# City of Poughkeepsie
# Waterfront Advisory Committee
# Meeting Agenda

Common Council Chambers
Wednesday, April 1, 2026
5:30 PM

## I. APPROVAL OF MEETING MINUTES

## II. Review of Milton Street

**1.** 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

## III. Review of Mid-Hudson Discovery Museum

**1.** Construction of play space with various features including a garden, seating areas, playground structures, and wooded exploration area, and redevelopment of the impervious alley to serve the proposed play area. Some features will include water elements, which will require extending water service from the museum to the play space and drainage area connecting to the existing drainage network.

## IV. Review of 9 Dutchess

**1.** 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)

## V. Old Business

RECEIVED
By

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

# Application for Site Plan, Special Permit & Facade Approval

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

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

II. **PROPERTY OWNER:** Maselo Realty, LLC (Simon Abikhzer)
**ADDRESS:** 18 Eastview Road
Monsey, NY 10952 (state and zip code)
**PHONE NUMBER:** 845-341- 395 (include area code)

III. **NAME OF APPLICANT:** Maselo Realty, LLC (Simon Abikhzer)
**ADDRESS:** 18 Eastview Road
Monsey, NY 109 8 (state and zip code)
**PHONE NUMBER:** 845-341-7395 (include area code)
**EMAIL ADDRESS:** [redacted]

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

IV. **CONSULTANT:** LaBella Associates, Caren LoBrutto
**ADDRESS:** 21 Fox Street
Poughkeepsie, NY 12601 (state and zip code)
**PHONE NUMBER:** 845-486-1458 (include area code)
**EMAIL ADDRESS:** [redacted]

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

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

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

Revised January 2025: Previous Editions Obsolete

## PROJECT INFORMATION

New construction: X (yes) _____ (no)

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

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

Alteration: _____ (yes) X (no)

Cost of Construction: $ To be determined

**LOT AND BULK INFORMATION:**

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

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

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

0.00 (additional proposed square feet for expansion)

24,490 (total building footprint, square feet)

Lot Coverage: 6.45 (percentage, building coverage only)

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

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

0.00 (additional proposed square feet for expansion)

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

Building Height: 3.5 (stories) 35 (feet)

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

## VIII. PROJECT PARKING INFORMATION

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

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

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

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

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

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

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

_____ (Yes) (No)

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

## IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: None

Number of one (1) bedroom units: 31

Number of two (2) bedroom unit's 32

Number with three or more bedrooms: None

Total number of units: 63

C) Is funding public?_____Yes__X__No
If yes, describe funding source: _____

## X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

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

**XI. SERVICE BUSINESS PROPOSALS**

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

**XII. MERCANTILE PROPOSALS** (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

**XVII. APPLICANT CERTIFICATION**

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

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

_____ 10/24/25

Signature of Applicant Date

March 10, 2026

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 project includes a 1,902-foot public trail. 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.

Since the last appearance in front of the Planning Board, the following changes have been made:

*Survey and Wetland Delineation*

An updated boundary and topographic survey were completed for the project. Additionally, an updated wetland delineation was completed in November 2025. With the updated mapping, the public trail was shifted outside of the regulated wetland but remains in the regulated buffer.

*NYSDEC Wetland Positive Jurisdictional Determination and Permitting*

The NYSDEC has taken jurisdiction of on-site wetlands. Therefore, there is a regulated 100-foot buffer protecting these wetlands. The existing sewer is located within the regulated 100-foot buffer; therefore, connection will require a permit for disturbance within the regulated buffer. It is anticipated that as part of upcoming site plan review, decisions about the trail surface will be decided, which may also require permitting for disturbance in the regulated buffer.

*Parking*

The amount of proposed parking has decreased by 24%, from 124 spaces in the previous site plan to 94 spaces in the current plan, which complies with zoning.

*Impervious Coverage and Ground Disturbance*

With the decreased parking, the site layout was shifted further east away from the Fall Kill and overall impervious was reduced from 1.84 acres to 1.74 acres. Similarly, the area of ground disturbance was reduced from 5.26 acres to 3.4 acres.

*Stormwater*

The stormwater design has been modified to include infiltration and the Stormwater Pollution Prevention Plan (SWPPP) has been updated.

Please find enclosed:

- Revised Site Plan set, dated March 10, 2026
- SWPPP, dated March 10, 2026
- Response to Comments, dated March 10, 2026 for County, City Engineer and Fire Comments
- Local Waterfront Revitalization Plan Consistency Letter, dated March 10, 2026
- NYSDEC Letter of Positive Jurisdiction, dated January 2, 2026
- Transportation Corporation Sewer Letter, dated August 14, 2024
- FEAF Report, dated March 10, 2026

We look forward to discussing the project with you again at the next meeting. 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

March 10, 2026

Mr. Mike Young
Waterfront Advisory Committee Chair
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

**RE: Highview at the Fall Kill – Milton Street**
**Comment Response Letter**

Dear Chair Young and Members of the Waterfront Advisory Committee,

The Highview at the Fallkill project was last submitted to the Waterfront Advisory Committee for a consistency review with the City of Poughkeepsie Local Waterfront Revitalization Program (LWRP) on January 30th, 2026. The project last appeared in front of the Waterfront Advisory Committee for a consistency review with the City of Poughkeepsie LWRP on March 4th, 2026. At this meeting, the Committee had some questions and comments about the project and its consistency with the City of Poughkeepsie LWRP.

The proposed project includes the proposed 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 multifamily development within two buildings with one access off Milton Street. The project includes a 1,902 linear ft. public trail, including 1,130 linear ft. near to the Fall Kill. The public trail is proposed to be open to the public. The path is anticipated to be 5-ft wide and interpretive signage is proposed along the trail. It is anticipated that more detailed design, affecting the terrain/surface of the trail, will be determined during site plan and subsequent WAC review. These decisions are anticipated to be determined in concert with maintenance and ownership details. Currently, the path is not proposed to meet ADA accessibility standards as this would require multiple large retaining walls, which would require additional site disturbance and tree removal and require further disturbance within the NYSDEC 100-ft regulated area buffer. The path is not proposed to have lighting, and as such is proposed to be open from dawn to dusk. There will be a connection made to Milton Street via the internal sidewalk and to the east property line with the adjoining apartment complex.

A description of the comments/questions are described below as well as a point-by-point response to the comments.

**CITY OF POUGHKEEPSIE WATERFRONT ADVISORY COMMITTEE MEETING COMMENTS, DATED MARCH 4, 2026:**

1. Describe how the project shows consistency with policies of the City of Poughkeepsie LWRP in regards to water enhanced recreation.

   **RESPONSE: See discussion below.**

2. Confirm whether or not the project is in the College Hill protected viewshed, and if it is, describe how it meets the requirements of being in this viewshed.

   RESPONSE: The College Hill park is located at a highest elevation of approximately 375 FT. Visibility to the southeast towards the Highview site is obscured by the existing Poughkeepsie Common Apartment complex which has a base elevation of approximately 225 FT and is approximately 30 FT tall, with an approximate top of building elevation of 255 FT. The finished floor elevation for the proposed Highview buildings is 196 FT and they are proposed to be 35 FT tall, with a proposed top of building elevation of 231 FT. Therefore, it is anticipated that the Highview development would be obscured from view. See Line of Sight figure attached.

3. What type of surfacing will the proposed woodland trail have?

   RESPONSE: The proposed woodland trail is intended to remain in its natural state currently. However, it is anticipated that more detailed design, affecting the terrain/surface of the trail, will be determined during site plan and subsequent WAC review. These decisions are anticipated to be determined in concert with maintenance and ownership details.

4. Who will be responsible for maintaining the woodland trail?

   RESPONSE: See above response.

5. What, if any, appurtenances will there be along the trail?

   RESPONSE: Currently, interpretive signage is proposed along the trail to share details about the existing habitat and types of species that would use the habitat. The Applicant is open to other appurtenances such as benches.

6. Will the public have access to the woodland path?

   RESPONSE: Yes, the trail is intended for public use.

7. What type of access controls, if any, will there be for the woodland path?

   RESPONSE: There will be signage at either end of the trail stating that the trail is solely open from dawn until dusk.

8. Will the woodland path have lighting along it? If not, will there be access controls and time limits for the path?

   RESPONSE: No, the woodland path will not have lighting along it. See response above regarding access.

9. Will the woodland path connect to or interact with the City's planned blueway trail?

RESPONSE: The City's blueway trail is proposed along the North/West side of the Fall Kill. As the project site is on the South/East side of the Fall Kill, there is no connection proposed to the Blueway trail at this time.

10. Will the trail be ADA accessible?

RESPONSE: The path is not proposed to meet ADA accessibility standards as this would require multiple large retaining walls, which would require additional site disturbance and tree removal and require further disturbance within the NYSDEC 100-ft regulated area buffer.

11. Will the project contain permeable pavers or porous pavement?

RESPONSE: No, the project is not currently proposing to include permeable pavers or porous pavement. Permeable pavers and porous pavement are used in areas where traditional, more effective methods of stormwater runoff reduction are not feasible. This project proposes an infiltration basin to reduce 100% of the runoff for the WQV storm event. Introducing permeable pavers or porous pavement would actually increase the amount of stormwater runoff making its way to the Fall Kill as they do not infiltrate as well as an infiltration basin, which would lead to less infiltration during a larger storm event leading to increased runoff into the Fall Kill. In addition, permeable pavers and porous pavement are difficult to maintain and often get damaged and clogged in the winter from salt, sand, and plowing and then have no further infiltration capabilities.

12. Will the project make use of bioswales or similar in the landscaped areas in the parking lot?

RESPONSE: Per the City of Poughkeepsie Zoning Section 19-6.5, each landscaped area within the parking lot must have a tree planted in it. As such, the project is proposing to plant a tree in each of these landscaped areas. With this, it is not feasible to have both tree plantings and bioswales within these landscaped areas. Trees are not able to be planted within ditches, trenches, or swales as their roots will not be able to receive sufficient nutrients and will not survive. Additionally, this project is proposing an infiltration basin to reduce 100% of the runoff for the WQV storm event. Introducing bioswales would actually increase the amount of stormwater runoff making its way to the Fall Kill as they do not infiltrate as well as an infiltration basin, which would lead to less infiltration during a larger storm event leading to increased runoff into the Fall Kill.

13. How many lots would the property be able to be subdivided into under its current zoning?

RESPONSE: The project site is currently in the RNA zoning district. This zoning district allows for a minimum 2,000-SF per lot. As the lot is 8.713-acres or 379,538-SF, this would allow for the lot to be subdivided into approximately 63 single family residential lots. As a standard single family home built in the area today is 3 bedrooms, this would correspond to 189 bedrooms on the lot. The project is proposing 32 two-bedroom units, and 31 one-bedroom units for a total of only 95 bedrooms. Water demand and wastewater generation estimates are based on bedroom counts, not dwelling units.

The project's consistency with the City of Poughkeepsie LWRP and specific applicable policies of the LWRP are discussed below. Our response is shown in **BOLD**.

Section II Summary - The Fall Kill

Existing Condition:

The City of Poughkeepsie LWRP makes note of the Fall Kill as a body of water that needs to be revitalized. More specifically, it notes in section II on pages II-9 and II-10 that the Fall Kill is almost entirely channelized within the City of Poughkeepsie, and the Channelization begins south of Cottage Street, and remains either channelized or piped until it outlets into the Hudson River. It states in this section that "natural shorelines are preferred, but there are many stretches of the creek that could not be naturalized due to existing development patterns" and " the creek is shallow and does not provide opportunities for passage by boat so discussion about expanding access is largely focused on open space adjacent to the water, rather than on-water activities."

Based upon this discussion of the existing state of the Fall Kill in section II, the portion of the Fall Kill along the project site is in a better state than a majority of the Fall Kill throughout the City of Poughkeepsie. The portion of the Fallkill that runs adjacent to the project site is north of Cottage Street, and as discussed in Section II of the LWRP, it has a natural shoreline, which is preferred, according to the LWRP.

Opportunities:

In section II, on page II-10 of the LWRP, it is noted that the Fallkill "provides opportunities to create new areas of public access." In addition, it states "A linear walkway is not feasible along the entirety of the Fall Kill due to property ownership, however recent studies of the creek have identified targeted opportunities to create public open space in strategic locations."

A public trail is proposed as part of the project.

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

**As mentioned above, the Fall Kill does not allow for on-water activities within the City of Poughkeepsie, and as such, water-dependent uses are not feasible along the Fall Kill. Section III, page III-5 of the LWRP states "In addition to water-dependent uses, those uses which are enhanced by a waterfront location should be encouraged to locate along the shore, though not at the expense of water dependent uses. A water enhanced use is defined as a use or activity which does not require a location adjacent to or over coastal waters, but whose location on land adjacent to the shore adds to the public use and enjoyment of the water's edge. Water enhanced uses are primarily recreational, cultural, retail, or entertainment uses." The proposed public trail is a water enhancing use that is consistent with policy 2 of the LWRP.**

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

The intent of LWRP Policy 5 is to ensure that development occurs, to the greatest extent practicable, in areas where there are existing public services and existing development. The proposed project site is adjacent to 21 parcels within the City of Poughkeepsie and the Town of Poughkeepsie, of which 9 border the Fall Kill. All 21 of the parcels are currently developed, with residential, commercial, institutional, and industrial uses. Existing sanitary sewer, storm sewer, water, electric, telecom, and natural gas infrastructure exists in the vicinity of the project site. Based on this, the project shows consistency with LWRP Policy 5.

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

The intent of LWRP Policy 19 is to balance the access to and use of the Fall Kill with protecting it from future harm. This project proposes to impose an average buffer of 150-ft from the top of banks of the Fall Kill to the area of development on the project site. This 150-ft area will remain as mostly undeveloped woodlands, with a woodland path winding through, traversing the site near to the Fallkill. This allows for increased access to the Fall Kill while maintaining the natural resources along the Fallkill and therefore shows consistency with LWRP Policy 19.

*LWRP 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.*

The intent of LWRP Policy 21 is to increase the recreational use and public access in and around the Fall Kill. As previously mentioned in the Policy 2 discussion, the Fall Kill does not allow for water-dependent activities, it solely allows for water enhancing activities. This project proposes a public trail that will be open to the public as a water enhancing use and therefore shows consistency with LWRP policy 21.

*LWRP 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.*

The intent of LWRP Policy 31 is to ensure that any and all outflow from the site into the Fall Kill meets New York State Clean Water Act standards. A Stormwater Pollution Prevention Plan (SWPPP) has been developed for this project in accordance with the current NYSDEC standards. The stormwater outflowing from the site into the Fall Kill therefore meets the NYS Clean Water Act requirements. Additionally, the sanitary sewer from this project will be treated at the City of Poughkeepsie's Sewage Treatment Plant. Based upon this, the project shows consistency with LWRP policy 31.

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

The intent of LWRP Policy 33 is to mitigate further pollution of the Fall Kill by stormwater runoff and combined sewer overflow into the Fall Kill. In its predevelopment condition, the project site is mostly woodlands, with the densest portion of the woodlands being on the steep slopes on the Southeast portion of the site. All stormwater runoff currently runs through the woodlands, eventually making its way into the Fall Kill, which runs along the western property line.

This project is proposing to perform all development in the central portion of the property, away from both the steep slopes that are heavily wooded, and from the Fall Kill in order to preserve natural resources to the greatest extent possible. With this, all stormwater runoff from the proposed development will be directed to an on-site infiltration basin for treatment and infiltration. Infiltration basins are one of the most effective form of managing stormwater (compared to other forms of stormwater management like porous pavement, permeable pavers, bioswales, bioretention areas, etc) as they are inexpensive, do not require any manmade materials, are relatively simple to maintain, and provide 100% runoff reduction volume capabilities. Runoff reduction volume is the amount of Stormwater runoff that is reduced by infiltrating into the ground and turning back into ground water, which is one of the most important components of stormwater management to look at as it decreases the amount of stormwater runoff leaving a project site overland. In this case, runoff reduction is extremely important as the more runoff reduction can be increased, the less stormwater runoff is making its way into the Fall Kill.

Due to the use of an infiltration basin, this project is proposing to decrease the amount of stormwater runoff entering the Fall Kill from the project site from the predevelopment condition to the postdevelopment condition. Please see the following table:

| | Predevelopment Peak Flow (CFS) | Postdevelopment Peak Flow (CFS) | % Decrease |
|---|---|---|---|
| 1-Year | 1.06 | 0.78 | 26 |
| 10-Year | 7.47 | 6.88 | 8 |
| 100-Year | 22.92 | 21.97 | 4 |

This project does not make use of a combined sewer and therefore combined sewer overflow is not applicable to this project.

Based upon this discussion, this project is consistent with LWRP policy 33.

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

The intent of LWRP Policy 44 is to protect wetlands along the Fall Kill.

The project site contains approximately 0.84 acres of NYSDEC regulated freshwater wetlands along the Fall Kill. No development will occur within these on-site wetlands. The proposed public trail is located within the 100-ft regulated buffer. Depending on decisions made about trail terrain/surface and appurtenances, such as benches, a NYSDEC adjacent area permit under Article 24 may be required. The project currently requires an Article 24 permit to allow connection to the existing sewer which is located within the regulated 100-ft adjacent area. It is anticipated that if the project design meets the requirements of the NYSDEC permit requirements, that the project will be consistent with LWRP policy 44.

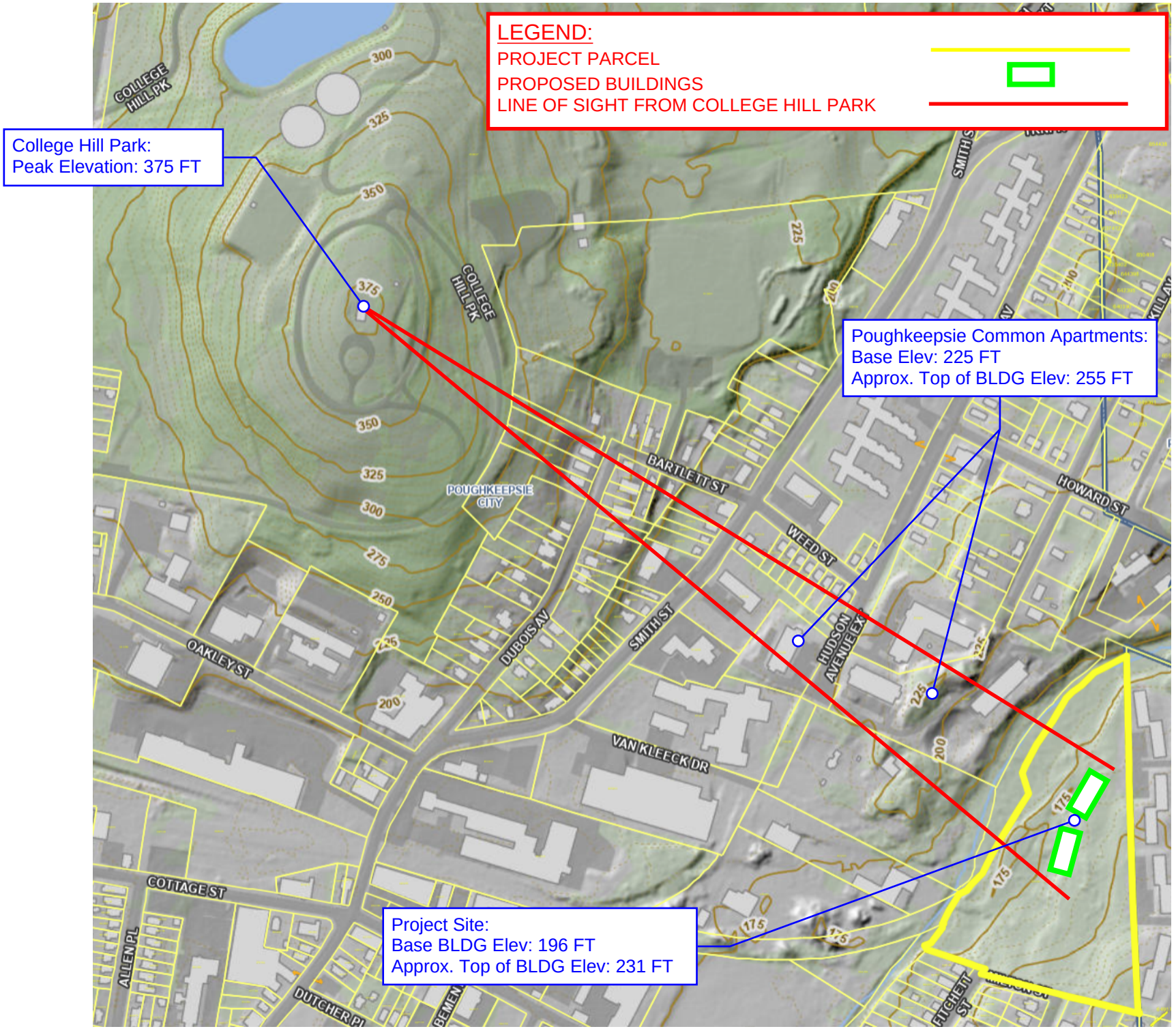
Respectfully submitted,

LaBella Associates

Caren LoBrutto
Senior Planner | Regional Leader

Cc: Maselo Realty, LLC

# LINE OF SIGHT FIGURE



March 10, 2026

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

**RE: Highview at the Fallkill Creek – Milton Street**
**Comment Response Letter**

Dear Chair Saylor and Members of the Planning Board,

The Highview at the Fallkill project was last submitted to the Planning Board for SEQRA review associated with the rezoning of the project parcel on January 30th, 2026. The project last appeared in front of the Planning Board for SEQRA review on February 24th, 2026. On February 27th, 2026 our office received comments from the Dutchess County Department of Planning & Development via the 239 review, on March 6, 2026 our office received comments from the City of Poughkeepsie Department of Public Works & Engineering, and on March 9, 2026 our office received comments from the City of Poughkeepsie Fire Department. A description of the comments are described below as well as a point-by-point response to the comments.

