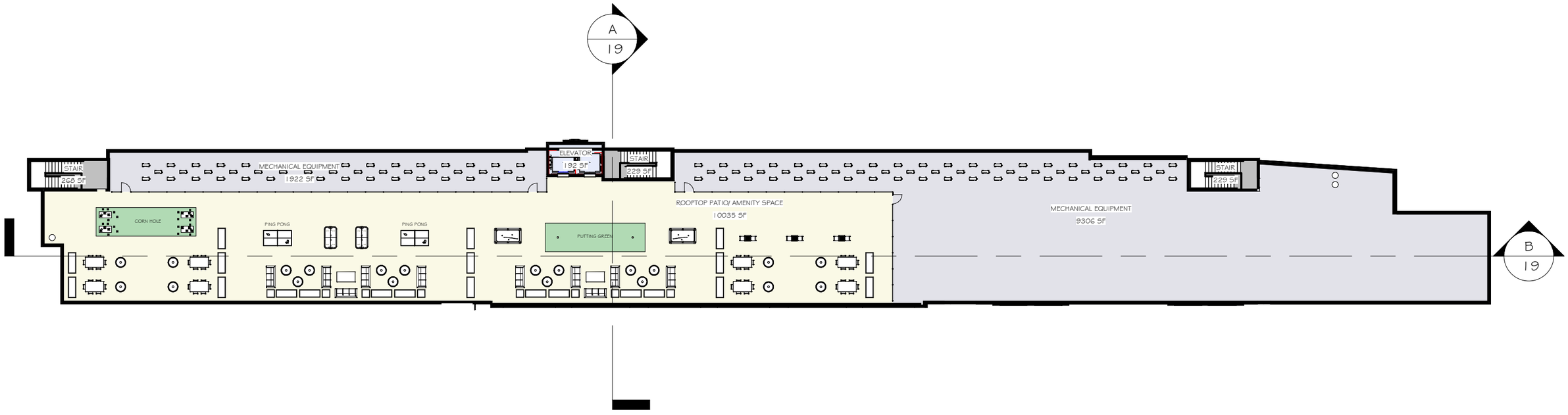
FIFTH FLOOR MATRIX

USE	QTY (5TH FLOOR)	SQUARE FOOTAGE
BALCONY	20	298 SF
CORRIDOR	1	3,344 SF
ELEVATOR	1	195 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	358 SF
STAIR	3	744SF
UNIT-1	2	1,354 SF
UNIT-1A	1	674 SF
UNIT-1B	4	2,334 SF
UNIT-1C	2	1,167 SF
UNIT-2	5	5,140 SF
UNIT-2A	5	5,133 SF
UNIT-3	1	1,330 SF
UTILITY	1	136 SF
TOTAL		22,454 SF

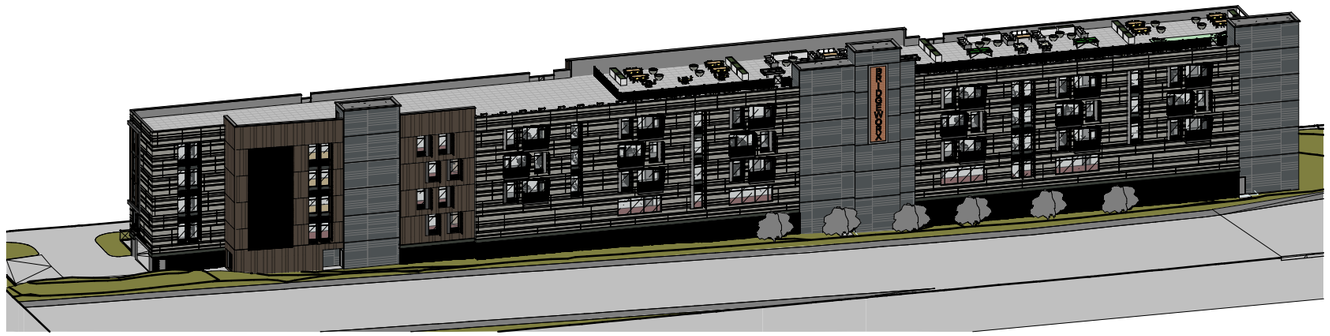


Rooftop Floor Schematic Plan

ROOFTOP MATRIX		
USE	QTY (ROOFTOP)	SQUARE FOOTAGE
ELEVATOR	1	192 SF
MECHANICAL EQUIPMENT	2	11,228 SF
ROOFTOP AMENITY SPACE	1	10,035 SF
STAIR	3	726 SF
TOTAL		22,181 SF



East Elevation

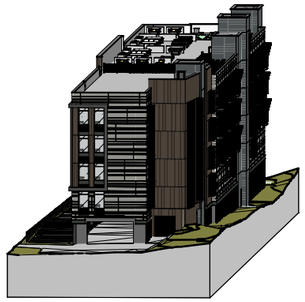




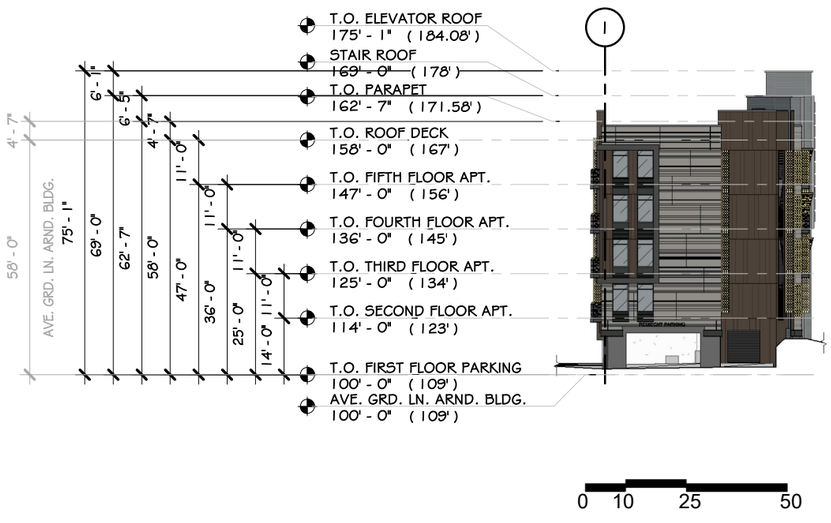
West Elevation



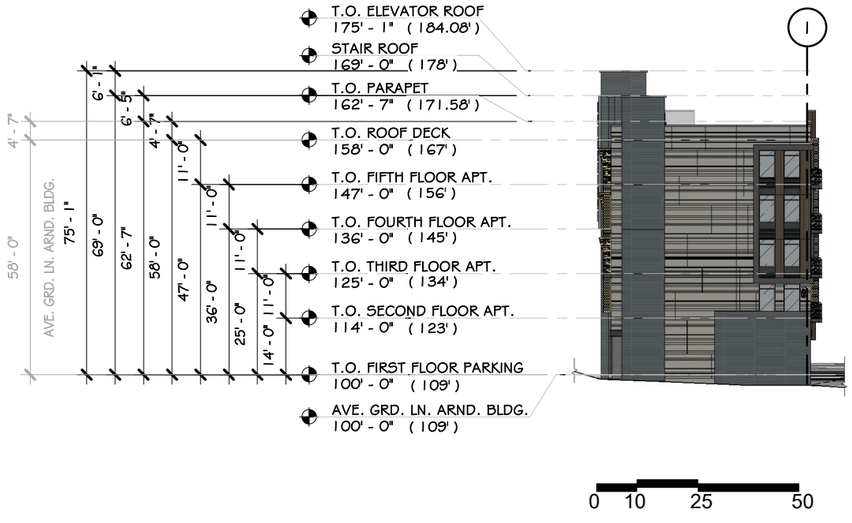
South & North Elevation





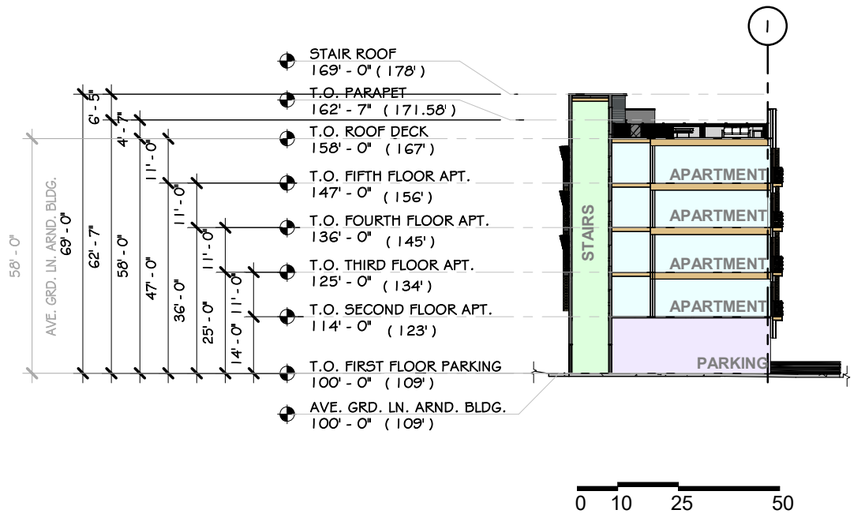


SOUTH ELEVATION

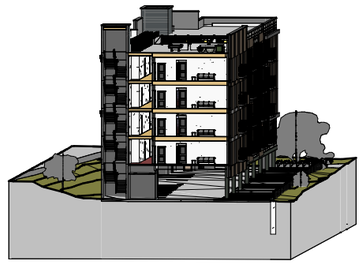


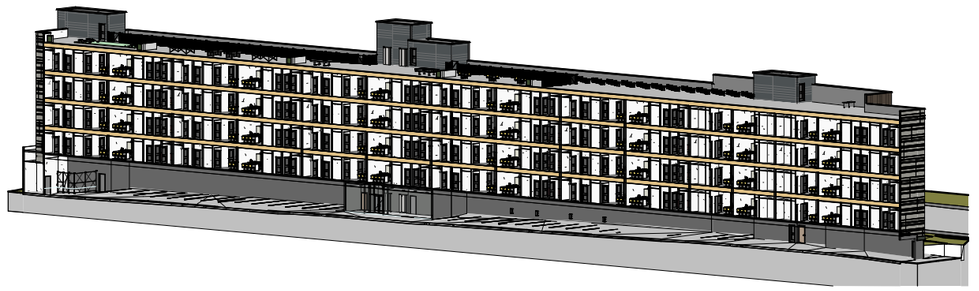
NORTH ELEVATION

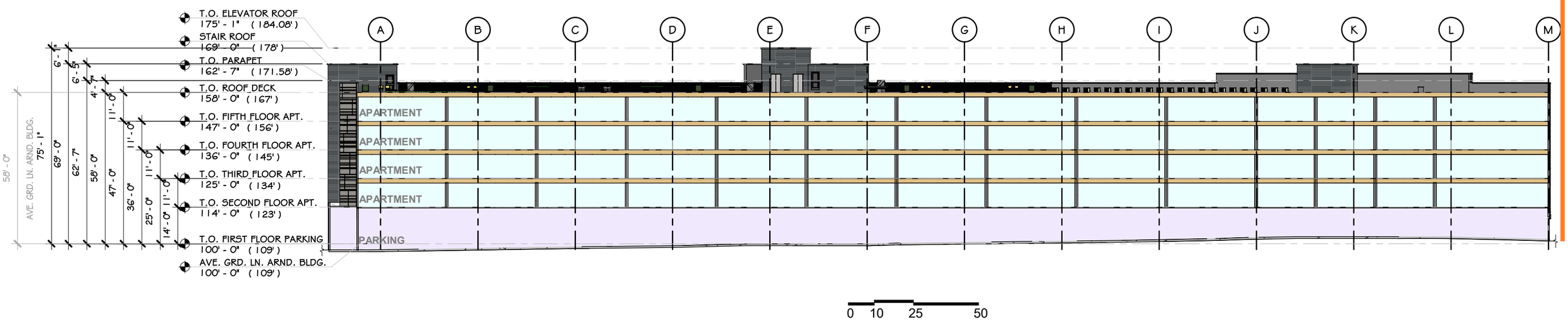
Section A & B



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



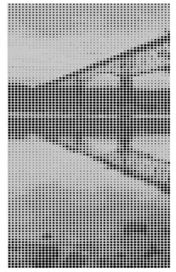
Residential Windows
Black: UPVC, or Equal



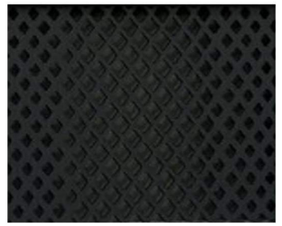
Exterior Railings
BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM Silver Fox 2108-50



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 Coventry Gray HC-169



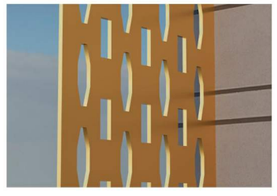
Exterior Facade:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Brown Sugar 2112-20



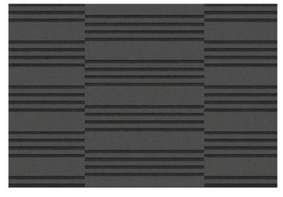
Infill Panel @ Windows:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Black Panther 2125-10
(LT 85)



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



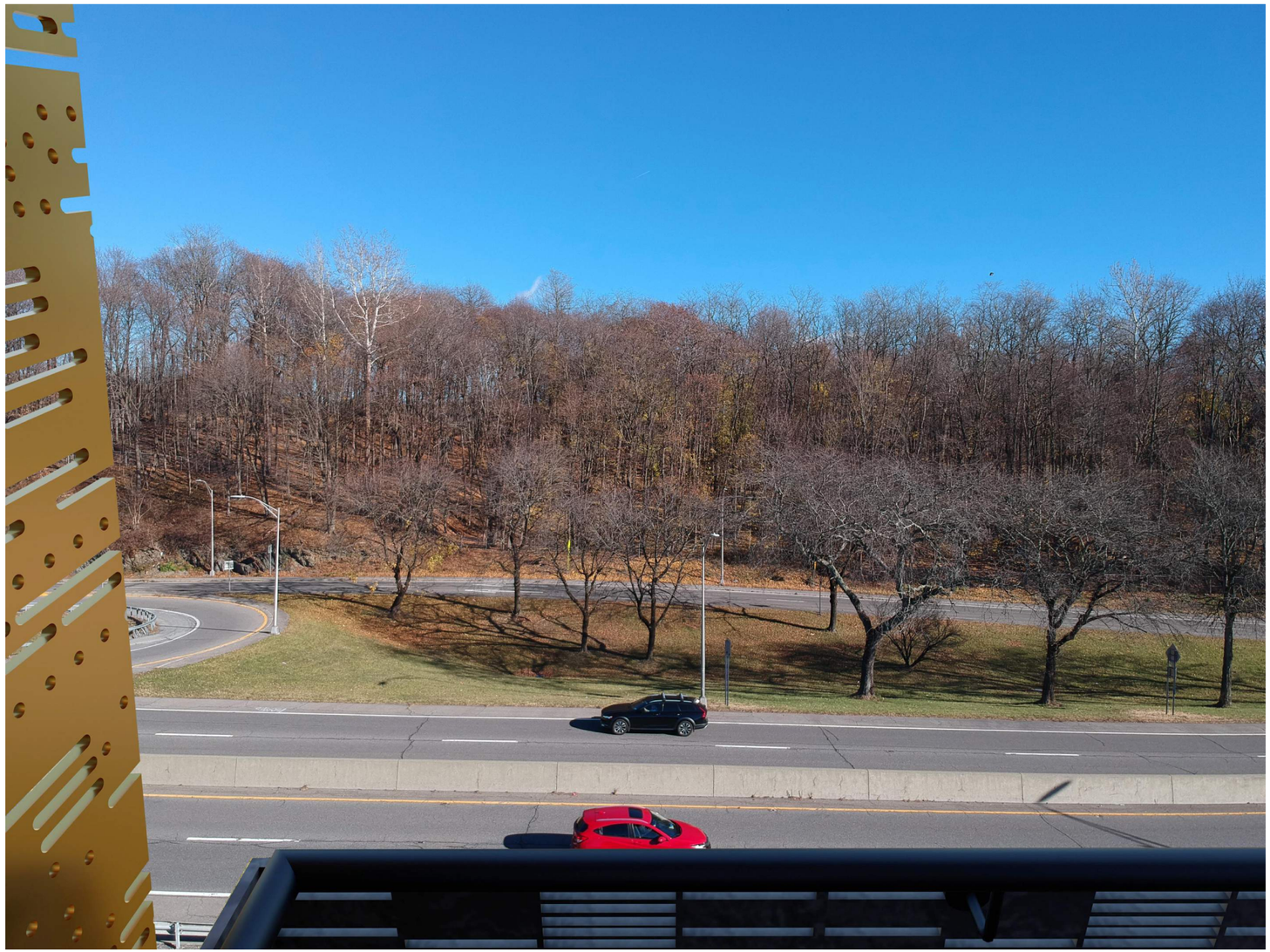
Northeast Dusk Rendering



Northeast Daylight Rendering



East Balcony View Rendering



BALCONY VIEW FROM UNIT-1C @ FIFTH FLOOR

BRIDGEWORX

WWW.ADGARCHITECT.COM

A
D
G
ARCHITECTS

287 & 307 SOUTH AVENUE, LLC

CONTACT@ADGARCHITECT.COM



1 SITE MAP
1" = 60'-0"

VANTAGE POINT FIELD OF VIEW OUTLINES

VANTAGE POINT 1

REVISIONS:

NUM.	DATE	DESCRIPTION

100% PLANNING BOARD SUBMISSION

PROJECT

PROJECT

NORTH

KEY PLAN

WORK AREA

ADG ARCHITECTS

25 WALLKILL AVE • MONTGOMERY • NY 12549
O. 845.294.2724 | F. 888.305.6442

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CONTACT@ADGARCHITECT.COM

ARCHITECTURE • PLANNING • INTERIORS

Project: 287 & 307 DEVELOPMENT
SOUTH AVENUE, POUGHKEEPSIE, NEW YORK

Drawing: SITE MAP OF PHOTO-SIMULATION

Project: 25123 | Date: 03/10/26
Drawn: IDEA | Scale: AS NOTED
Drawing Number:

VP-0-PB

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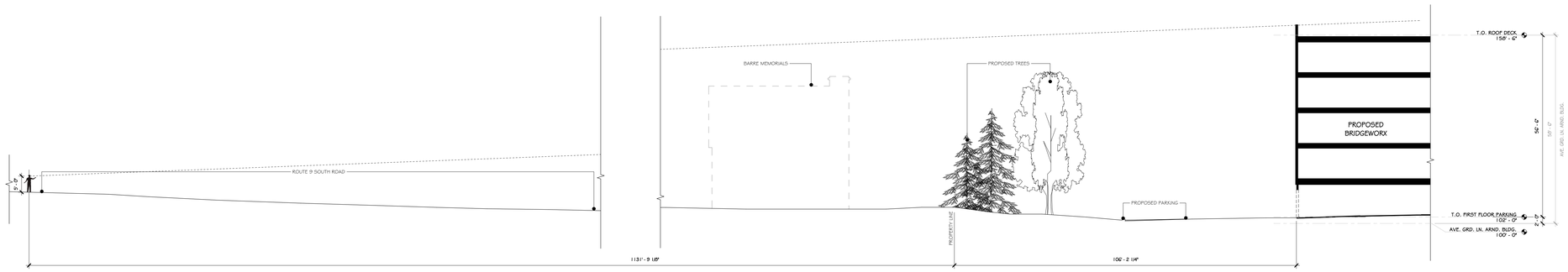
1 EXISTING VIEWSHED FROM ROUTE 9 SOUTH ROAD (VANTAGE POINT 1 - 50 MM)



2 SITE SECTION (VANTAGE POINT 1)
1/16" = 1'-0"

GPS COORDINATE: 41°40'57.7"N 73°55'46.2"W



3 VANTAGE LOCATION PLAN VP - 1
1 : 4000



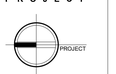
4 SECTION LOCATION PLAN VP - 1
1 : 4000

REVISIONS:

NUM.	DATE	DESCRIPTION

100% PLANNING BOARD SUBMISSION

PROJECT



NORTH



KEY PLAN — WORK AREA

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Project: 287 & 307 DEVELOPMENT
SOUTH AVENUE, POUGHKEEPSIE, NEW YORK

Drawing: EXISTING IMAGES & SITE SECTION (VANTAGE POINT 1)

Project: 25123	Date: 03/10/26
Drawn: IDEA	Scale: AS NOTED

Drawing Number: VP-1-PB

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1 PROPOSED VIEWSHED FROM ROUTE 9 SOUTH ROAD (VANTAGE POINT 1 - 50 MM)
LANDSCAPING AT YEAR 1 - LEAF-OFF

GPS COORDINATE: 41°40'57.7"N 73°55'46.2"W



2 VANTAGE LOCATION PLAN VP- 1
1 : 4000



3 SECTION LOCATION PLAN VP- 1
1 : 4000

REVISIONS:

NUM.	DATE	DESCRIPTION

100% PLANNING BOARD SUBMISSION

PROJECT



N O R T H



KEY PLAN WORK AREA

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Project: 287 & 307 DEVELOPMENT
SOUTH AVENUE, POUGHKEEPSIE, NEW YORK

Drawing: PHOTO-SIMULATION RENDERING
(VANTAGE POINT 1)

Project: 25123	Date: 03/10/26
Drawn: IDEA	Scale: AS NOTED

Drawing Number:
VP-1-1-PB

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Revised March 10, 2026

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 74-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: ~ 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: 13,420 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: 13,420 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.

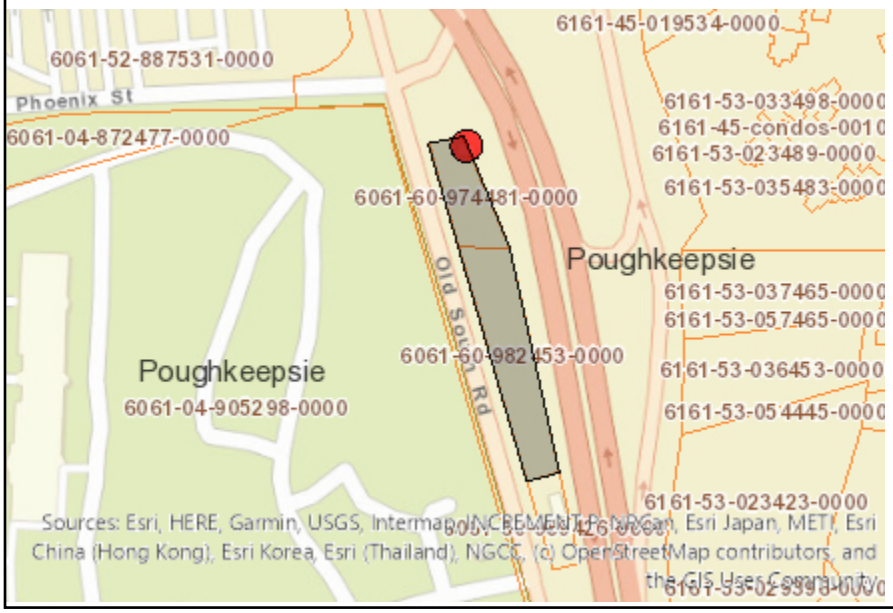
G. Verification

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, last revised March 10, 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

KARC
PLANNING CONSULTANTS, INC.

February 24, 2026

Mike Young
Waterfront Advisory Committee Chair
City of Poughkeepsie
Building, Planning, and Zoning Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 287-307 South Avenue
6061-60-974481 & 6061-60-982453
City of Poughkeepsie
Waterfront Assessment Form – Consistency Review

Dear Chairman Young,

Below please find additional narrative to show compliance with select policies from the LWRP that are applicable to this proposed development at 287-307 South Avenue.

LWRP POLICY CONSISTENCY REVIEW

Policy 1 – 22: The project is either consistent or not applicable with policies 1 through 22. The project site is not located on or adjacent to coastal waters, a waterfront area, port, harbor, or designated coastal fish and wildlife habitat. The parcel is fully paved and previously developed, is served by existing public infrastructure, and is located outside of mapped flood hazard areas. The project does not involve mining, excavation, or dredging activities, nor does it affect any public water-dependent recreational resources. Therefore, Policies 1–22 are either not applicable or the project is consistent with their intent.

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

The Poughkeepsie Rural Cemetery is a historic eligible property located west of the proposed development site, across South Avenue. While the project site is visible from the cemetery, the New York State Historic Preservation Office (SHPO) has recommended the preservation of existing street trees along South Avenue and the installation of new vegetative screening to provide a visual buffer between the development and the cemetery grounds.

In response, the proposed residential development includes vegetative screening along the length of the front façade to screen the proposed parking area and the lower portions of the

building. These measures will help soften views of the development from the cemetery and improve the visual character of the corridor.

In addition, the applicant is coordinating with the City's Architectural Consultant as part of the site plan review process to ensure that the building's architectural design, materials, and massing are compatible with the surrounding neighborhood context, including the adjacent historic Poughkeepsie Rural Cemetery.

Policy 24 – 32: The project is either consistent or not applicable with policies 24 through 32. The project site is not located within or adjacent to any Scenic Resources of Statewide Significance or designated agricultural lands. The project does not involve the siting of an energy facility, the generation or transmission of energy infrastructure, or the discharge, storage, or release of hazardous substances. Therefore, Policies 24–32 are not applicable or the project is consistent with their intent.

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

Stormwater runoff will be managed onsite. Surface runoff will be collected in a retention system beneath permeable pavers or captured by catch basins and then directed into the existing culvert that runs along South Avenue. This stormwater management system will reduce post-development runoff from what currently exists on site. The proposed development includes establishment of landscaping to reduce the amount of impervious surface that currently exists by 0.2 acres and aid in reducing the amount of runoff from the site. Please see the submitted Site Drainage Plan (SG-1) within the site plan set and Engineer's Report for proposed stormwater management plans.

Policy 34 – 44: The project is either consistent or not applicable with policies 34 through 44. The project does not involve petroleum shipping, storage, or transfer, and does not include industrial production or associated effluent discharges. The site contains no wetlands and the proposal will not adversely affect surface water or groundwater quality or supply. No significant adverse air quality impacts are anticipated. Therefore, Policies 34–44 are not applicable or the project is consistent with their intent.

Sincerely,

Natalie Quinn, agent for applicant

ENGINEERING REPORT

Prepared for

PROPOSED MULTIFAMILY DEVELOPMENT

Located at

287-307 South Avenue
City of Poughkeepsie, Dutchess County, NY
Tax ID#: 6061-60-974481 & 6061-60-982453

Submitted:

December 22, 2025

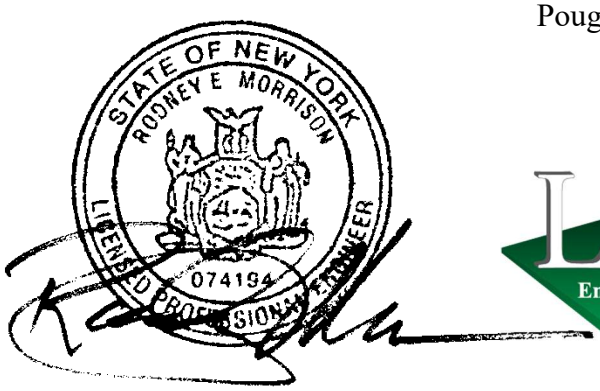
Revised:

March 10, 2026

Prepared for

PK South Ave, LLC

162 Rinaldi Boulevard
Poughkeepsie, NY 12601



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

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Appendix E: 25-Year Storm Pipe Flow Calculations

1.0 SITE DESCRIPTION

This section briefly describes existing conditions of the site and the existing and proposed hydrologic conditions at and around the project site as they relate to stormwater runoff management planning considerations. Subsequent sections contain a description of the proposed methods to manage site runoff thus minimizing 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) section 1A, a Stormwater Pollution Prevention Plan (SWPPP) must be implemented for any project with soil disturbances greater than one (1) acre of disturbance or if it meets any of the eligibility requirements as specified in section 1A. The total disturbance for this project is approximately 0.97 acres, and it has been determined that the eligibility requirements have not been met, 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 some overgrown grass areas. 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 soil 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 project is to propose constructing a multi-family residential building with 83 parking spaces provided. The building will be a 5-story condominium building with the basement designated for parking. The project will also include various utility connections, landscaping, lighting and stormwater management features as shown in the site plans.

Although the project disturbance being only 0.97 acres and a NYSDEC SWPPP is not required, stormwater management practices are proposed to properly manage site runoff. 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						
Proposed Sanitary Sewer Flow / Water Consumption Projections						
Location	**Use**	**Size**		**Rate**		**Flow (GPD)**
Residential Building						
1-Bed	Residential	30	Units	110	per Bedroom	3,300
2-Bed	Residential	40	Units	110	per Bedroom	8,800
3-Bed	Residential	4	Units	110	per Bedroom	1,320
					Total Proposed Daily Flow:	**13,420**

3.2 Proposed Water Supply

Water supply for the project will be provided from the City of Poughkeepsie municipal water system. The water will be supplied by the joint Town and City water treatment facility located at 3431 North Road, Poughkeepsie, NY 12601. The water will come from the municipal line located off North Water Street. The proposed development plans to do a wet tap connection of a 6" DIP service line with a gate valve into the existing 8" cast iron 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 13,420 GDP for the project. Using a peak factor of 4.0, as recommended by the NYSDEC, the calculated Design Max Hourly Flow Rate is 37.28 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's sanitary main located in South Avenue. The proposed building will tie into an existing 10" sanitary sewer line that connects into an existing the above-mentioned sanitary manhole.

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 13,420 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. It is our ensurement that the existing water and wastewater services, from the City of Poughkeepsie Department of Public Works, will have adequate infrastructure and capacity to handle the proposed development.

The City of Poughkeepsie Engineering Department, as part of the site plan approval process, will be responsible for the review and approval of 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. Guidelines and recommendations can be found in the "New York State Standards and Specifications for Erosion and Sediment Control". Since disturbance is less than one acre and eligibility requirements are not met, a SPDES General Permit GP-0-25-001 and NYSDEC SWPPP is not required. However, a stormwater management plan to be reviewed by the City of Poughkeepsie has been designed to properly attenuate all stormwater runoff from the project site.

Selection of temporary storm water controls are part of the proposed plan and will be implemented on an "as needed basis" depending 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 fences 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 drains 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 encounter stormwater when vehicles are stored outside. Good housekeeping and preventative maintenance procedures should 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 Analyses

The stormwater management design's purpose is to improve the quality of surface water runoff from all impervious areas and to provide a reduction in stormwater runoff volumes and rates during storm events. The appropriate methodology to manage stormwater runoff is to capture and treat runoff during 1-, 10- and 100-year storm events which are studied in conjunction with proposed and existing conditions in the hydrologic analyses.

The hydrologic analysis was performed using the HydroCAD stormwater modeling software, and surface areas have been calculated using AutoCAD. Soils information has been obtained through mapping per the NRCS Dutchess County Soils Survey and onsite deep tests. The hydrologic analyses can be found in **Appendices A & B**.

5.5 Proposed Stormwater Management – Pre vs. Post

To properly study the drainage areas for the specified project, a design point which represents the total flow leaving the studied drainage areas, has been modeled in HydroCAD and is visualized on the pre and

post drainage area maps in **Appendix D**. A single design point has been designated and all stormwater leading up to that point was evaluated for proposed and existing conditions**.** The table below compares the existing (Pre) to proposed (Post) conditions of stormwater runoff peak flow rates at the design point for the three specified storm events.

Peak Flow Rates At Design Point 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.

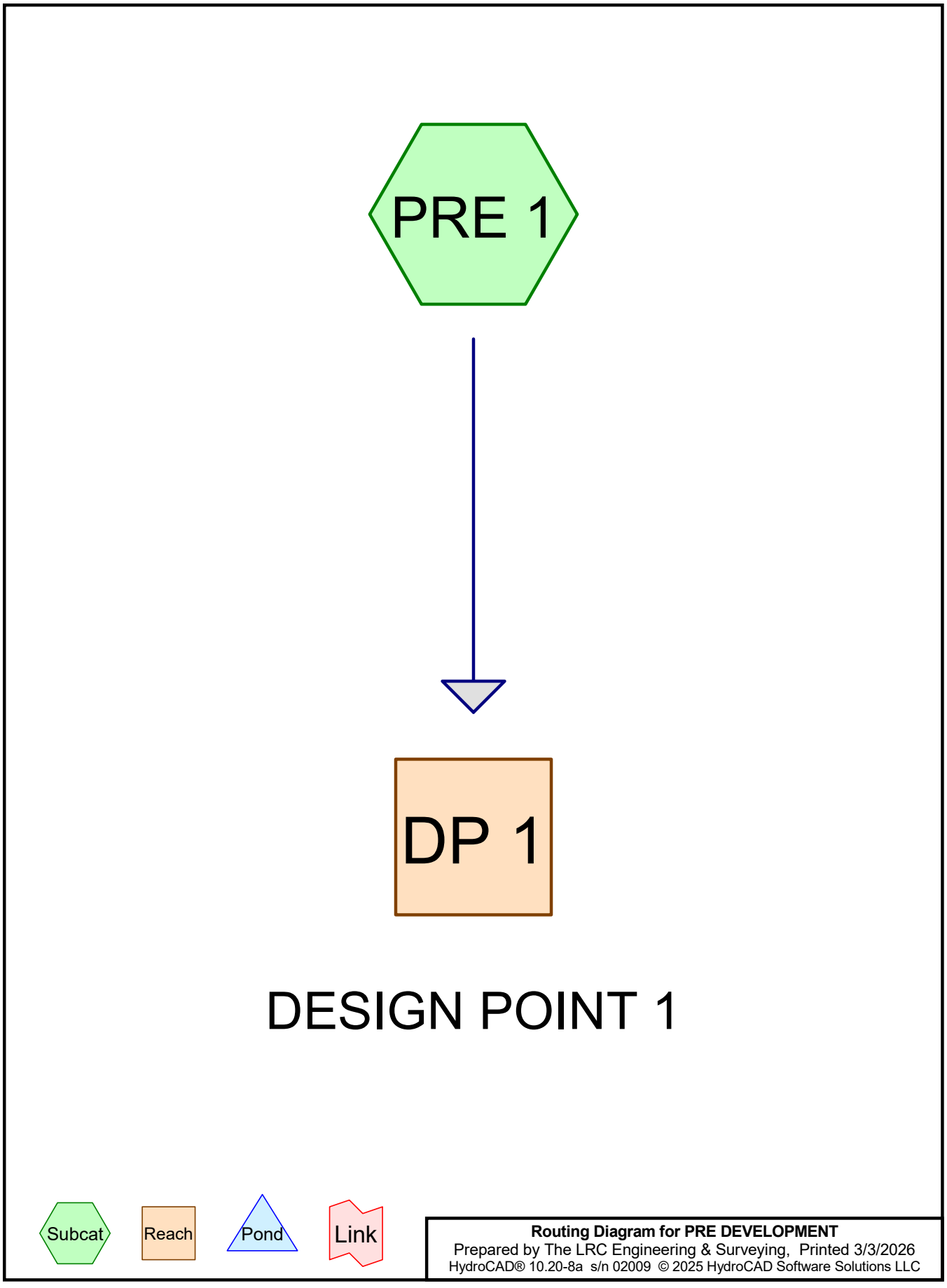
5.7 Permeable Pavers Underground Stormwater Retention

Permeable pavement is a green stormwater practice that is commonly used on urban sites with relatively flat, paved areas. Due to the site restraints, permeable pavers are proposed for this project along with underground gravel for stormwater retention. The intention of permeable pavers as a stormwater management practice is to detain and reduce stormwater runoff the site. The underground stone media system is proposed to provide stormwater runoff storage volumes within the void space as shown in **Appendix B** and drawings SG-1 and DN-4. In summary, the proposed permeable pavers practice will sufficiently provide:

- Stormwater runoff retention and potential infiltration into existing soils
- Strength to withstand vehicle loads
- Underdrains to convey stormwater towards existing stormwater conveyance systems

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 Engineering & Surveying, Printed 3/3/2026
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-307 SOUTH AVE 24-hr S0P	1-yr	Default	0.00	1	2.61	2
2	10-yr	NY-307 SOUTH AVE 24-hr S0P	10-yr	Default	0.00	1	4.67	2
3	100-yr	NY-307 SOUTH AVE 24-hr S0P	100-yr	Default	0.00	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=4.15"
Tc=6.0 min CN=85 Runoff=5.01 cfs 0.346 af

Reach DP 1: DESIGN POINT 1 Inflow=5.01 cfs 0.346 af
Outflow=5.01 cfs 0.346 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.15"
42.30% Pervious = 0.422 ac 57.70% Impervious = 0.576 ac

Summary for Subcatchment PRE 1:

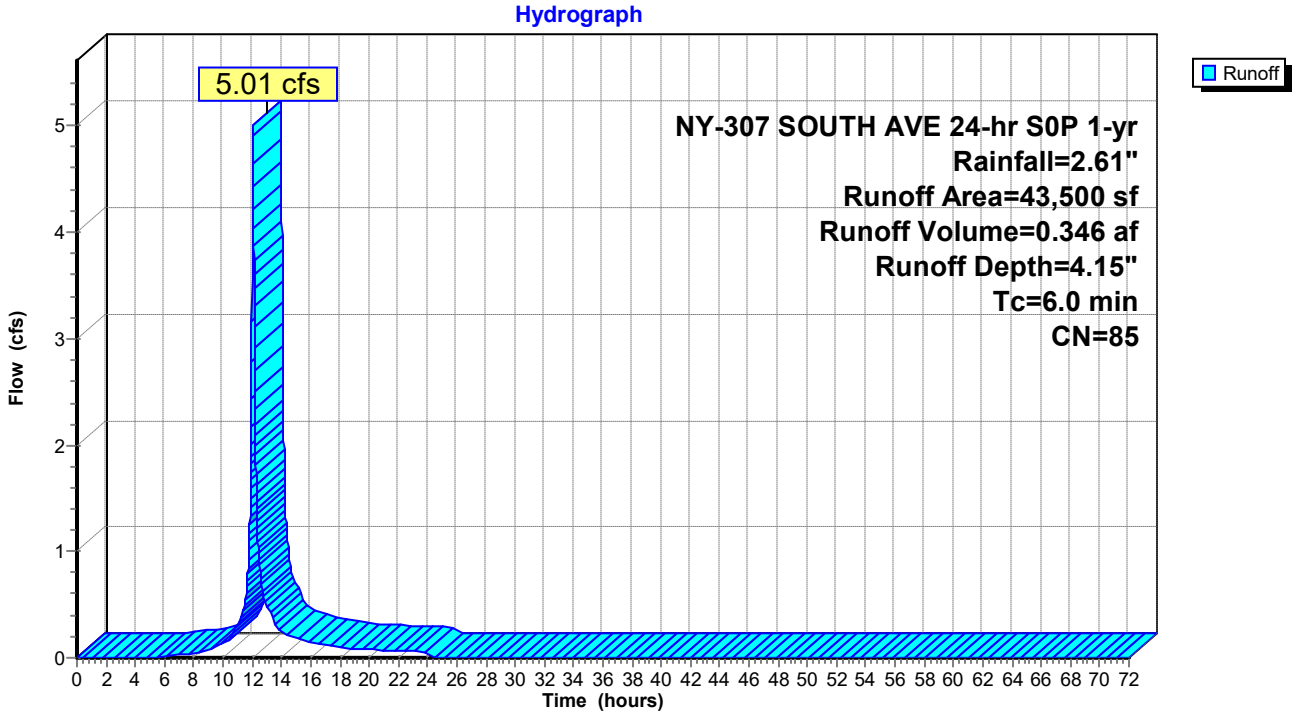
Runoff = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af, Depth= 4.15"
Routed to Reach DP 1 : DESIGN POINT 1

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:



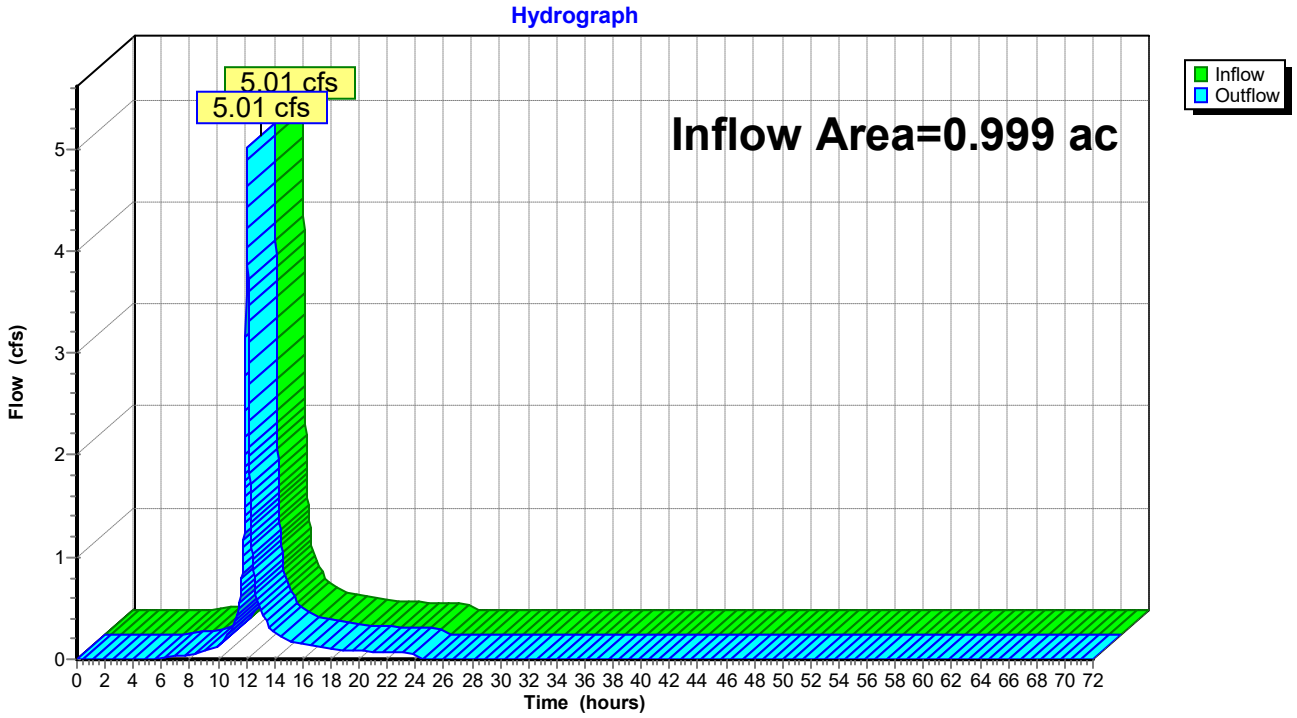
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 57.70% Impervious, Inflow Depth = 4.15" for 1-yr event
Inflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af
Outflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 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=4.15"
Tc=6.0 min CN=85 Runoff=5.01 cfs 0.346 af

Reach DP 1: DESIGN POINT 1 Inflow=5.01 cfs 0.346 af
Outflow=5.01 cfs 0.346 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.15"
42.30% Pervious = 0.422 ac 57.70% Impervious = 0.576 ac

Summary for Subcatchment PRE 1:

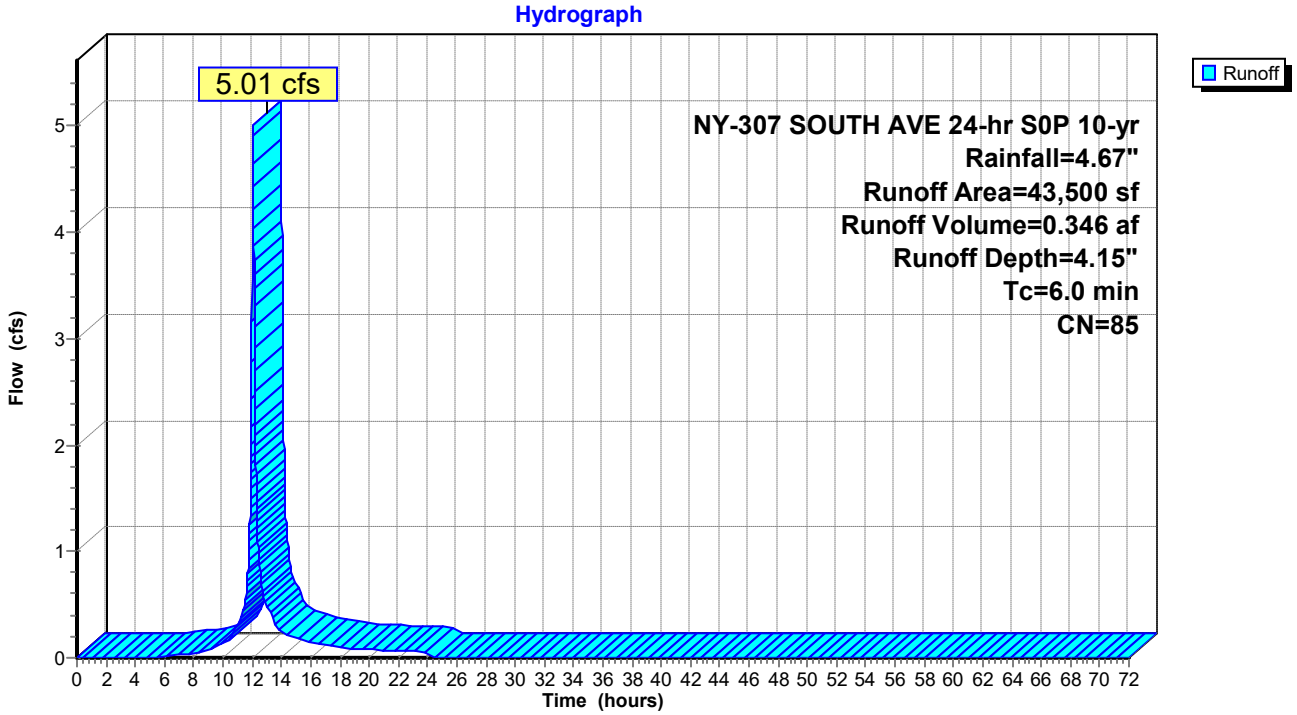
Runoff = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af, Depth= 4.15"
Routed to Reach DP 1 : DESIGN POINT 1

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:



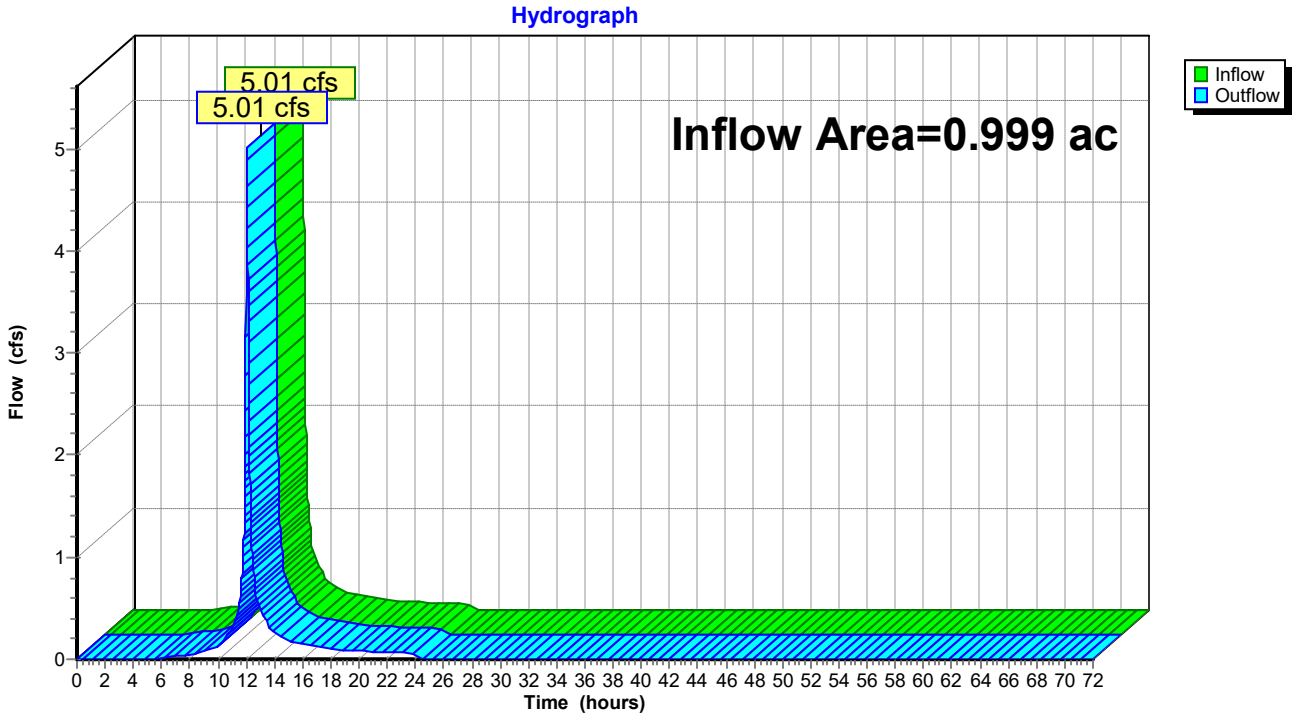
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 57.70% Impervious, Inflow Depth = 4.15" for 10-yr event
Inflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af
Outflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 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=4.15"
Tc=6.0 min CN=85 Runoff=5.01 cfs 0.346 af

Reach DP 1: DESIGN POINT 1 Inflow=5.01 cfs 0.346 af
Outflow=5.01 cfs 0.346 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.15"
42.30% Pervious = 0.422 ac 57.70% Impervious = 0.576 ac

Summary for Subcatchment PRE 1:

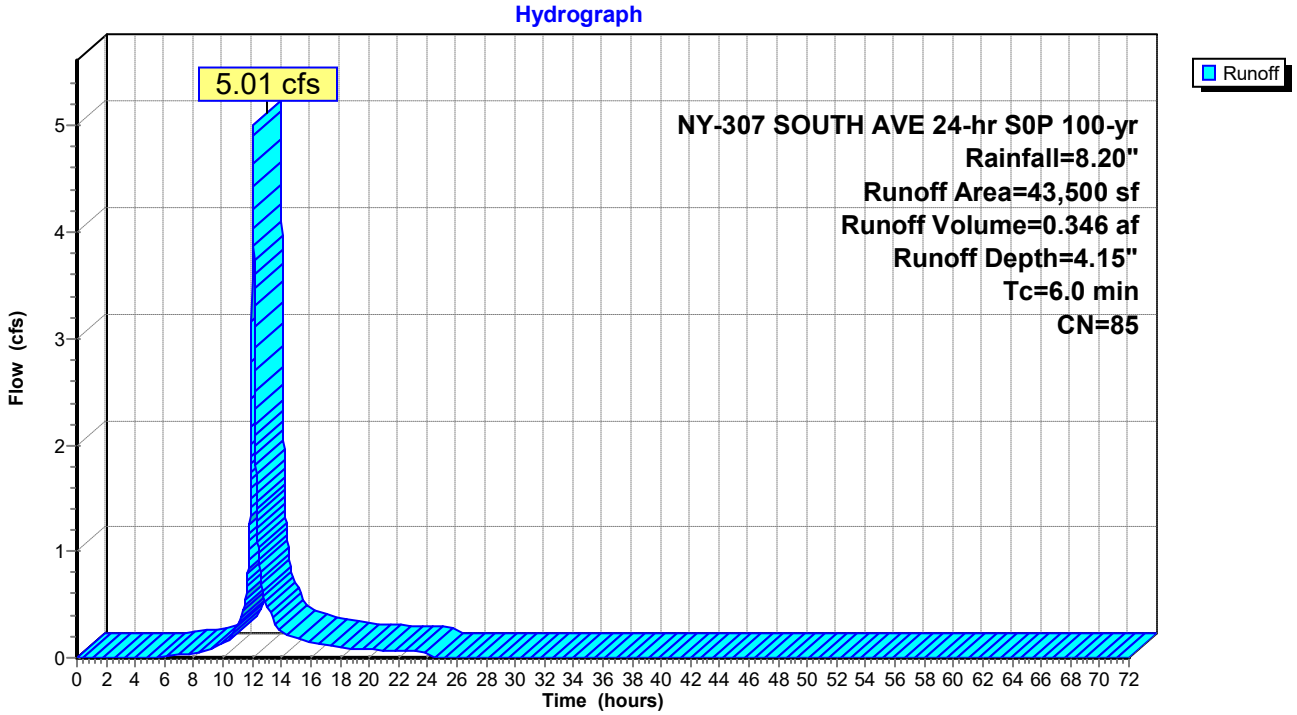
Runoff = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af, Depth= 4.15"
Routed to Reach DP 1 : DESIGN POINT 1

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:



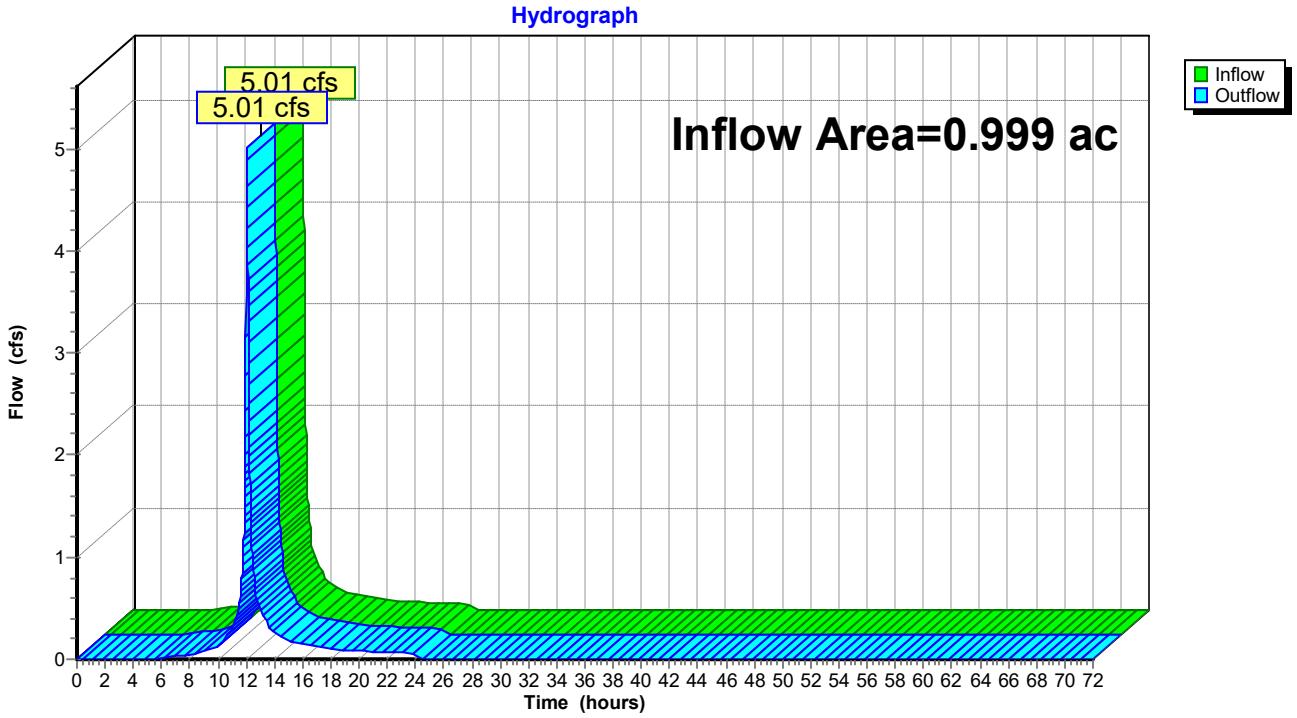
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 57.70% Impervious, Inflow Depth = 4.15" for 100-yr event
Inflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af
Outflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af, Atten= 0%, Lag= 0.0 min

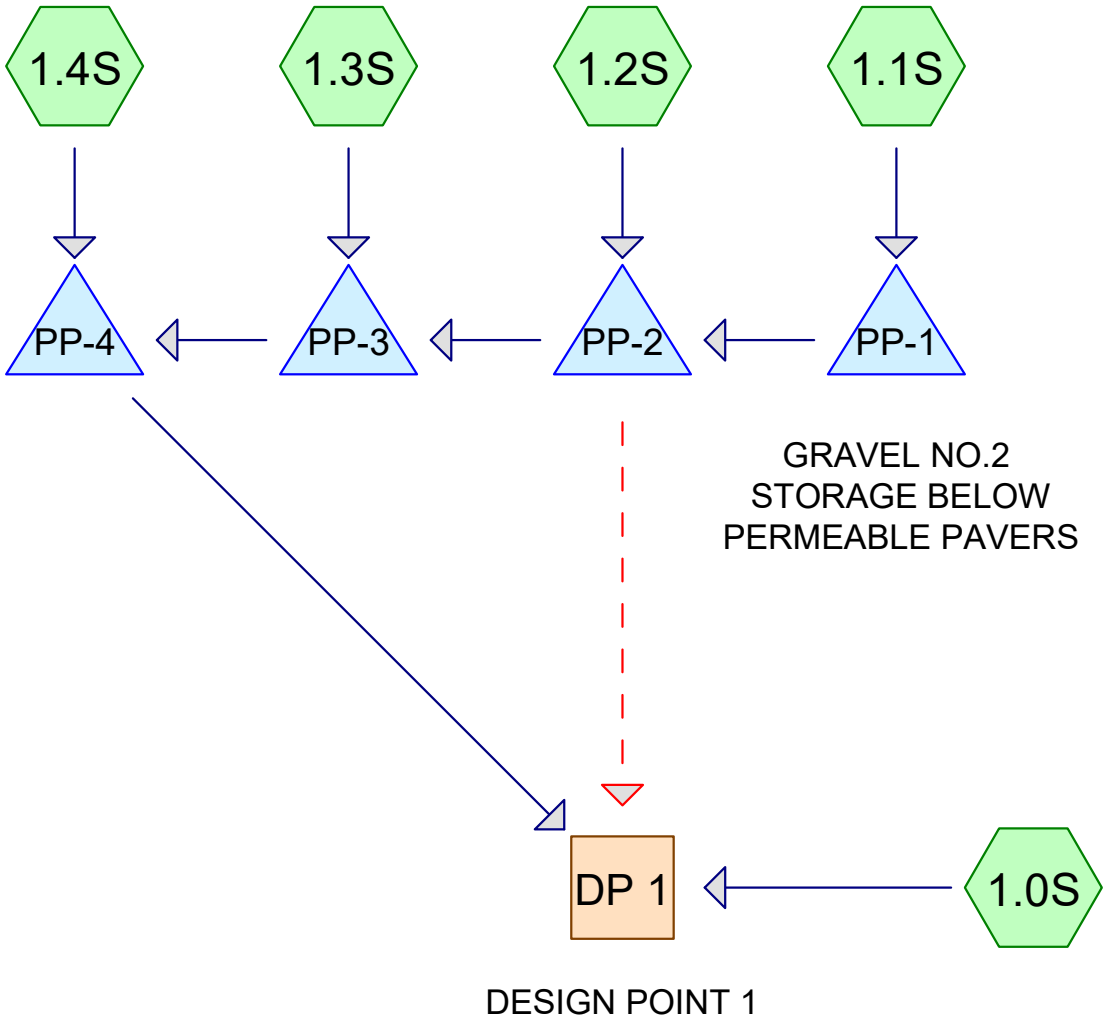
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

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 Engineering & Surveying, Printed 3/3/2026
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-307 SOUTH AVE 24-hr S0P	1-yr	Default	0.00	1	2.61	2
2	10-yr	NY-307 SOUTH AVE 24-hr S0P	10-yr	Default	0.00	1	4.67	2
3	100-yr	NY-307 SOUTH AVE 24-hr S0P	100-yr	Default	0.00	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=3.84"
Tc=6.0 min CN=82 Runoff=3.84 cfs 0.262 af

Subcatchment 1.1S: Runoff Area=2,870 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.40 cfs 0.031 af

Subcatchment 1.2S: Runoff Area=1,670 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.23 cfs 0.018 af

Subcatchment 1.3S: Runoff Area=1,705 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.24 cfs 0.018 af

Subcatchment 1.4S: Runoff Area=1,535 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.21 cfs 0.016 af

Reach DP 1: DESIGN POINT 1 Inflow=4.27 cfs 0.332 af
Outflow=4.27 cfs 0.332 af

Pond PP-1: GRAVEL NO.2 STORAGE BELOW Peak Elev=107.80' Storage=478 cf Inflow=0.40 cfs 0.031 af
Outflow=0.24 cfs 0.026 af

Pond PP-2: Peak Elev=106.51' Storage=253 cf Inflow=0.41 cfs 0.044 af
Primary=0.17 cfs 0.019 af Secondary=0.21 cfs 0.022 af Outflow=0.38 cfs 0.041 af

Pond PP-3: Peak Elev=105.36' Storage=310 cf Inflow=0.37 cfs 0.037 af
Outflow=0.30 cfs 0.034 af

Pond PP-4: Peak Elev=103.93' Storage=311 cf Inflow=0.45 cfs 0.050 af
Outflow=0.40 cfs 0.048 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.16"
22.76% Pervious = 0.227 ac 77.24% Impervious = 0.771 ac

Summary for Subcatchment 1.0S:

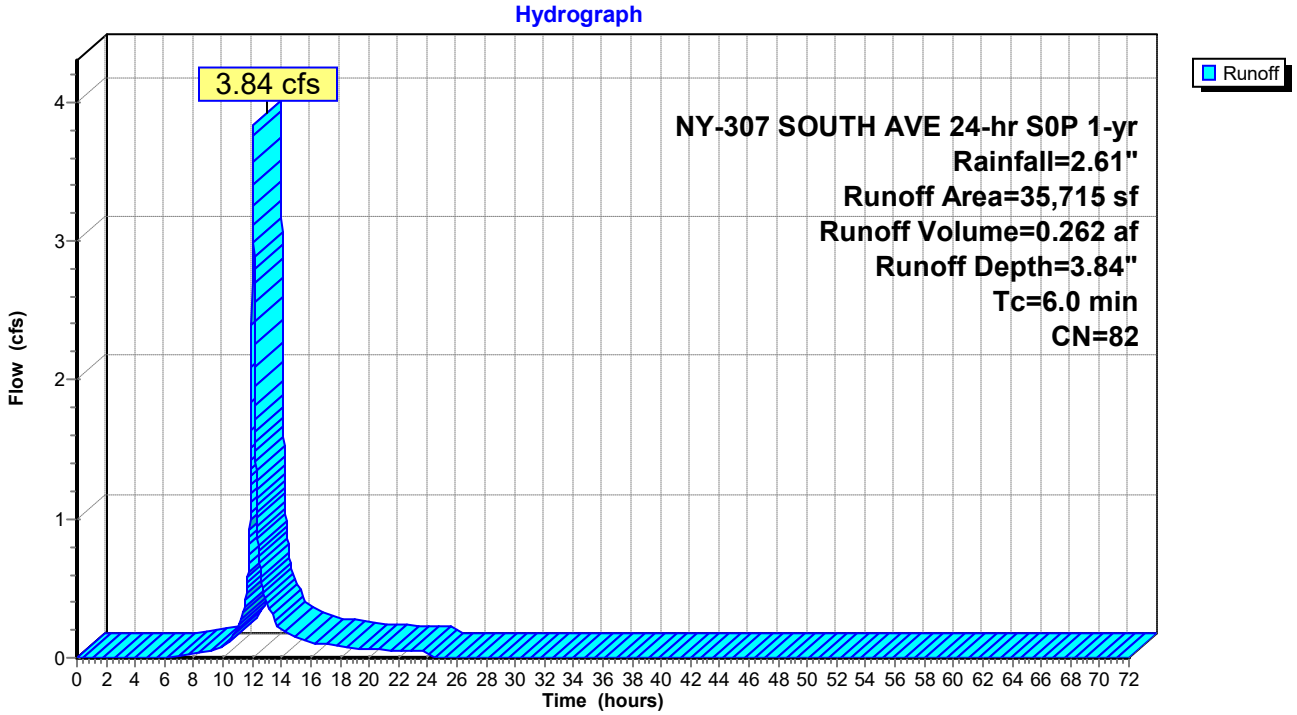
Runoff = 3.84 cfs @ 12.04 hrs, Volume= 0.262 af, Depth= 3.84"
Routed to Reach DP 1 : DESIGN POINT 1

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:

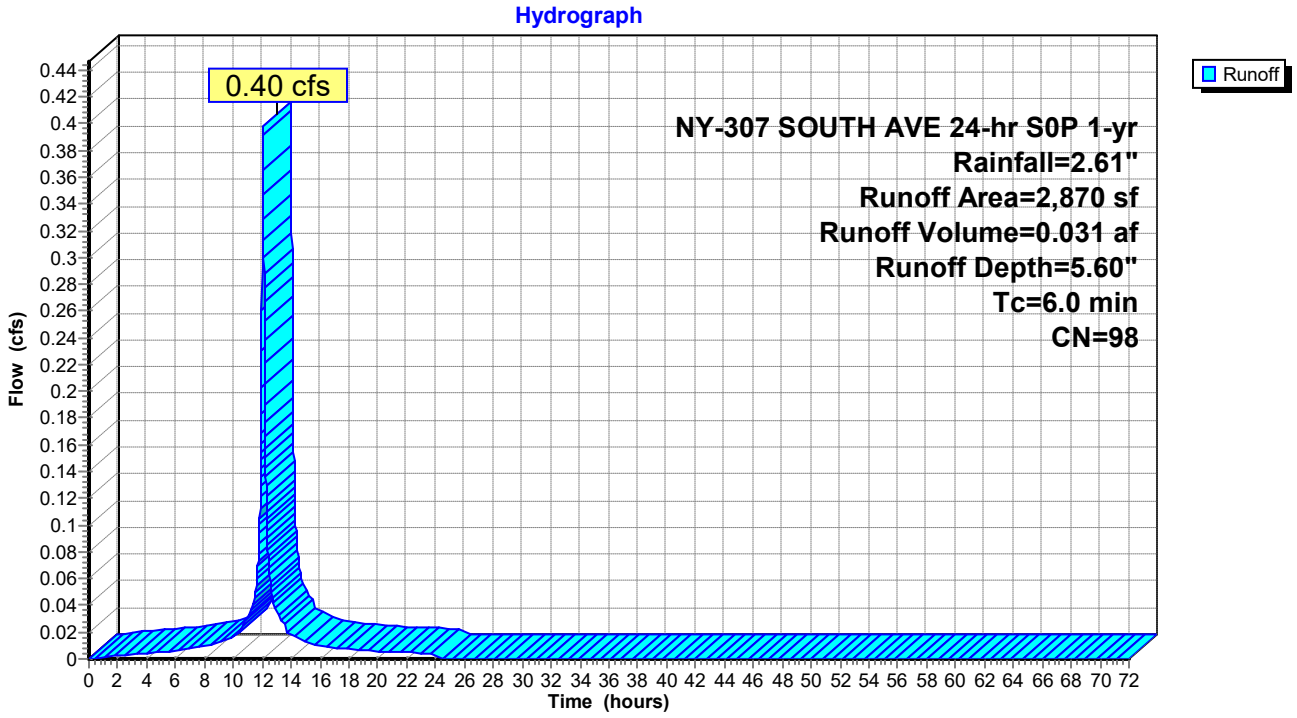
Runoff = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af, Depth= 5.60"
Routed to Pond PP-1 : GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

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:

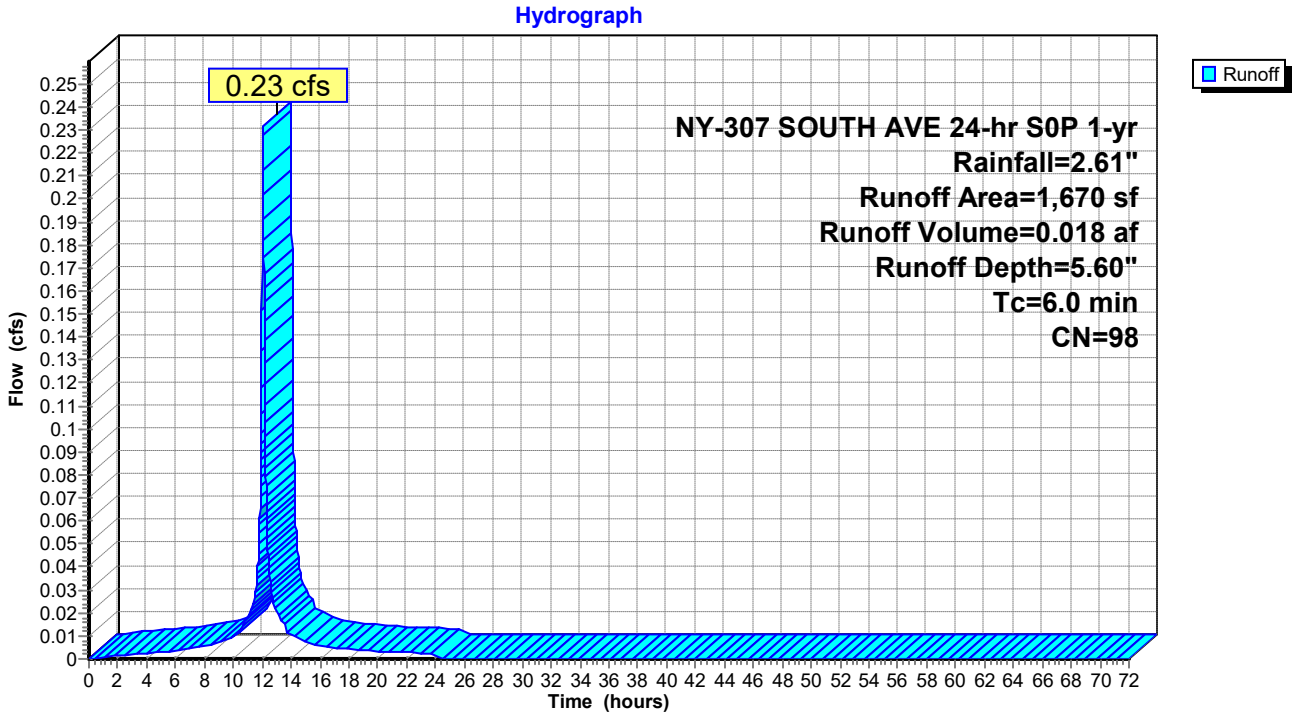
Runoff = 0.23 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-2 :

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:

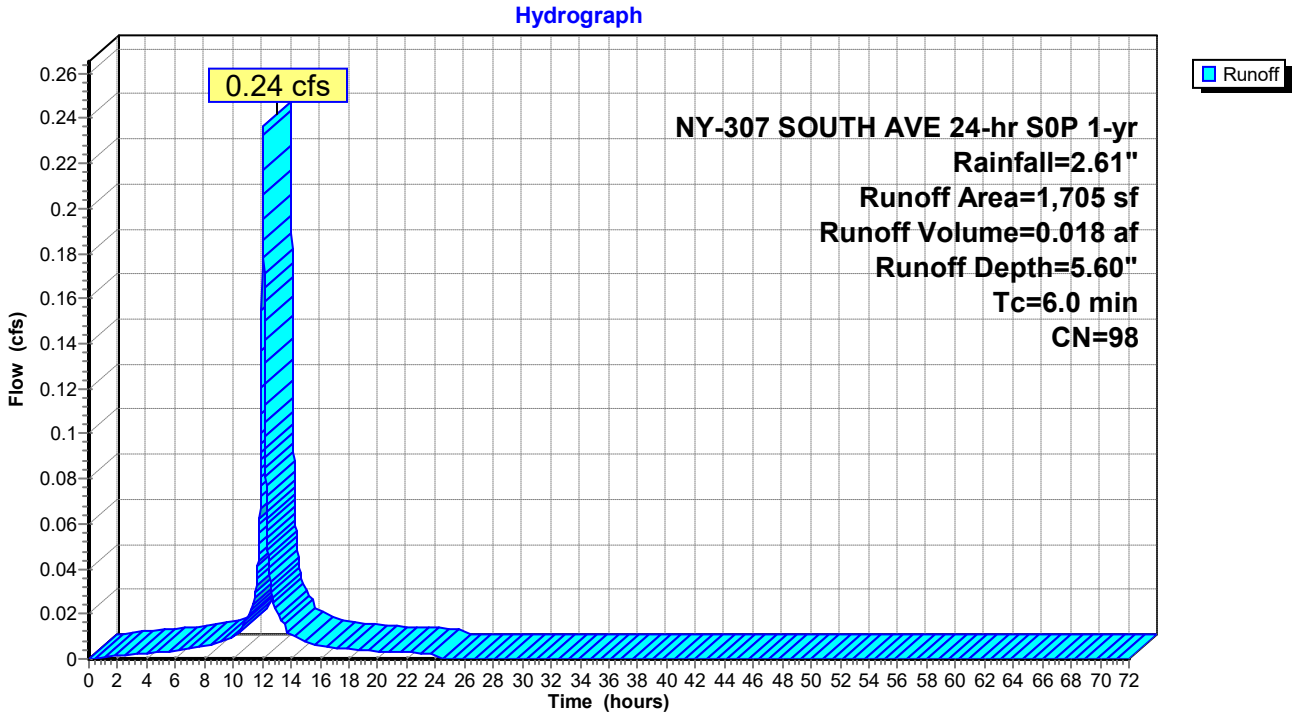
Runoff = 0.24 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-3 :

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:

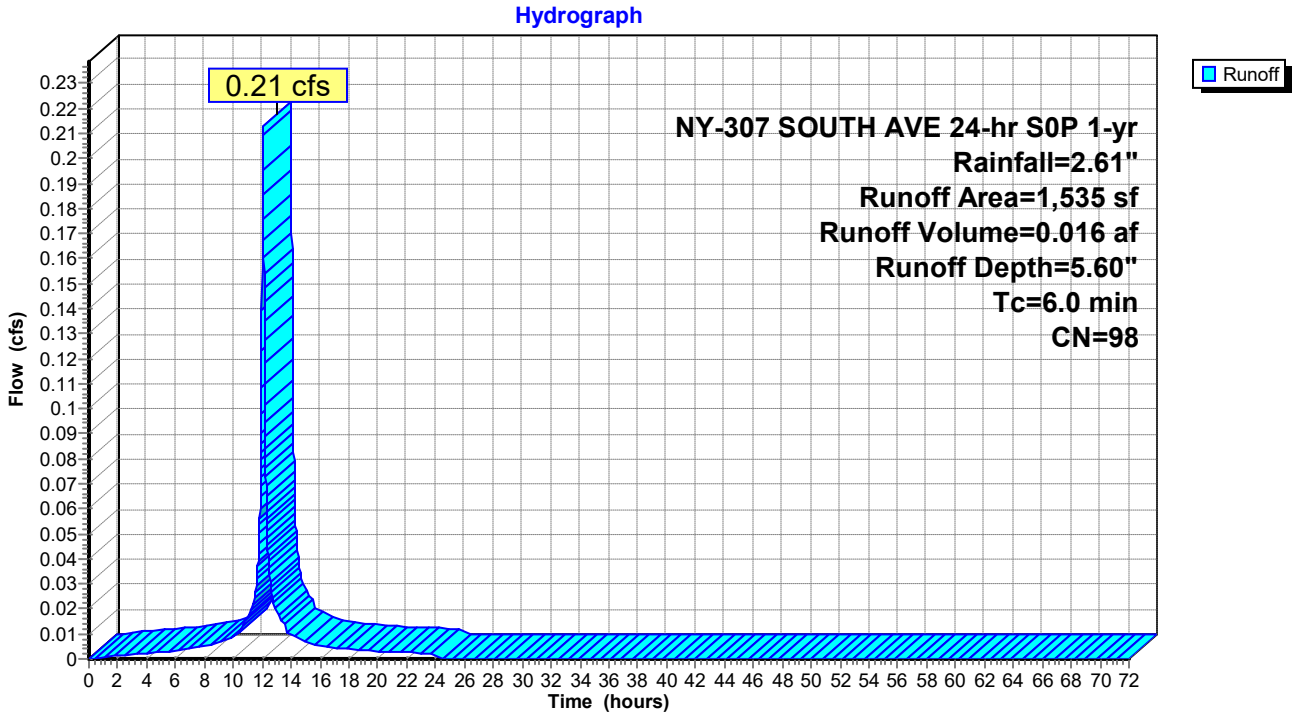
Runoff = 0.21 cfs @ 12.04 hrs, Volume= 0.016 af, Depth= 5.60"
Routed to Pond PP-4 :

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:



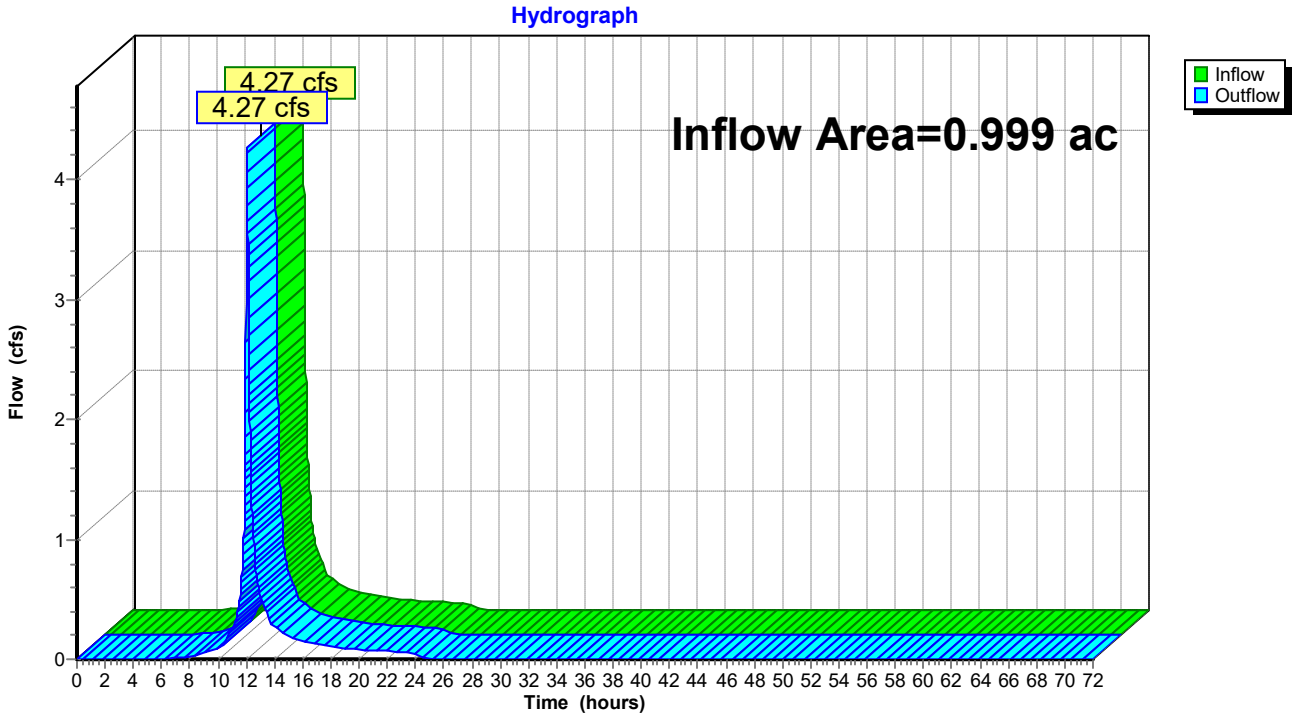
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 77.24% Impervious, Inflow Depth = 3.99" for 1-yr event
Inflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 af
Outflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 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 = 5.60" for 1-yr event
Inflow = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af
Outflow = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af, Atten= 41%, Lag= 7.4 min
Primary = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af
Routed to Pond PP-2 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 107.80' @ 12.16 hrs Surf.Area= 2,870 sf Storage= 478 cf

Plug-Flow detention time= 186.9 min calculated for 0.026 af (84% of inflow)
Center-of-Mass det. time= 114.9 min (860.0 - 745.1)

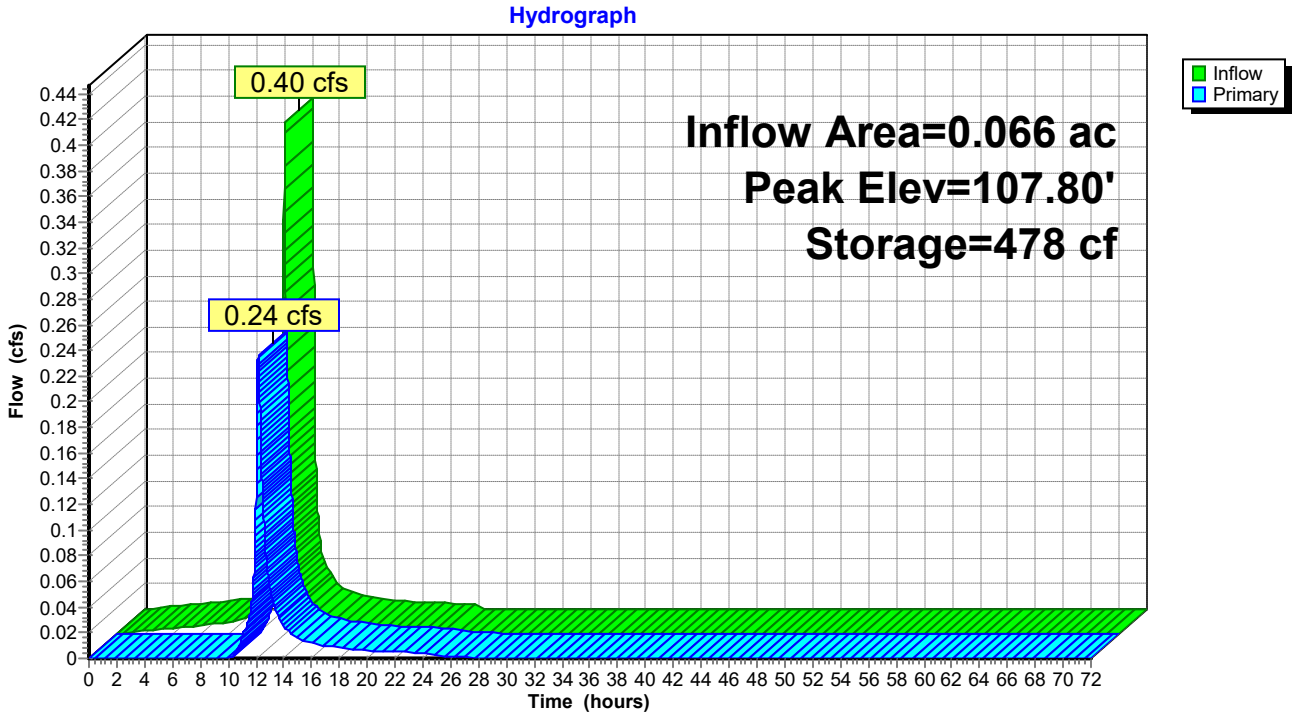
Volume	Invert	Avail.Storage	Storage Description
#1	107.25'	1,722 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,740 cf Overall x 30.0% Voids

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=0.24 cfs @ 12.16 hrs HW=107.80' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.24 cfs @ 1.88 fps)

Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS



Stage-Area-Storage for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
107.25	**2,870**	0
107.27	2,870	17
107.29	2,870	34
107.31	2,870	52
107.33	2,870	69
107.35	2,870	86
107.37	2,870	103
107.39	2,870	121
107.41	2,870	138
107.43	2,870	155
107.45	2,870	172
107.47	2,870	189
107.49	2,870	207
107.51	2,870	224
107.53	2,870	241
107.55	2,870	258
107.57	2,870	276
107.59	2,870	293
107.61	2,870	310
107.63	2,870	327
107.65	2,870	344
107.67	2,870	362
107.69	2,870	379
107.71	2,870	396
107.73	2,870	413
107.75	2,870	431
107.77	2,870	448
107.79	2,870	465
107.81	2,870	482
107.83	2,870	499
107.85	2,870	517
107.87	2,870	534
107.89	2,870	551
107.91	2,870	568
107.93	2,870	585
107.95	2,870	603
107.97	2,870	620
107.99	2,870	637
108.01	2,870	654
108.03	2,870	672
108.05	2,870	689
108.07	2,870	706
108.09	2,870	723
108.11	2,870	740
108.13	2,870	758
108.15	2,870	775
108.17	2,870	792
108.19	2,870	809
108.21	2,870	827
108.23	2,870	844
108.25	2,870	861
108.27	2,870	878
108.29	2,870	895
108.31	2,870	913
108.33	2,870	930
108.35	2,870	947
108.37	2,870	964
108.39	2,870	982
108.41	2,870	999
108.43	2,870	1,016
108.45	2,870	1,033
108.47	2,870	1,050
108.49	2,870	1,068
108.51	2,870	1,085
108.53	2,870	1,102
108.55	2,870	1,119
108.57	2,870	1,137
108.59	2,870	1,154
108.61	2,870	1,171
108.63	2,870	1,188
108.65	2,870	1,205
108.67	2,870	1,223
108.69	2,870	1,240
108.71	2,870	1,257
108.73	2,870	1,274
108.75	2,870	1,292
108.77	2,870	1,309
108.79	2,870	1,326
108.81	2,870	1,343
108.83	2,870	1,360
108.85	2,870	1,378
108.87	2,870	1,395
108.89	2,870	1,412
108.91	2,870	1,429
108.93	2,870	1,446
108.95	2,870	1,464
108.97	2,870	1,481
108.99	2,870	1,498
109.01	2,870	1,515
109.03	2,870	1,533
109.05	2,870	1,550
109.07	2,870	1,567
109.09	2,870	1,584
109.11	2,870	1,601
109.13	2,870	1,619
109.15	2,870	1,636
109.17	2,870	1,653
109.19	2,870	1,670
109.21	2,870	1,688
109.23	2,870	1,705
109.25	2,870	**1,722**

Summary for Pond PP-2:

Inflow Area = 0.104 ac,100.00% Impervious, Inflow Depth = 5.03" for 1-yr event
Inflow = 0.41 cfs @ 12.06 hrs, Volume= 0.044 af
Outflow = 0.38 cfs @ 12.15 hrs, Volume= 0.041 af, Atten= 7%, Lag= 5.0 min
Primary = 0.17 cfs @ 12.15 hrs, Volume= 0.019 af
Routed to Pond PP-3 :
Secondary = 0.21 cfs @ 12.15 hrs, Volume= 0.022 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= 106.51' @ 12.15 hrs Surf.Area= 1,670 sf Storage= 253 cf

Plug-Flow detention time= 87.3 min calculated for 0.041 af (93% of inflow)
Center-of-Mass det. time= 43.9 min (856.8 - 813.0)

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

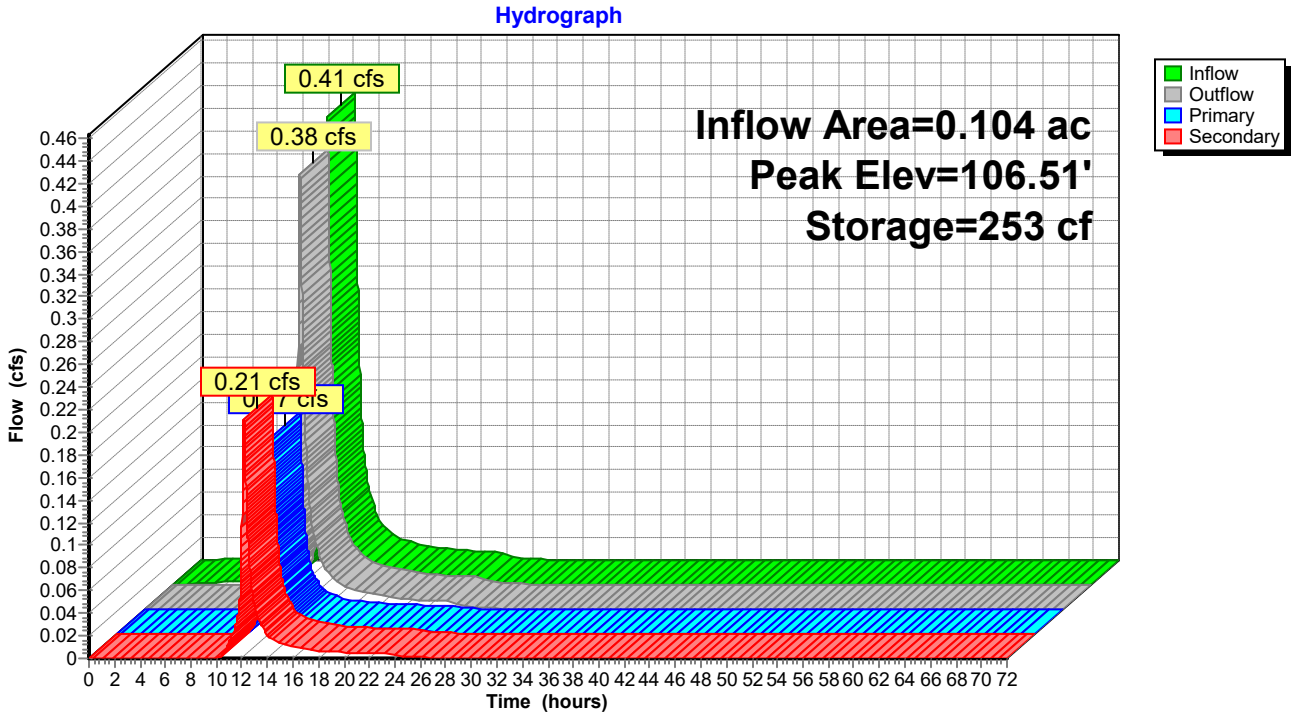
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.00	1,670	0	0
108.00	1,670	3,340	3,340