<u>DUTCHESS COUNTY PLANNING & DEVELOPMENT COMMENTS, DATED FEBRUARY 27, 2026:</u>

1. *Parking and Building Location:* The applicant has proposed 124 parking spaces where 79 are required. To reduce impervious surface along the Fallkill Creek, we suggest land banking the additional spaces until it is demonstrated that they are needed. This approach would enhance site greenspace and permeability while preserving flexibility to activate the additional spaces in the future if justified by demand.

   **RESPONSE: The number of parking spaces proposed has been reduced to meet the proposed zoning district (RND) requirements. There are 94 parking spaces proposed, to serve 63 units (32 Two-Bedroom units and 31 One-Bedroom units), which corresponds to about than one parking space per bedroom.**

2. In addition, the site plan shows the buildings abutting the floodplain boundary line. Given the continued efforts towards revitalization of the Fall Kill Creek, we recommend pulling the buildings away from the flood plain boundary which would be made easier to accomplish with less parking.

   **RESPONSE: The project proposes no disturbance within the 100-ft NYSDEC regulated area buffer, or the City of Poughkeepsie 30-ft required buffer around the Fallkill, and solely proposes site grading within the floodplain. The buildings and parking lot cannot shift any further to the Southeast (away from the floodplain) due to the steep slopes and forested area located on that portion of the site.**

3. *Transportation:* Given the proximity of the development to bus stops and the abundance of nearby sidewalks, we suggest incorporating a direct sidewalk connection with the parcel owner to the East to facilitate easier neighborhood connections.

   **RESPONSE: The applicant is currently proposing sidewalks along Milton Street to connect to the existing sidewalks on Arnold Road and Fitchett Street, which will connect the project property to the adjoining single-family properties in the city of Poughkeepsie. There is currently a proposed connection of the woodland path to the property line of the adjoining property to the East (Royal Cove/Mountain Brook Apartments). Connecting a sidewalk to this would be under the purview of the adjoining property owner, as there is currently no sidewalk or path connecting to the property line.**

<u>CITY OF POUGHKEEPSIE DEPARTMENT OF PUBLIC WORKS & ENGINEERING COMMENTS, DATED MARCH 5, 2026:</u>

4. Provide survey boundary information on site plan.

   **RESPONSE: A NYS Licensed surveyor signed and stamped boundary and topographic survey has been included as Sheet SV1 in the Site Plan Set with this submission. This Survey Map includes all boundary information for the project parcel.**

5. W. Arnold Road is spelled incorrectly on the adjoiners list.

   **RESPONSE: The spelling of W. Arnold Road on the adjoiners list on Sheet G001 of the Site Plan Set has been corrected.**

6. Provide new iron rebar monumentation for property corners along the R.O.W.

   **RESPONSE: The project is proposing to provide new iron rebar monumentation for property corners along the R.O.W. following final approvals and commencement of construction. The applicant requests that at the time when this project is in front of the Planning Board for Site Plan Review, this is added as a condition of site plan approval at that time.**

7. Provide water and sewer report for review. The report should include a discussion of fire flows and how they will be achieved (proposed fire pump).

   **RESPONSE: A water and sewer report will be provided for Site Plan Review with a future submission when the project is in front of the Planning Board for Site Plan Review.**

8. Provide documentation of Sewage-Works Corporation referenced in LaBella's 1/21/2026 letter.

   **RESPONSE: The Transportation Corporation Letter has been included with this submission. The Dutchess County Department of Health has not yet approved the corporation. Their approval is anticipated to occur in connection with the site plan review.**

9. It is recommended that the connecting sewer be inspected via CCTV to verify condition and viability for use for the project.

   **RESPONSE: The portion of the existing sewer system that the project is proposing to connect to will be inspected via CCTV and a report will be provided for Site Plan Review with a future submission when the project is in front of the Planning Board for Site Plan Review.**

10. Provide SWPPP for review and approval.

    **RESPONSE: The SWPPP has been included in this submission.**

11. Extend line work for proposed water service to the main on south side of street. Utility connections through the street must be delineated, hatched, and edges shown as sawcut.

    **RESPONSE: The plans have been revised to show the extents of pavement sawcut and replacement for the proposed connection to the City water line. Additionally, the proposed water line is shown connecting to the city's water line on Milton Street.**

12. Provide water valve at main and property/curb line. Indicate valves are right open on Utility Plan and detail.

    **RESPONSE: Further detail on the water main design will be provided for Site Plan Review with a future submission when the project is in front of the Planning Board for Site Plan Review.**

13. Provide engineer's estimate for proposed site work.

    **RESPONSE: An engineer's estimate will be provided for Site Plan Review with a future submission when the project is in front of the Planning Board for Site Plan Review.**

14. Provide 5" thick sidewalks in City R.O.W.

    **RESPONSE: The sidewalks within the City R.O.W. have been revised to be 5" thick sidewalks to meet the City of Poughkeepsie sidewalk standards.**

15. Lighting improvements at Milton Street should be considered for the project.

    **RESPONSE: Comment noted. A revised photometric plan will be provided for Site Plan Review with a future submission when the project is in front of the Planning Board for Site Plan Review.**

<u>CITY OF POUGHKEEPSIE FIRE DEPARTMENT COMMENTS, DATED MARCH 4, 2026:</u>

1. PAGE C200 needs to show the FD supplied specs for Tower Ladder

**RESPONSE: Sheet C200 will be revised to show the FD supplied specs for Tower Ladder with a future submission.**

2. Show on plan Tower Ladder 2 has room to move through parking area without overhang onto non paved areas.

   **RESPONSE: Sheet C200 will be revised to show the Tower Ladder 2 truck moving through the site with a future submission.**

Respectfully submitted,

**LaBella Associates**

Caren LoBrutto
Senior Planner | Regional Leader

Cc: Maselo Realty, LLC

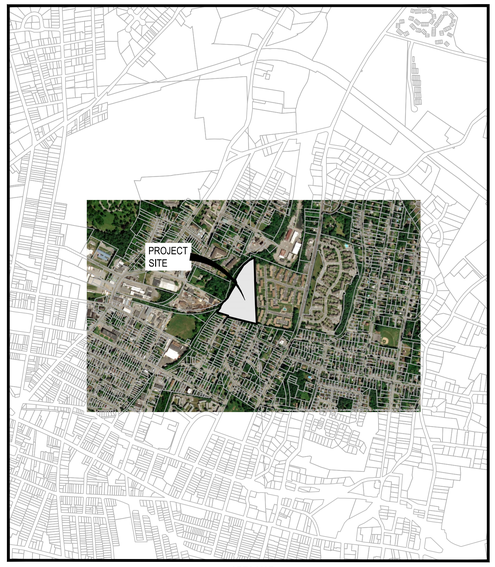
# HIGHVIEW AT THE FALLKILL CREEK

## 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% | 20% |
| **PARKING LOCATION & ACCESS** | | | |
| D. MINIMUM PRIMARY STREET SET-BACK (PRIMARY STRUCTURE PRIMARY STREET SETBACK + 5-FT) | FT | 5 | 166 |
| E. MINIMUM SECONDARY STREET SETBACK | FT | 10 | N/A |
| F. MINIMUM SIDE YARD SETBACK | FT | 10 | 17 |
| G. MINIMUM REAR YARD SETBACK | FT | 5 | 258 |
| H. MAXIMUM DRIVEWAY WIDTH | FT | 15 | N/A |
| **3. BUILDING PLACEMENT** | | | |
| **PRIMARY STRUCTURE SETBACKS** | | | |
| A. MINIMUM PRIMARY STREET SET-BACK | FT | 0 | 205 |
| B. MINIMUM SECONDARY STREET SETBACK | FT | 10 | N/A |
| C. MINIMUM SIDE SETBACK | FT | 0 | 171 |
| D. MINIMUM REAR SETBACK | FT | 15 | 201 |
| **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 | 3.5 |
| MAXIMUM ACCESSORY BUILDING/STRUCTURE HEIGHT | FT | 25 | 15 |
| **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 | 153 |
| MINIMUM PARKING LOT LANDSCAPED AREA AS A PERCENTAGE OF TOTAL PARKING LOT AREA (SECTION 19-6.5) | % | 7% | 22% |
| MINIMUM PARKING LOT LANDSCAPED AREAS INCLUDING 80-SF OF LAND WITH 1 MEDIUM SHADE TREE (SECTION 19-6.5) | 1 PER 20 PARKING SPACES | 5 | 7 |

| 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 | 94 | 4 | 4 |

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| G001 | COVER SHEET |
| G002 | NOTES & LEGENDS SHEET |
| SV1 | MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY |
| C120 | DEMOLITION & TREE REMOVALS PLAN |
| C130 | SITE PLAN |
| C140 | GRADING & DRAINAGE PLAN |
| C150 | EROSION & SEDIMENT CONTROL PLAN |
| C160 | UTILITY PLAN |
| C200 | VEHICLE MANEUVERING PLAN |
| C530 | SITE DETAILS 1 |
| C531 | SITE DETAILS 2 |
| C540 | STORM WATER DETAILS |
| C550 | EROSION & SEDIMENT CONTROL DETAILS |
| C560 | WATER DETAILS 1 |
| C561 | WATER DETAILS 2 |
| C570 | SEWER DETAILS |




AREA MAP
SCALE: 1"=1000'

LOCATION MAP
SCALE: 1"=500'

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

FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:

OFFICIALLY APPROVED AT THE PLANNING BOARD

MEETING HELD THE ____ DAY OF _____ 2____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

CITY OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES

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

**ADJOINING PARCELS**

1. GEORGES, ANTHONY J
JOHNSON, IRVIN
50 W ARNOLD RD
POUGHKEEPSIE, NY 12601
TAX ID No: 131300-6162-74-626174

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

3. GEORGES, ANTHONY J
JOHNSON, IRVIN
50 W ARNOLD 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
25 HOWARD ST
POUGHKEEPSIE, NY 12601
TAX ID No: 134689-6162-15-668303

12. CITY OF POUGHKEEPSIE
26 HOWARD ST
POUGHKEEPSIE, NY 12601
TAX ID No: 131300-6162-66-705372

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
## LAST REVISED: MARCH 10, 2026

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: 3.5 ACRES

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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: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

PROJECT NUMBER: 226064
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\Projects\Maselo Realty Inc\226064 - Highview R\06_Drawings\Civil\00_G001_226064_COVER.dwg
Xref's Attached: XR\PDSR_226064_13x42
Date Plotted: Mar 06, 2026 - 2:25pm

## LEGEND:

### LAYOUT:

- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- BUILDING
- PAVED ROAD / DRIVEWAY / PARKING AREA
- ROAD CENTER LINE
- SIDEWALK
- CURB/WING GUTTER
- 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
- ELECTRIC MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- LIGHT POLE
- LIGHT WALL PACK
- POST AND LUMINAIRE
- MAILBOX
- MONUMENT
- PARKING COUNT
- SOIL BORING
- TEST PIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- TRAFFIC SIGNAL CONTROL BOX
- TRAFFIC SIGNAL HEAD
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ GUY WIRE

### GRADING & EROSION CONTROL:

- 10 FT CONTOUR
- 2 FT CONTOUR
- SPOT ELEVATIONS
- TREE LINE
- SHRUB LINE
- DRAINAGE SWALE
- ORANGE CONSTRUCTION FENCE
- SILT FENCE / FIBER LOG
- CHECK DAM WITH DITCH FLOW DIRECTION
- TEMPORARY DIVERSION SWALE
- STRAW BALE DIKE / FIBER ROLL
- INLET PROTECTION
- PIPE OUTLET SEDIMENT TRAP
- 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
- DRAINAGE SWALE
- E ELECTRIC LINE
- G GAS LINE
- SIZE & TYPE CULVERT W/ END SECTION

### DEMO:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- DEMO ASPHALT
- DEMO BUILDING
- DEMO CONCRETE
- DEMO GRAVEL SECTION
- DEMO RIP RAP SECTION
- DEMO ATHLETIC TRACK
- DEMO TREES AND SHRUBS
- N.I.C. NOT IN CONTRACT
- EXISTING STRUCTURE TO BE REMOVED, N.I.C

## DEMOLITION PLAN NOTES:

### DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
3. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
4. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
6. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
7. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
8. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
9. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
10. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
11. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
12. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
13. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING FLOODING, AND TRANSPORTING POLLUTANTS.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
22. NO SITE DISTURBANCE IS TO OCCUR PRIOR TO CLEARING OF SUCH BY THE RETAINED QUALIFIED INSPECTOR.
23. ANY NECESSARY TREE CLEARING WILL OCCUR BETWEEN NOVEMBER 1ST AND MARCH 31ST TO AVOID DIRECT OR INDIRECT TAKE OF THE BAT SPECIES AS DURING THIS TIME THE BATS WOULD BE HIBERNATING AND NOT PRESENT ON SITE.

## GRADING PLAN NOTES:

### GRADING NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. IF WATER 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 APPROVED LIMIT OF DISTURBANCE.
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 COORDINATION 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 PROJECT ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST TEN (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 OF 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 REPLACED OR RESTORED 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 OPERATION TAPS 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 | NOMINAL PIPE DIAMETER-IN. | | | | | | |
|---|---|---|---|---|---|---|---|
| PSI | 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 (FC)
   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 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 LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NO

## MAP REFERENCES:

1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "WESTVIEW HEIGHTS POUGHKEEPSIE,N.Y. PROPERTY OF JAMES E. SAGUE & JOHN S. WILSON" DATED APRIL 29, 1912 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON NOVEMBER 4, 1933 AS FILED MAP NO. 817.
2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MANSION STREET HEIGHTS POUGHKEEPSIE, DUTCHESS COUNTY, N.Y. OWNED BY J.W. WILBUR CO., INC." DATED SEPTEMBER 11, 1923 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 10, 1923 AS FILED MAP NO. 1294.
3. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "SUBDIVISION PLAT FALLKILL SUBDIVISION" LAST REVISED MARCH 31, 1990 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JANUARY 23, 1991 AS FILED MAP NO. 9182.
4. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MAP OF HIGH VIEW AT FALLKILL CREEK" LAST REVISED APRIL 18, 2006 BY SPECTRA ENGINEERING, ARCHITECTURE AND SURVEYING P.C., PROJECT NO. 05191.

## LEGEND

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- 110 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- × 200.3 — EXISTING SPOT GRADE
- NYSDEC WETLANDS LINE
- NYSDEC ADJACENT AREA
- FLOOD ZONE LINE
- EXISTING BUILDING
- CURB — EXISTING CURB
- X X X — EXISTING FENCE
- EXISTING STONE WALL
- EXISTING STREAM
- EXISTING TREE LINE
- OHW — EXISTING OVERHEAD WIRES
- SS 8"SAN — EXISTING UNDERGROUND SEWER LINE
- ST 15"RCP — EXISTING UNDERGROUND STORM LINE

SYMBOLS:

- EXISTING SIGN (1 POST)
- EXISTING BOLLARD
- EXISTING GATE POST
- PST — EXISTING POST
- IPF — EXISTING IRON PIPE FOUND
- IRF — EXISTING IRON ROD FOUND
- CIRF — EXISTING CAPPED IRON ROD
- S — EXISTING SANITARY MANHOLE
- C — EXISTING CATCH BASIN
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- A1 — EXISTING WETLAND BOUNDARY FLAG
- EXISTING TEST PIT

## NOTES:

SURVEY COMPLETED WITH THE BENEFIT OF CHAZEN SURVEY DATA/RECORDS. (CHAZEN PROJECT NO. 81947.00, MAP NO. 7061)

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.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

TOGETHER WITH ALL RIGHT, TITLE, AND INTEREST IN & TO THE CENTERLINE OF THE FALLKILL CREEK.

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SURVEY COMPLETED WITH SNOW CONDITIONS OF 12 INCHES OF COVER.

TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED FEBRUARY 6, 2026 BY LABELLA ASSOCIATES D.P.C., VERTICAL DATUM NAVD-88, 1 FOOT CONTOUR INTERVAL.

HORIZONTAL DATUM & NORTH ORIENTATION ARE BASED ON THE STATE PLANE COORDINATE SYSTEM [NAD83 NY EAST], AS DERIVED FROM ON SITE GNSS OBSERVATIONS WITH REFERENCE TO THE NYSDOT RTN NETWORK, NAVD88, GEOID 18 DATED NOVEMBER 17, 2020.

VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DERIVED FROM ON SITE GNSS OBSERVATIONS WITH REFERENCE TO THE NYSDOT RTN NETWORK, DATED NOVEMBER 17, 2020.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL UDIG-NY 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

## WETLANDS NOTE:

WETLANDS SHOWN HEREON AS PER FIELD DELINEATION NOVEMBER 24, 2025 BY ECOLOGICAL SOLUTIONS, LLC AND SURVEY LOCATION COMPLETED BY LABELLA ASSOCIATES ON DECEMBER 15, 2025. THIS LOCATION REPRESENTS ONLY A PORTION OF THE EXISTING WETLANDS AND IS SUBJECT TO ADDITIONAL DELINEATION AND FIELD SURVEY. NO WETLAND FLAGS FOUND BETWEEN FLAG A13 AND FLAG A16. WETLAND BOUNDARY SHOWN HEREON BETWEEN SAID POINTS IS APPROXIMATE.

## DEED REFERENCES:

MASELO REALTY CORP. TO MASELO REALTY, LLC DATED NOVEMBER 18, 2004 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JANUARY 4, 2025 AS DEED DOCUMENT NO. 02-2005-68.

## TAX PARCEL DESIGNATION:

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, STATE OF NEW YORK
6162-73-623227

## FLOOD ZONE NOTE:

PARCEL IS SHOWN TO LIE WITHIN "ZONE A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND "OTHER AREAS - ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF POUGHKEEPSIE, IDENTIFIED AS MAP NUMBER 36027C0358E BEARING AN EFFECTIVE DATE OF MAY 2, 2012.
FLOOD LINES SHOWN HEREON SCALED FROM SAID FLOOD MAP.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 27, 2026 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

STATE OF NEW YORK — DAVID H. DIPPEL — 050677 — LICENSED LAND SURVEYOR

David H. Dippel, L.S. NYS #050677
EXP: 01/31/2028

AREA MAP
SCALE: 1" = 500'

1 SV1 BOUNDARY & TOPOGRAPHIC SURVEY
SCALE: 1" = 40'

SCALE IN FEET
1" = 40'

MAP NO. 7061

LaBella
Powered by partnership.
21 Fox Street
Poughkeepsie, NY 12601
845-454-3980
labellapc.com

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

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

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CLIENT:

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

PROJECT SITE:

**HIGHVIEW II**
MILTON STREET
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NY

| NO: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 03/04/2026 | ADD EASEMENTS AND SAN. SEWER INFO |
| Revisions | | |

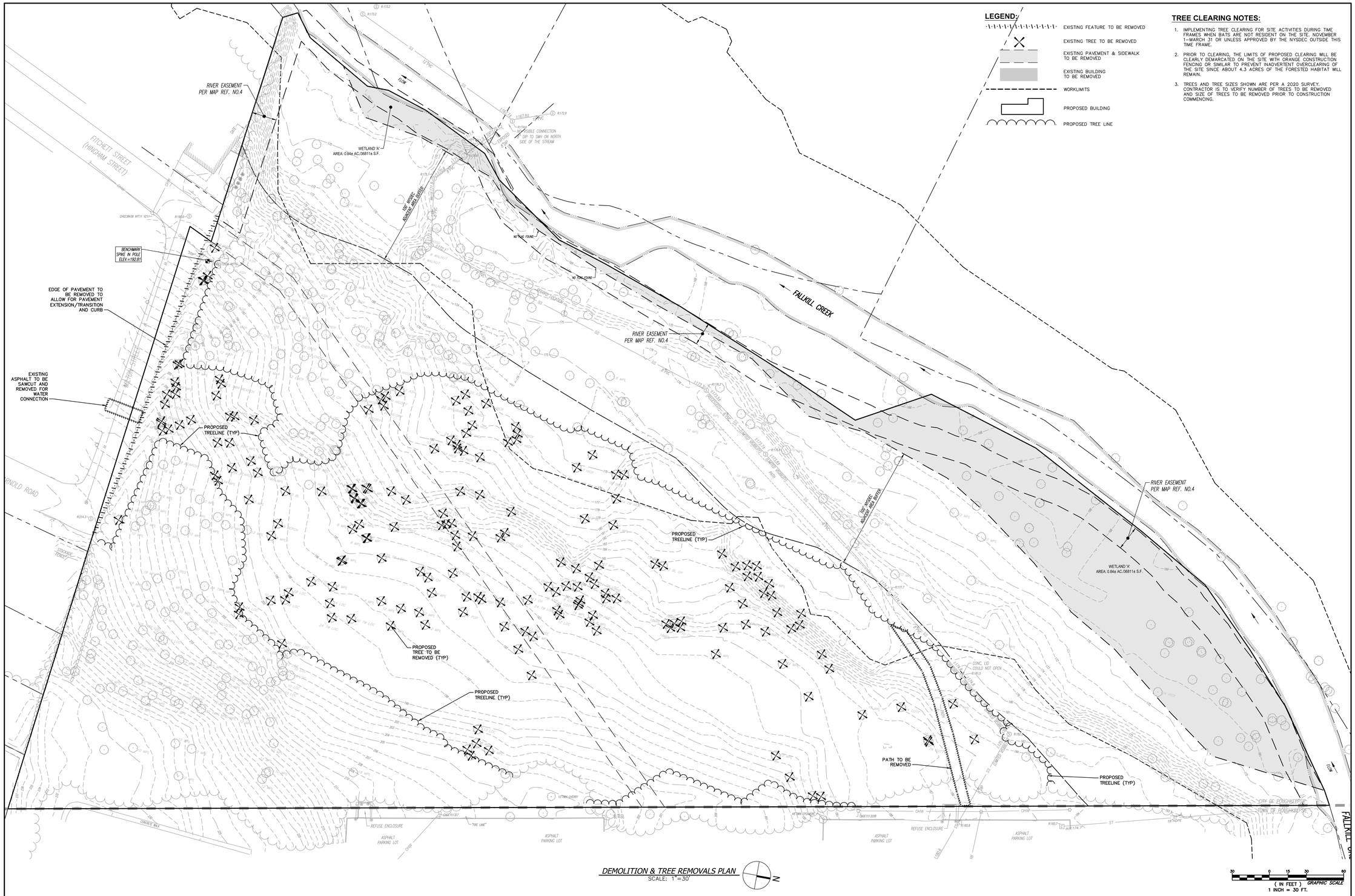
PROJECT NUMBER: 2260644
DRAWN BY: FJM
REVIEWED BY: DHD
ISSUED FOR: DESIGN
DATE: 02/26/2026
DRAWING NAME:

**MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY**

DRAWING NUMBER:

**SV1**
SHEET 1 OF 1

Drawing Name: S:\GLOBAL\Projects\Maselo Realty Inc\2260644 - Highview II\06_Drawings\Survey\dwg\05_SVY_2260644_HIGHVIEW-BINDY-TOPO.dwg
Xref's Attached: 2260644_ABASE_REF(1).dwg, 2260644_ABASE_REF(1)(1).dwg, LBA-36x48-Arch-E
Date Printed: Mar 04, 2026, 10:21am




**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 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| ASH | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| BIRCH | 0 | 0 | 0 | 1 | 0 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| CHERRY | 2 | 0 | 5 | 4 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| 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 | 3 | 0 | 0 | 0 | 0 | 0 | 4 |
| HICKORY | 6 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 22 |
| LOCUST | 1 | 0 | 1 | 10 | 2 | 6 | 0 | 0 | 2 | 4 | 0 | 0 | 6 | 0 | 0 | 0 | 1 | 0 | 33 |
| MAPLE | 21 | 4 | 7 | 23 | 0 | 11 | 2 | 1 | 18 | 3 | 1 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 97 |
| 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 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 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 |
| | | | | | | | | | | | | | | | | | | | 190 |

**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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ASH | 4 | 0 | 3 | 18 | 0 | 0 | 1 | 0 | 0 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| BIRCH | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| CHERRY | 6 | 0 | 2 | 8 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| 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 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| HICKORY | 5 | 1 | 5 | 18 | 0 | 0 | 8 | 0 | 8 | 7 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 56 |
| LOCUST | 1 | 0 | 7 | 1 | 0 | 1 | 1 | 1 | 3 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 18 |
| MAPLE | 10 | 26 | 37 | 58 | 0 | 9 | 12 | 7 | 11 | 14 | 2 | 0 | 4 | 1 | 0 | 2 | 1 | 0 | 194 |
| OAK | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| POPLAR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 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 |
| | | | | | | | | | | | | | | | | | | | 362 |

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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: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

PROJECT NUMBER: 226064
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\Projects\Maselo Realty Inc\226044 - Highview II\06_Drawings\Civil\01_C120_226064_DEMO&TREE REMOVAL PLAN.dwg
Xref's Attached: 26ACSEMAP-ENG_226064_XBORDER_226064_50x42, XLAYOUT_226064
Date Printed: Mon Feb 23 08:57:23 2026 - Zaiger

SITE PLAN
SCALE: 1"=30'

( IN FEET ) GRAPHIC SCALE
1 INCH = 30 FT.


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

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


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CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

| NO: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

PROJECT NUMBER: 226064
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\Projects\Maselo Realty Inc\226064 - Highview 1106_Drawings\Civil\01_C130_226064_SITE.dwg
Xref's Attached: XURL:226064 - XBASEMAP-ENG_226064 XGRADING_226064 XLAYOUT_226064 XMOREH_226064_30x42
Date Printed: Nov 06, 2025, 4:25pm

| FALLING HEAD TEST RESULTS - 12/18/2025 | | | |
|---|---|---|---|
| FH1 | TRIAL # | ELEVATION AT BOTTOM OF TEST (FT) | DROP (IN/HR) |
| | 1 | 181.00 | 22.75 |
| | 2 | 181.00 | 21.75 |
| | 3 | 181.00 | 18.75 |
| | 4 | 181.00 | 17.75 |
| FH2 | TRIAL # | ELEVATION AT BOTTOM OF TEST (FT) | DROP (IN/HR) |
| | 1 | 181.00 | 11.10 |
| | 2 | 181.00 | 11.10 |
| | 3 | 181.00 | 11.10 |
| | 4 | 181.00 | 11.70 |

| DEEP TEST RESULTS - 12/18/2025 | | | | | |
|---|---|---|---|---|---|
| TEST HOLE NO. | ELEVATION AT BOTTOM OF TEST PIT (FT) | DEPTH TO BEDROCK (IN) | DEPTH TO GROUNDWATER (IN) | DEPTH TO MOTTLING (IN) | SOIL PROFILE DESCRIPTION |
| DT1 | 179.5 | - | - | - | 0" - 20" TOPSOIL<br>20" - 102" SILT LOAM WITH XL COBBLES |
| DT2 | 178 | - | - | - | 0" - 20" TOPSOIL<br>20" - 72" SILT LOAM WITH MEDIUM & LARGE COBBLES<br>72" - 84" SILT LOAM WITH GRAVEL |

GRADING PLAN
SCALE: 1"=30'

GRAPHIC SCALE
( IN FEET )
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: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

PROJECT NUMBER: 226064
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

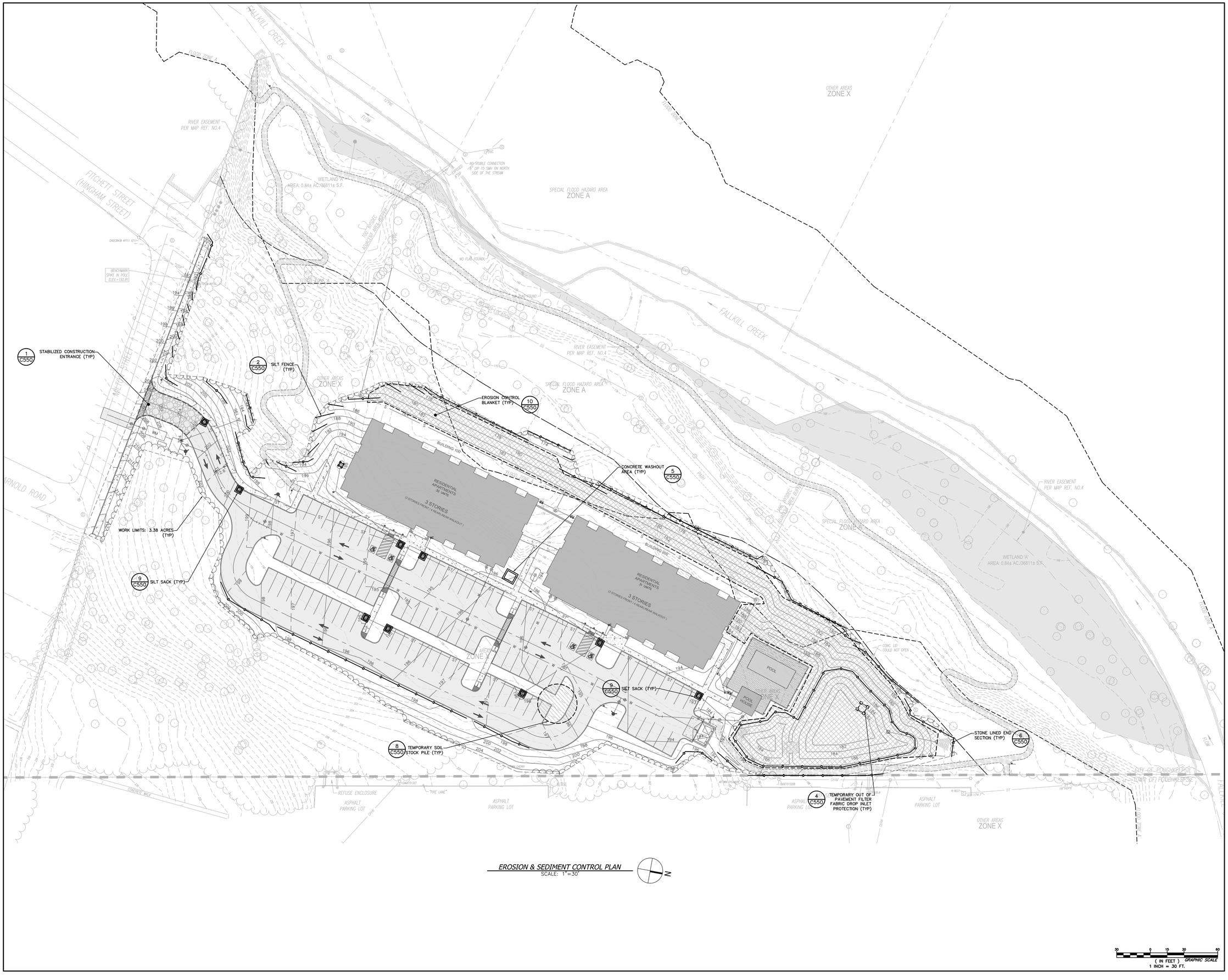
**GRADING & DRAINAGE PLAN**

DRAWING NUMBER:

**C140**




Drawing Name: B:\GIL\OBAL\Projects\Maselo Realty Inc\226064 - Highview III\06_Drawings\Civil\01_C140_226064_GRAD.dwg
Xref's Attached: XUTL_226064, XBASEMAP-ENG_226064, XEROS_226064, XGRADING_226064, XLAYOUT_226064, XBORDER_226064_24x42
Date Plotted: Mar 06, 2026 - 1:47pm




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
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DUTCHESS COUNTY, NEW YORK

| NO: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |

Revisions

PROJECT NUMBER: 226064

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\Projects\Maselo Realty Inc\226064 - Highview II\06_Drawings\Civil\01_C150_226064_EROS.dwg
Xref's Attached: XUTIL_226064; XBASEMAP-ENG_226064; XEROS_226064; XGRADING_226064; XLAYOUT_226064; XBORDER_226064_30x42
Date Printed: Mar 06, 2026, 2:26pm

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NOT FOR CONSTRUCTION

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

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

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HIGHVIEW AT THE FALLKILL CREEK
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DUTCHESS COUNTY, NEW YORK

| NO. | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

PROJECT NUMBER: 226064
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

**UTILITY PLAN**

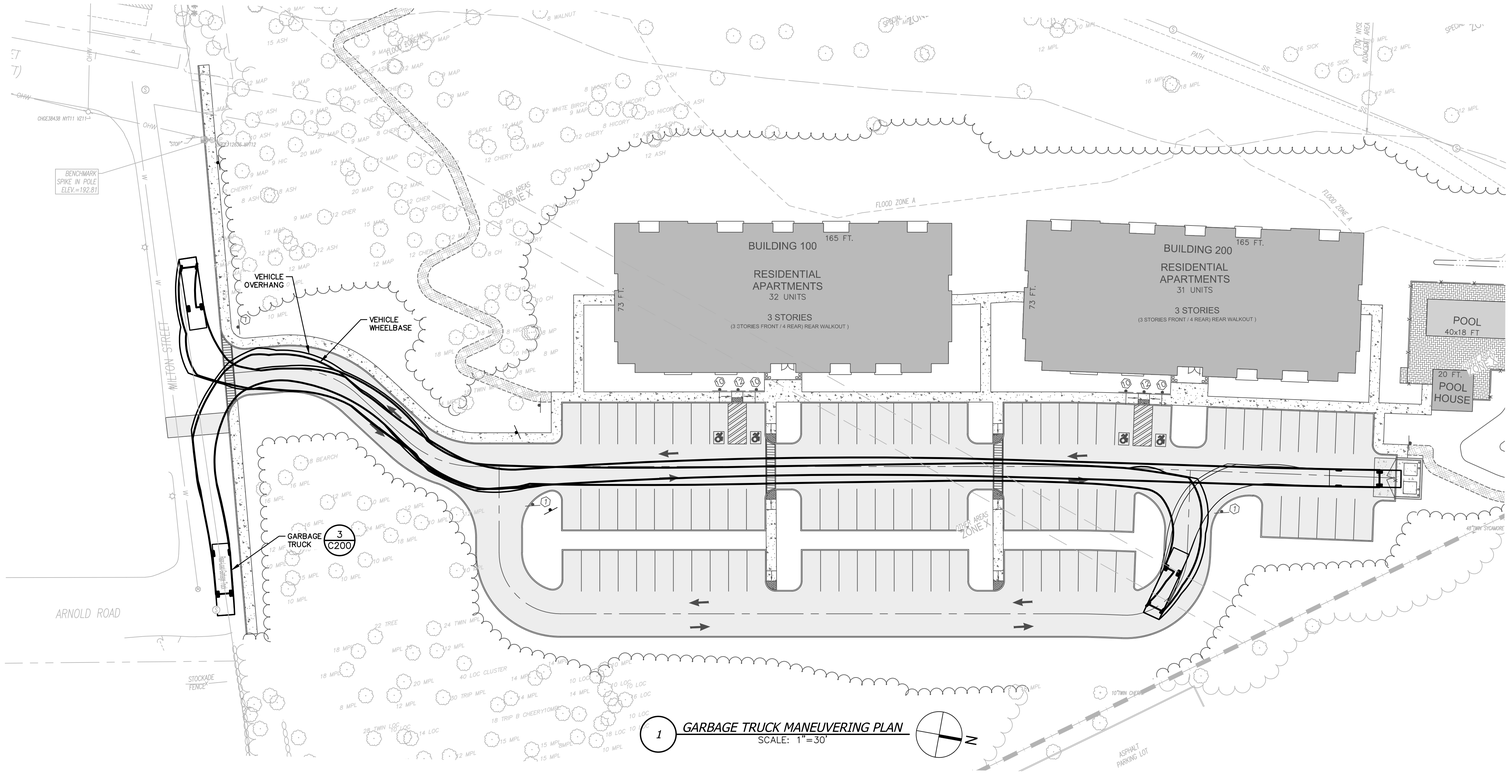
DRAWING NUMBER:

# C160

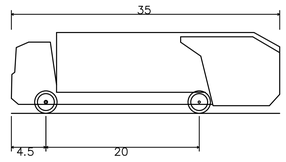
*UTILITY PLAN*
SCALE: 1"=30'

GRAPHIC SCALE
( IN FEET )
1 INCH = 30 FT.

Drawing Name: B:\GLOBAL\Projects\Maselo Realty Inc\226064 - Highview W06 Drawings\Civil\01 C160_226064_UTIL.dwg
Xref's Attached: XUTIL_226064, XBASEMAP-ENG_226064, XGRADING_226064, XLAYOUT_226064, XBORDER_226064_20x42
Date Printed: Mar 06, 2026 7:49pm

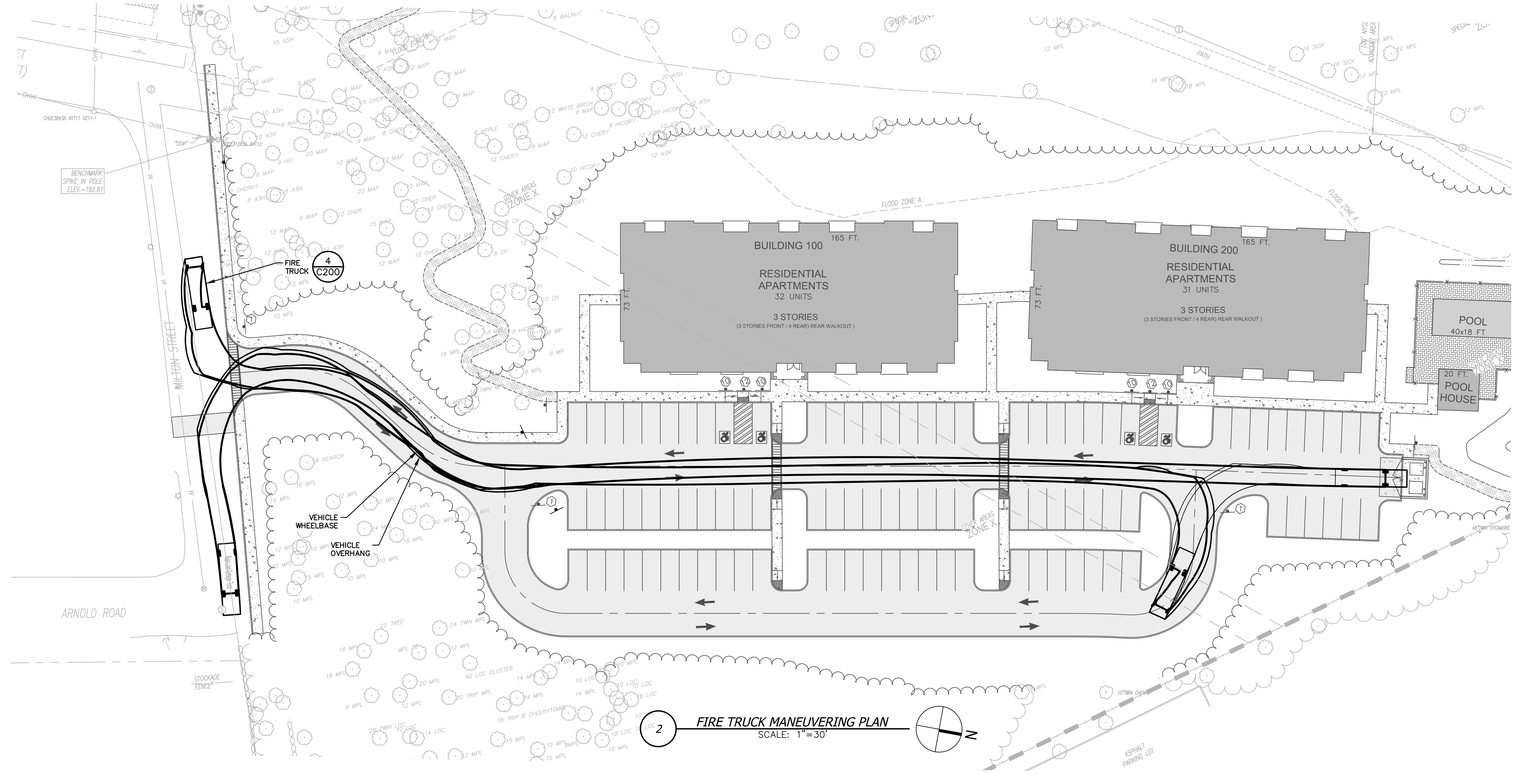



1 GARBAGE TRUCK MANEUVERING PLAN
SCALE: 1"=30'

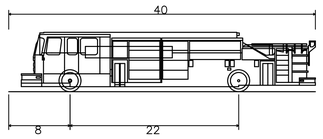



| Rear–Load Garbage Truck | |
|---|---|
| Overall Length | 35.000ft |
| Overall Width | 8.375ft |
| Overall Body Height | 10.546ft |
| Min Body Ground Clearance | 1.000ft |
| Track Width | 8.375ft |
| Lock–to–lock time | 6.00s |
| Curb to Curb Turning Radius | 29.300ft |