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=0.17 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.17 cfs @ 1.72 fps)

Secondary OutFlow Max=0.21 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**3=Culvert** (Passes 0.21 cfs of 0.27 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.21 cfs @ 1.72 fps)

Pond PP-2:


Hydrograph
Inflow Area=0.104 ac
Peak Elev=106.51'
Storage=253 cf
0.41 cfs
0.38 cfs
0.21 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-2:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
106.00	**1,670**	0
106.02	1,670	10
106.04	1,670	20
106.06	1,670	30
106.08	1,670	40
106.10	1,670	50
106.12	1,670	60
106.14	1,670	70
106.16	1,670	80
106.18	1,670	90
106.20	1,670	100
106.22	1,670	110
106.24	1,670	120
106.26	1,670	130
106.28	1,670	140
106.30	1,670	150
106.32	1,670	160
106.34	1,670	170
106.36	1,670	180
106.38	1,670	190
106.40	1,670	200
106.42	1,670	210
106.44	1,670	220
106.46	1,670	230
106.48	1,670	240
106.50	1,670	251
106.52	1,670	261
106.54	1,670	271
106.56	1,670	281
106.58	1,670	291
106.60	1,670	301
106.62	1,670	311
106.64	1,670	321
106.66	1,670	331
106.68	1,670	341
106.70	1,670	351
106.72	1,670	361
106.74	1,670	371
106.76	1,670	381
106.78	1,670	391
106.80	1,670	401
106.82	1,670	411
106.84	1,670	421
106.86	1,670	431
106.88	1,670	441
106.90	1,670	451
106.92	1,670	461
106.94	1,670	471
106.96	1,670	481
106.98	1,670	491
107.00	1,670	501
107.02	1,670	511
107.04	1,670	521
107.06	1,670	531
107.08	1,670	541
107.10	1,670	551
107.12	1,670	561
107.14	1,670	571
107.16	1,670	581
107.18	1,670	591
107.20	1,670	601
107.22	1,670	611
107.24	1,670	621
107.26	1,670	631
107.28	1,670	641
107.30	1,670	651
107.32	1,670	661
107.34	1,670	671
107.36	1,670	681
107.38	1,670	691
107.40	1,670	701
107.42	1,670	711
107.44	1,670	721
107.46	1,670	731
107.48	1,670	741
107.50	1,670	752
107.52	1,670	762
107.54	1,670	772
107.56	1,670	782
107.58	1,670	792
107.60	1,670	802
107.62	1,670	812
107.64	1,670	822
107.66	1,670	832
107.68	1,670	842
107.70	1,670	852
107.72	1,670	862
107.74	1,670	872
107.76	1,670	882
107.78	1,670	892
107.80	1,670	902
107.82	1,670	912
107.84	1,670	922
107.86	1,670	932
107.88	1,670	942
107.90	1,670	952
107.92	1,670	962
107.94	1,670	972
107.96	1,670	982
107.98	1,670	992
108.00	1,670	**1,002**

Summary for Pond PP-3:

Inflow Area = 0.143 ac,100.00% Impervious, Inflow Depth = 3.10" for 1-yr event
Inflow = 0.37 cfs @ 12.06 hrs, Volume= 0.037 af
Outflow = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af, Atten= 19%, Lag= 6.9 min
Primary = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af
Routed to Pond PP-4 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 105.36' @ 12.17 hrs Surf.Area= 1,705 sf Storage= 310 cf

Plug-Flow detention time= 109.8 min calculated for 0.034 af (92% of inflow)
Center-of-Mass det. time= 60.8 min (863.0 - 802.2)

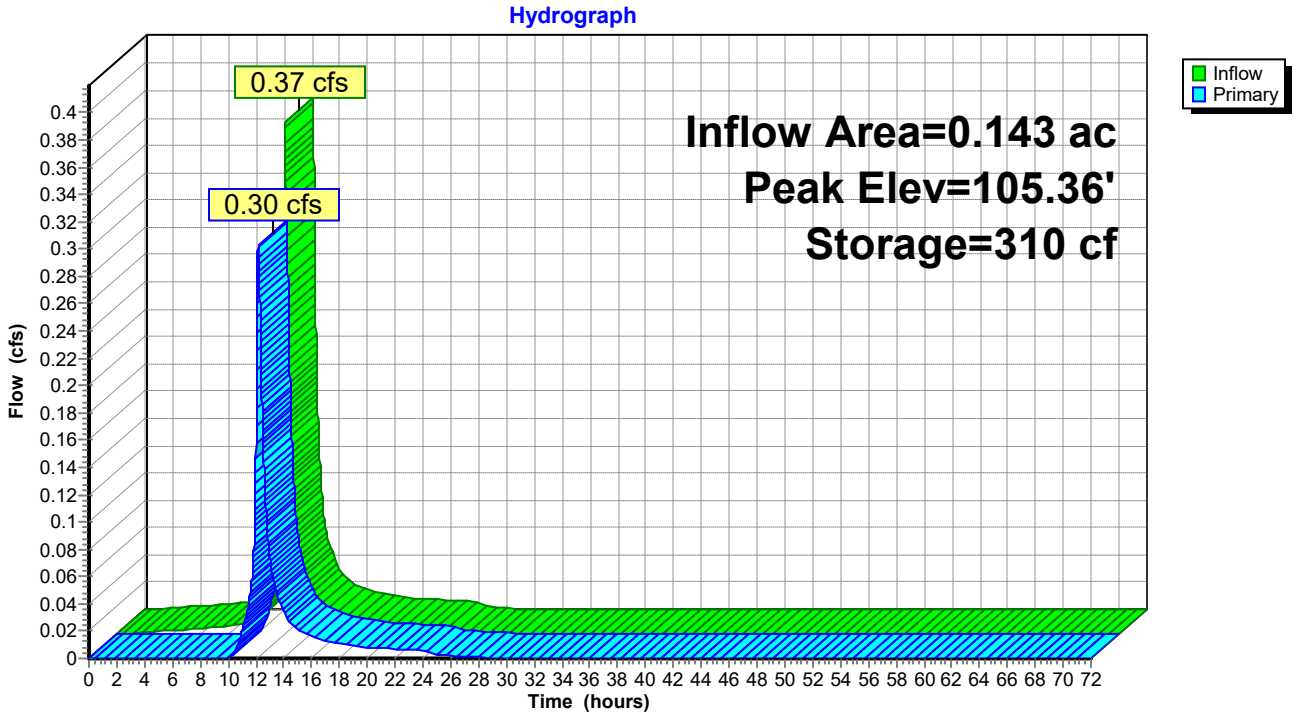
Volume	Invert	Avail.Storage	Storage Description
#1	104.75'	1,023 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,410 cf Overall x 30.0% Voids

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=0.30 cfs @ 12.17 hrs HW=105.36' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.30 cfs @ 2.03 fps)

Pond PP-3:


Hydrograph
0.37 cfs
0.30 cfs
Inflow Area=0.143 ac
Peak Elev=105.36'
Storage=310 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-3:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
104.75	**1,705**	0
104.77	1,705	10
104.79	1,705	20
104.81	1,705	31
104.83	1,705	41
104.85	1,705	51
104.87	1,705	61
104.89	1,705	72
104.91	1,705	82
104.93	1,705	92
104.95	1,705	102
104.97	1,705	113
104.99	1,705	123
105.01	1,705	133
105.03	1,705	143
105.05	1,705	153
105.07	1,705	164
105.09	1,705	174
105.11	1,705	184
105.13	1,705	194
105.15	1,705	205
105.17	1,705	215
105.19	1,705	225
105.21	1,705	235
105.23	1,705	246
105.25	1,705	256
105.27	1,705	266
105.29	1,705	276
105.31	1,705	286
105.33	1,705	297
105.35	1,705	307
105.37	1,705	317
105.39	1,705	327
105.41	1,705	338
105.43	1,705	348
105.45	1,705	358
105.47	1,705	368
105.49	1,705	379
105.51	1,705	389
105.53	1,705	399
105.55	1,705	409
105.57	1,705	419
105.59	1,705	430
105.61	1,705	440
105.63	1,705	450
105.65	1,705	460
105.67	1,705	471
105.69	1,705	481
105.71	1,705	491
105.73	1,705	501
105.75	1,705	512
105.77	1,705	522
105.79	1,705	532
105.81	1,705	542
105.83	1,705	552
105.85	1,705	563
105.87	1,705	573
105.89	1,705	583
105.91	1,705	593
105.93	1,705	604
105.95	1,705	614
105.97	1,705	624
105.99	1,705	634
106.01	1,705	644
106.03	1,705	655
106.05	1,705	665
106.07	1,705	675
106.09	1,705	685
106.11	1,705	696
106.13	1,705	706
106.15	1,705	716
106.17	1,705	726
106.19	1,705	737
106.21	1,705	747
106.23	1,705	757
106.25	1,705	767
106.27	1,705	777
106.29	1,705	788
106.31	1,705	798
106.33	1,705	808
106.35	1,705	818
106.37	1,705	829
106.39	1,705	839
106.41	1,705	849
106.43	1,705	859
106.45	1,705	870
106.47	1,705	880
106.49	1,705	890
106.51	1,705	900
106.53	1,705	910
106.55	1,705	921
106.57	1,705	931
106.59	1,705	941
106.61	1,705	951
106.63	1,705	962
106.65	1,705	972
106.67	1,705	982
106.69	1,705	992
106.71	1,705	1,003
106.73	1,705	1,013
106.75	1,705	**1,023**

Summary for Pond PP-4:

Inflow Area = 0.179 ac,100.00% Impervious, Inflow Depth = 3.39" for 1-yr event
Inflow = 0.45 cfs @ 12.08 hrs, Volume= 0.050 af
Outflow = 0.40 cfs @ 12.20 hrs, Volume= 0.048 af, Atten= 11%, Lag= 6.9 min
Primary = 0.40 cfs @ 12.20 hrs, Volume= 0.048 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= 103.93' @ 12.20 hrs Surf.Area= 1,535 sf Storage= 311 cf

Plug-Flow detention time= 81.5 min calculated for 0.048 af (95% of inflow)
Center-of-Mass det. time= 44.1 min (868.7 - 824.6)

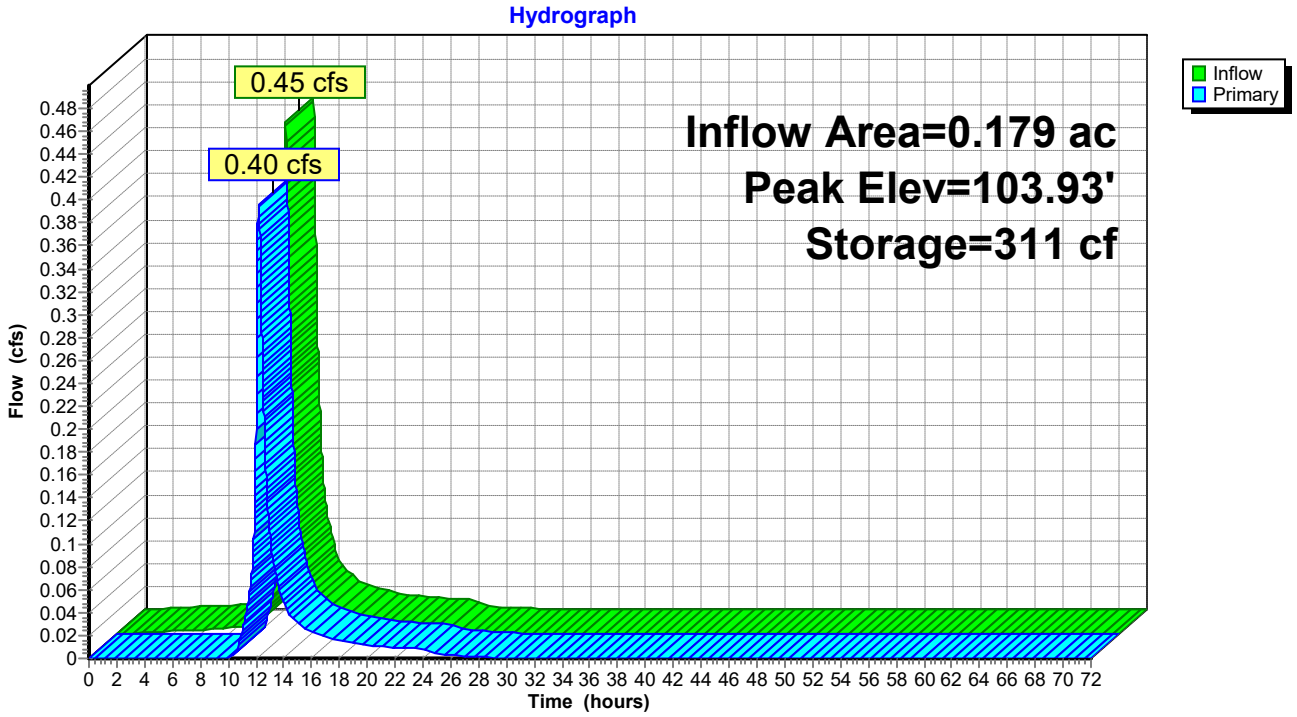
Volume	Invert	Avail.Storage	Storage Description
#1	103.25'	921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,070 cf Overall x 30.0% Voids

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=0.40 cfs @ 12.20 hrs HW=103.93' (Free Discharge)
↑**2=Culvert** (Passes 0.40 cfs of 5.23 cfs potential flow)
↑**1=Orifice/Grate** (Orifice Controls 0.40 cfs @ 2.22 fps)

Pond PP-4:


Hydrograph
0.45 cfs
0.40 cfs
Inflow Area=0.179 ac
Peak Elev=103.93'
Storage=311 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-4:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
103.25	**1,535**	0
103.27	1,535	9
103.29	1,535	18
103.31	1,535	28
103.33	1,535	37
103.35	1,535	46
103.37	1,535	55
103.39	1,535	64
103.41	1,535	74
103.43	1,535	83
103.45	1,535	92
103.47	1,535	101
103.49	1,535	111
103.51	1,535	120
103.53	1,535	129
103.55	1,535	138
103.57	1,535	147
103.59	1,535	157
103.61	1,535	166
103.63	1,535	175
103.65	1,535	184
103.67	1,535	193
103.69	1,535	203
103.71	1,535	212
103.73	1,535	221
103.75	1,535	230
103.77	1,535	239
103.79	1,535	249
103.81	1,535	258
103.83	1,535	267
103.85	1,535	276
103.87	1,535	286
103.89	1,535	295
103.91	1,535	304
103.93	1,535	313
103.95	1,535	322
103.97	1,535	332
103.99	1,535	341
104.01	1,535	350
104.03	1,535	359
104.05	1,535	368
104.07	1,535	378
104.09	1,535	387
104.11	1,535	396
104.13	1,535	405
104.15	1,535	414
104.17	1,535	424
104.19	1,535	433
104.21	1,535	442
104.23	1,535	451
104.25	1,535	461
104.27	1,535	470
104.29	1,535	479
104.31	1,535	488
104.33	1,535	497
104.35	1,535	507
104.37	1,535	516
104.39	1,535	525
104.41	1,535	534
104.43	1,535	543
104.45	1,535	553
104.47	1,535	562
104.49	1,535	571
104.51	1,535	580
104.53	1,535	589
104.55	1,535	599
104.57	1,535	608
104.59	1,535	617
104.61	1,535	626
104.63	1,535	635
104.65	1,535	645
104.67	1,535	654
104.69	1,535	663
104.71	1,535	672
104.73	1,535	682
104.75	1,535	691
104.77	1,535	700
104.79	1,535	709
104.81	1,535	718
104.83	1,535	728
104.85	1,535	737
104.87	1,535	746
104.89	1,535	755
104.91	1,535	764
104.93	1,535	774
104.95	1,535	783
104.97	1,535	792
104.99	1,535	801
105.01	1,535	810
105.03	1,535	820
105.05	1,535	829
105.07	1,535	838
105.09	1,535	847
105.11	1,535	857
105.13	1,535	866
105.15	1,535	875
105.17	1,535	884
105.19	1,535	893
105.21	1,535	903
105.23	1,535	912
105.25	1,535	**921**

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=3.84"
Tc=6.0 min CN=82 Runoff=3.84 cfs 0.262 af

Subcatchment 1.1S: Runoff Area=2,870 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.40 cfs 0.031 af

Subcatchment 1.2S: Runoff Area=1,670 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.23 cfs 0.018 af

Subcatchment 1.3S: Runoff Area=1,705 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.24 cfs 0.018 af

Subcatchment 1.4S: Runoff Area=1,535 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.21 cfs 0.016 af

Reach DP 1: DESIGN POINT 1 Inflow=4.27 cfs 0.332 af
Outflow=4.27 cfs 0.332 af

Pond PP-1: GRAVEL NO.2 STORAGE BELOW Peak Elev=107.80' Storage=478 cf Inflow=0.40 cfs 0.031 af
Outflow=0.24 cfs 0.026 af

Pond PP-2: Peak Elev=106.51' Storage=253 cf Inflow=0.41 cfs 0.044 af
Primary=0.17 cfs 0.019 af Secondary=0.21 cfs 0.022 af Outflow=0.38 cfs 0.041 af

Pond PP-3: Peak Elev=105.36' Storage=310 cf Inflow=0.37 cfs 0.037 af
Outflow=0.30 cfs 0.034 af

Pond PP-4: Peak Elev=103.93' Storage=311 cf Inflow=0.45 cfs 0.050 af
Outflow=0.40 cfs 0.048 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.16"
22.76% Pervious = 0.227 ac 77.24% Impervious = 0.771 ac

Summary for Subcatchment 1.0S:

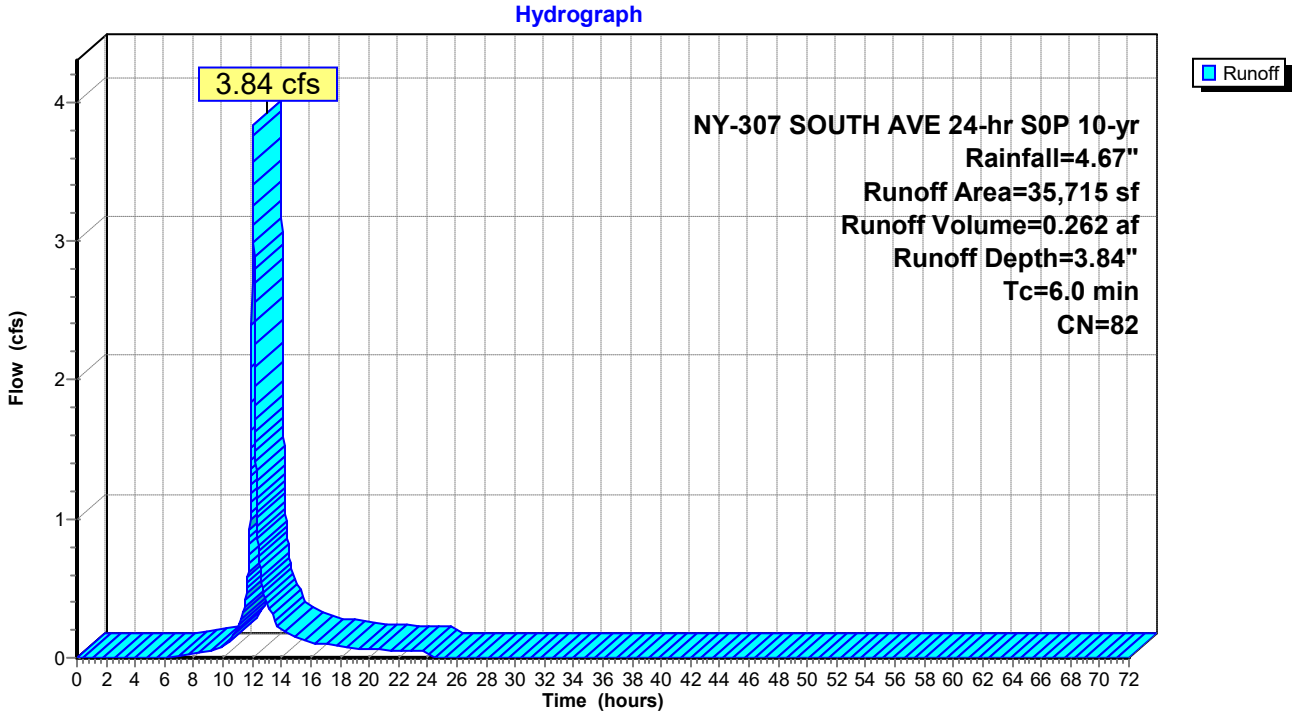
Runoff = 3.84 cfs @ 12.04 hrs, Volume= 0.262 af, Depth= 3.84"
Routed to Reach DP 1 : DESIGN POINT 1

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:

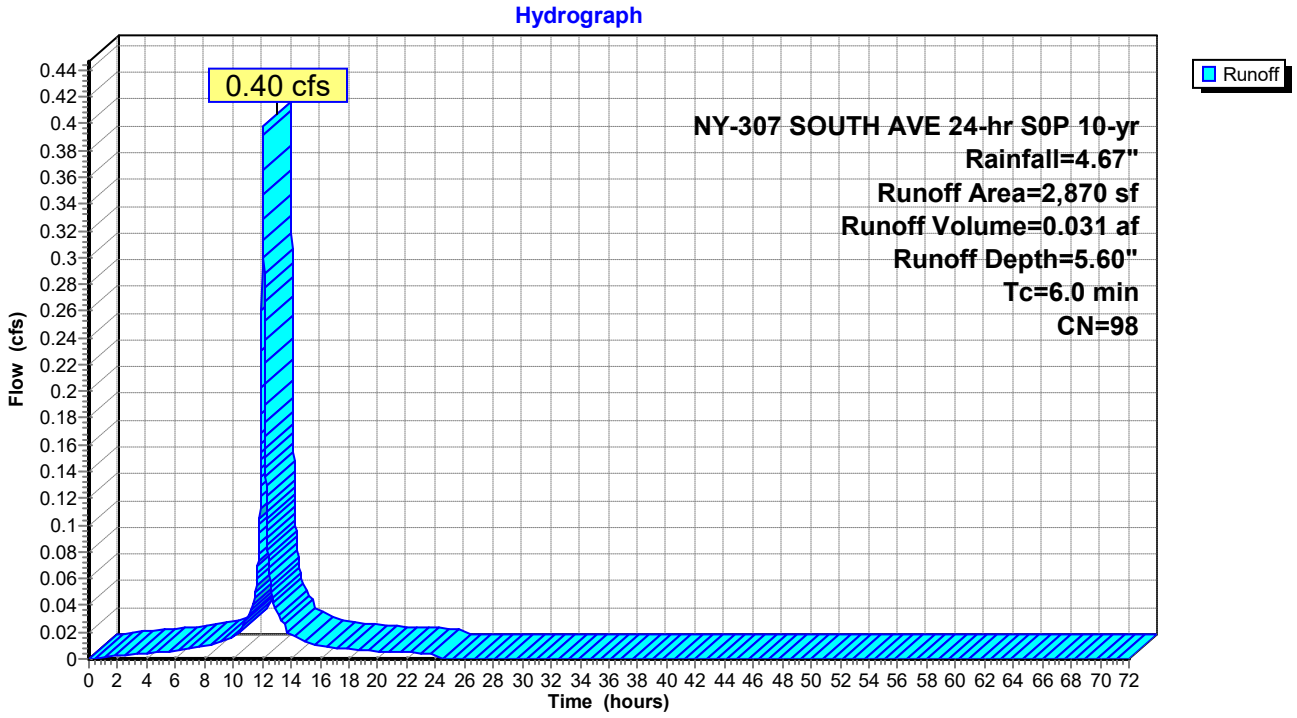
Runoff = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af, Depth= 5.60"
Routed to Pond PP-1 : GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

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:

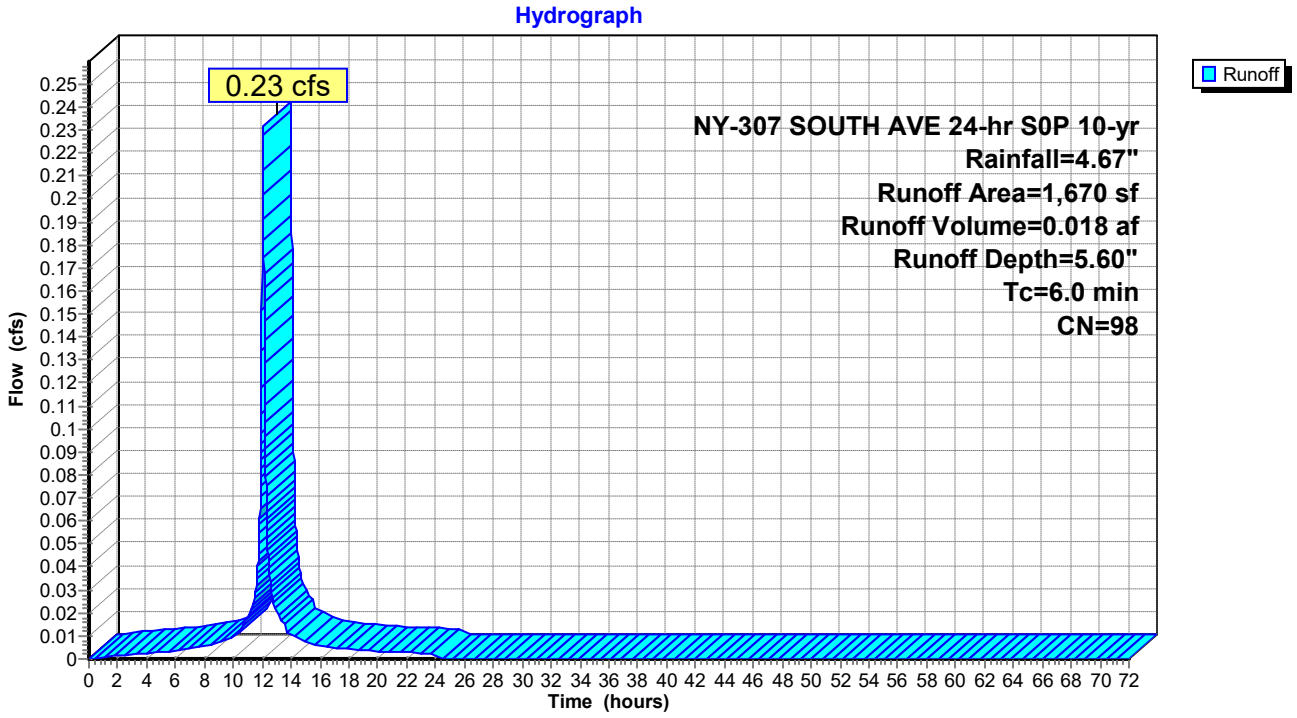
Runoff = 0.23 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-2 :

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:

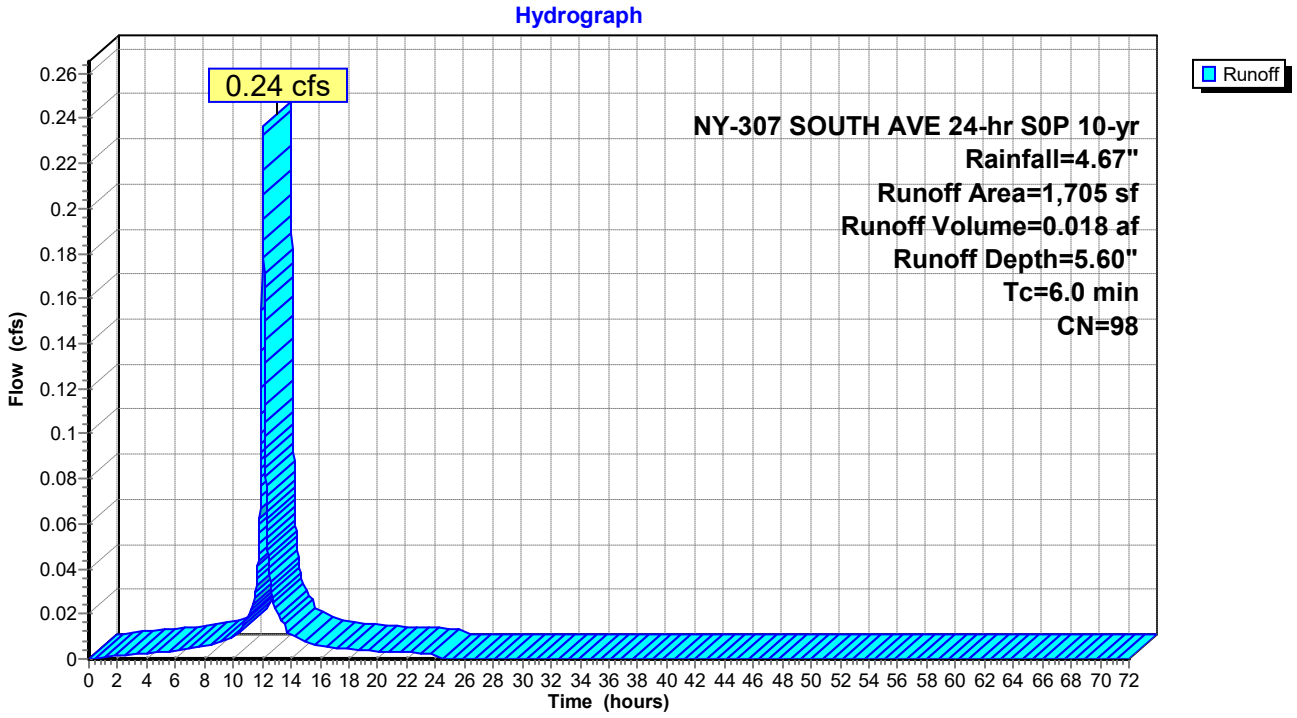
Runoff = 0.24 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-3 :

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:

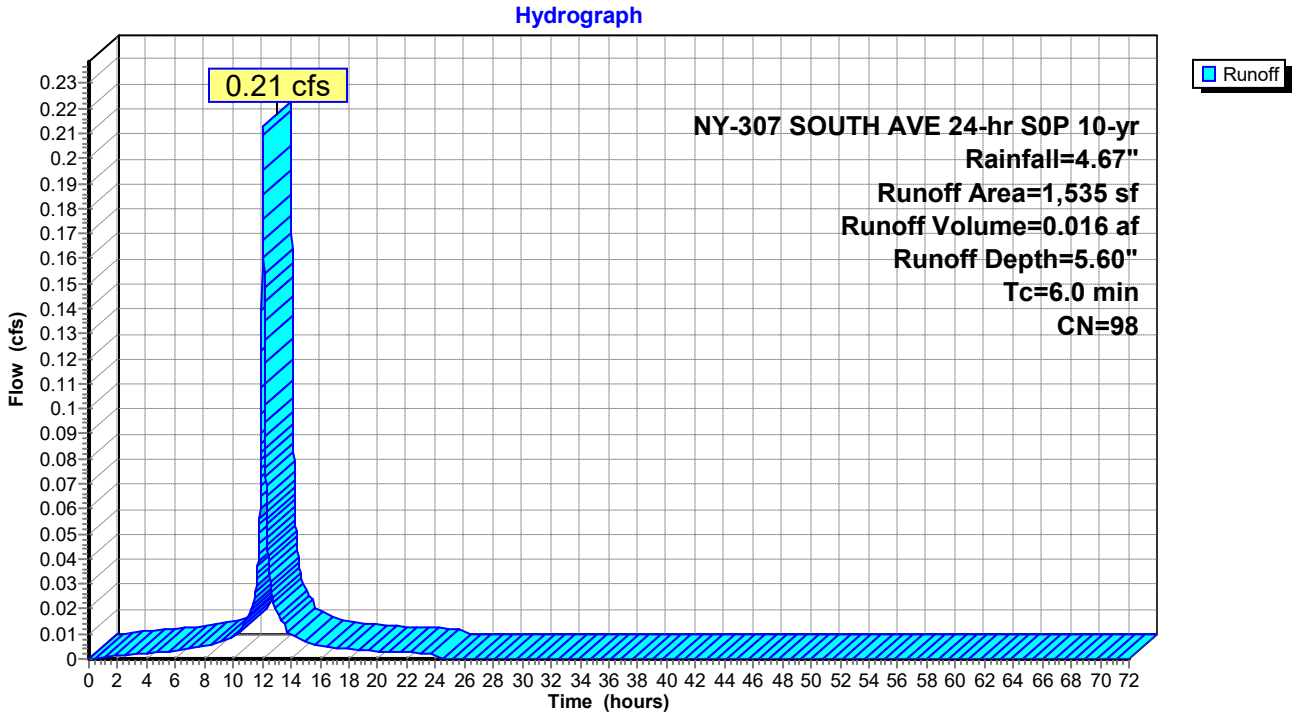
Runoff = 0.21 cfs @ 12.04 hrs, Volume= 0.016 af, Depth= 5.60"
Routed to Pond PP-4 :

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:



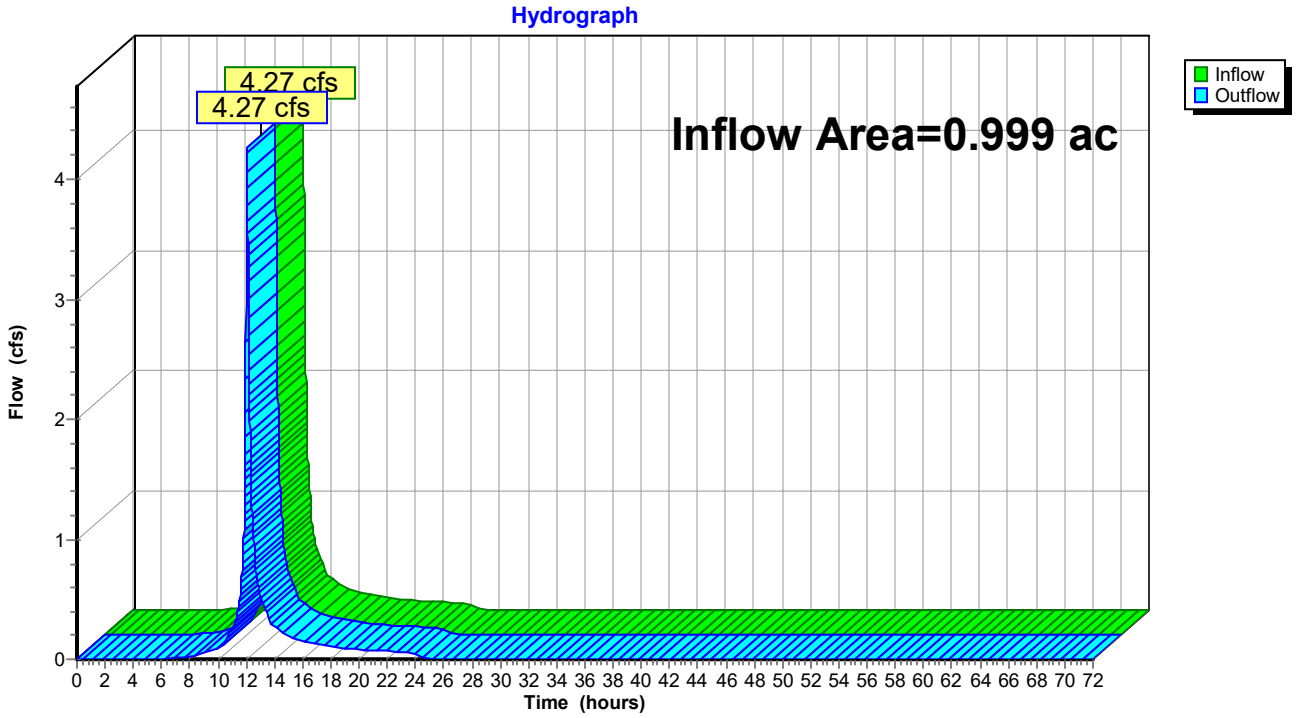
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 77.24% Impervious, Inflow Depth = 3.99" for 10-yr event
Inflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 af
Outflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 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 = 5.60" for 10-yr event
Inflow = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af
Outflow = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af, Atten= 41%, Lag= 7.4 min
Primary = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af
Routed to Pond PP-2 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 107.80' @ 12.16 hrs Surf.Area= 2,870 sf Storage= 478 cf

Plug-Flow detention time= 186.9 min calculated for 0.026 af (84% of inflow)
Center-of-Mass det. time= 114.9 min (860.0 - 745.1)

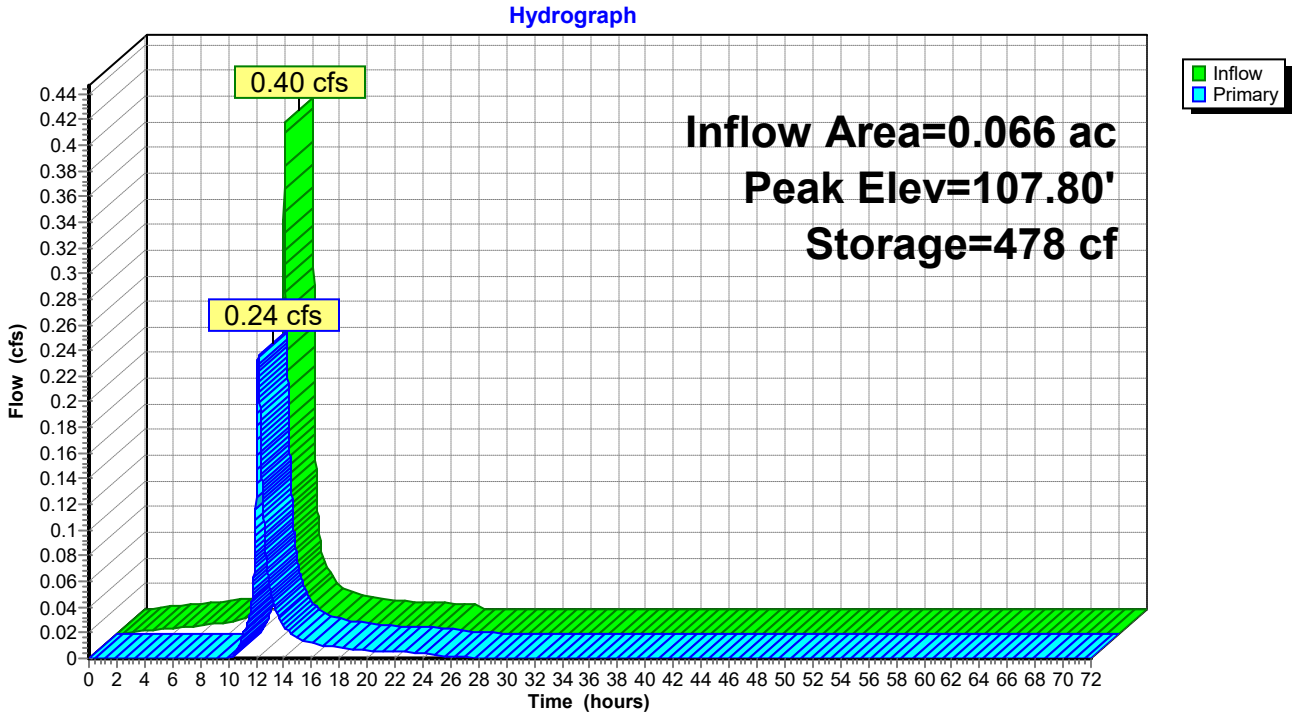
Volume	Invert	Avail.Storage	Storage Description
#1	107.25'	1,722 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,740 cf Overall x 30.0% Voids

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=0.24 cfs @ 12.16 hrs HW=107.80' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.24 cfs @ 1.88 fps)

Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS



Stage-Area-Storage for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
107.25	**2,870**	0
107.27	2,870	17
107.29	2,870	34
107.31	2,870	52
107.33	2,870	69
107.35	2,870	86
107.37	2,870	103
107.39	2,870	121
107.41	2,870	138
107.43	2,870	155
107.45	2,870	172
107.47	2,870	189
107.49	2,870	207
107.51	2,870	224
107.53	2,870	241
107.55	2,870	258
107.57	2,870	276
107.59	2,870	293
107.61	2,870	310
107.63	2,870	327
107.65	2,870	344
107.67	2,870	362
107.69	2,870	379
107.71	2,870	396
107.73	2,870	413
107.75	2,870	431
107.77	2,870	448
107.79	2,870	465
107.81	2,870	482
107.83	2,870	499
107.85	2,870	517
107.87	2,870	534
107.89	2,870	551
107.91	2,870	568
107.93	2,870	585
107.95	2,870	603
107.97	2,870	620
107.99	2,870	637
108.01	2,870	654
108.03	2,870	672
108.05	2,870	689
108.07	2,870	706
108.09	2,870	723
108.11	2,870	740
108.13	2,870	758
108.15	2,870	775
108.17	2,870	792
108.19	2,870	809
108.21	2,870	827
108.23	2,870	844
108.25	2,870	861
108.27	2,870	878
108.29	2,870	895
108.31	2,870	913
108.33	2,870	930
108.35	2,870	947
108.37	2,870	964
108.39	2,870	982
108.41	2,870	999
108.43	2,870	1,016
108.45	2,870	1,033
108.47	2,870	1,050
108.49	2,870	1,068
108.51	2,870	1,085
108.53	2,870	1,102
108.55	2,870	1,119
108.57	2,870	1,137
108.59	2,870	1,154
108.61	2,870	1,171
108.63	2,870	1,188
108.65	2,870	1,205
108.67	2,870	1,223
108.69	2,870	1,240
108.71	2,870	1,257
108.73	2,870	1,274
108.75	2,870	1,292
108.77	2,870	1,309
108.79	2,870	1,326
108.81	2,870	1,343
108.83	2,870	1,360
108.85	2,870	1,378
108.87	2,870	1,395
108.89	2,870	1,412
108.91	2,870	1,429
108.93	2,870	1,446
108.95	2,870	1,464
108.97	2,870	1,481
108.99	2,870	1,498
109.01	2,870	1,515
109.03	2,870	1,533
109.05	2,870	1,550
109.07	2,870	1,567
109.09	2,870	1,584
109.11	2,870	1,601
109.13	2,870	1,619
109.15	2,870	1,636
109.17	2,870	1,653
109.19	2,870	1,670
109.21	2,870	1,688
109.23	2,870	1,705
109.25	2,870	**1,722**

Summary for Pond PP-2:

Inflow Area = 0.104 ac,100.00% Impervious, Inflow Depth = 5.03" for 10-yr event
Inflow = 0.41 cfs @ 12.06 hrs, Volume= 0.044 af
Outflow = 0.38 cfs @ 12.15 hrs, Volume= 0.041 af, Atten= 7%, Lag= 5.0 min
Primary = 0.17 cfs @ 12.15 hrs, Volume= 0.019 af
Routed to Pond PP-3 :
Secondary = 0.21 cfs @ 12.15 hrs, Volume= 0.022 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= 106.51' @ 12.15 hrs Surf.Area= 1,670 sf Storage= 253 cf

Plug-Flow detention time= 87.3 min calculated for 0.041 af (93% of inflow)
Center-of-Mass det. time= 43.9 min (856.8 - 813.0)

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

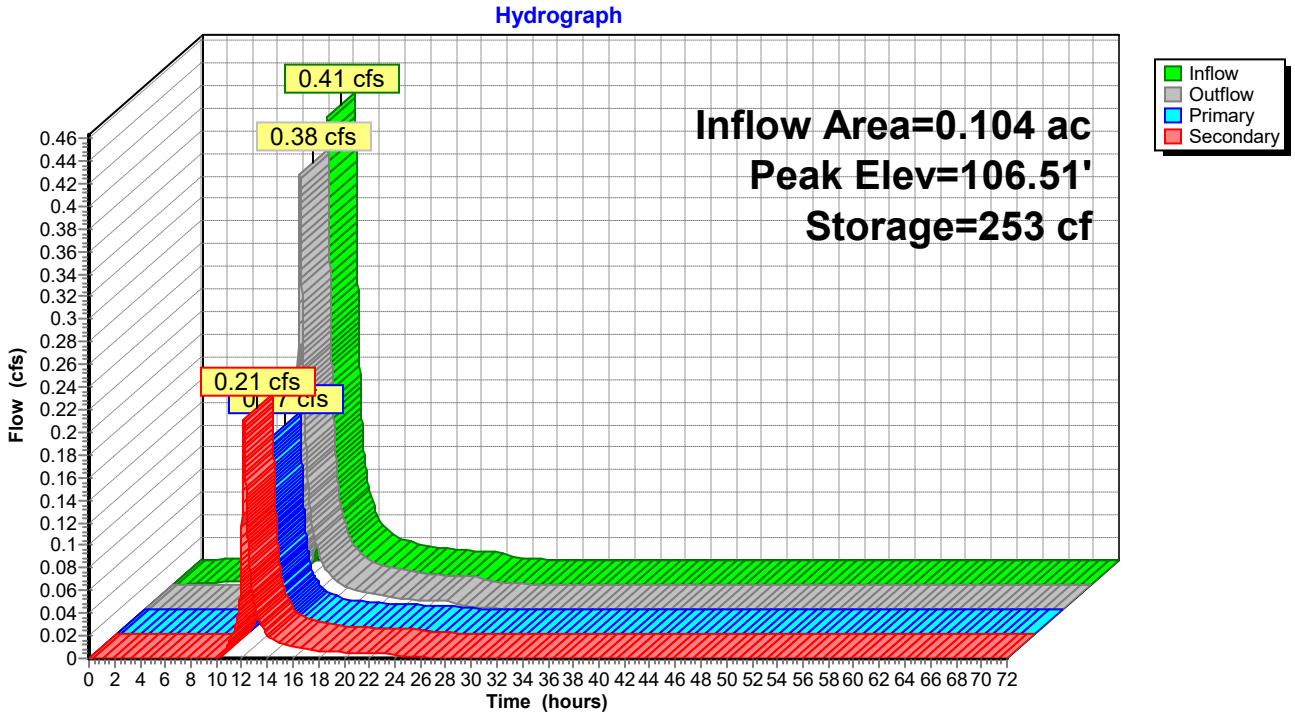
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.00	1,670	0	0
108.00	1,670	3,340	3,340

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=0.17 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.17 cfs @ 1.72 fps)

Secondary OutFlow Max=0.21 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**3=Culvert** (Passes 0.21 cfs of 0.27 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.21 cfs @ 1.72 fps)

Pond PP-2:


Hydrograph
Inflow Area=0.104 ac
Peak Elev=106.51'
Storage=253 cf
0.41 cfs
0.38 cfs
0.21 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-2:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
106.00	**1,670**	0
106.02	1,670	10
106.04	1,670	20
106.06	1,670	30
106.08	1,670	40
106.10	1,670	50
106.12	1,670	60
106.14	1,670	70
106.16	1,670	80
106.18	1,670	90
106.20	1,670	100
106.22	1,670	110
106.24	1,670	120
106.26	1,670	130
106.28	1,670	140
106.30	1,670	150
106.32	1,670	160
106.34	1,670	170
106.36	1,670	180
106.38	1,670	190
106.40	1,670	200
106.42	1,670	210
106.44	1,670	220
106.46	1,670	230
106.48	1,670	240
106.50	1,670	251
106.52	1,670	261
106.54	1,670	271
106.56	1,670	281
106.58	1,670	291
106.60	1,670	301
106.62	1,670	311
106.64	1,670	321
106.66	1,670	331
106.68	1,670	341
106.70	1,670	351
106.72	1,670	361
106.74	1,670	371
106.76	1,670	381
106.78	1,670	391
106.80	1,670	401
106.82	1,670	411
106.84	1,670	421
106.86	1,670	431
106.88	1,670	441
106.90	1,670	451
106.92	1,670	461
106.94	1,670	471
106.96	1,670	481
106.98	1,670	491
107.00	1,670	501
107.02	1,670	511
107.04	1,670	521
107.06	1,670	531
107.08	1,670	541
107.10	1,670	551
107.12	1,670	561
107.14	1,670	571
107.16	1,670	581
107.18	1,670	591
107.20	1,670	601
107.22	1,670	611
107.24	1,670	621
107.26	1,670	631
107.28	1,670	641
107.30	1,670	651
107.32	1,670	661
107.34	1,670	671
107.36	1,670	681
107.38	1,670	691
107.40	1,670	701
107.42	1,670	711
107.44	1,670	721
107.46	1,670	731
107.48	1,670	741
107.50	1,670	752
107.52	1,670	762
107.54	1,670	772
107.56	1,670	782
107.58	1,670	792
107.60	1,670	802
107.62	1,670	812
107.64	1,670	822
107.66	1,670	832
107.68	1,670	842
107.70	1,670	852
107.72	1,670	862
107.74	1,670	872
107.76	1,670	882
107.78	1,670	892
107.80	1,670	902
107.82	1,670	912
107.84	1,670	922
107.86	1,670	932
107.88	1,670	942
107.90	1,670	952
107.92	1,670	962
107.94	1,670	972
107.96	1,670	982
107.98	1,670	992
108.00	1,670	**1,002**

Summary for Pond PP-3:

Inflow Area = 0.143 ac,100.00% Impervious, Inflow Depth = 3.10" for 10-yr event
Inflow = 0.37 cfs @ 12.06 hrs, Volume= 0.037 af
Outflow = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af, Atten= 19%, Lag= 6.9 min
Primary = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af
Routed to Pond PP-4 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 105.36' @ 12.17 hrs Surf.Area= 1,705 sf Storage= 310 cf

Plug-Flow detention time= 109.8 min calculated for 0.034 af (92% of inflow)
Center-of-Mass det. time= 60.8 min (863.0 - 802.2)

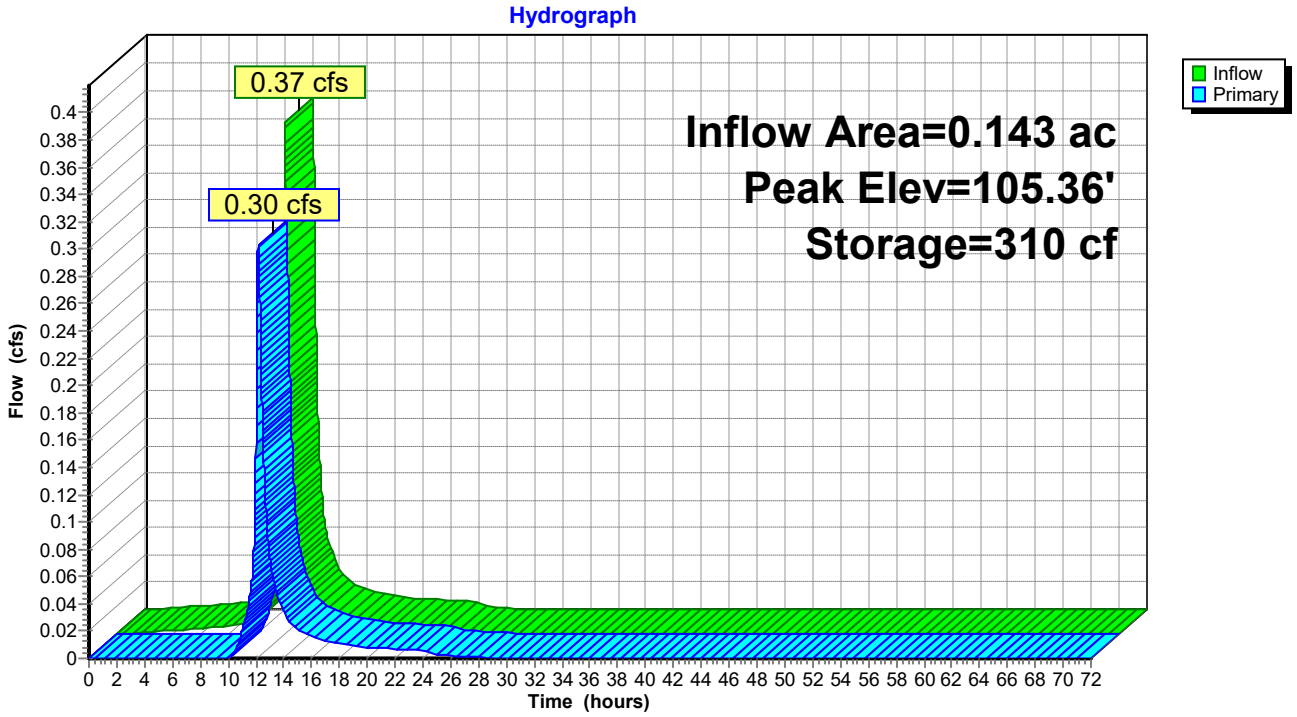
Volume	Invert	Avail.Storage	Storage Description
#1	104.75'	1,023 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,410 cf Overall x 30.0% Voids

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=0.30 cfs @ 12.17 hrs HW=105.36' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.30 cfs @ 2.03 fps)

Pond PP-3:


Hydrograph
0.37 cfs
0.30 cfs
Inflow Area=0.143 ac
Peak Elev=105.36'
Storage=310 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-3:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
104.75	**1,705**	0
104.77	1,705	10
104.79	1,705	20
104.81	1,705	31
104.83	1,705	41
104.85	1,705	51
104.87	1,705	61
104.89	1,705	72
104.91	1,705	82
104.93	1,705	92
104.95	1,705	102
104.97	1,705	113
104.99	1,705	123
105.01	1,705	133
105.03	1,705	143
105.05	1,705	153
105.07	1,705	164
105.09	1,705	174
105.11	1,705	184
105.13	1,705	194
105.15	1,705	205
105.17	1,705	215
105.19	1,705	225
105.21	1,705	235
105.23	1,705	246
105.25	1,705	256
105.27	1,705	266
105.29	1,705	276
105.31	1,705	286
105.33	1,705	297
105.35	1,705	307
105.37	1,705	317
105.39	1,705	327
105.41	1,705	338
105.43	1,705	348
105.45	1,705	358
105.47	1,705	368
105.49	1,705	379
105.51	1,705	389
105.53	1,705	399
105.55	1,705	409
105.57	1,705	419
105.59	1,705	430
105.61	1,705	440
105.63	1,705	450
105.65	1,705	460
105.67	1,705	471
105.69	1,705	481
105.71	1,705	491
105.73	1,705	501
105.75	1,705	512
105.77	1,705	522
105.79	1,705	532
105.81	1,705	542
105.83	1,705	552
105.85	1,705	563
105.87	1,705	573
105.89	1,705	583
105.91	1,705	593
105.93	1,705	604
105.95	1,705	614
105.97	1,705	624
105.99	1,705	634
106.01	1,705	644
106.03	1,705	655
106.05	1,705	665
106.07	1,705	675
106.09	1,705	685
106.11	1,705	696
106.13	1,705	706
106.15	1,705	716
106.17	1,705	726
106.19	1,705	737
106.21	1,705	747
106.23	1,705	757
106.25	1,705	767
106.27	1,705	777
106.29	1,705	788
106.31	1,705	798
106.33	1,705	808
106.35	1,705	818
106.37	1,705	829
106.39	1,705	839
106.41	1,705	849
106.43	1,705	859
106.45	1,705	870
106.47	1,705	880
106.49	1,705	890
106.51	1,705	900
106.53	1,705	910
106.55	1,705	921
106.57	1,705	931
106.59	1,705	941
106.61	1,705	951
106.63	1,705	962
106.65	1,705	972
106.67	1,705	982
106.69	1,705	992
106.71	1,705	1,003
106.73	1,705	1,013
106.75	1,705	**1,023**

Summary for Pond PP-4:

Inflow Area = 0.179 ac,100.00% Impervious, Inflow Depth = 3.39" for 10-yr event
Inflow = 0.45 cfs @ 12.08 hrs, Volume= 0.050 af
Outflow = 0.40 cfs @ 12.20 hrs, Volume= 0.048 af, Atten= 11%, Lag= 6.9 min
Primary = 0.40 cfs @ 12.20 hrs, Volume= 0.048 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= 103.93' @ 12.20 hrs Surf.Area= 1,535 sf Storage= 311 cf

Plug-Flow detention time= 81.5 min calculated for 0.048 af (95% of inflow)
Center-of-Mass det. time= 44.1 min (868.7 - 824.6)

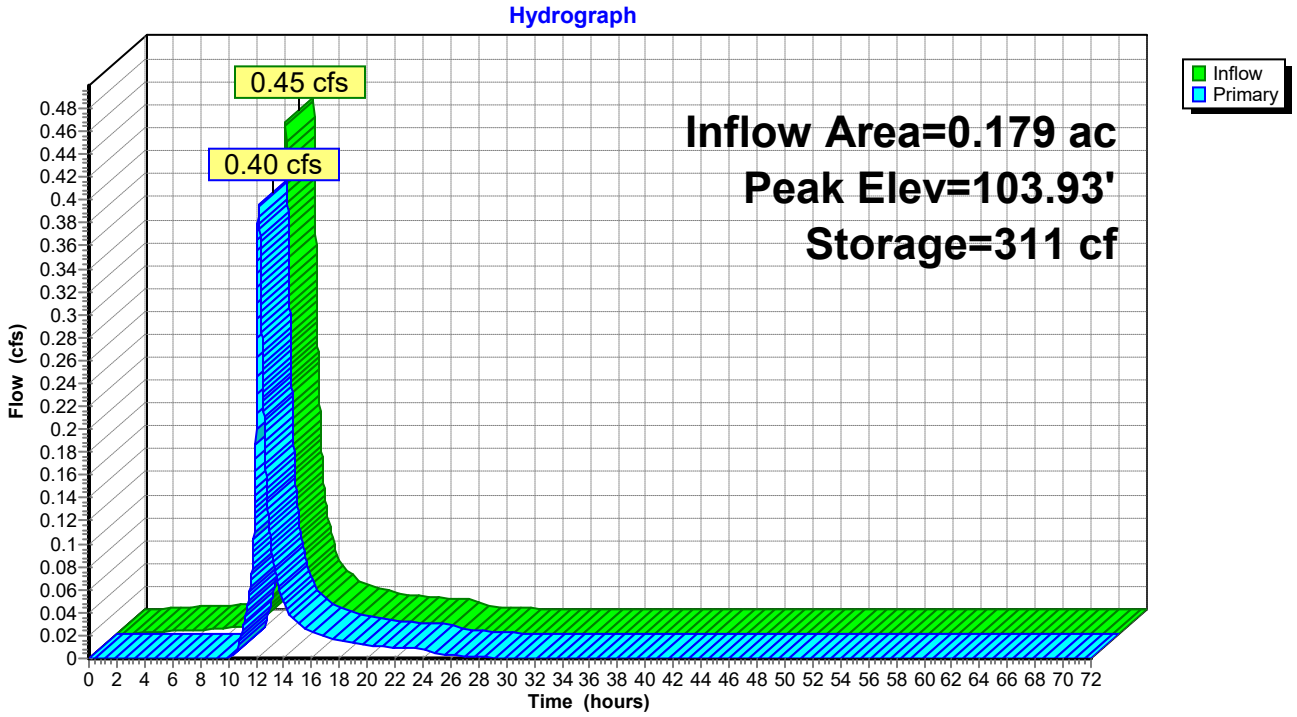
Volume	Invert	Avail.Storage	Storage Description
#1	103.25'	921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,070 cf Overall x 30.0% Voids

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=0.40 cfs @ 12.20 hrs HW=103.93' (Free Discharge)
↑**2=Culvert** (Passes 0.40 cfs of 5.23 cfs potential flow)
↑**1=Orifice/Grate** (Orifice Controls 0.40 cfs @ 2.22 fps)

Pond PP-4:


Hydrograph
0.45 cfs
0.40 cfs
Inflow Area=0.179 ac
Peak Elev=103.93'
Storage=311 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-4:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
103.25	**1,535**	0
103.27	1,535	9
103.29	1,535	18
103.31	1,535	28
103.33	1,535	37
103.35	1,535	46
103.37	1,535	55
103.39	1,535	64
103.41	1,535	74
103.43	1,535	83
103.45	1,535	92
103.47	1,535	101
103.49	1,535	111
103.51	1,535	120
103.53	1,535	129
103.55	1,535	138
103.57	1,535	147
103.59	1,535	157
103.61	1,535	166
103.63	1,535	175
103.65	1,535	184
103.67	1,535	193
103.69	1,535	203
103.71	1,535	212
103.73	1,535	221
103.75	1,535	230
103.77	1,535	239
103.79	1,535	249
103.81	1,535	258
103.83	1,535	267
103.85	1,535	276
103.87	1,535	286
103.89	1,535	295
103.91	1,535	304
103.93	1,535	313
103.95	1,535	322
103.97	1,535	332
103.99	1,535	341
104.01	1,535	350
104.03	1,535	359
104.05	1,535	368
104.07	1,535	378
104.09	1,535	387
104.11	1,535	396
104.13	1,535	405
104.15	1,535	414
104.17	1,535	424
104.19	1,535	433
104.21	1,535	442
104.23	1,535	451
104.25	1,535	461
104.27	1,535	470
104.29	1,535	479
104.31	1,535	488
104.33	1,535	497
104.35	1,535	507
104.37	1,535	516
104.39	1,535	525
104.41	1,535	534
104.43	1,535	543
104.45	1,535	553
104.47	1,535	562
104.49	1,535	571
104.51	1,535	580
104.53	1,535	589
104.55	1,535	599
104.57	1,535	608
104.59	1,535	617
104.61	1,535	626
104.63	1,535	635
104.65	1,535	645
104.67	1,535	654
104.69	1,535	663
104.71	1,535	672
104.73	1,535	682
104.75	1,535	691
104.77	1,535	700
104.79	1,535	709
104.81	1,535	718
104.83	1,535	728
104.85	1,535	737
104.87	1,535	746
104.89	1,535	755
104.91	1,535	764
104.93	1,535	774
104.95	1,535	783
104.97	1,535	792
104.99	1,535	801
105.01	1,535	810
105.03	1,535	820
105.05	1,535	829
105.07	1,535	838
105.09	1,535	847
105.11	1,535	857
105.13	1,535	866
105.15	1,535	875
105.17	1,535	884
105.19	1,535	893
105.21	1,535	903
105.23	1,535	912
105.25	1,535	**921**

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=3.84"
Tc=6.0 min CN=82 Runoff=3.84 cfs 0.262 af

Subcatchment 1.1S: Runoff Area=2,870 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.40 cfs 0.031 af

Subcatchment 1.2S: Runoff Area=1,670 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.23 cfs 0.018 af

Subcatchment 1.3S: Runoff Area=1,705 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.24 cfs 0.018 af

Subcatchment 1.4S: Runoff Area=1,535 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.21 cfs 0.016 af

Reach DP 1: DESIGN POINT 1 Inflow=4.27 cfs 0.332 af
Outflow=4.27 cfs 0.332 af

Pond PP-1: GRAVEL NO.2 STORAGE BELOW Peak Elev=107.80' Storage=478 cf Inflow=0.40 cfs 0.031 af
Outflow=0.24 cfs 0.026 af

Pond PP-2: Peak Elev=106.51' Storage=253 cf Inflow=0.41 cfs 0.044 af
Primary=0.17 cfs 0.019 af Secondary=0.21 cfs 0.022 af Outflow=0.38 cfs 0.041 af

Pond PP-3: Peak Elev=105.36' Storage=310 cf Inflow=0.37 cfs 0.037 af
Outflow=0.30 cfs 0.034 af

Pond PP-4: Peak Elev=103.93' Storage=311 cf Inflow=0.45 cfs 0.050 af
Outflow=0.40 cfs 0.048 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.16"
22.76% Pervious = 0.227 ac 77.24% Impervious = 0.771 ac

Summary for Subcatchment 1.0S:

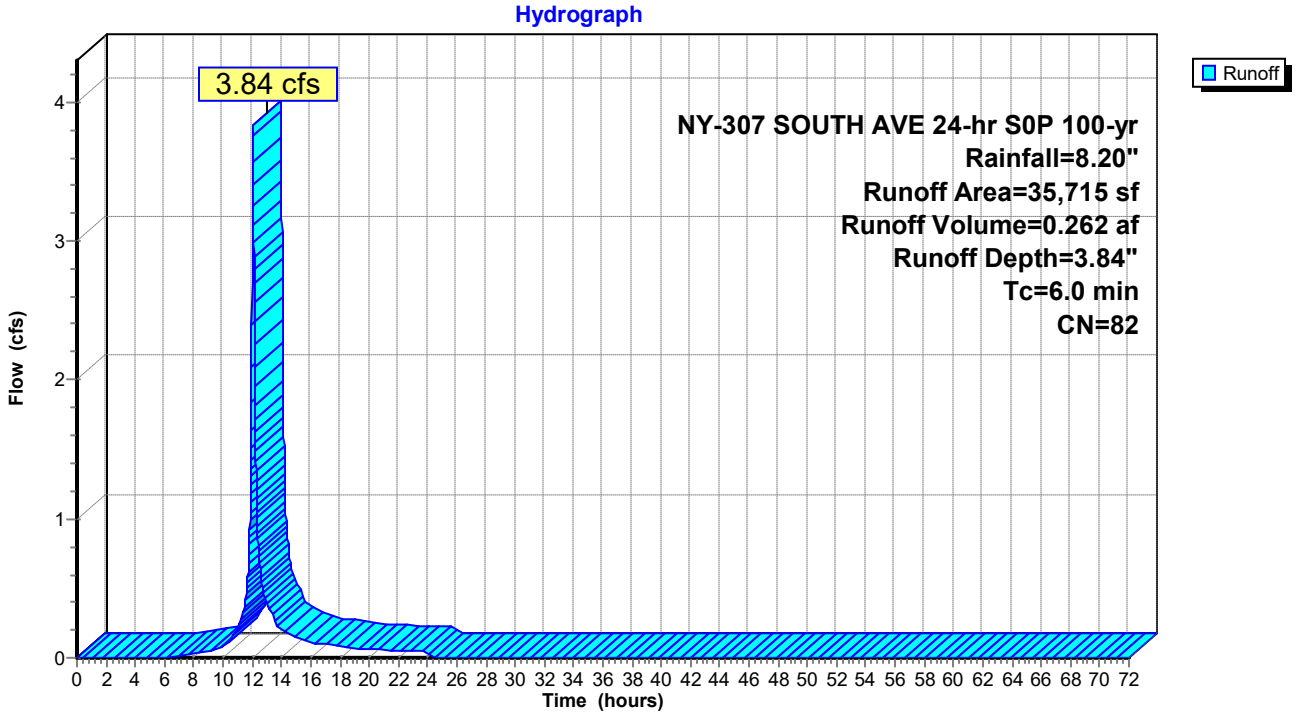
Runoff = 3.84 cfs @ 12.04 hrs, Volume= 0.262 af, Depth= 3.84"
Routed to Reach DP 1 : DESIGN POINT 1

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:

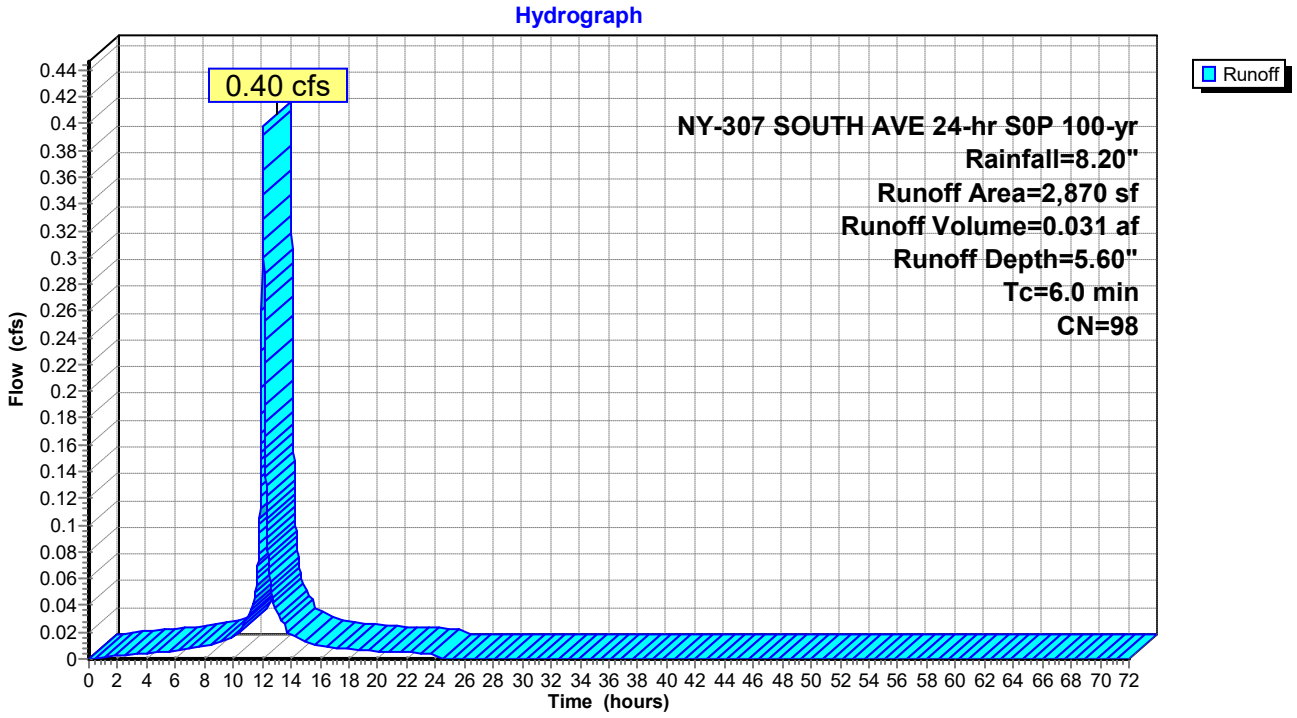
Runoff = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af, Depth= 5.60"
Routed to Pond PP-1 : GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

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:

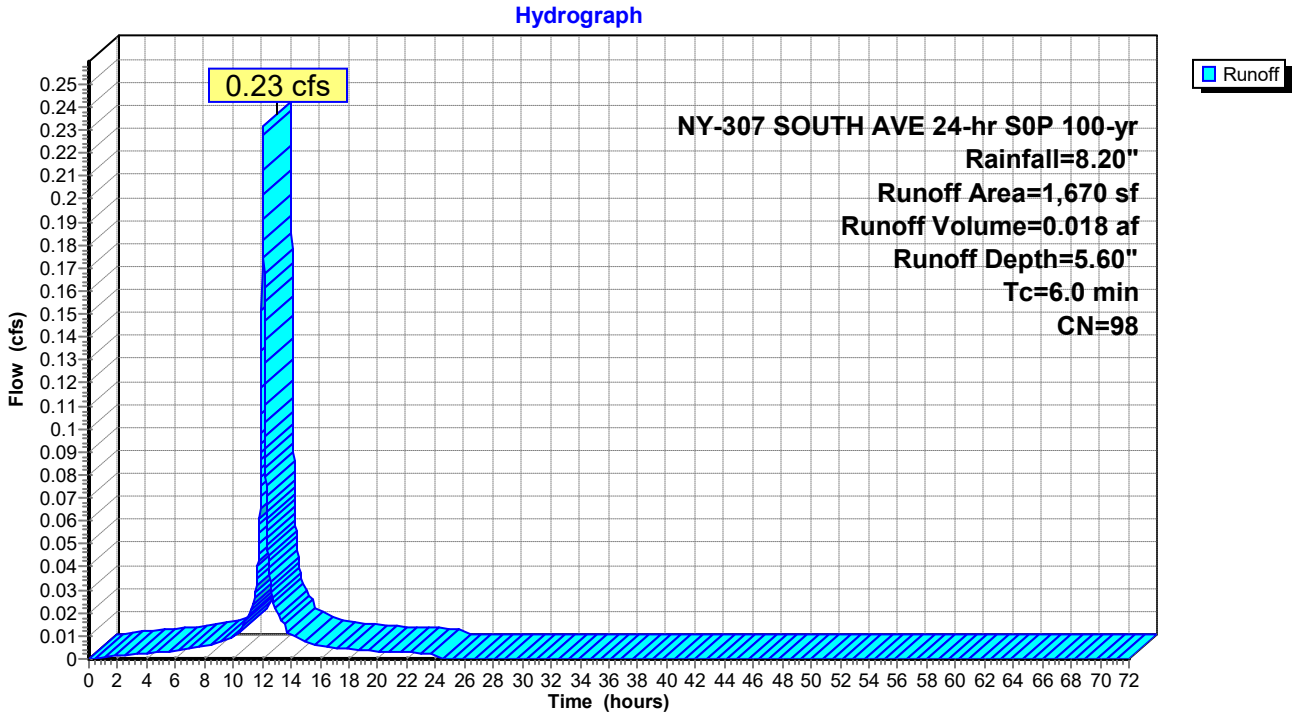
Runoff = 0.23 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-2 :

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:

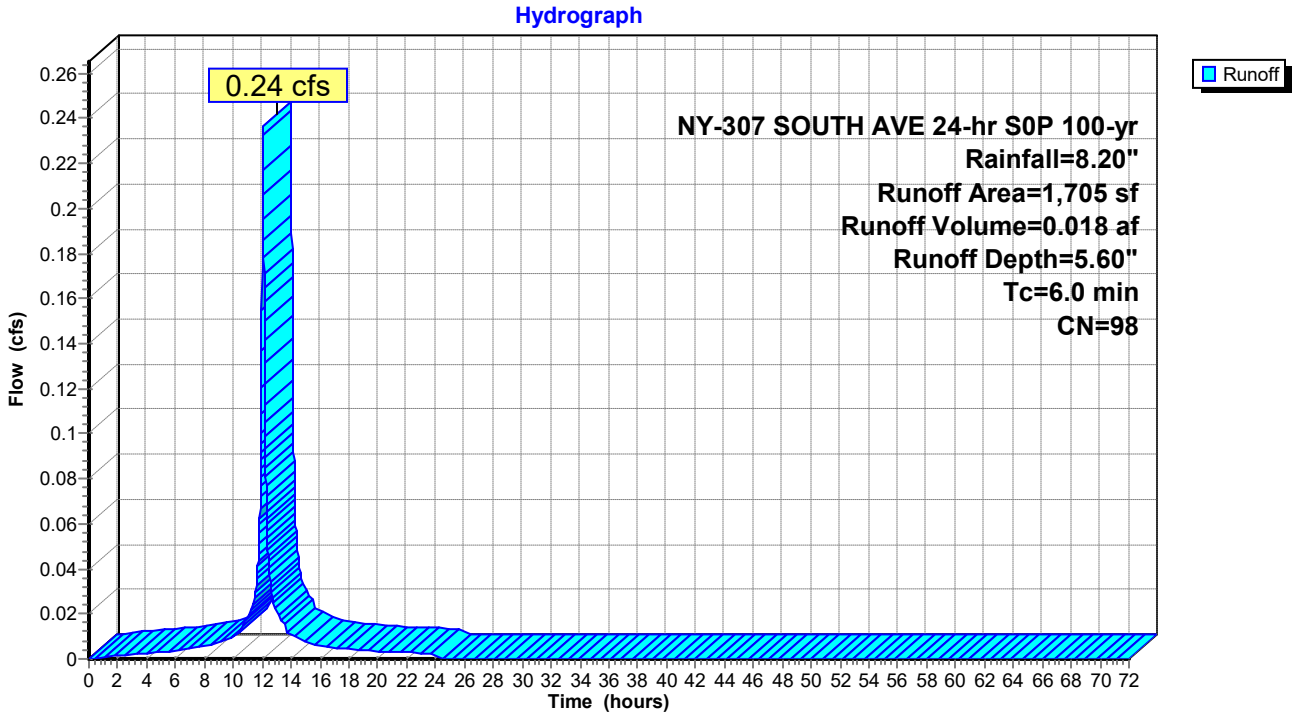
Runoff = 0.24 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-3 :

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:

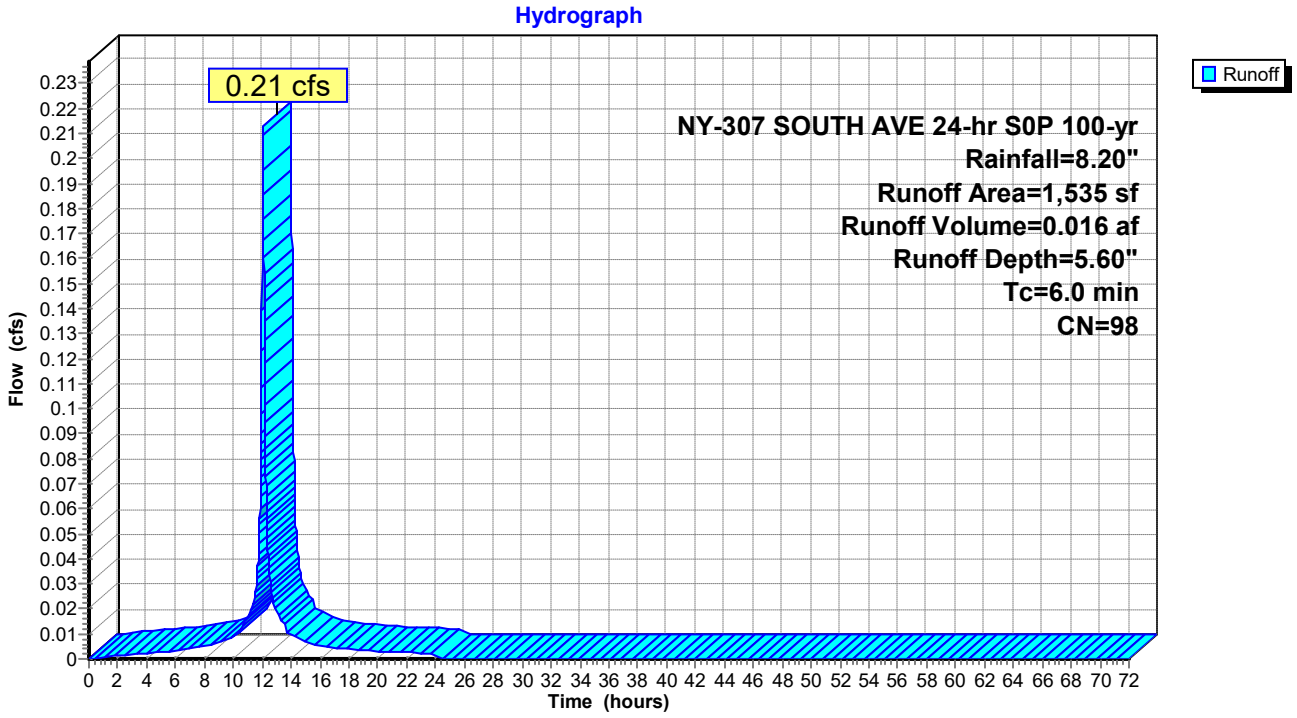
Runoff = 0.21 cfs @ 12.04 hrs, Volume= 0.016 af, Depth= 5.60"
Routed to Pond PP-4 :

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:



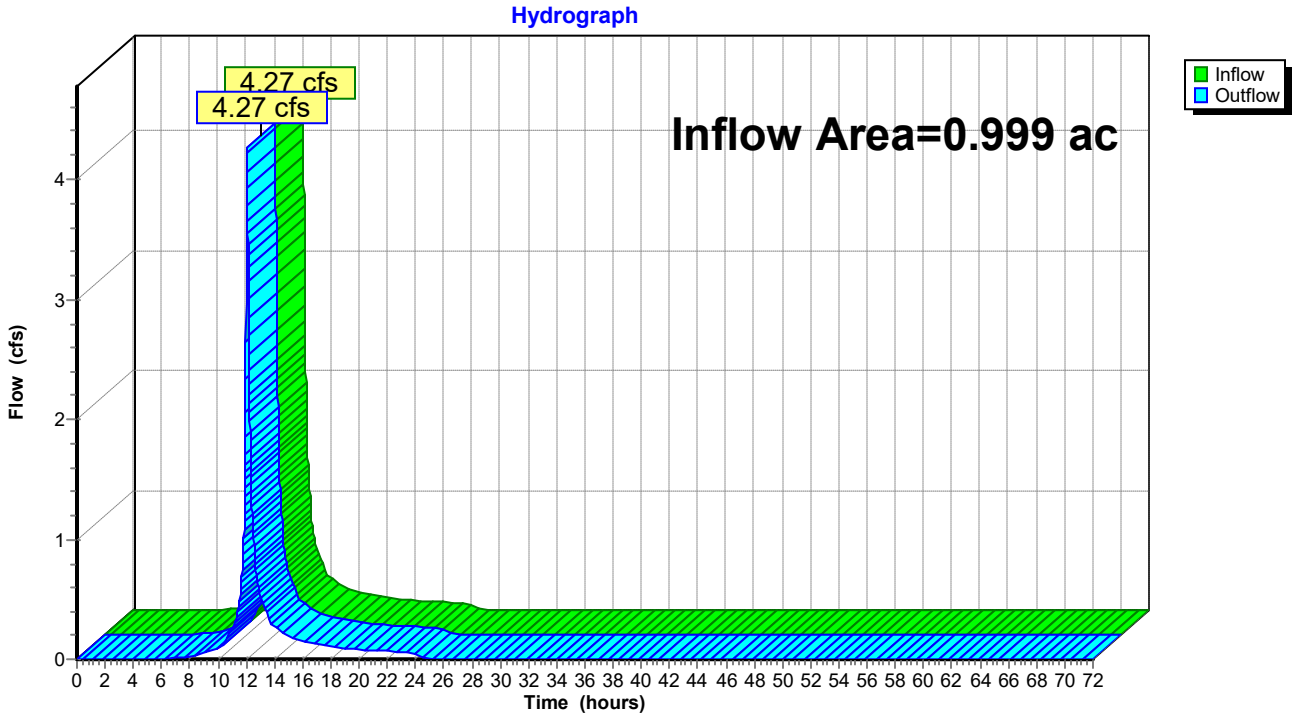
Summary for Reach DP 1: DESIGN POINT 1

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

Inflow Area = 0.999 ac, 77.24% Impervious, Inflow Depth = 3.99" for 100-yr event
Inflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 af
Outflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 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 = 5.60" for 100-yr event
Inflow = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af
Outflow = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af, Atten= 41%, Lag= 7.4 min
Primary = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af
Routed to Pond PP-2 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 107.80' @ 12.16 hrs Surf.Area= 2,870 sf Storage= 478 cf

Plug-Flow detention time= 186.9 min calculated for 0.026 af (84% of inflow)
Center-of-Mass det. time= 114.9 min (860.0 - 745.1)

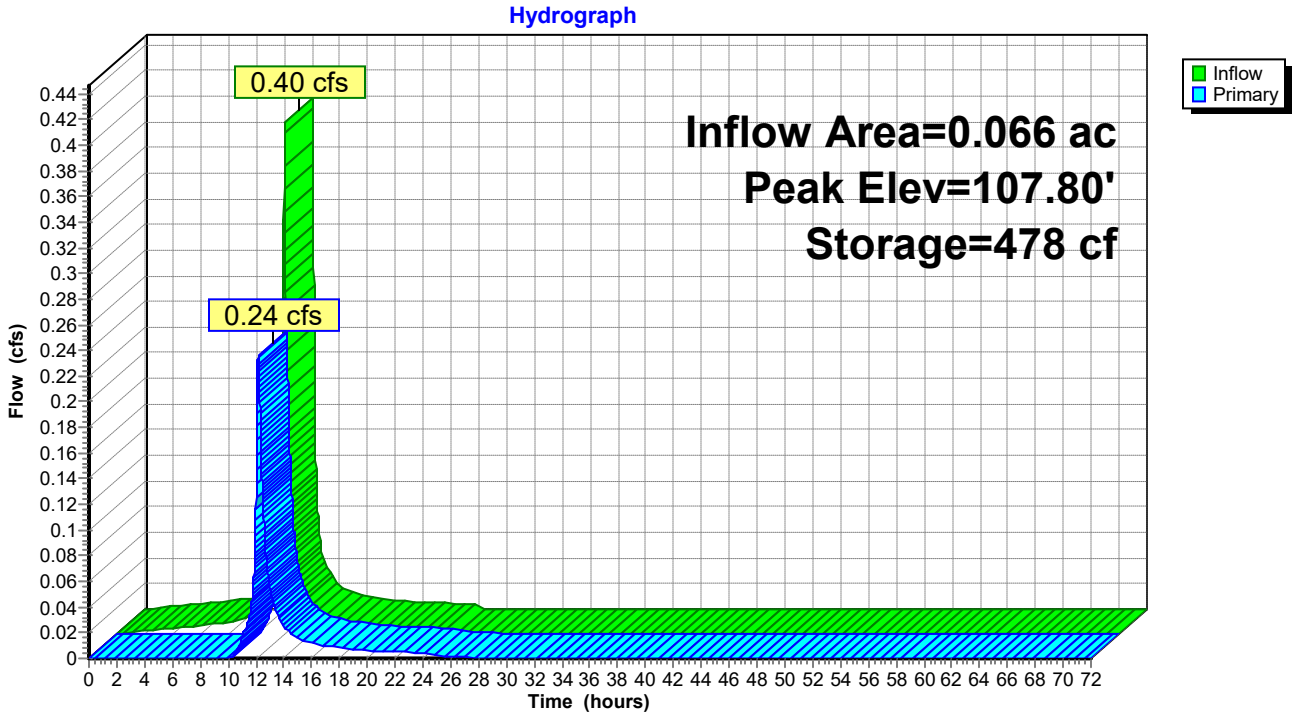
Volume	Invert	Avail.Storage	Storage Description
#1	107.25'	1,722 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,740 cf Overall x 30.0% Voids

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=0.24 cfs @ 12.16 hrs HW=107.80' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.24 cfs @ 1.88 fps)

Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS



Stage-Area-Storage for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
107.25	**2,870**	0
107.27	2,870	17
107.29	2,870	34
107.31	2,870	52
107.33	2,870	69
107.35	2,870	86
107.37	2,870	103
107.39	2,870	121
107.41	2,870	138
107.43	2,870	155
107.45	2,870	172
107.47	2,870	189
107.49	2,870	207
107.51	2,870	224
107.53	2,870	241
107.55	2,870	258
107.57	2,870	276
107.59	2,870	293
107.61	2,870	310
107.63	2,870	327
107.65	2,870	344
107.67	2,870	362
107.69	2,870	379
107.71	2,870	396
107.73	2,870	413
107.75	2,870	431
107.77	2,870	448
107.79	2,870	465
107.81	2,870	482
107.83	2,870	499
107.85	2,870	517
107.87	2,870	534
107.89	2,870	551
107.91	2,870	568
107.93	2,870	585
107.95	2,870	603
107.97	2,870	620
107.99	2,870	637
108.01	2,870	654
108.03	2,870	672
108.05	2,870	689
108.07	2,870	706
108.09	2,870	723
108.11	2,870	740
108.13	2,870	758
108.15	2,870	775
108.17	2,870	792
108.19	2,870	809
108.21	2,870	827
108.23	2,870	844
108.25	2,870	861
108.27	2,870	878
108.29	2,870	895
108.31	2,870	913
108.33	2,870	930
108.35	2,870	947
108.37	2,870	964
108.39	2,870	982
108.41	2,870	999
108.43	2,870	1,016
108.45	2,870	1,033
108.47	2,870	1,050
108.49	2,870	1,068
108.51	2,870	1,085
108.53	2,870	1,102
108.55	2,870	1,119
108.57	2,870	1,137
108.59	2,870	1,154
108.61	2,870	1,171
108.63	2,870	1,188
108.65	2,870	1,205
108.67	2,870	1,223
108.69	2,870	1,240
108.71	2,870	1,257
108.73	2,870	1,274
108.75	2,870	1,292
108.77	2,870	1,309
108.79	2,870	1,326
108.81	2,870	1,343
108.83	2,870	1,360
108.85	2,870	1,378
108.87	2,870	1,395
108.89	2,870	1,412
108.91	2,870	1,429
108.93	2,870	1,446
108.95	2,870	1,464
108.97	2,870	1,481
108.99	2,870	1,498
109.01	2,870	1,515
109.03	2,870	1,533
109.05	2,870	1,550
109.07	2,870	1,567
109.09	2,870	1,584
109.11	2,870	1,601
109.13	2,870	1,619
109.15	2,870	1,636
109.17	2,870	1,653
109.19	2,870	1,670
109.21	2,870	1,688
109.23	2,870	1,705
109.25	2,870	**1,722**

Summary for Pond PP-2:

Inflow Area = 0.104 ac,100.00% Impervious, Inflow Depth = 5.03" for 100-yr event
Inflow = 0.41 cfs @ 12.06 hrs, Volume= 0.044 af
Outflow = 0.38 cfs @ 12.15 hrs, Volume= 0.041 af, Atten= 7%, Lag= 5.0 min
Primary = 0.17 cfs @ 12.15 hrs, Volume= 0.019 af
Routed to Pond PP-3 :
Secondary = 0.21 cfs @ 12.15 hrs, Volume= 0.022 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= 106.51' @ 12.15 hrs Surf.Area= 1,670 sf Storage= 253 cf

Plug-Flow detention time= 87.3 min calculated for 0.041 af (93% of inflow)
Center-of-Mass det. time= 43.9 min (856.8 - 813.0)