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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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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CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

| NO: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |

Revisions

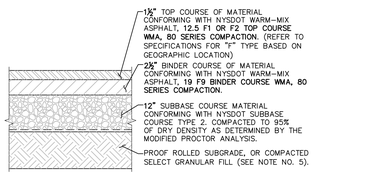
PROJECT NUMBER: 226064
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

**VEHICLE MANEUVERING PLAN**

DRAWING NUMBER:

**C200**

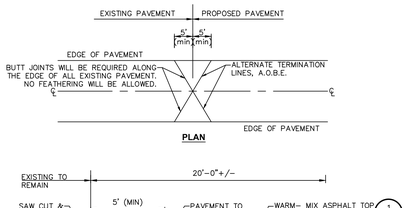
Drawing Name: B:\GLOBAL\Projects\Maselo Realty Inc\226064 - Highview III\06_Drawings\Civil\01_C200_226064_VEH.dwg
Xref's Attached: XVEHICLE_226064; XLAYOUT_226064; XBASEMAP-ENG_226064; XBORDER_226064_30x42
Date Printed: Mar 06, 2026, 2:26pm



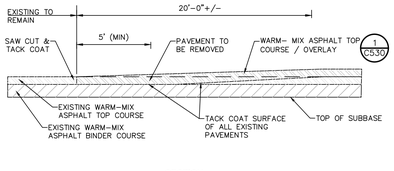

**NOTES:**

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

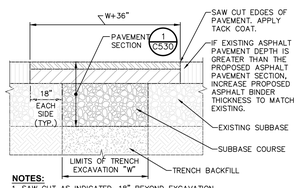



PLAN




SECTION

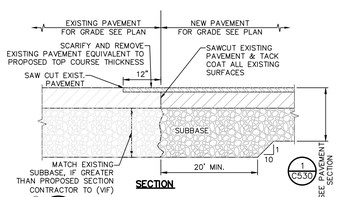
## 5 PAVEMENT OVERLAY TRANSITION DETAIL
SCALE: NOT TO SCALE




**NOTES:**

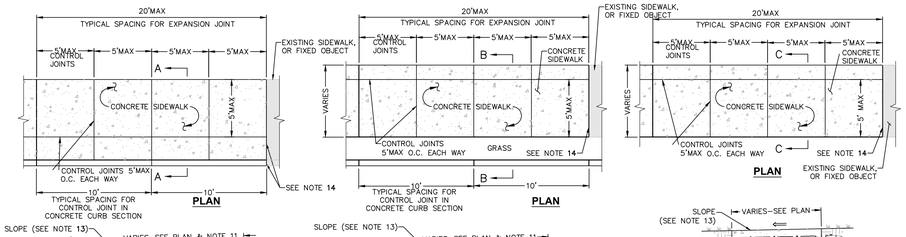
1. SAW CUT AS INDICATED, 18" BEYOND EXCAVATION.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

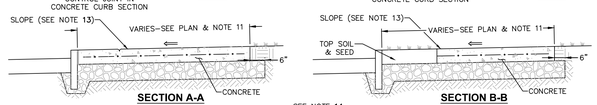
## 6 TRENCH SURFACE RESTORATION IN ASPHALT PAVEMENT
SCALE: NOT TO SCALE

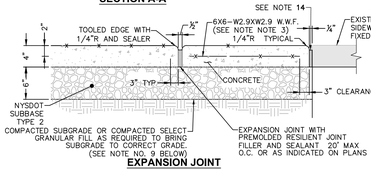



SECTION

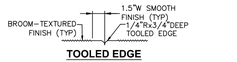
## 7 PAVEMENT TRANSITION DETAIL
SCALE: NOT TO SCALE



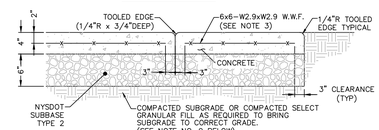



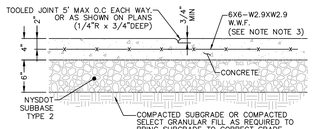

EXPANSION JOINT




TOOLED EDGE




CONSTRUCTION JOINT

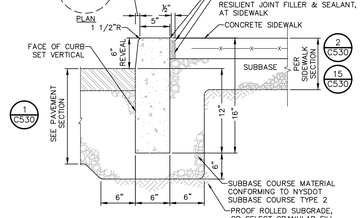



CONTROL JOINT

**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.

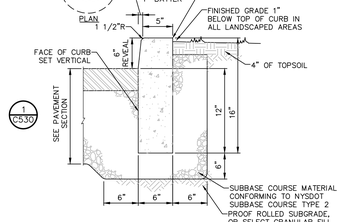
## 2 CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE




**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.**
3. REFER TO DETAIL 15/C530 FOR SIDEWALK SECTION WITHIN CITY R.O.W.

## 8 CAST IN PLACE CONCRETE CURB AT SIDEWALK
SCALE: NOT TO SCALE




**NOTES:**

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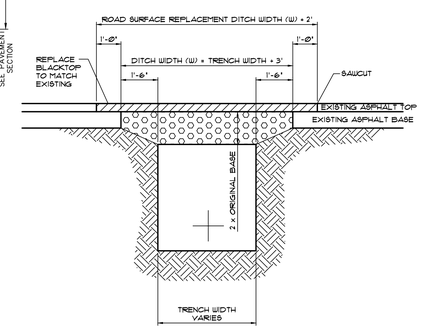
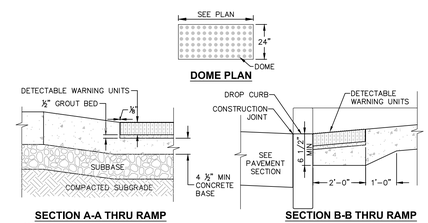
## 9 CAST IN PLACE CONCRETE CURB
SCALE: NOT TO SCALE




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



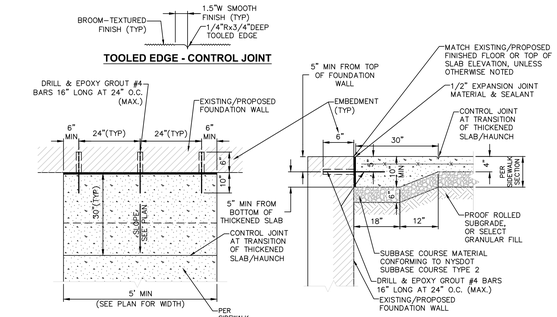

SECTION A-A THRU RAMP

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.

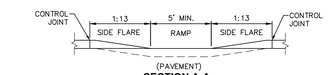
## 11 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE



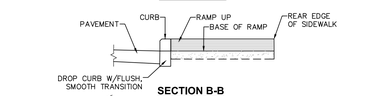

NOTE:

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.

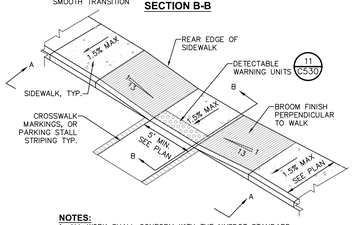
## 3 CONCRETE SIDEWALK AT BUILDING ENTRANCES
SCALE: NOT TO SCALE




SECTION A-A



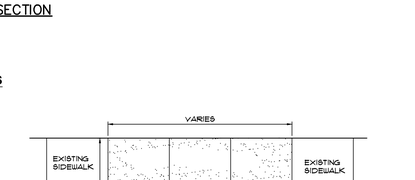

SECTION B-B




**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



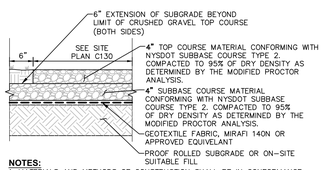

**NOTES:**

1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APPROPRIATE ITEMS.
2. 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 12602 | FILE NO.: 001-DET | SIDEWALK DETAIL | 5 PAGE NO. |
|---|---|---|---|
| | DATE: 3-6-00 | | |
| | SCALE: AS NOTED | | |
| | DRAWN BY: JP | | |

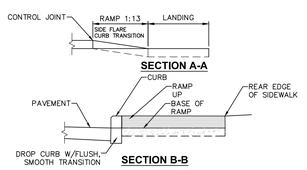
## 15 CITY OF POUGHKEEPSIE SIDEWALK DETAIL
SCALE: NOT TO SCALE

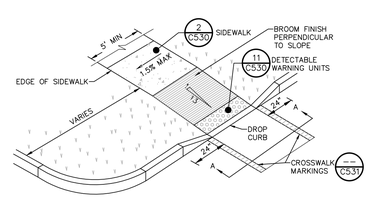



**NOTES:**

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO.
2. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.

## 14 GRAVEL TRAIL SECTION DETAIL
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.

## 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


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: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

PROJECT NUMBER: 226064
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\Projects\Maselo Realty Inc\226064 - Highview It06_Drawings\Civil\01_C530\CS53_226064_SITED.dwg
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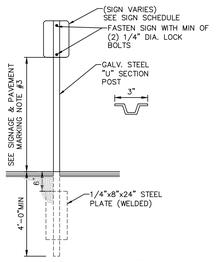
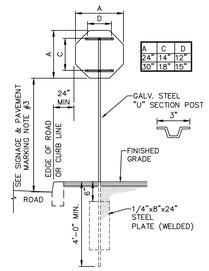
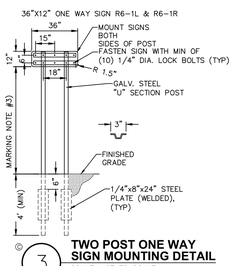
Date Plotted: Mar 06, 2026 2:05pm



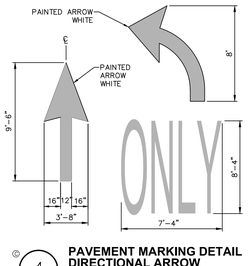

1 **SINGLE POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



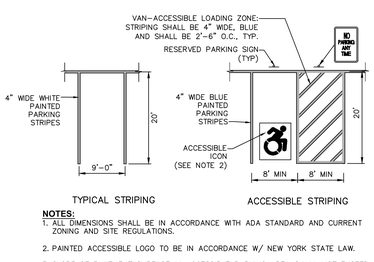

2 **SINGLE POST STOP SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE




3 **TWO POST ONE WAY SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE

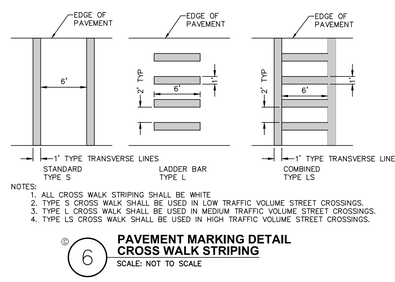



4 **PAVEMENT MARKING DETAIL DIRECTIONAL ARROW**
SCALE: NOT TO SCALE




**NOTES:**
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

5 **PAVEMENT MARKING DETAIL PARKING STRIPING**
SCALE: NOT TO SCALE




NOTES:
1. ALL CROSS WALK STRIPING SHALL BE WHITE
2. TYPE S CROSS WALK SHALL BE USED IN LOW TRAFFIC VOLUME STREET CROSSINGS.
3. TYPE L CROSS WALK SHALL BE USED IN MEDIUM TRAFFIC VOLUME STREET CROSSINGS.
4. TYPE LS CROSS WALK SHALL BE USED IN HIGH TRAFFIC VOLUME STREET CROSSINGS.

6 **PAVEMENT MARKING DETAIL CROSS WALK STRIPING**
SCALE: NOT TO SCALE

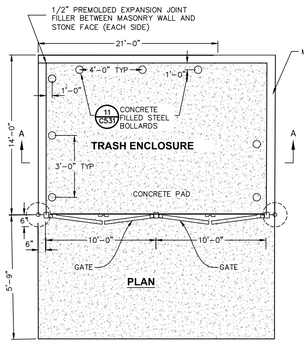
**STRIPING NOTES:**
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 640** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
4. COLOR: DRIVE LANE DIVIDERS – WHITE OR AOBE
NO PARKING ZONE MARKINGS – WHITE OR AOBE
PARKING DIVIDERS – WHITE OR AOBE
WALKING LINES – WHITE OR AOBE
ACCESSIBLE PARKING LINES & SYMBOL – BLUE

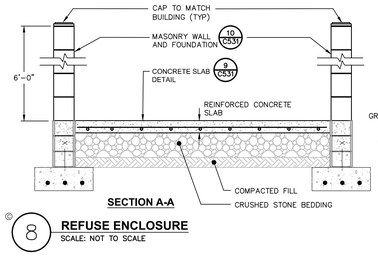
**SIGNAGE NOTES:**
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, **SECTION 645** AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7', MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – **2009 EDITION** AND THE "NYS SUPPLEMENT."
3. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS **SECTION 730.**

**MUTCD SIGN SCHEDULE**

| SIGN NO. | SIGN FACE | MUTCD NUMBER | MIN. SIZE | COLORS BCK GRND | COLORS LEGEND | MOUNTING |
|---|---|---|---|---|---|---|
| 1 | STOP | R1-1 | 30"x30" | RED | WHITE | 2 C5.31 |
| 4 | ONE WAY | R6-1L | 36"x12" | BLACK | WHITE | 3 C5.31 |
| 5 | ONE WAY | R6-1R | 36"x12" | BLACK | WHITE | 3 C5.31 |
| 6 | | W11-2 | 24"x24" | YELLOW/ FYG | BLACK | 1 C5.31 |
| 7 | | W16-7P | 24"x12" | YELLOW/ FYG | BLACK | 1 C5.31 |
| 9 | DO NOT ENTER | R5-1 | 30"x30" | RED | WHITE | 1 C5.31 |
| 10 | RESERVED PARKING | NY R7-8D | 12"x18" | WHITE/ BLUE | GREEN/ WHITE | 1 C5.31 |
| 11 | VAN ACCESSIBLE | R7-8P | 12"x6" | WHITE | BLUE | 1 C5.31 |
| 12 | NO PARKING ANY TIME | R7-1 | 12"x18" | WHITE | RED | 1 C5.31 |

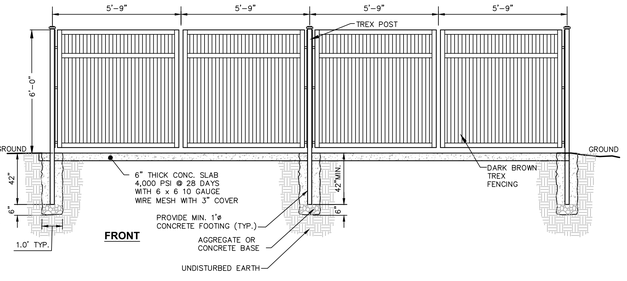
7 **MUTCD SIGN SCHEDULE**
SCALE: NOT TO SCALE



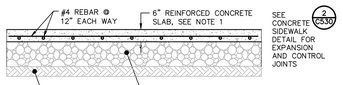




**SECTION A-A**

8 **REFUSE ENCLOSURE**
SCALE: NOT TO SCALE

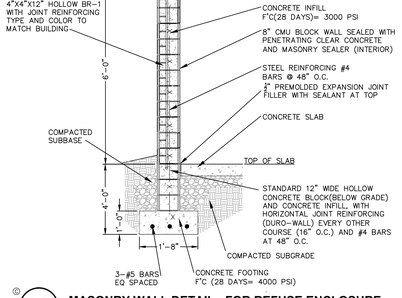



**FRONT**

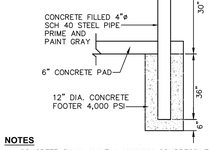



**CONCRETE SLAB:**
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4500 PSI @ 28 DAY AND SHALL BE PLACED IN ACCORDANCE WITH ACI SPECIFICATIONS AND ITS LATEST REVISION.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1–1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. CONTROL JOINTS SHALL BE LOCATED A MAXIMUM OF 5' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

9 **CONCRETE SLAB**
SCALE: NOT TO SCALE




10 **MASONRY WALL DETAIL - FOR REFUSE ENCLOSURE**
SCALE: NOT TO SCALE




**NOTES**
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 3"–5" TO WITHIN A TOLERANCE OF 0"–1".
3. ALL EXPOSED CONCRETE SHALL BE 5% AIR–ENTRAINED (WITHIN 1% TOLERANCES) CONFORMING TO ASTM C260.
4. ALL FORMWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH GOVERNING CODES, AND REGULATIONS.

11 **BOLLARD DETAIL - FOR REFUSE ENCLOSURE**
SCALE: NOT TO SCALE

LaBella Powered by partnership.
21 Fox Street
Poughkeepsie, NY 12601
845-454-3980
labellapc.com

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

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

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

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MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10952

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

| NO: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

PROJECT NUMBER: 226064
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 Projects\Maselo Realty Inc\226064 - Highview II\06_Drawings\Civil\01_CS3D-CS31_226064_SITED.dwg
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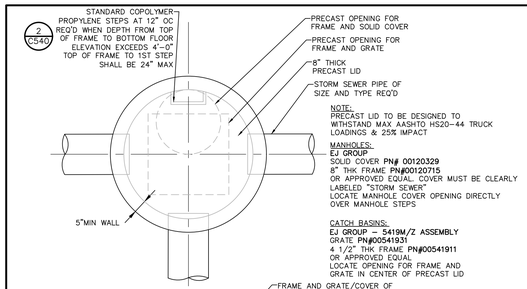
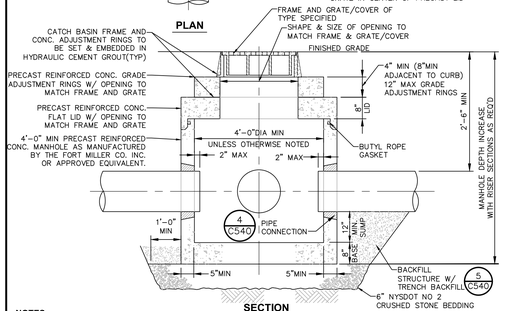
Date Printed: Mon, Oct 27, 2025, 2:29pm




2 C540

**PLAN**




**SECTION**

**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. EJ GROUP GRATE & FRAME PN#00758535A01 OR EQUIVALENT.
8. SEE CHART FOR REQUIRED MANHOLES / CATCH BASINS DIAMETERS.
9. ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ **ASTM C478**

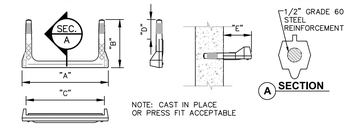
1 **PRECAST CONCRETE CATCH BASIN/MANHOLE DETAIL**
SCALE: NOT TO SCALE

**ACCEPTABLE MANHOLE STEPS**

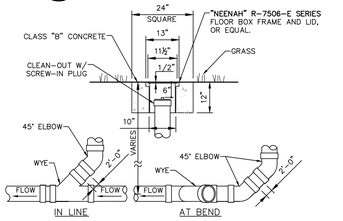
| MANUFACTURER | PATTERN NUMBER | "A" STEP WIDTH | "B" LEG LENGTH | "C" RUNG CLEAR | "D" EMBED-MENT | "E" RUNG CLEAR |
|---|---|---|---|---|---|---|
| M.A. INDUSTRIES INC* | PS2-PF | 14 3/4 | 9 1/4 | 13 3/4 | 3 3/8 | 5 7/8 |
| M.A. INDUSTRIES INC* | PS2-PFS | 14 3/4 | 8 1/4 | 13 3/4 | 3 3/8 | 4 7/8 |

* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS

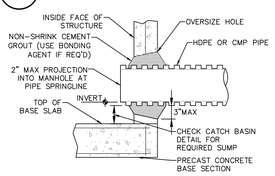



2 **COPOLYMER POLYPROPYLENE MH STEP**
SCALE: NOT TO SCALE

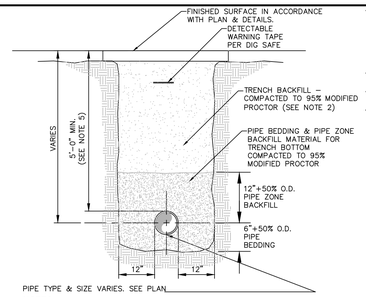



**NOTES:**
1. SEWER PIPE FITTINGS TO BE **ASTM D-3033 OR D-3034** SDR-35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

3 **CLEAN OUT - NON TRAFFIC AREAS**
SCALE: NOT TO SCALE




4 **PIPE CONNECTION TO DRAINAGE STRUCTURE- CMP OR HDPE CEMENT GROUT SEAL JOINT**
SCALE: NOT TO SCALE




PIPE TYPE & SIZE VARIES. SEE PLAN

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

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

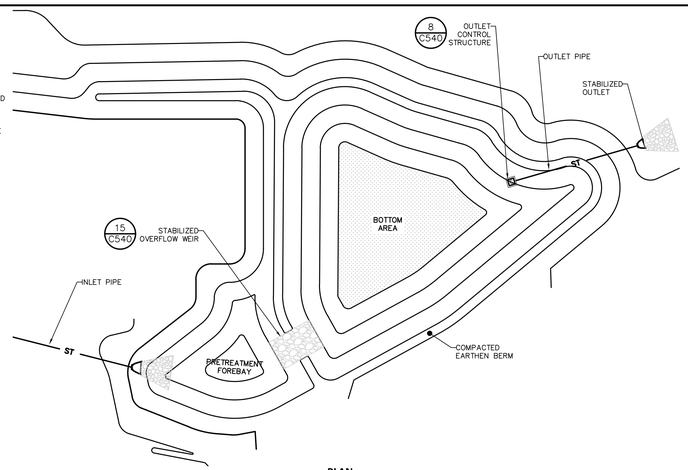
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND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