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

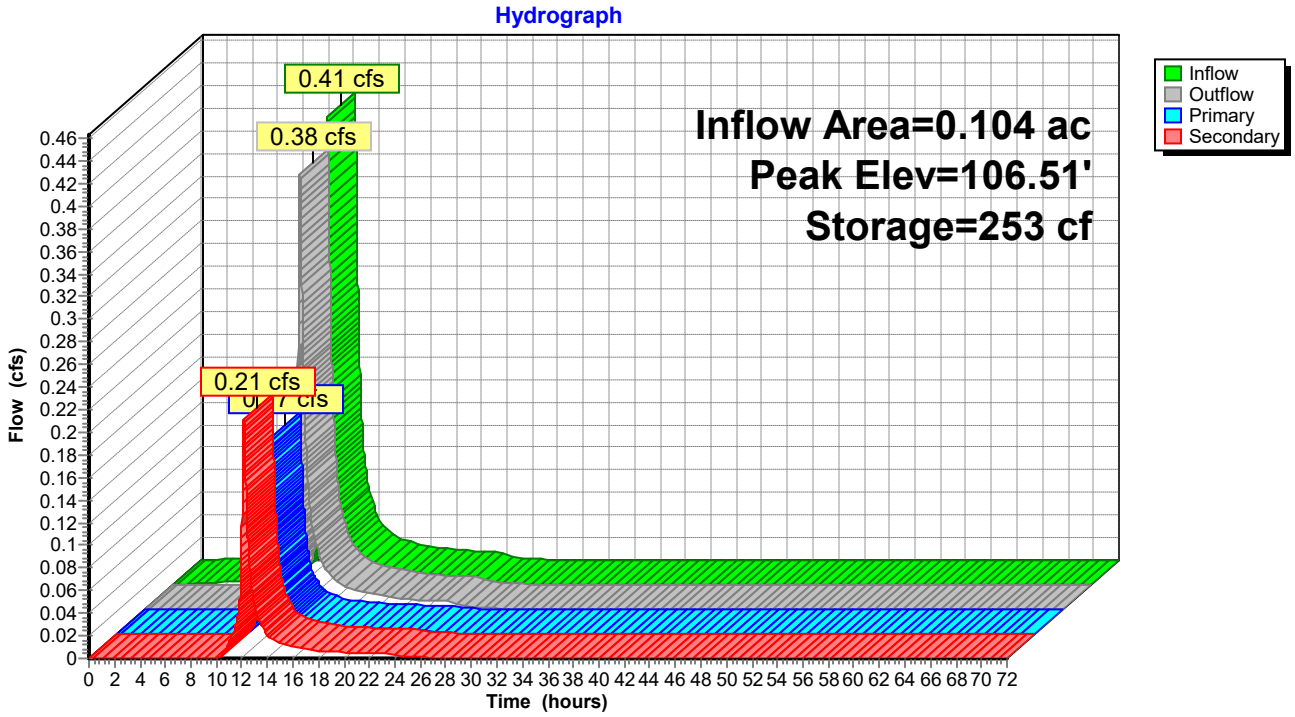
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.00	1,670	0	0
108.00	1,670	3,340	3,340

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=0.17 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.17 cfs @ 1.72 fps)

Secondary OutFlow Max=0.21 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**3=Culvert** (Passes 0.21 cfs of 0.27 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.21 cfs @ 1.72 fps)

Pond PP-2:


Hydrograph
Inflow Area=0.104 ac
Peak Elev=106.51'
Storage=253 cf
0.41 cfs
0.38 cfs
0.21 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-2:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
106.00	**1,670**	0
106.02	1,670	10
106.04	1,670	20
106.06	1,670	30
106.08	1,670	40
106.10	1,670	50
106.12	1,670	60
106.14	1,670	70
106.16	1,670	80
106.18	1,670	90
106.20	1,670	100
106.22	1,670	110
106.24	1,670	120
106.26	1,670	130
106.28	1,670	140
106.30	1,670	150
106.32	1,670	160
106.34	1,670	170
106.36	1,670	180
106.38	1,670	190
106.40	1,670	200
106.42	1,670	210
106.44	1,670	220
106.46	1,670	230
106.48	1,670	240
106.50	1,670	251
106.52	1,670	261
106.54	1,670	271
106.56	1,670	281
106.58	1,670	291
106.60	1,670	301
106.62	1,670	311
106.64	1,670	321
106.66	1,670	331
106.68	1,670	341
106.70	1,670	351
106.72	1,670	361
106.74	1,670	371
106.76	1,670	381
106.78	1,670	391
106.80	1,670	401
106.82	1,670	411
106.84	1,670	421
106.86	1,670	431
106.88	1,670	441
106.90	1,670	451
106.92	1,670	461
106.94	1,670	471
106.96	1,670	481
106.98	1,670	491
107.00	1,670	501
107.02	1,670	511
107.04	1,670	521
107.06	1,670	531
107.08	1,670	541
107.10	1,670	551
107.12	1,670	561
107.14	1,670	571
107.16	1,670	581
107.18	1,670	591
107.20	1,670	601
107.22	1,670	611
107.24	1,670	621
107.26	1,670	631
107.28	1,670	641
107.30	1,670	651
107.32	1,670	661
107.34	1,670	671
107.36	1,670	681
107.38	1,670	691
107.40	1,670	701
107.42	1,670	711
107.44	1,670	721
107.46	1,670	731
107.48	1,670	741
107.50	1,670	752
107.52	1,670	762
107.54	1,670	772
107.56	1,670	782
107.58	1,670	792
107.60	1,670	802
107.62	1,670	812
107.64	1,670	822
107.66	1,670	832
107.68	1,670	842
107.70	1,670	852
107.72	1,670	862
107.74	1,670	872
107.76	1,670	882
107.78	1,670	892
107.80	1,670	902
107.82	1,670	912
107.84	1,670	922
107.86	1,670	932
107.88	1,670	942
107.90	1,670	952
107.92	1,670	962
107.94	1,670	972
107.96	1,670	982
107.98	1,670	992
108.00	1,670	**1,002**

Summary for Pond PP-3:

Inflow Area = 0.143 ac,100.00% Impervious, Inflow Depth = 3.10" for 100-yr event
Inflow = 0.37 cfs @ 12.06 hrs, Volume= 0.037 af
Outflow = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af, Atten= 19%, Lag= 6.9 min
Primary = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af
Routed to Pond PP-4 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 105.36' @ 12.17 hrs Surf.Area= 1,705 sf Storage= 310 cf

Plug-Flow detention time= 109.8 min calculated for 0.034 af (92% of inflow)
Center-of-Mass det. time= 60.8 min (863.0 - 802.2)

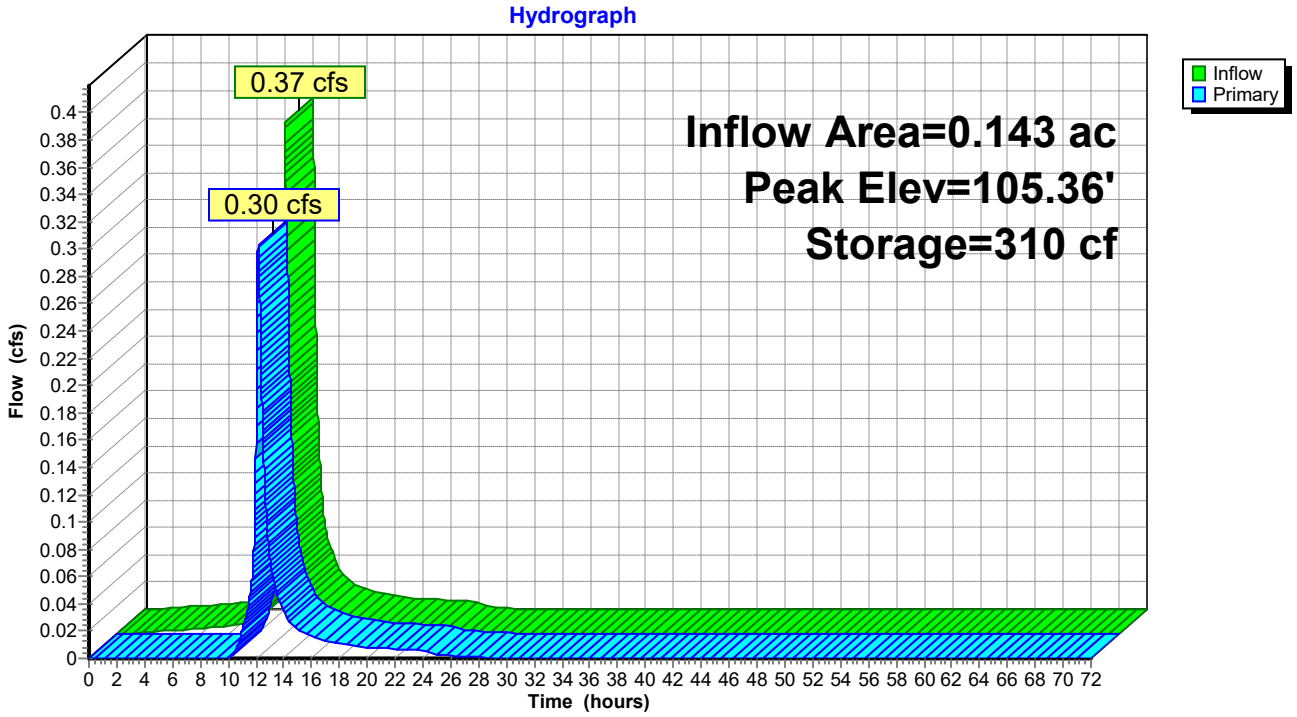
Volume	Invert	Avail.Storage	Storage Description
#1	104.75'	1,023 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,410 cf Overall x 30.0% Voids

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=0.30 cfs @ 12.17 hrs HW=105.36' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.30 cfs @ 2.03 fps)

Pond PP-3:


Hydrograph
0.37 cfs
0.30 cfs
Inflow Area=0.143 ac
Peak Elev=105.36'
Storage=310 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-3:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
104.75	**1,705**	0
104.77	1,705	10
104.79	1,705	20
104.81	1,705	31
104.83	1,705	41
104.85	1,705	51
104.87	1,705	61
104.89	1,705	72
104.91	1,705	82
104.93	1,705	92
104.95	1,705	102
104.97	1,705	113
104.99	1,705	123
105.01	1,705	133
105.03	1,705	143
105.05	1,705	153
105.07	1,705	164
105.09	1,705	174
105.11	1,705	184
105.13	1,705	194
105.15	1,705	205
105.17	1,705	215
105.19	1,705	225
105.21	1,705	235
105.23	1,705	246
105.25	1,705	256
105.27	1,705	266
105.29	1,705	276
105.31	1,705	286
105.33	1,705	297
105.35	1,705	307
105.37	1,705	317
105.39	1,705	327
105.41	1,705	338
105.43	1,705	348
105.45	1,705	358
105.47	1,705	368
105.49	1,705	379
105.51	1,705	389
105.53	1,705	399
105.55	1,705	409
105.57	1,705	419
105.59	1,705	430
105.61	1,705	440
105.63	1,705	450
105.65	1,705	460
105.67	1,705	471
105.69	1,705	481
105.71	1,705	491
105.73	1,705	501
105.75	1,705	512
105.77	1,705	522
105.79	1,705	532
105.81	1,705	542
105.83	1,705	552
105.85	1,705	563
105.87	1,705	573
105.89	1,705	583
105.91	1,705	593
105.93	1,705	604
105.95	1,705	614
105.97	1,705	624
105.99	1,705	634
106.01	1,705	644
106.03	1,705	655
106.05	1,705	665
106.07	1,705	675
106.09	1,705	685
106.11	1,705	696
106.13	1,705	706
106.15	1,705	716
106.17	1,705	726
106.19	1,705	737
106.21	1,705	747
106.23	1,705	757
106.25	1,705	767
106.27	1,705	777
106.29	1,705	788
106.31	1,705	798
106.33	1,705	808
106.35	1,705	818
106.37	1,705	829
106.39	1,705	839
106.41	1,705	849
106.43	1,705	859
106.45	1,705	870
106.47	1,705	880
106.49	1,705	890
106.51	1,705	900
106.53	1,705	910
106.55	1,705	921
106.57	1,705	931
106.59	1,705	941
106.61	1,705	951
106.63	1,705	962
106.65	1,705	972
106.67	1,705	982
106.69	1,705	992
106.71	1,705	1,003
106.73	1,705	1,013
106.75	1,705	**1,023**

Summary for Pond PP-4:

Inflow Area = 0.179 ac,100.00% Impervious, Inflow Depth = 3.39" for 100-yr event
Inflow = 0.45 cfs @ 12.08 hrs, Volume= 0.050 af
Outflow = 0.40 cfs @ 12.20 hrs, Volume= 0.048 af, Atten= 11%, Lag= 6.9 min
Primary = 0.40 cfs @ 12.20 hrs, Volume= 0.048 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= 103.93' @ 12.20 hrs Surf.Area= 1,535 sf Storage= 311 cf

Plug-Flow detention time= 81.5 min calculated for 0.048 af (95% of inflow)
Center-of-Mass det. time= 44.1 min (868.7 - 824.6)

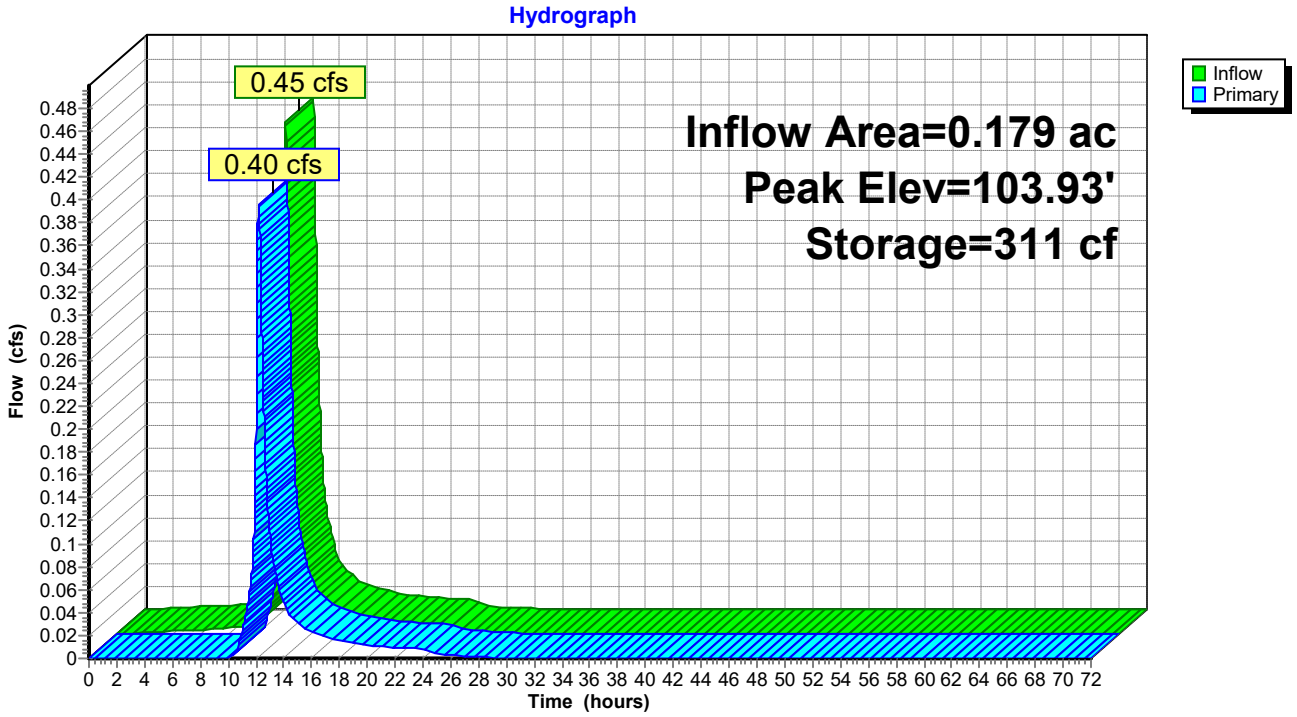
Volume	Invert	Avail.Storage	Storage Description
#1	103.25'	921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,070 cf Overall x 30.0% Voids

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=0.40 cfs @ 12.20 hrs HW=103.93' (Free Discharge)
↑**2=Culvert** (Passes 0.40 cfs of 5.23 cfs potential flow)
↑**1=Orifice/Grate** (Orifice Controls 0.40 cfs @ 2.22 fps)

Pond PP-4:


Hydrograph
0.45 cfs
0.40 cfs
Inflow Area=0.179 ac
Peak Elev=103.93'
Storage=311 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-4:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
103.25	**1,535**	0
103.27	1,535	9
103.29	1,535	18
103.31	1,535	28
103.33	1,535	37
103.35	1,535	46
103.37	1,535	55
103.39	1,535	64
103.41	1,535	74
103.43	1,535	83
103.45	1,535	92
103.47	1,535	101
103.49	1,535	111
103.51	1,535	120
103.53	1,535	129
103.55	1,535	138
103.57	1,535	147
103.59	1,535	157
103.61	1,535	166
103.63	1,535	175
103.65	1,535	184
103.67	1,535	193
103.69	1,535	203
103.71	1,535	212
103.73	1,535	221
103.75	1,535	230
103.77	1,535	239
103.79	1,535	249
103.81	1,535	258
103.83	1,535	267
103.85	1,535	276
103.87	1,535	286
103.89	1,535	295
103.91	1,535	304
103.93	1,535	313
103.95	1,535	322
103.97	1,535	332
103.99	1,535	341
104.01	1,535	350
104.03	1,535	359
104.05	1,535	368
104.07	1,535	378
104.09	1,535	387
104.11	1,535	396
104.13	1,535	405
104.15	1,535	414
104.17	1,535	424
104.19	1,535	433
104.21	1,535	442
104.23	1,535	451
104.25	1,535	461
104.27	1,535	470
104.29	1,535	479
104.31	1,535	488
104.33	1,535	497
104.35	1,535	507
104.37	1,535	516
104.39	1,535	525
104.41	1,535	534
104.43	1,535	543
104.45	1,535	553
104.47	1,535	562
104.49	1,535	571
104.51	1,535	580
104.53	1,535	589
104.55	1,535	599
104.57	1,535	608
104.59	1,535	617
104.61	1,535	626
104.63	1,535	635
104.65	1,535	645
104.67	1,535	654
104.69	1,535	663
104.71	1,535	672
104.73	1,535	682
104.75	1,535	691
104.77	1,535	700
104.79	1,535	709
104.81	1,535	718
104.83	1,535	728
104.85	1,535	737
104.87	1,535	746
104.89	1,535	755
104.91	1,535	764
104.93	1,535	774
104.95	1,535	783
104.97	1,535	792
104.99	1,535	801
105.01	1,535	810
105.03	1,535	820
105.05	1,535	829
105.07	1,535	838
105.09	1,535	847
105.11	1,535	857
105.13	1,535	866
105.15	1,535	875
105.17	1,535	884
105.19	1,535	893
105.21	1,535	903
105.23	1,535	912
105.25	1,535	**921**

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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Ud—Udorthents, smoothed.....13
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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.

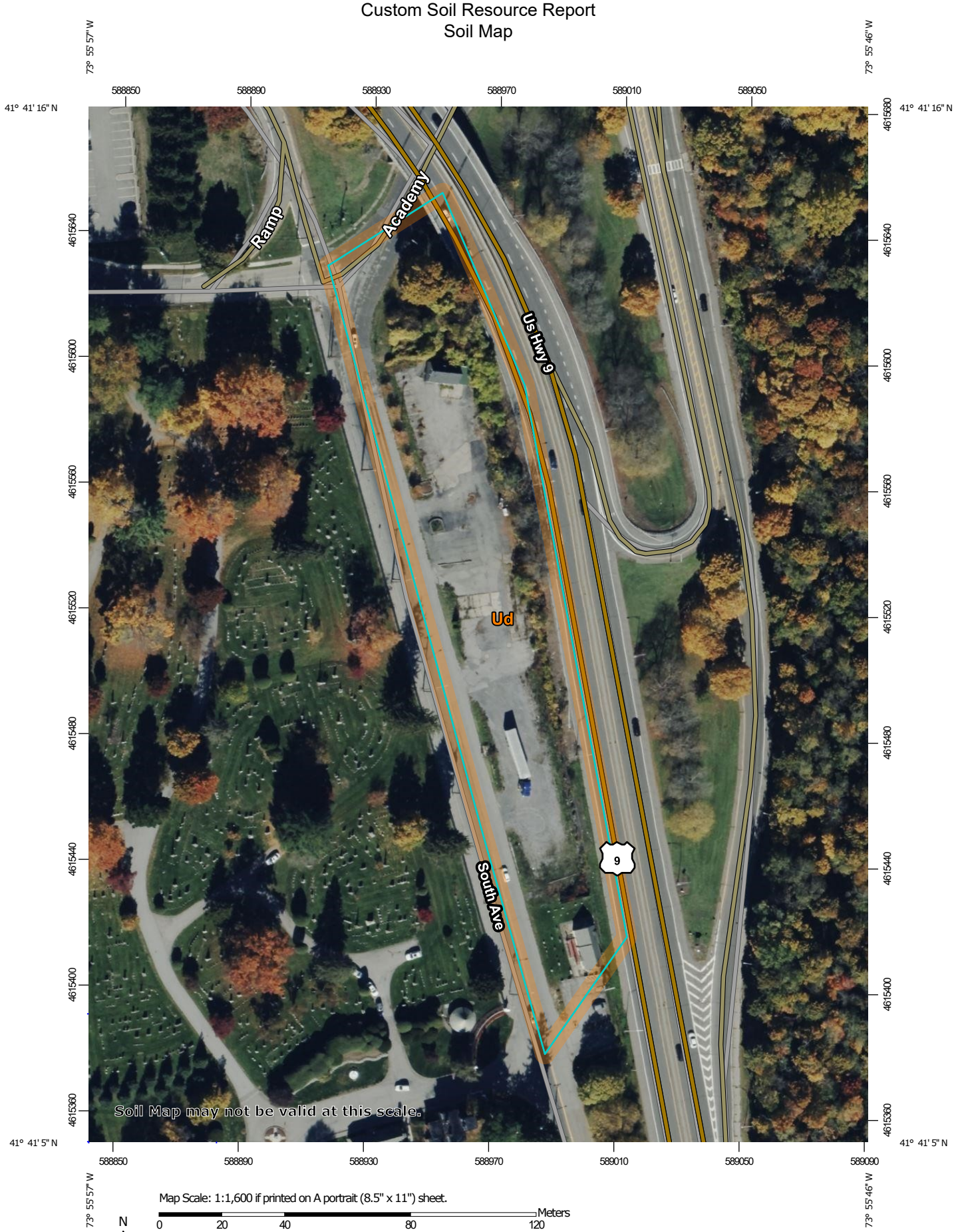
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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.

Soil Map



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

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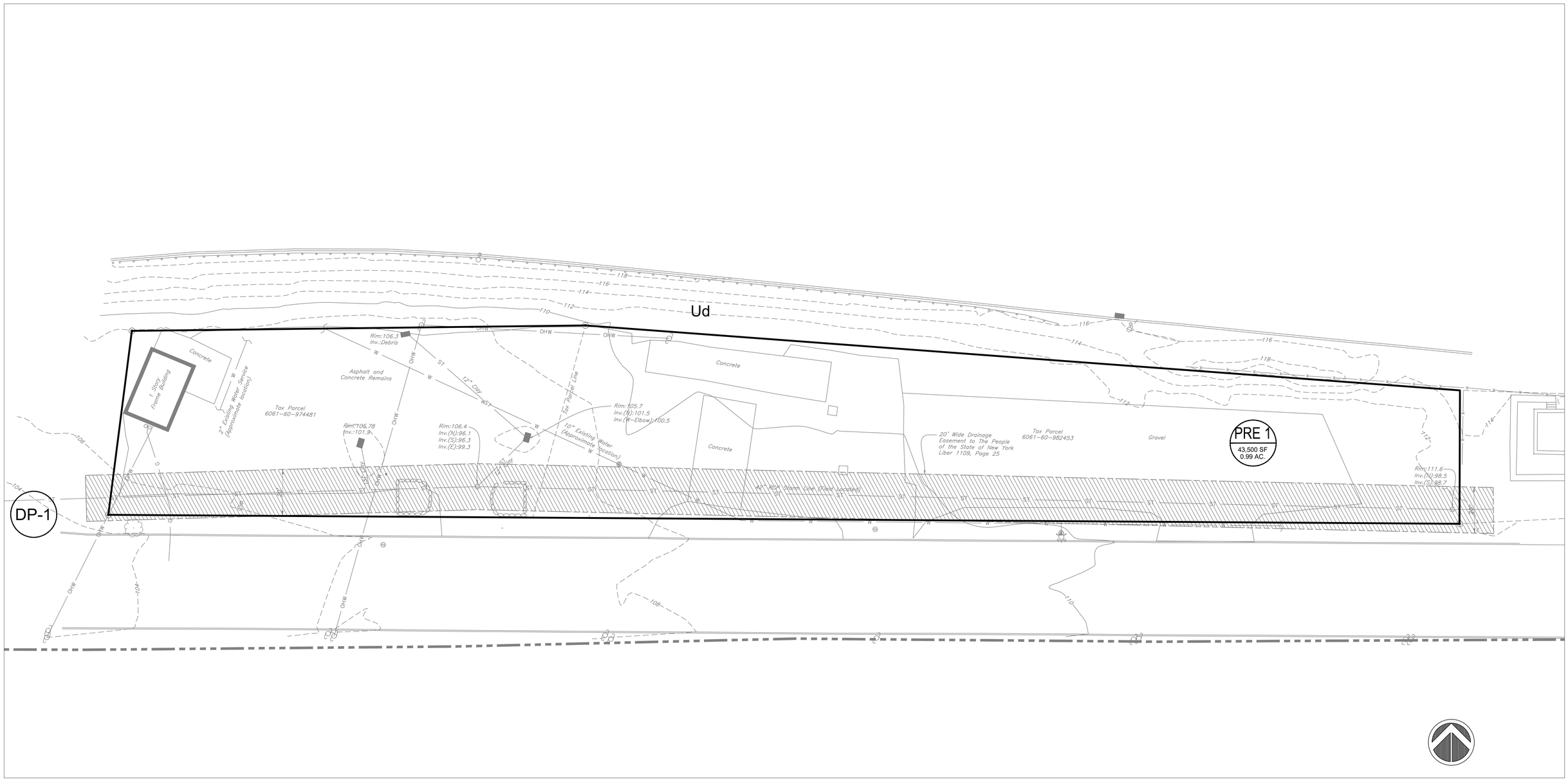
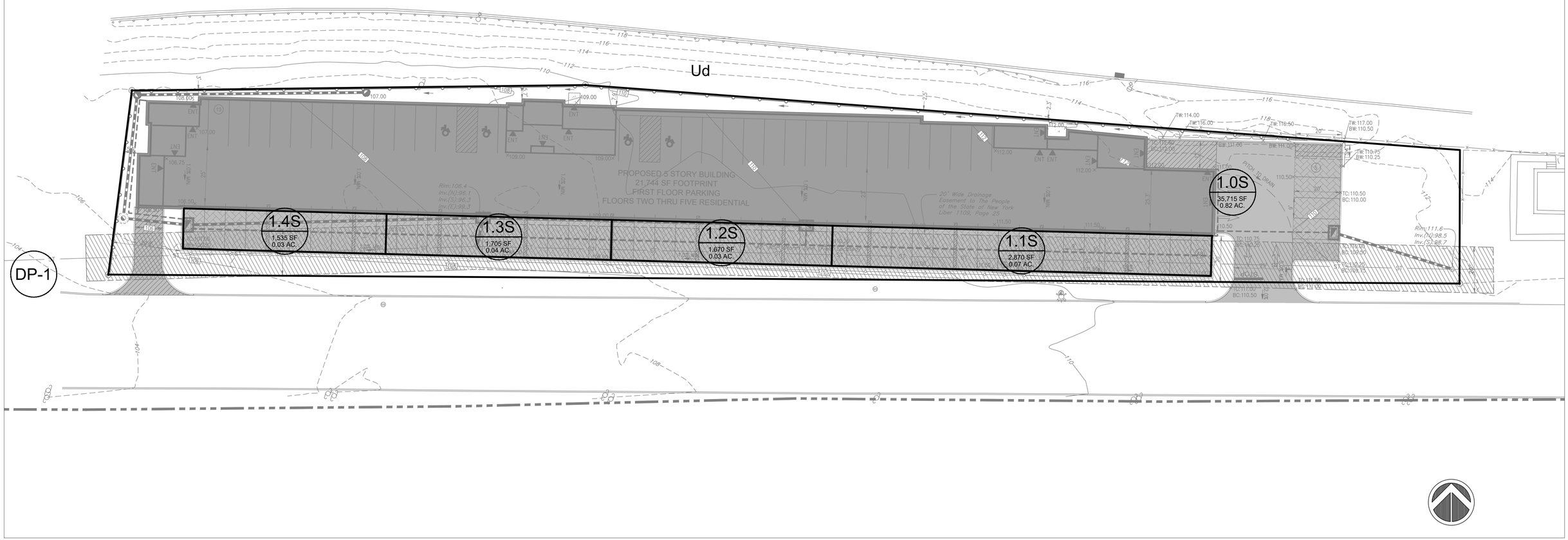
APPENDIX D

Pre-Development & Post-Development Drainage Areas Map


Ud
PRE 1
43,500 SF
0.99 AC.
DP-1
Concrete
1 story
Frame Building
2" Existing Water Service
(Approximate location)
Asphalt and
Concrete Remains
Tax Parcel
6061-60-974481
Rim:106.3
Inv.:Debris
Rim:106.78
Inv.:101.9
Rim:106.4
Inv.(N):96.1
Inv.(S):96.3
Inv.(E):99.3
12" CMP
Top of Retaining Wall
Top of Retaining Wall
Top of Retaining Wall



GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- 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

#	Description	Revisions
1	MM/DD/YY	

LRC Engineering & Surveying

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

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Cromwell, CT 06416
(860) 635-2877

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DRAINAGE AREA MAP (POST-CONDITIONS)

PROPOSED RESIDENTIAL

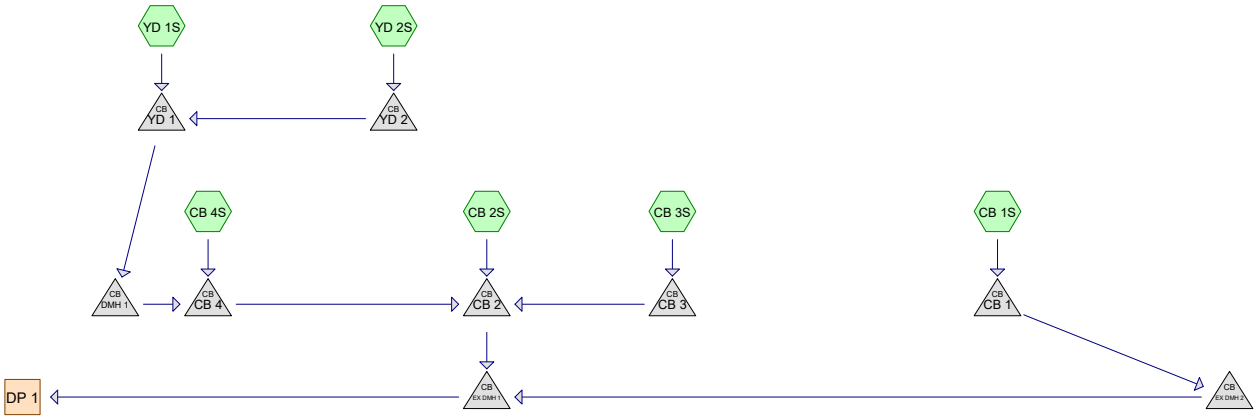
287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DA253364.dwg	Sheet No.	DA-2
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

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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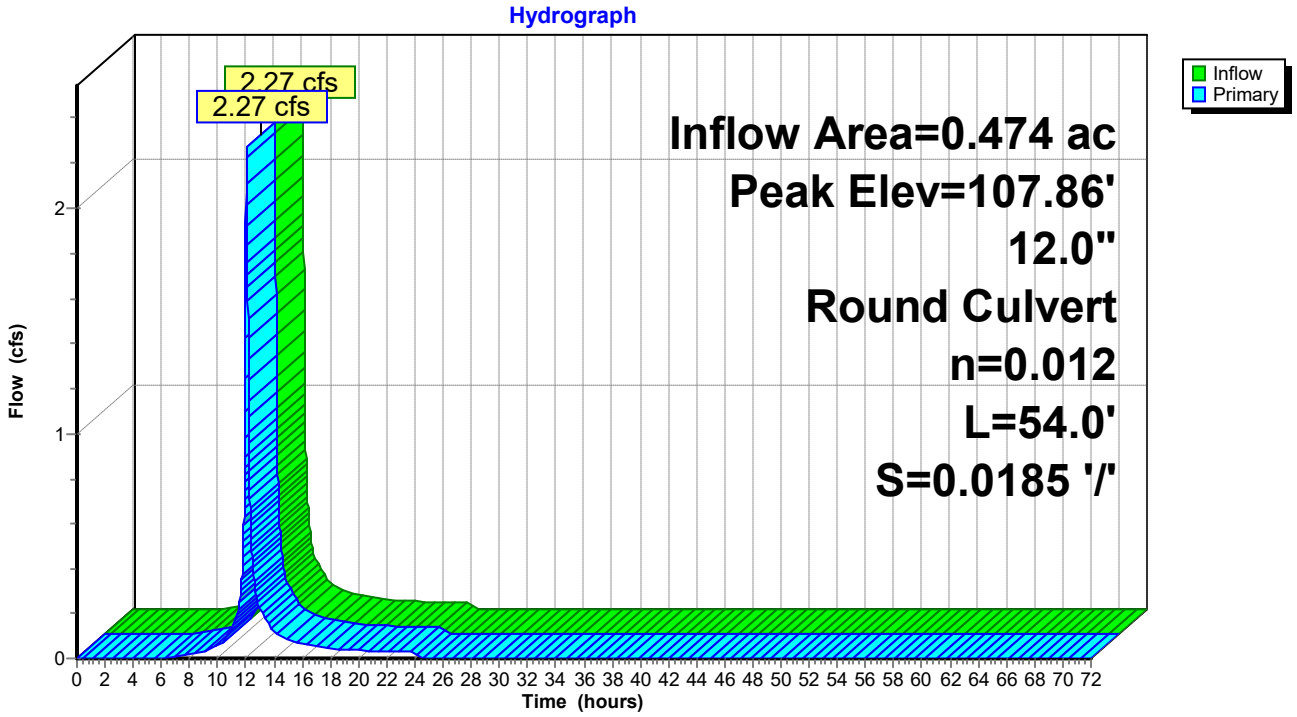

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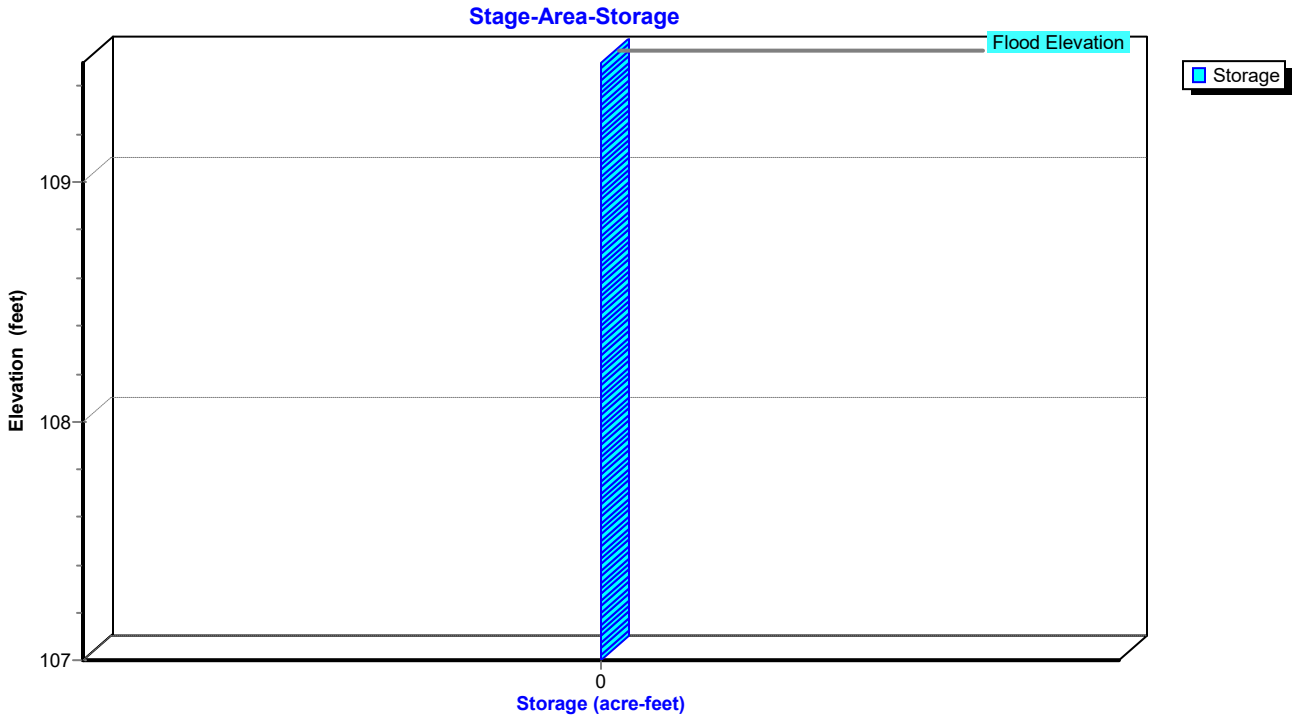

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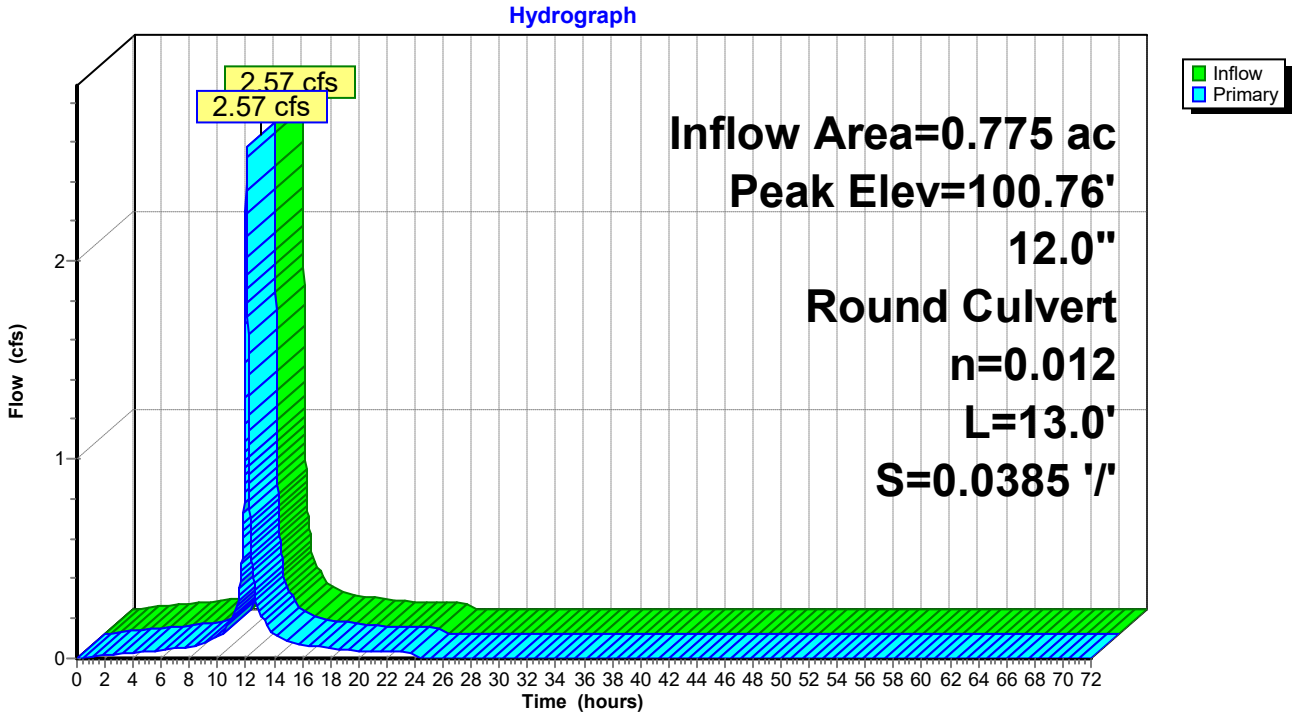

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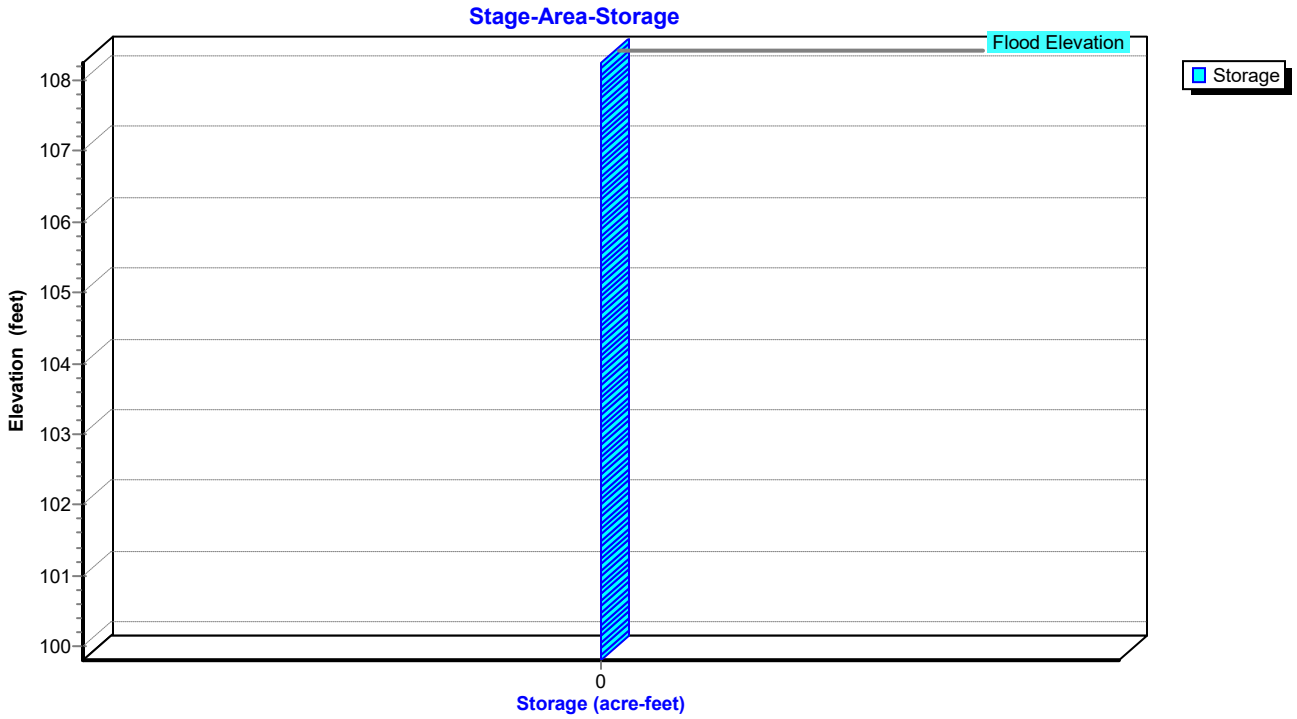

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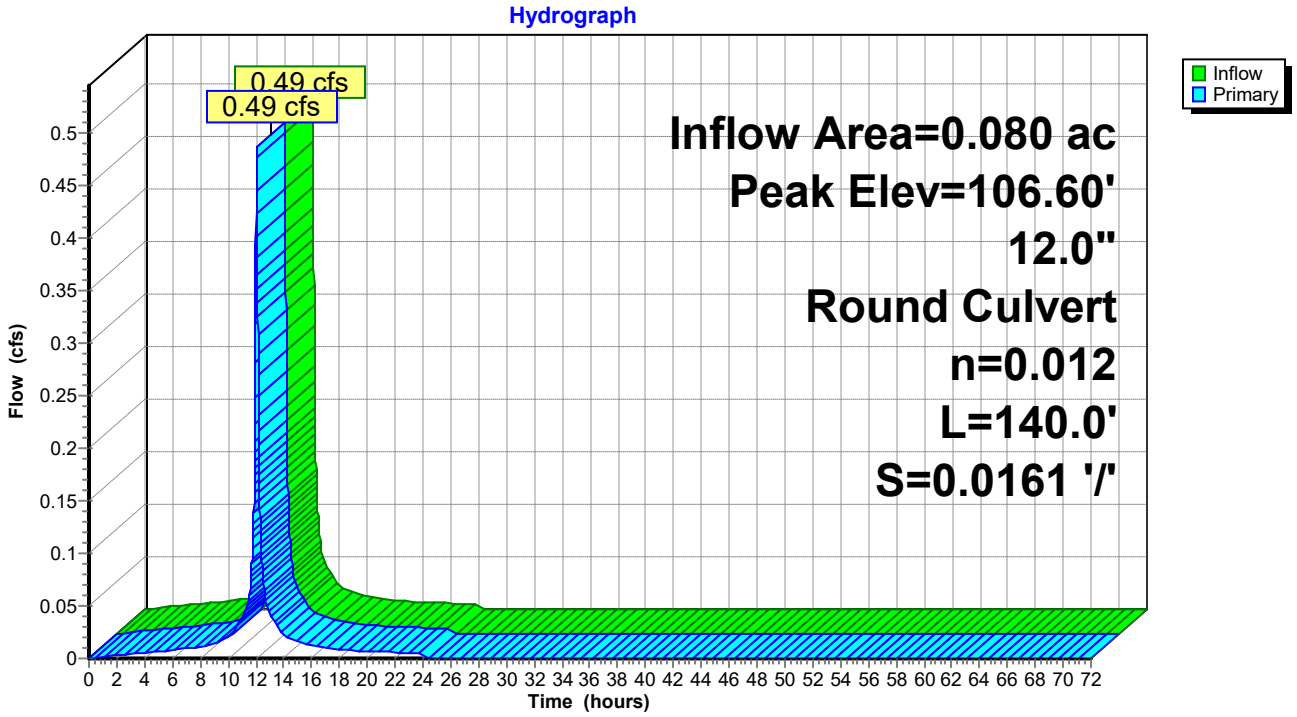

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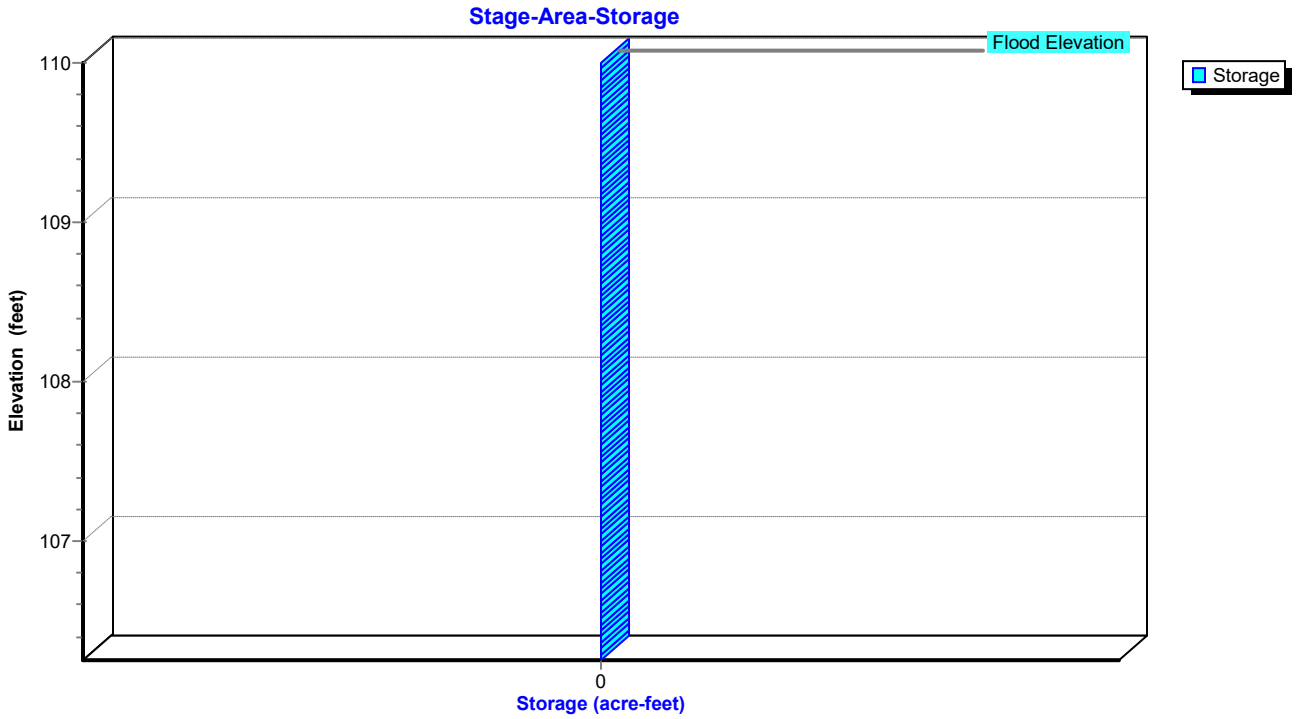

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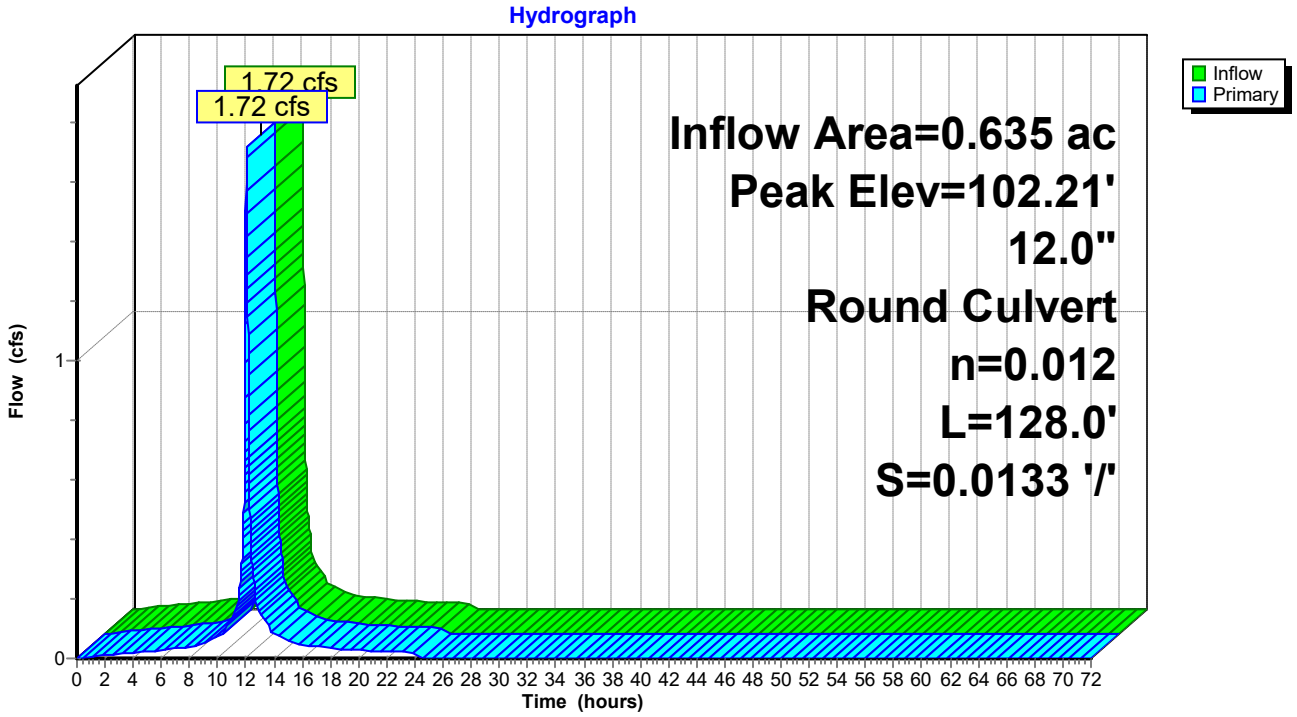

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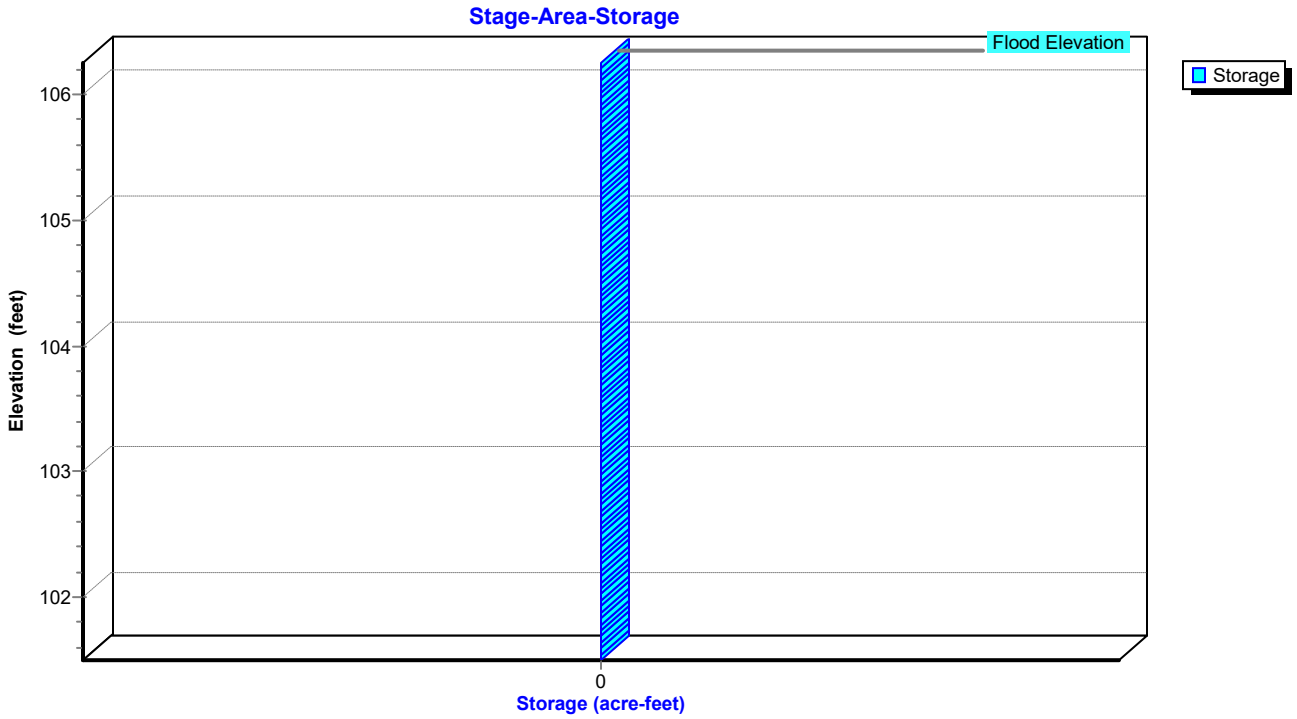

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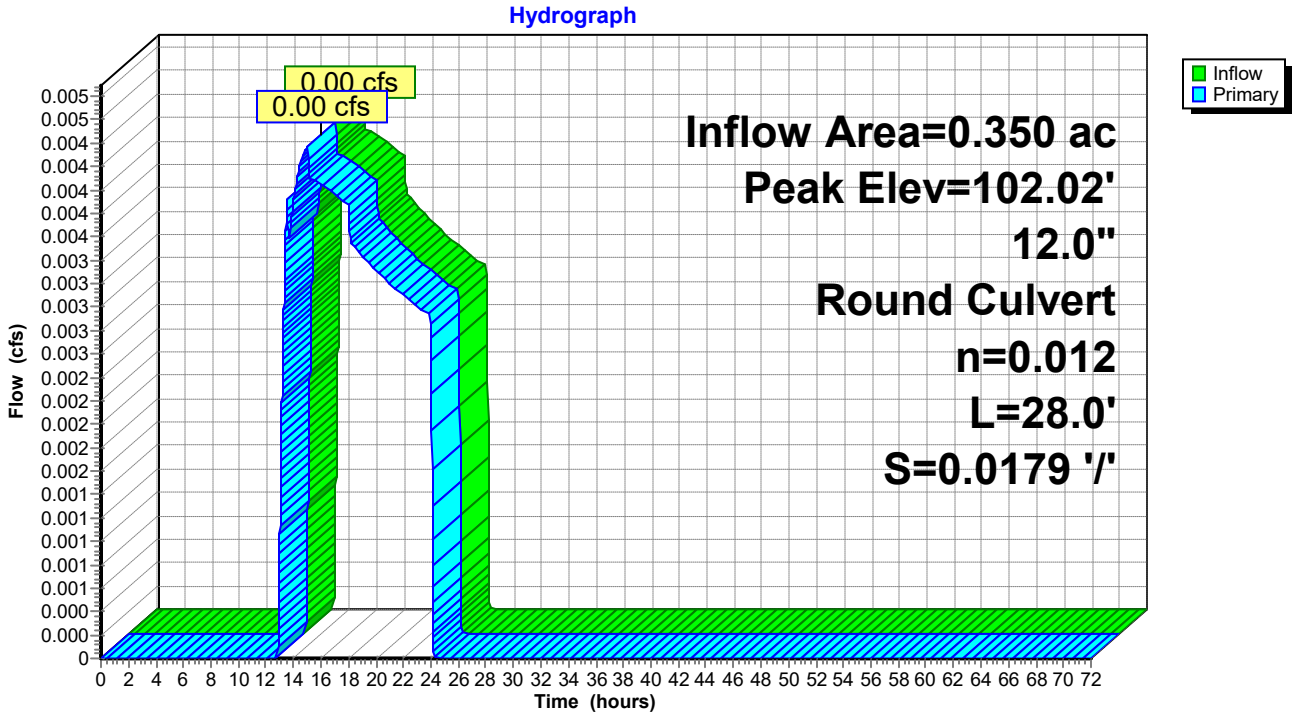

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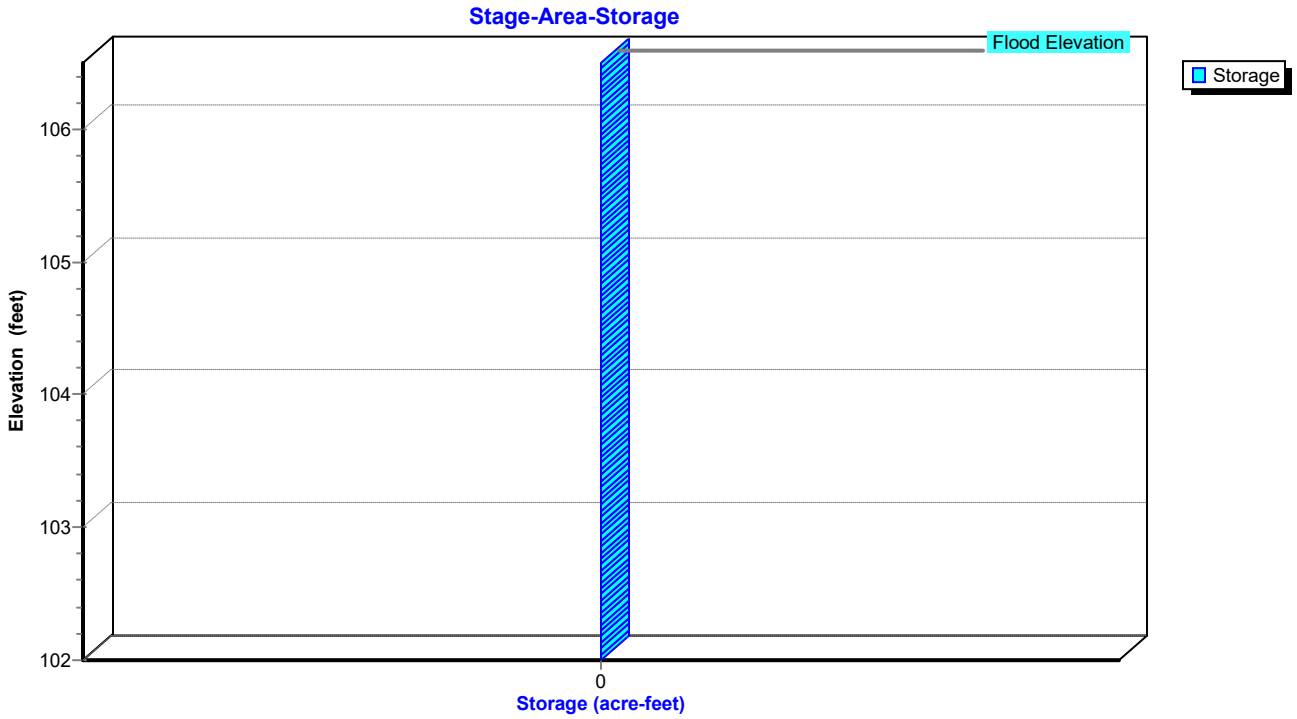

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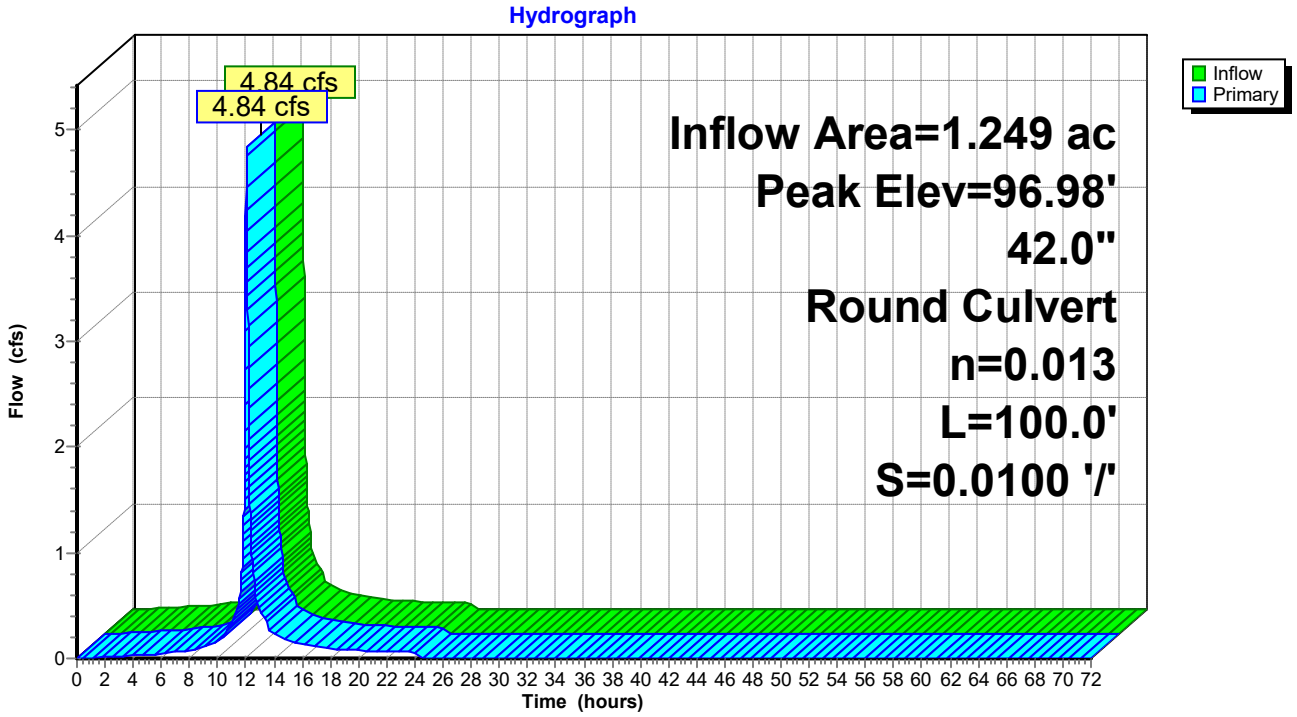

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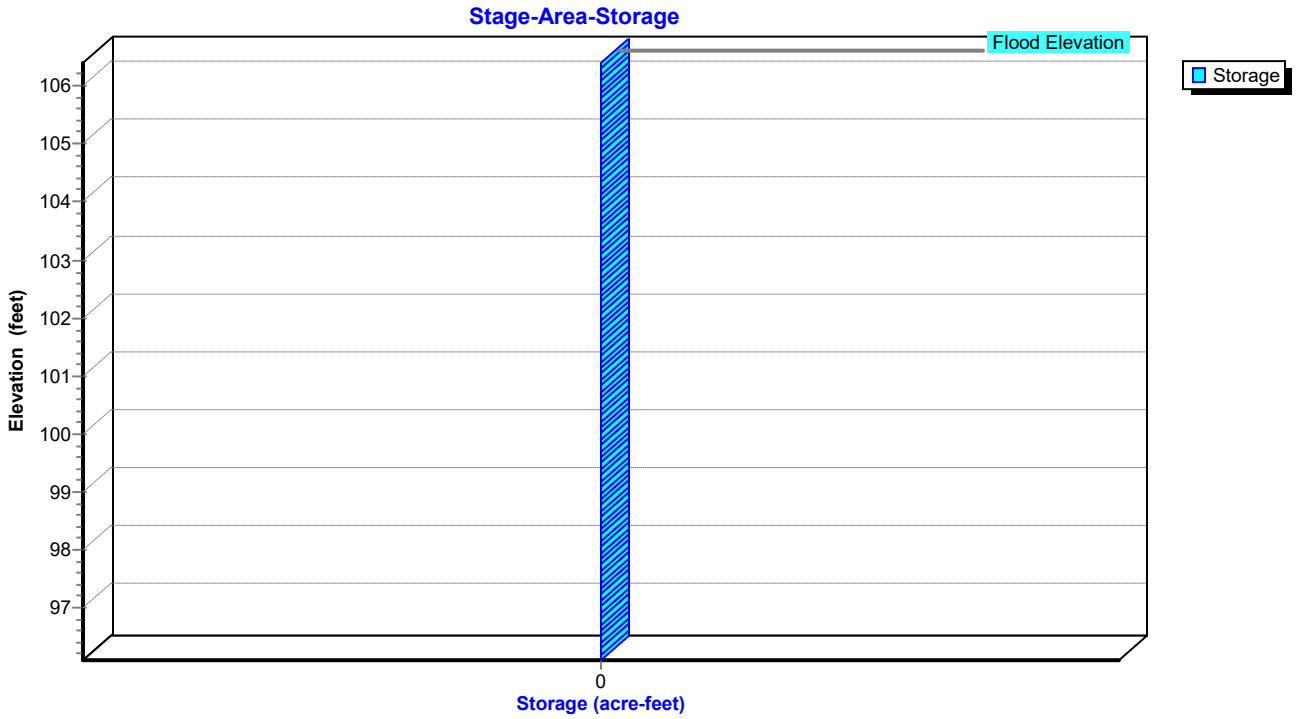

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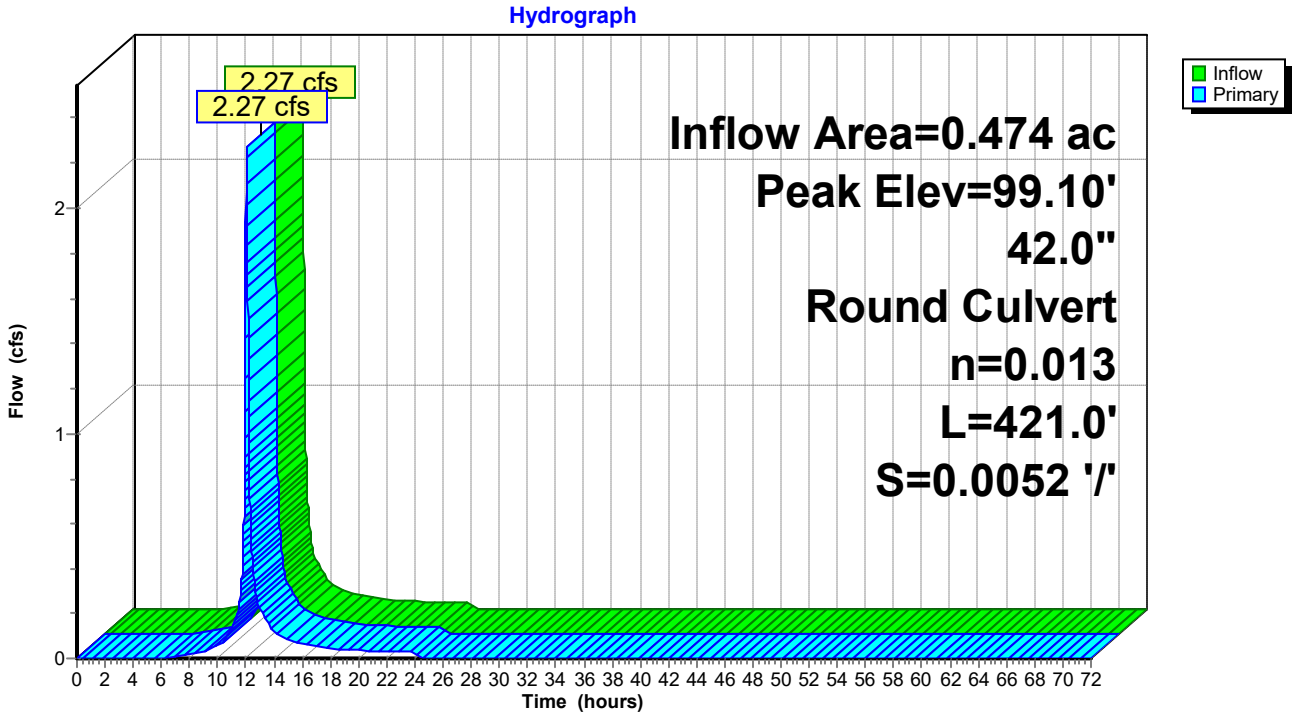

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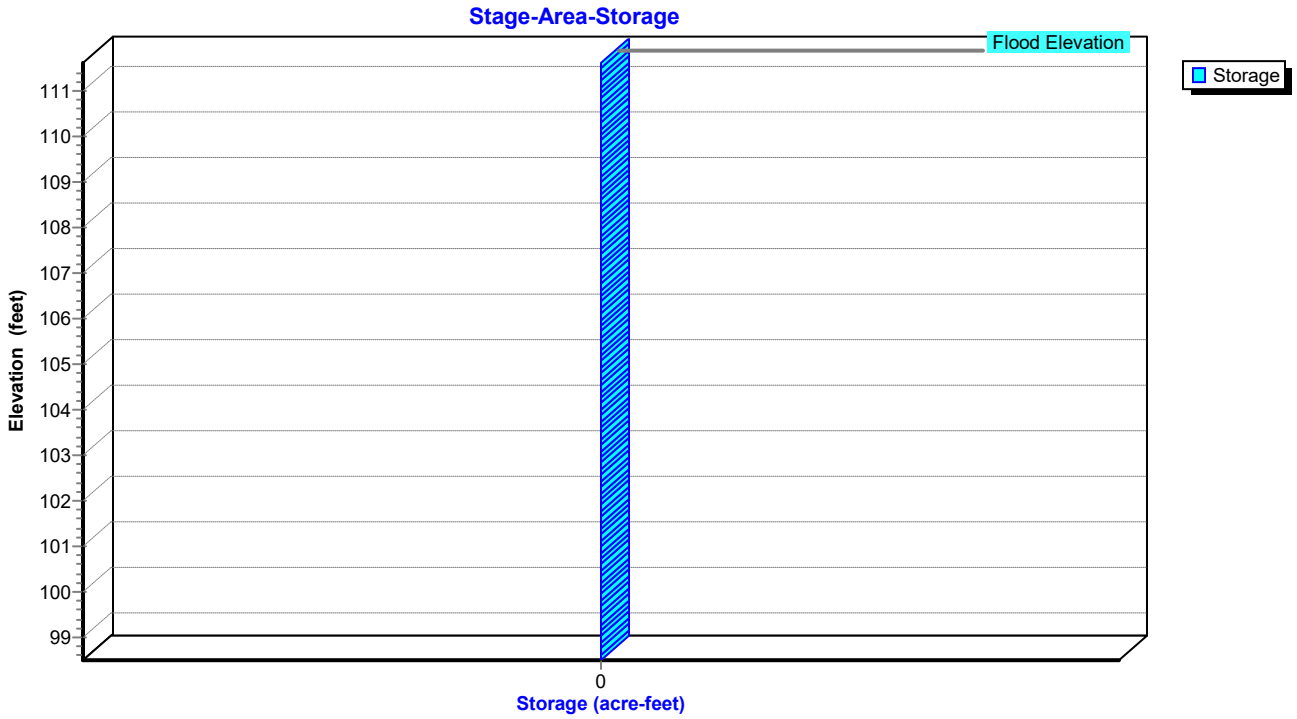

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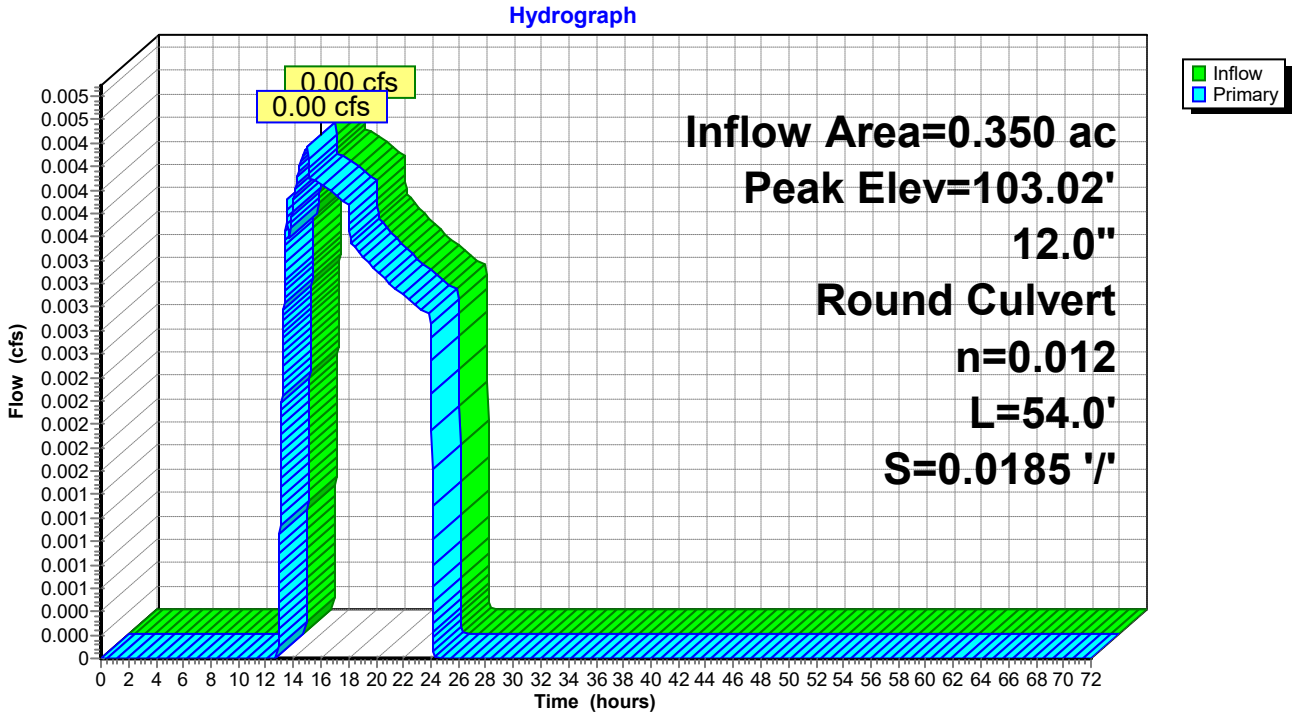

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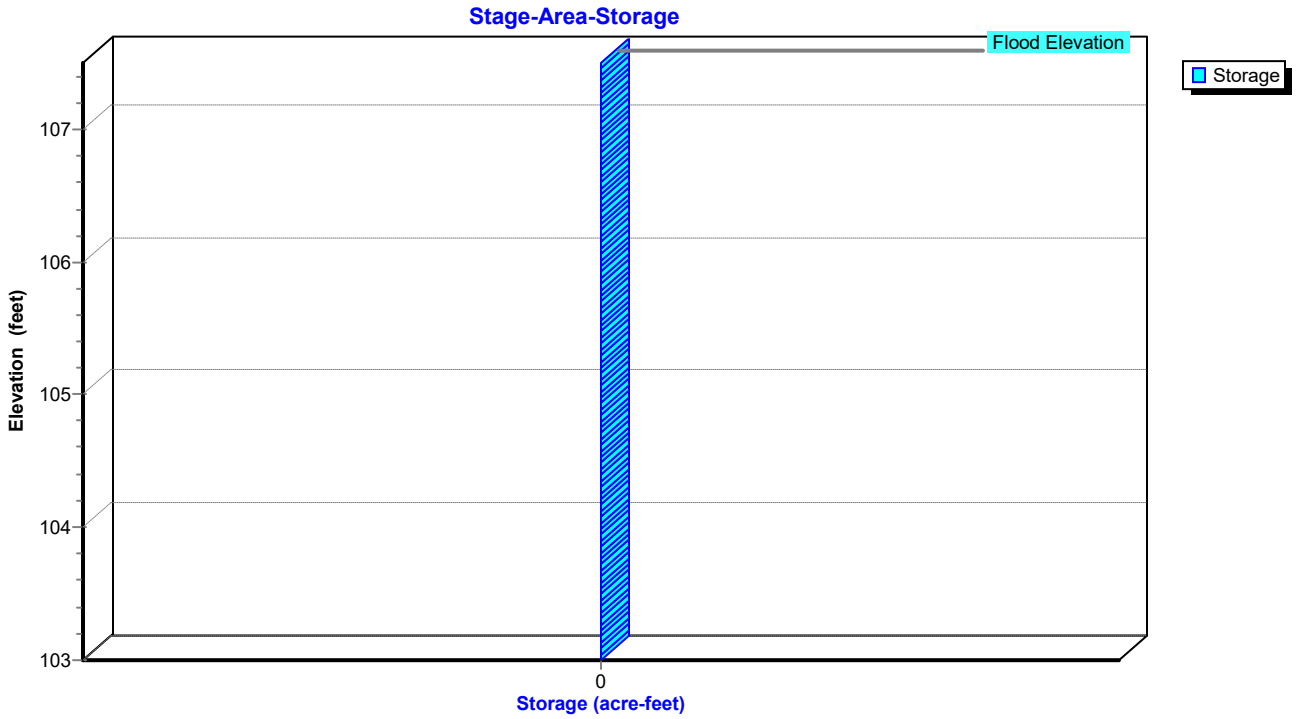

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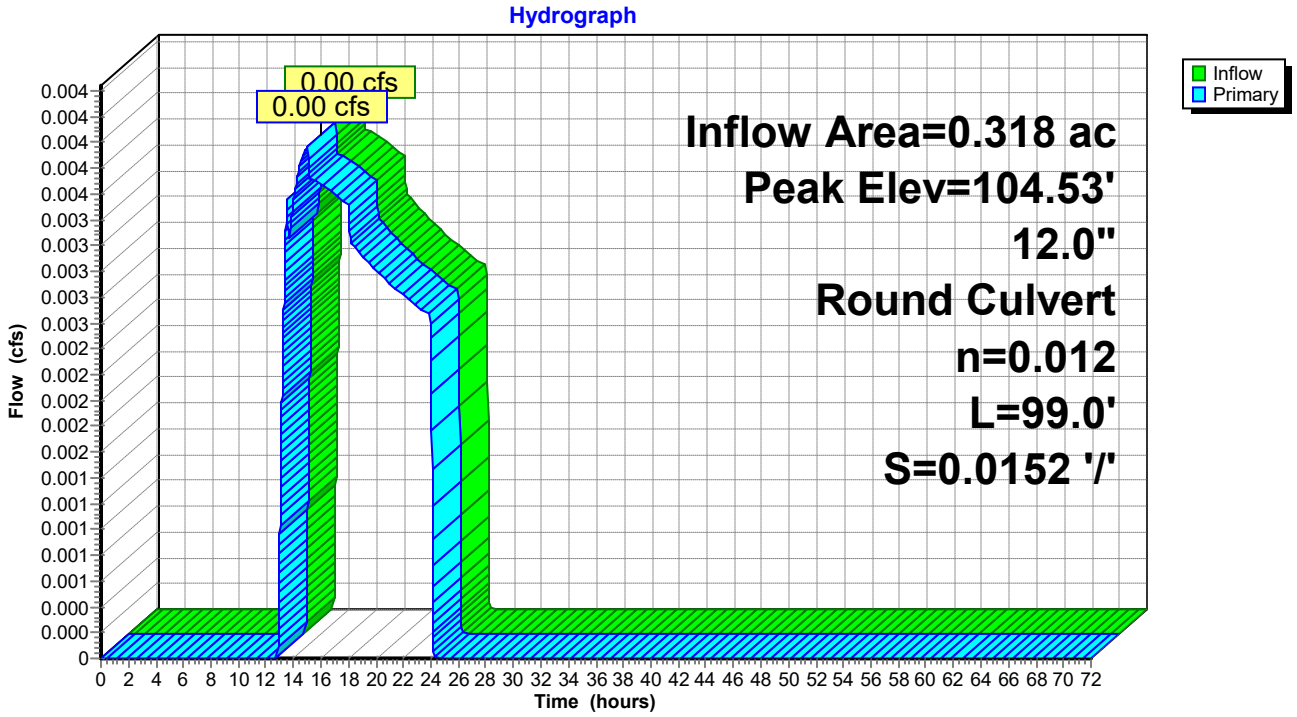

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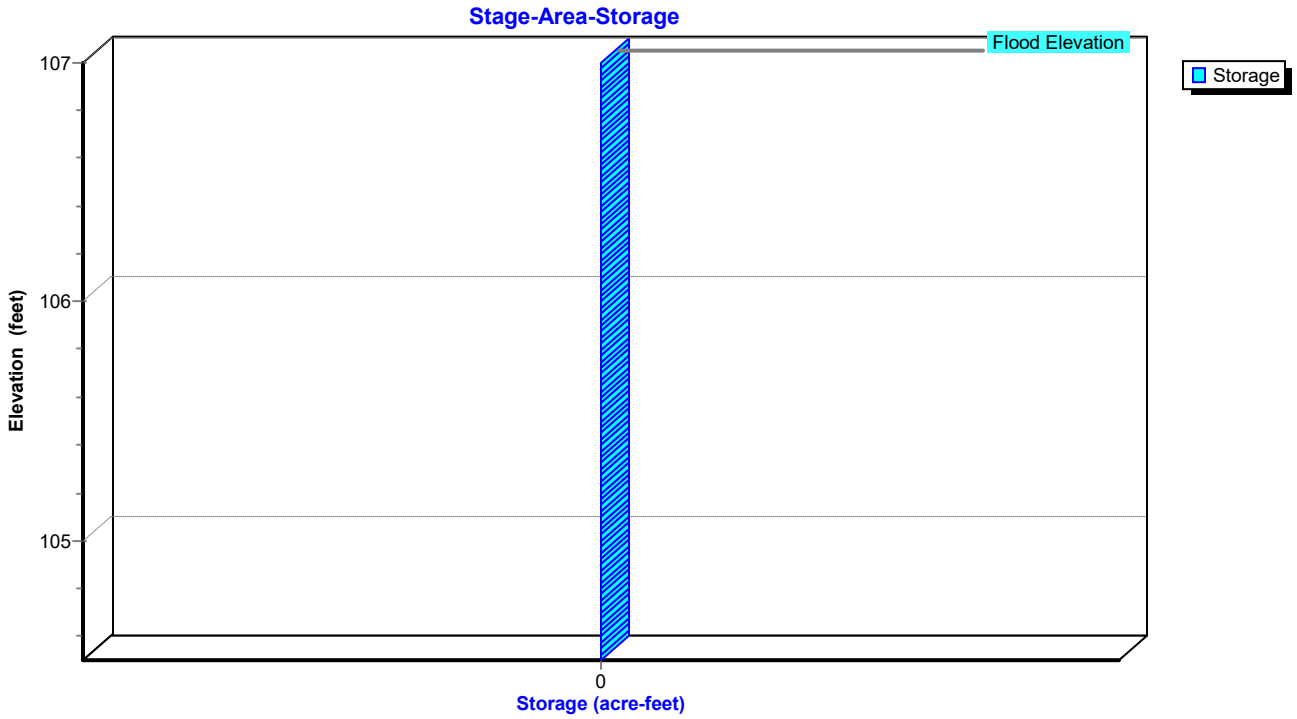


BUILDING DEPARTMENT

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

March 11, 2026

City of Poughkeepsie Planning Board
Attn: Ann Saylor, Chair
62 Civic Center Plaza
Poughkeepsie, NY 12601

Model of Architecture Serving Society

289 Main Street, Suite 101
Poughkeepsie, NY 12601

hello@modelofarchitecture.org
+1 857 233 5788

modelofarchitecture.org

RE: Design Review Comments – 287 & 307 South Avenue

Dear Members of the Planning Board,

Due to travel and several recent winter storms, our site visit for the proposed development at 287 and 307 South Avenue was able to occur on February 24th (same day as the February planning board meeting). Following that visit, and in response to the design package previously submitted, I offer the following observations to support the Planning Board's ongoing review of this important gateway project.

I would also like to acknowledge that the applicant has submitted a follow-up letter dated March 10, 2026, describing several architectural and operational updates made in response to the site visit and board meeting. Where applicable below, I have noted these responses in *italics* so that the Board can understand how the project has already evolved in response to the review process.

Site Context and Gateway Condition

The site occupies a particularly prominent location along Route 9, effectively serving as one of the first parcels announcing arrival into the City of Poughkeepsie. At the same time, the parcel is somewhat unusual in that it sits between major roadways and reads less as a traditional urban streetscape condition and more as a linear island within moving traffic.

Unlike many projects that come before the Planning Board, this building is not attempting to extend a traditional Main Street fabric. It does not immediately attach to neighboring buildings nor create a tight street wall. Instead, it relates primarily to larger landscape conditions—most notably the Rural Cemetery to the west and Springside to the east—which creates a different architectural challenge.

In many ways the project behaves almost like a large vessel moving through a field of smaller objects in motion. Because of this condition, strategies that reinforce the long horizontal character of the building feel appropriate and can help the project sit comfortably within its linear site. The design team is already

introducing texture and articulation across the façade, and we encourage continued attention to details that reinforce this directional quality.

Façade Articulation and Elevations

One of the more compelling moments in the proposal appears on the west elevation, where vertical breaks created by illuminated spandrel glass panels introduce rhythm and visual relief. There may be an opportunity to further develop this strategy—whether through additional lighting at other areas or behind perforated metal, or other similar detailing—and to carry some of that energy to other elevations of the building.

By contrast, the Route 9 (east) elevation initially read somewhat heavier, particularly at the lower levels. While the proposed clerestory band windows helped reinforce horizontality along the roadway, this façade also serves as the building's most public face and as an architectural statement announcing arrival into the city.

For this reason, we encouraged the design team to consider introducing **additional transparency** along this elevation—particularly in areas associated with the building's amenity spaces.

The applicant's March 10 submission indicates that larger glazing areas have now been incorporated into the amenity spaces along Route 9 to increase transparency and activity visibility (referencing elevations on page 16 and renderings on pages 29–32). Additionally, adjustments to grading along the east side of the building have been incorporated into the renderings to more accurately reflect how the façade will be perceived from Route 9. The design applicant's calculations have worked to satisfy Building Department concerns of lot line window percentage exceeding 15%.

Gateway Identity and City Expression

Given the project's prominent position at the entrance to the city, the east façade presents a unique opportunity to communicate identity. The building could potentially incorporate a design element that acknowledges the City of Poughkeepsie—whether through patterned perforated metal, integrated artwork, or another architectural gesture.

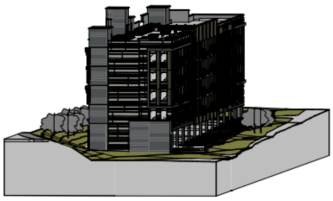
One suggestion is that this approach could build upon the strong vertical articulation seen on the west façade and help create a moment that encourages drivers along Route 9 to slow down, notice the building, and recognize their arrival into the city.