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

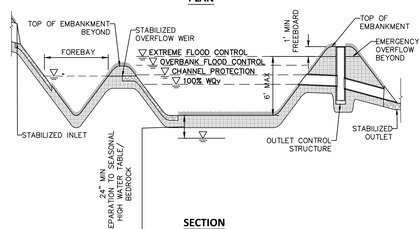
IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

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

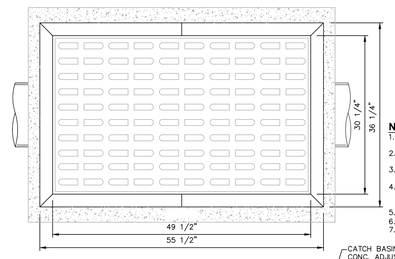



**PLAN**

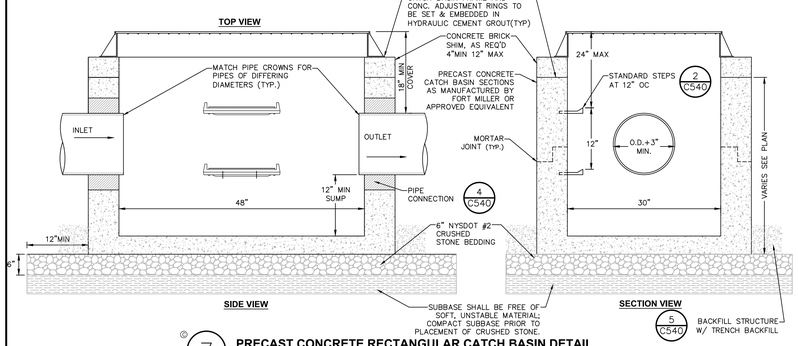



**SECTION**

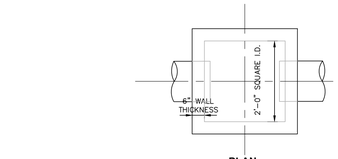
6 **INFILTRATION BASIN (I-2)**
SCALE: NTS



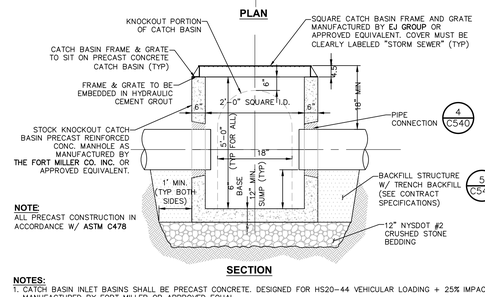

**NOTES:**
1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. EJ GROUP GRATE & FRAME PN#00758535A01 OR EQUIVALENT.




7 **PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL**
SCALE: NOT TO SCALE




**PLAN**

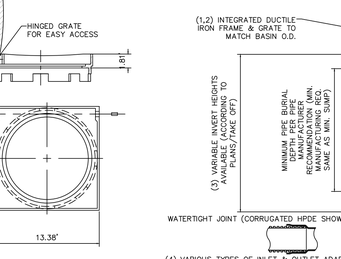



**SECTION**

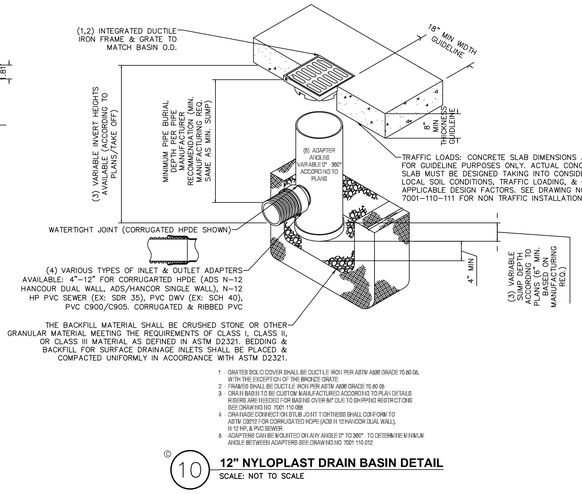
**NOTE:**
ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ **ASTM C478**

**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. 14"WIDE X 6"TALL ORIFICE TO BE INSTALLED WITH INVERT ELEVATION OF 184.20 FOR INFILTRATION BASIN OUTLET CONTROL STRUCTURE (OCS 1). SEE PLAN
4. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
5. MAX STORM SEWER PIPE FOR SHALLOW 2' CATCH BASIN IS 15"
6. SEE UTILITY PLANS C160-163 FOR STRUCTURE SPECIFIC INVERTS

8 **24"X24" PRECAST CONCRETE CATCH BASIN DETAIL**
SCALE: NOT TO SCALE

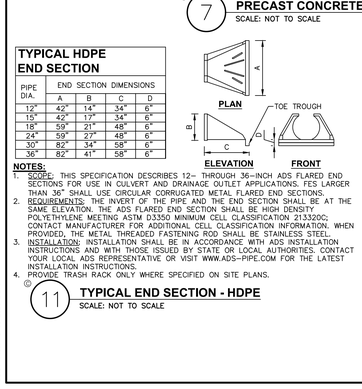



9 **12"X12" NYLOPLAST DRAIN GRATE DETAIL**
SCALE: NOT TO SCALE




1. GRATE& BOX, CLOSURN SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-45-05, W/ TH THE EXCEPTION OF THE BRONZE GRATE
2. FRAME IS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-45-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS R ISERS ARE REQUIRED FOR BASINS OVER 84" DUE TO SHOPPING RESTRICTIONS SEE DRAWING NO. 7001-110-099
4. DRAINAGE CONNECT ON STUB JOINT TO NTH RESS SHALL CONFORM TO ASTM D3572 FOR CORRUGATED HDPE (ADS N-12 NTH HANCOR DUAL WALL) N 12 HP, & PVC SEWER
5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012

10 **12" NYLOPLAST DRAIN BASIN DETAIL**
SCALE: NOT TO SCALE

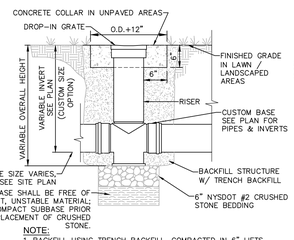



**TYPICAL HDPE END SECTION**

| 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" |

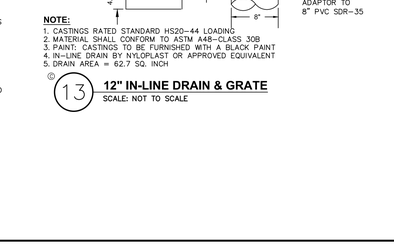
**NOTES:**
1. SCOPE: THIS SPECIFICATION DESCRIBES 12" THROUGH 36"-INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
2. REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE 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



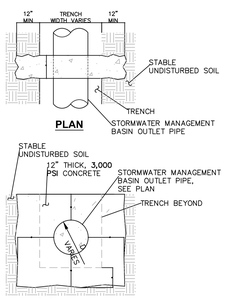

**NOTE:**
1. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

12 **NYOPLAST DRAIN BASIN**
SCALE: NOT TO SCALE

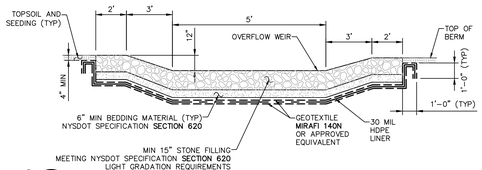



**NOTE:**
1. CASTINGS RATED STANDARD HS20-44 LOADING
2. MATERIAL SHALL CONFORM TO ASTM A48-CLASS 30B
3. PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT
4. IN-LINE DRAIN BY NYLOPLAST OR APPROVED EQUIVALENT
5. DRAIN AREA = 62.7 SQ. INCH

13 **12" IN-LINE DRAIN & GRATE**
SCALE: NOT TO SCALE




14 **ANTI-SEEP COLLAR**
SCALE: 3/4" = 1'-0"




15 **SECTION THRU STORM WATER MANAGEMENT BASIN OVER FLOW WEIR**
SCALE: NOT TO SCALE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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: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

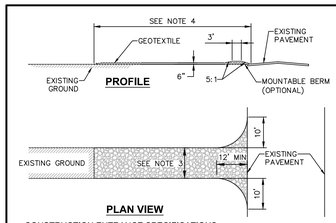
PROJECT NUMBER: 226064
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

**STORM WATER DETAILS**

DRAWING NUMBER:

**C540**


Drawing Name: B:\GLOBAL Projects\Maselo Realty Inc\226064 - Highview II\06_Drawings\Civil\01_C540_226064_STRMD.DWG
Xref's Attached: XBORDER_226064_24x42
Date Printed: Mar 06, 2026, 4:27pm




PROFILE

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**
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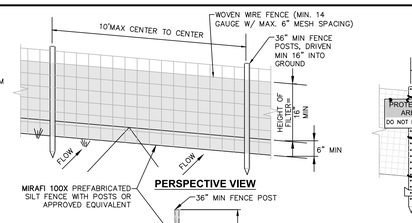
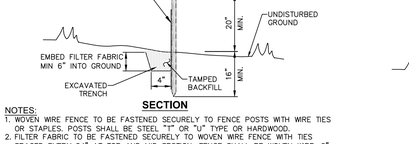



PERSPECTIVE VIEW



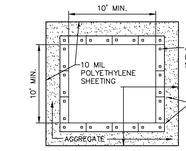

SECTION

NOTES:

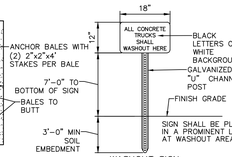
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN 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 |

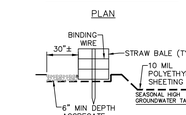
© 2 **SILT FENCE INSTALLATION DETAIL**
SCALE: NOT TO SCALE

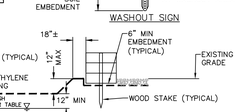



PLAN




WASHOUT SIGN



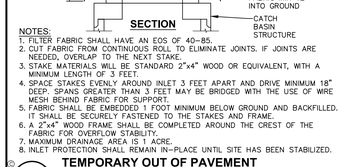




TYPICAL SECTION

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.

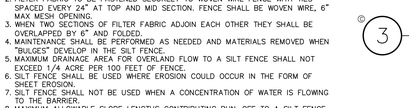
© 5 **CONCRETE WASHOUT AREA DETAIL**
SCALE: NOT TO SCALE




© 9 **SILT SACK DETAIL**
SCALE: NOT TO SCALE



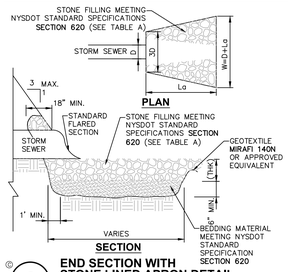

PERSPECTIVE VIEW




SECTION

© 3 **TEMPORARY ORANGE CONSTRUCTION FENCE DETAIL**
SCALE: NOT TO SCALE

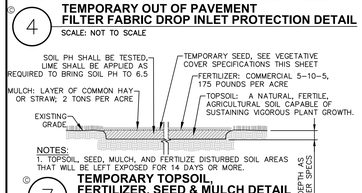
| STONE APRON SIZING REQUIREMENT - TABLE "A" | | | | | | | |
|---|---|---|---|---|---|---|---|
| CULVERT DIA. (D) | CULVERT SLOPE, % | NYSDOT STANDARD STONE FILLING APRON MATERIAL | d50 | dMAX | MINIMUM APRON THICKNESS (IN) | MINIMUM OUTLET APRON LENGTH(FT) (Lo) | |
| 12" | < 8 | LIGHT | 6" | 9" | 18 | 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

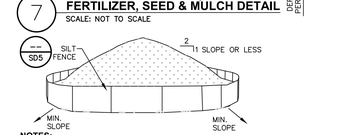
© 6 **END SECTION WITH STONE LINED APRON DETAIL**
SCALE: NOT TO SCALE




NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.

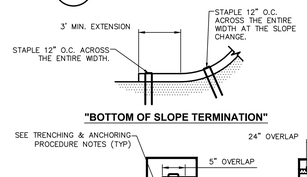
© 7 **TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL**
SCALE: NOT TO SCALE



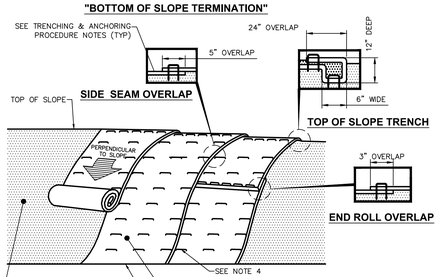

**NOTES:**

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




**"BOTTOM OF SLOPE TERMINATION"**




**SIDE SEAM OVERLAP**

**TOP OF SLOPE TRENCH**

**END ROLL OVERLAP**

**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

## 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 CONTRACTORS 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 WEIRS), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN.
5. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.) TO ASSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN.
6. TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION.
7. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
8. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
9. 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 SHALL 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 EROSION HAS OCCURRED BETWEEN STRUCTURES A LINER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATIONS BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN. REPAIR 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 ERODED AND DAMAGED RESTORED IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

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

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

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

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

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

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

## TOPSOIL SPECIFICATIONS:

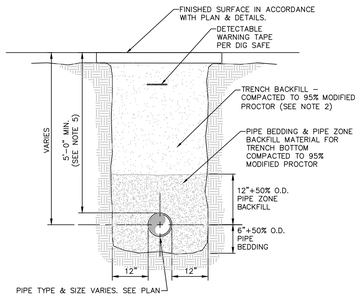
1. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES. SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

SITE PREPARATION:

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

TOPSOIL MATERIALS:

1. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
   A. ORIGINAL LOAM TOPSOIL, WELL DRAINED HO




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.

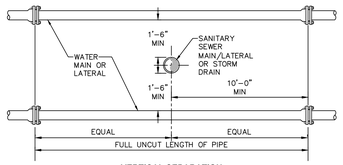
3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.

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

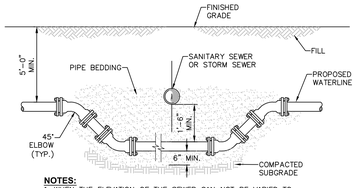



**NOTES:**

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

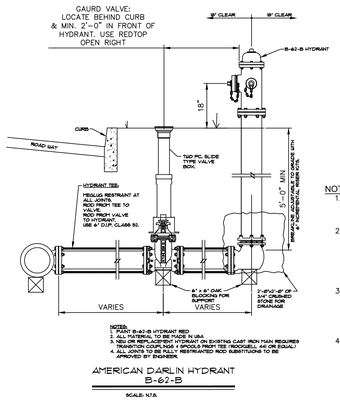



**NOTES:**

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. PAINT B-62-B HYDRANT RED.
2. ALL MATERIAL TO BE MADE IN USA.
3. TRANSITION COUPLING FOR EXISTING CAST IRON MAIN REQUIRES MEGALUG COUPLING AND 4 SPOOLS PIECE (MEGALUG #4 OR EQUAL)
4. ALL JOINTS TO BE FULLY RESTRAINED ROD SUBSTITUTIONS TO BE APPROVED BY ENGINEER.

AMERICAN DARLIN HYDRANT B-62-B

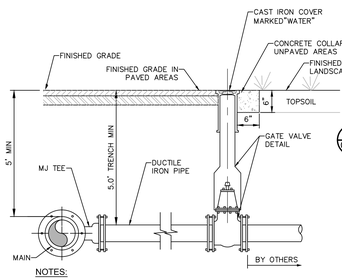
SCALE: N.T.S.

## 2 HYDRANT ASSEMBLY 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.

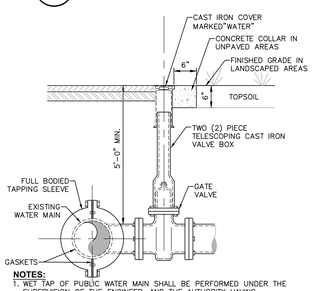



**NOTES:**

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

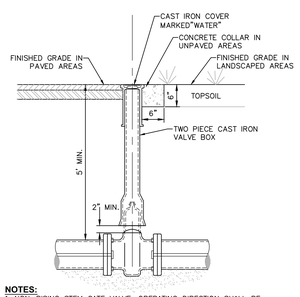



**NOTES:**

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° | 11½° | 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] :

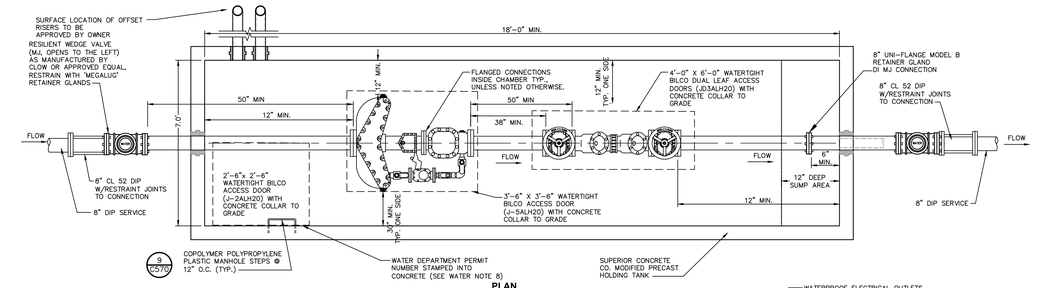
      CL – INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS. LEAN CLAYS
      ML – INORGANIC SILTS, VERY FINE SAND, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS.

   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

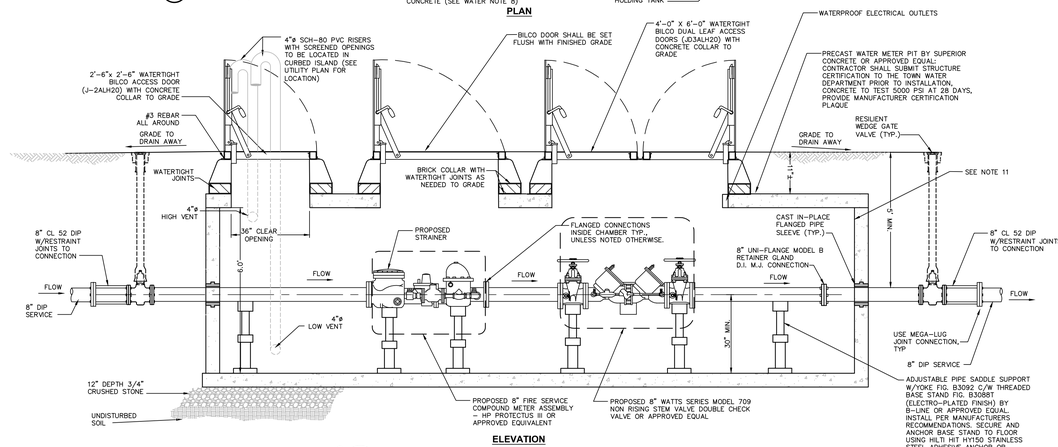
2. FOR END PLUGS, RESTRAIN PIPE LENGTH GIVEN FOR DEAD END FITTING.
3. THE LENGTH OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH SIDE OF THE FITTING.
4. THE ABOVE INFORMATION WAS PROVIDED USING THE THRUST RESTRAINT PROGRAM ISSUED BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) AND IS BASED 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**



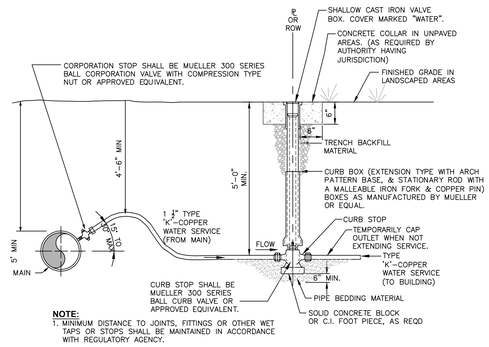

**ELEVATION**

## 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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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


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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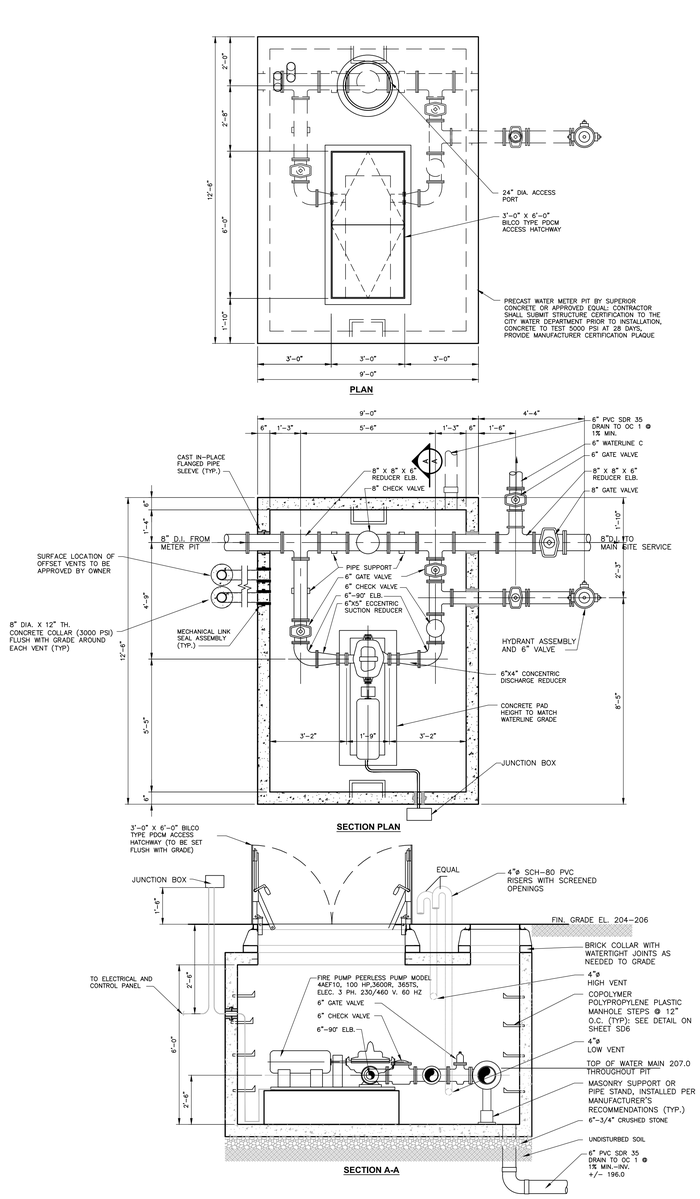
MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10952

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

| NO. | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

PROJECT NUMBER: 226064
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\Projects\Maselo Realty Inc\226064 - Highview III\06_Drawings\Civil\01_C560_226064_WATRD.dwg
Xref's Attached: ARCHPLR_226064_50x42
Date Plotted: Mar 06, 2026 2:47pm




**PLAN**




**SECTION PLAN**

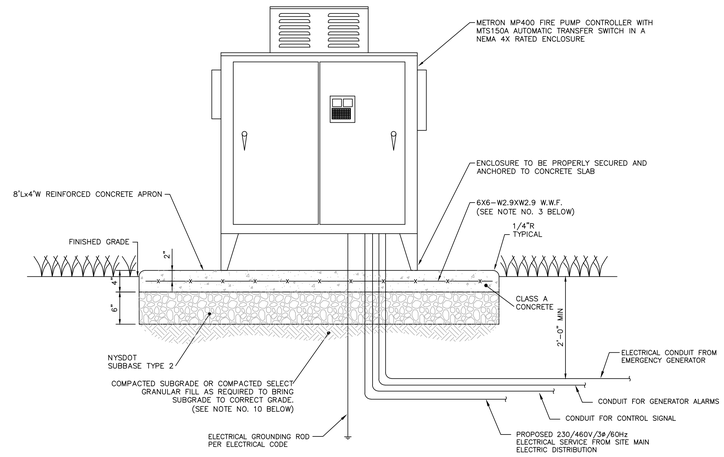



**SECTION A-A**

**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

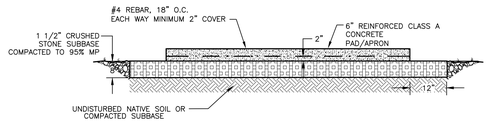



1. THE METRON COMBINATION FIRE PUMP CONTROLLER/TRANSFER SWITCH IS A METRON MODEL MP400 WITH INTEGRATED MTS150A AUTOMATIC TRANSFER SWITCH IN A NEMA 4X RATED ENCLOSURE. THE UNIT IS UNDERWRITER'S LABORATORIES (UL) AND FACTORY MUTUAL (FM) APPROVED AND MEETS ALL THE REQUIREMENTS OF NFPA FOR CENTRIFUGAL FIRE 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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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: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

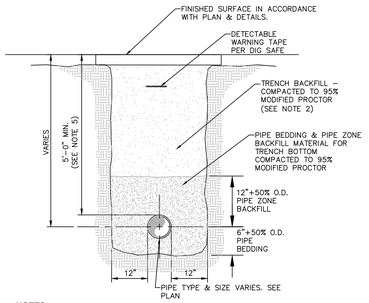
PROJECT NUMBER: 226064
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

**WATER DETAILS 2**

DRAWING NUMBER:

**C561**


Drawing Name: B:\GLOBAL Projects\Maselo Realty Inc\226064 - Highview II\06_Drawings\Civil\01_C561_226064_WATRD.dwg
Xref's Attached: XBIOMSES_226064_SWM2
Date Printed: Oct 28, 2025, 2:27pm




**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% |

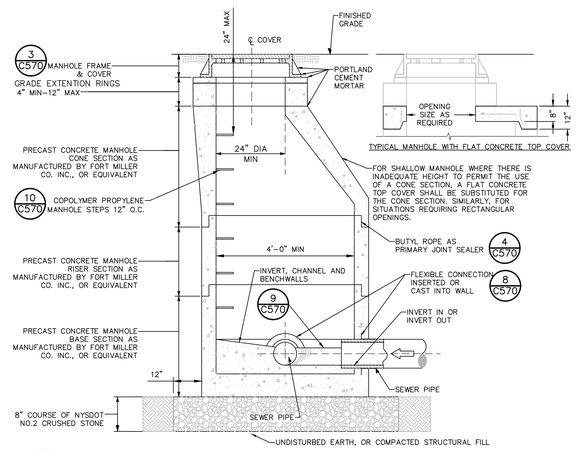
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND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



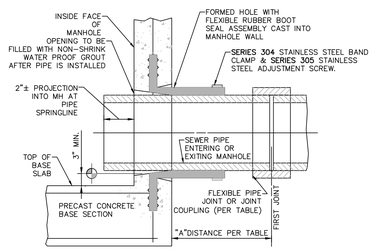

**NOTES:** USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE

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

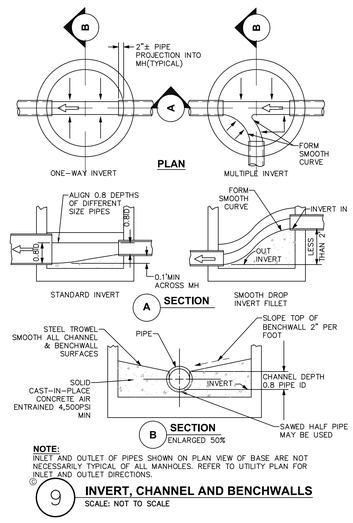



**FLEXIBLE JOINT REQUIREMENTS**

| 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 |

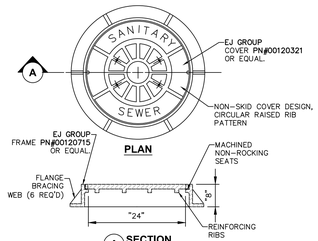
**NOTE:**
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

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



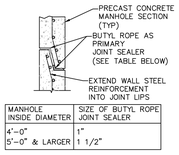

**NOTE:**
INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

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



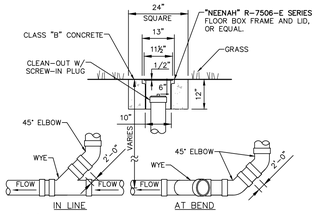

**NOTE:**
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

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



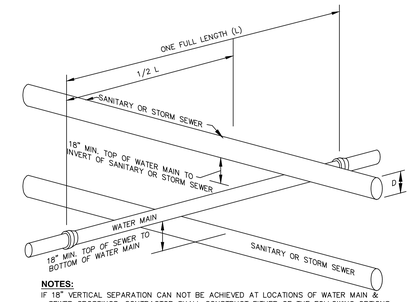

| MANHOLE INSIDE DIAMETER | SIZE OF BUTYL ROPE JOINT SEALER |
|---|---|
| 4'-0" 5'-0" & LARGER | 1" 1 1/2" |

**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.

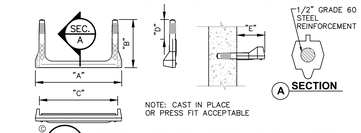
**6 SECTION WATER/SEWER SEPARATION REQUIREMENTS**
SCALE: NOT TO SCALE

**ACCEPTABLE MANHOLE STEPS**

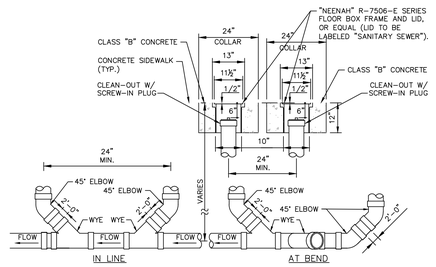
| MANUFACTURER | PATTERN NUMBER | "A" STEP WIDTH | "B" LEG LENGTH | "C" RUNG CLEAR | "D" EMBED-MENT | "E" RUNG CLEAR |
|---|---|---|---|---|---|---|
| M.A. INDUSTRIES INC* | PS2-PF | 14 3/4 | 9 1/4 | 13 3/4 | 3 3/8 | 5 7/8 |
| M.A. INDUSTRIES INC* | PS2-PFS | 14 3/4 | 8 1/4 | 13 3/4 | 3 3/8 | 4 7/8 |

* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS

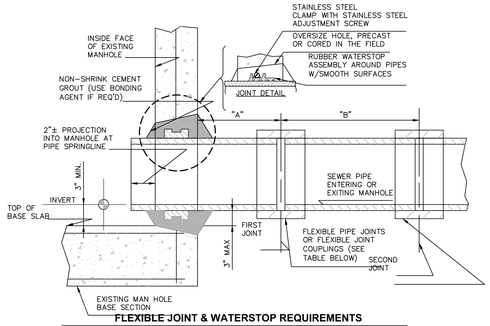



**10 COPOLYMER POLYPROPYLENE MH STEP**
SCALE: NOT TO SCALE




**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.

**12 DOUBLE CLEAN OUT - NON TRAFFIC AREAS**
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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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: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

PROJECT NUMBER: 226064
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

**SEWER DETAILS**

DRAWING NUMBER:

**C570**


Drawing Name: B:\GLOBAL\Projects\Maselo Realty Inc\226064 - Highview II\06_Drawings\Civil\01_C570_226064_SEWERD.DWG
Xrefs Attached: BORDER_226064_30x42
Date Plotted: Mar 06, 2026 2:21pm

SCHEMATIC FRONT ELEVATION
NEW APARTMENT BUILDING

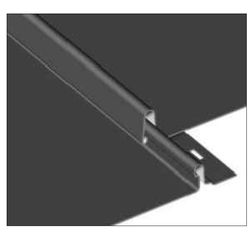
CULTURED STONE VENEER
ENVIRONMENTAL STONEWORKS
BLACK OAK HACKETT CUT STONE

GLEN GERY THIN BRICK
COLOR: ROMERO

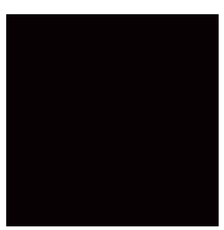
JAMES HARDIE CEMENT SIDING
PEARL GRAY

JAMES HARDIE CEMENT SIDING
ARCTIC WHITE

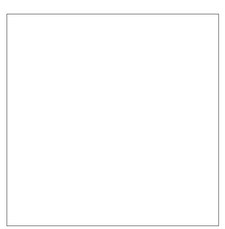
GAF - TIMBERLINE
ARCHITECTURAL SHINGLES
COLOR: CHARCOAL



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**

Original: October 28, 2025
Revision: March 10, 2026

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

*LaBella Project No. 2260644*

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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 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 east portion of the project parcel. The unit breakdown is proposed 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 360 trees or approximately 65.2% 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 sewer connection |

# 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.

**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. 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. 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.

## 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
- 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

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

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 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

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

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 and 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. The project would be constructed according to a Stormwater Pollution Prevention Plan, including water quality treatment and reduction of stormwater, and proposes a 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.

**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 | |

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

| % of SITE | SOIL SYMBOL | SOIL TYPE | SLOPES | DRAINAGE | DEPTH TO WATER TABLE (FEET) | DEPTH TO BEDROCK (INCHES) |
|---|---|---|---|---|---|---|
| | | 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

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

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.

Ecological Solutions conducted a site visit on November 24, 2025 to conduct a wetland delineation and habitat assessment. There are 0.84 acres of wetland (associated with the Fallkill Creek) located along the western site boundary. These wetlands are characterized as forested floodplain. These wetlands are regulated by NYSDEC. An Article 24 permit for approximately 350 SF of disturbance in the regulated 100-foot buffer will be required to allow connection to the existing sewer main. There are no direct impacts proposed to the wetlands or stream. The stormwater design will provide water quality treatment; therefore, no significant adverse impacts to aquatic resources will occur.

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.

Site disturbance is proposed at 120 FT, with grading as the closest disturbance and buildings set back at 153 FT. The site plan has been modified to reduce parking and shift disturbance as far from the stream as possible. With the implementation of the Stormwater Pollution Prevention Plan (SWPPP) (water quality treatment, reduction of volume from current conditions) 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) will occur within the 100-year floodplain; therefore, a floodplain development permit will be sought. There will be a 120 FT buffer 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.

## 5.0 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

[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.

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 Utility plan (C160) 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<br>32 two-bedroom units = 7,040 gpd |
| Pool | Per swimmer[1] | 10 | Approximately 720 SF pool = 48 swimmers<br>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 Drainage Plan (C140) shows the stormwater being conveyed via swales and subsurface piping to an on-site infiltration basin. The treated water will outflow to the Fallkill Creek. The project is additionally proposing to decrease the amount of stormwater runoff entering the Fall Kill from the project site from the predevelopment conditions to the postdevelopment condition. 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 22 total trips in the weekday morning and 25 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 | 6 | 16 | 22 | 15 | 10 | 25 |

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 a minimum of 79 and a maximum of 94 parking spaces (i.e. minimum of 1.25 parking spaces per dwelling unit, 63 units, with a possibility for a maximum 120% increase) per Section 19 Article 6 of the City's 2024 Zoning and Land Use Regulations. The proposed project will provide 94 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 6 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 November 25, 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 7 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 | 7.7 | 2.5 |

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.

**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

[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.

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. 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 7 occupies about 7.7 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 ±3.4 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 3.275 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, the closest ground disturbance to the Fall Kill Creek will be at 120 FT with buildings at 160 FT away. 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:<br>Highview at the Fallkill Creek | | |
| Project Location (describe, and attach a general location map):<br>Milton Street, City of Poughkeepsie, Dutchess County, NY (Tax Parcel ID 131300-6162-73-623227) | | |
| Brief Description of Proposed Action (include purpose or need):<br>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).<br><br>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:<br>Maselo Realty, LLC (Simon Abikhzer) | Telephone: 845-341-7395<br>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:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor): | Telephone:<br>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 permit (adjacent area) | 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? 3.4 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 1.74 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 infiltration 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 94 Net increase/decrease +94

*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 | 1.74 | +1.74 |
| • Forested | 7.798 | 4.373 | -3.425 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0 | 1.76 | +1.76 |
| • 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) | 0.84 | 0.84 | 0 |
| • Non-vegetated (bare rock, earth or fill) | 0.075 | 0.075 | 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 0.84 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, Northern Long-eared Bat, Tricolored 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.