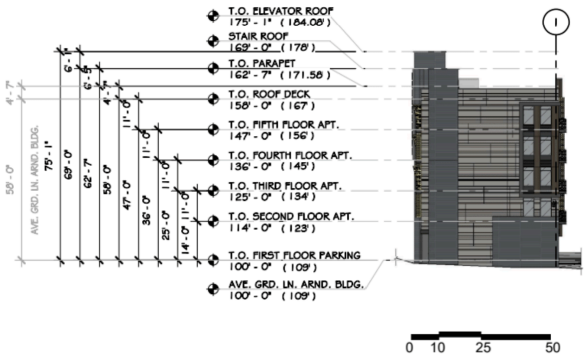


Views and Approach Along Route 9

North Elevation

In reviewing the materials, we had some difficulty understanding the full design of the north elevation. It does not appear to be presented with the same level of detail as the other sides. The Planning Board may therefore wish to request a viewpoint drawing showing the approach to the site from the north along Route 9 or more detail on the elevation in order to fully understand the building's massing from all sides. (See figure below)





NORTH ELEVATION

South Elevation

During review of aerial imagery and street views, we noted that this portion of Route 9 includes several openings where long-distance views toward **Illinois Mountain and the Catskills** briefly appear. It would be valuable to better understand how the building's massing relates to these existing view corridors.

One rendering that would be particularly helpful for the Board's consideration would depict the **approach to the site from the north along Route 9**, where the speed limit changes and the first visual cues of urban density begin to appear.

The applicant has responded to this request by including a new viewshed photo-simulation showing the building's earliest visual appearance when traveling north on Route 9 (Drawing VP-3).



Reference Drawing VP-3

This viewpoint drawing highlights an opportunity similar to one the same design team is addressing on another parcel at Water Street, where a portion of the southern façade presents a large blank surface. The impact of this blankness is heightened by the extended viewing time from passing traffic, which will approach and see the façade for several seconds before passing it. This portion of the façade could therefore serve as an ideal location for a perforated metal mural panel or custom identity elements that help accentuate the approach to Poughkeepsie.

Topography and Perceived Height

One aspect that may not have been immediately evident in earlier renderings is the drop in site elevation along the north end of the building, where the grade

falls several feet. As a result, portions of the structure may read closer to three stories in height rather than four when viewed from certain vantage points.

The applicant has updated several renderings to more accurately reflect the existing grades along Route 9 and the site's topographic conditions (pages 29–32), which should help the Board better understand the building's perceived scale. We would recommend that the same topographic understanding be added to the west elevation).

Materials and Color Palette

The renderings presented convey a vibrant and well-considered design vision. However, the flat line drawings do not yet fully communicate the richness suggested by those renderings. As such, we believe the next review would benefit greatly from physical material samples and a consolidated materials palette.

The applicant has indicated that the project will utilize a cohesive warm-toned palette and that physical material samples will be presented at the upcoming Planning Board meeting to confirm the selections.

Rooftop Amenity and Mechanical Equipment

The proposed rooftop amenity space appears to be a valuable feature for residents. However, the proximity of mechanical equipment raised questions about potential noise impacts on those spaces.

The applicant reports that the amenity gathering areas have been positioned as far as practicable from the mechanical equipment and that integrated screening will be used to mitigate acoustic impacts.

Landscape and Relationship to the Cemetery

The landscape context surrounding the site—particularly the adjacent Rural Cemetery—is a defining feature of this location. We agree with the design team that material choices and façade tones should ideally complement that landscape rather than compete with it.

The applicant notes that the selected material palette and colors were intentionally chosen to complement the dignified character of the cemetery landscape.

As part of the landscape review, it may also be helpful to illustrate the mature height of the proposed street trees directly atop of the building elevation drawings (west and south). This approach has proven useful in other Planning

Board reviews by demonstrating how plantings will scale relative to taller façades and integrate the building into its broader streetscape.

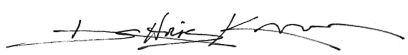
Site Operations and Circulation

One operational condition worth continued review is the drive-through passage beneath the building, which creates an unusual but potentially satisfactory circulation strategy. Given Poughkeepsie's winter climate, it may be worthwhile to consider how this condition performs during snow/heavy rain events and how snow removal or accumulation might be addressed within the site plan.

In closing, we appreciate the ambition and care evident in this proposal and recognize the significance of this site as a gateway into the City of Poughkeepsie. The applicant's March 10 responses demonstrate a constructive effort to address the Board's comments, and MASS remains available to assist the Planning Board as the application continues to evolve, as requested by the Planning Board.

With continued refinement of façade articulation, material selections, and the building's relationship to Route 9, this project has the potential to make a strong design statement while responding thoughtfully to its unique landscape context.

Sincerely,



Chris Kroner
Principal
MASS.

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

February 27, 2026

To: Planning Board, City of Poughkeepsie
Re: Referral ZR26-021, 287 & 307 South Avenue

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

ACTION
The applicant is seeking site plan approval for a multi-family building of 21,740 (+/-) square foot at 287 & 307 South Avenue with a covered parking garage on the ground level and four floors above.

COMMENTS
Access/Transportation: The site plan details the only entrance to the residential units is located inside the parking garage. We recommend including a more direct pedestrian connection so that a resident could go on a walk without needing to navigate incoming and outgoing cars in the garage. To improve pedestrian safety, we suggest working with the City to add traffic calming measures on South Ave and/or a crosswalk to access the sidewalk on the other side of the road. In addition, the applicant could contact Dutchess County Public Transit to appraise them of the development and inquire about the possibility of a new bus shelter or stop on South Ave for residents using the transit service.

Garage Lighting: The lighting plan indicates several hot spots with a high maximum number of footcandles (up to 8). Most studies indicate anything greater than five footcandles contributes to glare and light pollution without discernable safety benefits. 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.

Outdoor Lighting: The BUG rating of the lighting fixtures used outside of the covered parking area have a higher level of backlighting and glare (B2 U0 G3 and B1 U0 G2). We recommend considering fixtures with BUG ratings closer to 0.

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

Eoin Wrafter, AICP
Commissioner
By

Nina Leonard

Nina Leonard, Planner

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): **9744810000, 9824530000, 9894260000**

Project Name: **287&307 South Avenue**

Applicant: **South Ave LLC**

Address of Property: **287 South Ave, Poughkeepsie, NY 12601**

**Exempt Actions:*
239 Review is NOT Required**

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

Parcels within 500 feet of:

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

Date Response Requested:

Entered By: **Maegerle, Tyler**

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

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

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

Comments Attached:

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

Date Submitted: **1/30/2026**	Notes:	☐ Major Project
Date Received: **1/30/2026**		Referral #: **ZR26-021**
Date Requested:		
Date Required: **2/27/2026**	☐ Also mailed hard copy	Reviewer: Nina Leonard
Date Transmitted: **2/27/2026**		

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MARCH 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
- Negative declarations of Type 1 actions must be posted to the DEC Environmental Notice Bulletin
- Applicant has reduced request parking variance from 20 spaces to 10 spaces.
- Applicant's cover letter references a limited discussion with City staff regarding on street parking, consider requesting formal plan for on street parking on South Avenue.
- Applicant's cover letter references a the site being in "walking distance" from Vassar Hospital. There is a noted lack of pedestrian infrastructure from South Ave to Vassar Hospital or the rest of the City.
- 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.
- 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
3/10/26	Letter	Natalie Quinn, KARC Planning Consultants	Cover letter addressing changes
3/10/26	SEQRA	Natalie Quinn, KARC Planning Consultants	Revised FEAD Part I
3/10/26	Report	LRC Engineering & Surveying	Revised Engineer's Report
3/10/26		ADG Architecture	Revised Schematic Block Study Concept
3/10/26	Site Plan	LRC Engineering & Surveying	CV-1, SP-1, SG-1, UT-1, EC-1, LL-1, Lighting Details, TT-1, NS-1, DN-1 to 5
3/10/26	Photo Simulation	ADG Architecture	Vantage point photos
3/11/26	Letter	Chris Kroner, MASS Design	Design letter

Comments Received (Circulated 1/29/26, 3/10/26 digital to all, Eng. hard copy))

Date	Author	Comments
3/4/25	Vincent Parise, Deputy Fire Chief	OK
	Engineering Department	
2/9/26	Captain John Zeltman, COP PD	OK
1/30/26	Eric Philipp, COP Bldg Inspector	OK w/ Comments
2/27/26	Nina Leonard, DC Dept of Planning	LC w comments

SEQRA Lead Agency Sent 1/30/26

Date	Author	Comments
	ZBA	
	Nina Leonard, DC Dept of Planning	
	NYS DOT	
	Metro Transit Authority	
	Town of Poughkeepsie	
	NY State Historic Preservation Office	

Motions and Resolutions
With regard to the City's file number # and 287 & 307 South Avenue

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.

Motion:
Second:
Vote:

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. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	□	□
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ 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

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.

APPLICATION FOR FAÇADE REVIEW

I. PROPERTY ADDRESS: 584 Main Street

II. PROPERTY OWNER: 584 Main Street LLC (Wulf Luecherath/Mark 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 Yereance
ADDRESS: 181 Church Str.
Poughkeepsie, NY
_____ (state and zip code)
PHONE NUMBER: 845-4[illegible]-22[illegible]
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 1/10/26

Print Name: Wulf 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:

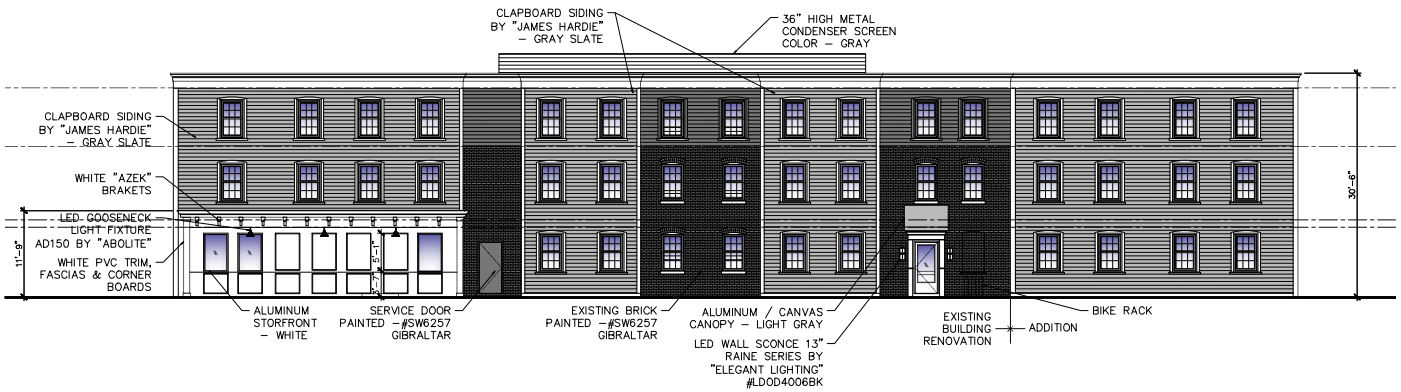
1. The installation of the building windows without the originally proposed grills;
2. The location of the Central Hudson electric meter bank, which was placed in its current location based on Central Hudson's recommendation due to the size and number of required meters;
3. The 3rd floor addition on 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)

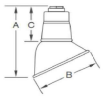
Abolite® LED Angled Reflector



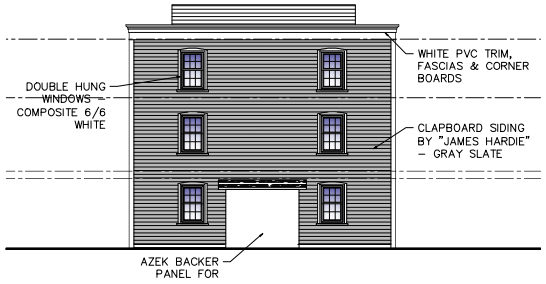
Abolite® LED Angled Reflector

PRODUCT DIMENSIONS

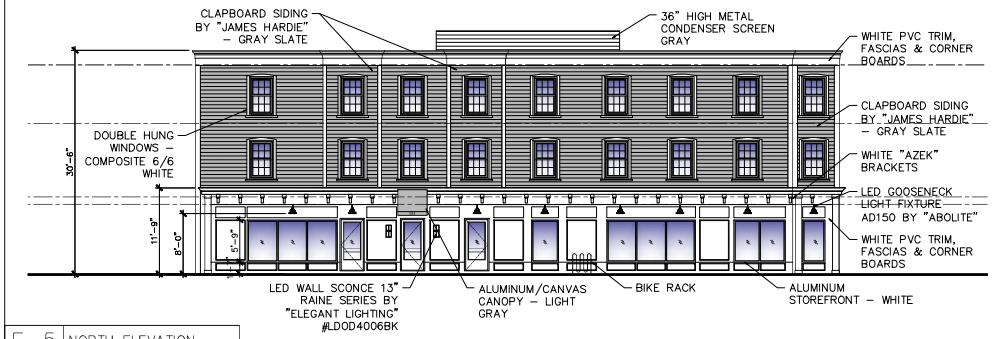
Prefix	Height (C)	Diameter (B)	Neck (E)
AD150	12" (305mm)	10" (254mm)	1-1/4" (32mm)



10" MATTE BLACK FINISH
3500K COLOR TEMPERTURE
24"x8" GOOSENECK WALL BRACKET – MATTE BLACK
8'–0" ABOVE SIDEWALK TYP. FOR 11 UNITS



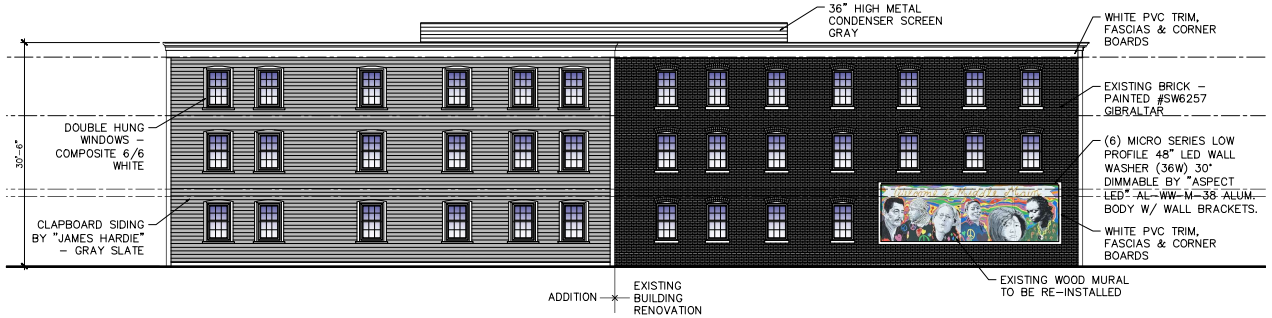
E–1 SOUTH ELEVATION
1/8"=1'–0"



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
4	PLANNING BOARD	12-17-25
3	FIRE PROTECTION DETAILS	10-31-24
2	AS-BUILT FLOOR PLAN	9-5-24
1	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

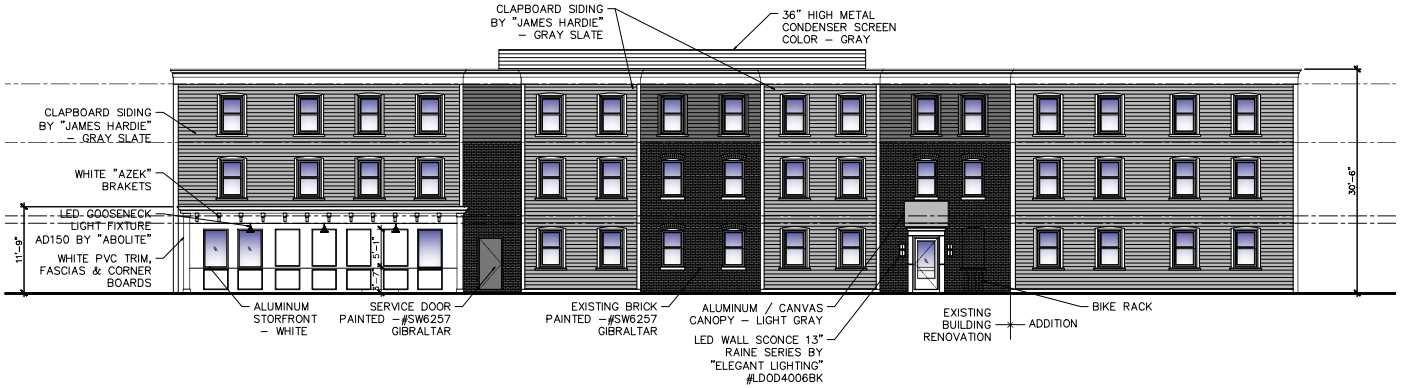
DRAWING
ELEVATIONS

DRAWN BY: KY
CHECKED BY: MM
PROJECT NUMBER: 20044
DATE: 01-06-23

REGISTERED ARCHITECT MICHAEL J. McCORMACK NO. 015393-1 STATE OF NEW YORK

A200

FILE: P:\2000\JOB #-JOB NAME\



H–1 WEST ELEVATION
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Angled Reflector (AD150)

Abolite® LED Angled Reflector



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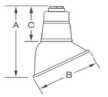

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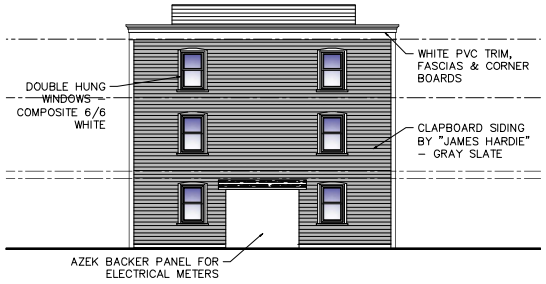

E–1 SOUTH ELEVATION
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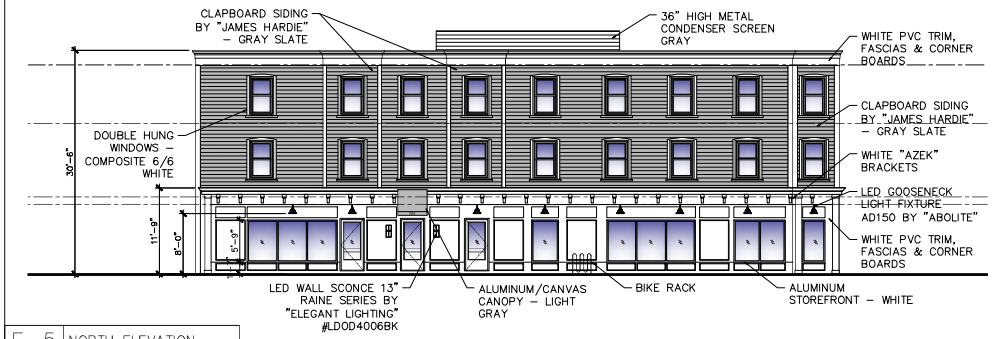

E–5 NORTH ELEVATION
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LED WALL SCONCE
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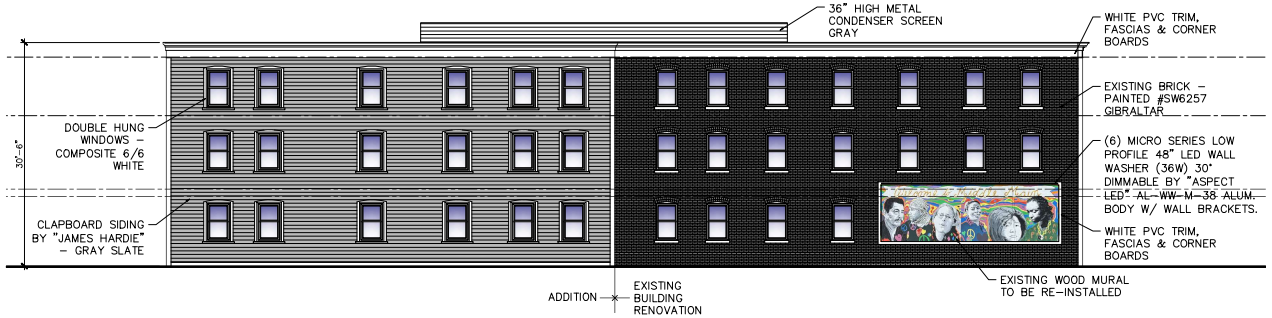
MODEL #LDOD4006BK



A–1 EAST ELEVATION
1/8"=1'–0"



JAMES HARDIE LAB SIDING
COLOR – GRAY SLATE



SHERWIN WILLIAMS
COLOR – #SW6257 GIBRALTAR

No.	REVISION/SUBMISSION	DATE
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Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-2732

PROJECT
584 MAIN STREET
POUGHKEEPSIE, NY

DRAWING
ELEVATIONS

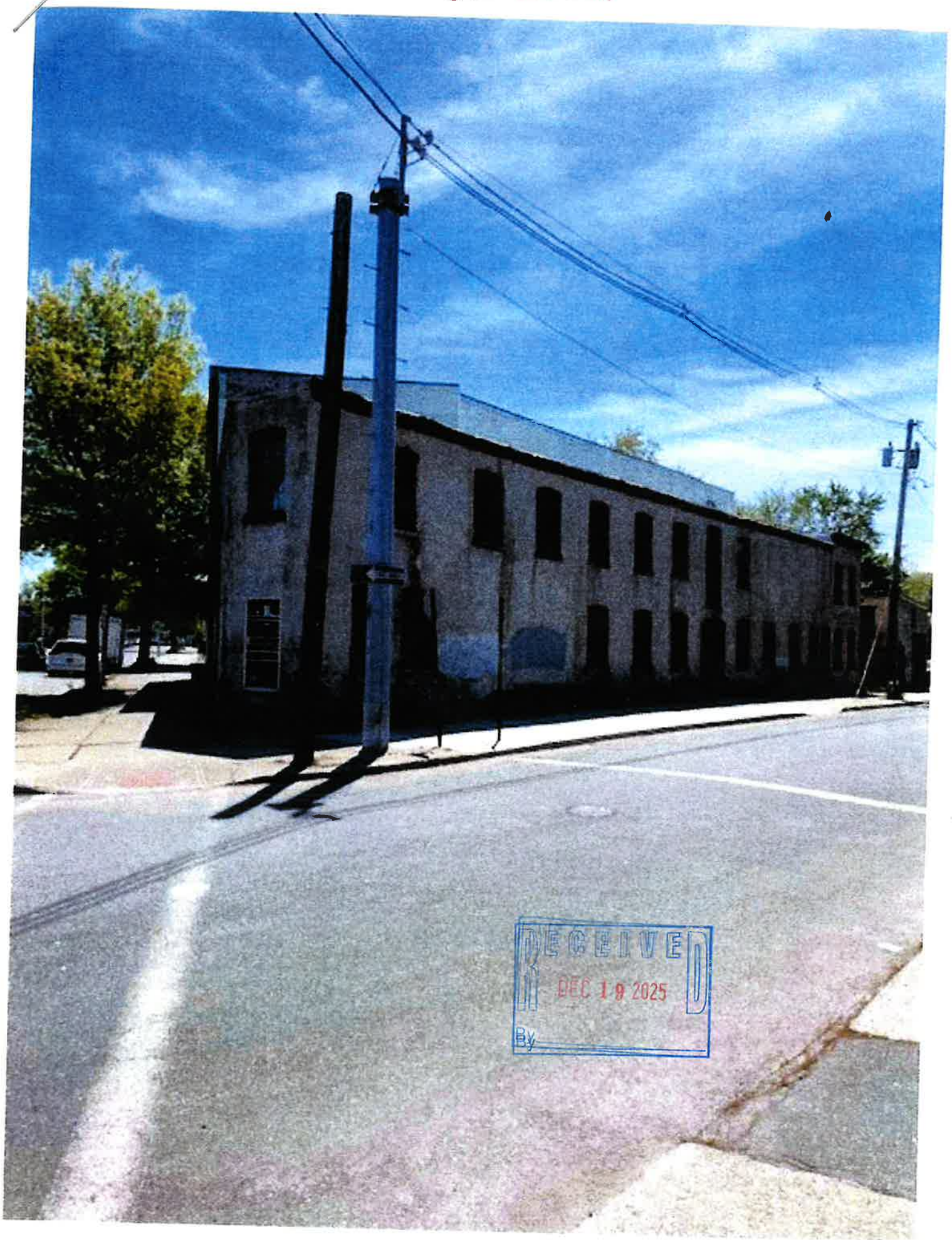
SEAL: REGISTERED ARCHITECT JAMES L. McCORMACK NO. 015333-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	20044
CHECKED BY	DATE
MM	01–06–23

DRAWING NUMBER
A200

FILE: P:\2000\JOB #-JOB NAME\

584 Main St.



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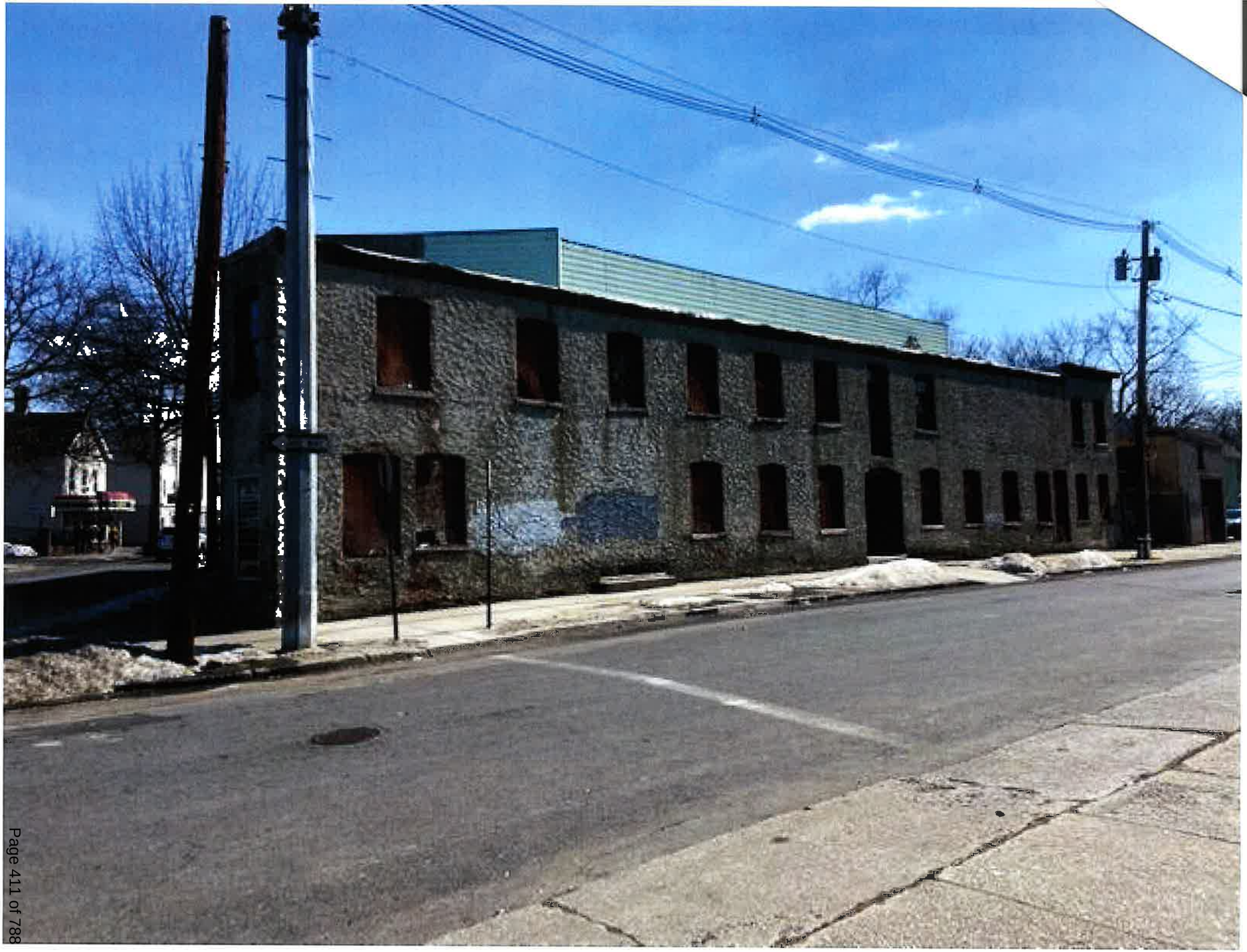
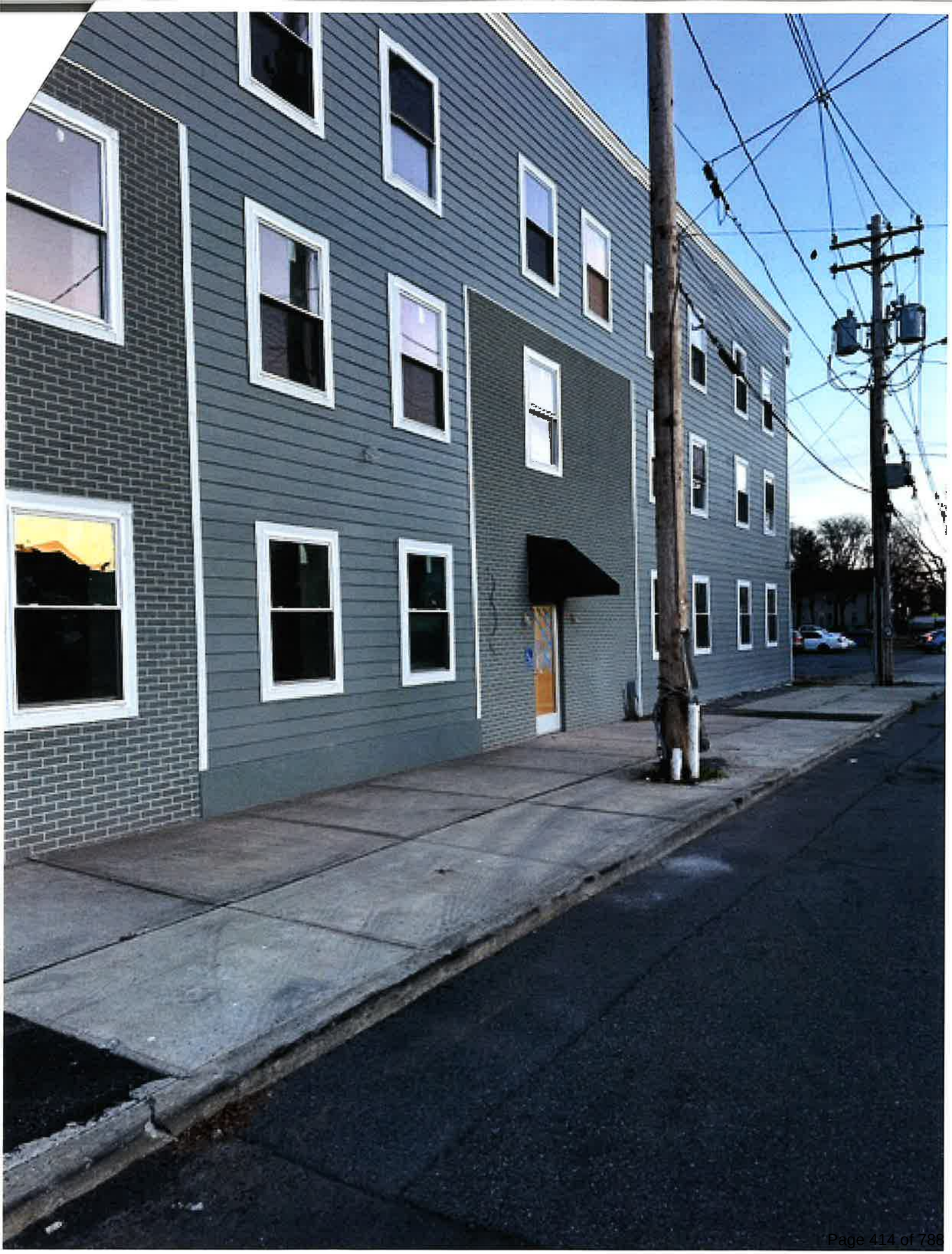
DEC 19 2025
By








584





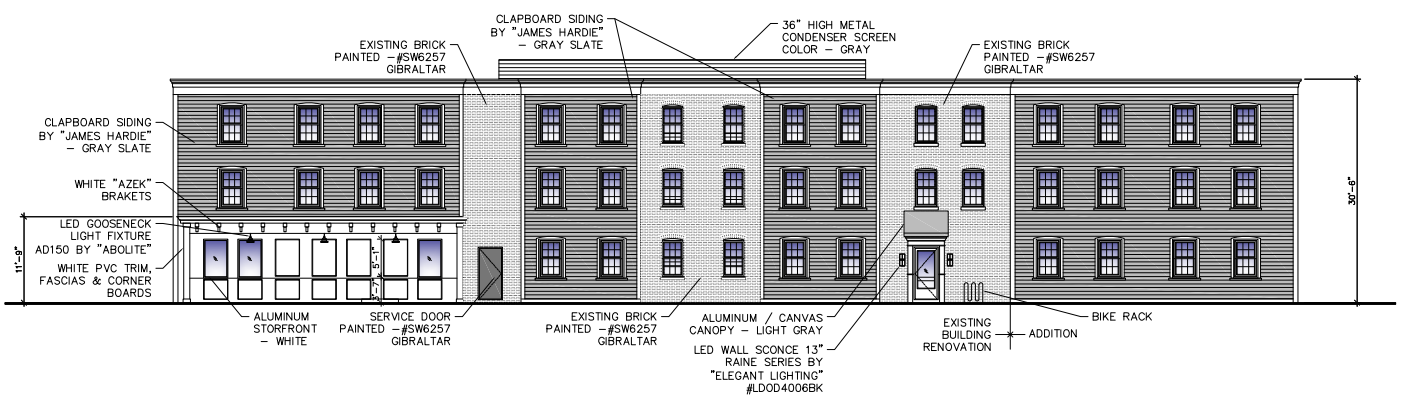

584
COMING
SOON!






584
COMING
SOON!





H–1 | WEST ELEVATION
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Angled Reflector (AD150)

Abolite® LED Angled Reflector



Abolite® LED Angled Reflector

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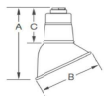

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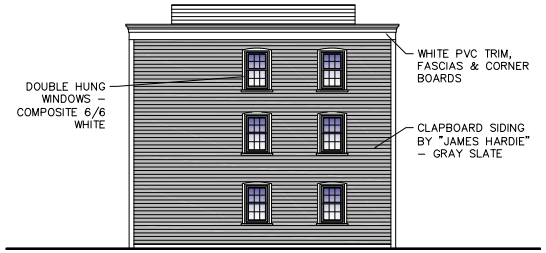

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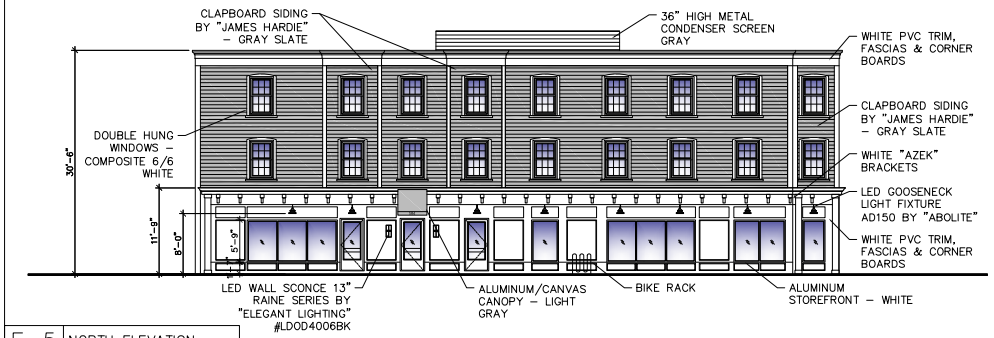

E–5 | NORTH ELEVATION
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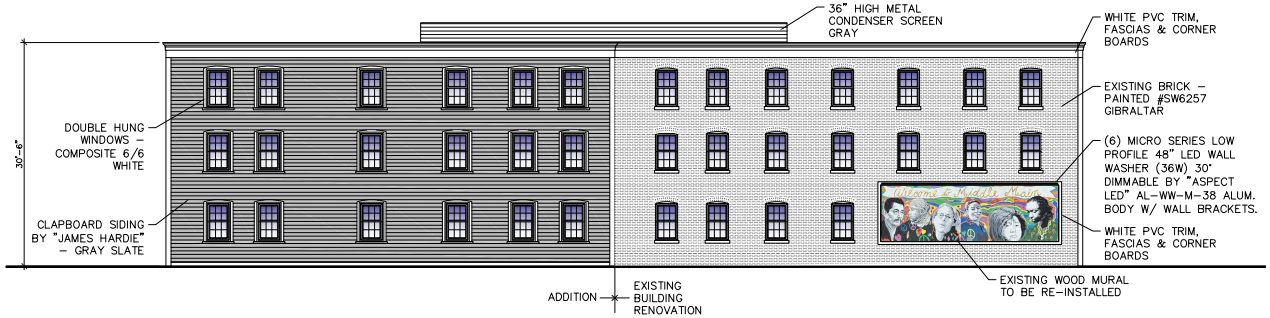


A–1 | EAST ELEVATION
1/8"=1'–0"



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

SEAL

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
MARCH 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 the arrangement of the windows on the north elevation, the presence of the meter bank, the brick faces on the Palmer Avenue elevation, the Hardie Board present on the upper level of the eastern elevation, the absence of the window muntins, the color of the canopies on Palmer Ave and Main Street, the absence of certain trim on the northern elevation, the absence of the second window on the second floor on the rightmost brick face on the Palmer Ave elevation, and the detailing of all openings.
- 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 move on the drafted resolution of approval 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

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.

KARC
PLANNING CONSULTANTS, INC.

March 10, 2026

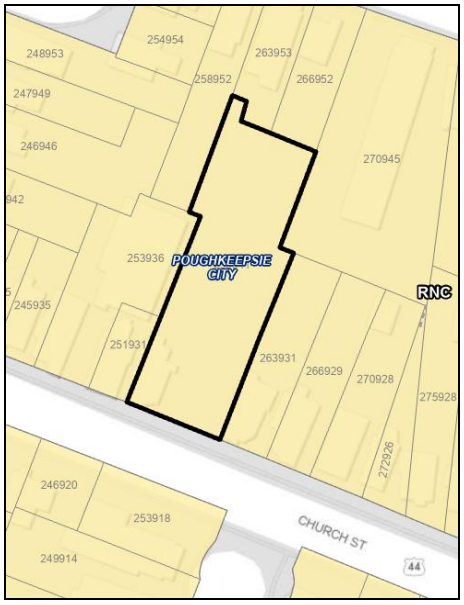
Anne Saylor, Chair
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 271 & 273 Church Street
Parcel No. 131300-6161-23-259941
City of Poughkeepsie
Site Plan & Subdivision Application

Dear Chair Saylor:

As you are aware, the applicant is seeking to subdivide 271 Church Street (#259941) into two lots of record, each to house a residential structure. Lot 1 (271 Church) will retain the existing two-family residential building. Lot 2 (proposed 273 Church) will consist of the construction of a 4-family residential building. The current lot totals approximately 0.39 acres (17,147 sq ft). The project parcel is in the Residential Neighborhood C (RNC) District, which is classified as a residential district and permits both 2-family residential and 4-family residential.





On **Lot 1,** the applicant proposes to retain the existing two-family structure and add two on-site parking spaces for tenant use, where formal parking was not historically provided. Additional improvements include new landscaping and the installation of a perimeter fence with a gated entrance.

On **Lot 2,** the applicant proposes to construct a two-story residential building containing four dwelling units on a flag lot. The building will include a mix of two- and three-bedroom units, each with its own individual entrance accessed via a covered entryway. Five parking spaces are proposed at the rear of the lot to satisfy parking requirements. Additional site improvements include a shared driveway with Lot 1, pedestrian connections, tenant storage lockers, a perimeter fence, and landscaping throughout the site and within the parking area.

As noted above, Lot 1 and Lot 2 will share a driveway that enters and exits on Church Street. The existing curb cut will need to be extended to 24 feet per NYSDOT.

Historically, the subject property consisted of two separate lots, with a residential structure located along the street frontage between 271 and 275 Church Street. Due to contemporary zoning requirements in the City's RNC District, including minimum setbacks, parking, and driveway standards, this historic development pattern is no longer feasible. As a result, the proposed development utilizes a flag lot configuration to accommodate required access and parking while maintaining compatibility with surrounding development.

The proposed four-unit building has been intentionally designed to reference historic carriage houses found throughout the City of Poughkeepsie, which traditionally featured a primary residence at the street with a secondary structure set back on the property. This approach reflects a historically typical arrangement and helps the new construction remain contextually appropriate in scale, massing, and placement.

The following responses are provided in follow-up to discussions with the Planning Board at the February 24, 2026 meeting:

- **Trees on site.** The imagery referenced during the February meeting was sourced from Google Maps and was later determined to date from 2020. Subsequent site visits confirm that no trees currently remain on the subject property. Many of the trees visible in the historic imagery were located along shared property lines or on adjacent parcels and were removed sometime between 2020 and the present.

- **Updated Architectural Set:**
  - **Materials:** A digital materials board is provided with the updated elevations.
  - **Façade Symmetry:** While some adjustments were made to improve symmetry, full symmetry is not achievable due to the unit configuration and the size differences between the 2- and 3-bedroom units.
  - **Functional Aspects:** The chimneys and shutters are non-functional but have been retained to reinforce the "carriage house" aesthetic. Roofline windows, which were also non-functional, have been removed to simplify the façade and create a cleaner, less visually busy appearance.

KARC
PLANNING CONSULTANTS, INC.

Enclosed, please find the following:

1. Cover Letter prepared by KARC Planning Consultants, Inc. dated March 10, 2026
2. Elevations prepared by LMV, dated March 9, 2026

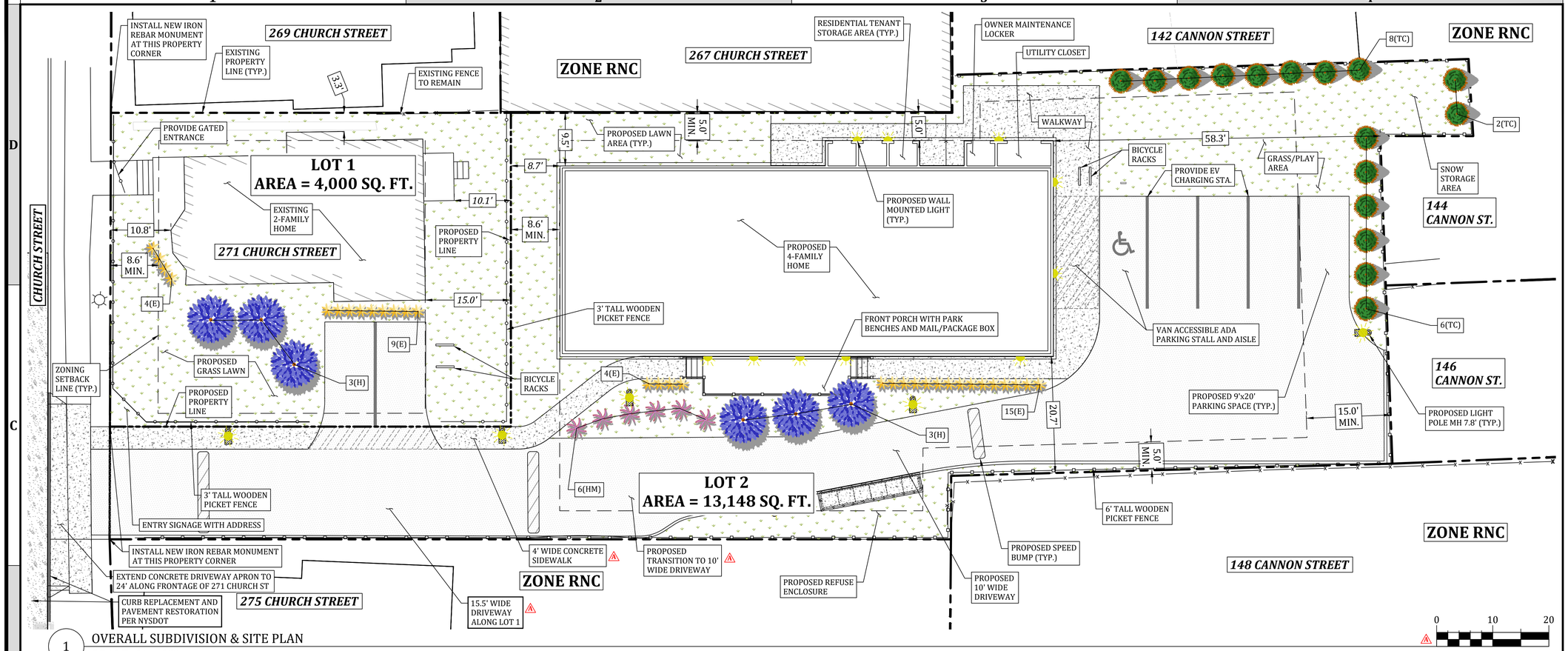
We kindly request to be placed on the March 24, 2026 Planning Board agenda for continued discussion. Please advise if you require anything further to complete your review.

Thank you.

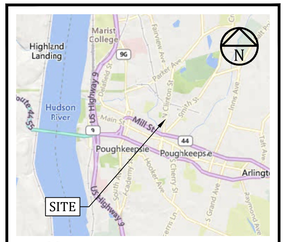
Sincerely,

_____
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



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

N

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.

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

	4	-	-
	3	-	-
⚠	2	01/28/2026 PB WORKSHOP COMMENTS	02/10/2026
	1	INITIAL SUBMISSION	12/22/2025
MARK	#	DESCRIPTION	DATE

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

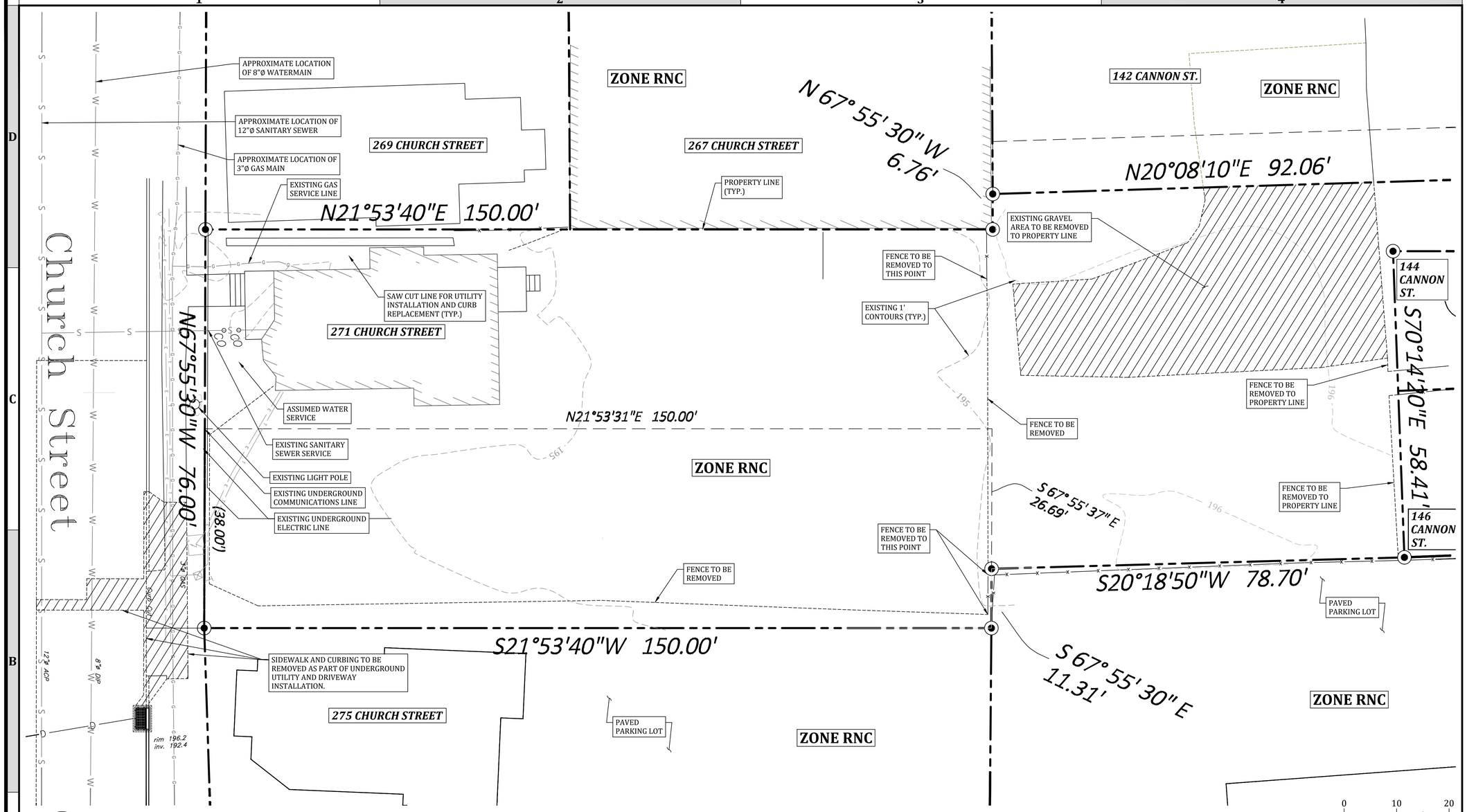
SCALE:	PROJECT NO.:
1" = 10'	2507002
SHEET NO.:	**SHEET ID.:**
1 OF 11	CI101

TEED ENGINEERING, LLC
CIVIL DESIGN PROFESSIONAL

TEED ENGINEERING, PLLC
55 MANSION STREET #535
POUGHKEEPSIE, NY 12601
PHONE: (845) 418-5461
EMAIL: JIM@TEEDENGINEERING.COM

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF TEED ENGINEERING, PLLC, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

DRAWING REFERENCE: 2507002CI001_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 2/9/2026 8:24 AM



1 EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" = 10'

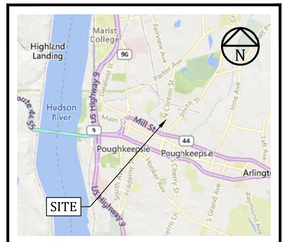
2 SITE SPECIFIC NOTES
CI102

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. · LICENSED PROFESSIONAL ENGINEER · 094633

JAMES W. TEED, JR.
094633

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TEED ENGINEERING PLLC
CIVIL DESIGN PROFESSIONAL

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55 MANSION STREET #535
POUGHKEEPSIE, NY 12601
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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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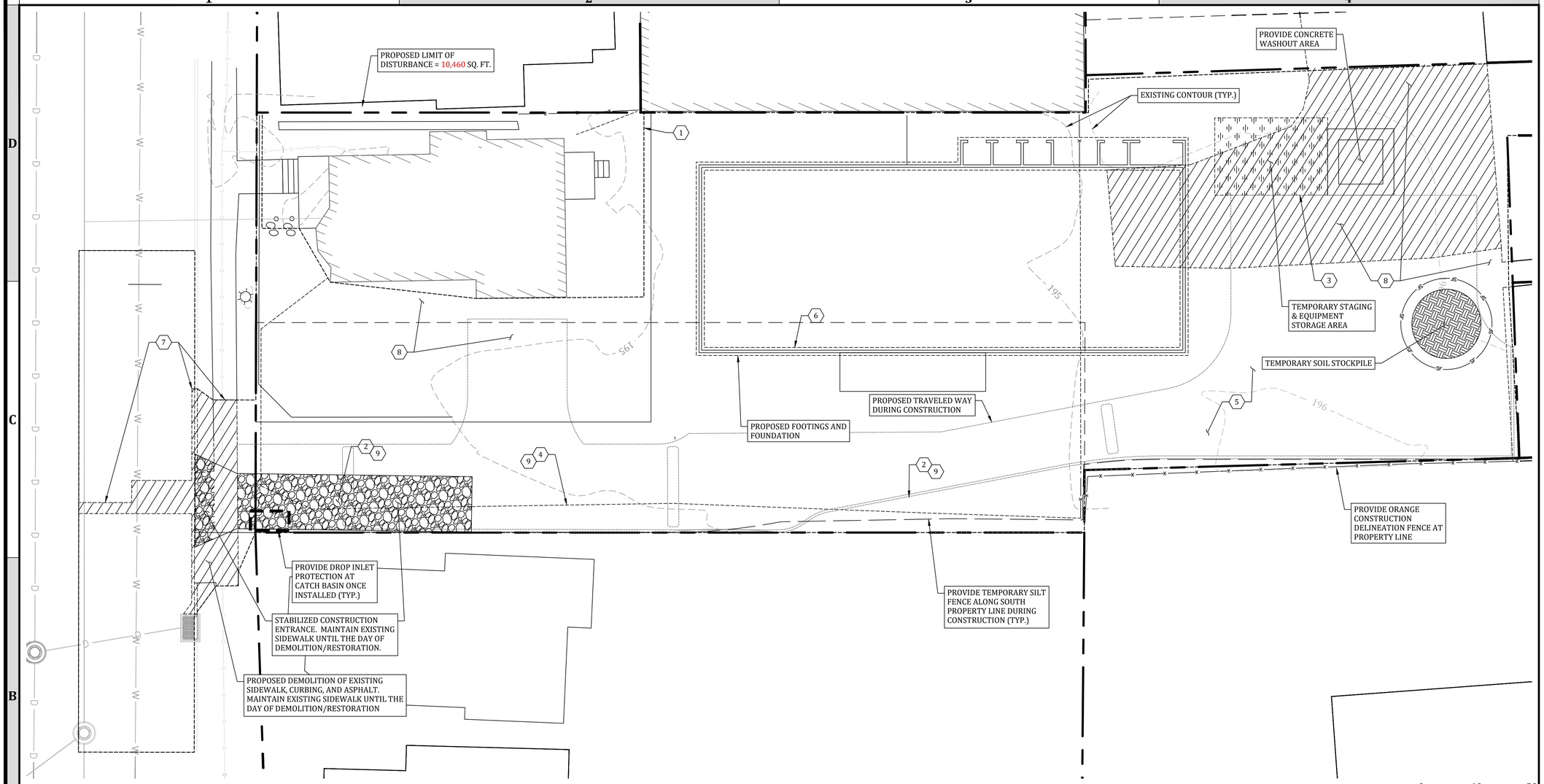
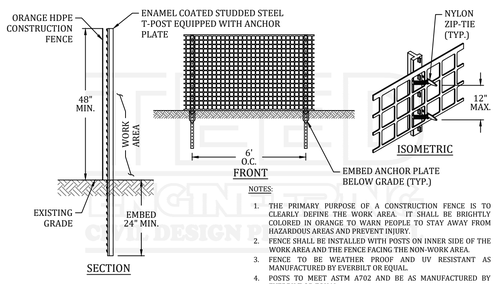
DRAWING REFERENCE: 2507002CI001_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 2/9/2026 8:24 AM

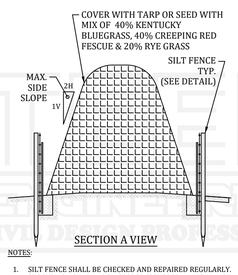


1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 10'



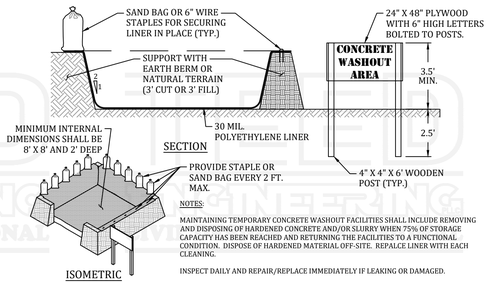
NOTES:
1. THE PRIMARY PURPOSE OF A CONSTRUCTION FENCE IS TO CLEARLY DEFINE THE WORK AREA. IT SHALL BE BRIGHTLY COLORED IN ORANGE TO WARN PEOPLE TO STAY AWAY FROM HAZARDOUS AREAS AND PREVENT INJURY.
2. FENCE SHALL BE INSTALLED WITH POSTS ON INNER SIDE OF THE WORK AREA AND THE FENCE FACING THE NON-WORK 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 CG101 PERIMETER CONSTRUCTION DELINEATION FENCE
NOT TO SCALE



NOTES:
1. SILT FENCE SHALL BE CHECKED AND REPAIRED REGULARLY. STOCKPILE SHALL BE SEEDED/COVERED WHEN NOT ACTIVELY IN USE.

4 CG101 SOIL STOCKPILE
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 CG101 CONCRETE WASHOUT
NOT TO SCALE

4 CG101 SPECIAL TREE PROTECTION NOTE

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.

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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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⚠	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

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3 OF 11	CG101

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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.

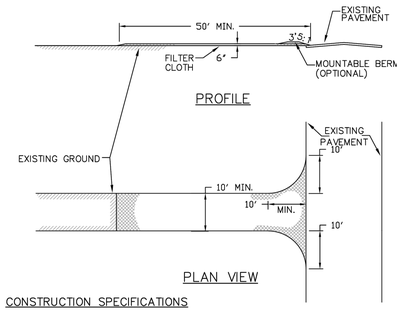
2 MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES
CG501

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.

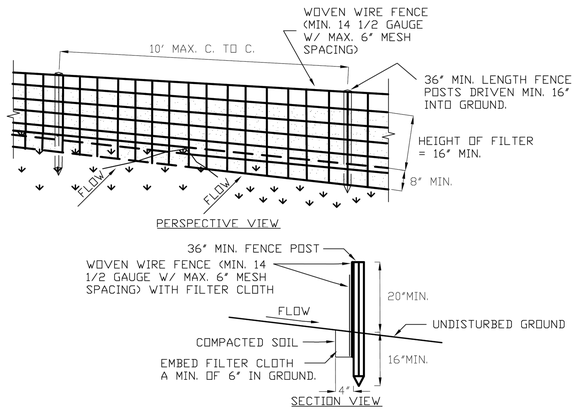


CONSTRUCTION SPECIFICATIONS

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. · 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:
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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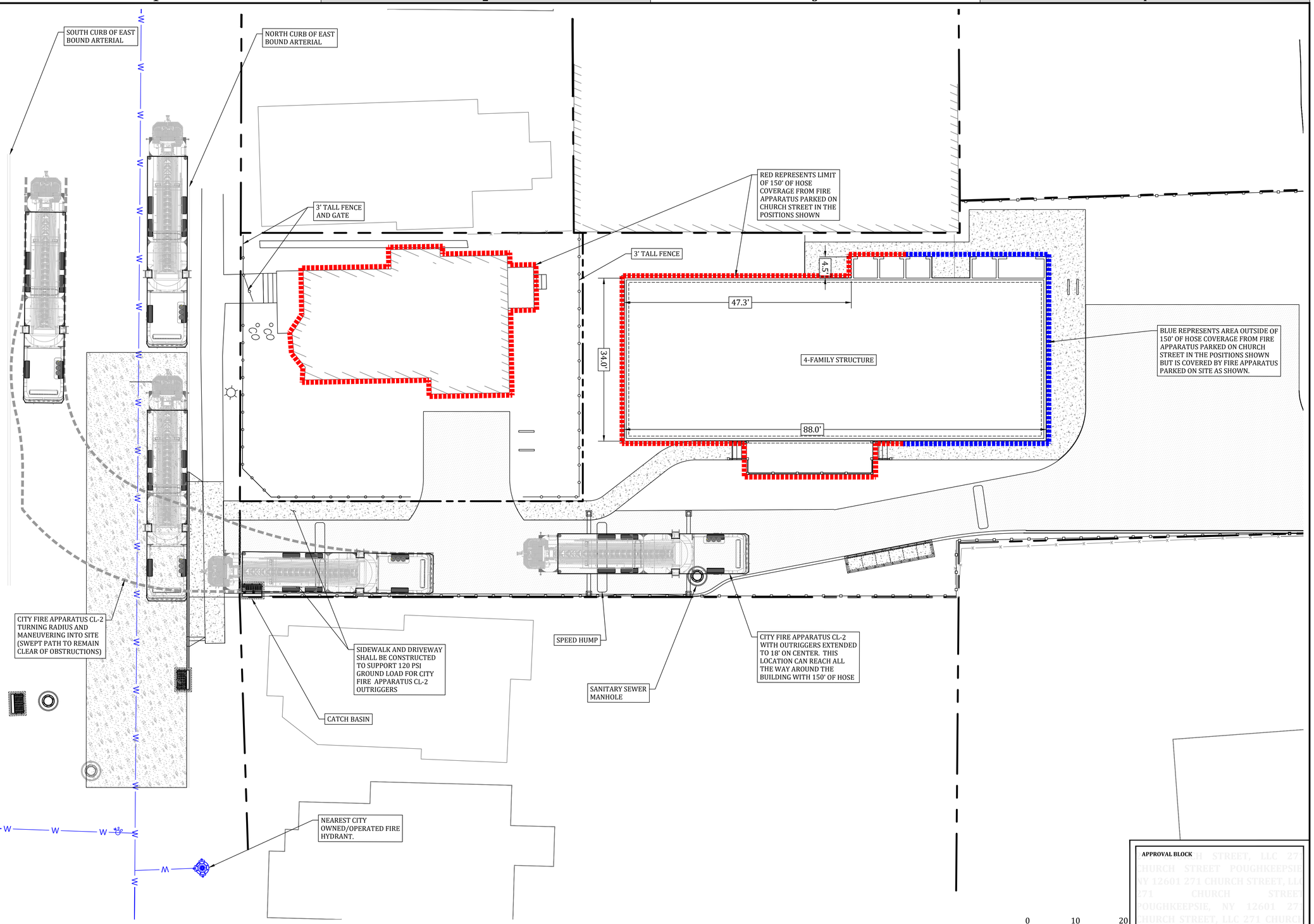
DRAWING REFERENCE: 2507002CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 2/9/2026 8:24 AM



1 FIRE DEPARTMENT ACCESS PLAN
SCALE: 1" = 10'



2 VICINITY MAP
1" = 2000'

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APPROVAL BLOCK

SCALE:	PROJECT NO.:
1" = 10'	2507002
SHEET NO.: 5 OF 11	SHEET ID.: ⚠ CS101

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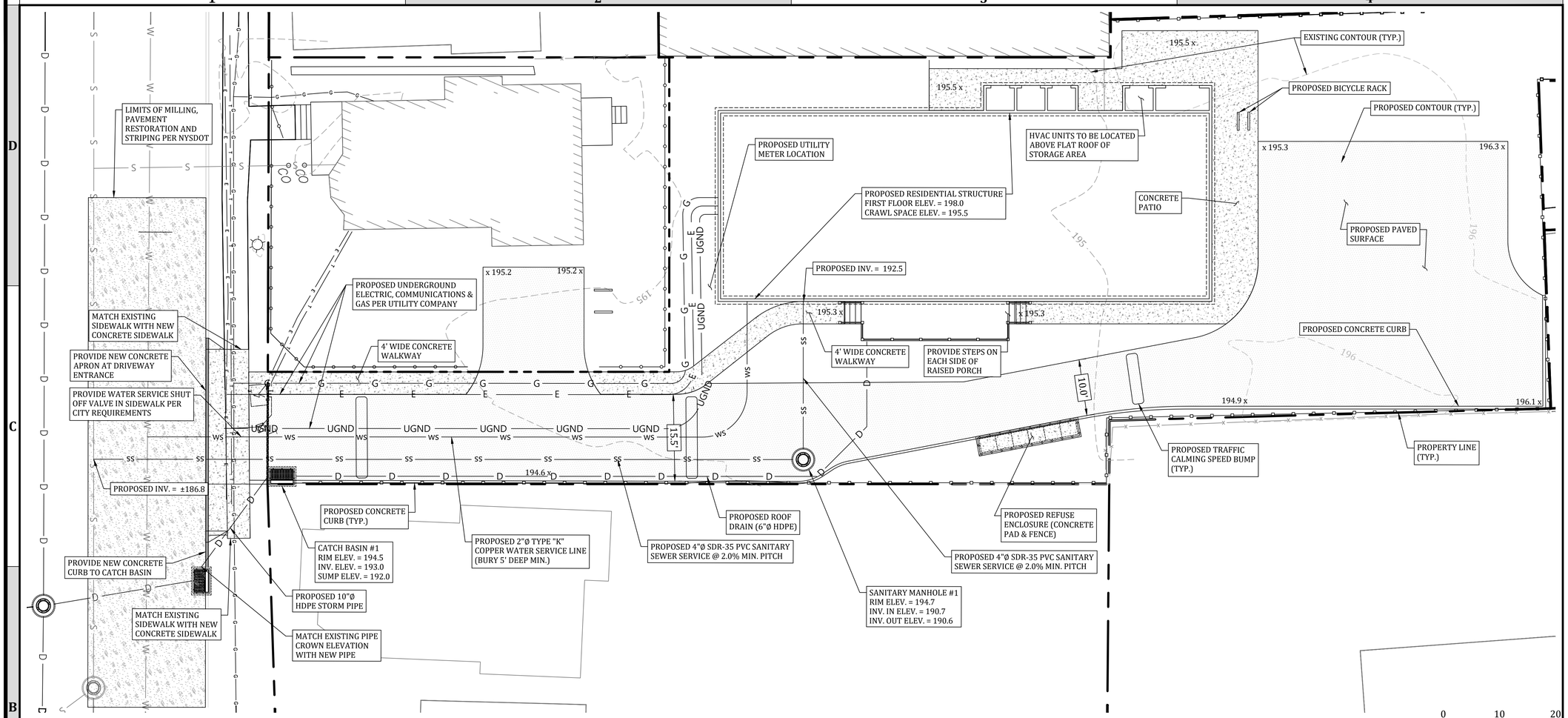

1 GRADING, DRAINAGE & UTILITY PLAN

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

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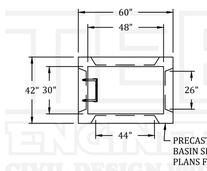
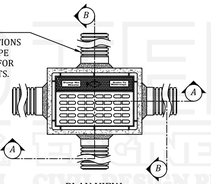
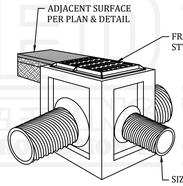


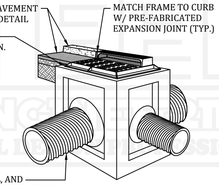
PLAN VIEW (LESS FRAME/GRATE W/ DIMENSIONS)



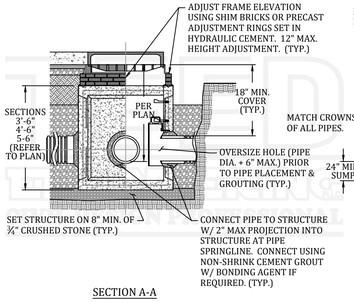
PLAN VIEW



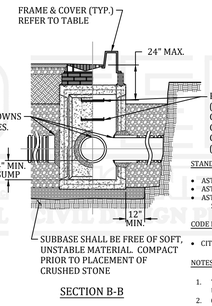
ISOMETRIC VIEW (DROP INLET)



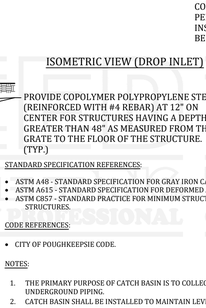
ISOMETRIC VIEW (CURB INLET)



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:

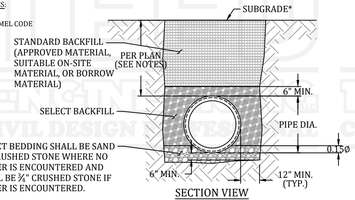
1. THE PRIMARY PURPOSE OF CATCH BASIN IS TO COLLECT STORMWATER FROM THE SURFACE AND ROUTE IT TO ANOTHER LOCATION VIA UNDERGROUND PIPING.
2. CATCH BASIN SHALL BE INSTALLED TO MAINTAIN LEVELNESS IN ALL DIRECTIONS.
3. CATCH BASIN SHALL BE CONSTRUCTED OF CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 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

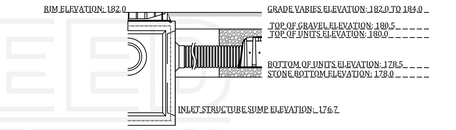
NOTES:

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



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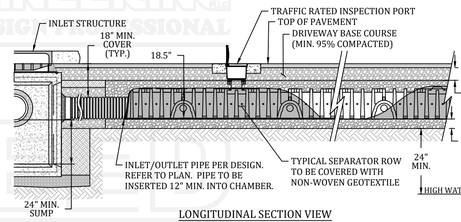
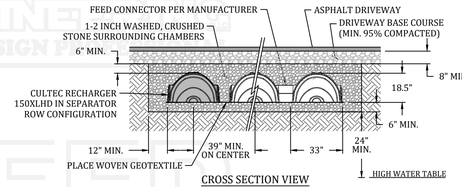


LONGITUDINAL SECTION VIEW

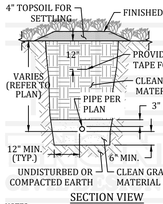


CROSS SECTION VIEW

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

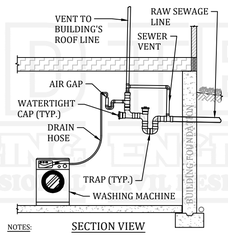


SECTION VIEW

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

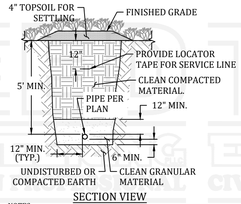


SECTION VIEW

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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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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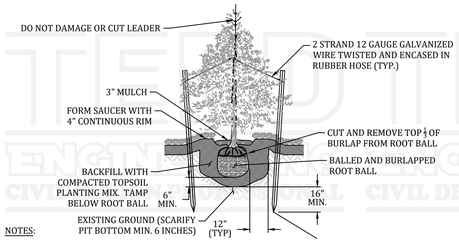
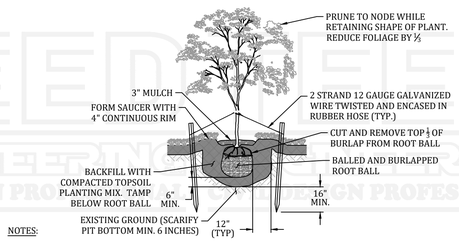
DRAWING REFERENCE: 2507002CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 2/9/2026 8:24 AM



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.

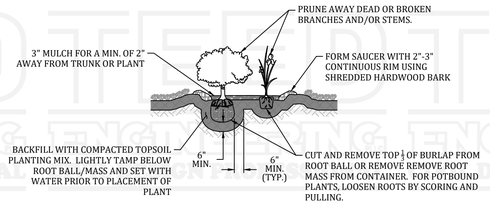
1 CU502 CONIFEROUS TREE PLANTING
NOT TO SCALE



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.

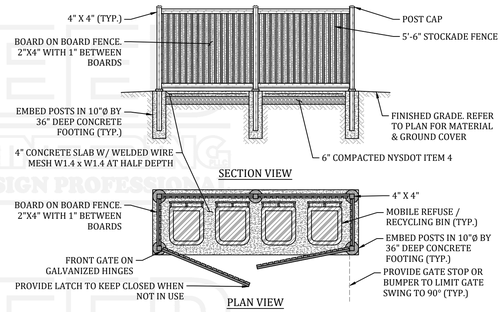
2 CU502 DECIDIOUS TREE PLANTING
NOT TO SCALE



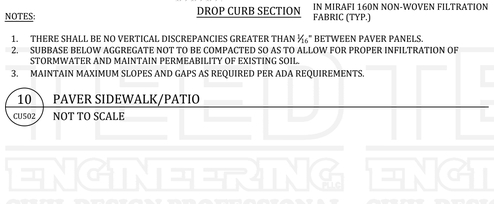
NOTES:

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.

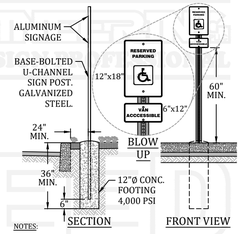
6 CU502 SIDEWALK
NOT TO SCALE



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.

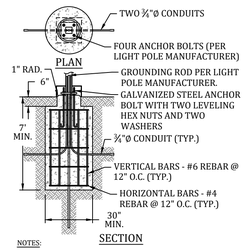
7 CU502 TRAFFIC CALMING SPEED BUMP
NOT TO SCALE



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.

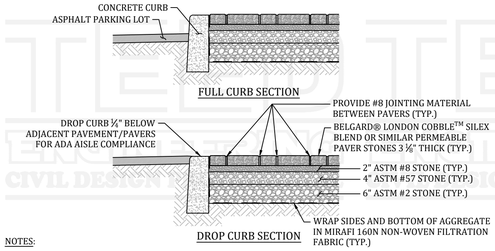
8 CU502 ADA REQUIRED SIGNAGE
NOT TO SCALE



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.

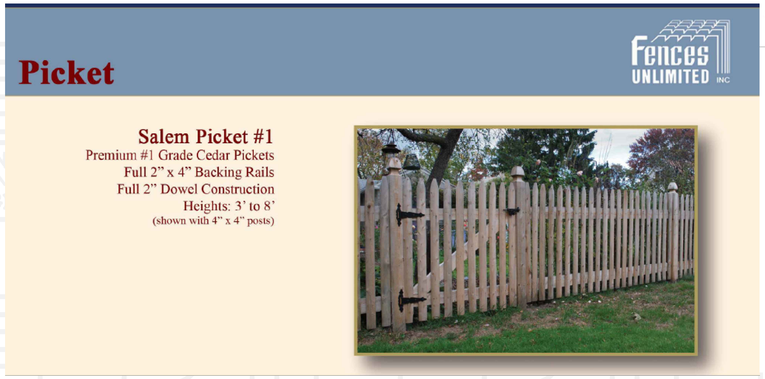
9 CU502 LIGHT POLE FOUNDATION
NOT TO SCALE



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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JAMES W. TEED, JR.
094633

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TEED ENGINEERING CIVIL DESIGN PROFESSIONAL

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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:
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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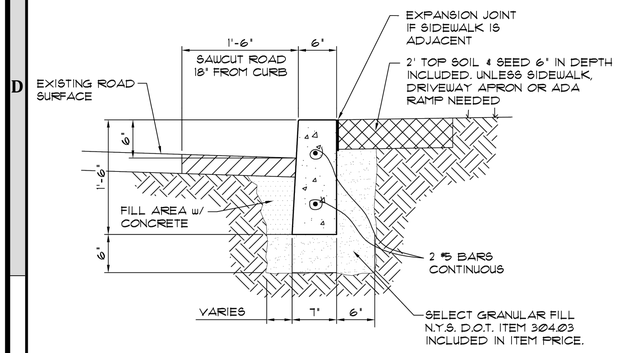


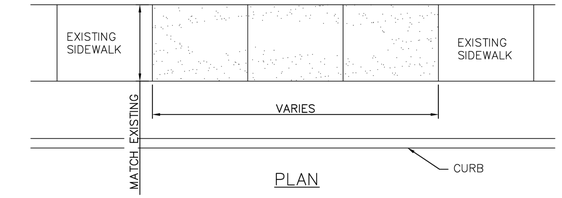
NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

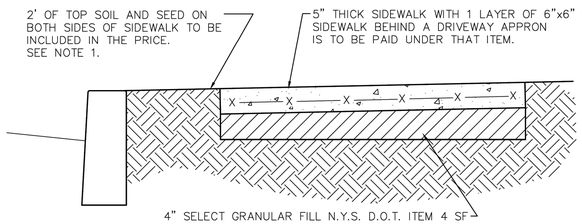
FORMED CURB DETAIL

SCALE: 1"-1'-0"

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.



PLAN



SECTION

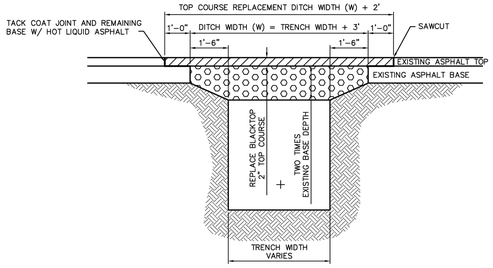
NOTES:

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

SIDEWALK DETAIL REPLACE & NEW

SCALE: 1" =1'-0"

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	PROJECT: 001-DET DATE: 5-16-00 SCALE: AS NOTED DRAWN BY: JP	SIDEWALK DETAIL	



GENERAL NOTES:

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

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

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

ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.

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

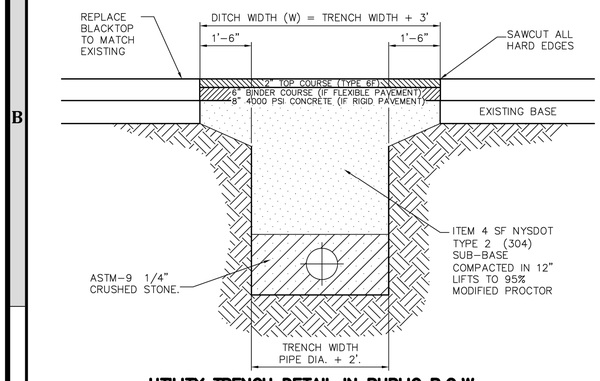
TOP COURSE SURFACE REPLACEMENT SHALL EXTEND A MINIMUM OF ONE FOOT (1') FROM THE EDGES OF THE OPEN CUT ONTO THE ROAD BASE..

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

FLEXIBLE PAVEMENT AND TRENCH LIMITS DETAIL

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	FILE NO.: 001-DET DATE: 2-27-12 SCALE: AS NOTED DRAWN BY: JP	FLEXIBILE PAVEMENT DETAIL	1 PAGE NO.



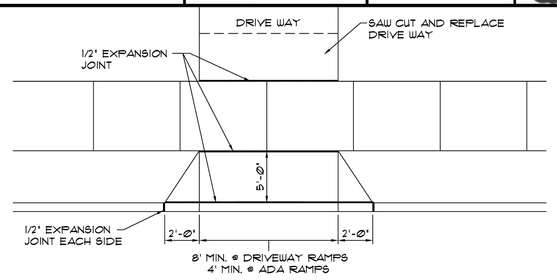
UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

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

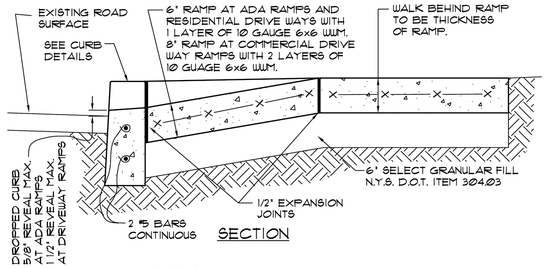
NOTES:

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

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	PROJECT: LSRP DATE: 10-30-2018 SCALE: NTS DRAWN BY: JAC	TRENCH AND PAVEMENT DETAIL	4 PAGE NO.



PLAN



SECTION

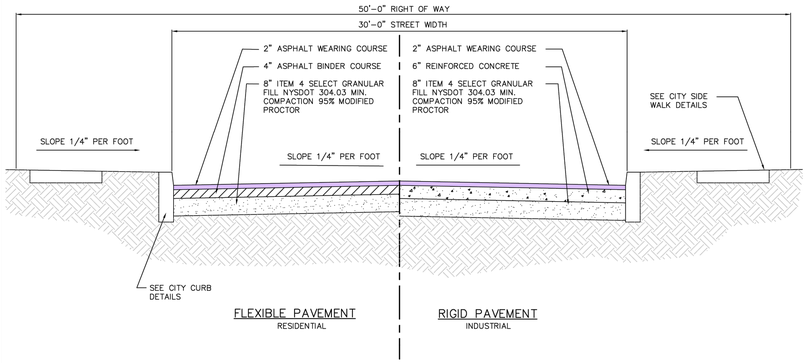
NOTES:

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

DRIVEWAY RAMPS & ADA RAMP

SCALE: 1" =1'-0"

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.



TYPICAL STREET SECTION

SCALE: N.T.S.

FILE: *.DWG DATE: 06-04-2009 SCALE: AS NOTED DRAWN BY: JP	TYPICAL STREET SECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.

1 CU503 SPECIAL NOTE

1. THE DETAILS SHOWN ARE THE CITY OF POUGHKEEPSIE STANDARD DETAILS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ARE PRESENTED EXACTLY AS THEY WERE CREATED BY THE CITY OF POUGHKEEPSIE. NOTES PERTAINING TO PAY ITEMS ARE NOT APPLICABLE.

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TEED ENGINEERING, PLLC
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UNTIL 10/31/2026

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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: AS SHOWN	PROJECT NO.: 2507002
SHEET NO.: 9 OF 11	SHEET ID.: CU503

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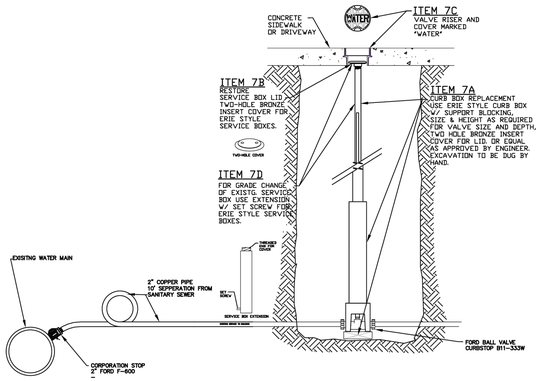
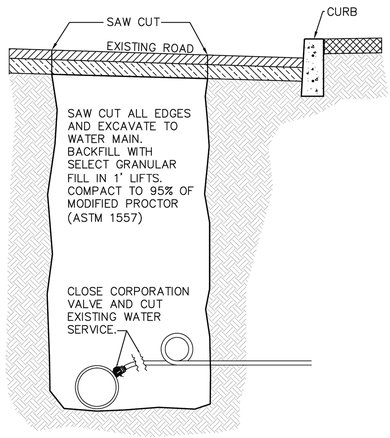
DRAWING REFERENCE: 2507002CU101_C.DWG
LAST PLOTTED BY: TEED ENGINEERING PLLC | 2/9/2026 8:25 AM



CURB BOX AND SERVICE CONNECTION

SCALE: N.T.S.

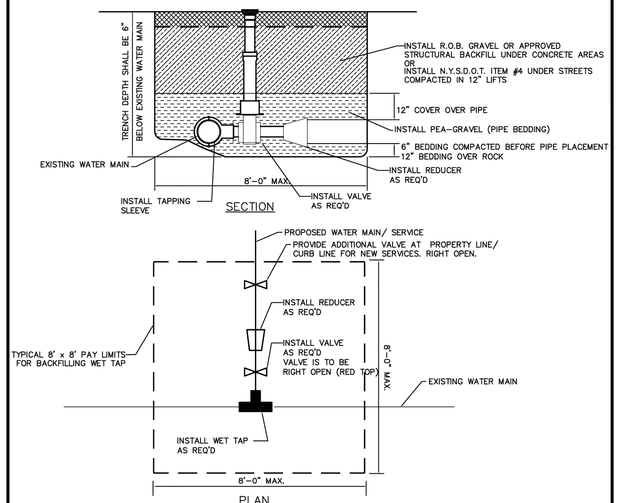
	CURB BOX AND SERVICE CONNECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.



WATER SERVICE DISCONNECT AT MAIN

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	PROJECT: LSRP DATE: 10-30-2018 SCALE: NTS DRAWN BY: JAC	WATER DISCONNECT AT MAIN	3 PAGE NO.	

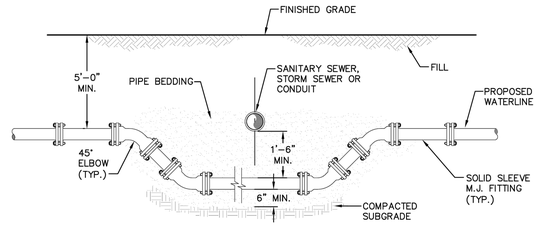


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	TAPPING SLEEVE & VALVE	DATE: 9/15/2014		



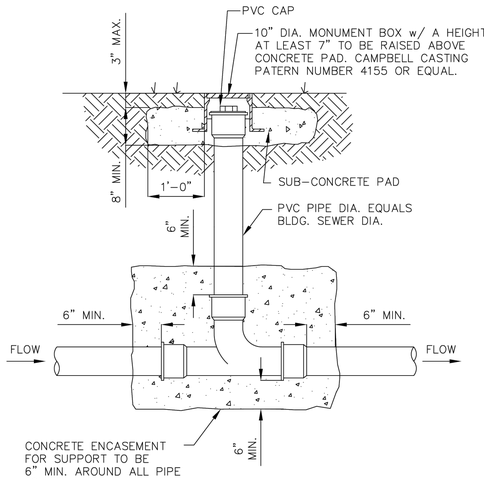
NOTES:

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

WATERLINE OFFSET DETAIL

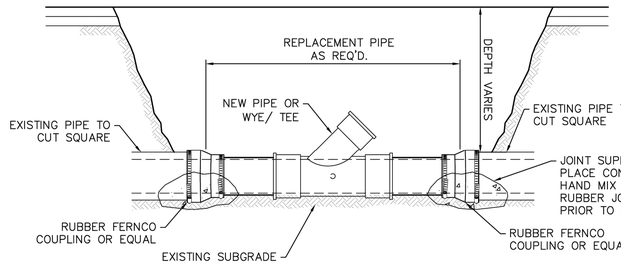
SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	WATERLINE OFFSET	1 PAGE NO.	



RESIDENTIAL CLEAN-OUT DETAIL

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601		RESIDENTIAL SANITARY CLEAN-OUT	DATE: 9/22/2014	



NOTES:

1. FOR PIPE GREATER THAN 15" ALL PIPE JOINTS SHALL BE CONSTRUCTED BY MEDTHODS APPROVED BY THE CITY ENGINEER.

TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL

SCALE: N.T.S.

FILE: *.DWG DATE: 03-02-2009 SCALE: AS NOTED DRAWN BY: JTK	TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.	

1 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.

APPROVAL BLOCK

UDIG-NY SAFE DIGGING STARTS HERE

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

SCAN HERE

PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED, JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

JAMES W. TEED, JR.
094633

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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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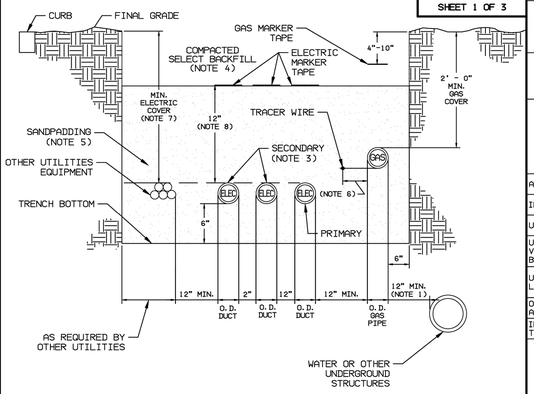
FIG. 11
SHEET 1 OF 3



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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SAFE DIGGING STARTS HERE

SCAN HERE

TEED ENGINEERING, PLLC
NYSDOE COA # 0021016
UNTIL 10/31/2026

PROFESSIONAL CERTIFICATION:

STATE OF NEW YORK · JAMES W. TEED, JR. · 094633 · LICENSED PROFESSIONAL ENGINEER

271 CHURCH STREET, LLC
271 CHURCH STREET
POUGHKEEPSIE, NY 12601
PROJECT #2507002

JAMES W. TEED, JR.
094633

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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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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.

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5. The certifications herein are not transferable.

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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

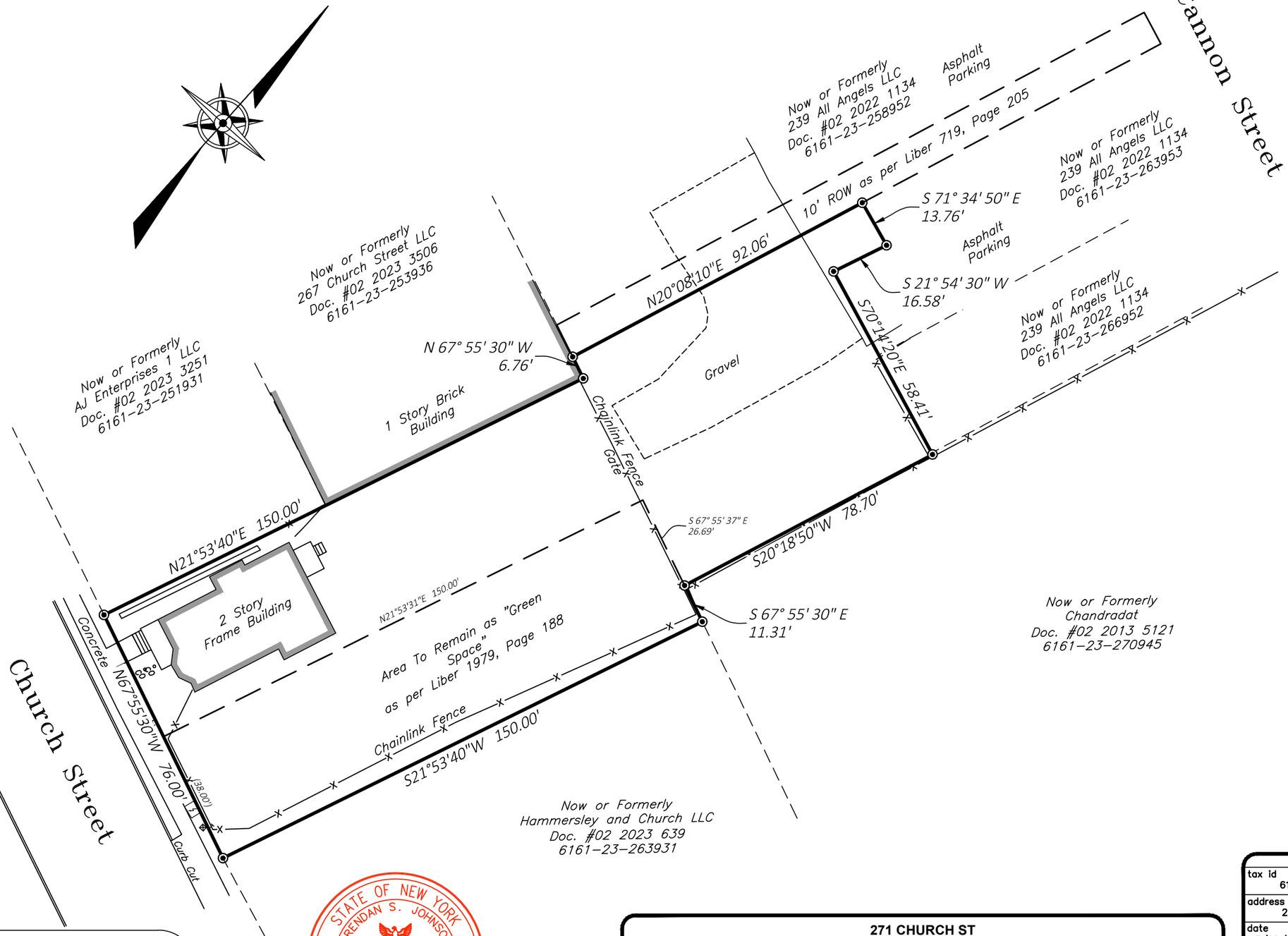
Field Completion: March 17, 2025

CERTIFICATIONS

271 Church Street LLC

AREA

17,148 Square Feet
0.394 Acres



JOHNSON SURVEYING

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johnsonboundaries@gmail.com

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BRENDAN S. JOHNSON
EXCELSIOR
050919
LICENSED LAND SURVEYOR

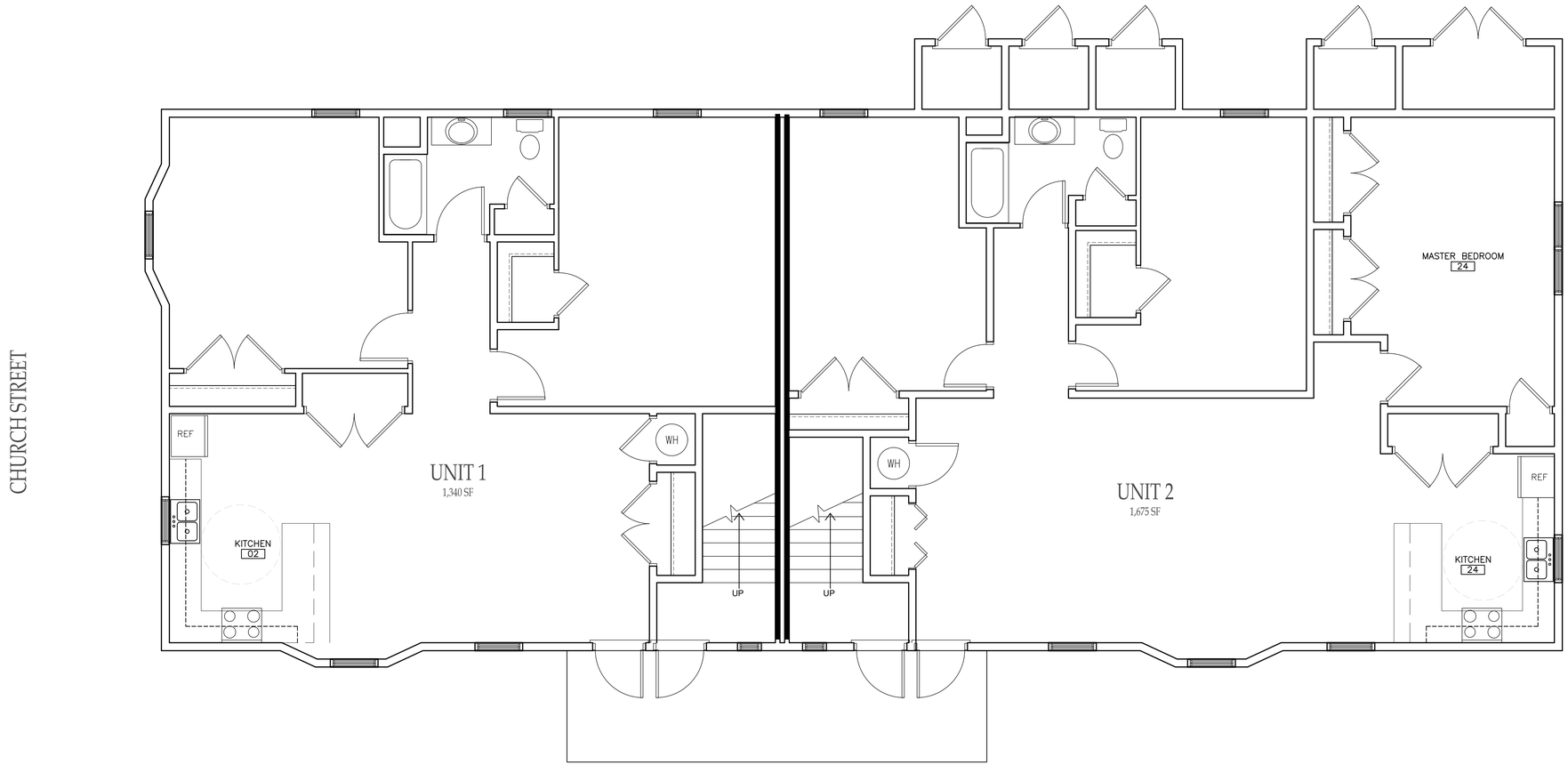
Brendan Johnson, PLS
PLS No. 50919

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



FIRST FLOOR PLAN

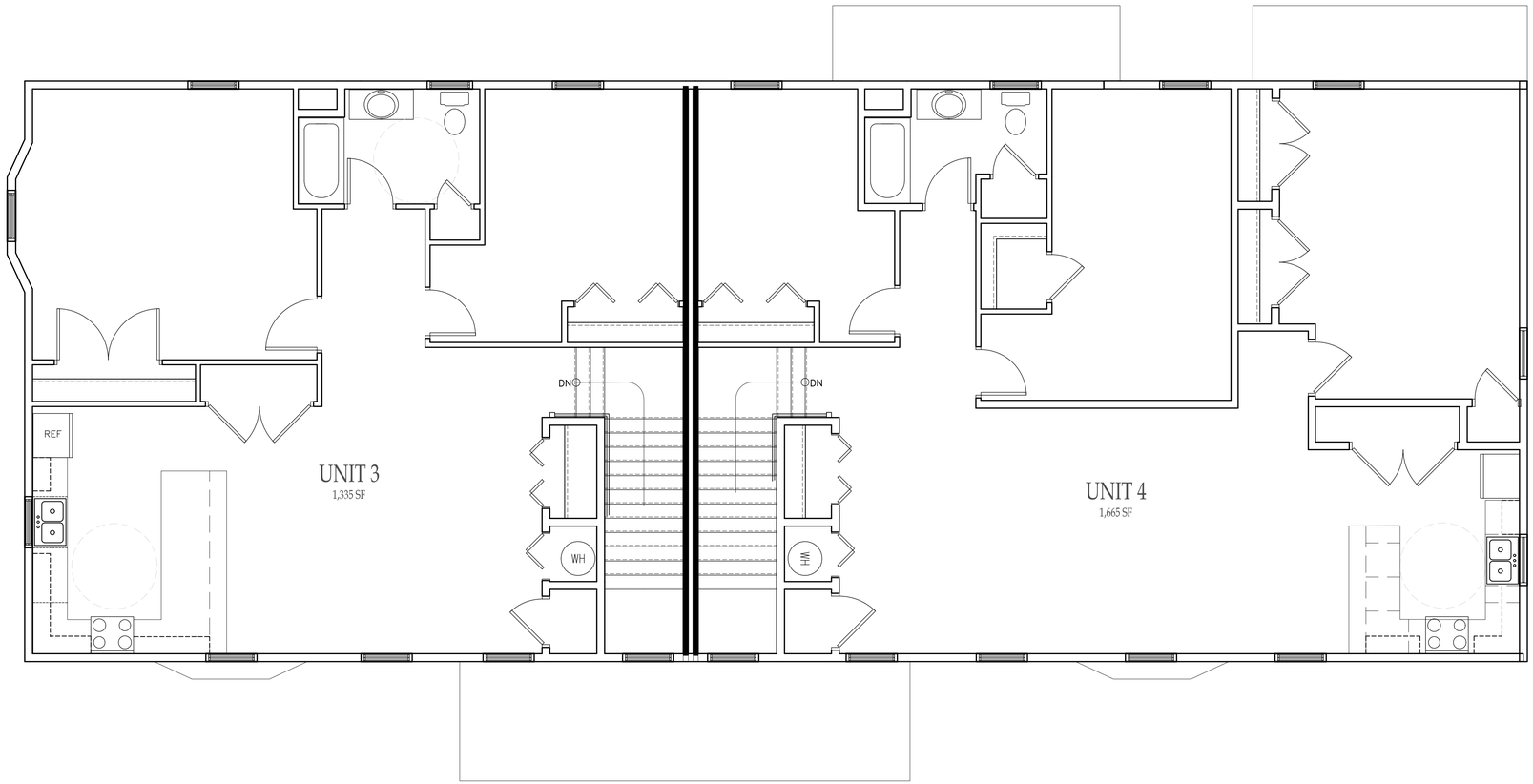
6161-23-259941 | 271 CHURCH STREET

LMV PROJ. 25064

MARCH 9, 2026

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS

CHURCH STREET



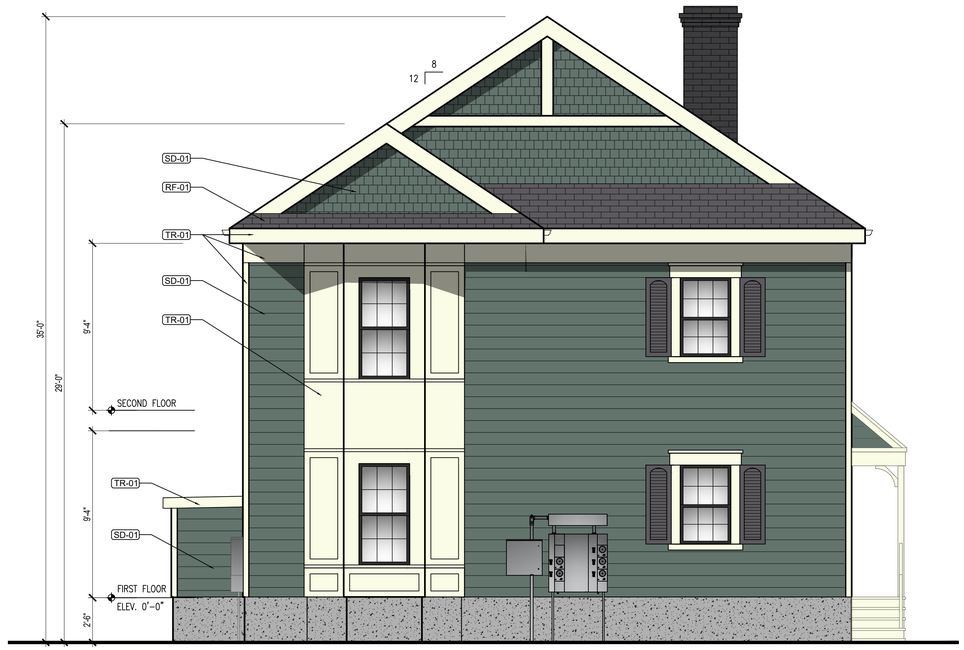
SECOND FLOOR PLAN

6161-23-259941 | 271 CHURCH STREET

LMV PROJ. 25064

MARCH 9, 2026

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS



CHURCH STREET
SOUTH ELEVATION



BUILDING FRONT
EAST ELEVATION



RF-01 ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES OR EQUIVALENT, COLOR: FOX HOLLOW GRAY



RF-02 METAL ROOFING
ATAS INTERNATIONAL OR EQUIVALENT, COLOR: MEDIUM BRONZE (03)



SD-01 EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
COLOR: MOUNTAIN SAGE



TR-01 EXTERIOR TRIM
SOLID GOLD THERMALLY MODIFIED PINE TRIM PAINTED
COLOR: LIVEABLE GREEN - SHERWIN WILLIAMS



EXTERIOR PAVERS
BELGARD LONDON COBBLE PAVERS 60MM
COLOR: SILEX BLEND



LATTICE
STYLE SELECTIONS 24-in x 8-ft WHITE VINYL
TRADITIONAL LATTICE

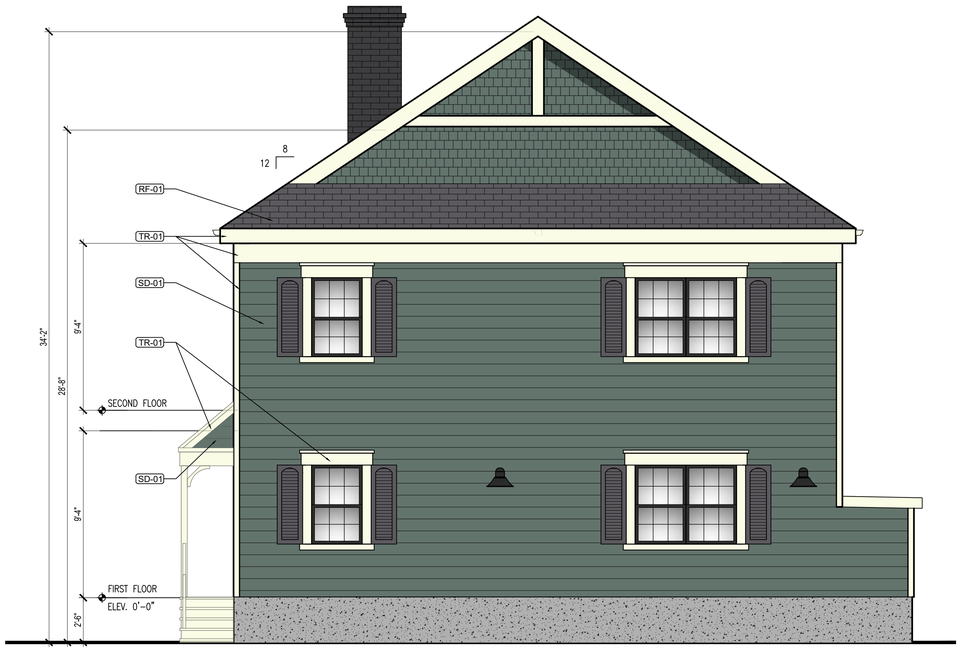
BALUSTRADE
ARIA RAILING 36-in x 6-ft BLACK POWDER COATED ALUMINUM DECK RAILING

BUILDING ELEVATIONS

6161-23-259941 | 271 CHURCH STREET

LMV PROJ. 25064
MARCH 9, 2026

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS



PARKING FACING
NORTH ELEVATION



BUILDING REAR
WEST ELEVATION



RF-01 ROOF SHINGLES
TIMBERLINE GAF ASPHALT SHINGLES OR EQUIVALENT, COLOR: FOX HOLLOW GRAY



RF-02 METAL ROOFING
ATAS INTERNATIONAL OR EQUIVALENT, COLOR: MEDIUM BRONZE (03)



SD-01 EXTERIOR SIDING
JAMES HARDIE LAPSIDING OR EQUAL
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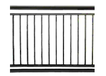

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ARIA RAILING 36-in x 6-ft BLACK POWDER COATED ALUMINUM DECK RAILING

BUILDING ELEVATIONS

6161-23-259941 | 271 CHURCH STREET

LMV PROJ. 25064
MARCH 9, 2026

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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

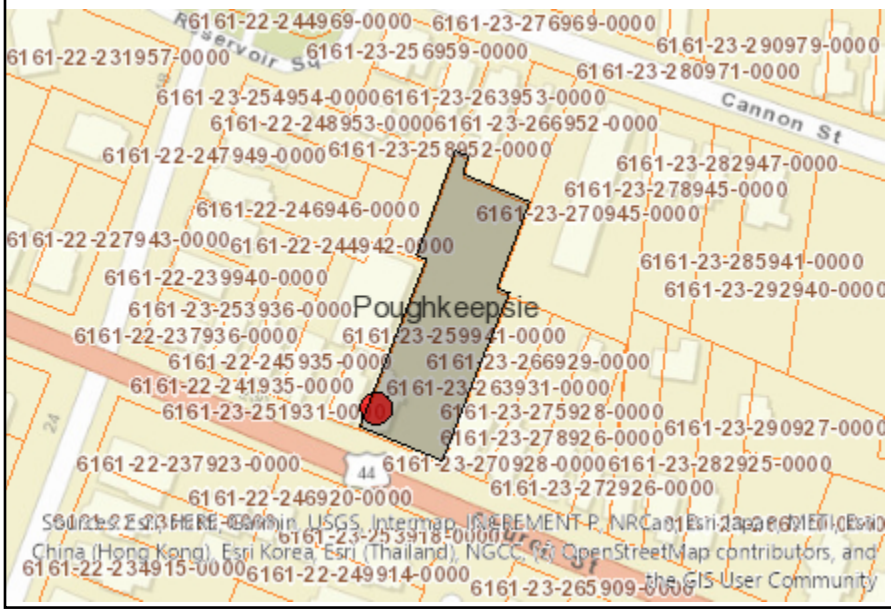
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: 19, 21, & 23 Academy Street
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

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: 19, 21, & 23 Academy Street - Off-site
Site Code: C314126A
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701936521
Longitude: -73.92576556
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information. Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains two, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. Both buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously

utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bsg appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bsg. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Site Environmental Assessment

The area of concern subject to this work is considered off-site from BCP site C360141 and reflects the investigation and possible remediation of contamination that may have migrated from that site. Below is the current status of on-site information and will be modified to show the off-site data once the site characterization is complete. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, metals, cyanide, and the emerging contaminants per-and poly fluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, metals, and PFAS in soil and VOCs and PFAS in the groundwater, and VOCs in soil vapor. Soil - A total of 14 soil samples were collected during the remedial investigation into overburden beneath the site. Several constituents were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs). The following is a list of those compounds and the exceedance ranges: tetrachloroethene (PCE) 160 parts per million (ppm) vs RRSCO of 19 ppm, benzo(a)anthracene 3.79-10.2 ppm vs RRSCO of 1 ppm, benzo(a)pyrene 3.42-18.1 ppm vs RRSCO of 1 ppm, benzo(k)fluoranthene 4.75-14.8 ppm vs RRSCO of 3.9 ppm, benzo(b)fluoranthene 2.9-16.6 ppm vs RRSCO of 1 ppm, chrysene 4.89-12 ppm vs RRSCO of 3.9 ppm, dibenzo(a,h)anthracene 0.71-4.08 ppm vs RRSCO of 0.33 ppm, indeno(1,2,3-cd)pyrene 2.2-10.2 ppm vs RRSCO of 0.5 ppm, copper 424 ppm vs RRSCO of 270 ppm, lead 587-1,960 ppm vs RRSCO of 400 ppm, mercury 2.79-7.94 ppm vs RRSCO of 0.81 ppm, arsenic 21 ppm vs RRSCO of 16 ppm. Emerging contaminants were detected in soil samples collected from the site. Perfluorooctanesulfonic acid (PFOS) was detected in samples collected throughout the site at lower levels typically below 1 parts per billion (ppb) with two samples showing eleveated

concentrations of 44.9 and 100 ppb at the rear of the former drycleaner in the area of the PCE soil contaminaton. Perfluorooctanoic acid (PFOA) was detected in the same manner as PFOS described above at 2.97 ppb. Other PFAS compounds from the list of 21 analyzed were also elevated in the same two samples as compared to the other 15 samples that were analyzed for PFAS. It is not expected that on-site soils will migrate off-site. Groundwater - Six additional monitoring wells were installed on-site bringing the total to four on-site and eight off-site, but adjacent to the border. Several constituents were identified at concentrations that exceed their groundwater standard. The following is a list of those compounds and exceedance ranges: PCE 18-950 ppb vs groundwater standard (GA) of 5 ppb, trichloroethene (TCE) 5.2-32 ppb vs GA of 5 ppb, cis-1,2-dichlorothene (cis-1,2-DCE) 6.7-31 ppb vs GA of 5 ppb, chloroethane 5.5 ppb vs GA of 5 ppv, and chloromethane 15 ppb vs GA of 5 ppb. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 120 and 101 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. Other PFAS compounds of the 21 analyzed were seen at elevated levels which exceed the screening level for any one PFAS compound other than PFOA and PFOS above 100 ppt including the following: Perfluorobutanoic acid (PFBA) 278 ppt, Perfluoroheptanoic acid (PFHpA) 190 ppt, Perfluorohexanoic acid (PFHxA) 670 ppt, Perfluoropentanoic acid (PFPeA) 680 ppt. On-site groundwater is migrating off-site based on samples from off-site, downgradient monitoring wells showing levels of VOCs in exceedance of their groundwater standards. Soil Vapor - A total of seven soil vapor samples were collected from locations throughout the site. Elevated levels of chlorinated VOCs (CVOCs) were detected in sub-slab samples. The following is a list of compounds and their detected ranges: PCE 75-42,700 micrograms per cubic meter (ug/m3), TCE 29.8-3,330 ug/m3. cis-1,2-DCE 30-730 ug/m3. Elevated levels of these compounds in the sub-slab pose a soil vapor intrusion risk to the on-site structures. Soil vapor impacts extend extend off-site as evidenced from off-site soil vapor intrusion sampling associated with the off-site State Superfund project.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Crannell Square
Site Code: C314130
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 35 Catharine Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703861111
Longitude: -73.924555556
Site Type:
Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Crannell Square Housing Development Fund Company, Inc.
Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie,NY, 12601
Current Owner Name: Crannell Square Limited Partnership
Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place,NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River. Site Features: The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected. Current Zoning and Land Use: The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. Past Use of the Site: The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. Site Geology and Hydrogeology: Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic
benzo(a)anthracene
benzo(a)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
carbon tetrachloride

chloroform
chrysene
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene
lead
mercury
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each.

The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m3) of tetrachloroethylene (PCE), 0.67 ug/m3 of trichloroethene (TCE), and 0.51 ug/m3 of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

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

Refine This Search



Figure 1: Proximity of 269 Church St (left) to 271 Church Street (right).

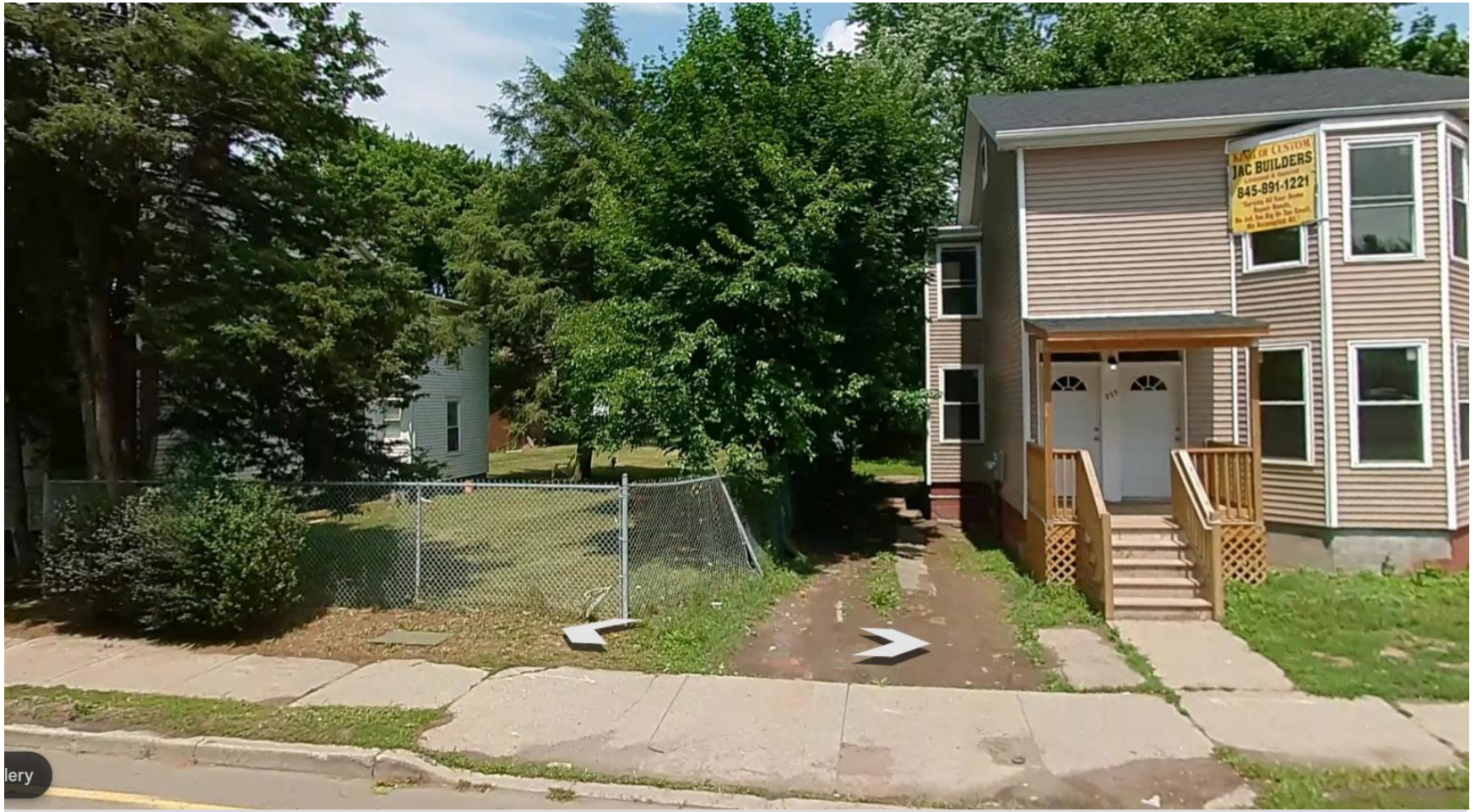


Figure 2: Existing driveway and fence encroachment of 275 Church Street. See survey for further details.



Figure 3: Aerial imagery of existing conditions, proximity of 269 Church (left) to 271 Church, and driveway encroachment.

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MARCH 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
- All involved agencies have granted Planning Board consent to be lead agency.
- Flag lot does not street frontage for placement of totters for trash pick up that would not block vehicular access.
- Subdivisions require a public hearing.
- 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.

Project History
First appearance 2/24/26
Lead Agency Declared 2/24/26
Consent requests sent 2/26/26

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
3/10/26	Letter	Natalie Quinn, KARC Planning Consultants	Cover letter addressing comments etc.
3/10/26	Elevations	Liscum, McCormack, VanVoorhis	3/9/26 First Floor, Second Floor, South and East Elevations, North and West Elevations

Comments Received – Circulated 2/26/26, 3/10/26 (digital)

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	
3/2/26	Eric Philipp, COP Bldg Inspector	OK
3.11.26	Nina Leonard, DC Dept of Planning	Local Concern

SEQRA Lead Agency Sent 2/26/26

Date	**Author**	**Comments**
2/24/26	ZBA	None
	Nina Leonard, DC Dept of Planning	
3/10/26	NYS DOT	None

Motions and Resolutions
With regard to the City's file number #PB 2025-134 &#PB2025-135, 271 Church Street

The Planning Board sets a public hearing for April 28, 2026

Motion:
Second:
Vote:

The Planning Board finds that the 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.

Motion:
Second:
Vote:

Agency Use Only [If applicable]

Project:	271 Church Street
Date:	3.24.26

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: 271 Church Street

Date: 3/24/26

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.

No moderate or large impacts were identified in the applicant's Environmental Assessment Impact. The project has some conflict with the City of Poughkeepsie zoning code. The project has deficiencies regarding number of parking spaces, set backs, lot coverage and width of the drive aisle. The project requires no use variances, and it conforms to the zoning code in every other manner. Therefore it is found that the project's conflict with the zoning regulations will result in a small impact.

Neither the site of the proposed action nor any adjoining properties have ever been the subject of remediation for hazardous waste. The applicant's short eaf part 1 indicates 5 sites that have been the subject of remediation within 2000 feet of the property.

☐ 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	3/24/26
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
NEW YORK
Development DEPARTMENT
CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006

OFFICE USE ONLY
CODE: _____
ID #_____
FEES: $1,000,00

APPLICATION FOR REZONING

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

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

(ADD ADDITIONAL SHEETS IF NECESSARY)

APPLICANT: Maselo Realty, LLC (Simon Abikhzer)
Street: 18 Eastview Road
Town/Zip: Monsey, NY 10952

Phone: 845-341-7395
Email:

Applicant is: X Owner _____ Contract Vendee

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

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

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

IF THE APPLICANT IS NOT THE OWNER, DOCUMENTATION AUTHORIZING THE APPLICANT TO PURSUE APPROVALS, SUCH AS AN EXECUTED CONTRACT OF SALE OR OPTION TO PURCHES, MUST BE SUBMITTED.
Not applicable - Owner is applicant.

CONSULTANT: LaBella Associates (Caren LoBrutto)
Street: 21 Fox Street
Town/Zip: Poughkeepsie, NY 12601

Phone: (845) 486-1458
Email:

CITY OF POUGHKEEPSIE
NEW YORK
Development DEPARTMENT
CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006

APPLICATION FOR REZONING

PROJECT INFORMATION

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

CURRENT ZONING: Residential Neighborhood A (RNA)

PROPOSED ZONING: Residential Neighborhood D (RND)

DESCRIBE THE PROJECT FOR WHICH THE REZONING IS REQUESTED:

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

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

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

APPLICANT'S CERTIFICATION

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

Applicant's signature

10/24/25
Date

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

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:

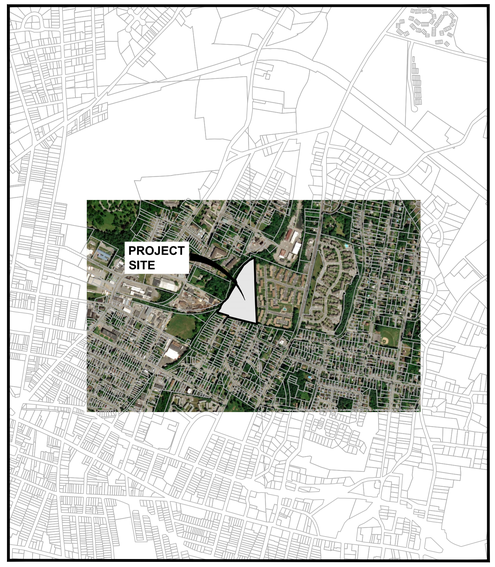
DESIGNEE:

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



AREA MAP
SCALE: 1"=1000'



LOCATION MAP
SCALE: 1"=500'

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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Respect The Marks
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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\Chazan\Projects\81900-81999\81947.00 - Highview II\DWG\00_CG01_81947_TITLE.dwg
Xrefs Attached: ADEXPE_81947-00_Site42
Date Plotted: Oct 27, 2025 - 4:28pm

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
- PARKING COUNT (25)
- 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

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

UTILITIES:

- OHW — OVERHEAD WIRES
- S — SANITARY SEWER LINE
- FM — FORCE MAIN
- W — WATER LINE
- ST — STORM DRAIN LINE
- 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

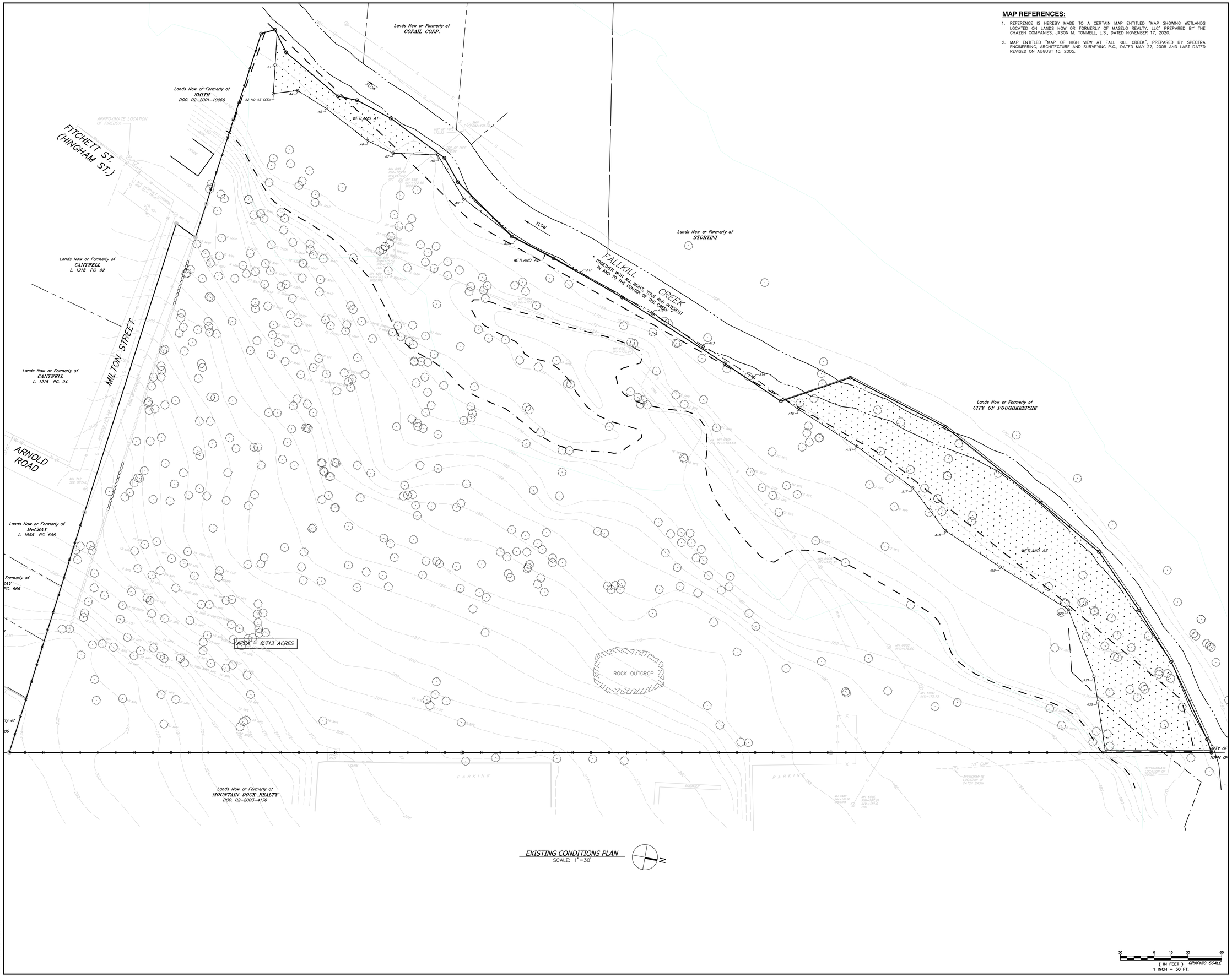
8. IF LEAKAGE IN SYSTEM EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.

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 MUST RECEIVE AT L



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.

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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:

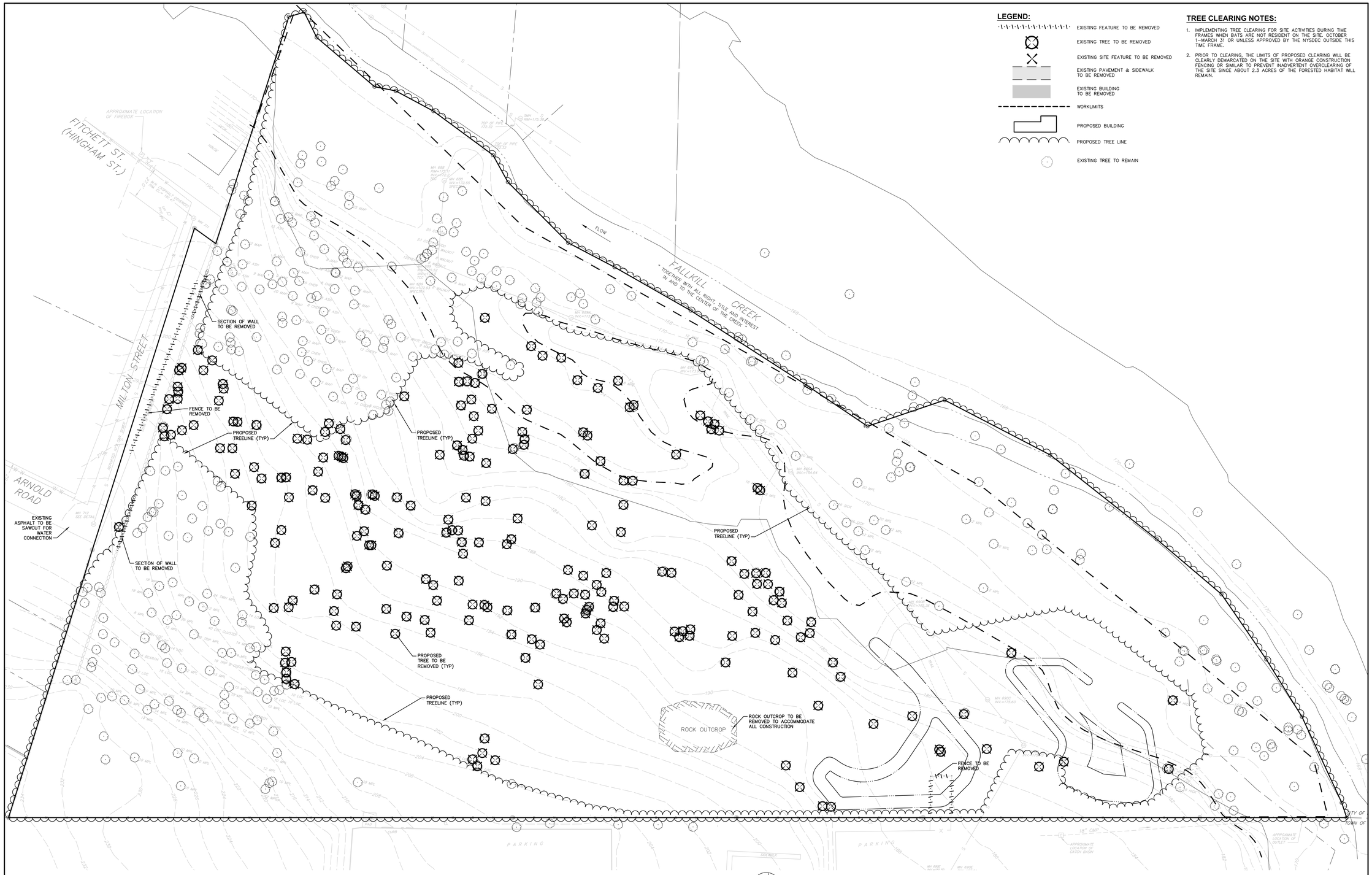
EXISTING CONDITIONS PLAN

DRAWING NUMBER:

C100

(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

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



LEGEND:

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

TREE CLEARING NOTES:

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

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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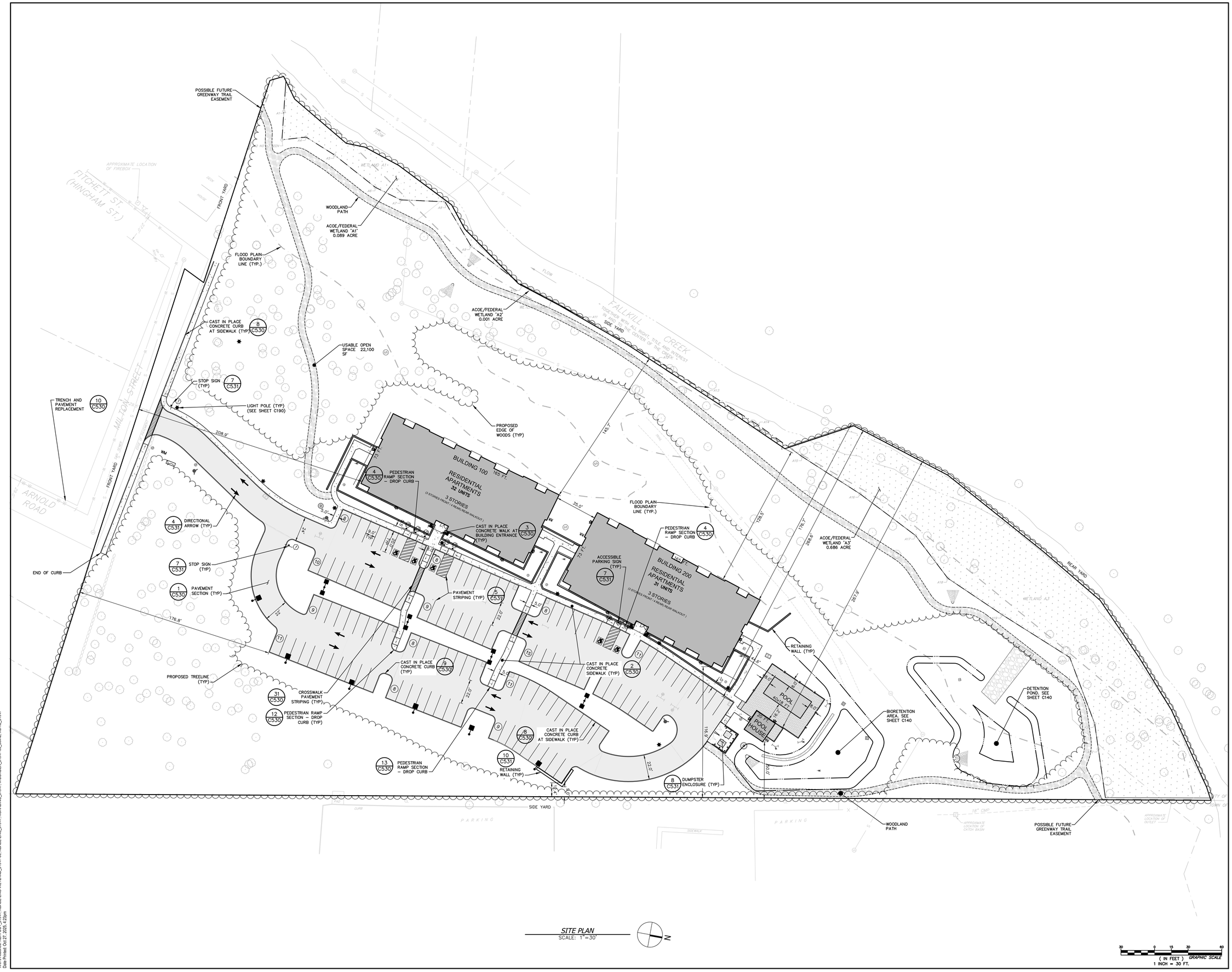
18 EASTVIEW ROAD
MONSEY, NY 10952

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: 185&E-ENG_81947, ALAN'OUT_81947, X-BDRDER_81947-A0_24x42
Date Plotted: 10/27/2025 - 5:42pm



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

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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		

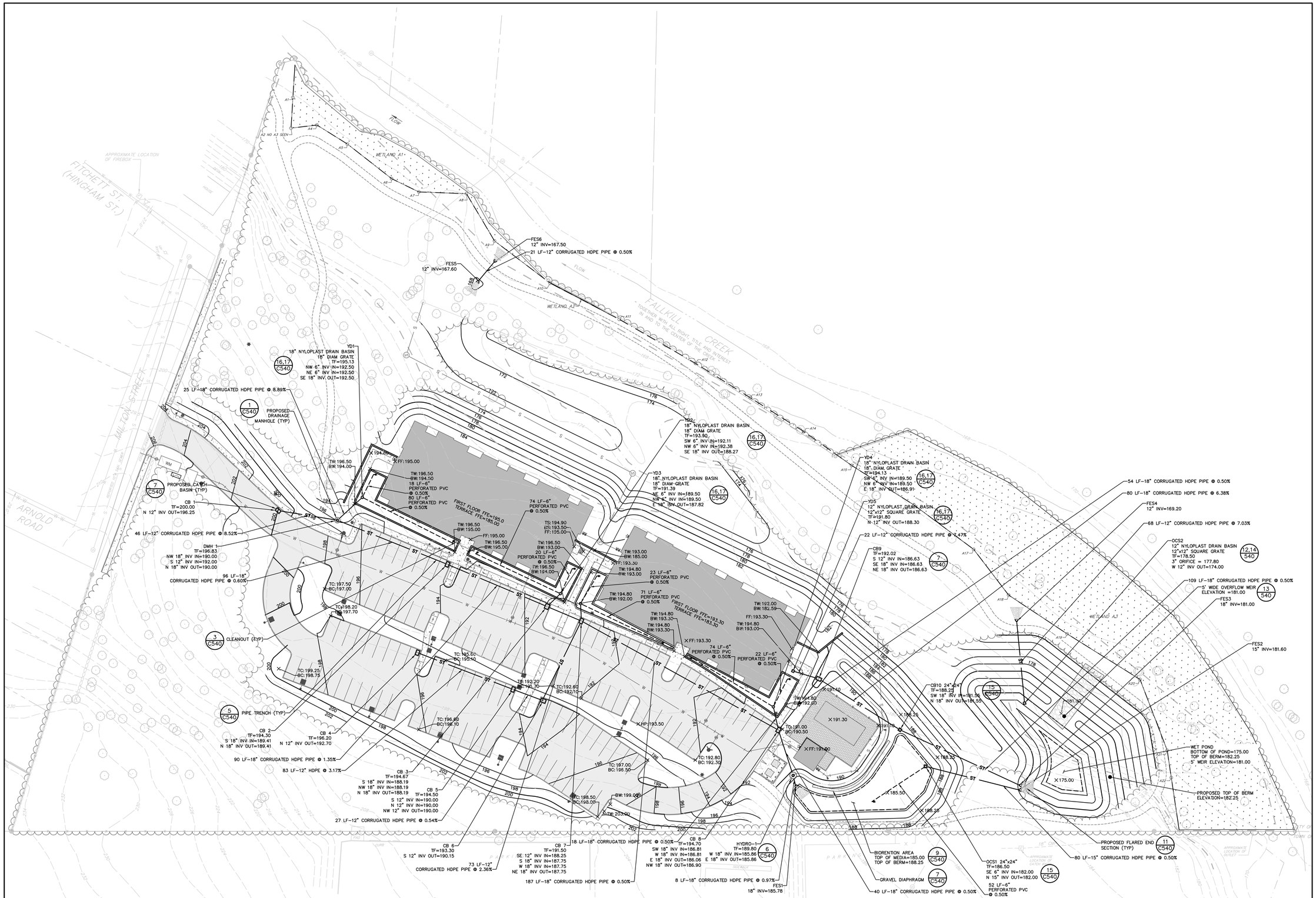
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

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-BNDY_81947, XGRADING_81947, XBASE-ENG_81947, XGRADING_81947-A0, XBASE-ENG_81947-A0, XBORDER_81947-A0_30x42, XUTIL_81947
Date Plotted: Oct 27, 2025 - 4:29pm



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_81947-00, X-BORDER_81947-00_30x42, XUTIL_81947
Date Printed: Oct 27, 2025, 5:47pm



EROSION & SEDIMENT CONTROL 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:

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: XJA1OU1_81947, XGRADING_81947, XEROS_81947, XUTIL_81947, XBASE-ENG-WETLAND_81947-00, XBASE-ENG_81947, XAPORTER_81947-00, 30x42
Date Printed: 10/27/2025, 4:47pm

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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:

UTILITY PLAN

DRAWING NUMBER:

C160

UTILITY PLAN
SCALE: 1"=30'

(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

Drawing Name: B:\GLOBAL\Legacy\Chazown\Projects\81900-81999\81947.00 - Highview III\DWG\01_C-160_UTIL_81947-00.dwg
Xref's Attached: XLAYOUT_81947, XUTIL_81947, XBASE-ENG_81947, XGRADING_81947, XEROS_81947, XBORDER_81947-00_30x42
Date Printed: 10/27/2025, 4:54pm

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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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: **LANDSCAPING PLAN**
DRAWING NUMBER: **C180**

Drawing Name: B:\GLOBAL\Legacy\Chazan\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_81947-20, XGRADING_81947, XBORDER_81947-A0_36x42
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

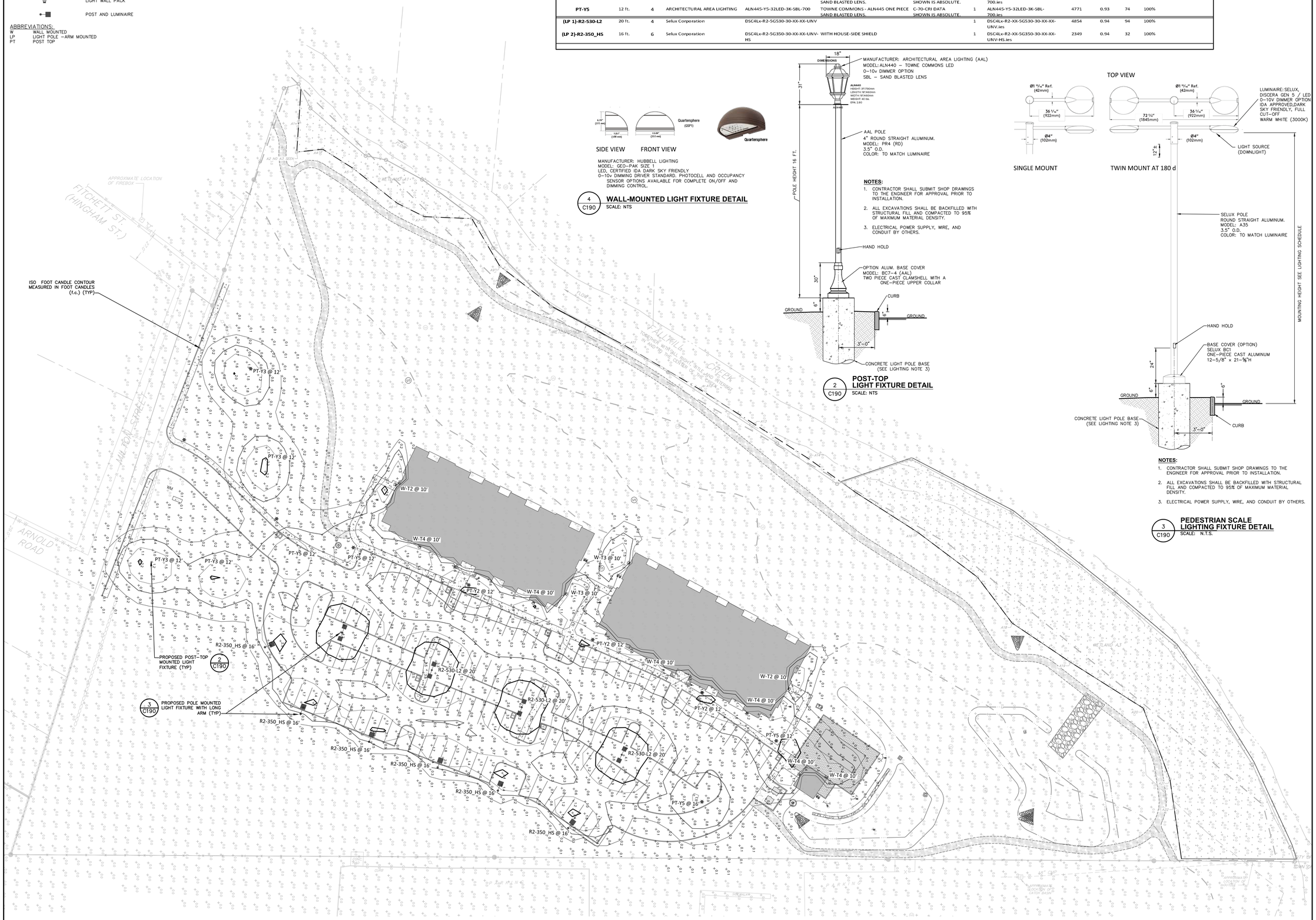
ABBREVIATIONS:
W WALL MOUNTED
LP LIGHT POLE –ARM MOUNTED
PT POST TOP

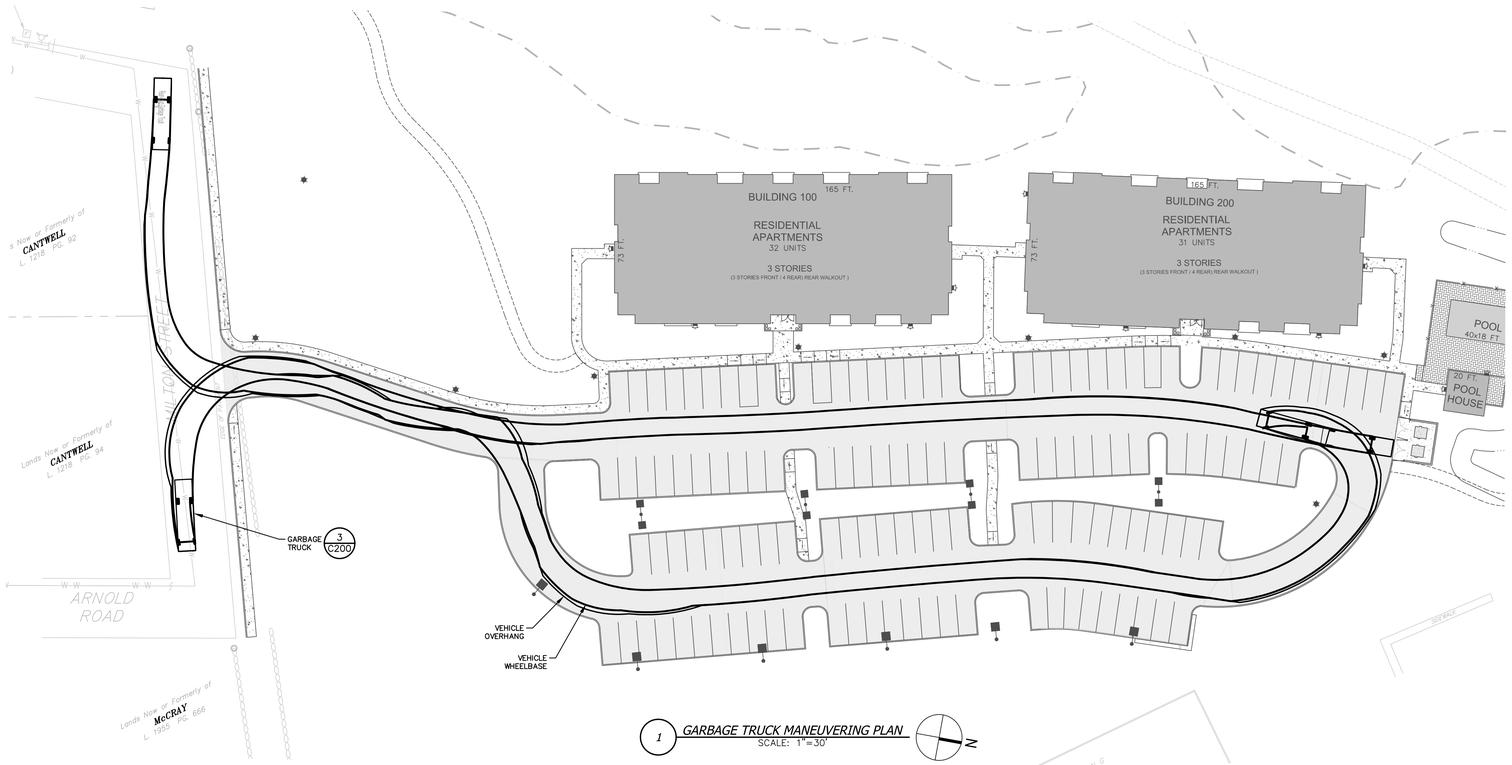
LIGHTING NOTES:

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.

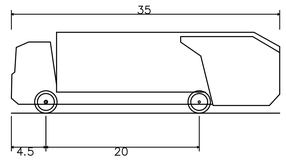
LIGHTING SCHEDULE

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%	



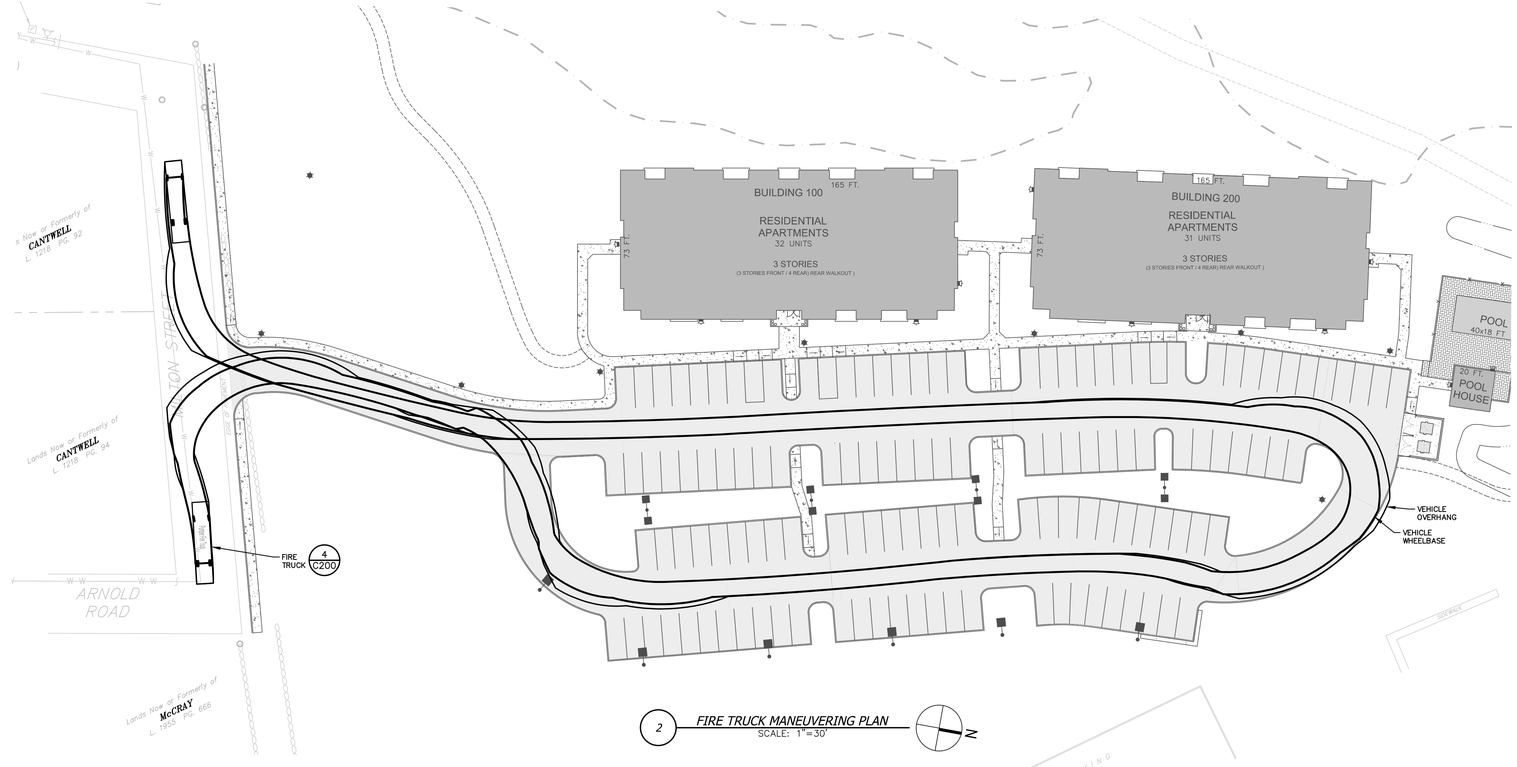


1 GARBAGE TRUCK MANEUVERING PLAN
SCALE: 1"=30'

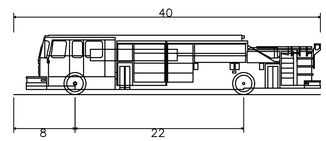


Rear–Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock–to–lock time	6.00s
Curb to Curb Turning Radius	29.300ft

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'

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		

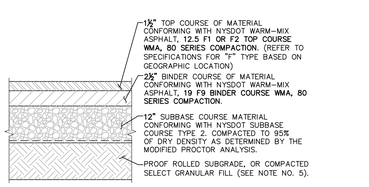
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

VEHICLE MANEUVERING PLAN

DRAWING NUMBER:

C200

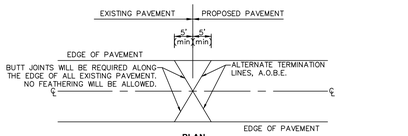
Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_C200_VEHMOV_81947-00.dwg
Xref's Attached: XBASE-ENG_81947; XLAYOUT_81947; XBASE-ENG-WETLAND_81947-00; XVEHICLE_81947; X-BORDER_81947-00_30x42
Date Printed: Oct 27, 2025, 4:25pm



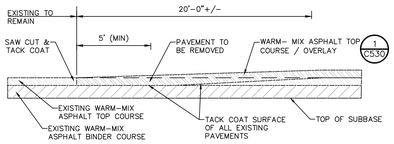
NOTES:

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

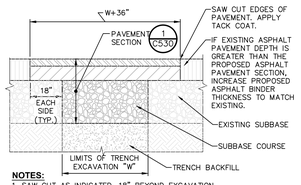


PLAN



SECTION

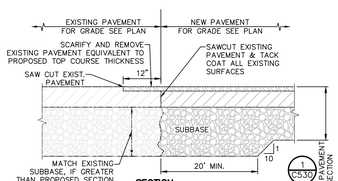
5 PAVEMENT OVERLAY TRANSITION DETAIL
SCALE: NOT TO SCALE



NOTES:

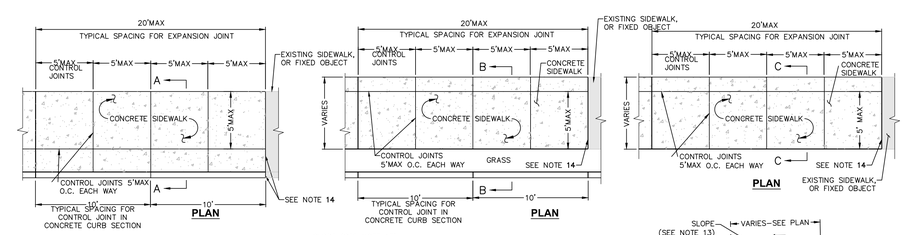
1. SAW CUT AS INDICATED, 18" BEYOND EXCAVATION.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

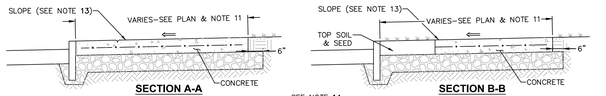
6 TRENCH SURFACE RESTORATION IN ASPHALT PAVEMENT
SCALE: NOT TO SCALE

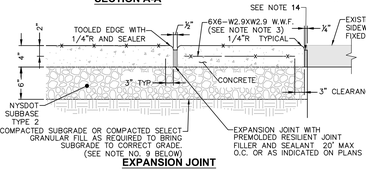


SECTION

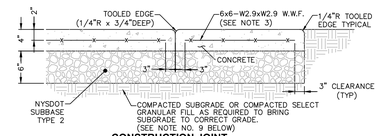
7 PAVEMENT TRANSITION DETAIL
SCALE: NOT TO SCALE



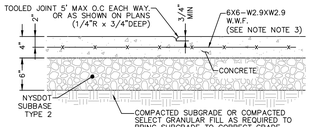




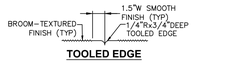
EXPANSION JOINT



CONSTRUCTION JOINT



CONTROL JOINT

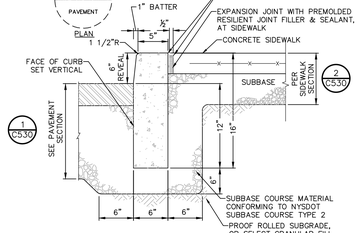


TOOLED EDGE

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 PREVOUS DAYS.

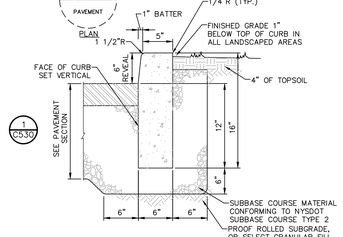
2 CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE



NOTES

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

8 CAST IN PLACE CONCRETE CURB AT SIDEWALK
SCALE: NOT TO SCALE



NOTES

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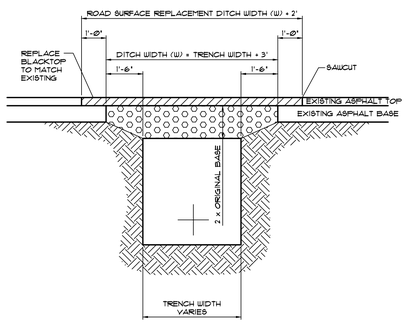
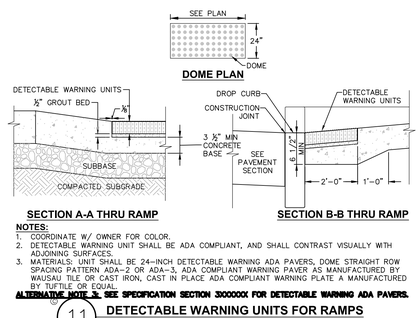
9 CAST IN PLACE CONCRETE CURB
SCALE: NOT TO SCALE



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



SECTION A-A THRU RAMP

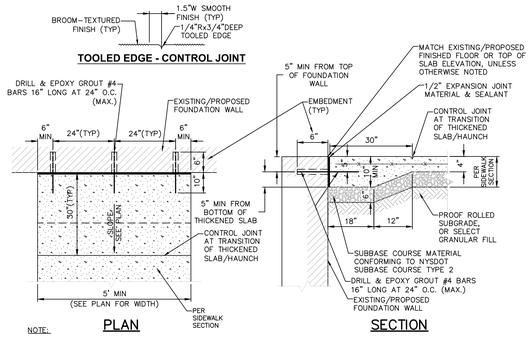
SECTION B-B THRU RAMP

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.

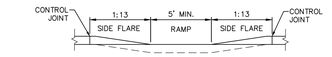
11 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE



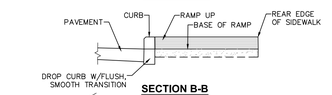
NOTE:

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.

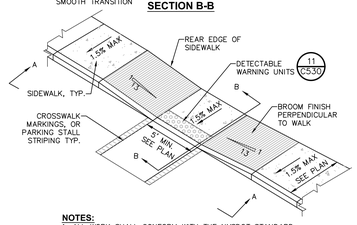
3 CONCRETE SIDEWALK AT BUILDING ENTRANCES
SCALE: NOT TO SCALE



SECTION A-A



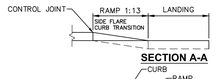
SECTION B-B



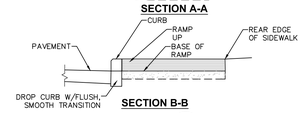
NOTES:

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.

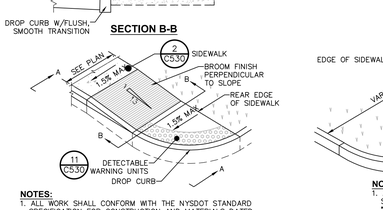
4 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE



SECTION A-A



SECTION B-B



NOTES:

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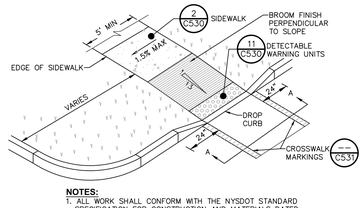
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

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



NOTES:

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

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

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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 1

DRAWING NUMBER:

C530

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900\81947.00 - Highview III\DWG\01_C530-C531_81747-00_SITED.dwg
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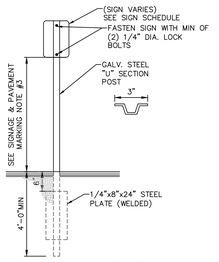
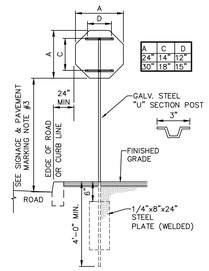
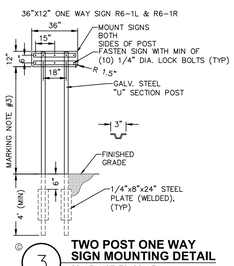


1 **SINGLE POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



2 **SINGLE POST STOP SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



3 **TWO POST ONE WAY SIGN MOUNTING DETAIL**
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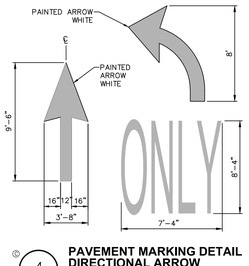
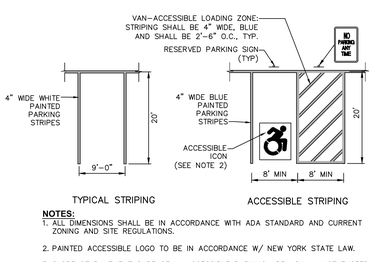
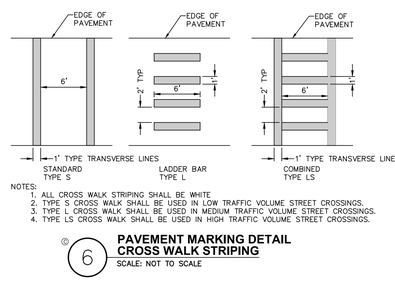


4 **PAVEMENT MARKING DETAIL DIRECTIONAL ARROW**
SCALE: NOT TO SCALE



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

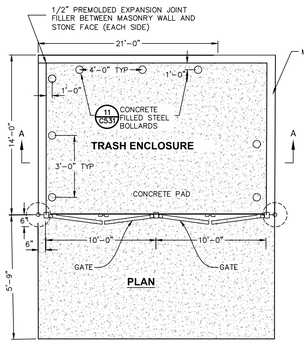
STRIPING NOTES:
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 640** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL 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

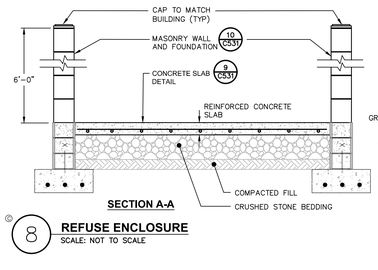
SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 645** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7', MINIMUM MOUNTING HEIGHT MAY 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

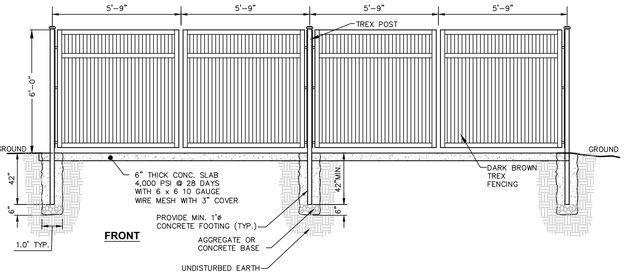
SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN. SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	2 C-5.31
4	ONE WAY	R6-1L	36"x12"	BLACK	WHITE	3 C-5.31
5	ONE WAY	R6-1R	36"x12"	BLACK	WHITE	3 C-5.31
6		W11-2	24"x24"	YELLOW/ FYG	BLACK	1 C-5.31
7		W16-7P	24"x12"	YELLOW/ FYG	BLACK	1 C-5.31
9	DO NOT ENTER	R5-1	30"x30"	RED	WHITE	1 C-5.31
10	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/ BLUE	GREEN/ WHITE	1 C-5.31
11	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	1 C-5.31
12	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	1 C-5.31

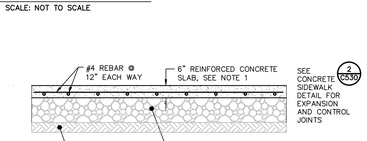
7 **MUTCD SIGN SCHEDULE**
SCALE: NOT TO SCALE





8 **REFUSE ENCLOSURE**
SCALE: NOT TO SCALE





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
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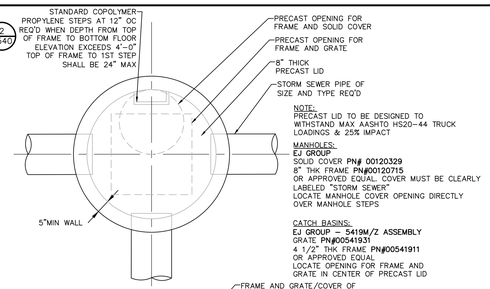
Date Plotted: 10/27/2025, 4:05pm

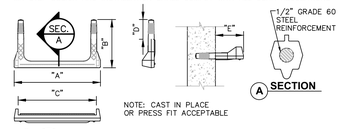


ACCEPTABLE MANHOLE STEPS

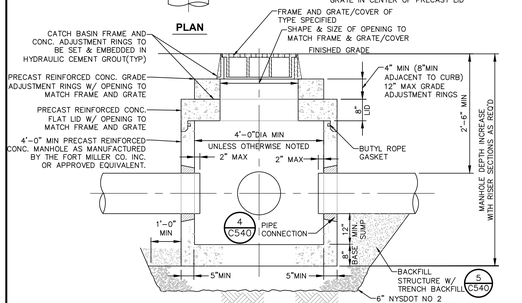
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



2 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE



NOTES:
1. 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

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.

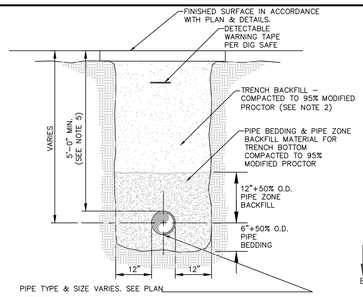
PLANTER ELEVATION

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

10 ANTI-SEEP COLLAR
SCALE: 3/4" = 1'–0"

13 SECTION THRU STORM WATER MANAGEMENT BASIN OVER FLOW WEIR
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%

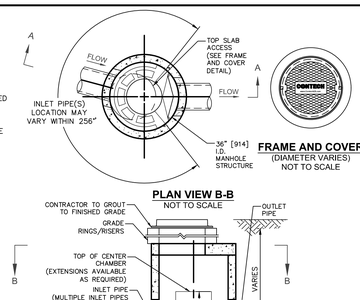
2. TRENCH BACKFILL SHALL BE A NATURAL RUN–OF–BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND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



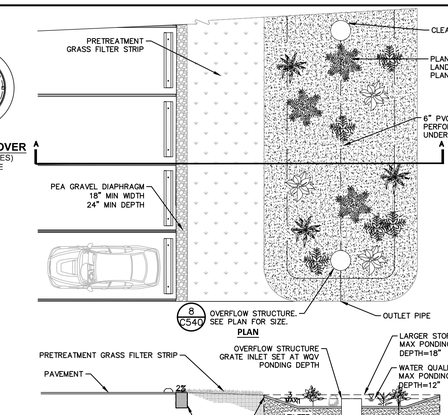
FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

ELEVATION A-A
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' (6100, 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 HYRODYNAMIC SEPARATOR
SCALE: NOT TO SCALE



9 FILTRATION BIORETENTION (F-5
SCALE: NTS

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 500 PPM	NOT TO EXCEED

** IF PH FALLS OUT OF ACCEPTABLE RANGE, PH OF SOIL MAY BE MODIFIED WITH LIME (HIGHER PH), OR 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.

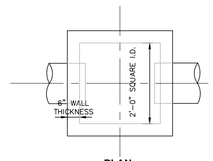
NYLOPLAST 18" DRAIN BASIN:

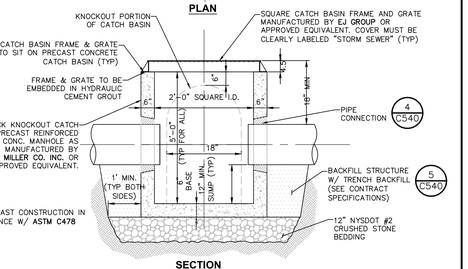
1. GRATES SOLD COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-05
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS IN SHAPE AND HEIGHT FOR BASINS OVER 48" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001 110-099.
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 WATERTIGHT 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

7 PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL
SCALE: NOT TO SCALE

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

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 & GRADE
SCALE: NOT TO SCALE

4 PIPE CONNECTION TO DRAINAGE STRUCTURE-CMP OR HDPE CEMENT GROUT SEAL 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.

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

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.

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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

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview III\DWG\01_C540_81747-00_STRMD.DWG
Date Plotted: 10/27/2025, 5:09pm

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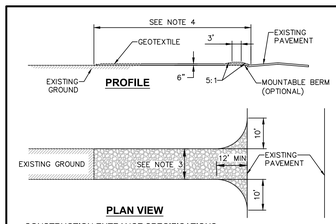
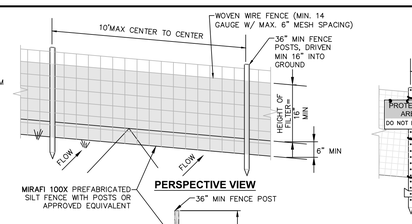


PLAN VIEW

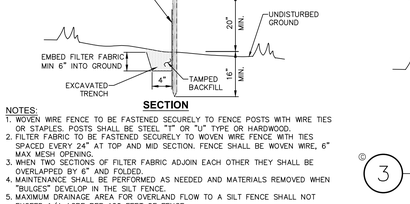
CONSTRUCTION ENTRANCE SPECIFICATIONS:

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.

① STABILIZED CONSTRUCTION ACCESS DETAIL
SCALE: NOT TO SCALE



PERSPECTIVE VIEW



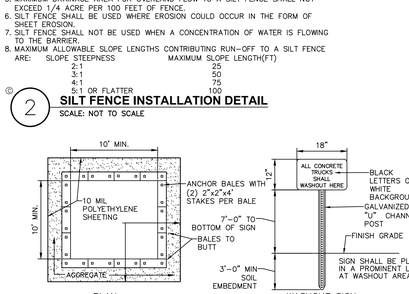
SECTION

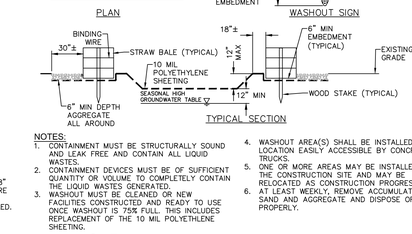
NOTES:

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

② SILT FENCE INSTALLATION DETAIL
SCALE: NOT TO SCALE





NOTES:

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHLENE SHEETING.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

③ TEMPORARY ORANGE CONSTRUCTION FENCE 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.

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



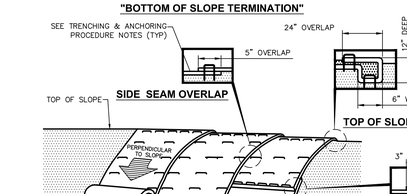
⑨ SILT SACK DETAIL
SCALE: NOT TO SCALE



NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.

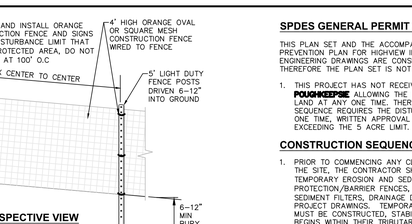
⑦ TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL
SCALE: NOT TO SCALE



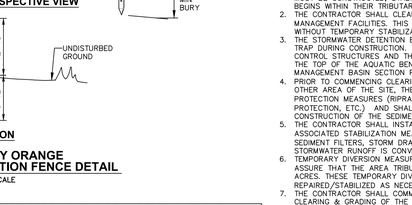
NOTES:

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.

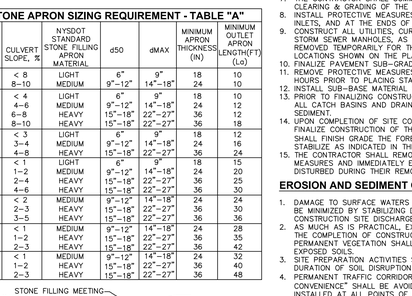
⑧ TEMPORARY SOIL STOCKPILE DETAIL
SCALE: NOT TO SCALE

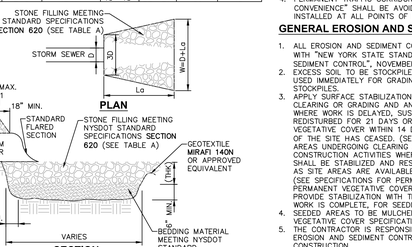


PERSPECTIVE VIEW



SECTION





NOTES:

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHLENE SHEETING.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

⑤ CONCRETE WASHOUT AREA DETAIL
SCALE: NOT TO SCALE

"BOTTOM OF SLOPE TERMINATION"

NOTES:

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

TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D x 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE–STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

⑩ EROSION CONTROL BLANKET INSTALLATION DETAIL
SCALE: NTS

STONE APRON SIZING REQUIREMENT - TABLE "A"

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

SECTION

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

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

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

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

CONSTRUCTION SEQUENCING NOTES:

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

EROSION AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING ALL DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. 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.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

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.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. 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.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

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

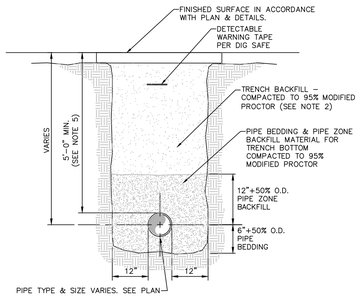
STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD–UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE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

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

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. 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.

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

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



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%

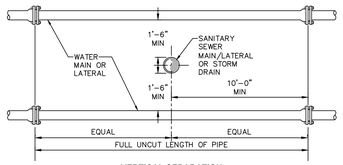
IN NON–TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

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.

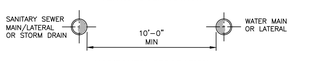
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

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



VERTICAL SEPARATION

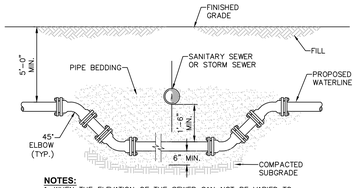


HORIZONTAL SEPARATION

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

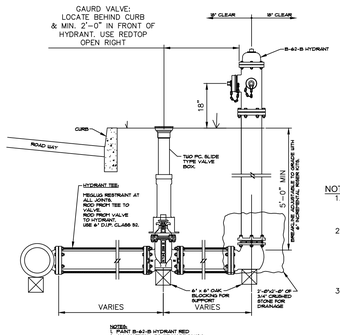


NOTES:

1. WHERE 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.

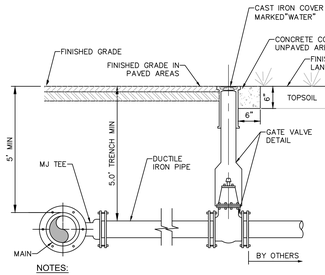
© 4 **WATERLINE OFFSET DETAIL**
SCALE: NOT TO SCALE



NOTES:

1. 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.

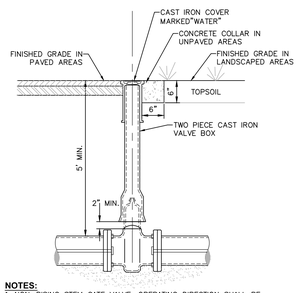
© 2 **HYDRANT ASSEMBLY DETAIL**
SCALE: NOT TO SCALE



NOTES:

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

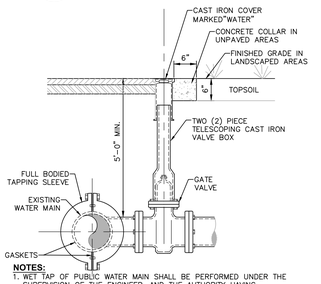
© 5 **DUCTILE IRON SERVICE PIPE**
SCALE: NOT TO SCALE



NOTES:

1. 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



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

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												
	90°	45°	22½°	11¼°	TEE	VALVE	DEAD END	REDUCER					
								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

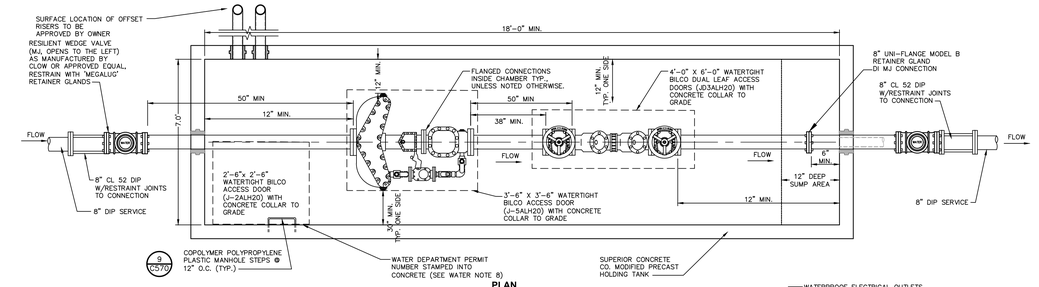
2. FOR END PLUGS, RESTRAIN PIPE LENGTH GIVEN FOR DEAD END FITTING.

3. THE LENGTH OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH SIDE OF THE FITTING.

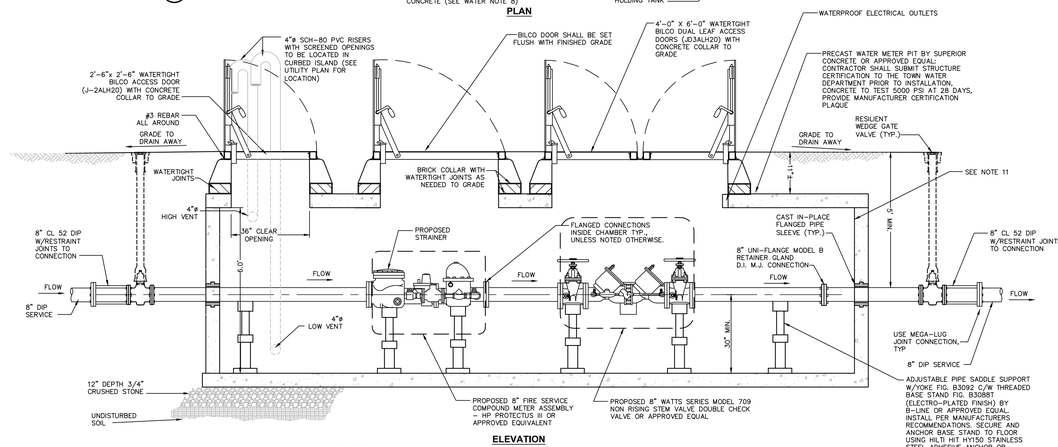
4. THE ABOVE INFORMATION WAS PROVIDED USING THE THRUST RESTRAINT PROGRAM ISSUED BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) AND IS BASED ON THE ASSUMPTIONS LISTED IN NOTE 1. RESTRAINED LENGTH REQUIREMENTS FOR FIELD CONDITIONS AND PIPE SIZES DIFFERING FROM THOSE LISTED ABOVE SHOULD BE EVALUATED 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

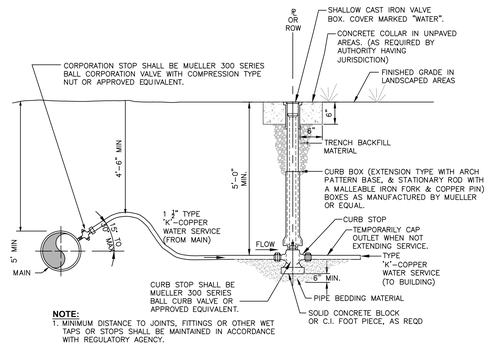


PLAN



ELEVATION

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



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**
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.