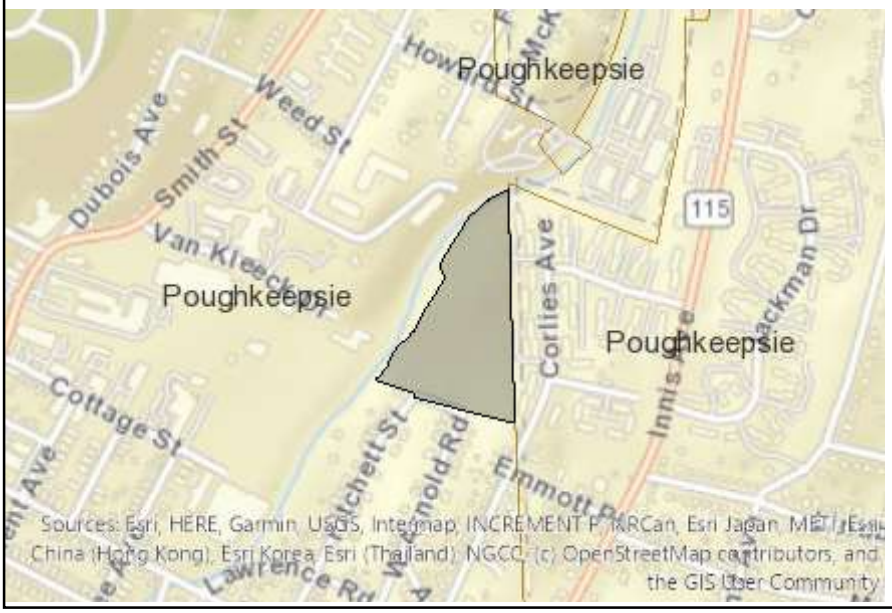
**G. Verification**

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

Applicant/Sponsor Name Maselo Realty, LLC (Simon Abikhzer) Date March 10, 2026

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

**PRINT FORM**




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

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

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

# FIGURES

**Figure 1: USGS Location Map**

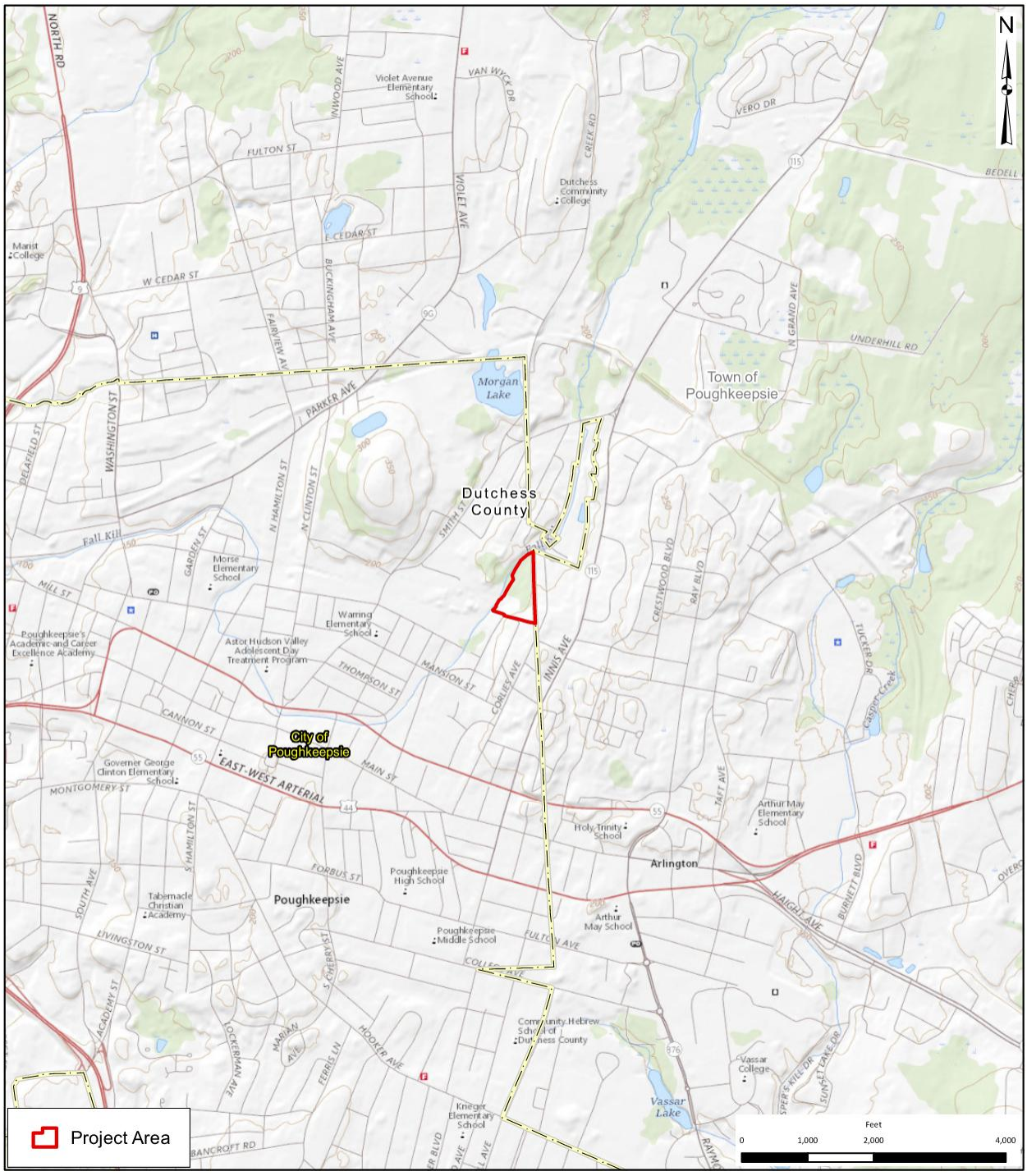
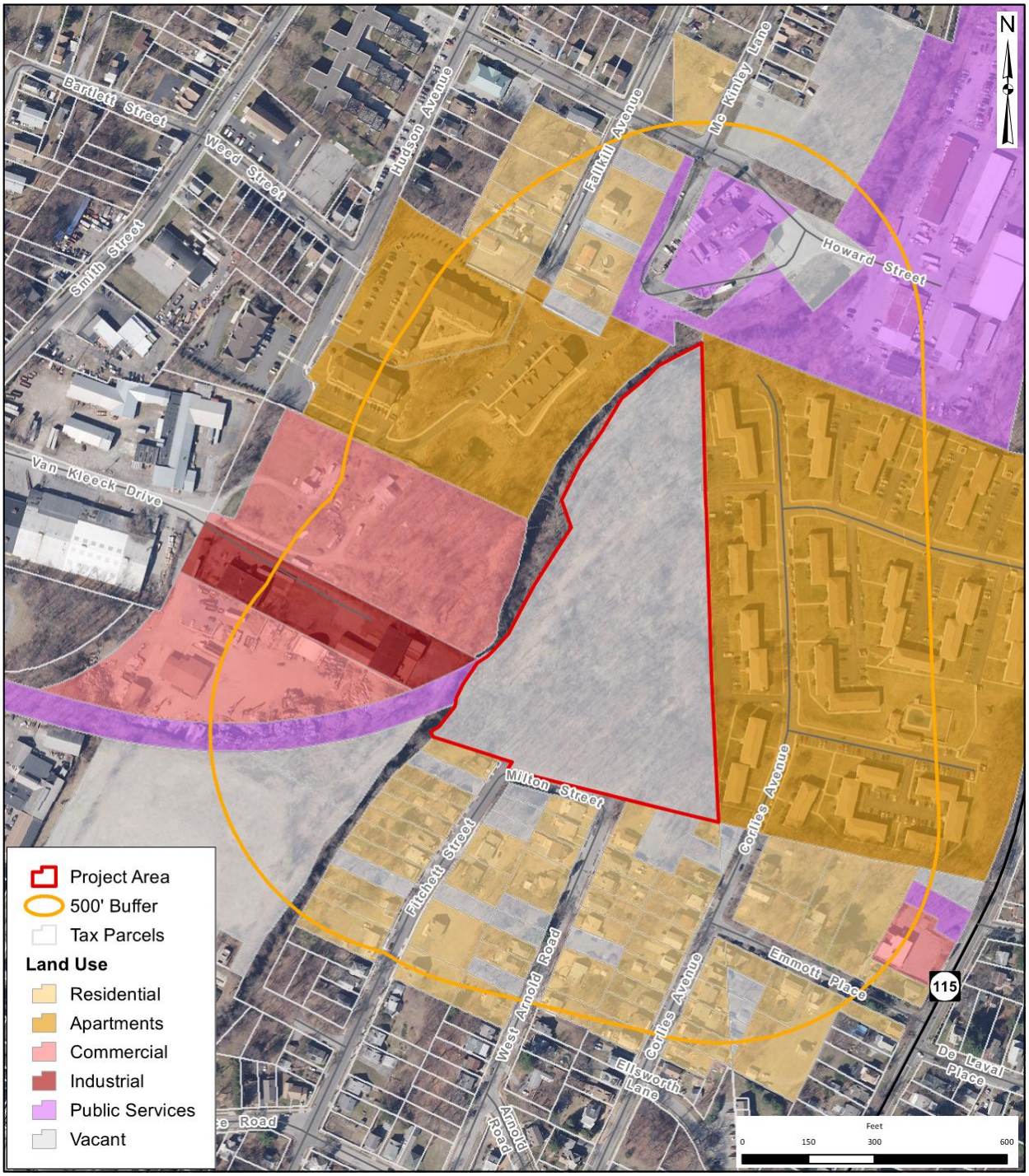


**Figure 2: Orthophoto Tax Map**

**Figure 3: Land Use Map**



## Figure 4: Zoning Map, Existing and Proposed

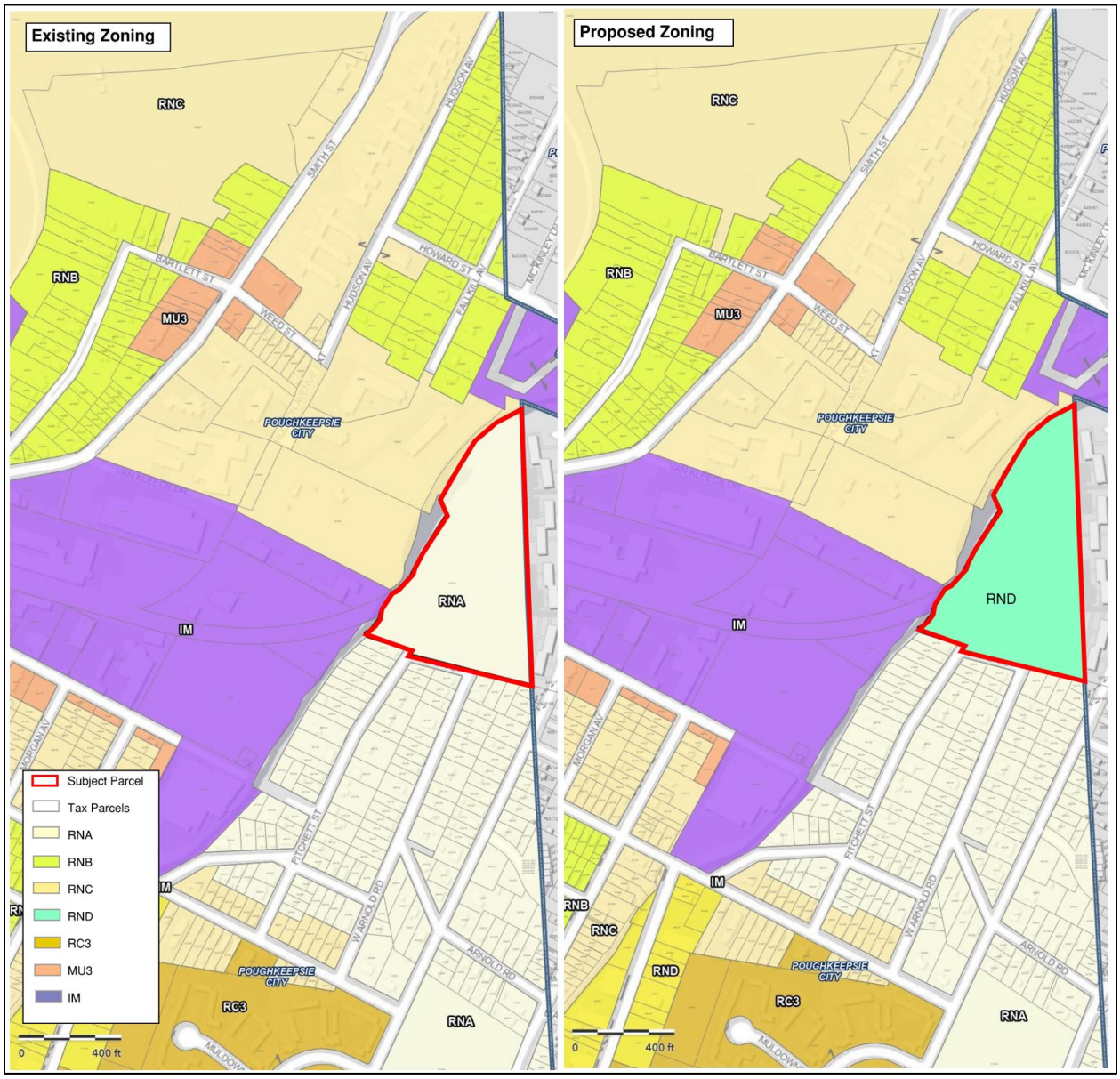


**Figure 5: Soil Map**

**Figure 6: Wetland, Stream and Floodplain Map**

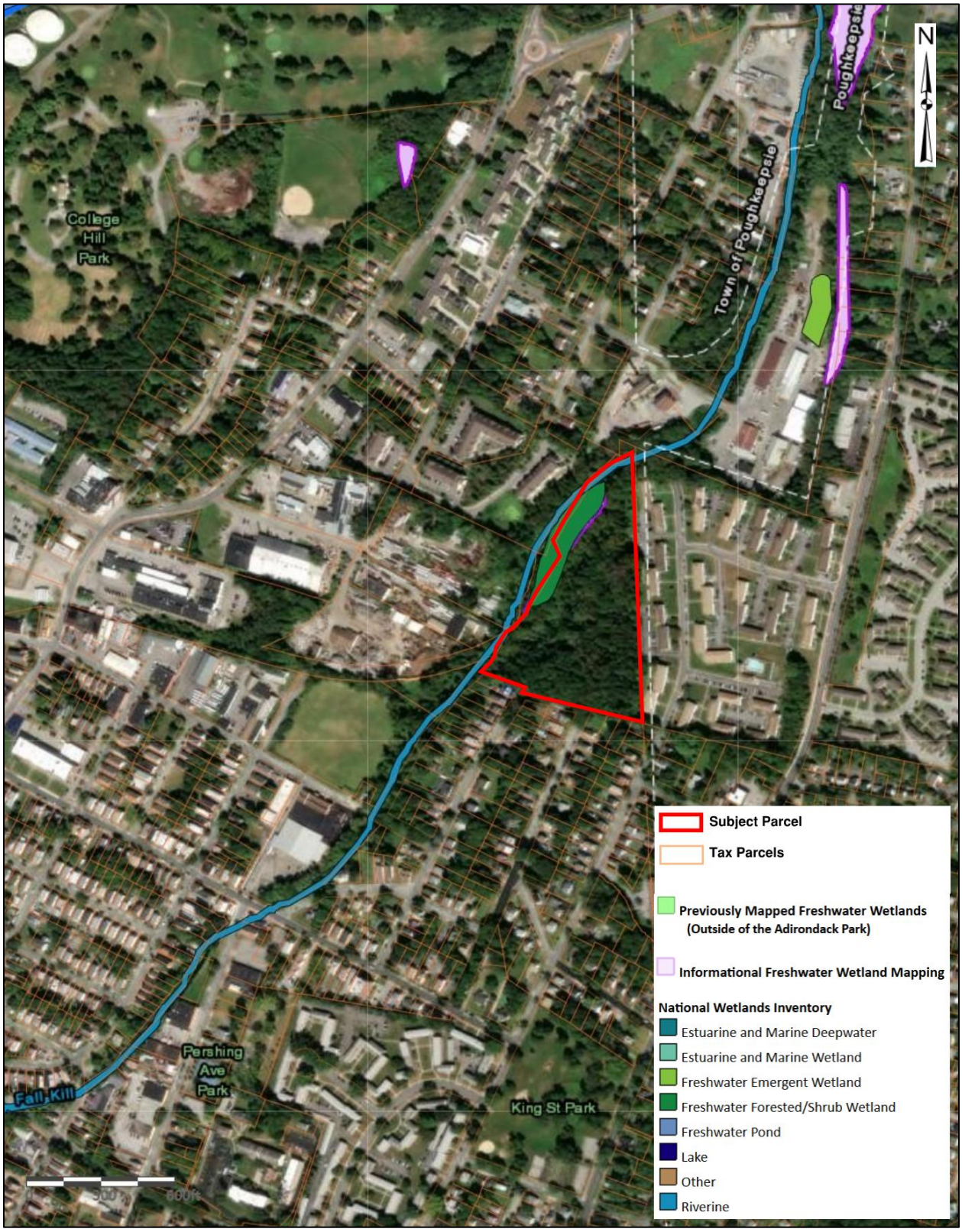


**Figure 7: NYSDEC Environmental Resource Map**

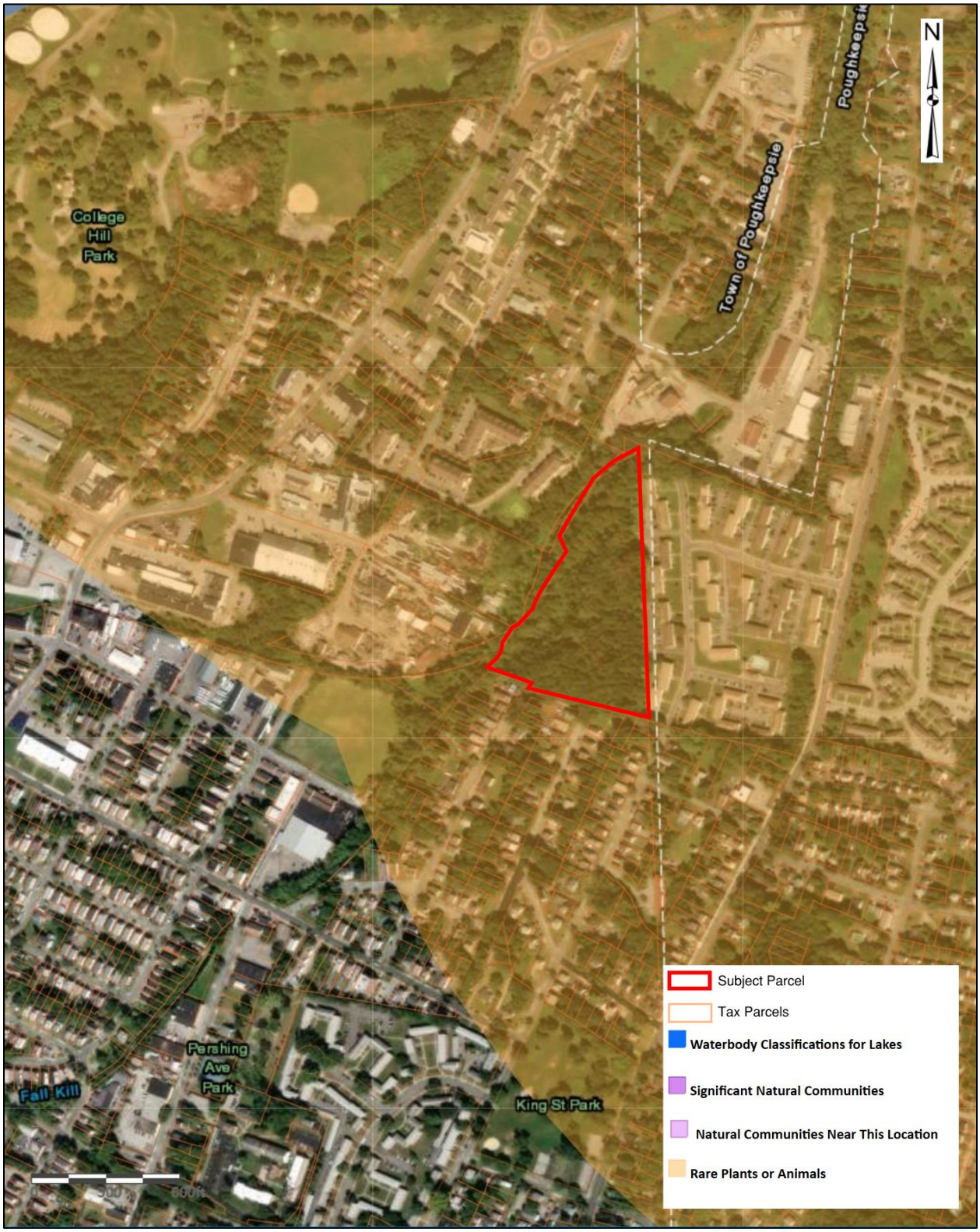


**Figure 8: NYSOPRHP Cultural Resource Information System (CRIS) Map**

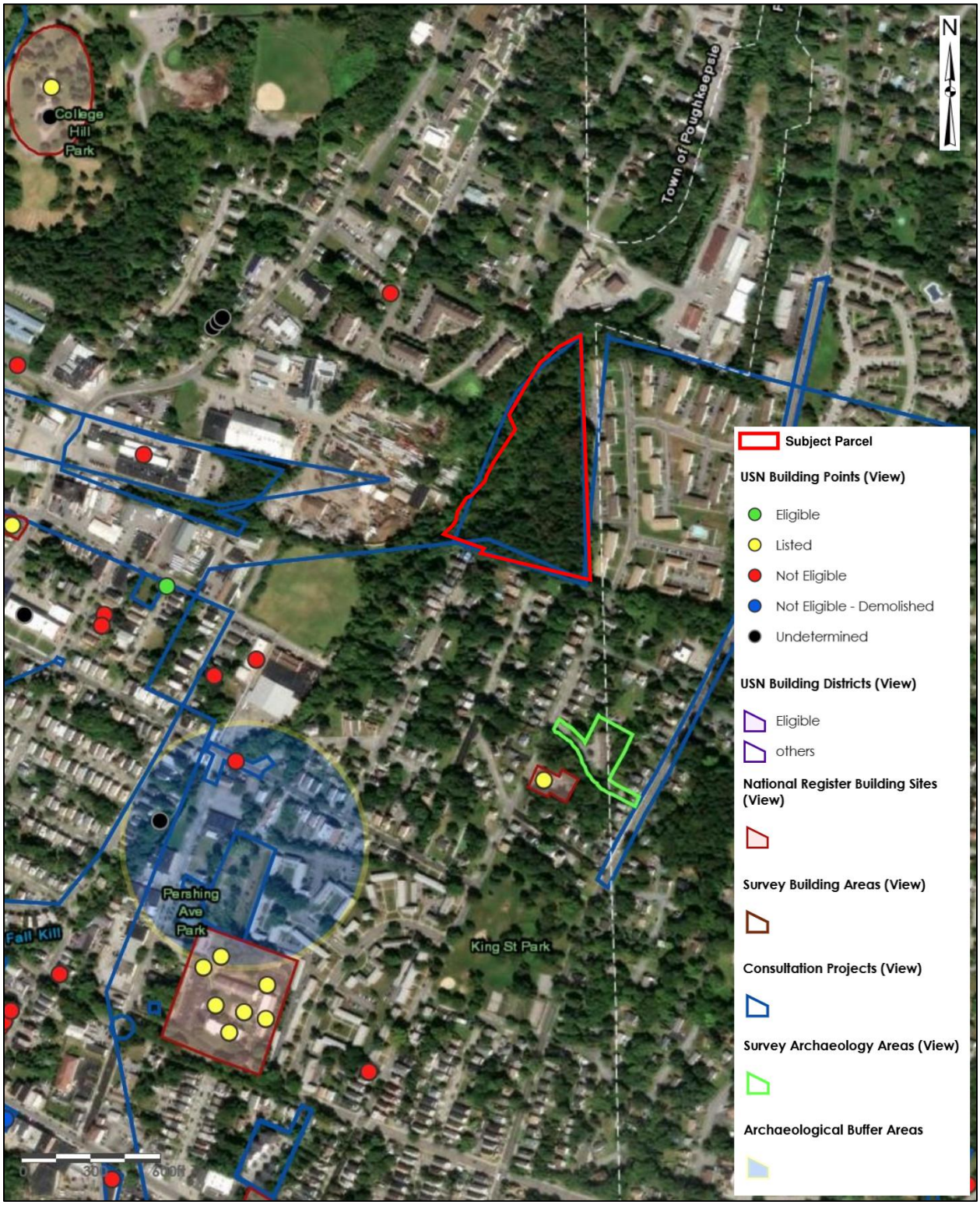
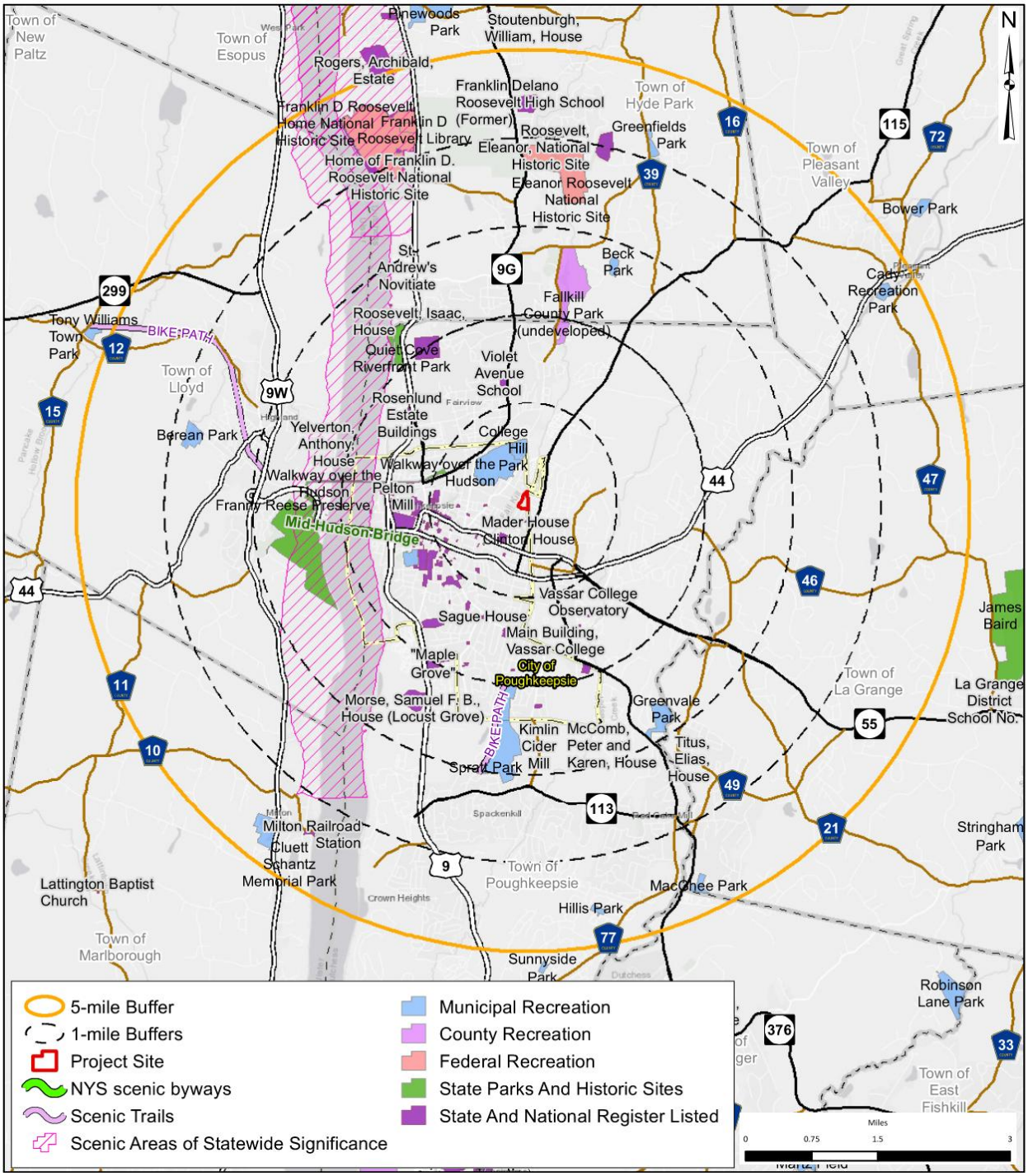


**Figure 9: Map of Publicly Accessible Federal, State, or Local Scenic of Aesthetic Resources**



# ATTACHMENT A
# Councilwoman Flowers Letter of Support

# THE CITY OF POUGHKEEPSIE
## NEW YORK

August 10, 2020

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

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

Dear Ms. Quinn:

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

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

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

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

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

Thank you

Sincerely,

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

# ATTACHMENT B
# Natural Resource Information

# *Poughkeepsie Natural Resource Inventory*
# *Conservation Analysis*
## *Highview at the Fallkill Creek*
## Milton Street
## City of Poughkeepsie
## Dutchess County, New York

Original: October 28, 2025
Revision: March 10, 2026

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

*LaBella Project No. 2260644*

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Figure 5: Land Use Map
Figure 6: NYSOPRHP Cultural Resources Information System Map
Figure 7: Historic Resources
Figure 8: Recreational Resources

## ATTACHMENTS

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

Note: Concept Plan submitted separately.

# 1.0 INTRODUCTION

## 1.1 Project Summary

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

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

## 1.2 Background

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

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

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

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

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

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

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

## 1.3 Site Description and Project Details

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

The development will be located away from Milton Street (approximately 209 feet) with a substantial natural buffer. The finished floor of the southern building's (Building 100 on Sheet C130) ground floor will be approximately 18 ft lower than Milton Street. The development will not directly impact wetlands or the Fallkill Creek and is approximately 128.5 – 145.7 feet away from the Creek. The development will occupy approximately 60% of the 8.713-acre property allowing for approximately 40% of the site to remain undisturbed including 360 trees or approximately 65.2% 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 0.84 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, the closest ground disturbance to the Fall Kill Creek will be at 120 FT with buildings at 160 FT away. 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 National or State Historic Register. The CRIS mapping indicates that the project site is partially located

[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.

within a known archeologically sensitive area. The Applicant received a Letter of No Effect from the NYSOPRHP State Historic Preservation Office on December 17, 2020.

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

## 2.6 Recreational Resources

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

## 2.7 Conclusion

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

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

# FIGURES

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**Figure 1**

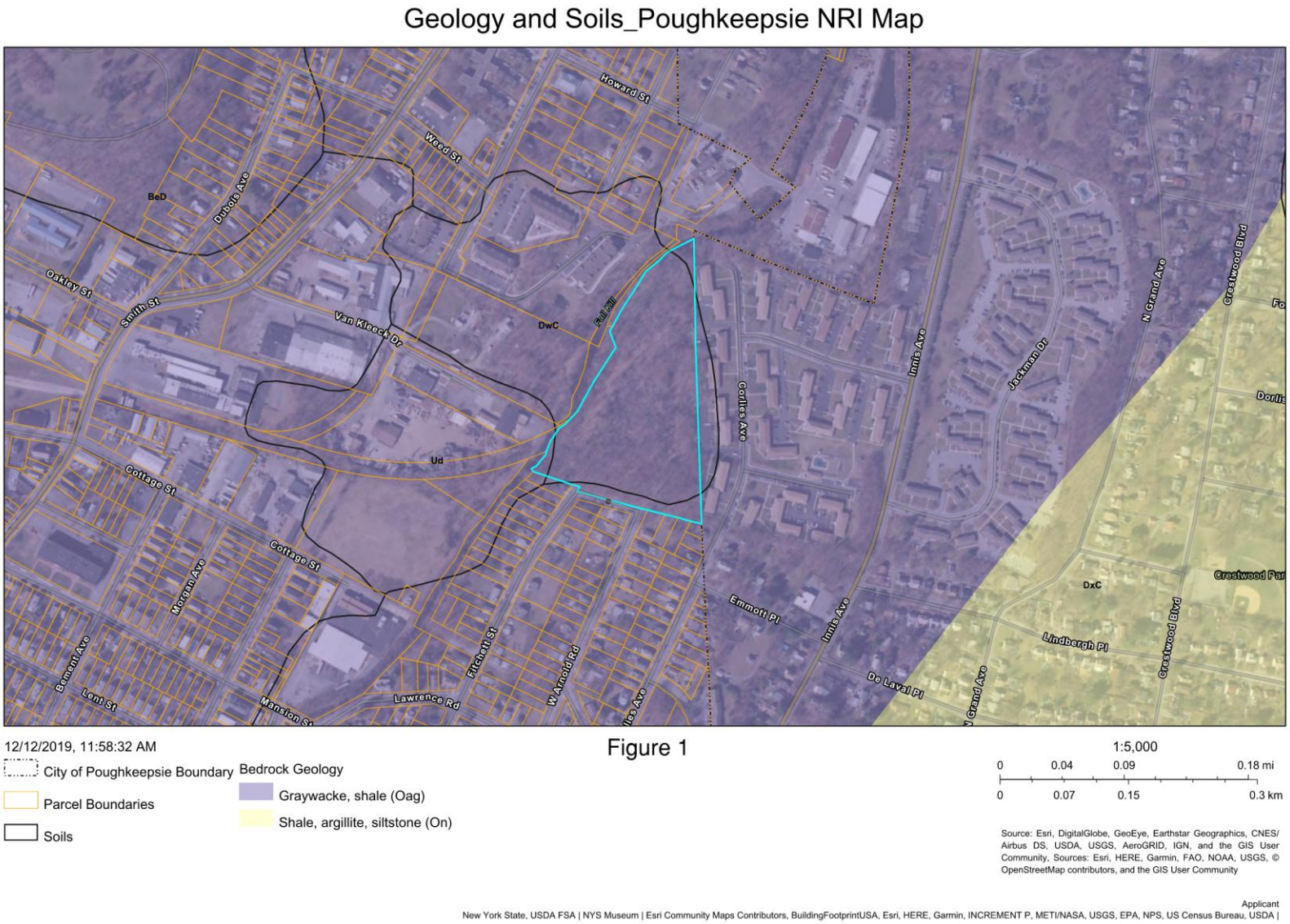
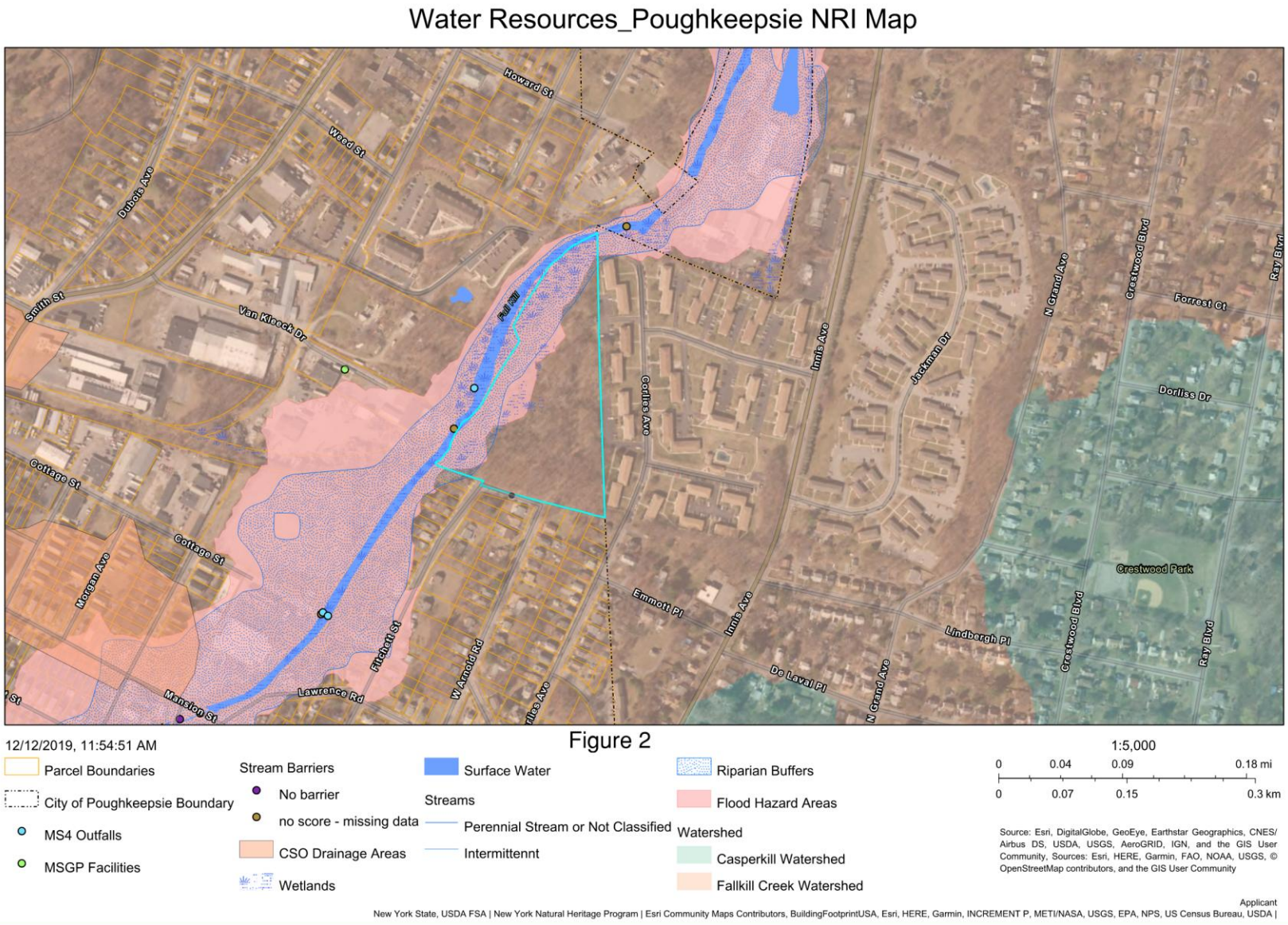

Geology and Soils_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
BeD
Oakley St
Smith St
Van Kleeck Dr
DwC
Full Mill
Corlies Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Ud
Cottage St
Morgan Ave
Bement Ave
Lent St
Mansion St
Lawrence Rd
Fitchett St
W Arnold Rd
Ilas Ave
Emmott Pl
DxC
Lindbergh 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
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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**

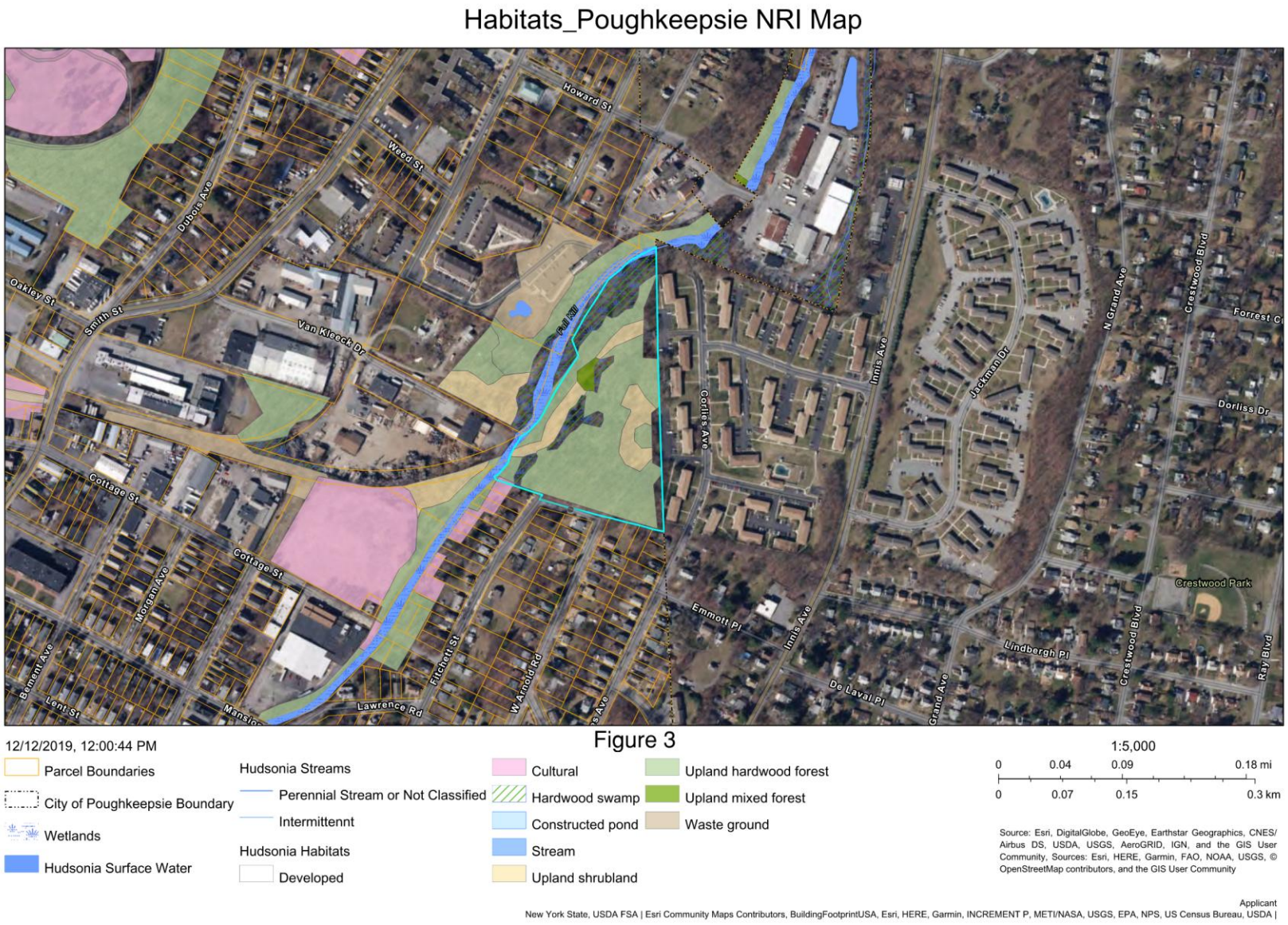
Habitats_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Oakley St
Smith St
Van Kleeck Dr
Fall Kill
Cottage St
Morgan Ave
Bement Ave
Lent St
Lawrence Rd
Fitchett St
W Arnold Rd
Corlies Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Forrest C
Dorliss Dr
Crestwood Park
Emmett Pl
Lindbergh Pl
De Laval Pl
Grand Ave
Ray Blvd
Figure 3
12/12/2019, 12:00:44 PM
Parcel Boundaries
City of Poughkeepsie Boundary
Wetlands
Hudsonia Surface Water
Hudsonia Streams
Perennial Stream or Not Classified
Intermittennt
Hudsonia Habitats
Developed
Cultural
Hardwood swamp
Constructed pond
Stream
Upland shrubland
Upland hardwood forest
Upland mixed forest
Waste ground
1:5,000
0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Applicant
New York State, USDA FSA | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

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**Figure 4**

**NYSDEC Environmental Resource Map**

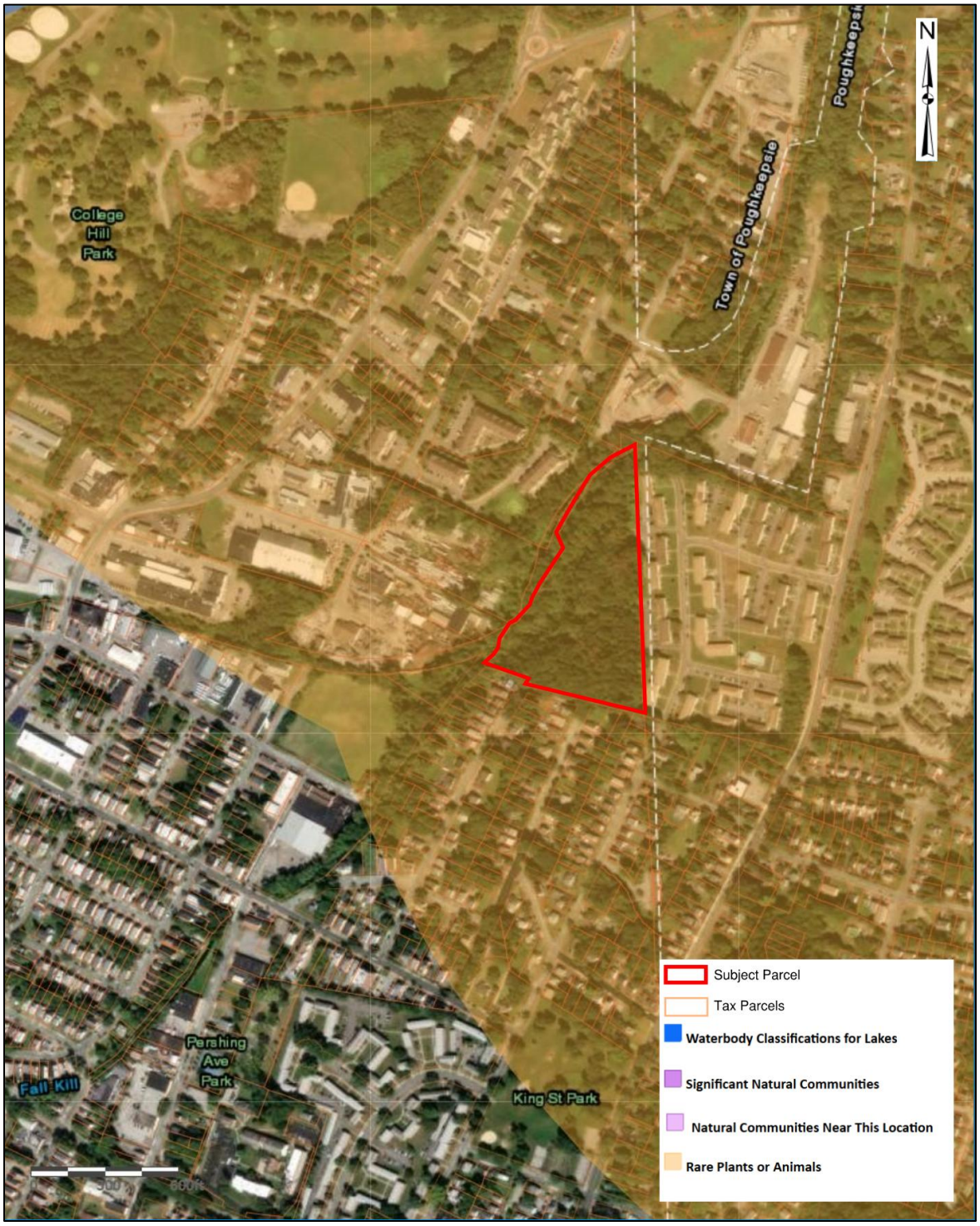

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