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		

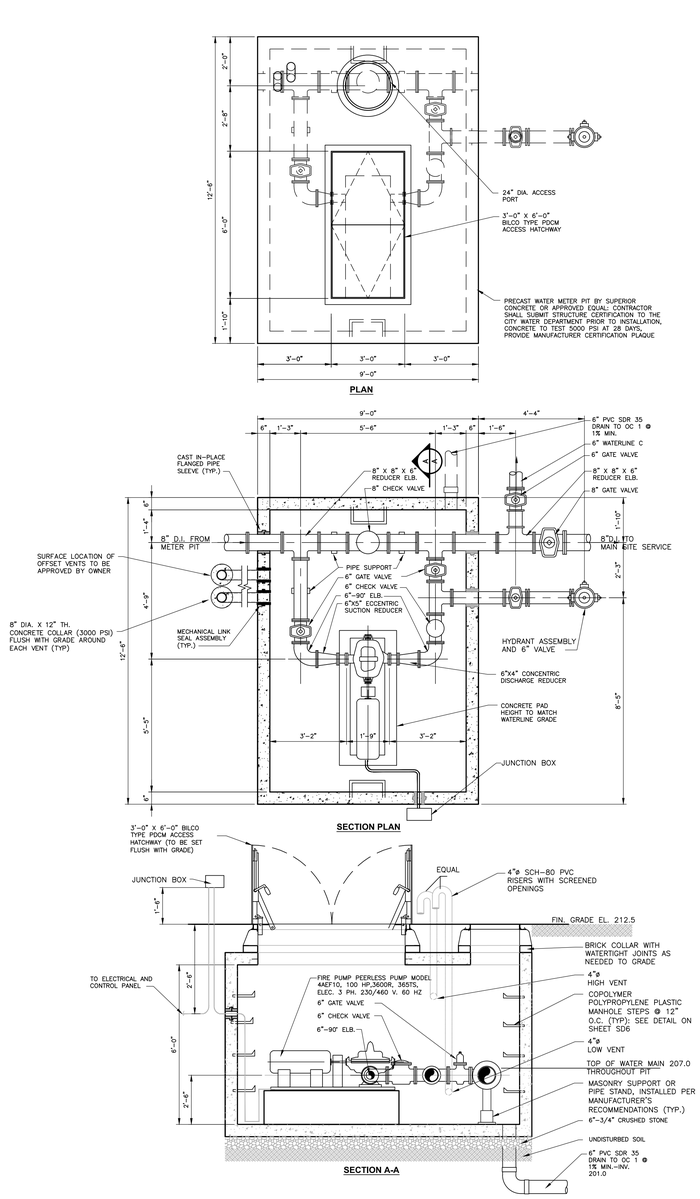
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

WATER DETAILS 1

DRAWING NUMBER:

C560

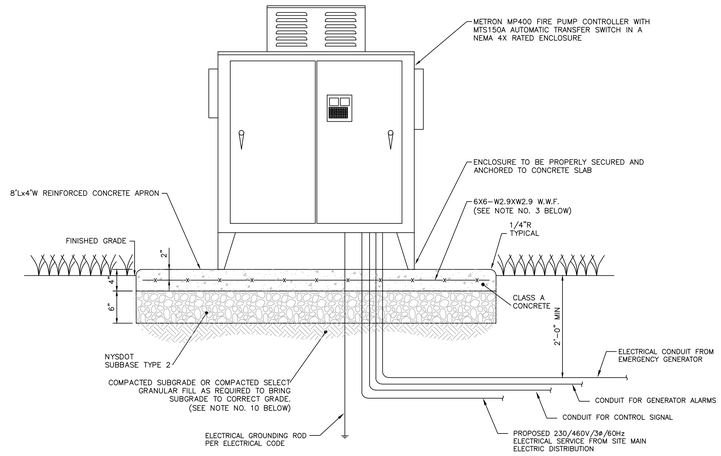
Drawing Name: B:\GLOBAL\Legacy\Chazam\Projects\81900-81999\81947.00 - Highview II\DWG\01_C560_81747-00_WATR0.dwg
Xref's Attached: X-81947-ETE_81941-00_Sht42
Date Plotted: 10/27/2025 2:49pm



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

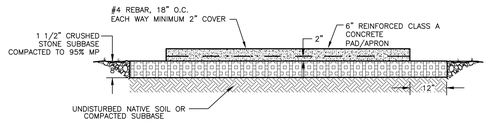


1. THE METRON COMBINATION FIRE PUMP CONTROLLER/TRANSFER SWITCH IS A METRON MODEL MP400 WITH INTEGRATED MTS150A AUTOMATIC TRANSFER SWITCH IN A NEMA 4X RATED ENCLOSURE. THE UNIT IS UNDERWRITER'S LABORATORIES (UL) AND FACTORY MUTUAL (FM) APPROVED AND MEETS ALL THE REQUIREMENTS OF NFPA FOR CENTRIFUGAL FIRE 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

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.



NOTES:

1. THE CONCRETE PAD DIMENSIONS SHALL BE 16'Lx10'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

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 2

DRAWING NUMBER:

C561

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_C561_81741-00_WATER.dwg
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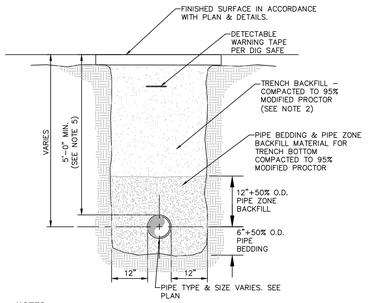
Date Printed: 10/27/2025 4:06pm



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%

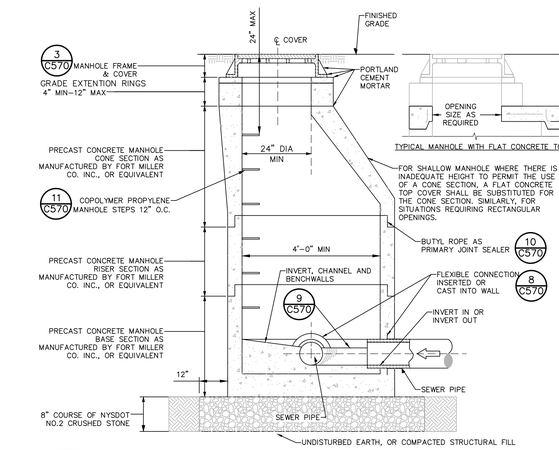
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND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



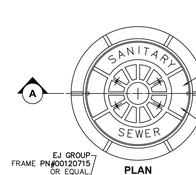
NOTES: USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE

1.

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

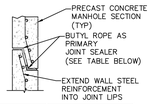
2. INVERT SHALL BE FILLETED.
3. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
4. CONCRETE TO TEST **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



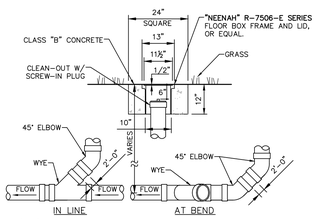
NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

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



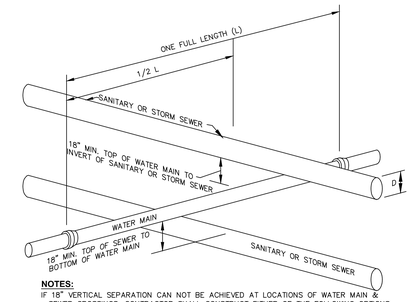
MANHOLE INSIDE DIAMETER	SIZE OF BUTYL ROPE JOINT SEALER
4'-0"	1"
5'-0" & LARGER	1 1/2"

4 MANHOLE JOINT
SCALE: NOT TO SCALE



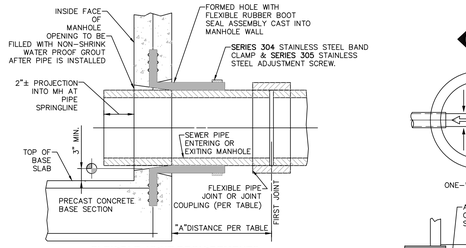
NOTES:
1. SEWER PIPE FITTINGS TO BE **ASTM D-3033 OR D-3034** SDR-35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

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.

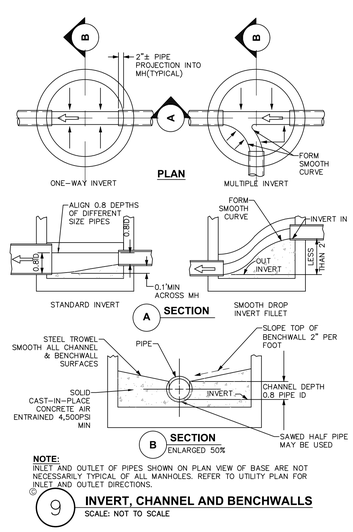
7 PIPE CONNECTION TO MANHOLE- PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT
SCALE: NOT TO SCALE

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



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

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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		

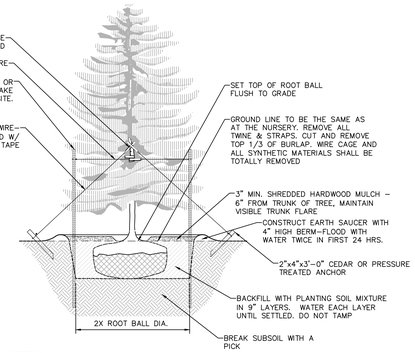
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

SANITARY SEWER DETAILS

DRAWING NUMBER:

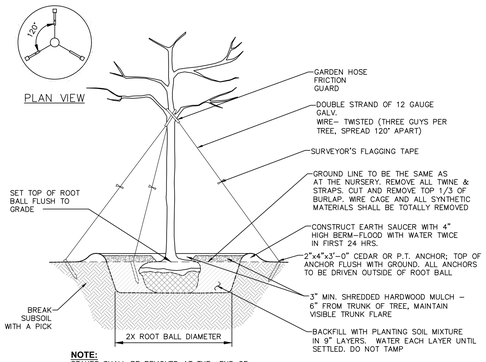
C570

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_CS70_81747-00_SEWERD.DWG
Xrefs Attached: ±x5-ROPE_81747-00_30x42
Date Plotted: 10/27/2025 4:56pm



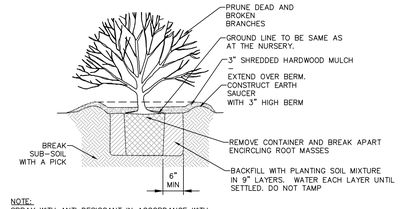
NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

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



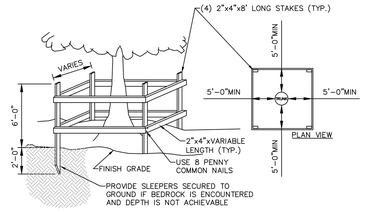
NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

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



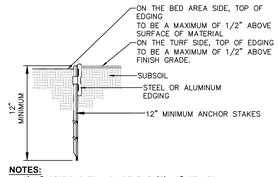
NOTE:
SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

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



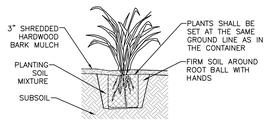
NOTE:
SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

© 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.

LaBella
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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:

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
Xrefs Attached: XBORDER_81947-00_3bit2
Date Plotted: 10/27/2025, 5:09pm



SCHEMATIC FRONT ELEVATION
NEW APARTMENT BUILDING



CULTURED STONE VENEER
ENVIRONMENTAL STONEWORKS
BLACK OAK HACKETT CUT STONE



GLEN GERY THIN BRICK
COLOR: ROMERO



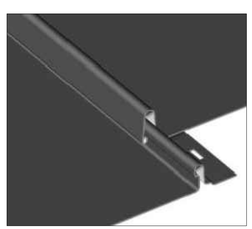
JAMES HARDIE CEMENT SIDING
PEARL GRAY



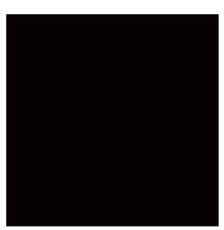
JAMES HARDIE CEMENT SIDING
ARCTIC WHITE



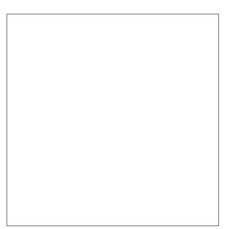
GAF - TIMBERLINE
ARCHITECTURAL SHINGLES
COLOR: CHARCOAL



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:
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Project No. 81947.00

LaBella
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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

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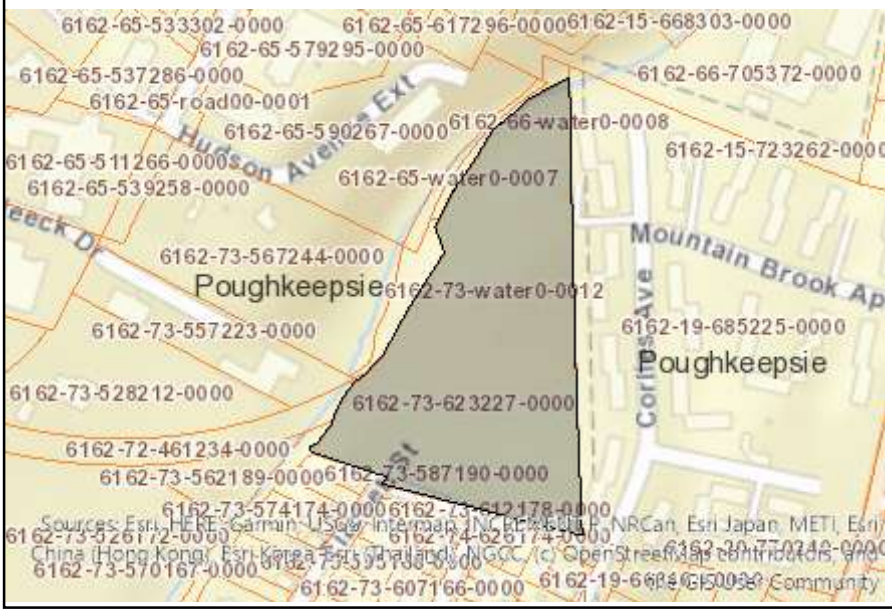


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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

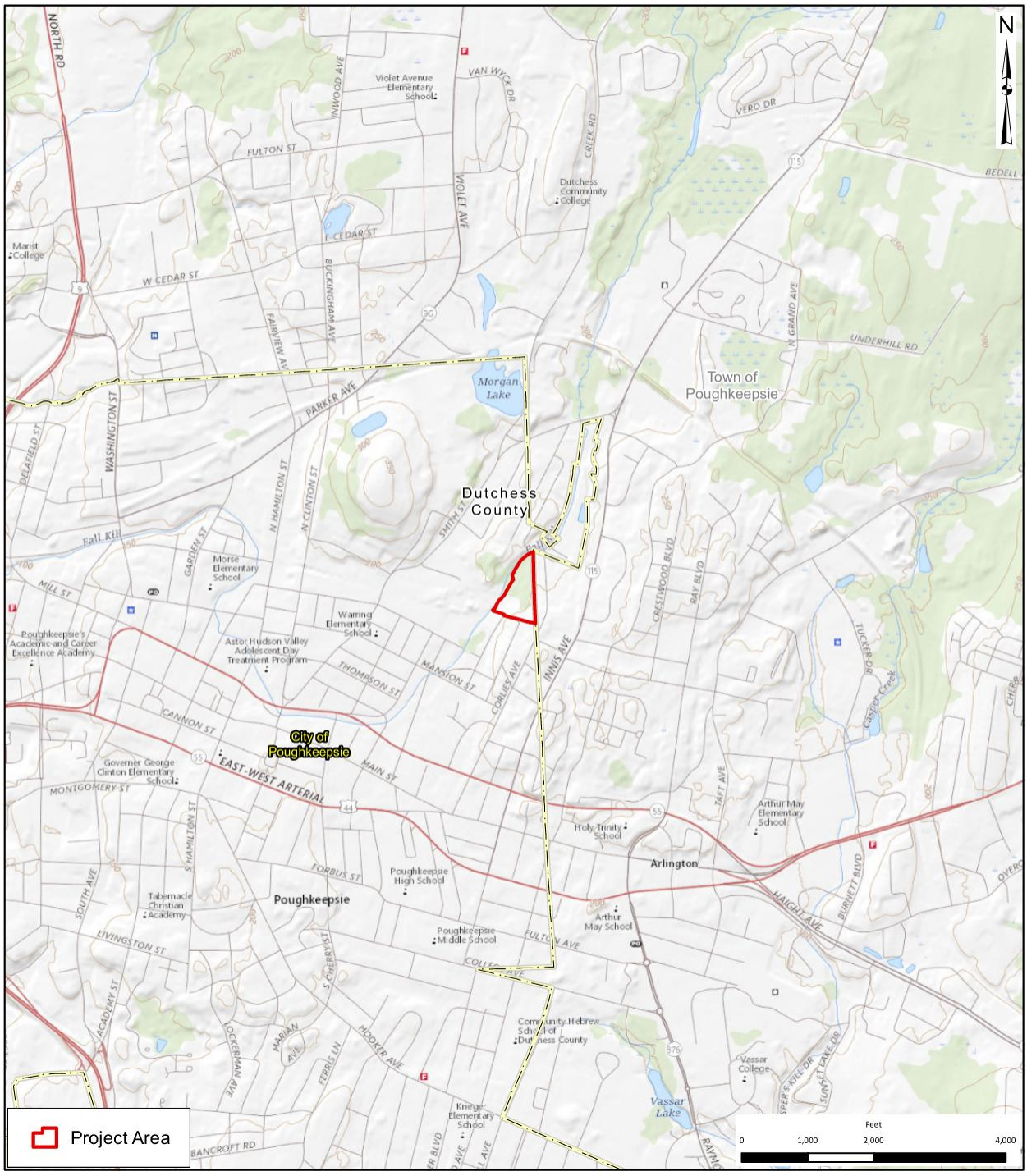


Figure 2: Orthophoto Tax Map



Figure 3: Land Use Map

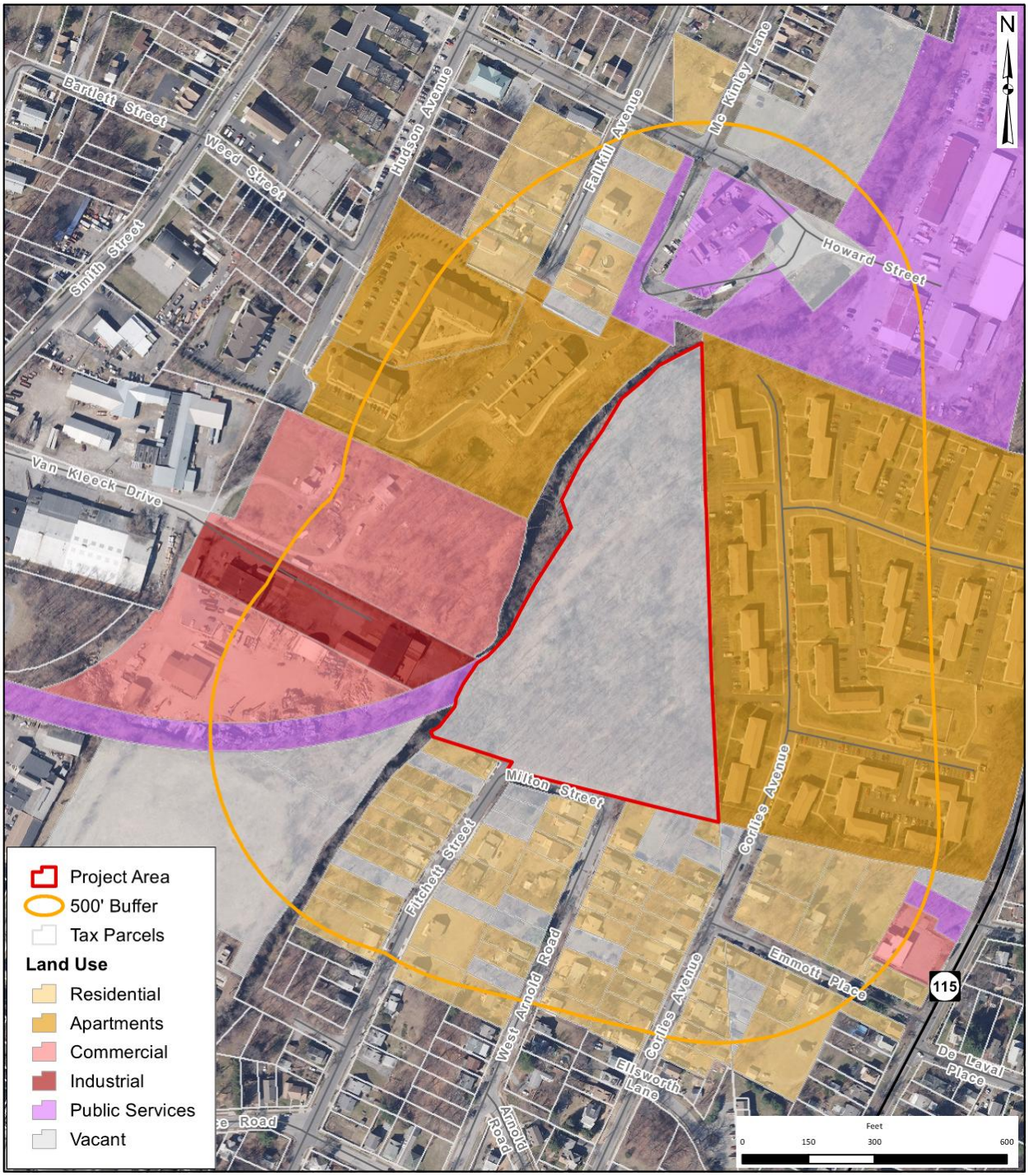


Figure 4: Zoning Map, Existing and Proposed

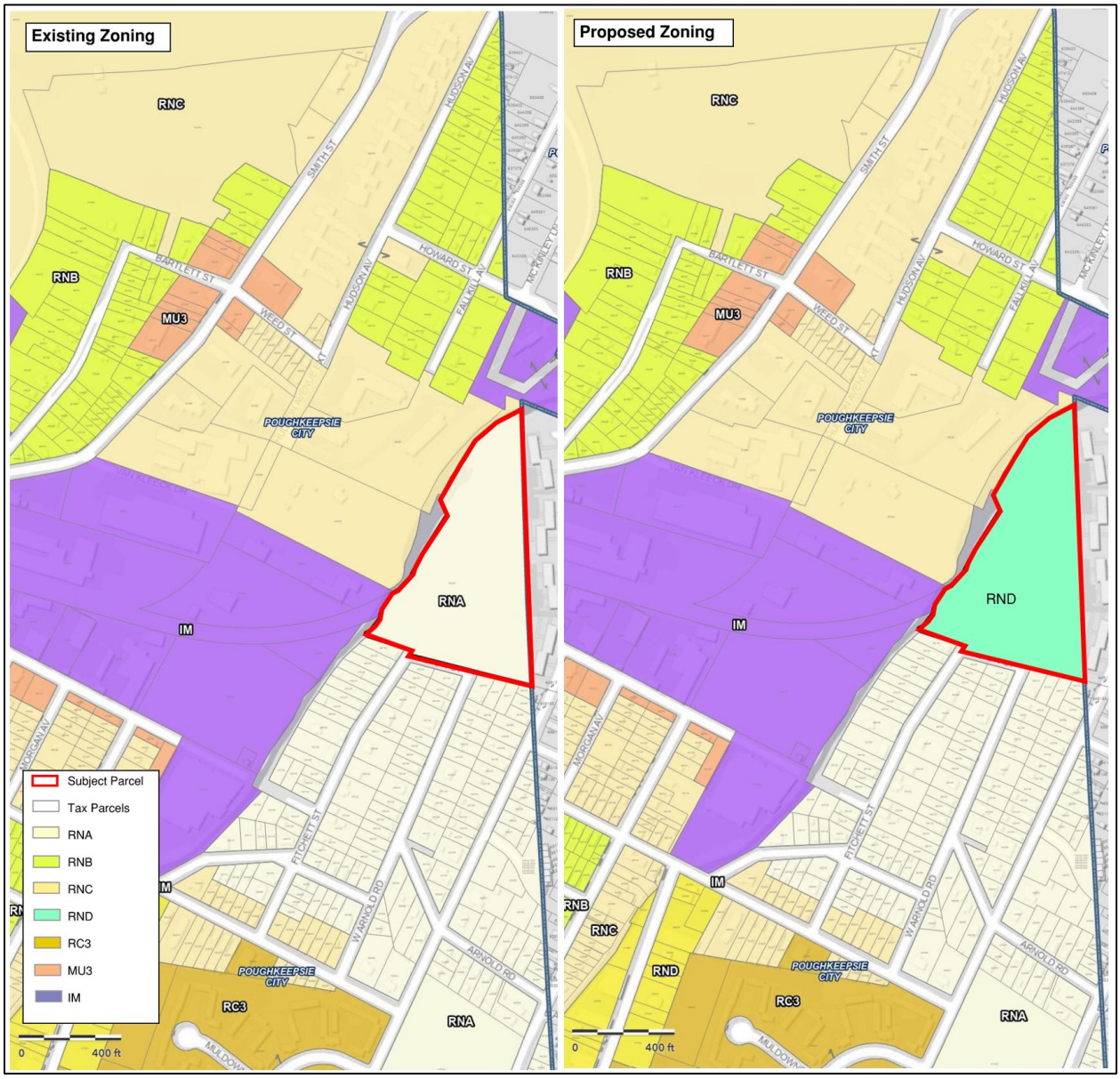


Figure 5: Soil Map



Figure 6: Wetland, Stream and Floodplain Map

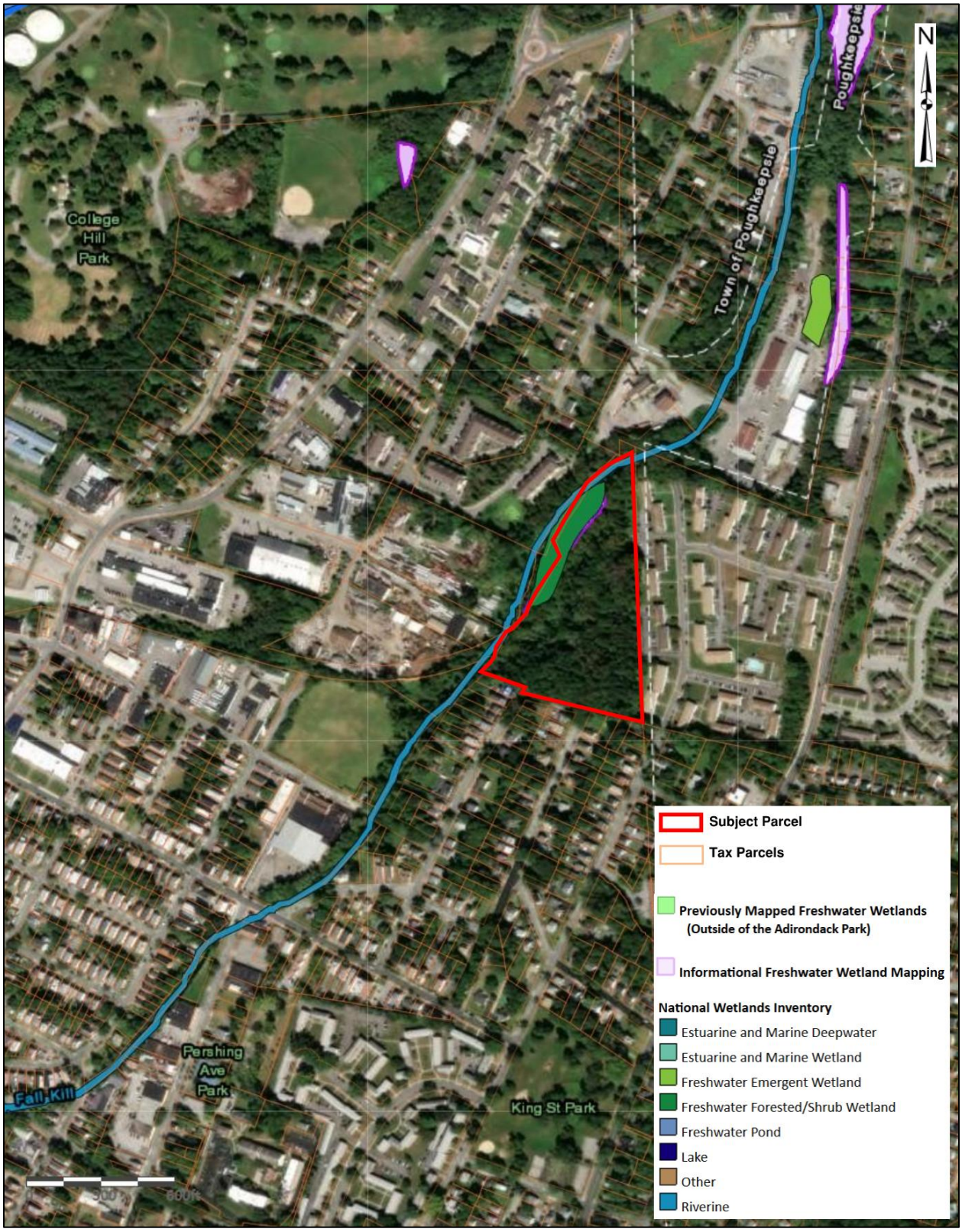


Figure 7: NYSDEC Environmental Resource Map

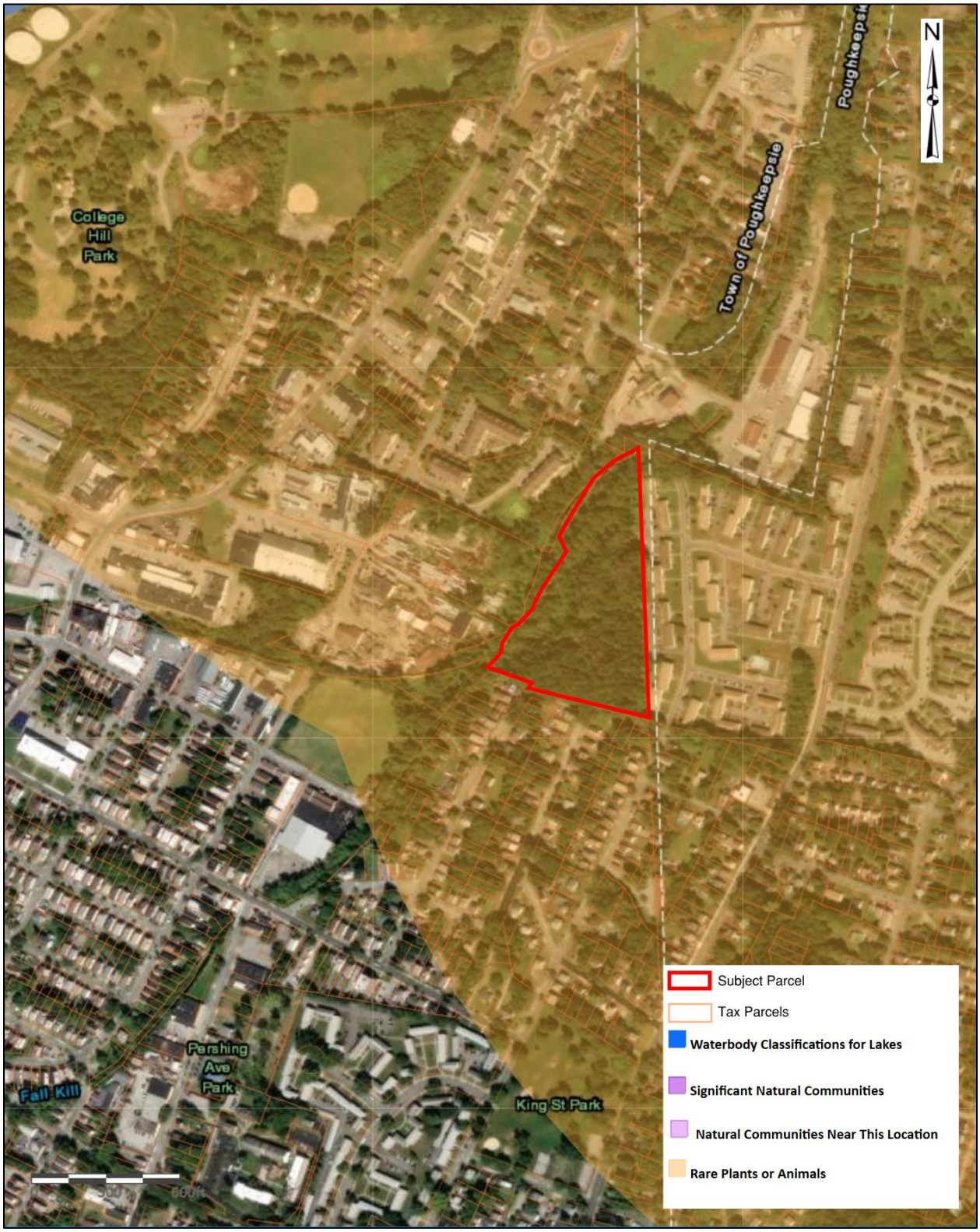


Figure 8: NYSOPRHP Cultural Resource Information System (CRIS) Map

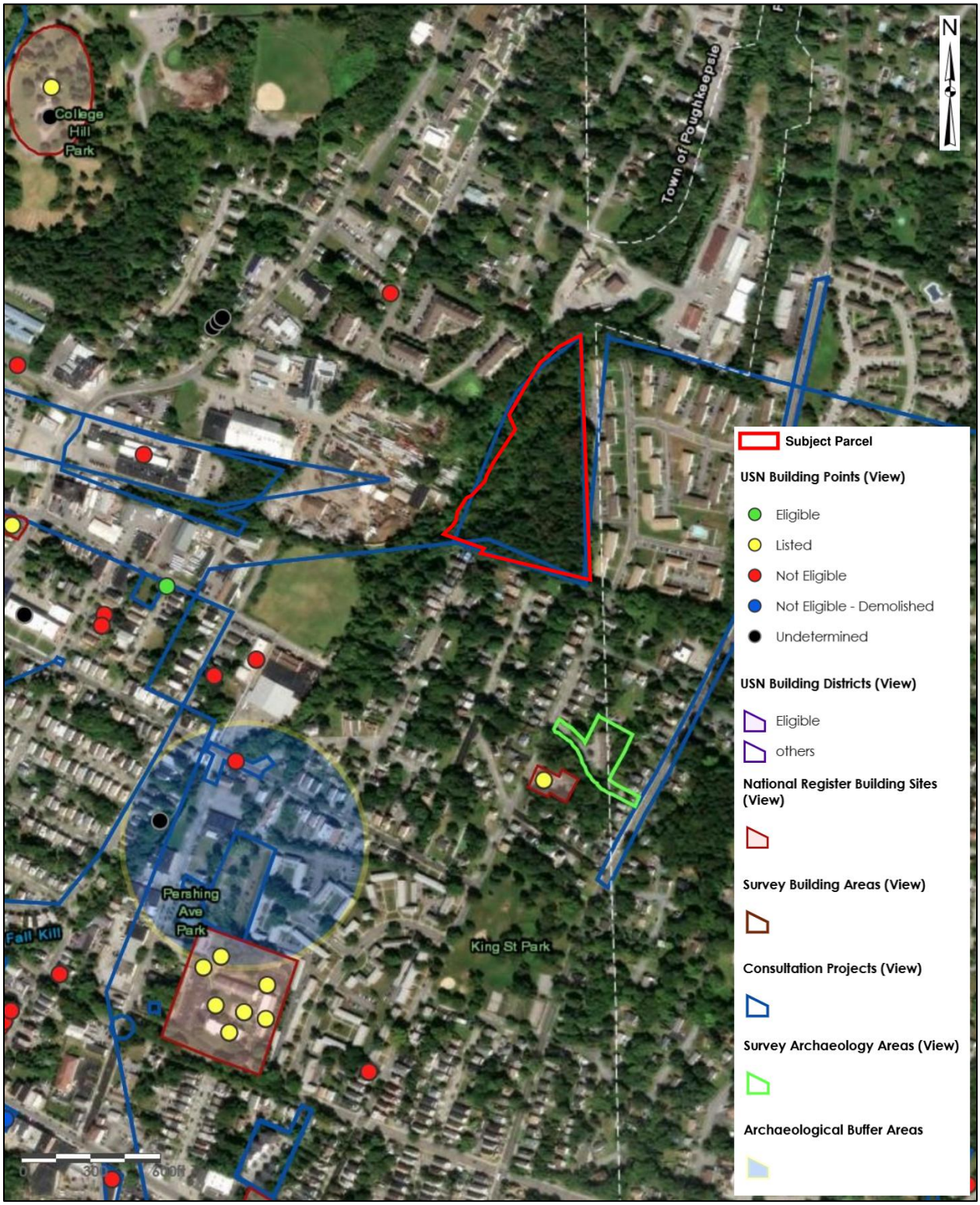
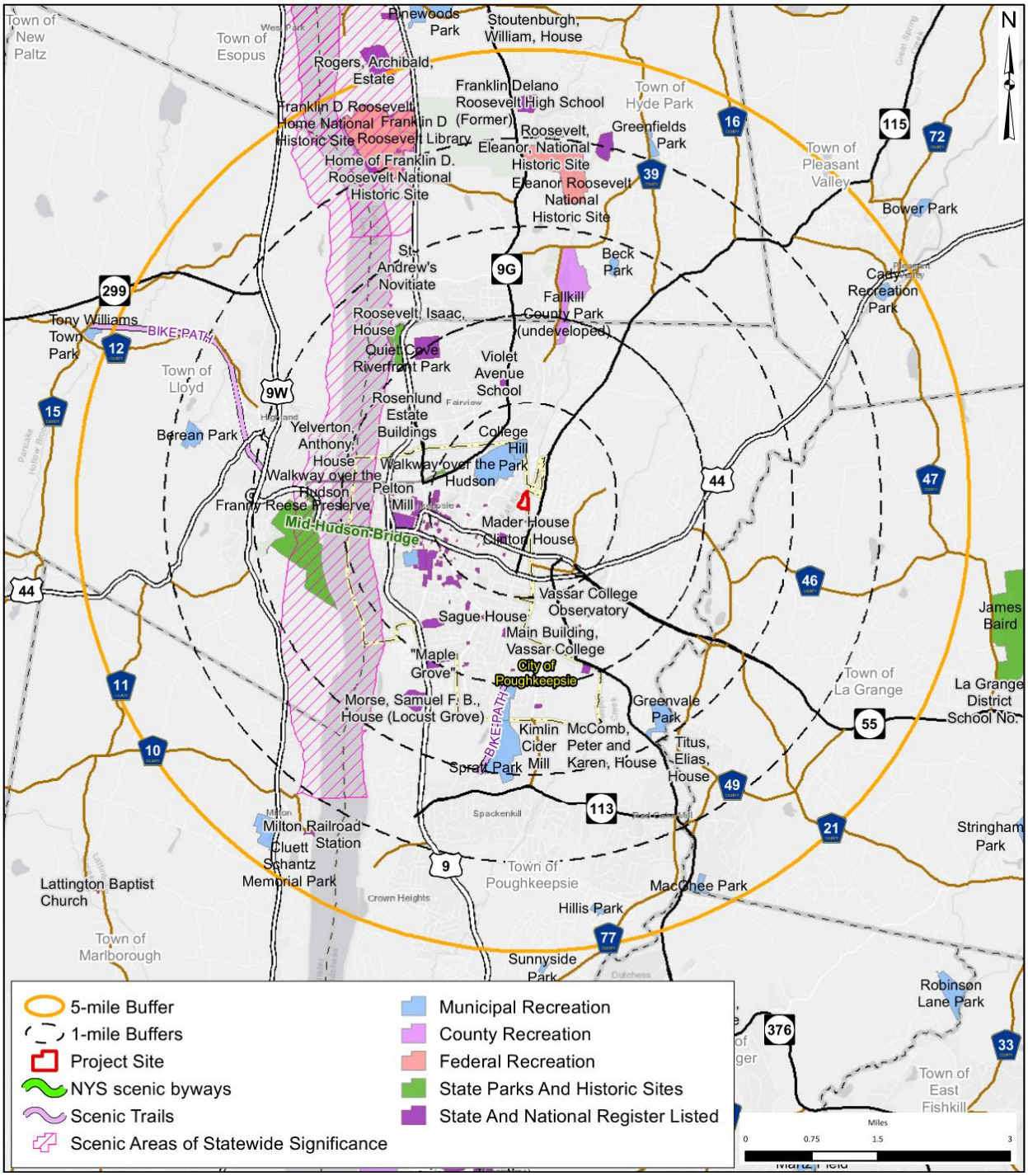


Figure 9: Map of Publicly Accessible Federal, State, or Local Scenic of Aesthetic Resources



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 3: Habitats
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Figure 5: Land Use Map
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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

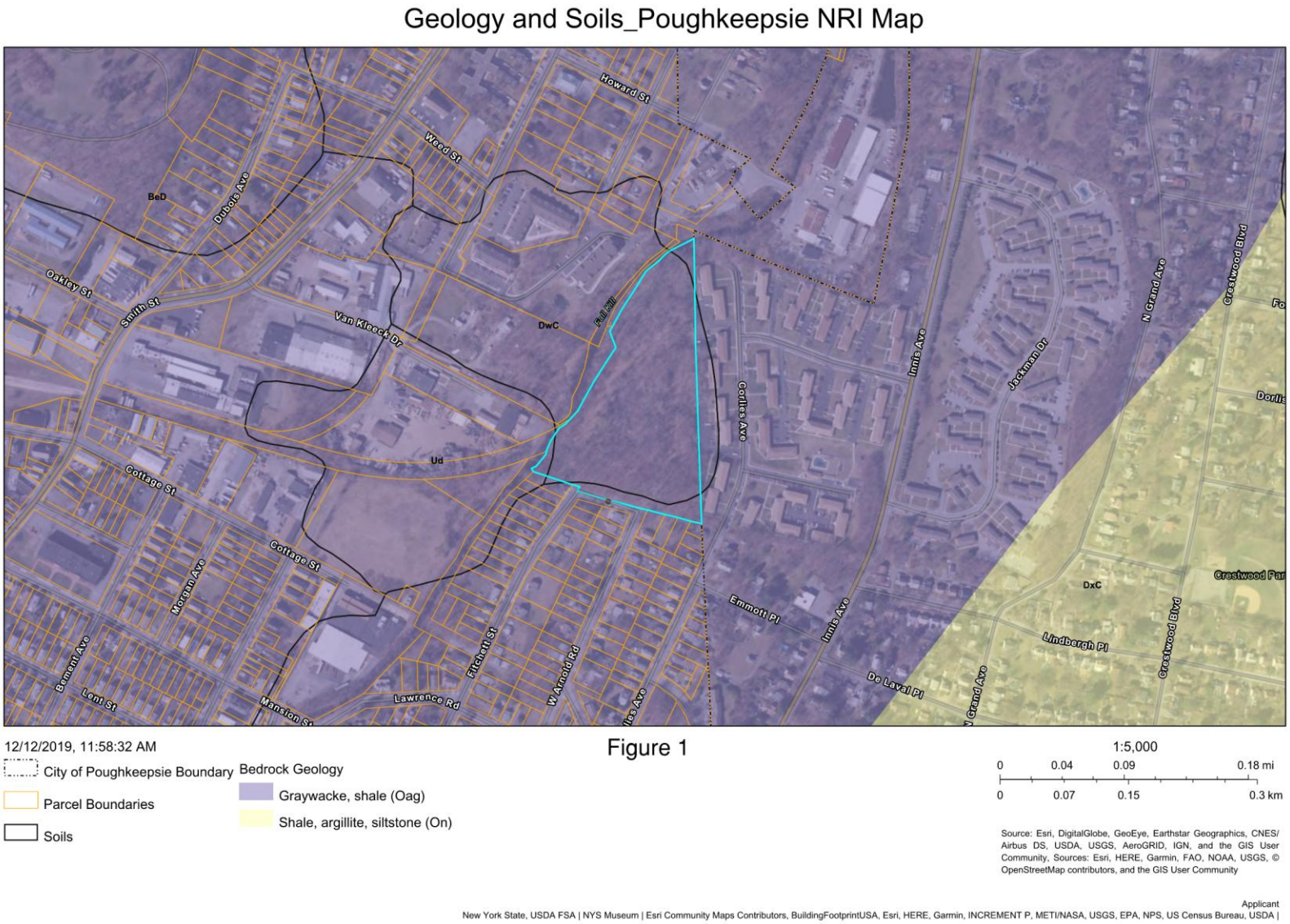
Geology and Soils_Poughkeepsie NRI Map
Howard St
Weed St
BeD
Dubois Ave
Oakley St
Smith St
Van Kleeck Dr
DwC
Full Mill
Corlies Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Ud
Cottage St
Morgan Ave
Bement Ave
Lent St
Mansion St
Lawrence Rd
Fitchett St
W Arnold Rd
Ilas Ave
Emmott Pl
DxC
Lindbergh Pl
De Laval Pl
12/12/2019, 11:58:32 AM
City of Poughkeepsie Boundary
Parcel Boundaries
Soils
Bedrock Geology
Graywacke, shale (Oag)
Shale, argillite, siltstone (On)
Figure 1
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

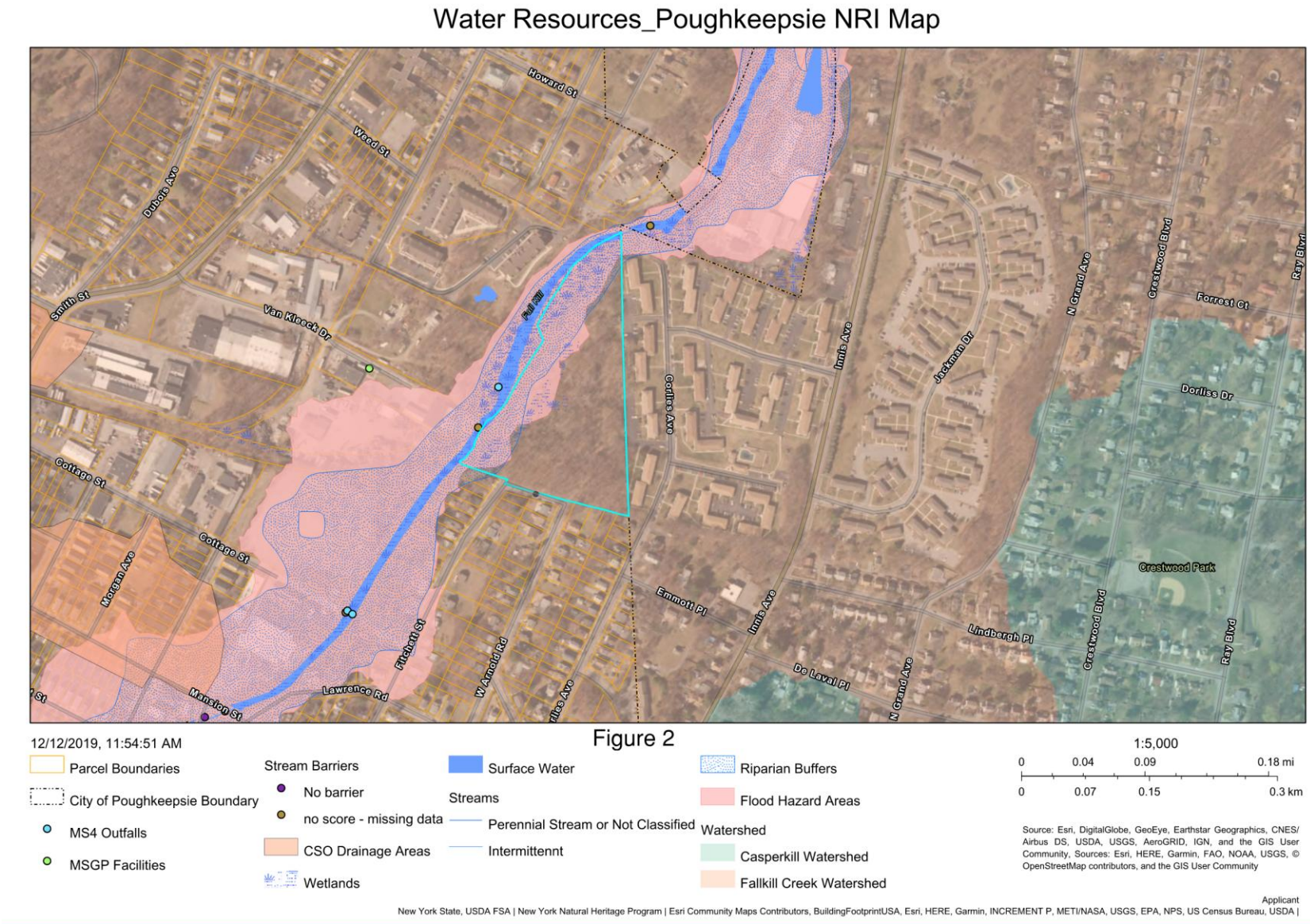
Water Resources_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Smith St
Van Kleeck Dr
Full Kill
Cottage St
Morgan Ave
Fitchett St
W Arnold Rd
Lawrence Rd
Mansion St
Coolies Ave
Innis Ave
Jackmin Dr
N Grand Ave
Crestwood Blvd
Forrest Ct
Ray Blvd
Dorliss Dr
Crestwood Park
Emmott Pl
Lindbergh Pl
De Laval 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

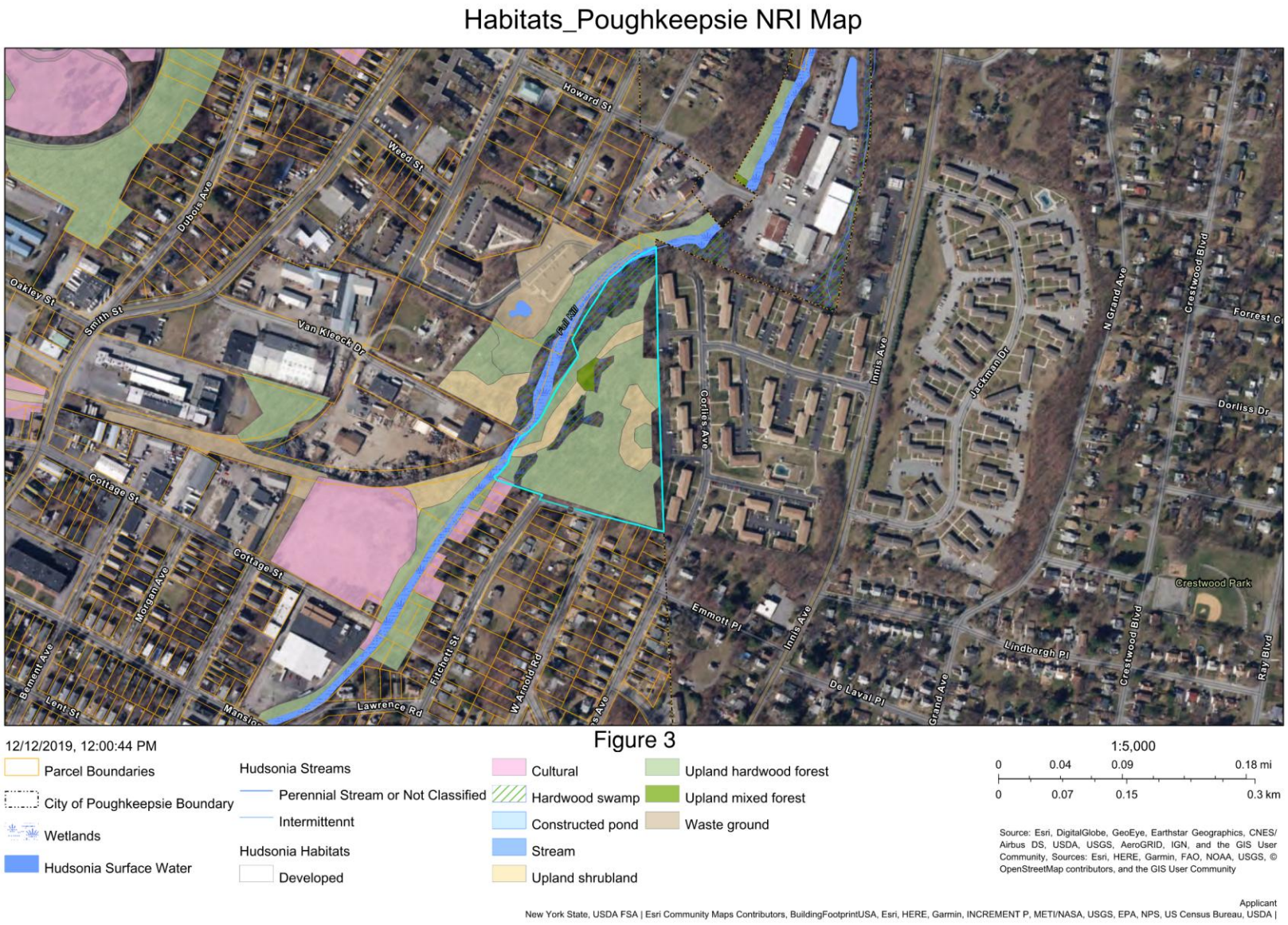
Habitats_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Oakley St
Smith St
Van Kleeck Dr
Fall Kill
Cottage St
Morgan Ave
Bement Ave
Lent St
Lawrence Rd
Fitchett St
W Arnold Rd
Corlies Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Forrest C
Dorliss Dr
Crestwood Park
Emmott Pl
Lindbergh Pl
De 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

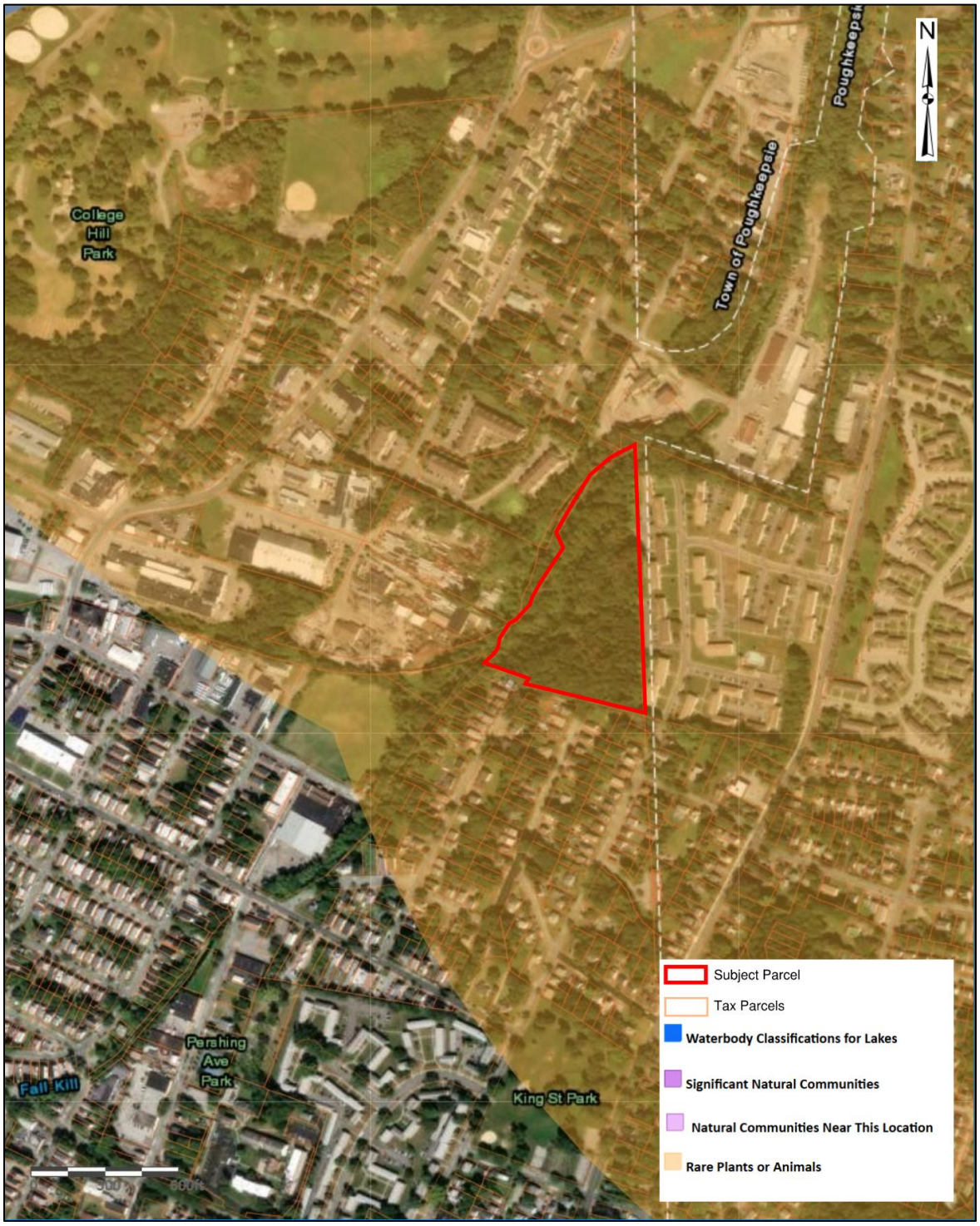

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Figure 5

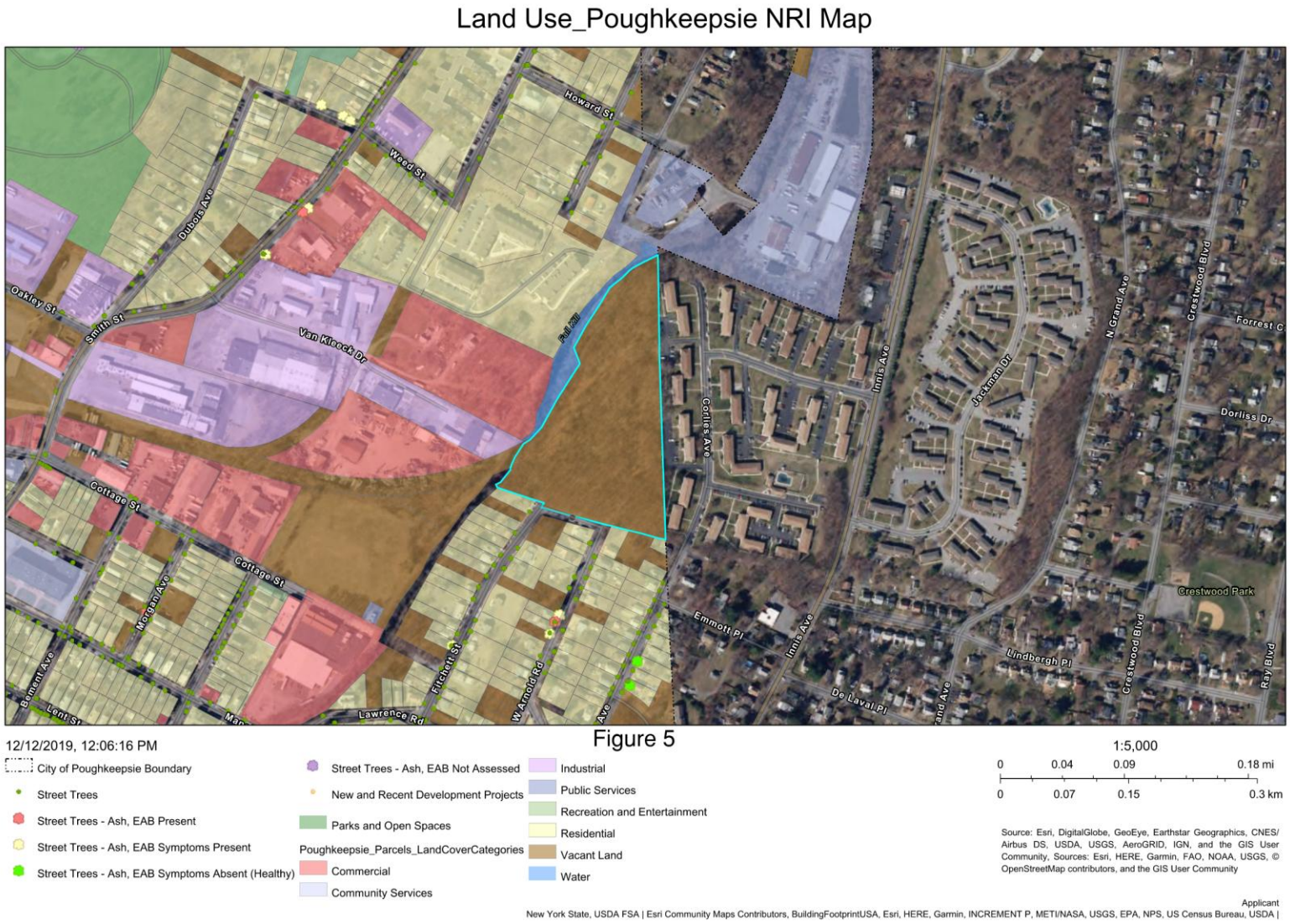
Land Use_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Oakley St
Smith St
Van Kleeck Dr
Fall Kill
Cottage St
Morgan Ave
Belmont Ave
Lawrence Rd
Fitchett St
W Arnold Rd
Corlies Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Dorliss Dr
Crestwood Park
Emmott Pl
Lindbergh Pl
De Laval Pl
Ray Blvd
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

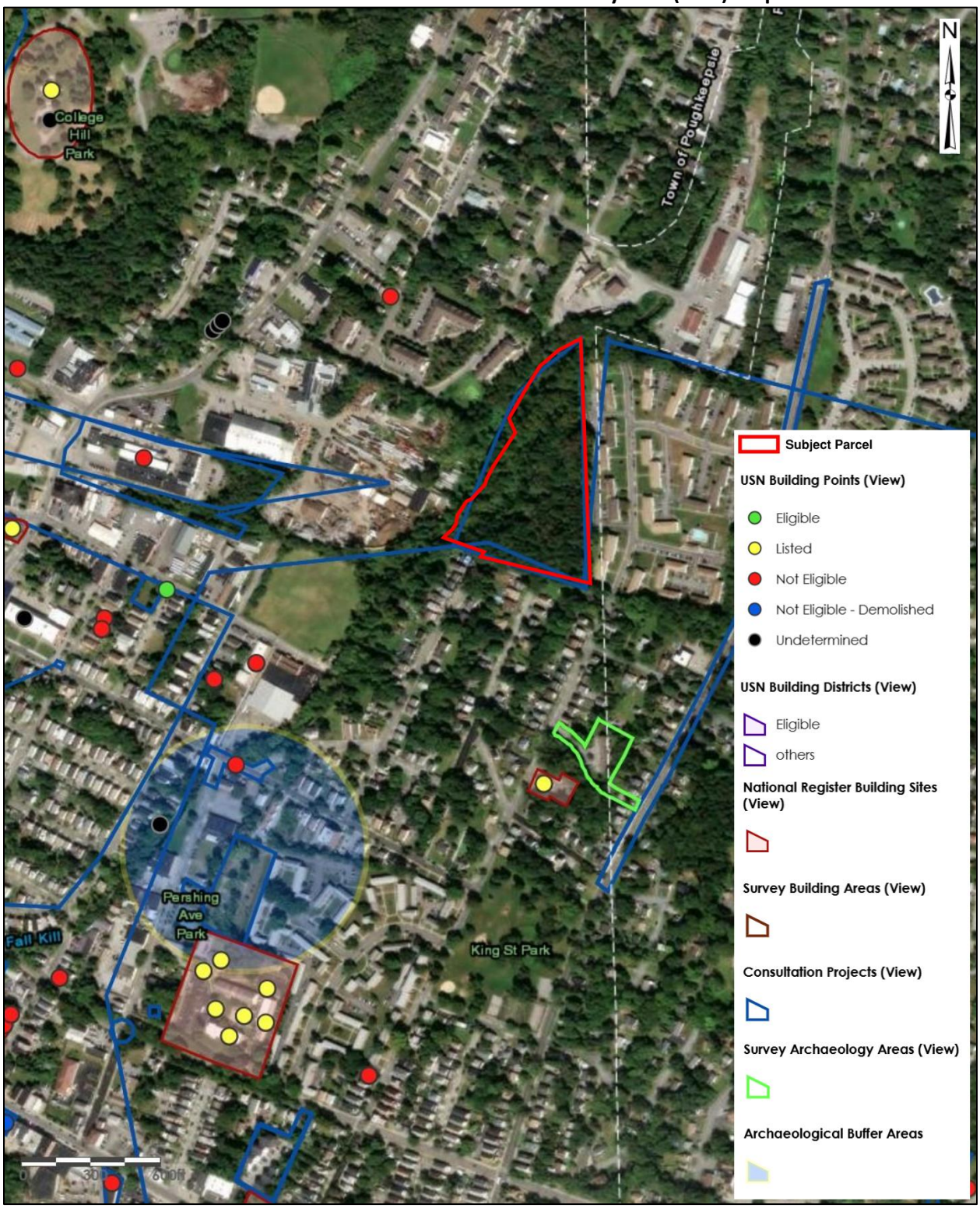

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Figure 7

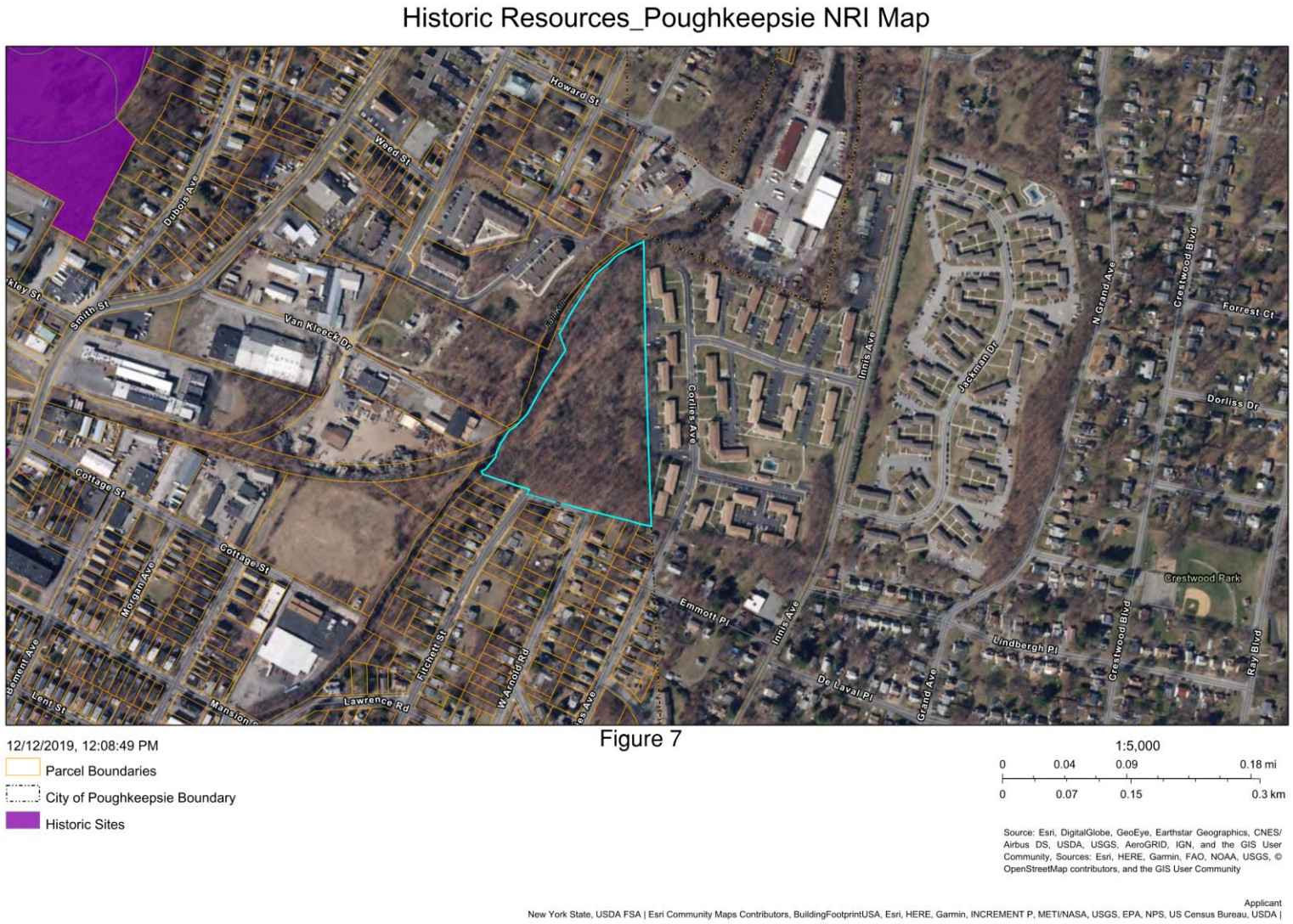
Historic Resources_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Smith St
Van Kleeck Dr
Fallkill Ave
Collins Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Forrest Ct
Dorliss Dr
Crestwood Park
Cottage St
Morgan Ave
Fitchett St
W Arnold Rd
Lawrence Rd
Emmott Pl
Lindbergh Pl
De Laval Pl
Grand Ave
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

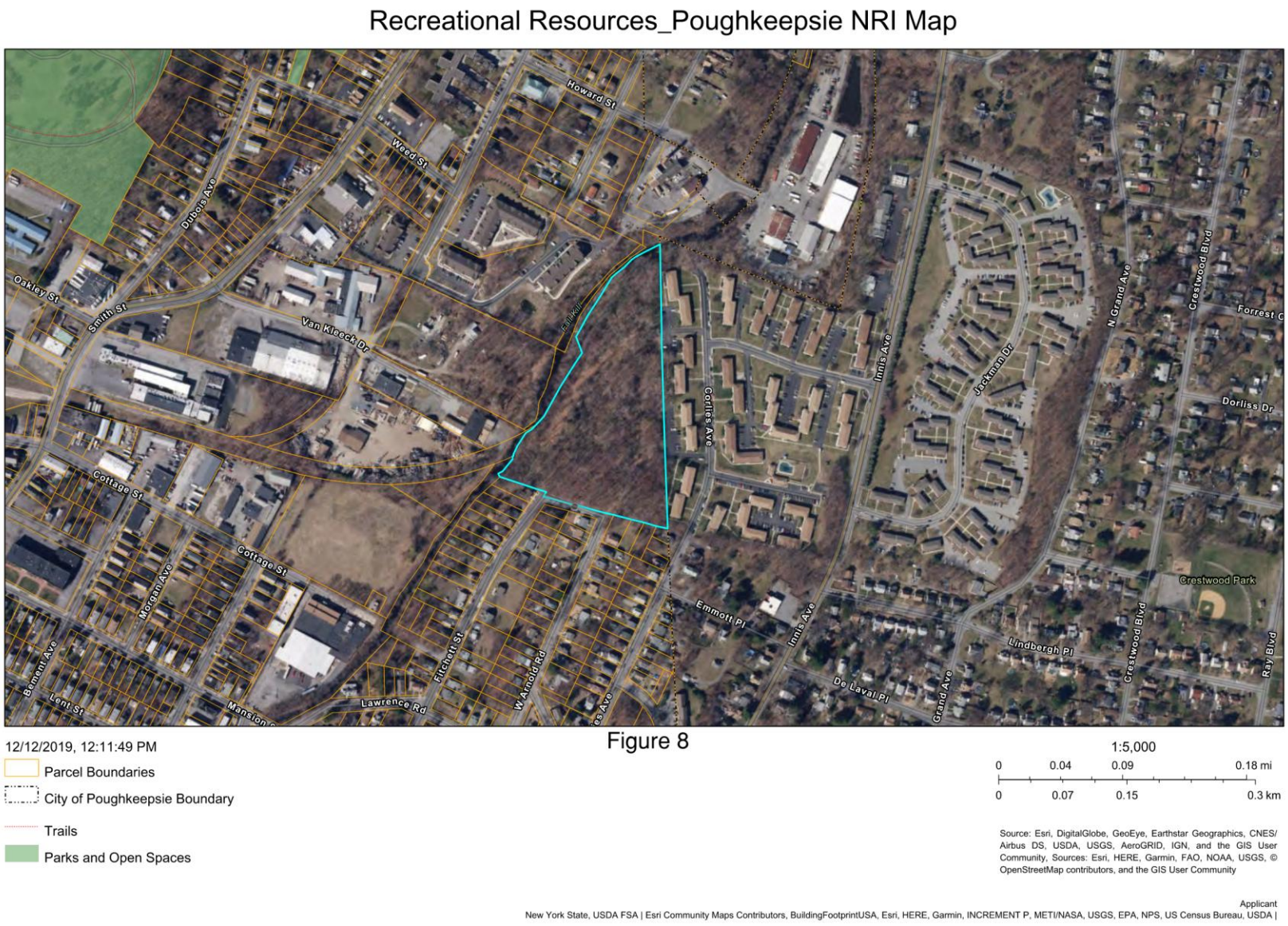

Figure 8

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.

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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

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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.

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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

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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

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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

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

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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.

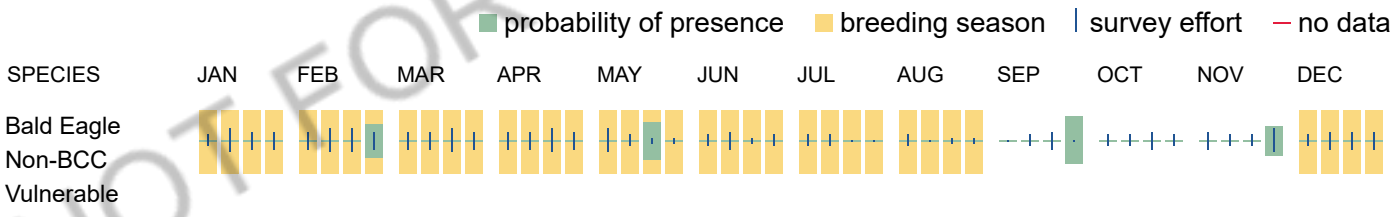
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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

NOT FOR CONSULTATION

Bald Eagle Haliaeetus leucocephalus — Breeds Dec 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

Belted Kingfisher Megaceryle alcyon — Breeds Mar 15 to Jul 25

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

Black-billed Cuckoo Coccyzus erythropthalmus — Breeds May 15 to Oct 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9399

Blue-winged Warbler Vermivora cyanoptera — Breeds May 1 to Jun 30

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

Bobolink Dolichonyx oryzivorus — Breeds May 20 to Jul 31

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

Canada Warbler Cardellina canadensis — Breeds May 20 to Aug 10

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

Chimney Swift Chaetura pelagica — Breeds Mar 15 to Aug 25

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

Eastern Meadowlark Sturnella magna — Breeds Apr 25 to Aug 31

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

Evening Grosbeak Coccothraustes vespertinus — Breeds May 15 to Aug 10

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

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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

NOT FOR CONSULTATION

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.

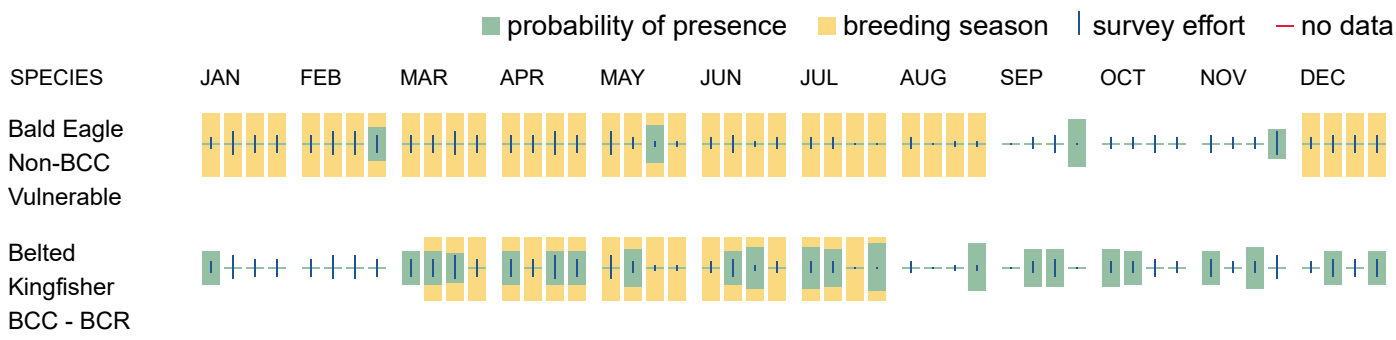
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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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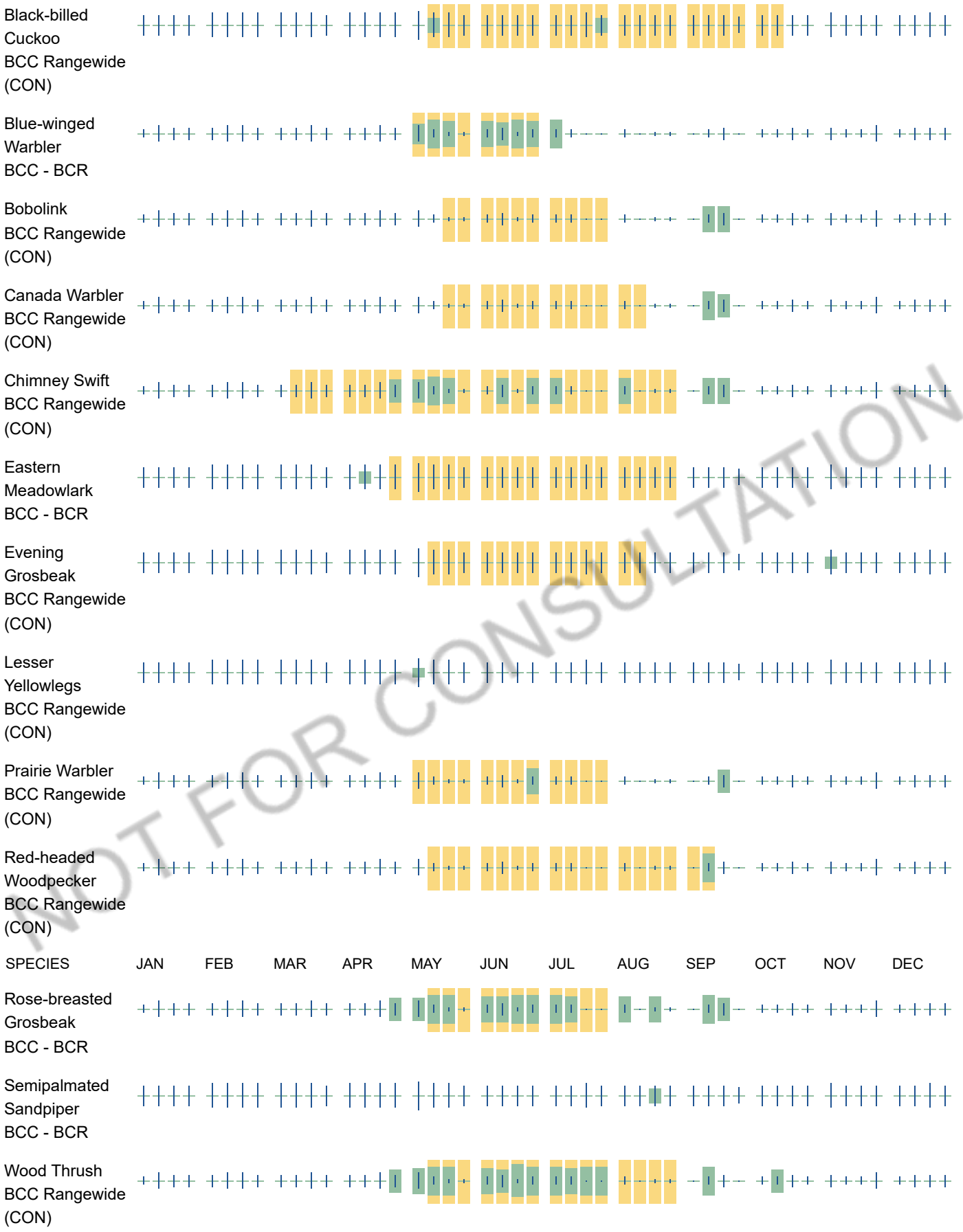

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Migratory Bird FAQs

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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THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4047
Email: emcgovern@cityofpoughkeepsie.com

Europa McGovern
Commissioner

MEMORANDUM

DATE: November 14, 2025

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

RE: **Milton Street Application for Rezoning**

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

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

- December 5, 2019: the owner filed an application for rezoning of the parcel from R-2 to PRD, which was referred to the Planning Board for recommendation;
- September 29, 2020: the Planning Board recommended that rezoning to the Common Council;
- January 20, 2021: the Planning Board issued a negative declaration for SEQRA purposes;
- February16, 2021: the Common Council rezoned the parcel to PRD. As the underlying zoning was R-2, the number of units allowed was limited to the lot area requirements of that district (392,040 sf divided by 6,000 sf per unit = 65 units);
- May 25, 2021: the owner filed an application for site plan review for the project under the PRD regulations: zoning deficiencies were identified;
- June 6, 202: the owner filed an application for area variances with the ZBA;
- September 14, 2021: the ZBA granted three area variances for the project (access to an arterial street, buffer strips, location of accessory uses);
- The application was on numerous Planning Board agendas, last appearing in October 2021.
- February 22, 2022: the Common Council extended the rezoning for six months at the owner's request: no further extensions were granted;
- September 6, 2024: a Municipal Consent to Form a Sewage-Works Corporation was approved by the Common Council and the Mayor:
- November 4, 2024: the property was rezoned to RNA as part of the Common Council's adoption of the City of Poughkeepsie Zoning Ordinance, along with entire neighborhood of primarily single-family dwellings to the north (which provides the only access to the property).

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
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Email: emcgovern@cityofpoughkeepsie.com

Europa McGovern
Commissioner

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

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

Europa McGovern

Commissioner of Development

CC: Jamar Cummings, City Chamberlain

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.

Kenneth M. Stenger
Jessica J. Glass
Karen E. Hagstrom
Ian C. Lindars
A.J. Iuele
Albert P. Roberts
partner emeritus

Mary Kate Ephraim
Jad B. Haddad
Daniel Ravo
Kaitlyn E. Trank

OF COUNSEL
Kyle A. Steller
Mary E. Tokarz
Mariel D. Gil
Kristine M. Whelan

PARALEGALS
Jenna Arno
Jillian Medina
Michelynn Montesione
Sandra Oakley

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
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: 845-341-7395 (include area code)

III. **NAME OF APPLICANT:** Maselo Realty, LLC (Simon Abikhzer)
ADDRESS: 18 Eastview Road
Monsey, NY 10952 (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

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:

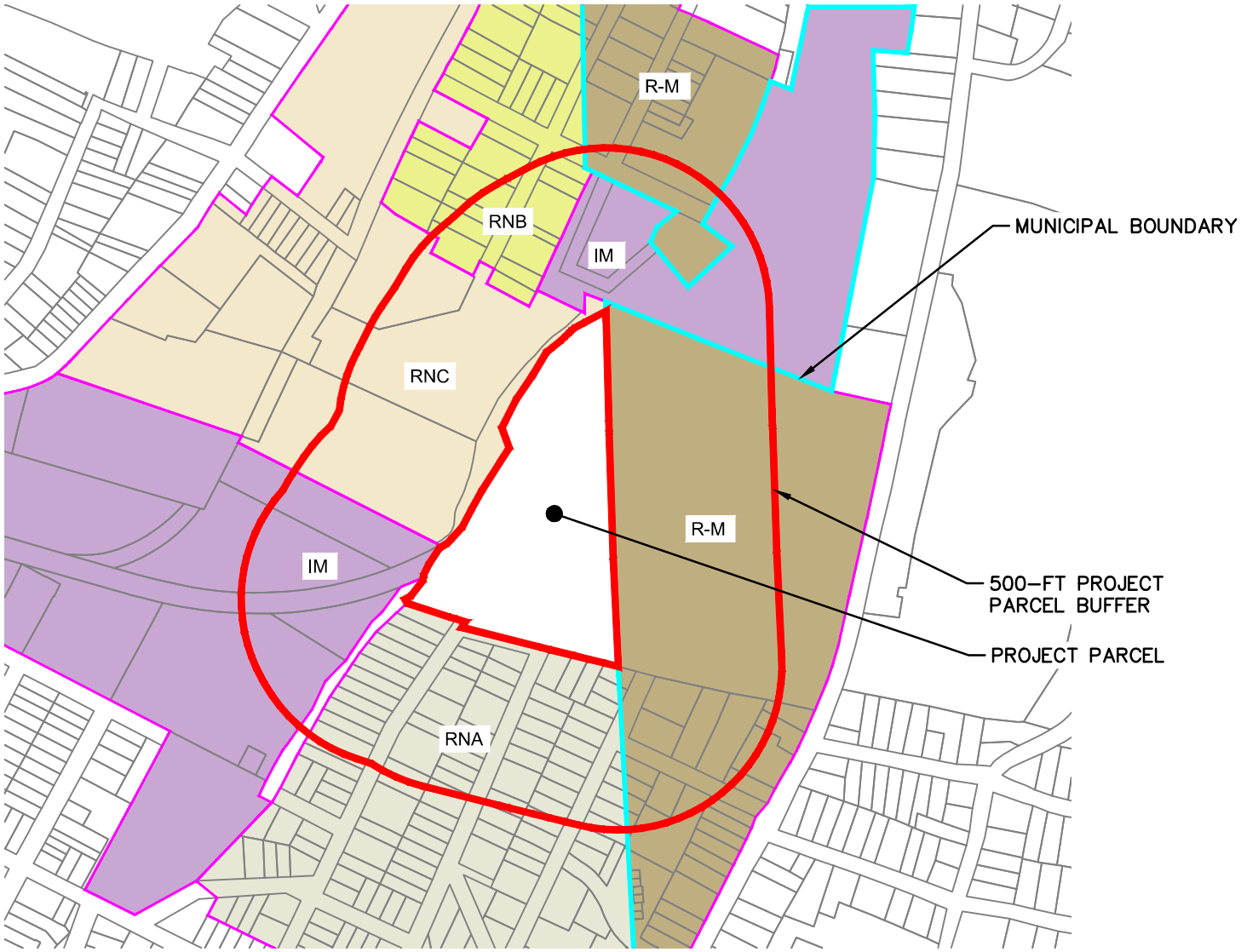
City of Poughkeepsie
Building, Planning, and Zoning Department
City Hall-2nd Floor
62 Civic Center Plaza
Poughkeepsie, NY 12601

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

Affiliation: Agent for Project Applicant

Telephone Number: (845) 486-1458

Date: January 14, 2026



SCALE: 1"=500'

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

ISSUED FOR: FIGURE - NOT FOR CONSTRUCTION

DRAWING NAME: **500-FT BUFFER ZONING MAP**

DRAWN BY:	DATE:	PROJECT NO.:
JRR	10/28/2025	CZ81947.00

PROJECT NAME: **HIGHVIEW AT THE FALLKILL CREEK**
MILTON STREET, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NY

DRAWING NUMBER: **FIGURE-1**

10/28/2025 11:51:36 AM B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\10_zoning map.dwg

RESOLUTION

(R-25-84)

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

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

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

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

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

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

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

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

SECONDED BY COUNCILMEMBER BROWN

Submitted to Council: **December 8, 2025** Council Action: **Approved** Roll call vote taken: Yes X No_____ Ayes 7 Nays 0 Abstain 0 Absent 2 Approved by Mayor on 12/11/25 Mayor's Signature_____	I hereby certify the foregoing to be a true and correct copy of a Resolution duly adopted at a regular meeting of the Common Council held **December 8, 2025** Tamara M Cummings City Chamberlain

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

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4047
Email: emcgovern@cityofpoughkeepsie.com

Europa McGovern
Commissioner

MEMORANDUM

DATE: November 14, 2025

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

RE: **Milton Street Application for Rezoning**

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

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

- December 5, 2019: the owner filed an application for rezoning of the parcel from R-2 to PRD, which was referred to the Planning Board for recommendation;
- September 29, 2020: the Planning Board recommended that rezoning to the Common Council;
- January 20, 2021: the Planning Board issued a negative declaration for SEQRA purposes;
- February16, 2021: the Common Council rezoned the parcel to PRD. As the underlying zoning was R-2, the number of units allowed was limited to the lot area requirements of that district (392,040 sf divided by 6,000 sf per unit = 65 units);
- May 25, 2021: the owner filed an application for site plan review for the project under the PRD regulations: zoning deficiencies were identified;
- June 6, 202: the owner filed an application for area variances with the ZBA;
- September 14, 2021: the ZBA granted three area variances for the project (access to an arterial street, buffer strips, location of accessory uses);
- The application was on numerous Planning Board agendas, last appearing in October 2021.
- February 22, 2022: the Common Council extended the rezoning for six months at the owner's request: no further extensions were granted;
- September 6, 2024: a Municipal Consent to Form a Sewage-Works Corporation was approved by the Common Council and the Mayor:
- November 4, 2024: the property was rezoned to RNA as part of the Common Council's adoption of the City of Poughkeepsie Zoning Ordinance, along with entire neighborhood of primarily single-family dwellings to the north (which provides the only access to the property).

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4047
Email: emcgovern@cityofpoughkeepsie.com

Europa McGovern
Commissioner

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

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

Europa McGovern

Commissioner of Development

CC: Jamar Cummings, City Chamberlain

CITY OF POUGHKEEPSIE
NEW YORK
PLANNING DEPARTMENT
VIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006

OFFICE USE ONLY
CODE: _____
ID #_____
FEES: $1,000,00

APPLICATION FOR REZONING

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

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

(ADD ADDITIONAL SHEETS IF NECESSARY)

APPLICANT: Maselo Realty, LLC (Simon Abikhzer)
Street: 18 Eastview Road
Town/Zip: Monsey, NY 10952

Phone: 845-341-7395
Email: simonabikzer@gmail.com

Applicant is: X Owner _____ Contract Vendee

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

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

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

IF THE APPLICANT IS NOT THE OWNER, DOCUMENTATION AUTHORIZING THE APPLICANT TO PURSUE APPROVALS, SUCH AS AN EXECUTED CONTRACT OF SALE OR OPTION TO PURCHES, MUST BE SUBMITTED.
Not applicable - Owner is applicant.

CONSULTANT: LaBella Associates (Caren LoBrutto)
Street: 21 Fox Street
Town/Zip: Poughkeepsie, NY 12601

Phone: (845) 486-1458
Email: clobrutto@labellapc.com

HE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING DEPARTMENT
62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006

APPLICATION FOR REZONING
PROJECT INFORMATION

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

CURRENT ZONING: Residential Neighborhood A (RNA)

PROPOSED ZONING: Residential Neighborhood D (RND)

DESCRIBE THE PROJECT FOR WHICH THE REZONING IS REQUESTED:

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

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

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

APPLICANT'S CERTIFICATION

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

Applicant's signature

10/24/25
Date

HE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING DEPARTMENT
62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006

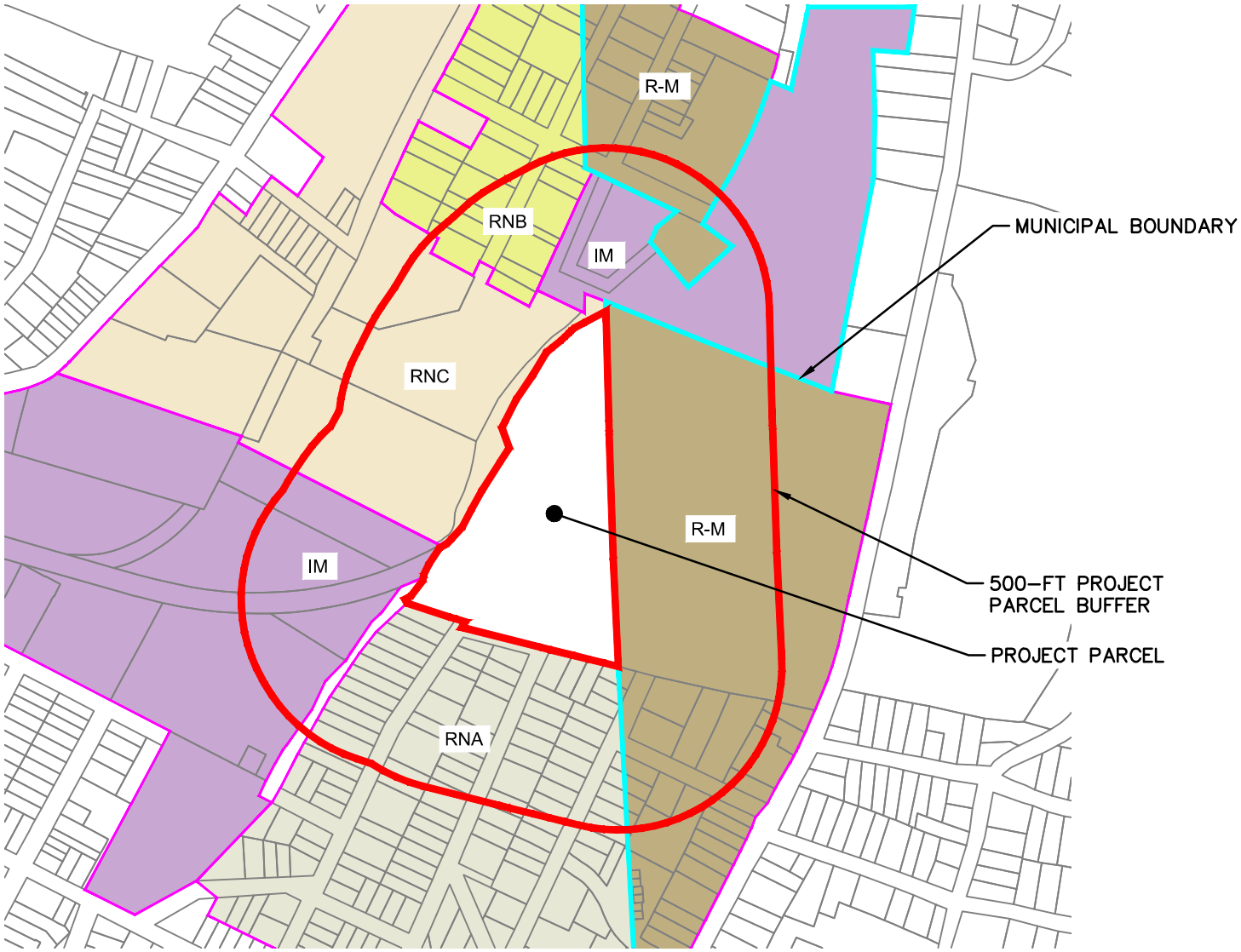
APPLICATION FOR REZONING

INSTRUCTIONS FOR FILING APPLICATION FOR REZONING

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

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

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



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

ISSUED FOR: FIGURE - NOT FOR CONSTRUCTION

DRAWING NAME: **500-FT BUFFER ZONING MAP**

DRAWN BY:	DATE:	PROJECT NO.:
JRR	10/28/2025	CZ81947.00

PROJECT NAME: **HIGHVIEW AT THE FALLKILL CREEK**
MILTON STREET, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NY

DRAWING NUMBER: **FIGURE-1**

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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

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:

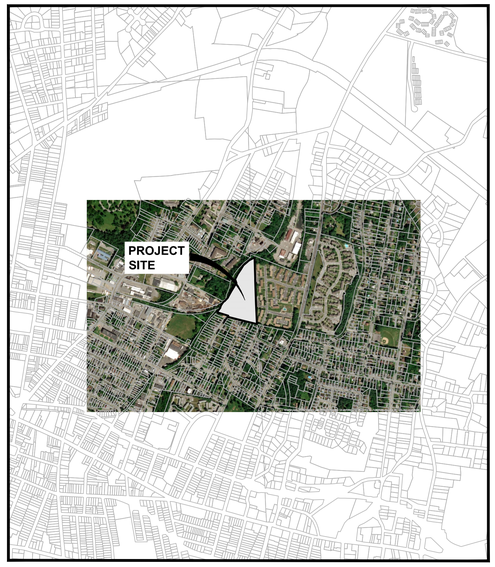
DESIGNEE:

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



AREA MAP
SCALE: 1"=1000'



LOCATION MAP
SCALE: 1"=500'

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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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

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

Drawing Name: B:\GLOBAL\Legacy\Chazan\Projects\81900-81999\81947.00 - Highview III\DWG\00_CG01_81947_TITLE.dwg
Xrefs Attached: ADE-ROPE_81947-00_Site42
Date Plotted: 10/27/2025 - 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
- PARKING COUNT (25)
- 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

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

UTILITIES:

- OHW — OVERHEAD WIRES
- S — SANITARY SEWER LINE
- FM — FORCE MAIN
- W — WATER LINE
- ST — STORM DRAIN LINE
- 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

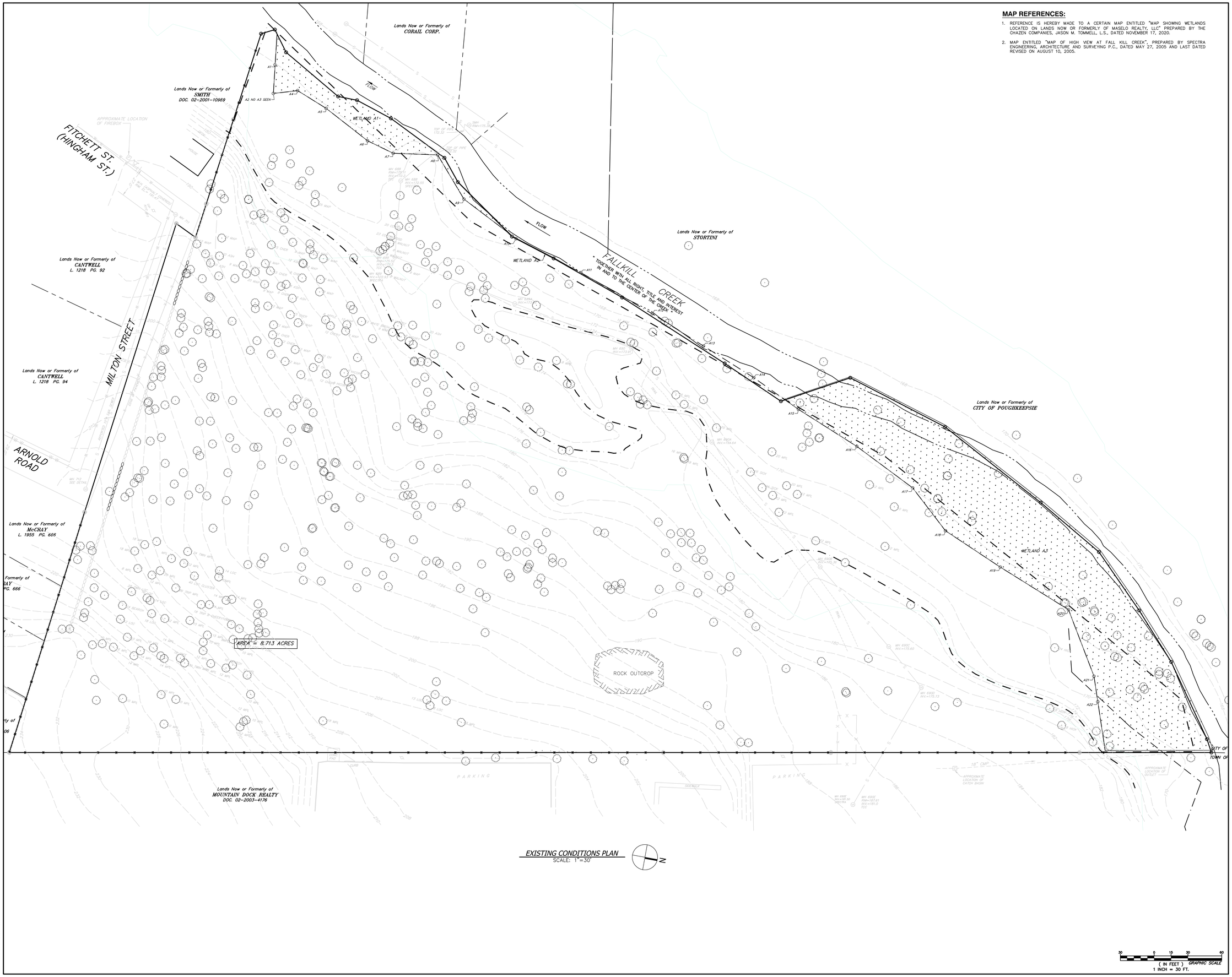
8. IF LEAKAGE IN SYSTEM EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.

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 MUST RECEIVE AT L



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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Poughkeepsie, NY 12601
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:

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
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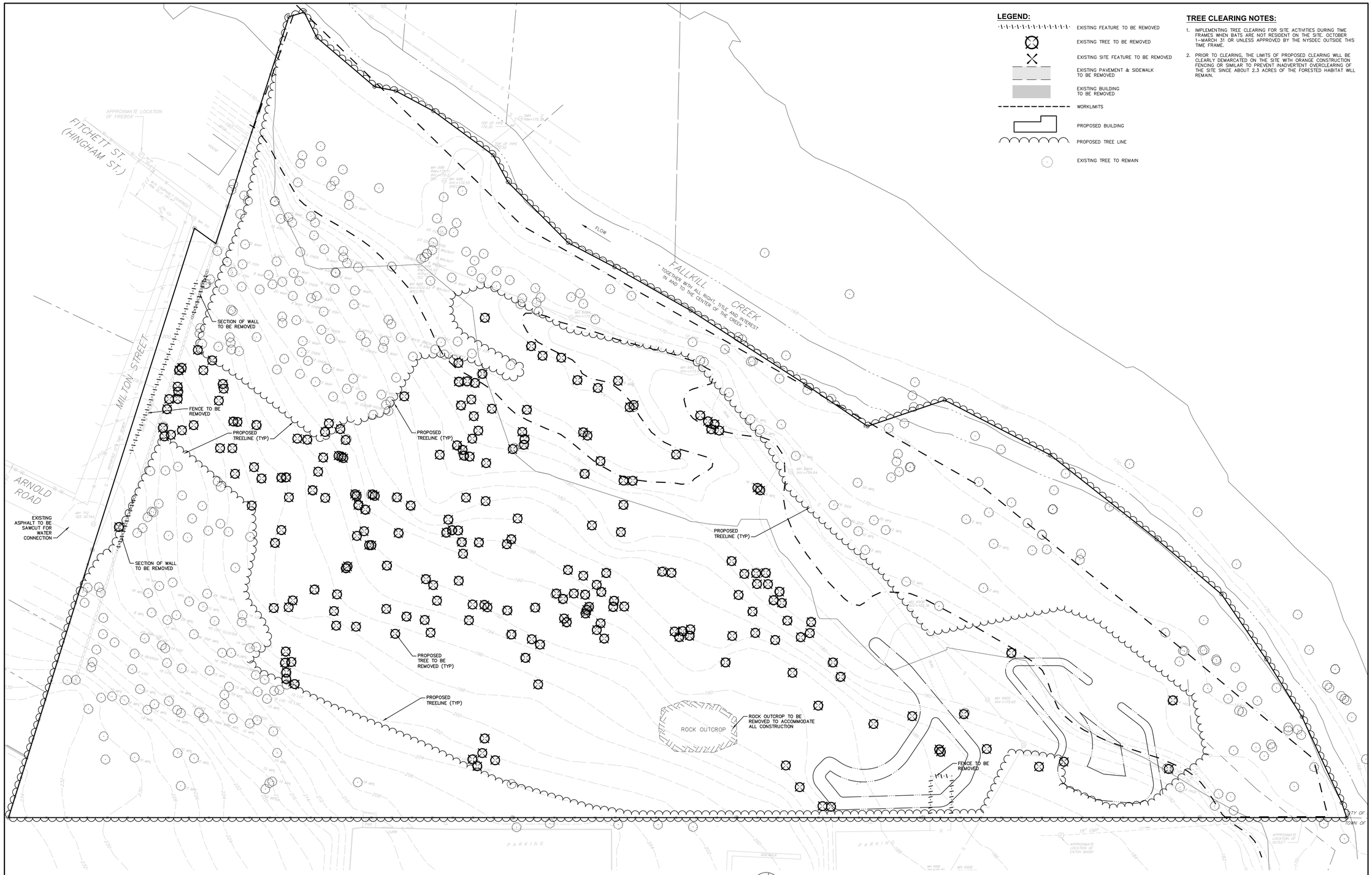
Date Printed: Oct 27, 2025, 4:23pm



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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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:

DEMOLITION & TREE REMOVALS PLAN

DRAWING NUMBER:

C120

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview III\DWG\01_C120_81947_DEMO&TREE REMOVAL PLAN.dwg
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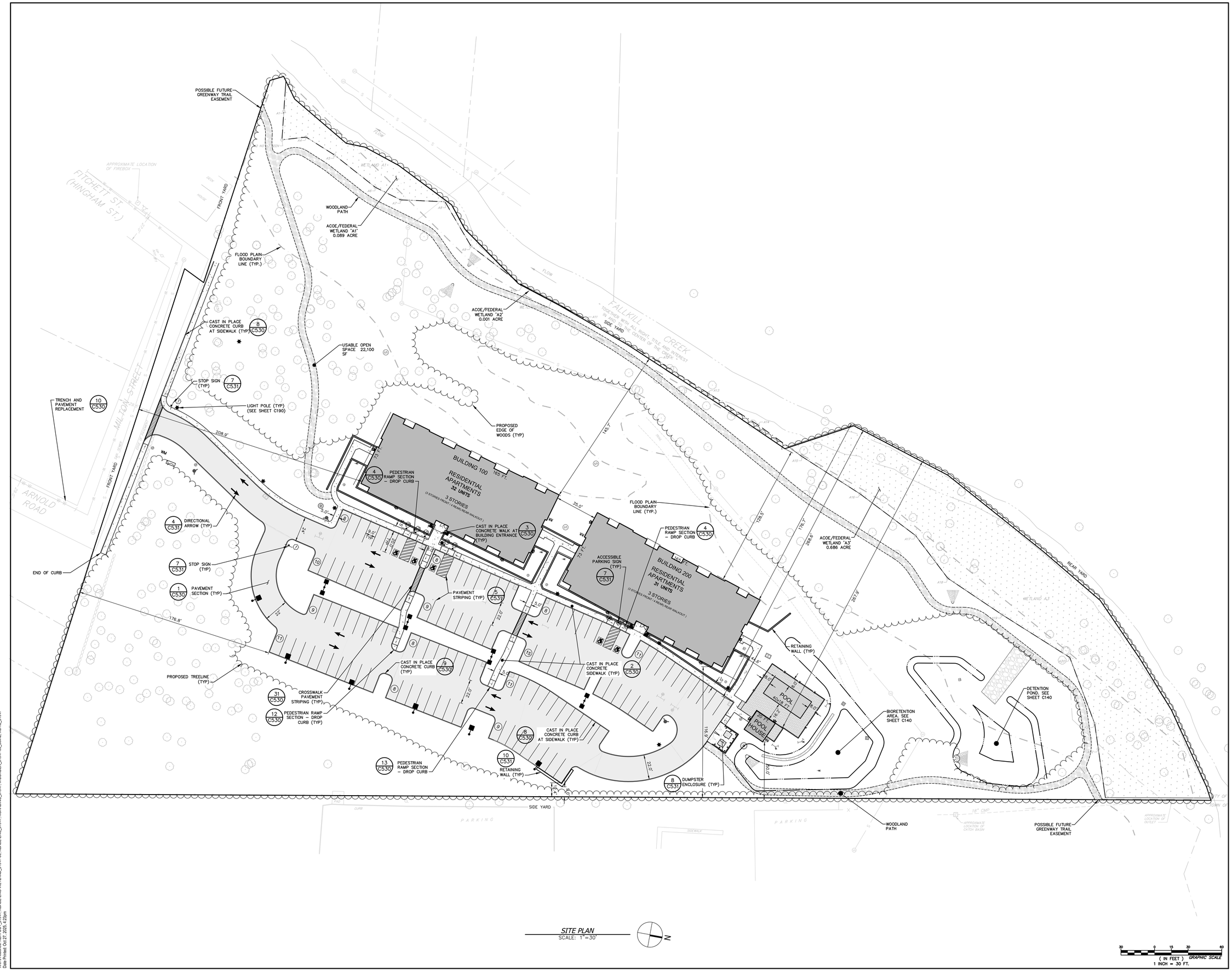
Date Printed: 10/27/2025 - 10:42pm



SITE PLAN
SCALE: 1"=30'

(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

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Poughkeepsie, NY 12601
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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

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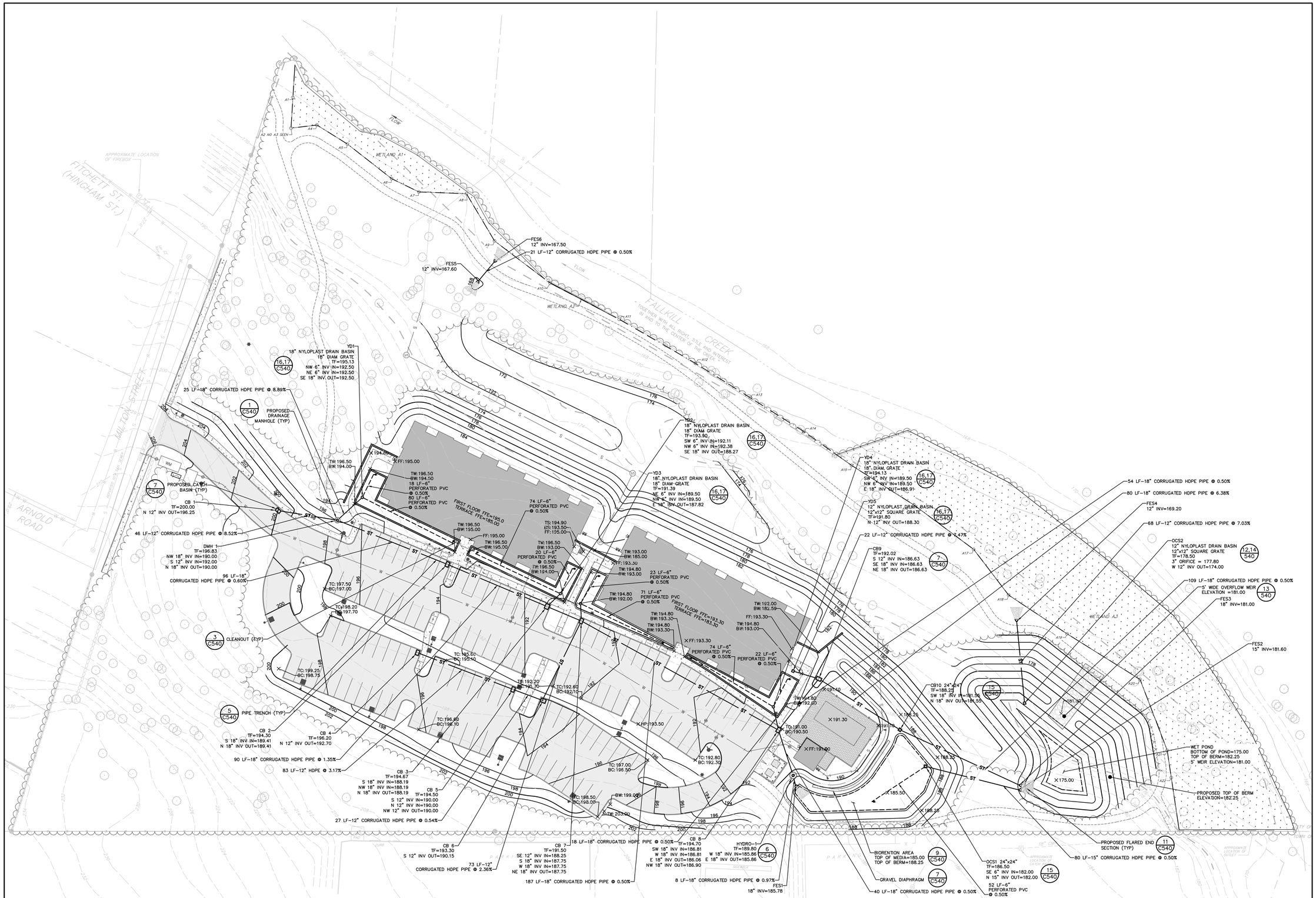
Xref's Attached: XLAYOUT_81947; XBASE-ENG-WETLAND_81947-00; XBASE-ENG_81947; XGRADING_81947; X-BORDER_81947-00_30x42; XUTIL_81947
Date Printed: Oct 27, 2025, 4:23pm



GRADING PLAN
SCALE: 1"=30'

N

30 0 15 30 60
(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

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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:

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
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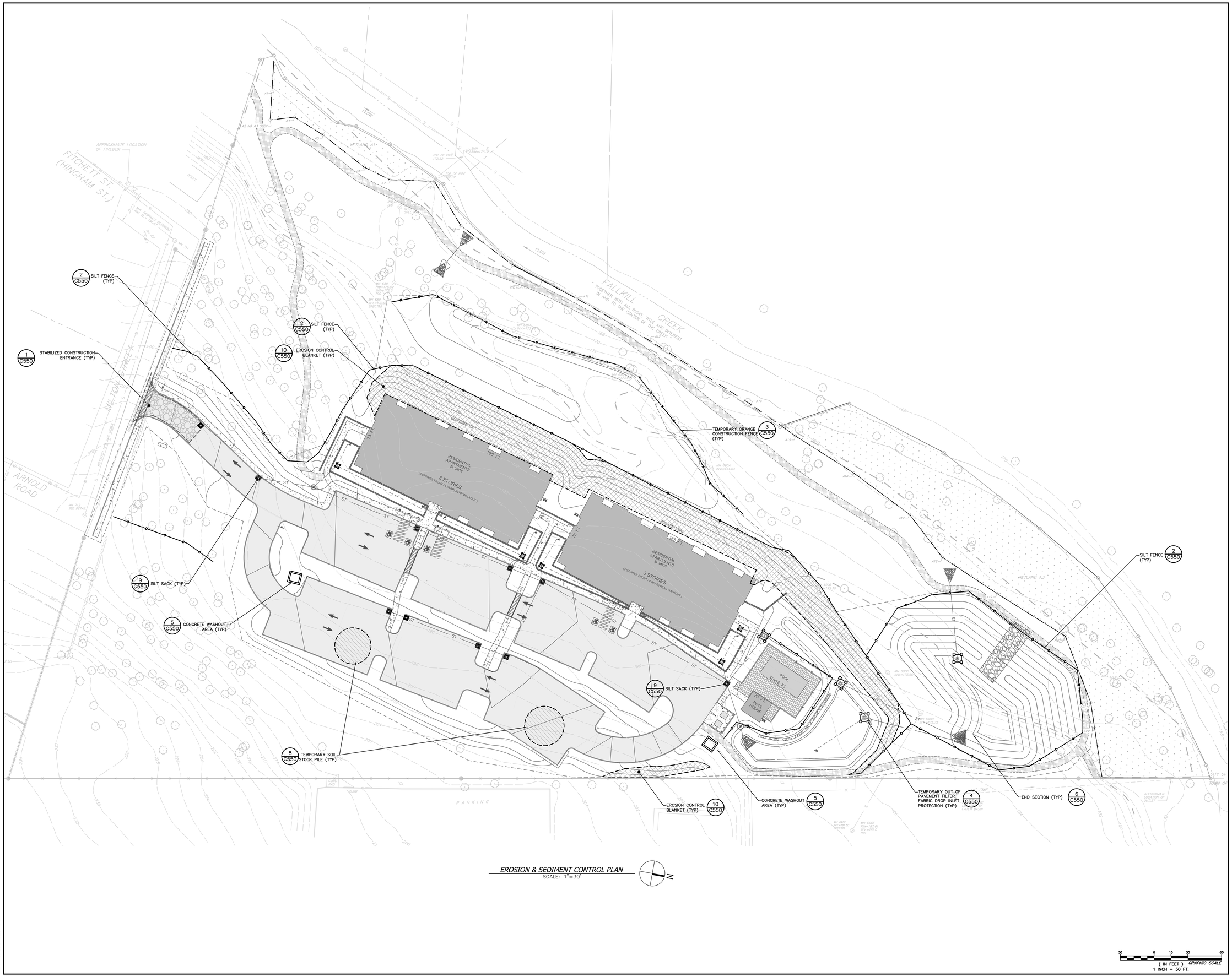
Date Plotted: Oct 27, 2025 - 2:06pm - KPyle



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

N

30 0 15 30 60
(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview III\DWG\01_C150_EROS_81947-00.dwg
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Date Printed: Oct 27, 2025, 4:24pm

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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

APPROXIMATE LOCATION OF FIREBOX

APPROXIMATE LOCATION OF EXISTING 8" CITY WATER MAIN

APPROXIMATE LOCATION OF EXISTING 8" CITY WATER MAIN

7 C560 PROPOSED 8" WET TAP AND VALVE.

UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

PROPOSED WATERLINE

8 C560 PROPOSED METER PIT WITH DOUBLE CHECK VALVE.

3 C561 PROPOSED GENERATOR PAD

1 C561 PROPOSED FIRE PUMP

4 C560 WATERLINE OFFSET (TYP)

TIE INTO EXISTING SEWER MANHOLE
TF=173.23
E 4" INV IN=172.50
N 8" INV IN=172.50
W 8" INV OUT=172.40

44 LF-4" PVC SDR-35 @ 1.00%

SAN M.H. 3 4'Ø
TF=178.23
NE 4" INV IN=173.06
W 4" INV OUT=172.96

PROPOSED SANITARY SEWER PIPE TRENCH (TYP.) 6 C570

208 LF-4" PVC SDR-35 @ 1.00%

SAN M.H. 2 4'Ø
TF=183.06
SE 4" INV IN=175.28
SW 4" INV OUT=175.18

SANITARY SEWER MANHOLE (TYP) 3 C570

59 LF-4" PVC SDR-35 @ 7.51%

EX. SAN. MANHOLE (TYP.)

SAN M.H. 1 4'Ø
TF=183.79
NE 4" INV IN=180.11
S 4" INV IN=180.11
NW 4" INV OUT=180.01

FFE = 195.00
BFE = 183.00
LSE = 182.00

BUILDING INV=
4" INV OUT=182.00

16 LF-4" PVC SDR-35 @ 10.60%

BUILDING INV=
4" INV OUT=180.30

17 LF-4" PVC SDR-35 @ 1.00%

FFE = 183.30
BFE = 183.30
LSE = 180.30

3 C560 MAINTAIN 1.5' VERTICAL SEPARATION TO WATER (TYP)

WATER UNDER STORM SEPARATION (TYP)

8" DUCTILE PIPE

8"x8"x6" TEE

6" DUCTILE PIPE

EX. SAN. MANHOLE (TYP.)

CONNECT TO EXISTING SEWER MANHOLE
TF=175.91
E 4" INV IN=175.36
NE 6" INV IN=175.36
SW 6" INV OUT=175.26

PROPOSED SANITARY SEWER LINE (TYP)

CURB STOP 3 C560

1.5" DIAMETER COPPER WATER SERVICE 9 C560

79 LF-4" PVC SDR-35 @ 4.94%

37 LF-4" PVC SDR-35 @ 10.00%

BUILDING INV=
4" INV OUT=187.00

11 LF-4" PVC SDR-35 @ 10.00%

SAN C.O. 3

22 LF-4" PVC SDR-35 @ 10.00%

2 C560 PROPOSED HYDRANT (TYP.)

7 C560 GATE VALVE (TYP.)

FALLKILL CREEK
TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO THE CENTER OF THE CREEK

FLOW

PARKING

SIDEWALK

UTILITY PLAN
SCALE: 1"=30'

N

(IN FEET) GRAPHIC SCALE
1 INCH = 30 FT.

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview III\DWG\01_C-160_UTIL_81947-00.dwg
Xref's Attached: XLAYOUT_81947, XUTIL_81947, XBASE-ENG_81947, XGRADING_81947, XERO5_81947, XBORDER_81947-00_30x42
Date Printed: 10/27/2025, 4:54pm

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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:

UTILITY PLAN

DRAWING NUMBER:

C160

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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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: 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

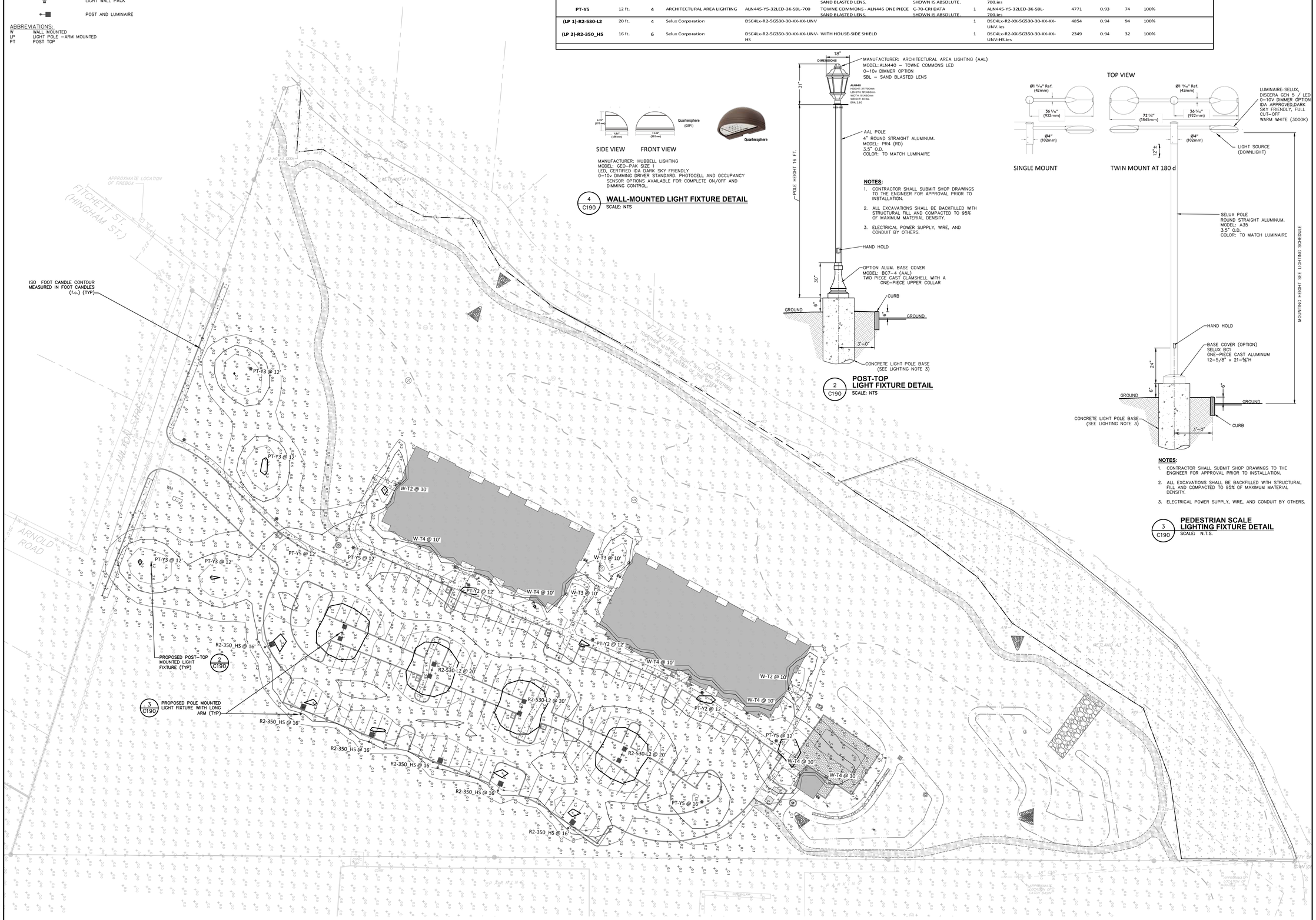
ABBREVIATIONS:
W WALL MOUNTED
LP LIGHT POLE –ARM MOUNTED
PT POST TOP

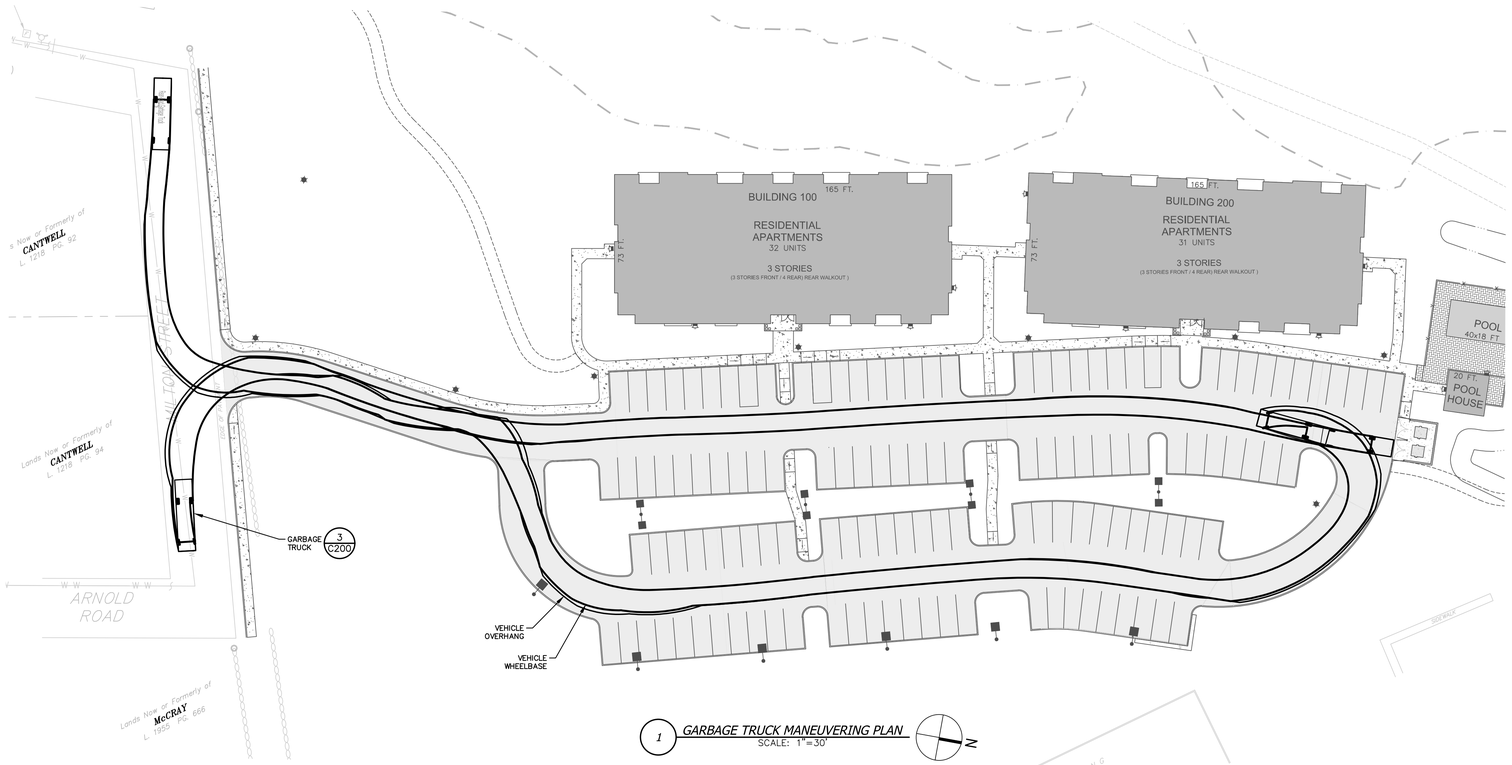
LIGHTING NOTES:

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.

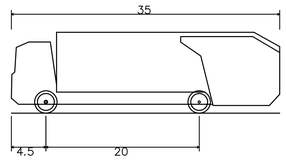
LIGHTING SCHEDULE

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%	



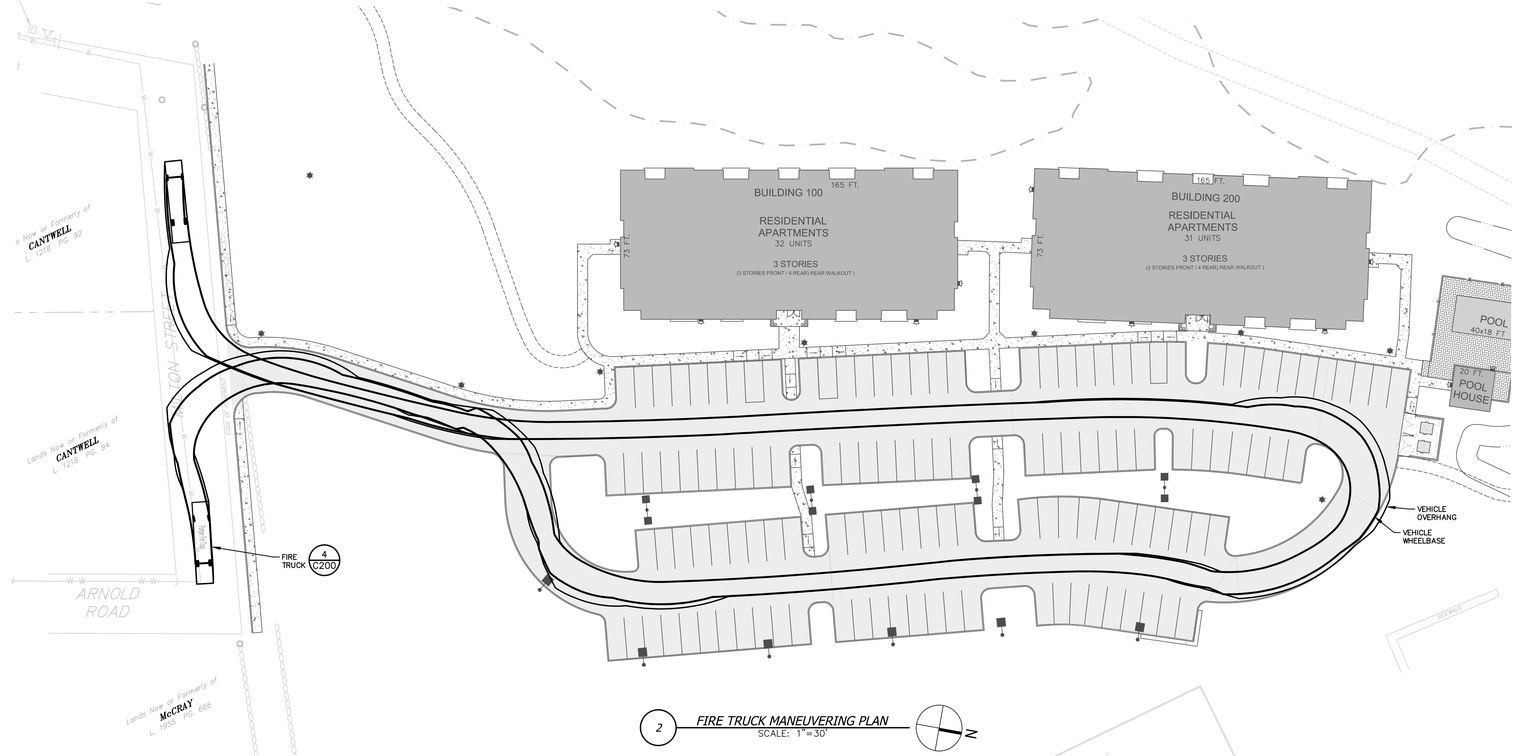


1 GARBAGE TRUCK MANEUVERING PLAN
SCALE: 1"=30'

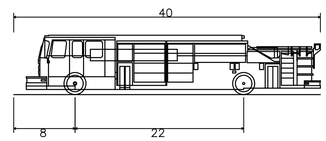


Rear–Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock–to–lock time	6.00s
Curb to Curb Turning Radius	29.300ft

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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EXP. ##/##/20## EXP. ##/##/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
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LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

NO:	DATE:	DESCRIPTION:
Revisions		

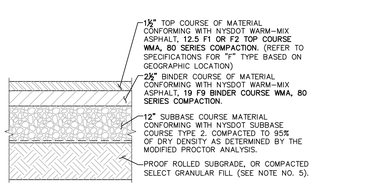
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

VEHICLE MANEUVERING PLAN

DRAWING NUMBER:

C200

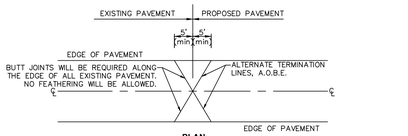
Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_C200_VEHMOV_81947-00.dwg
Xref's Attached: XBASE-ENG_81947; XLAYOUT_81947; XBASE-ENG-WETLAND_81947-00; XVEHICLE_81947; X-BORDER_81947-00_30x42
Date Printed: Oct 27, 2025, 4:25pm



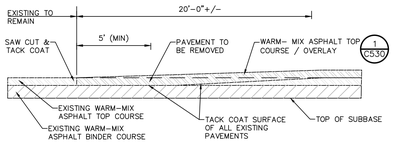
NOTES:

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

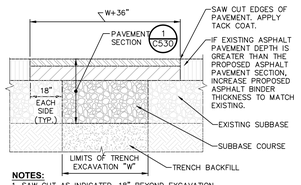


PLAN



SECTION

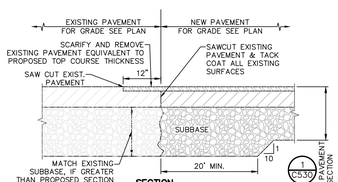
5 PAVEMENT OVERLAY TRANSITION DETAIL
SCALE: NOT TO SCALE



NOTES:

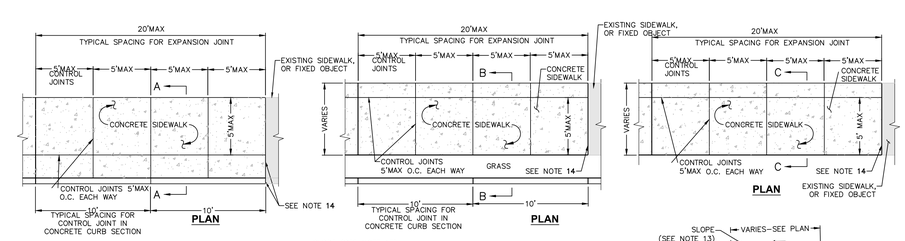
1. SAW CUT AS INDICATED, 18" BEYOND EXCAVATION.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

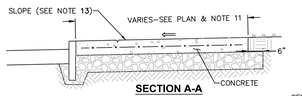
6 TRENCH SURFACE RESTORATION IN ASPHALT PAVEMENT
SCALE: NOT TO SCALE



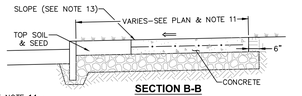
SECTION

7 PAVEMENT TRANSITION DETAIL
SCALE: NOT TO SCALE

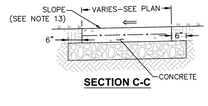




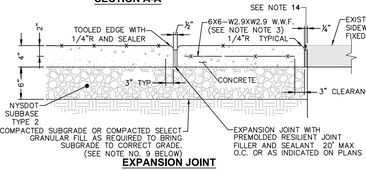
SECTION A-A



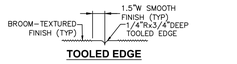
SECTION B-B



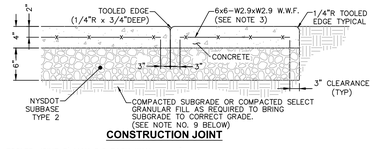
SECTION C-C



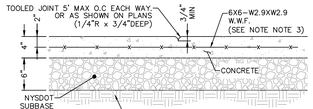
EXPANSION JOINT



TOOLED EDGE



CONSTRUCTION JOINT

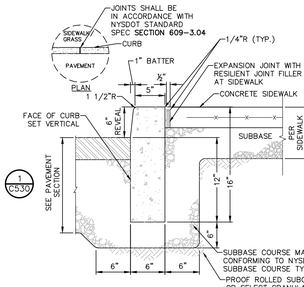


CONTROL JOINT

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 PREVOUS DAYS.

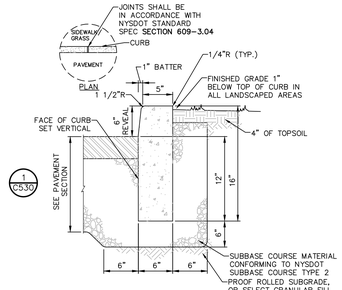
2 CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE



NOTES

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

8 CAST IN PLACE CONCRETE CURB AT SIDEWALK
SCALE: NOT TO SCALE



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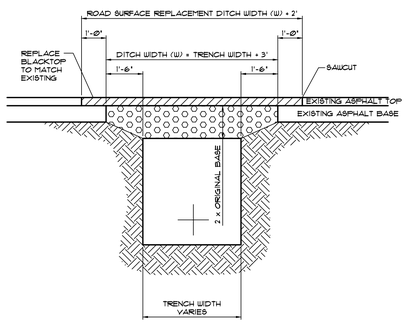
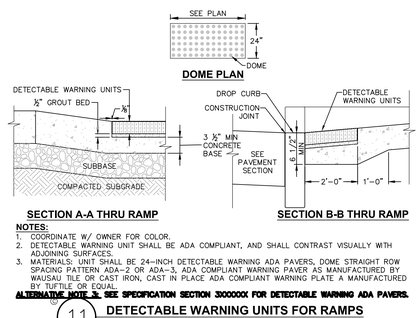
9 CAST IN PLACE CONCRETE CURB
SCALE: NOT TO SCALE



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

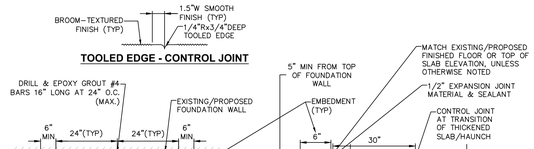


NOTES:

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.

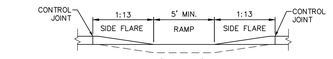
11 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE



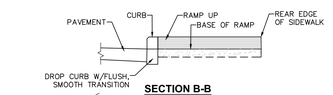
NOTE:

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.

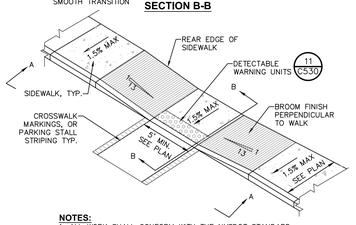
3 CONCRETE SIDEWALK AT BUILDING ENTRANCES
SCALE: NOT TO SCALE



SECTION A-A



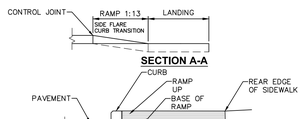
SECTION B-B

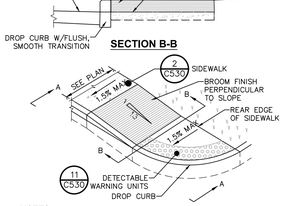


NOTES:

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





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2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
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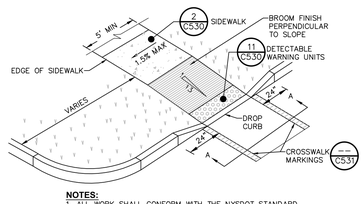
12 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE



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13 PEDESTRIAN RAMP SECTION - DROP CURB
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 1

DRAWING NUMBER:

C530

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900\81947.00 - Highview III\DWG\01_C530-C531_81747-00_SITED.dwg
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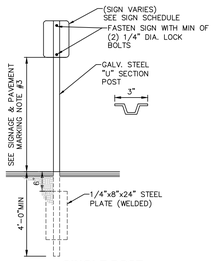
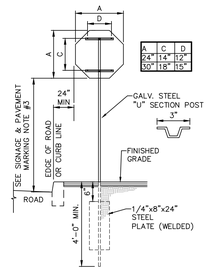
Date Plotted: Oct 27, 2025 - 2:40pm



1 **SINGLE POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



2 **SINGLE POST STOP SIGN MOUNTING DETAIL**
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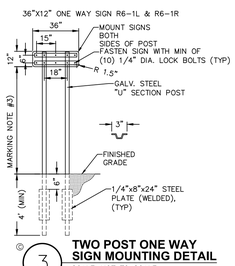

3 **TWO POST ONE WAY SIGN MOUNTING DETAIL**
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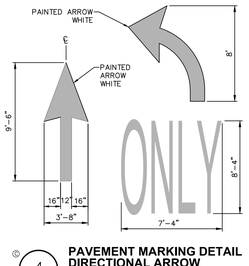
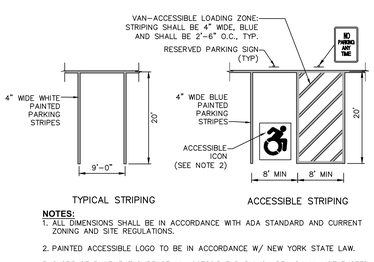
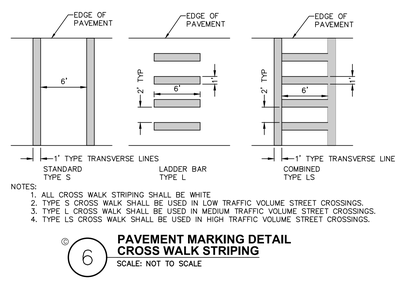


4 **PAVEMENT MARKING DETAIL DIRECTIONAL ARROW**
SCALE: NOT TO SCALE



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

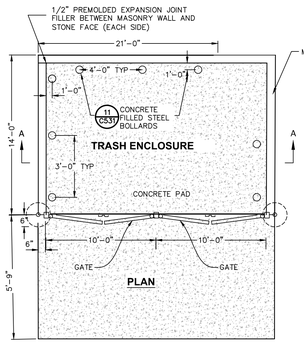
STRIPING NOTES:
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 640** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL 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

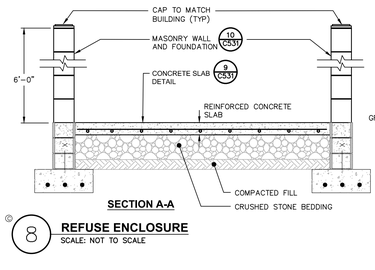
SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 645** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7', MINIMUM MOUNTING HEIGHT MAY 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

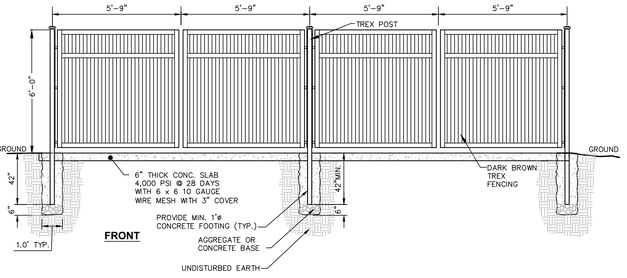
SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN. SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	2 C-5.31
4	ONE WAY	R6-1L	36"x12"	BLACK	WHITE	3 C-5.31
5	ONE WAY	R6-1R	36"x12"	BLACK	WHITE	3 C-5.31
6		W11-2	24"x24"	YELLOW/ FYG	BLACK	1 C-5.31
7		W16-7P	24"x12"	YELLOW/ FYG	BLACK	1 C-5.31
9	DO NOT ENTER	R5-1	30"x30"	RED	WHITE	1 C-5.31
10	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/ BLUE	GREEN/ WHITE	1 C-5.31
11	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	1 C-5.31
12	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	1 C-5.31

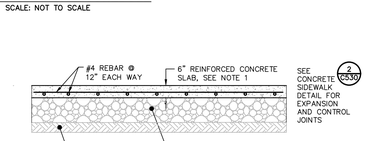
7 **MUTCD SIGN SCHEDULE**
SCALE: NOT TO SCALE





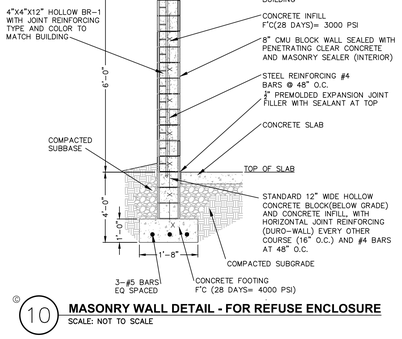
8 **REFUSE ENCLOSURE**
SCALE: NOT TO SCALE



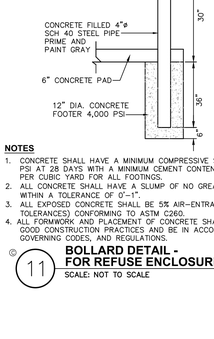


CONCRETE SLAB:
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4500 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		

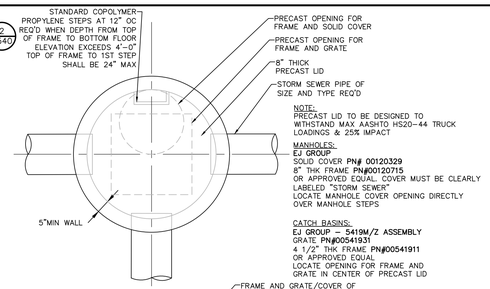
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

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

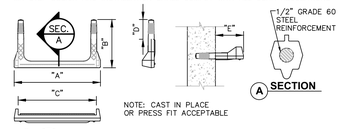


ACCEPTABLE MANHOLE STEPS

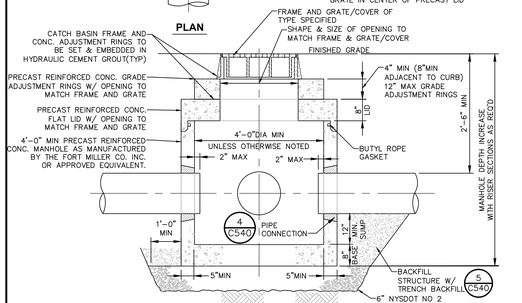
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

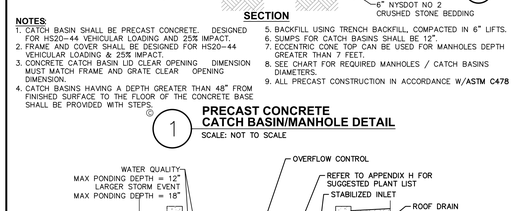
* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS

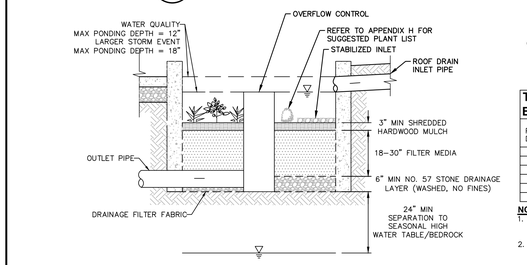


2 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE

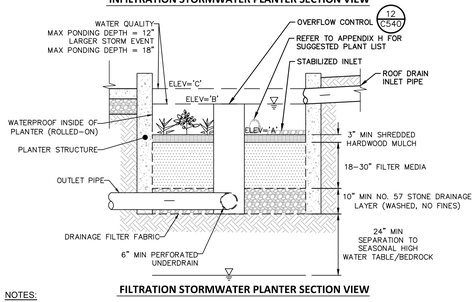




1 PRECAST CONCRETE CATCH BASIN/MANHOLE DETAIL
SCALE: NOT TO SCALE



INFILTRATION STORMWATER PLANTER SECTION VIEW



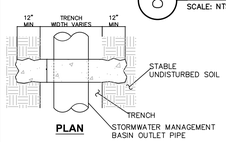
FILTRATION STORMWATER PLANTER SECTION VIEW

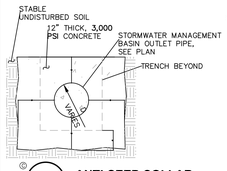
NOTES:
1. SANDY LOAM TOPSOIL SHALL HAVE AN INFILTRATION RATE OF 2 INCHES PER HOUR AND 5 INCHES AN HOUR FOR SAND AND GRAVEL COURSE.
2. SOIL COMPACTION MUST BE NO GREATER THAN 85% IN THE PLANTER.
3. THE GROWING MEDIA SHOULD BE UNIFORM MIXTURE OF 70% SAND (100% PASSING THE 1–INCH SIEVE and 5% PASSING THE 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

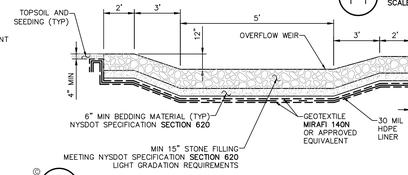
BUILDING PLANTER	ELEVATIONS "A" ELEV	"B" ELEV	"C" ELEV
PLANTER –1	195.0'	196.0'	196.5'
PLANTER –2	193.3'	194.3'	194.8'

8 STORMWATER PLANTER (RR-7)
SCALE: NTS

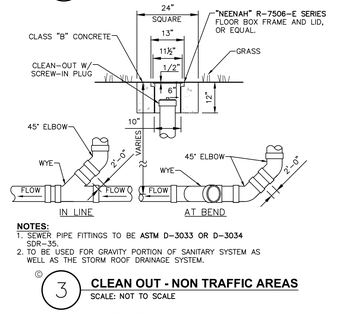




10 ANTI-SEEP COLLAR
SCALE: 3/4" = 1'–0"

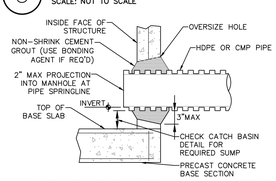


13 SECTION THRU STORM WATER MANAGEMENT BASIN OVER FLOW WEIR
SCALE: NOT TO SCALE



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.

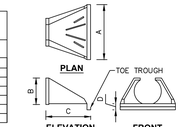
3 CLEAN OUT - NON TRAFFIC AREAS
SCALE: NOT TO SCALE



4 PIPE CONNECTION TO DRAINAGE STRUCTURE- CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE

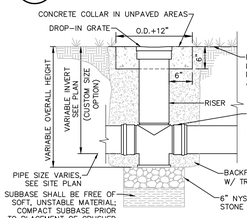
TYPICAL HDPE END SECTION

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"



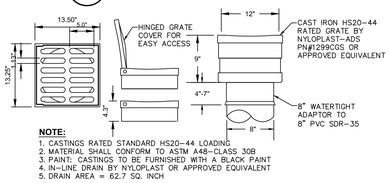
NOTES:
1. SCOPE: THIS SPECIFICATION DESCRIBES 12– THROUGH 36–INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
2. REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME 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



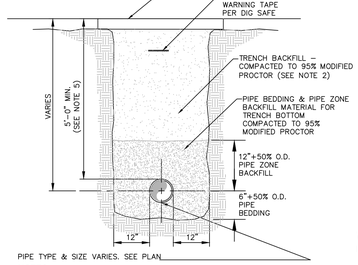
NOTE:
1. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

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. 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%

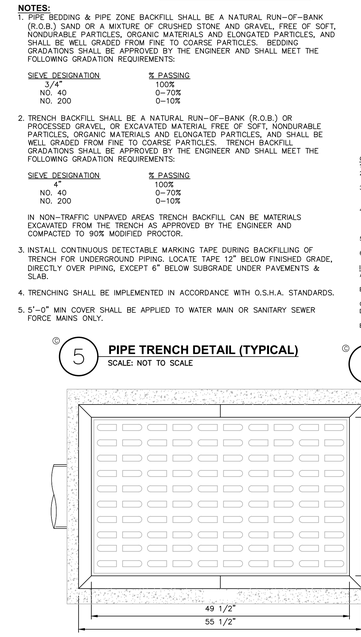
2. TRENCH BACKFILL SHALL BE A NATURAL RUN–OF–BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND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

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0–70%
NO. 200	0–10%

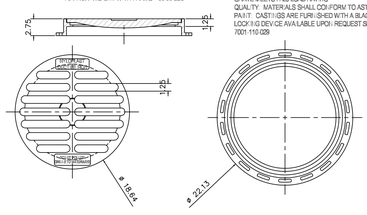
IN NON–TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

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.

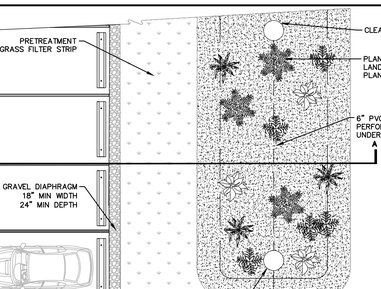
5 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



7 PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL
SCALE: NOT TO SCALE



17 18" NYLOPLAST GRATE DETAIL
SCALE: NOT TO SCALE



GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED 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' (6"0) 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 HYRODYNAMIC SEPARATOR
SCALE: NOT TO SCALE

9 FILTRATION BIORETENTION (F-5
SCALE: NTS

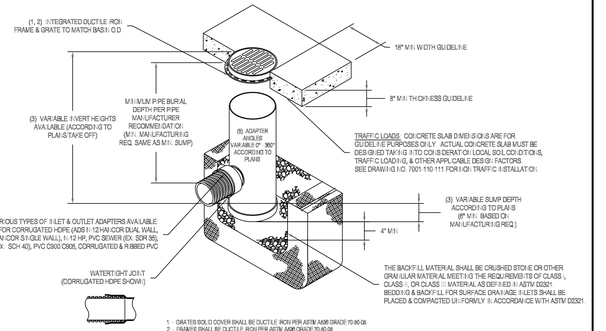
NOTES:
1. SOIL COMPOSITION (TO BE DEMONSTRATED BY CONTRACTOR): 35–60% SAND* 30–55% SILT 10–25% CLAY
SOIL WILL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACE PLANTING SOIL IN 12" LIFTS, LOOSELY COMPACTED (USE LIGHT EQUIPMENT SUCH AS COMPACT LOADER OR DOZER/LOADER 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 500 PPM	NOT TO EXCEED

** IF PH FALLS OUT OF ACCEPTABLE RANGE, PH OF SOIL MAY BE MODIFIED WITH LIME (HIGHER PH), OR 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.

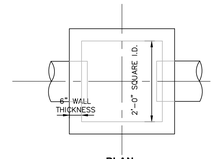
9 FILTRATION BIORETENTION (F-5
SCALE: NTS

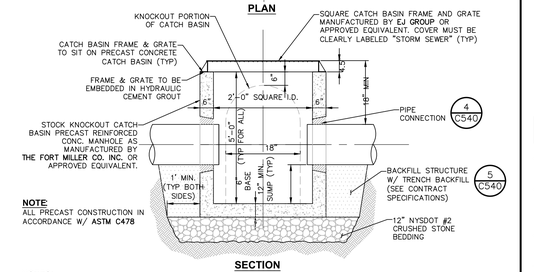
NYLOPLAST 18" DRAIN BASIN:



1. GRATES 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 IN SHEET AND RESIDING FOR BASINS OVER 48" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-099
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 WATERTIGHT 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





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

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		

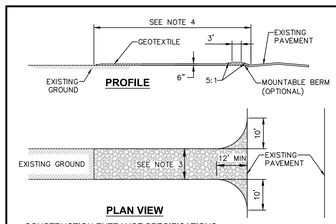
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

STORMWATER DETAILS

DRAWING NUMBER:

C540

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview III\DWG\01_C540_81747-00_STRMD.DWG
Date Plotted: 10/27/2025 4:09pm

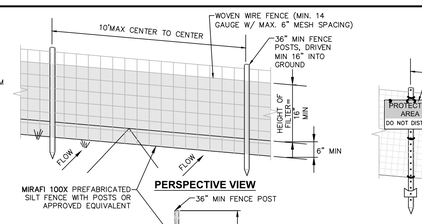


PLAN VIEW

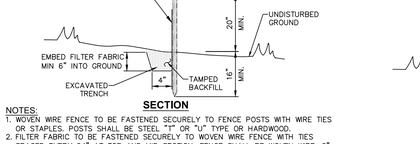
CONSTRUCTION ENTRANCE SPECIFICATIONS:

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.

C1 **STABILIZED CONSTRUCTION ACCESS DETAIL**
SCALE: NOT TO SCALE



PERSPECTIVE VIEW



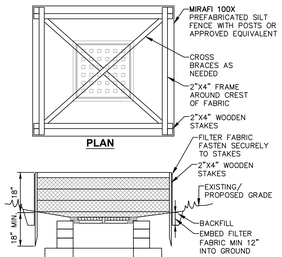
SECTION

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

C2 **SILT FENCE INSTALLATION DETAIL**
SCALE: NOT TO SCALE



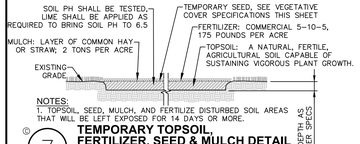
PLAN

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.

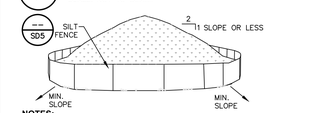
C4 **TEMPORARY OUT OF PAVEMENT FILTER FABRIC DROP INLET PROTECTION DETAIL**
SCALE: NOT TO SCALE



NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.

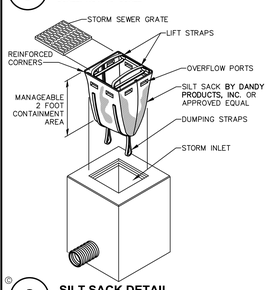
C7 **TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL**
SCALE: NOT TO SCALE



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.

C8 **TEMPORARY SOIL STOCKPILE DETAIL**
SCALE: NOT TO SCALE



C9 **SILT SACK DETAIL**
SCALE: NOT TO SCALE

PERSPECTIVE VIEW

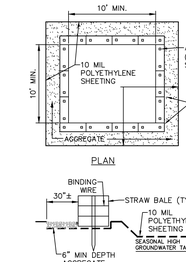
SECTION

NOTES:

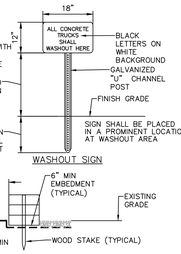
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "L" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN 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

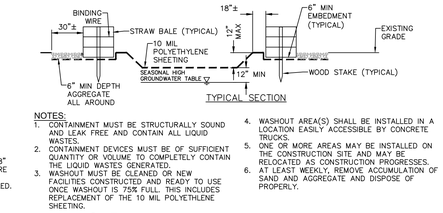
C2 **SILT FENCE INSTALLATION DETAIL**
SCALE: NOT TO SCALE



PLAN



WASHOUT SIGN

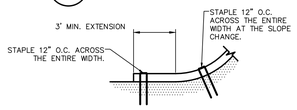


TYPICAL SECTION

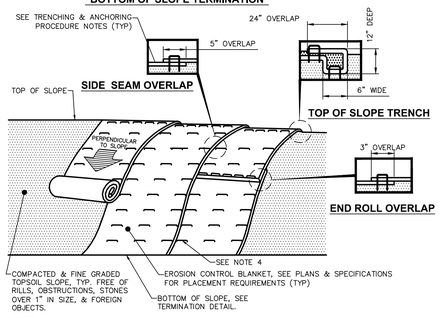
NOTES:

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHLENE SHEETING.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

C5 **CONCRETE WASHOUT AREA DETAIL**
SCALE: NOT TO SCALE



"BOTTOM OF SLOPE TERMINATION"



NOTES:

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

TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

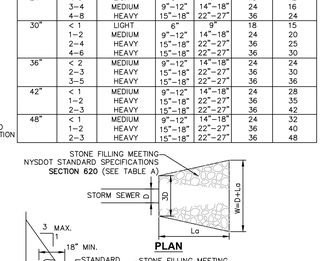
TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D x 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE–STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

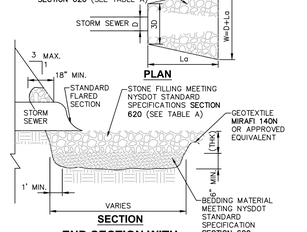
C10 **EROSION CONTROL BLANKET INSTALLATION DETAIL**
SCALE: NTS

STONE APRON SIZING REQUIREMENT - TABLE "A"

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



PLAN



SECTION

C6 **END SECTION WITH STONE LINED APRON DETAIL**
SCALE: NOT TO SCALE

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

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

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

CONSTRUCTION SEQUENCING NOTES:

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

EROSION AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING ALL DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. 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.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

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.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. 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.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

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

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

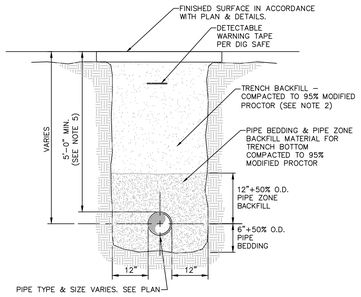
SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP–SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE,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

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. 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.

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

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

EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE DAMAGED AND DAMAGED VEG



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.

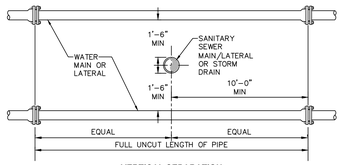
3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.

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

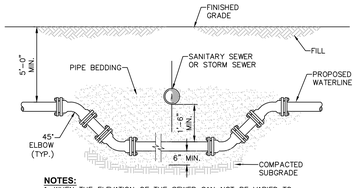


NOTES:

1. 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

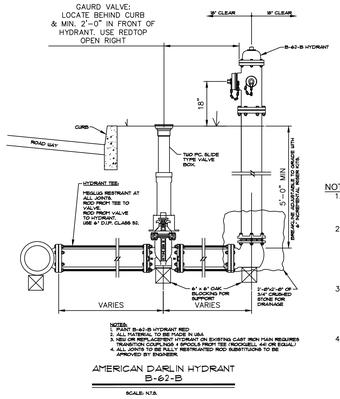


NOTES:

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

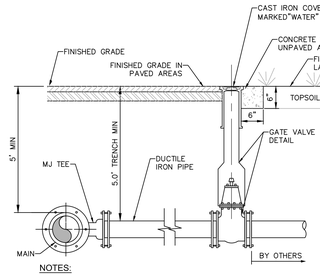


NOTES:

1. 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

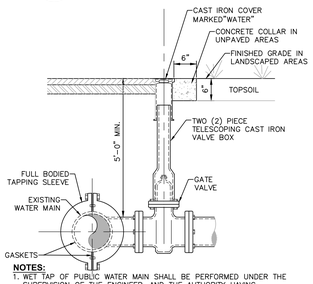


NOTES:

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

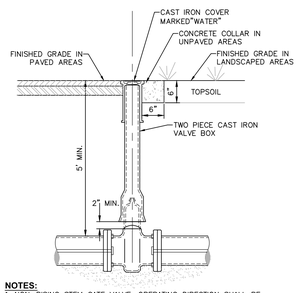


NOTES:

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												
	90°	45°	22½°	11¼°	TEE	VALVE	DEAD END	REDUCER					
								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] :

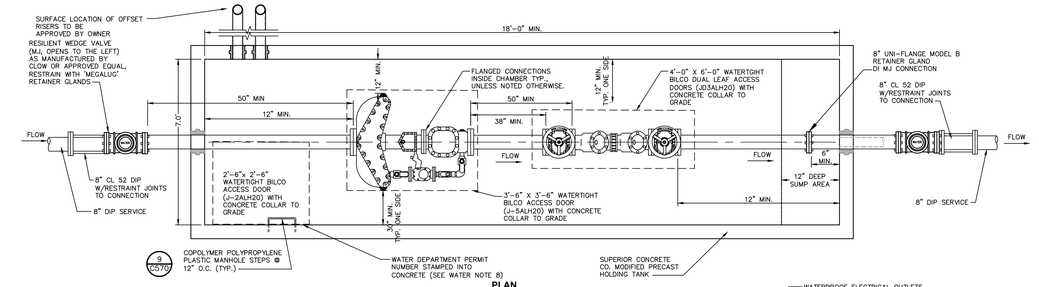
      CL – INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS. LEAN CLAYS
      ML – INORGANIC SILTS, VERY FINE SAND, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS.

   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

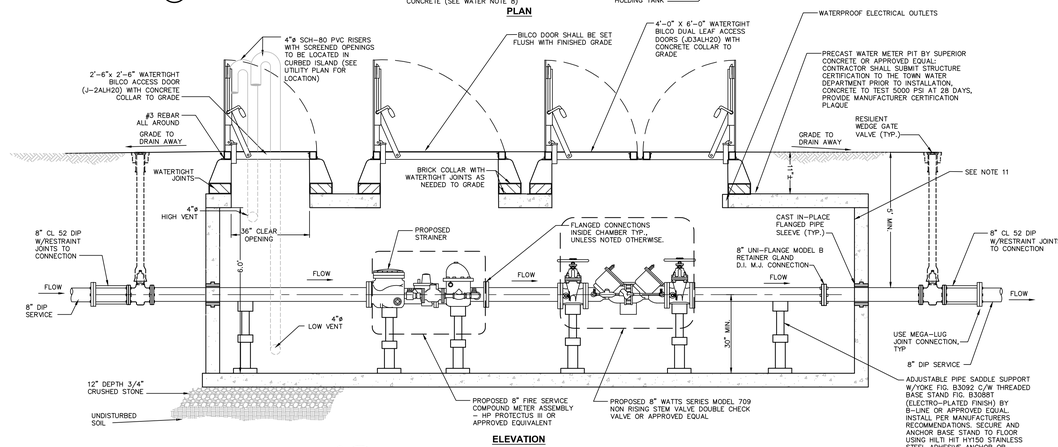
2. FOR END PLUGS, RESTRAIN PIPE LENGTH GIVEN FOR DEAD END FITTING.
3. THE LENGTH OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH SIDE OF THE FITTING.
4. THE ABOVE INFORMATION WAS PROVIDED USING THE THRUST RESTRAINT PROGRAM ISSUED BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) AND IS BASED 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



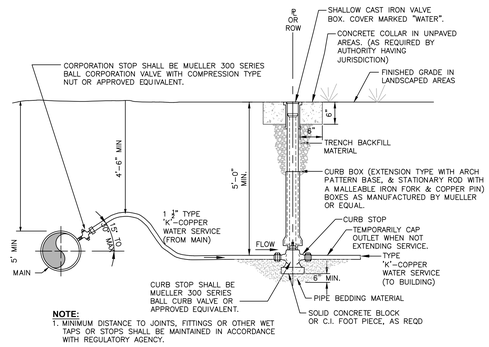
ELEVATION

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

SCALE: NOT TO SCALE

LaBella Powered by partnership.

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

labellapc.com

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EXP. ##/##/20## EXP. ##/##/20##

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

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

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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\Chazam\Projects\81900-81999\81947.00 - Highview II\DWG\01_C560_81747-00_WATR0.dwg
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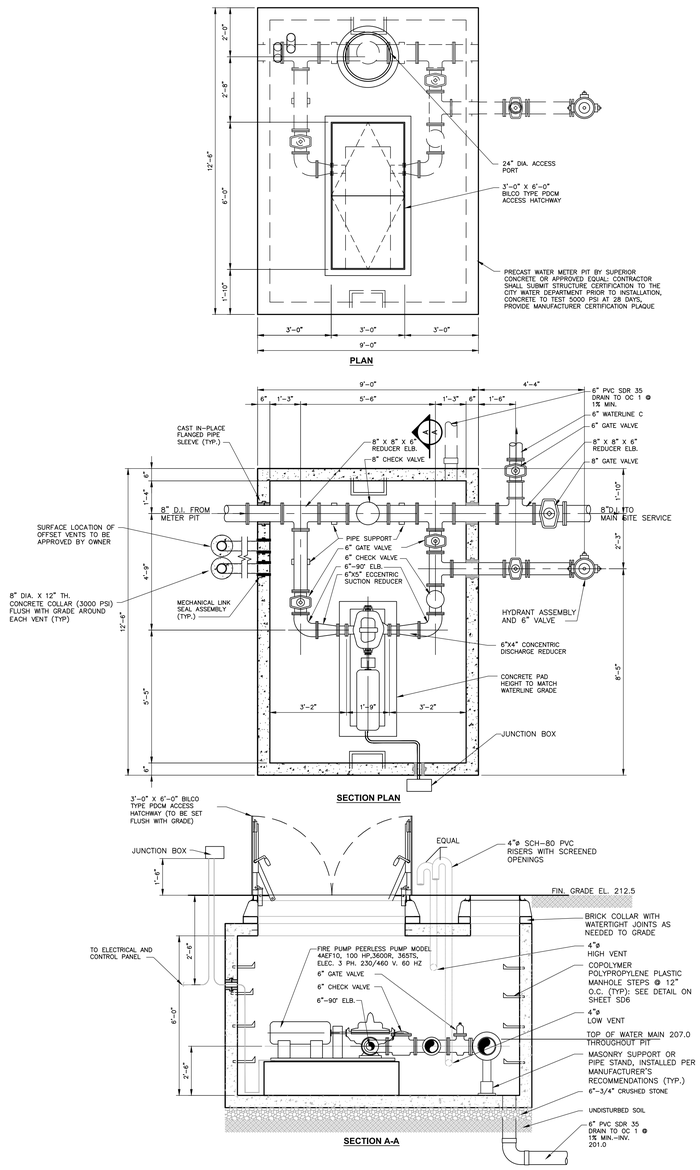
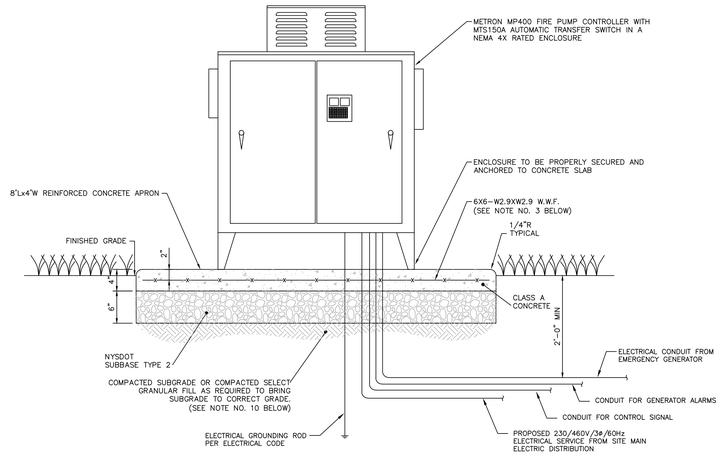
Date Plotted: 10/27/2025 2:49pm



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

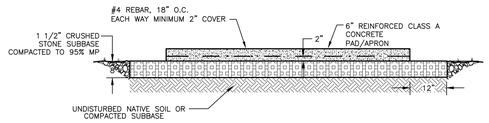


1. THE METRON COMBINATION FIRE PUMP CONTROLLER/TRANSFER SWITCH IS A METRON MODEL MP400 WITH INTEGRATED MTS150A AUTOMATIC TRANSFER SWITCH IN A NEMA 4X RATED ENCLOSURE. THE UNIT IS UNDERWRITER'S LABORATORIES (UL) AND FACTORY MUTUAL (FM) APPROVED AND MEETS ALL THE REQUIREMENTS OF NFPA FOR CENTRIFUGAL FIRE 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

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.



NOTES:

1. THE CONCRETE PAD DIMENSIONS SHALL BE 16'Lx10'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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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:

WATER DETAILS 2

DRAWING NUMBER:

C561

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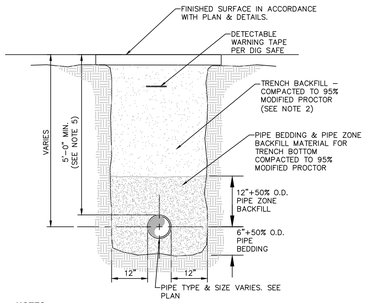


NOTES:

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%

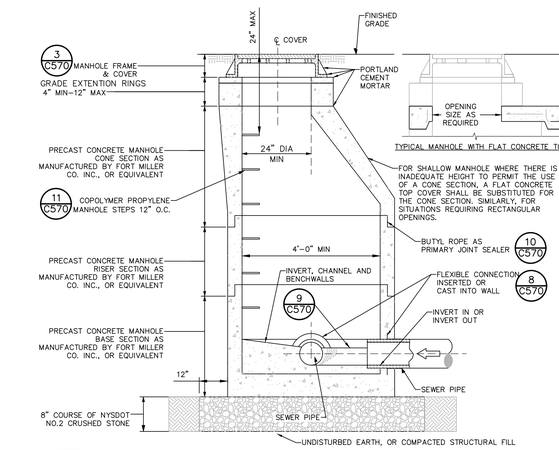
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND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

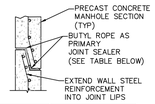
2. INVERT SHALL BE FILLETED.
3. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
4. CONCRETE TO TEST **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



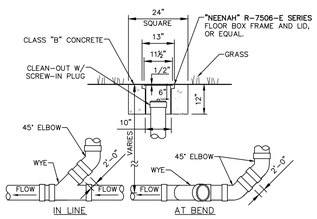
NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

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



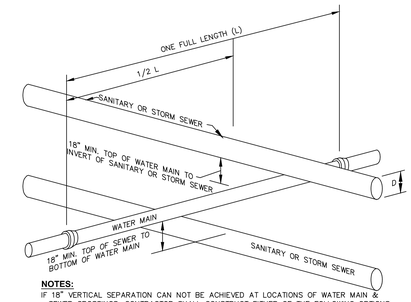
MANHOLE INSIDE DIAMETER	SIZE OF BUTYL ROPE JOINT SEALER
4'-0"	1"
5'-0" & LARGER	1 1/2"

4 MANHOLE JOINT
SCALE: NOT TO SCALE



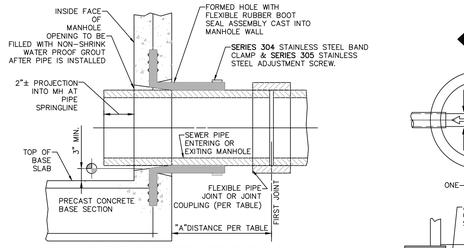
NOTES:
1. SEWER PIPE FITTINGS TO BE **ASTM D-3033 OR D-3034** SDR-35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

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.

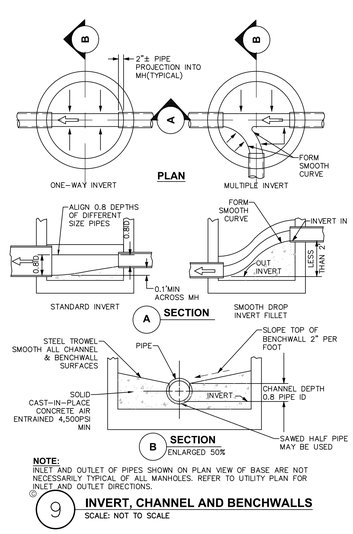
7 PIPE CONNECTION TO MANHOLE- PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT
SCALE: NOT TO SCALE

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.

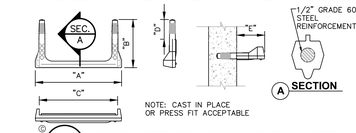
9 INVERT, CHANNEL AND BENCHWALLS
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

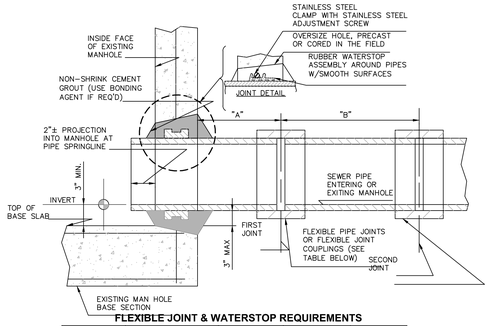
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



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

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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		

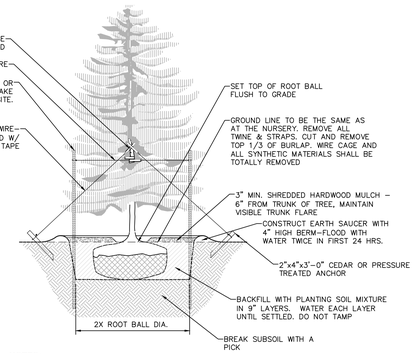
PROJECT NUMBER: CZ81947.00
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

SANITARY SEWER DETAILS

DRAWING NUMBER:

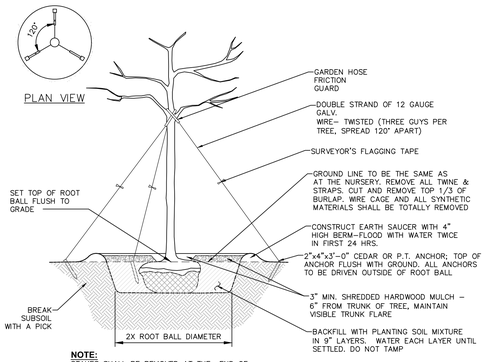
C570

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\DWG\01_CS70_81747-00_SEWERD.DWG
Xrefs Attached: ±x5-ROPE_81747-00_-3in4
Date Plotted: Oct 27, 2025 - 4:56pm



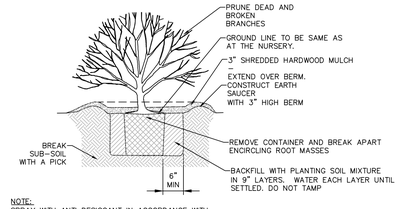
NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

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



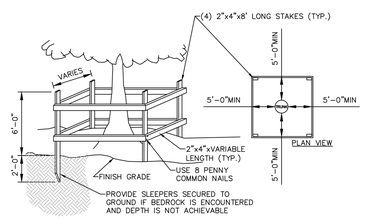
NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

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



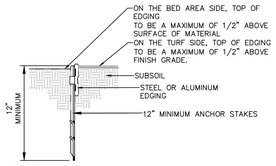
NOTE:
SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

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



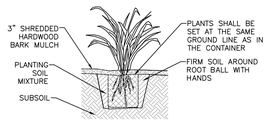
NOTE:
SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

© 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.

LaBella
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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:

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: XBORDER_81947-00_3Xref
Date Plotted: 10/27/2025, 9:09pm

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:
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Project No. 81947.00

LaBella
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FULL ENVIRONMENTAL ASSESSMENT FORM PART 1 FORM

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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

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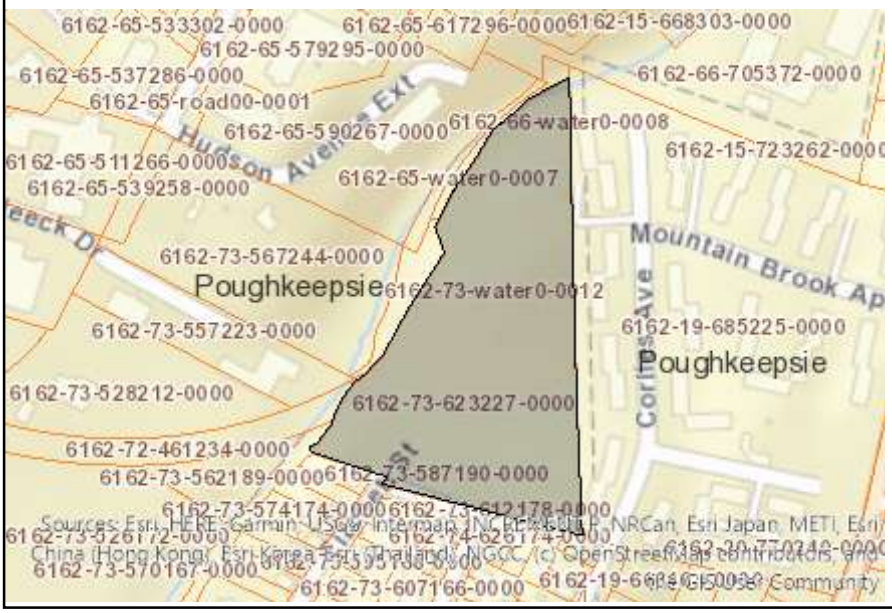


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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

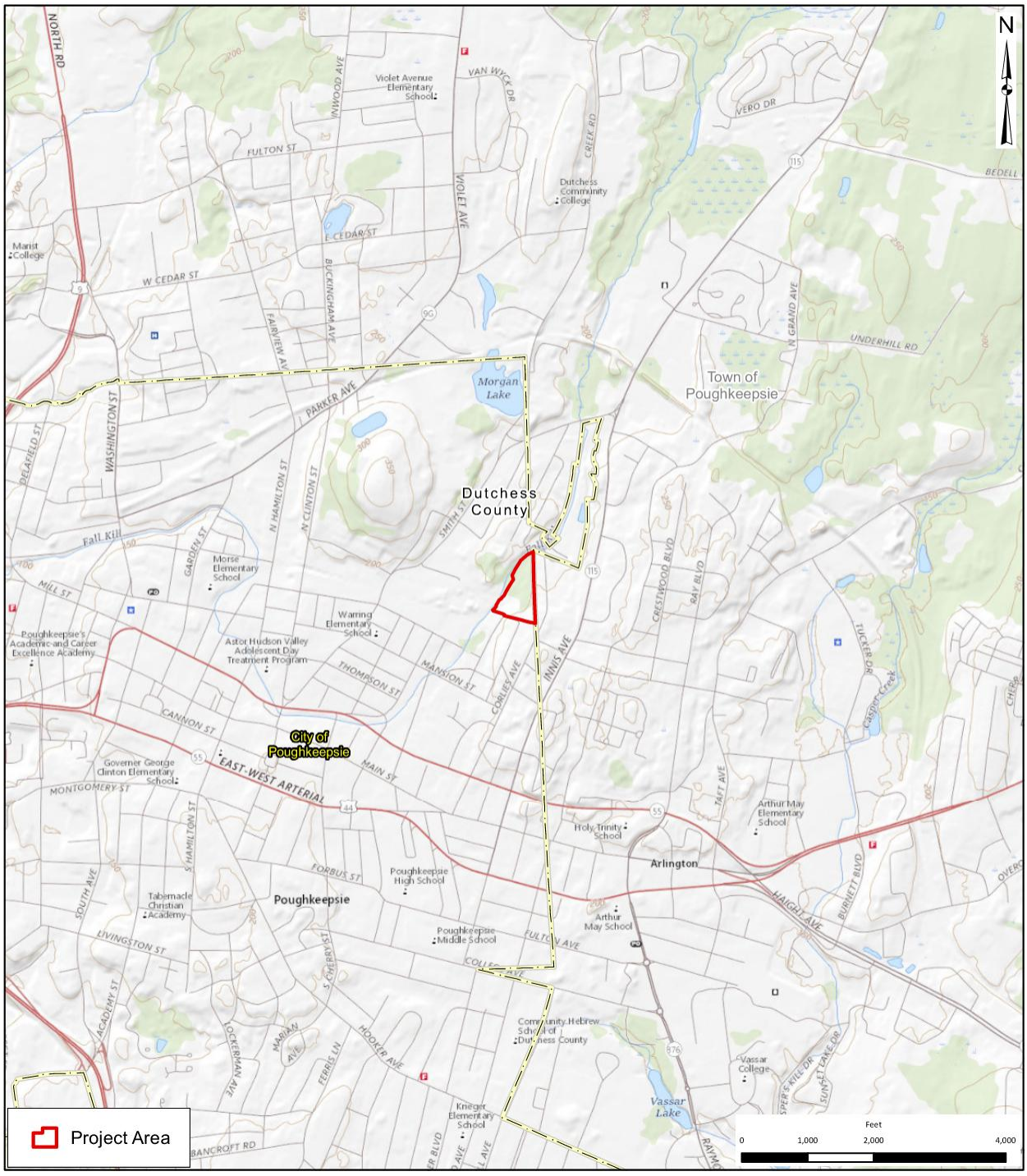


Figure 2: Orthophoto Tax Map



Figure 3: Land Use Map

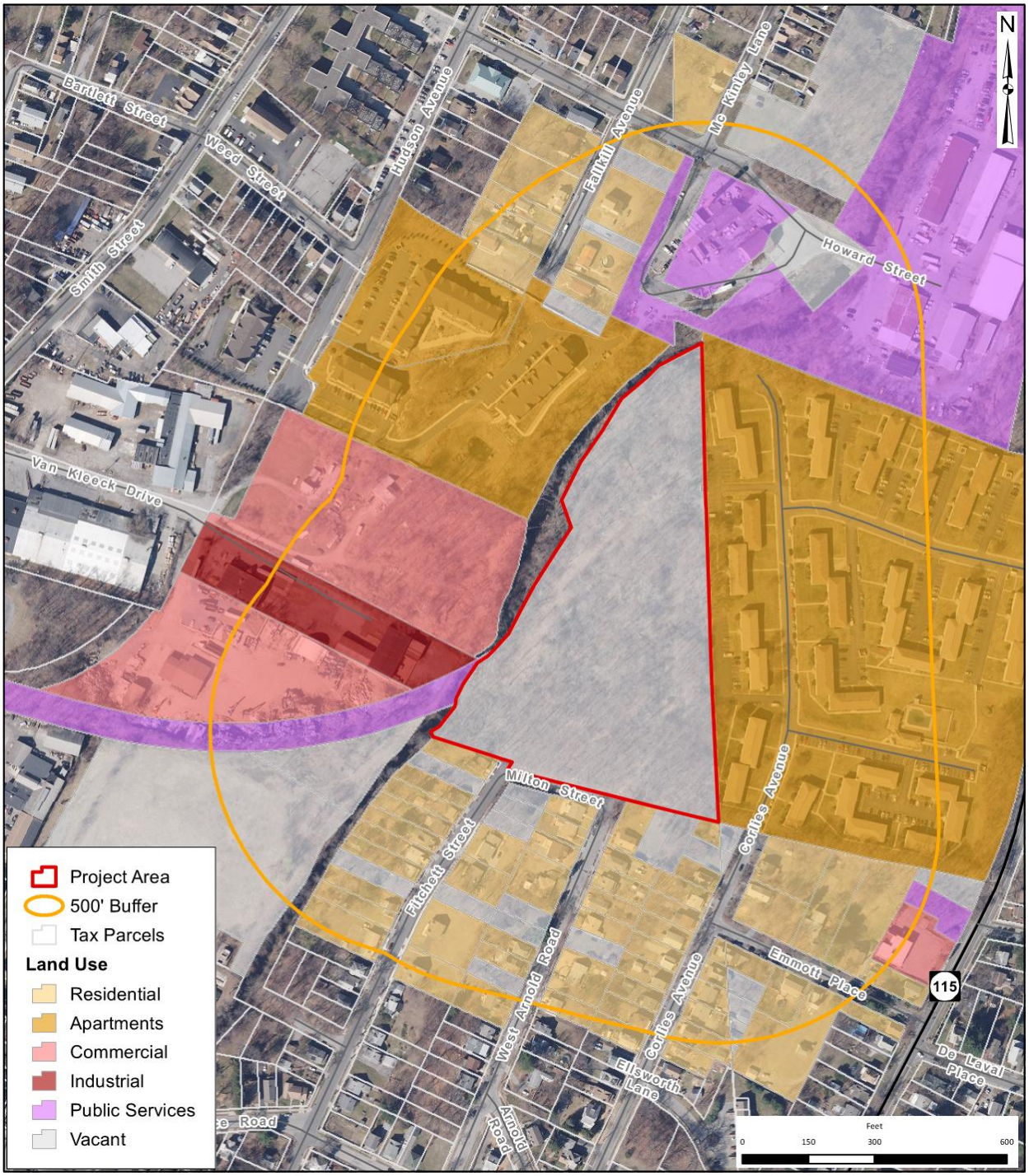


Figure 4: Zoning Map, Existing and Proposed

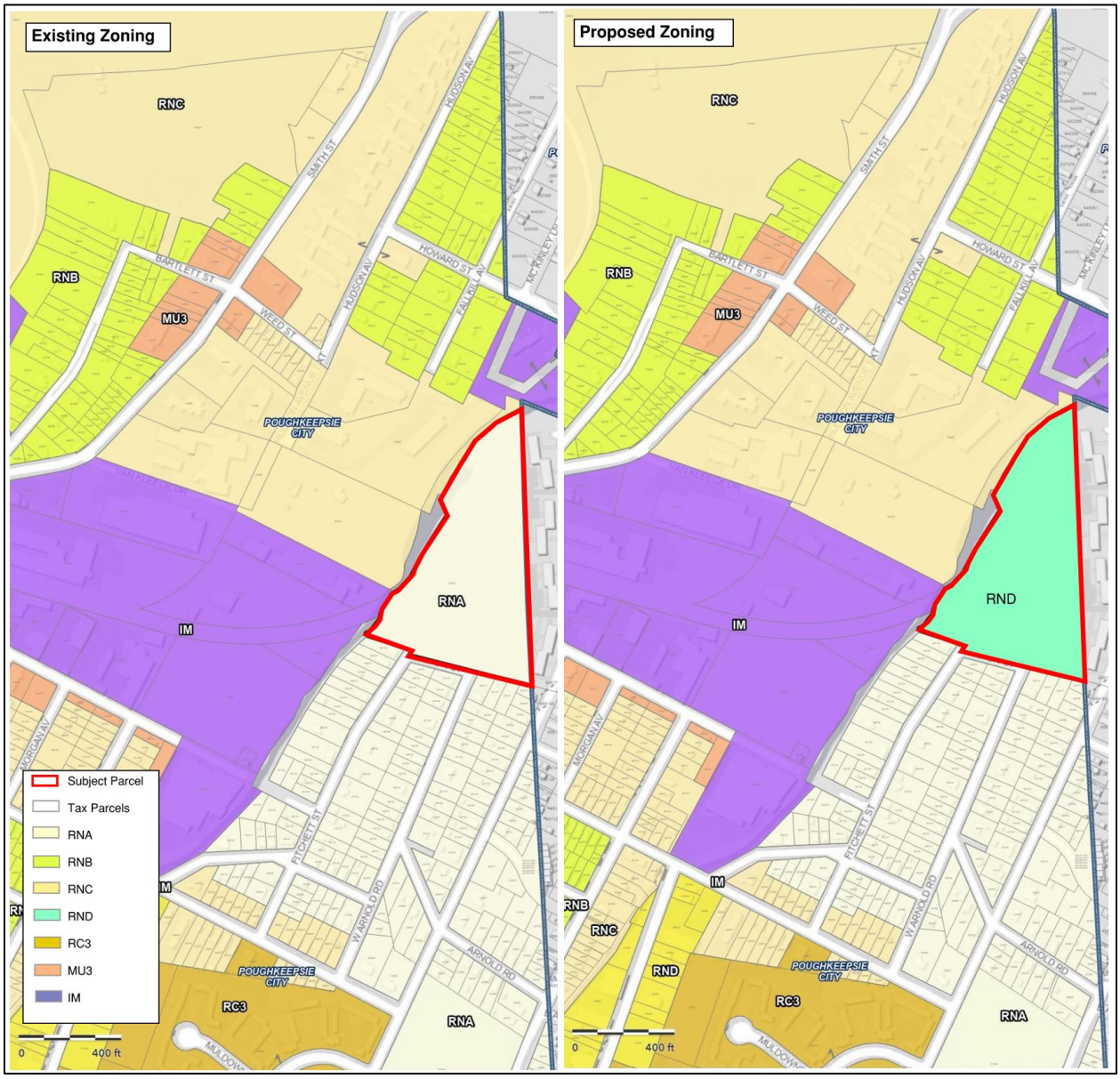


Figure 5: Soil Map



Figure 6: Wetland, Stream and Floodplain Map

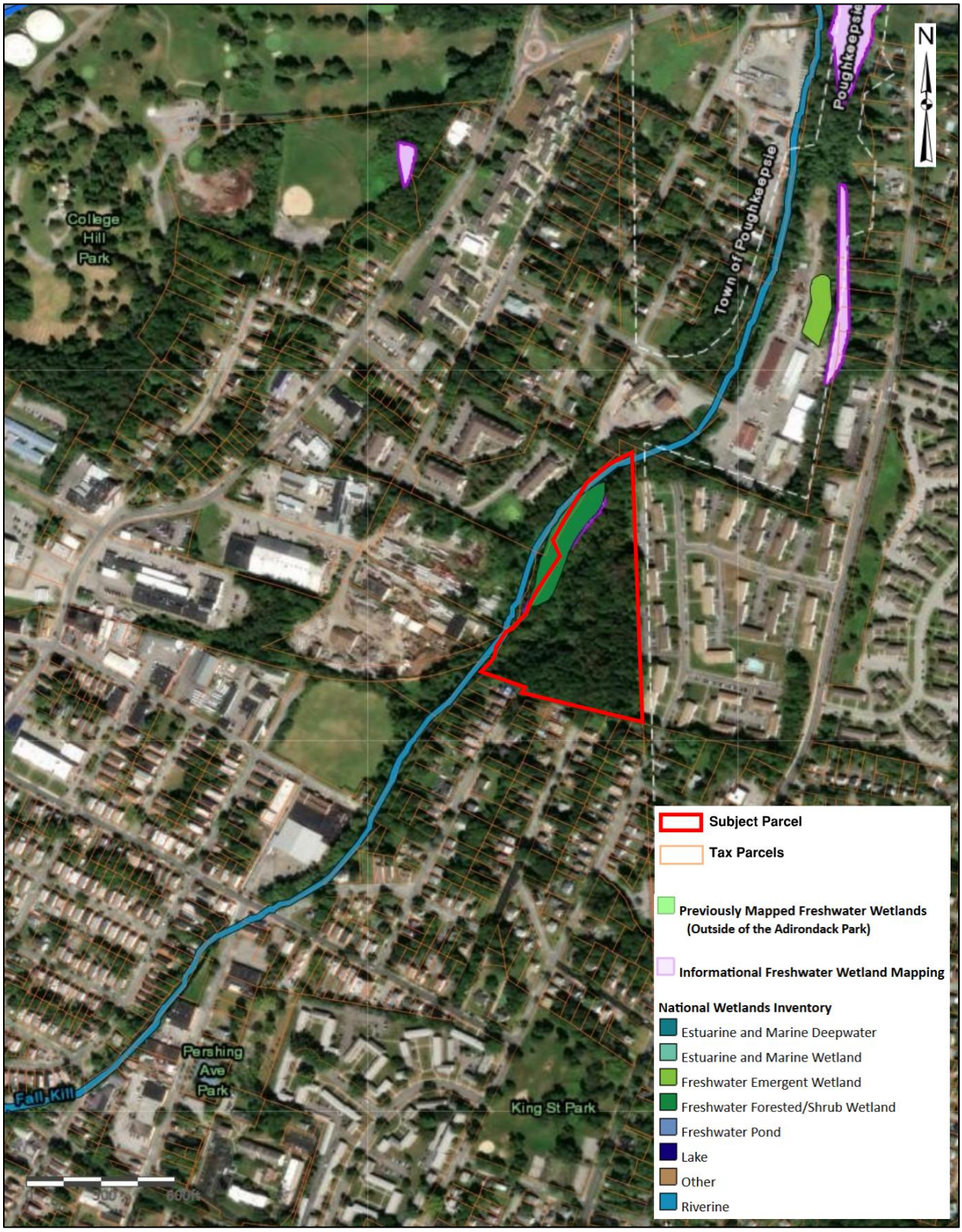


Figure 7: NYSDEC Environmental Resource Map

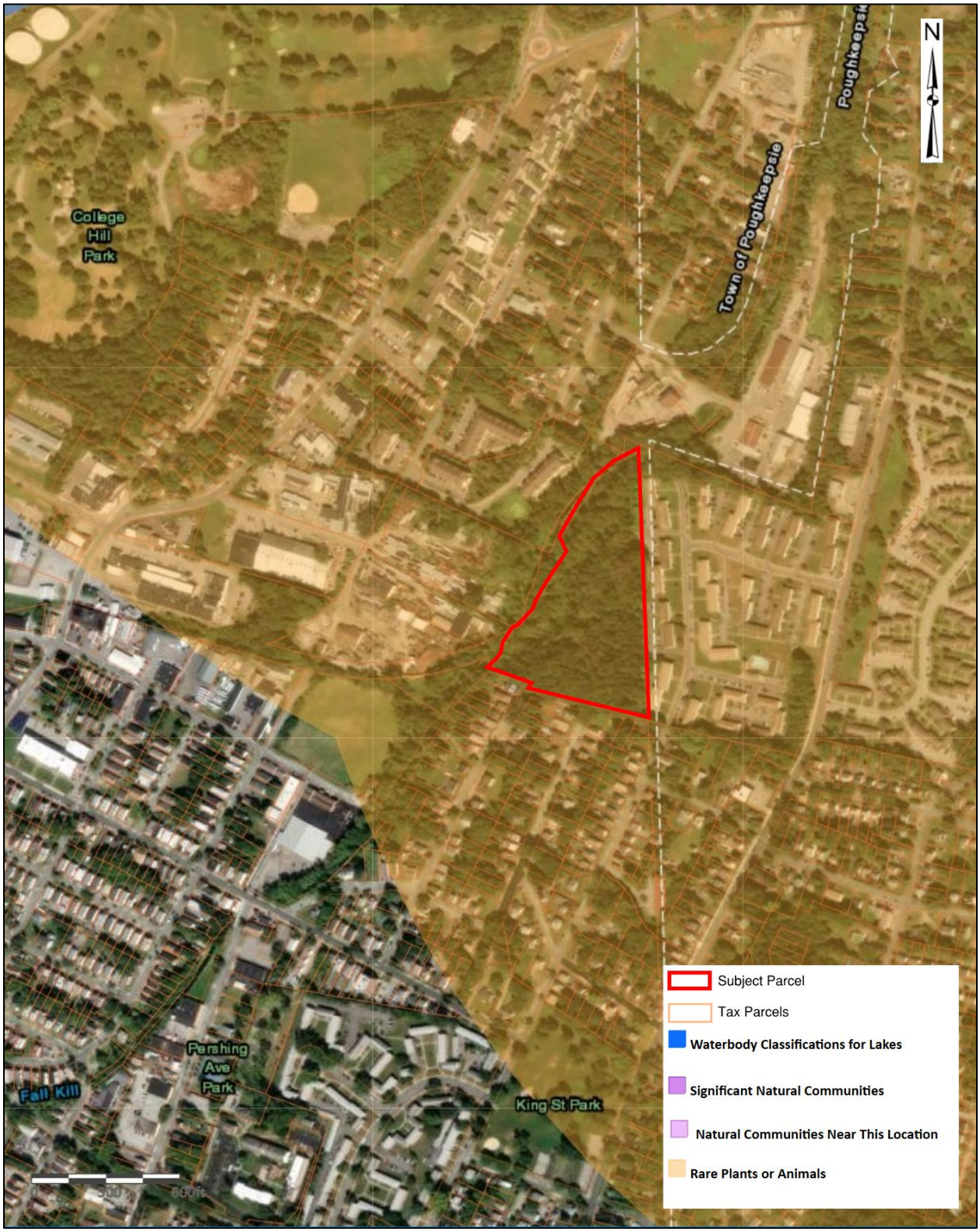


Figure 8: NYSOPRHP Cultural Resource Information System (CRIS) Map

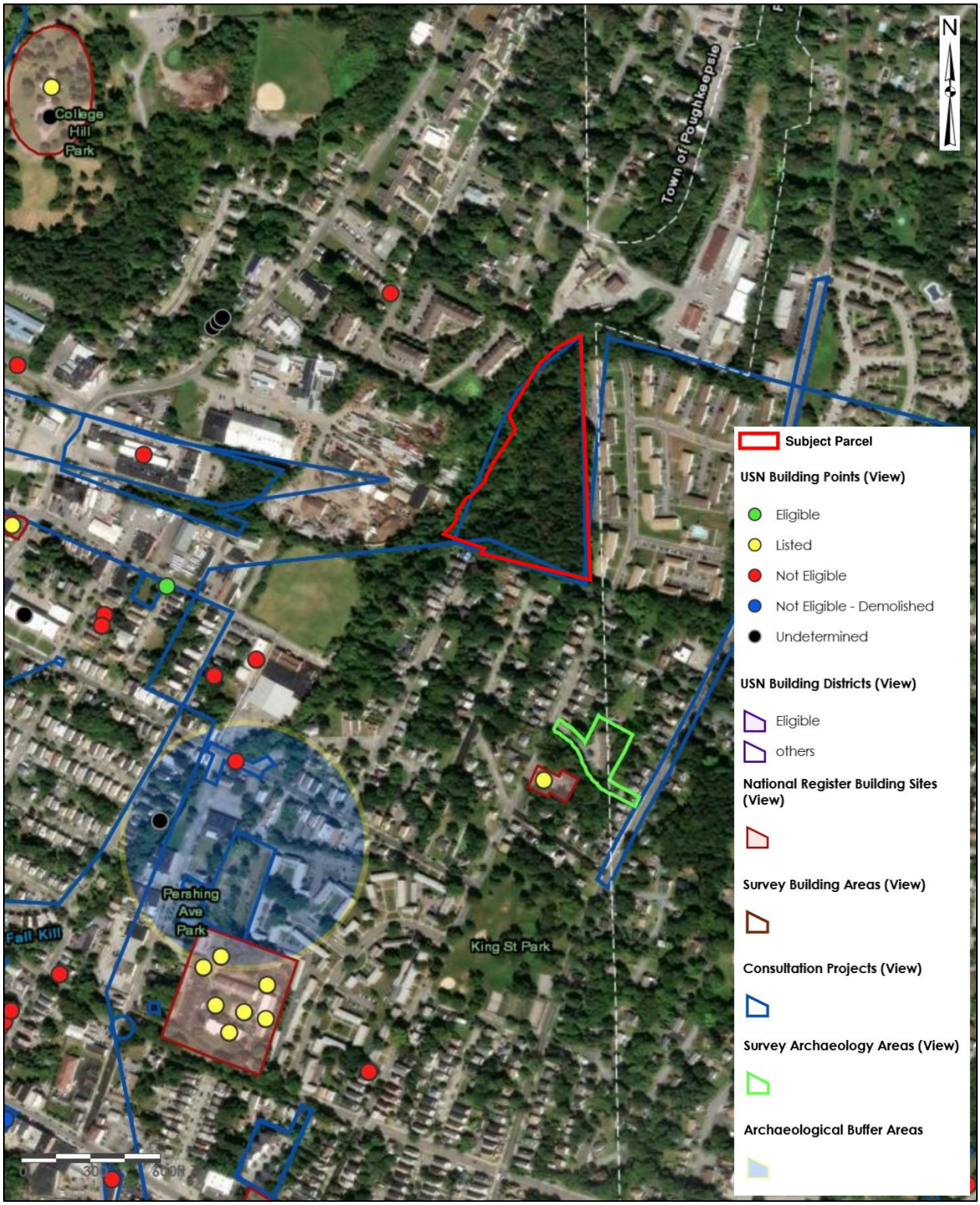
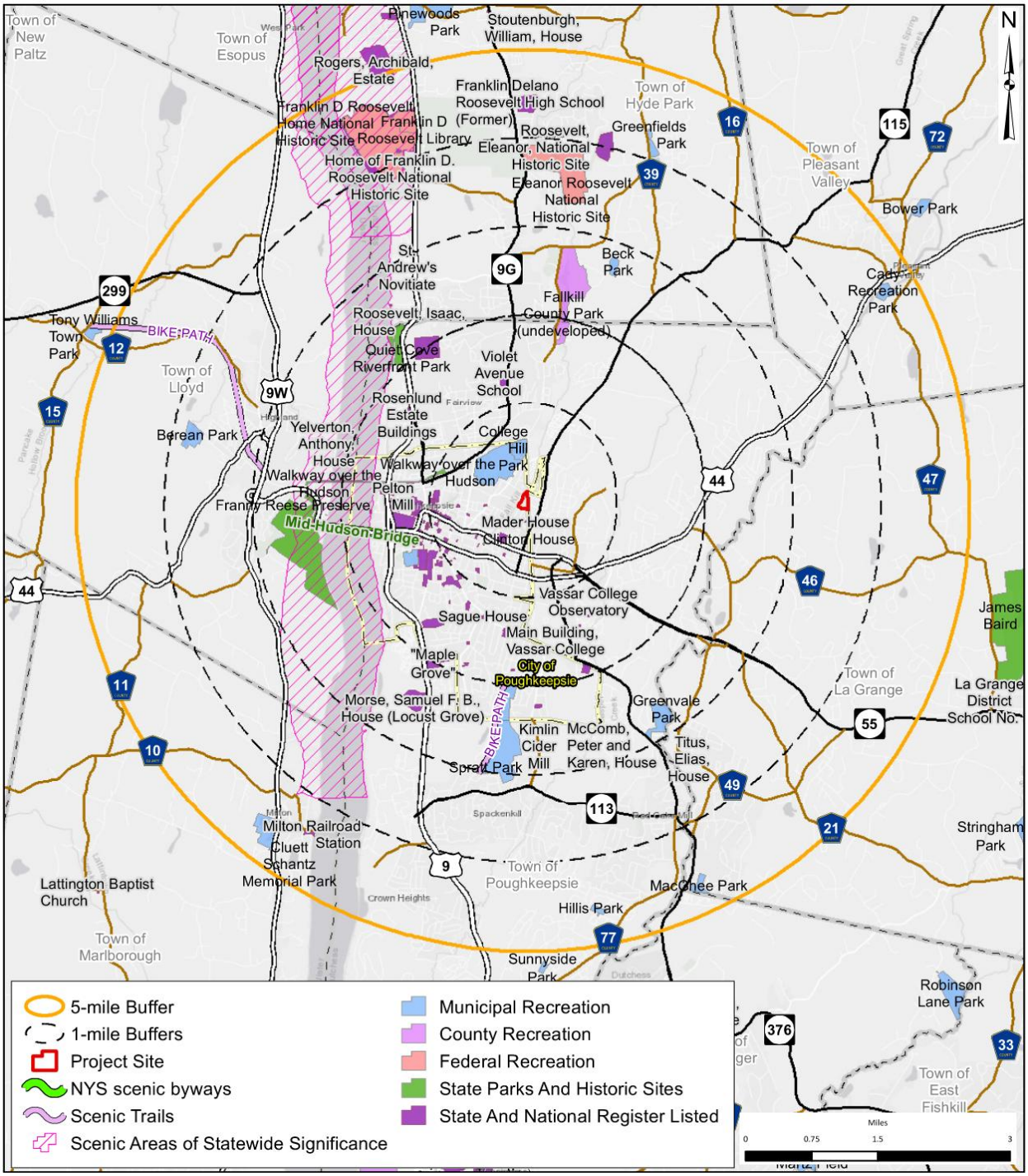


Figure 9: Map of Publicly Accessible Federal, State, or Local Scenic of Aesthetic Resources



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 5: Land Use Map
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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

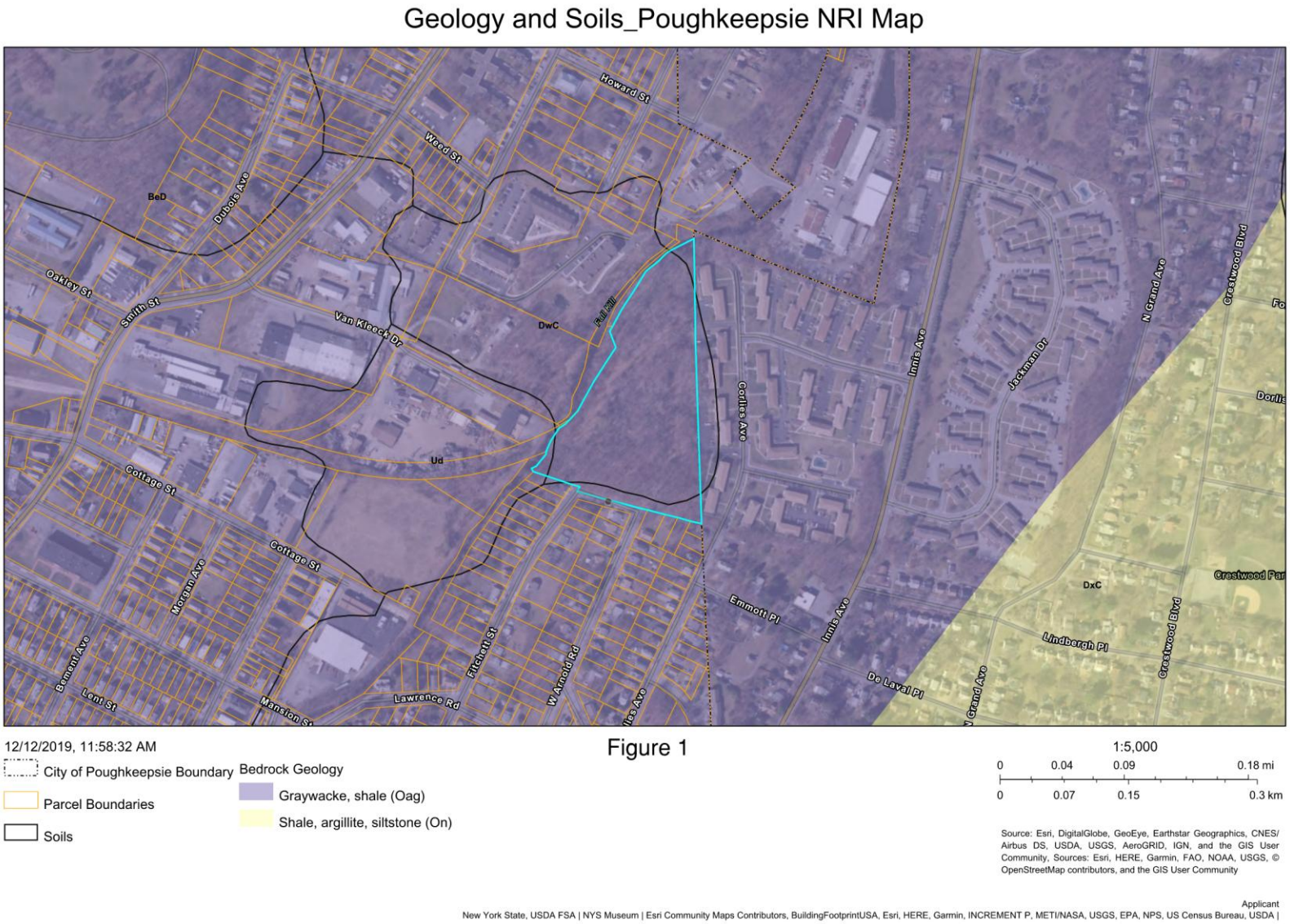
Geology and Soils_Poughkeepsie NRI Map
Howard St
Weed St
BeD
DuBois Ave
Oakley St
Smith St
Van Kleeck Dr
DwC
Full Mill
Corlies Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Ud
Cottage St
Morgan Ave
Bement Ave
Lent St
Mansion St
Lawrence Rd
Fitchett St
W Arnold Rd
Ilus Ave
Emmott Pl
DxC
Lindbergh 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

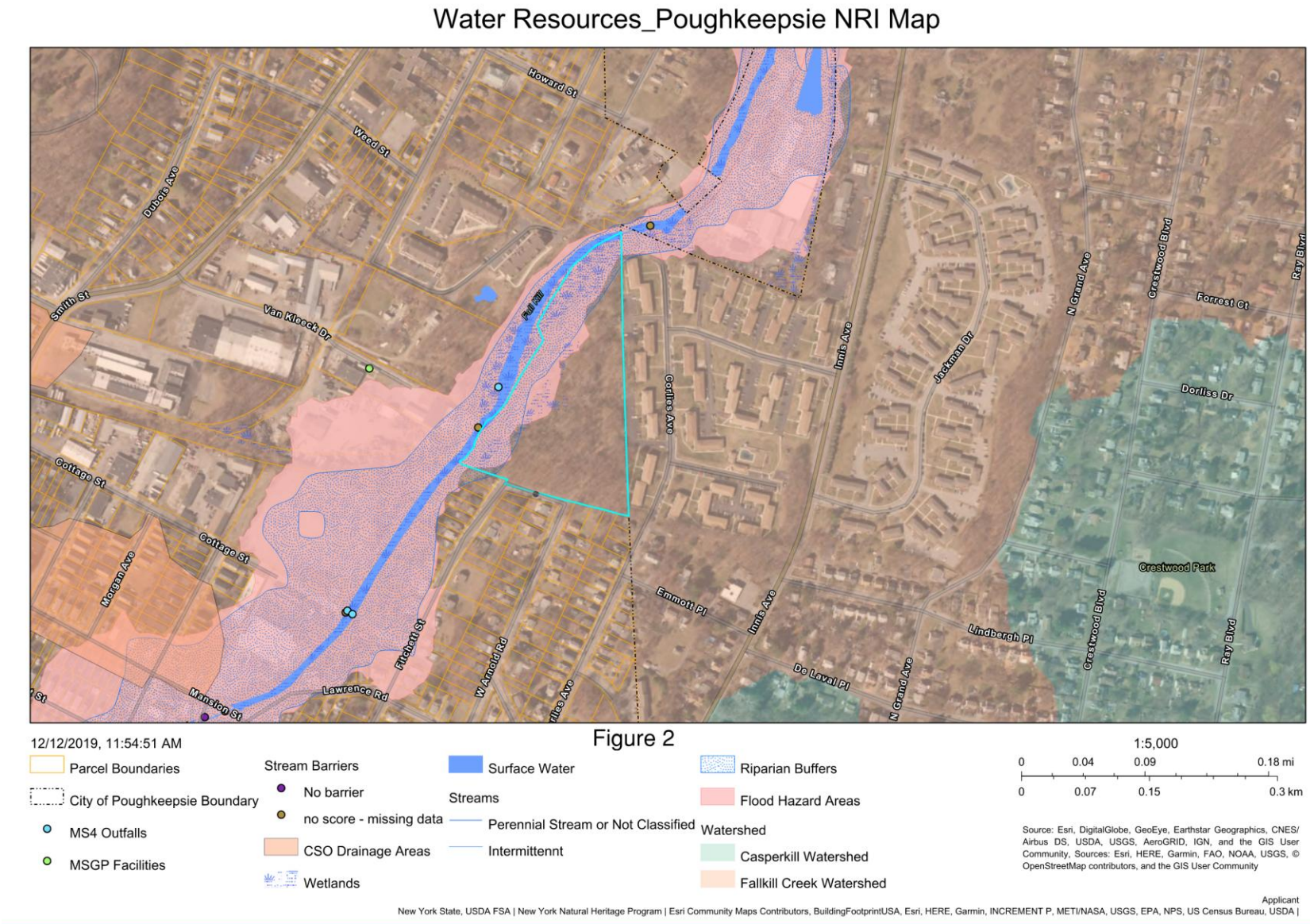
Water Resources_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Smith St
Van Kleeck Dr
Full Kill
Coolies Ave
Innis Ave
Jackmin Dr
N Grand Ave
Crestwood Blvd
Forrest Ct
Ray Blvd
Dorliss Dr
Cottage St
Morgan Ave
Emmott Pl
Crestwood Park
Lindbergh Pl
De Laval Pl
Fitchett St
W Arnold Rd
Lawrence Rd
Mansion St
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

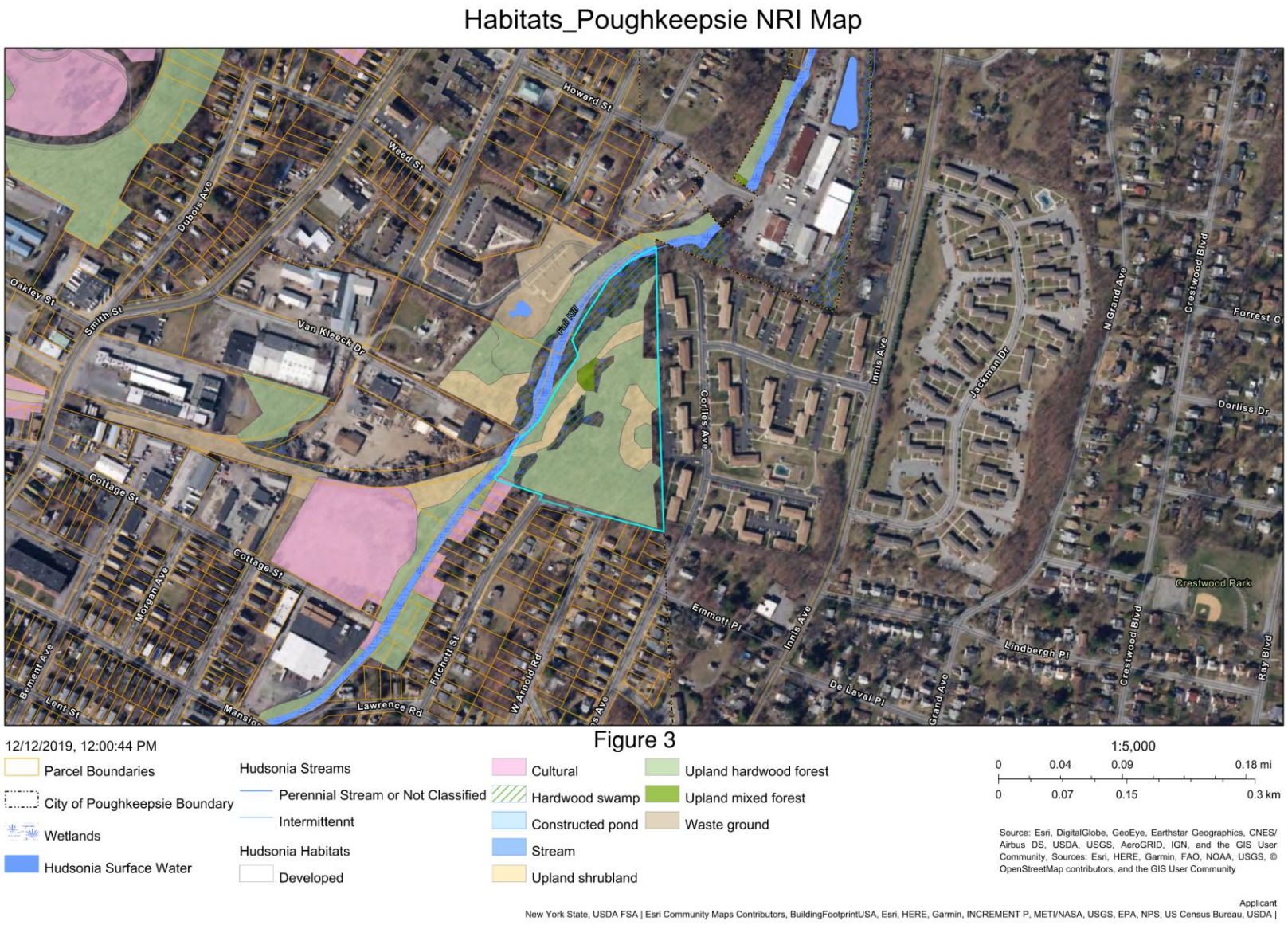
Habitats_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Oakley St
Smith St
Van Kleeck Dr
Fall Kill
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Forrest C
Dorliss Dr
Corlies Ave
Cottage St
Morgan Ave
Crestwood Park
Emmott Pl
Lindbergh Pl
De Laval Pl
Grand Ave
Ray Blvd
Bement Ave
Lent St
Lawrence Rd
Fitchett St
W Arnold Rd
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

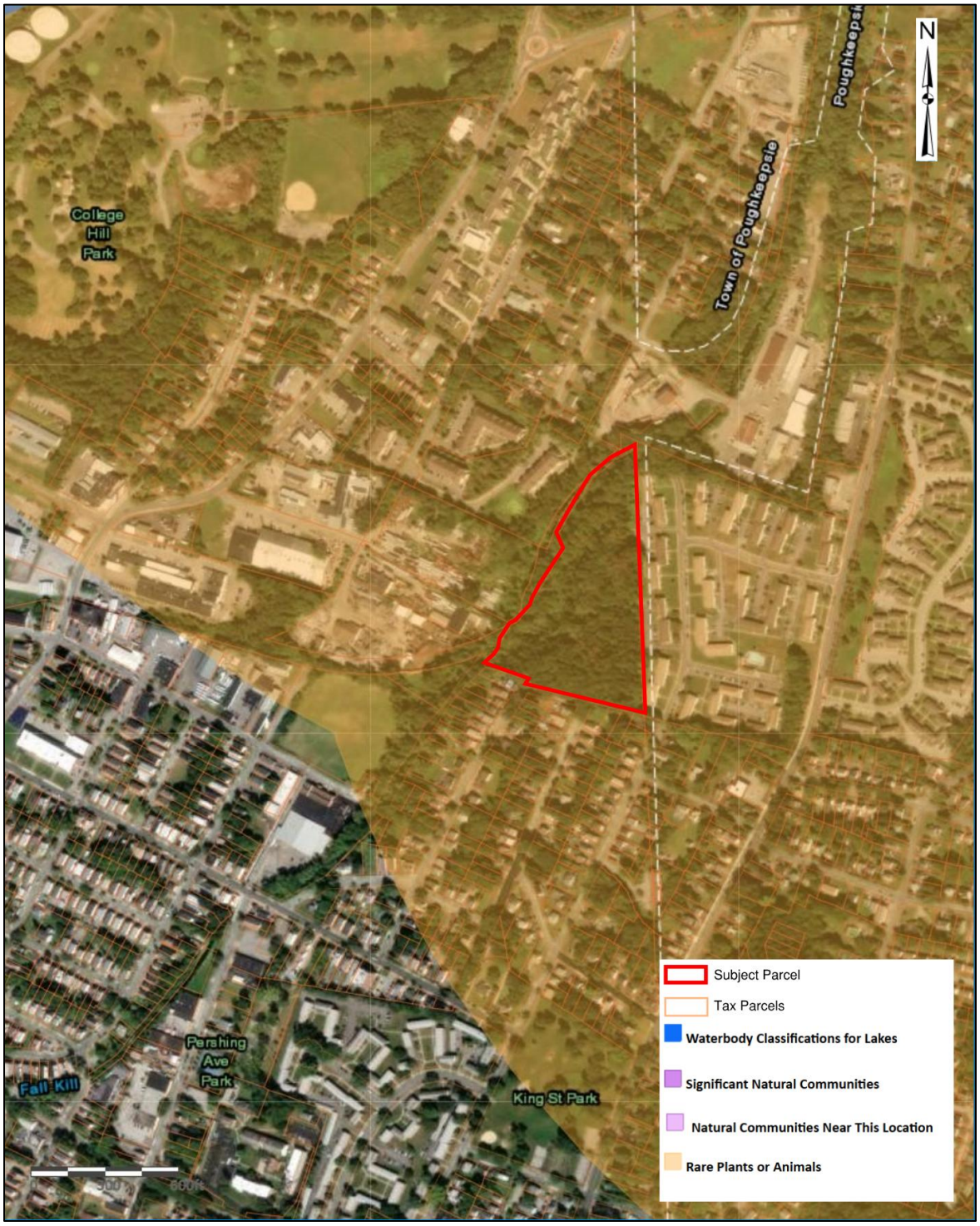

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Figure 5

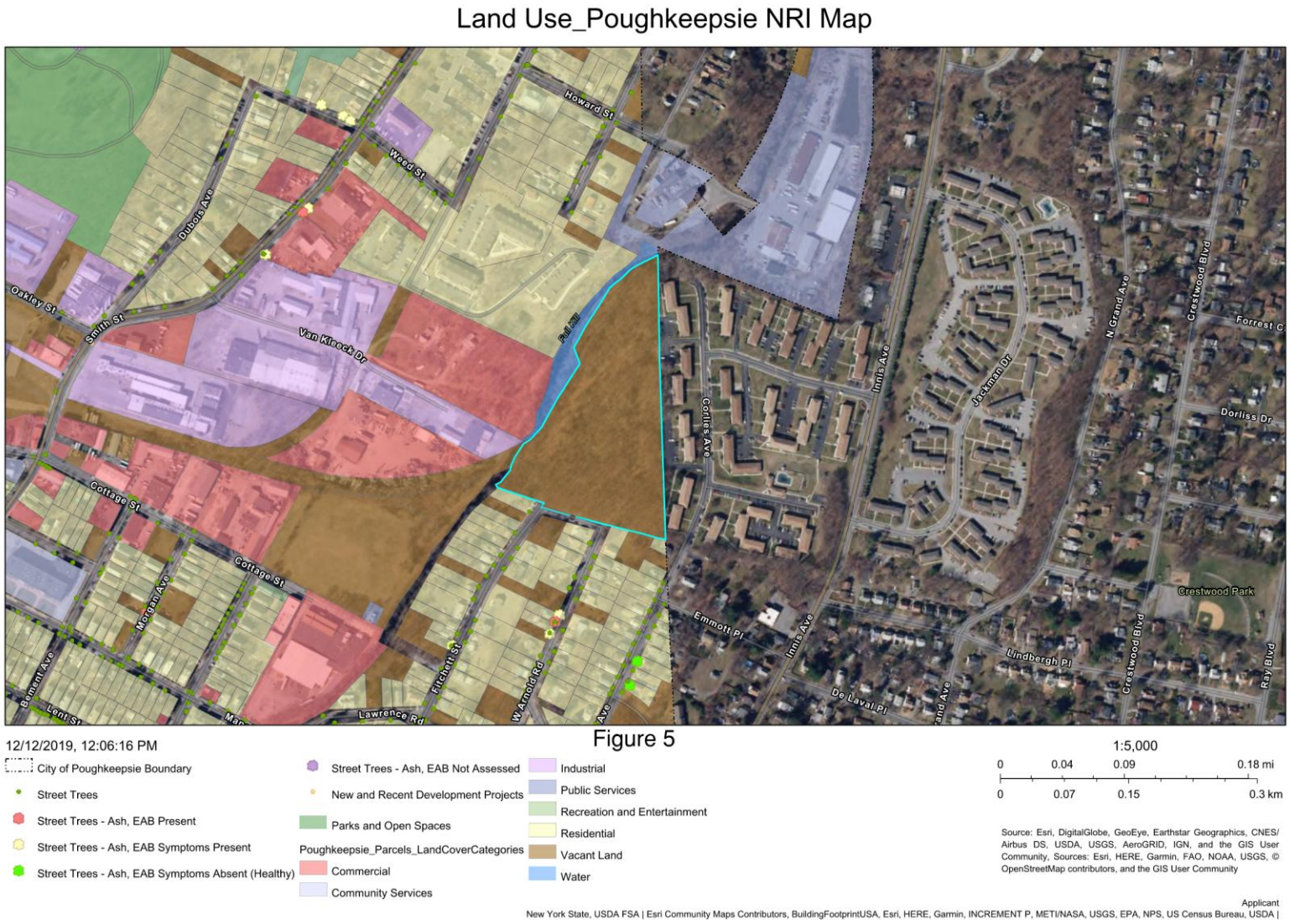
Land Use_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Oakley St
Smith St
Van Kleeck Dr
Fall Kill
Cottage St
Morgan Ave
Belmont Ave
Lawrence Rd
Fitchett St
W Arnold Rd
Cordes Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Forrest C
Dorliss Dr
Crestwood Park
Emmott Pl
Lindbergh Pl
De Laval Pl
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

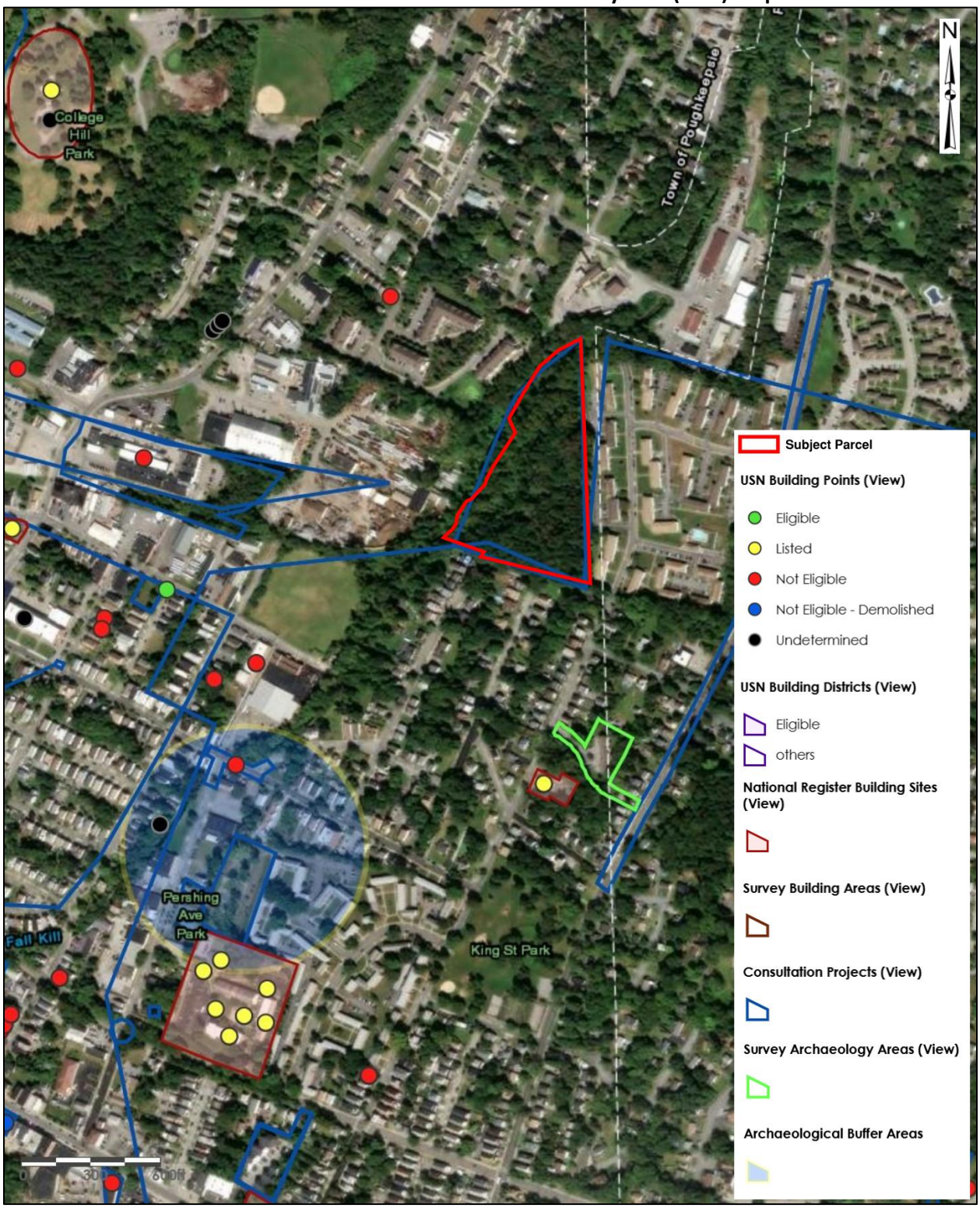

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Figure 7

Historic Resources_Poughkeepsie NRI Map



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

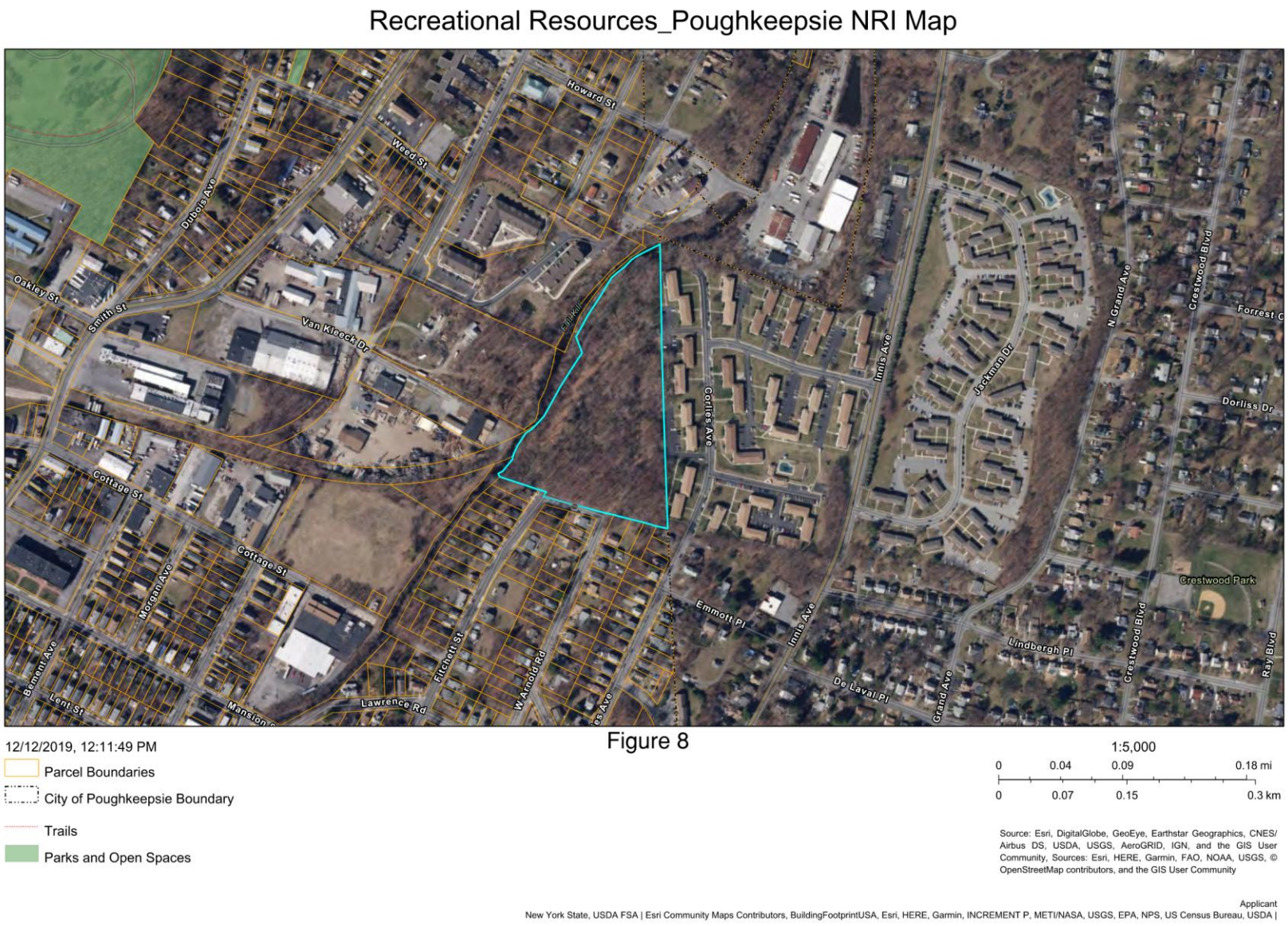

Figure 8

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.

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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

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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.

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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

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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

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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

NOT FOR CONSULTATION

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.

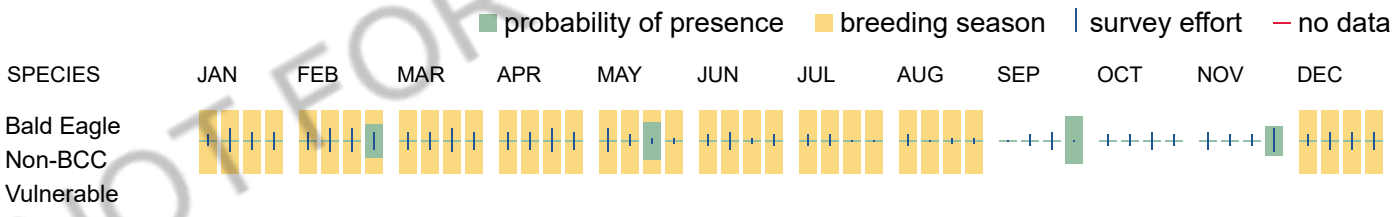
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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.



NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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.

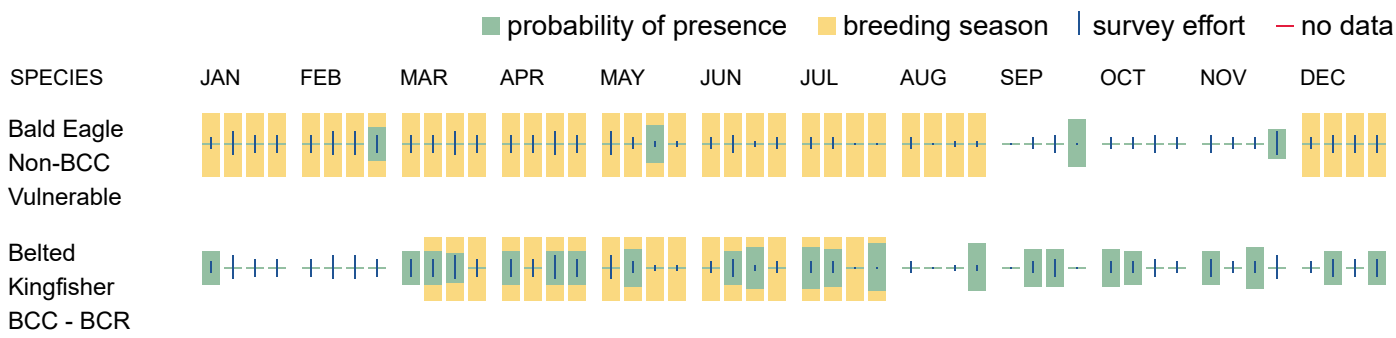
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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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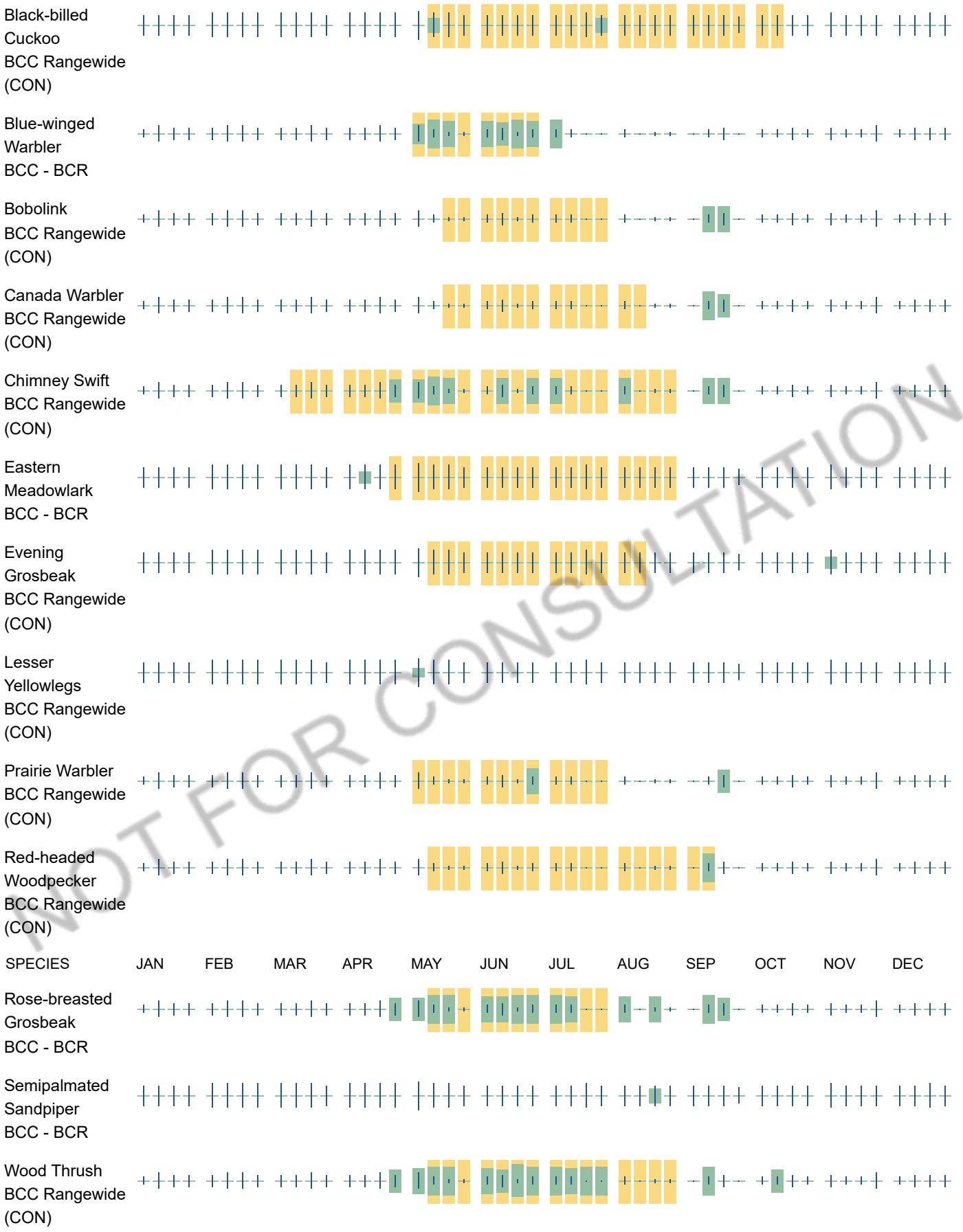

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Migratory Bird FAQs

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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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
MARCH 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 conditional negative declaration
- 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
Appeared in front of the WAC 3/4/26

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

It is the finding of the Planning Board that 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 in excess of 65 residential dwelling units

Motion:
Second:
Vote:

The Planning Board authorizes the use of the open escrow account for file # PB2021-029, Milton Street Development for professional design review services.

Motion:
Second:
Vote:

Agency Use Only [If applicable]

Project : Milton Street

Date : 3.24.26

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. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		□	□
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	□	□
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	□	□
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	□	□

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ 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

THE CITY OF POUGHKEEPSIE
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.

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 in excess of 65 residential 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

PRINT FULL 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: 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.

Szleh — 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: 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.

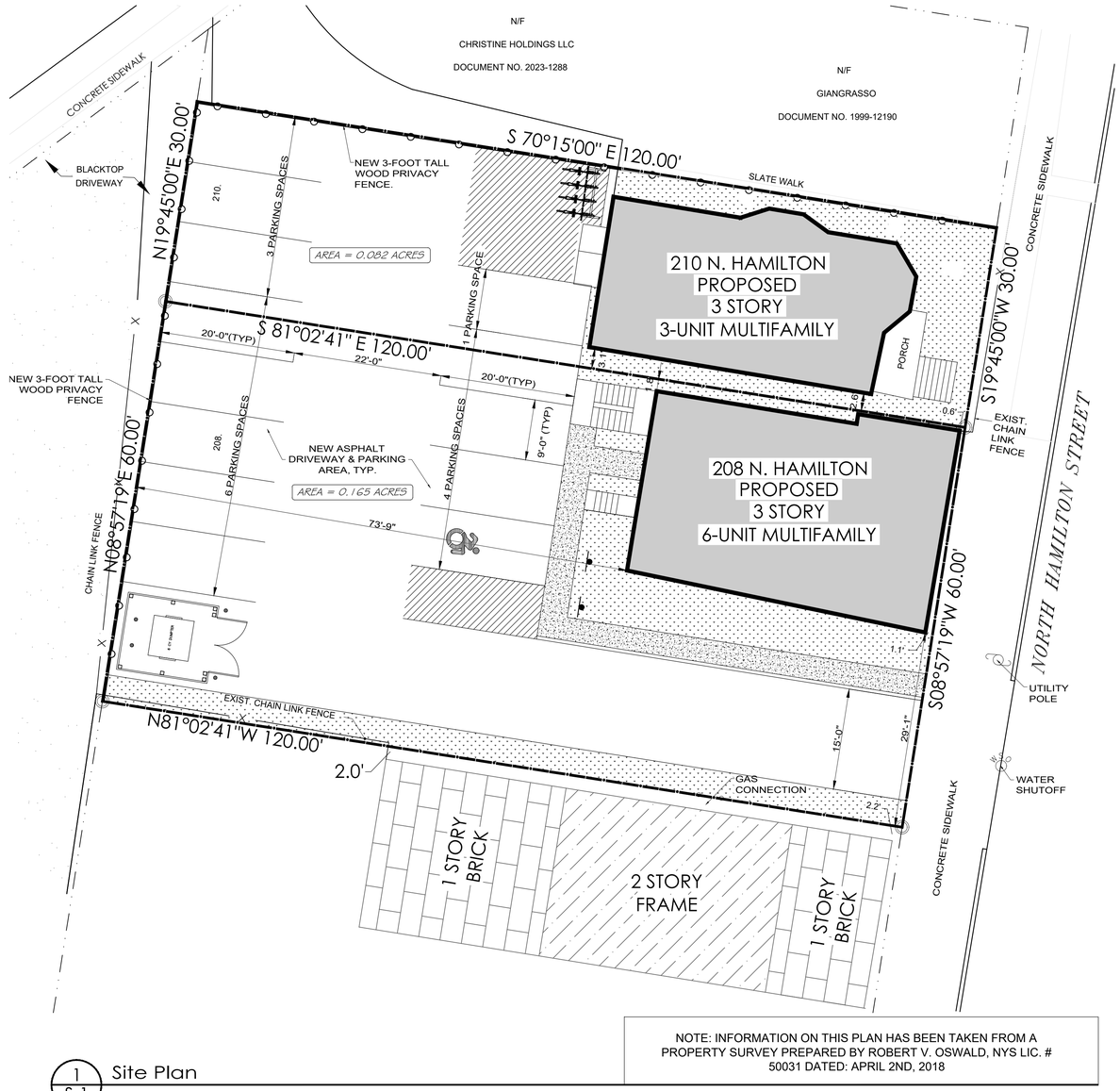
The proposed exterior materials of the building will be parged and painted concrete block at the ground level (first floor) and the upper stories will be insulated vinyl siding.

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

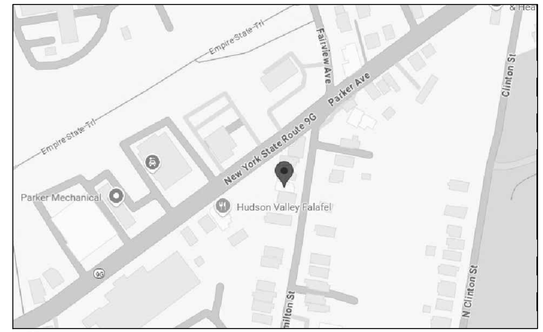


NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY ROBERT V. OSWALD, NYS LIC. # 50031 DATED: APRIL 2ND, 2018

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

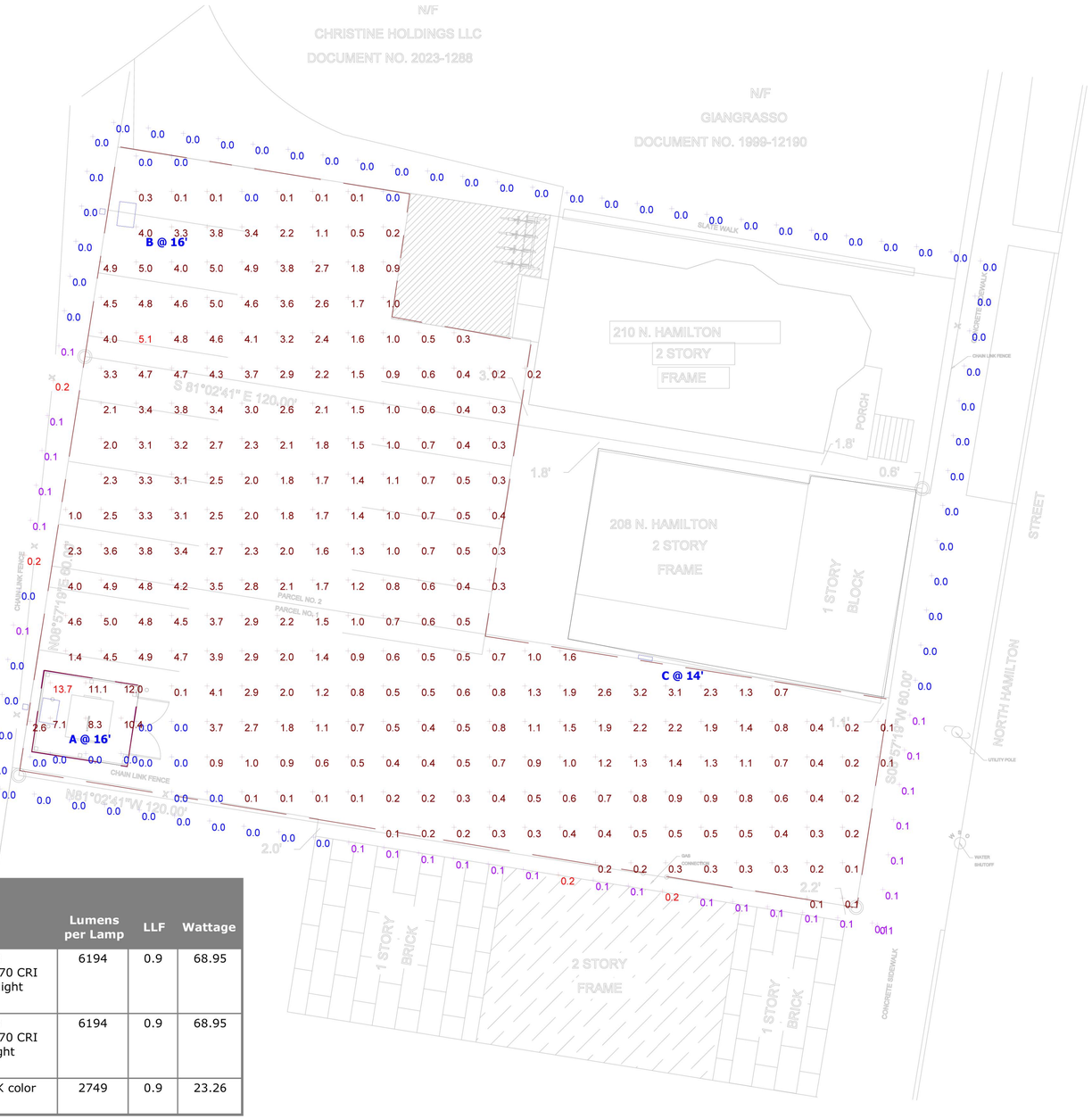
Date: 02.06.2026

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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NOTE: DO NOT SCALE

— 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

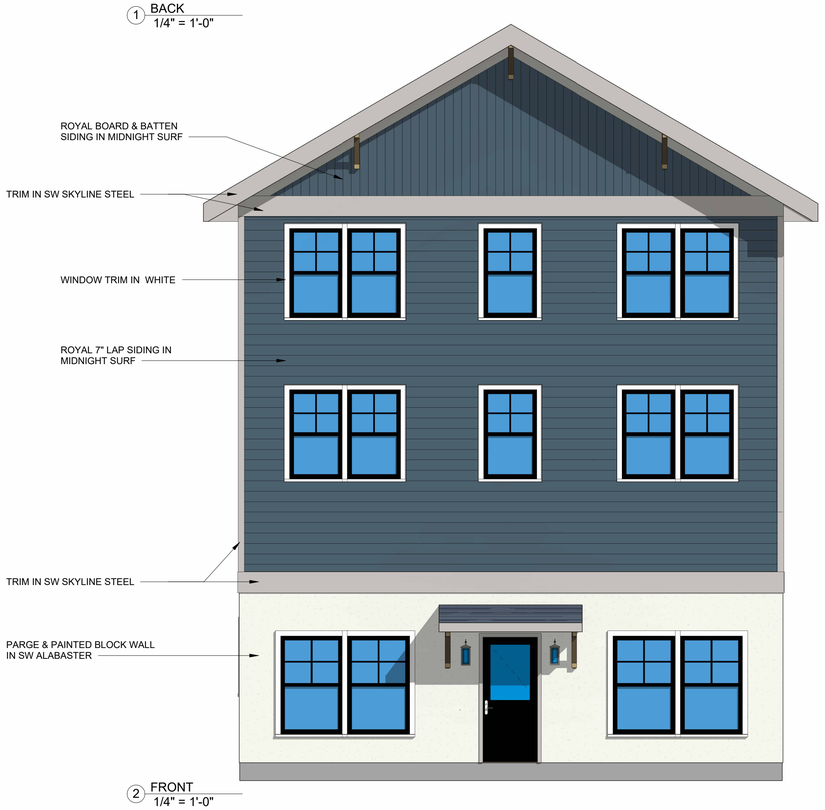
SITE LIGHTING PLAN



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:

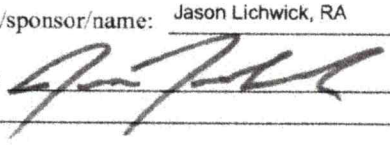
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ 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

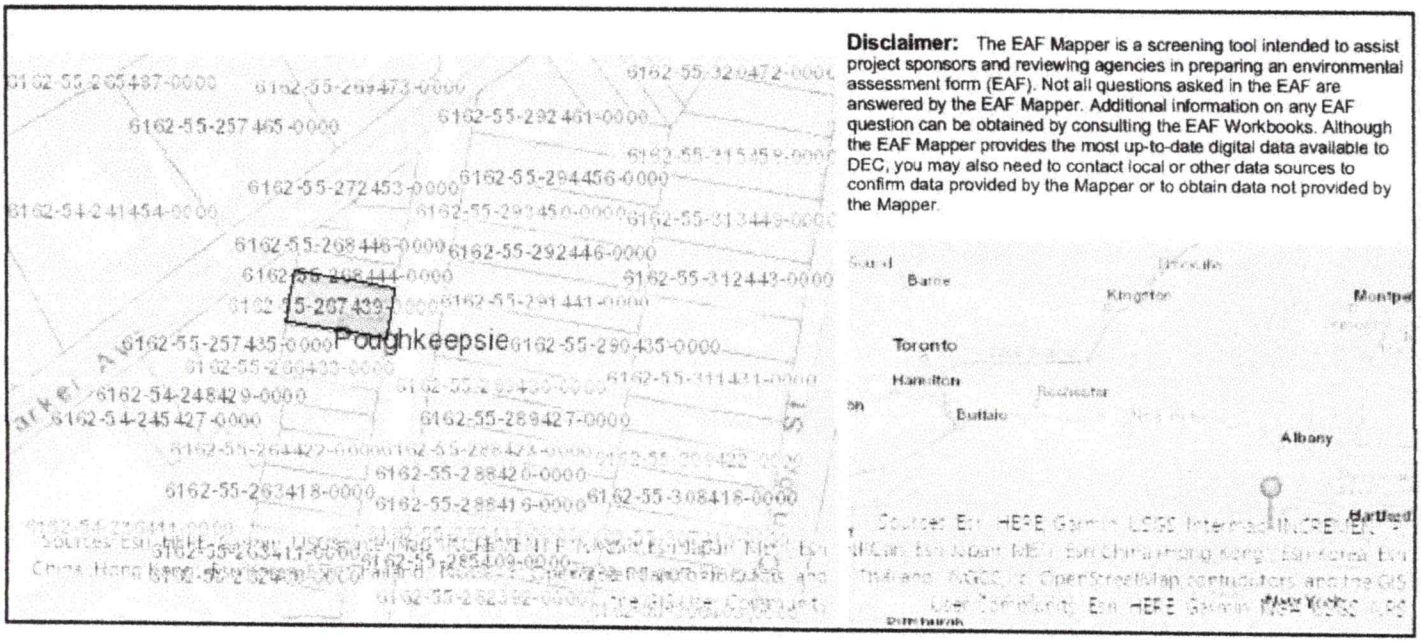
Applicant/sponsor/name: Jason Lichwick, RA Date: 01.20.2026

Signature:  Title: Architect

PRINT FORM

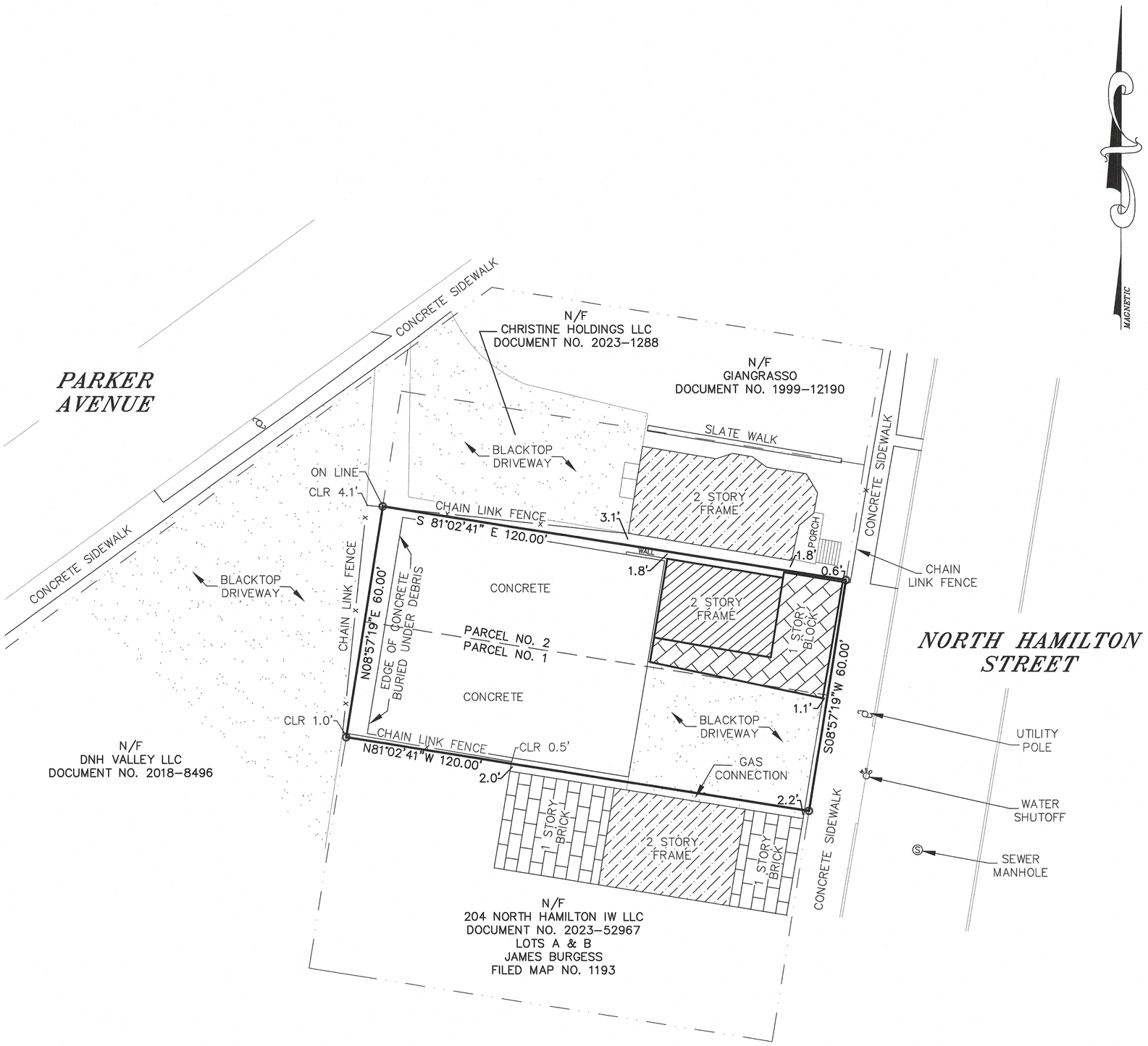
EAF Mapper Summary Report

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

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: 3-13-26

PROJECT ADDRESS: 208 N Hamilton St

PROJECT NAME: 6 family conversion.

OWNER: NAJAW LLC

ENGINEER/ARCHITECT: Jason Lichwick Architecture PLLC

☐ **The site plan is acceptable and will be signed with no conditions.**

☑ **The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:**

There is no sewer line sizing or water line sizing to so the service will be adequate to service the building along with fire sprinkler service.

Eric Philipp
Building Inspector

Agency Use Only [If applicable]

Project:	208 North Hamilton Street
Date:	3/24/26

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: 208 North Hamilton Stree

Date: 3/24/26

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.

No moderate or large impacts were identified in the applicant's Environmental Assessment Impact. The project has some conflict with the City of Poughkeepsie zoning code. The project one deficiency regarding the absence of landscaping on the northern lot line of the property. The project requires no use variances, and it conforms to the zoning code in every other manner. Therefore it is found that the project's conflict with the zoning regulations will result in a small impact.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Planning Board	3.24.26
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

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.

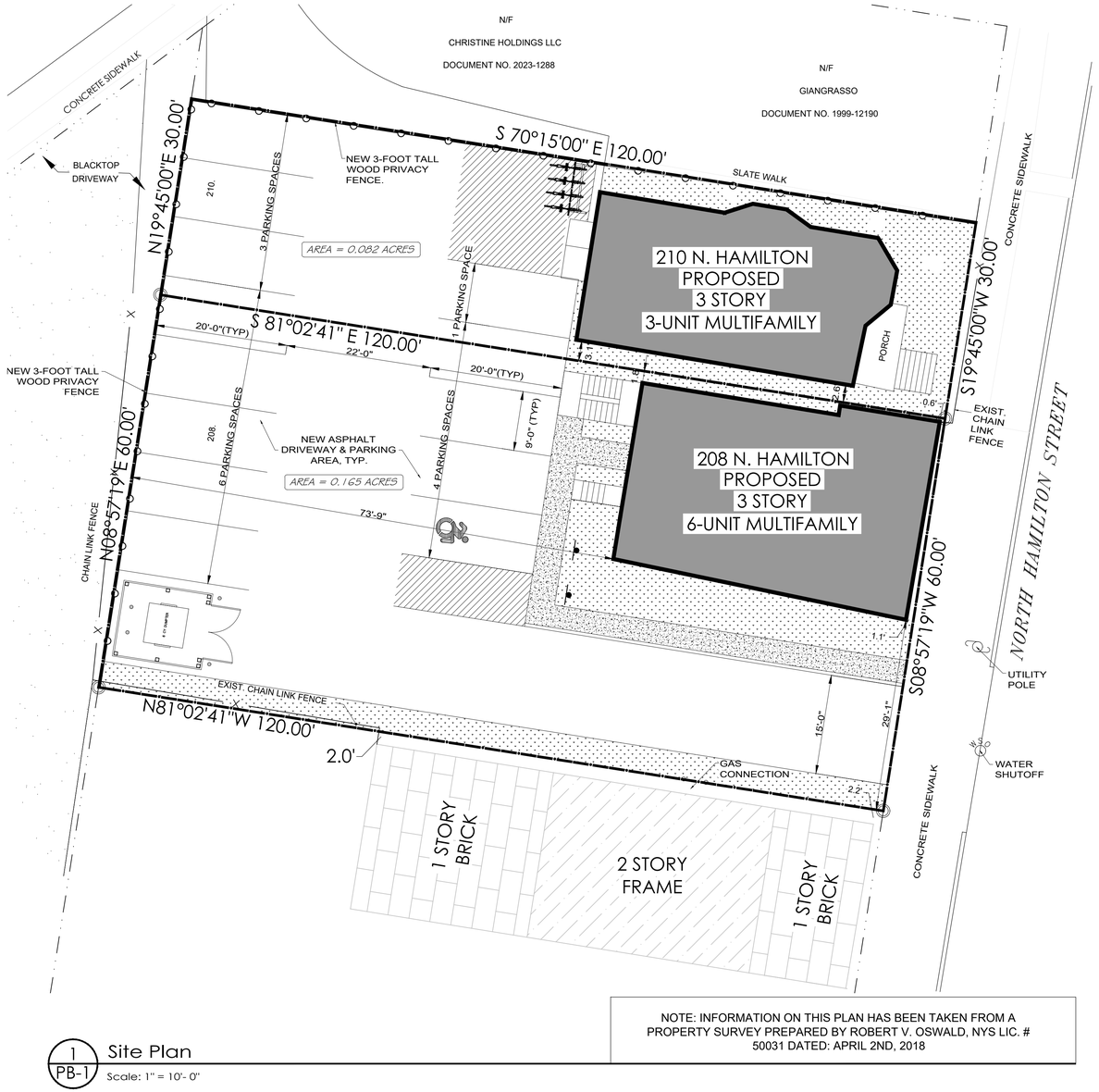
The exterior of the building shall remain as-is and the new siding at the dormer areas shall match the existing.

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



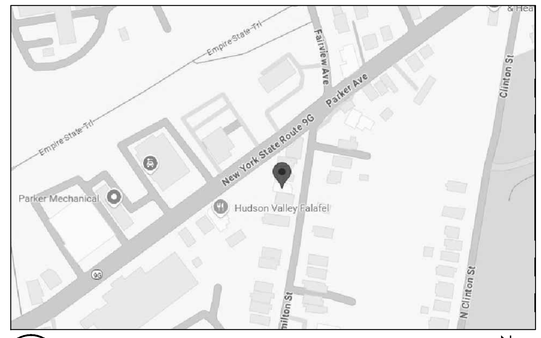
NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY ROBERT V. OSWALD, NYS LIC. # 50031 DATED: APRIL 2ND, 2018

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 6162-25-288444
210 N. Hamilton Street
Poughkeepsie, NY 12601

For Planning Board Review

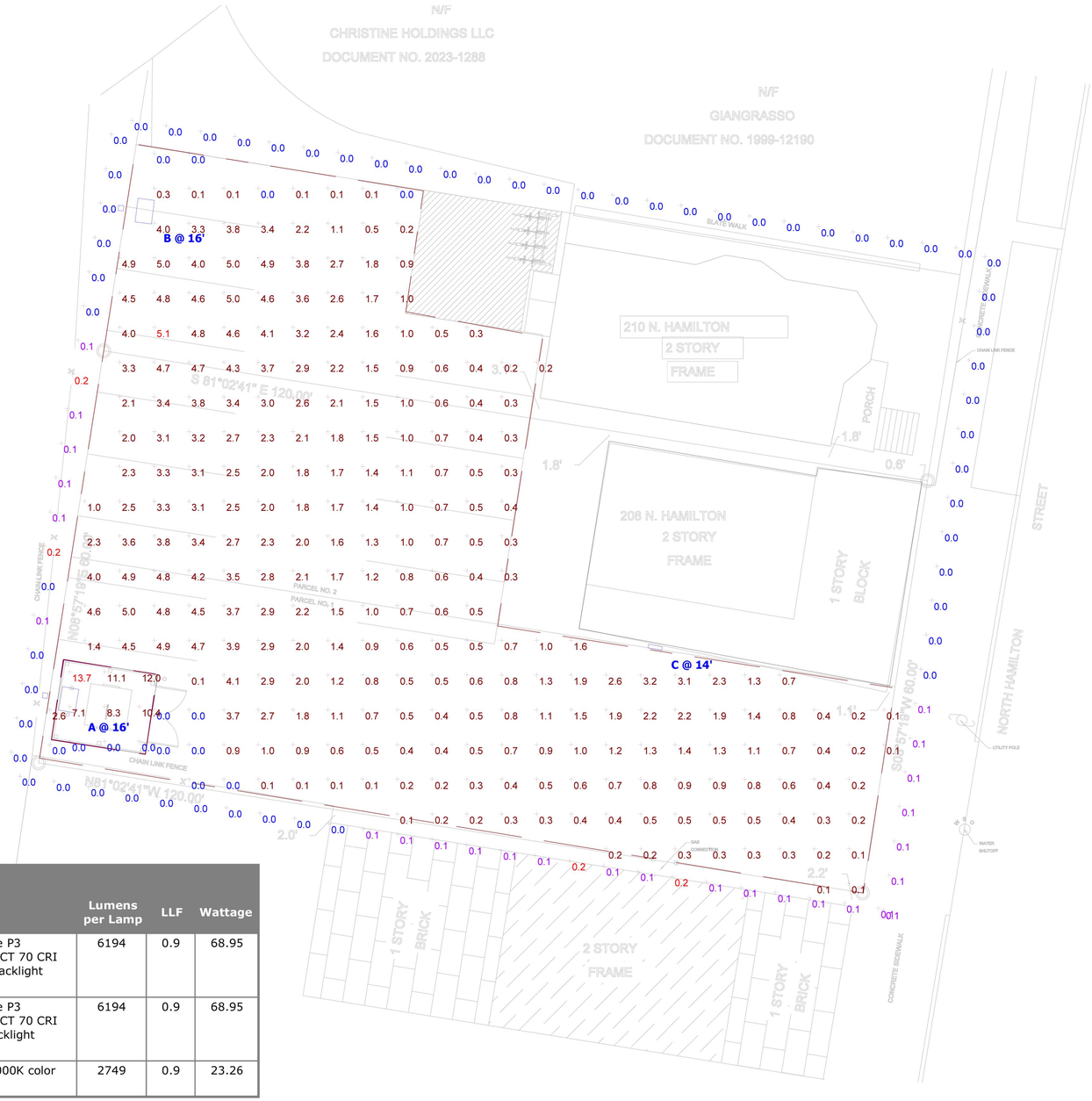
Date: 02.05.2026

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

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: 3-13-26

PROJECT ADDRESS: 210 N Hamilton St

PROJECT NAME: 3 family conversion.

OWNER: Christine Holdings LLC

ENGINEER/ARCHITECT: Jason Lichwick Architecture PLLC

☐ **The site plan is acceptable and will be signed with no conditions.**

☑ **The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:**

There is no sewer line sizing or water line sizing to so the service will be adequate to service the building along with fire sprinkler service.
No location of storage of trash cans on the property, is the plan to not use city trash and to use the same dumpsters as 208 N Hamilton? I am not sure if a three family can opt out of city trash service to then use 208 as a shared service.

Eric Philipp
Building Inspector

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MARCH 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
- Consent that the Planning Board act as lead agency received from all involved agencies.

Project History
First Appearance 2.24.26
Lead Agency Declared 2.24.26
Consent sent 2.26.26

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 – (Circulation pending hard copies 2/24/26)

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	
3/13/26	Eric Philipp, COP Bldg Inspector	Comments

1 copy circulated 2/27	Nina Leonard, DC Dept of Planning	

SEQRA Lead Agency Sent 2/26/26

Date	Author	Comments
	ZBA	
	Nina Leonard, DC Dept of Planning	

Motions and Resolutions
With regard to the City's file number #PB2026-027 and 210 N Hamilton Street

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.

Motion:
Second:
Vote: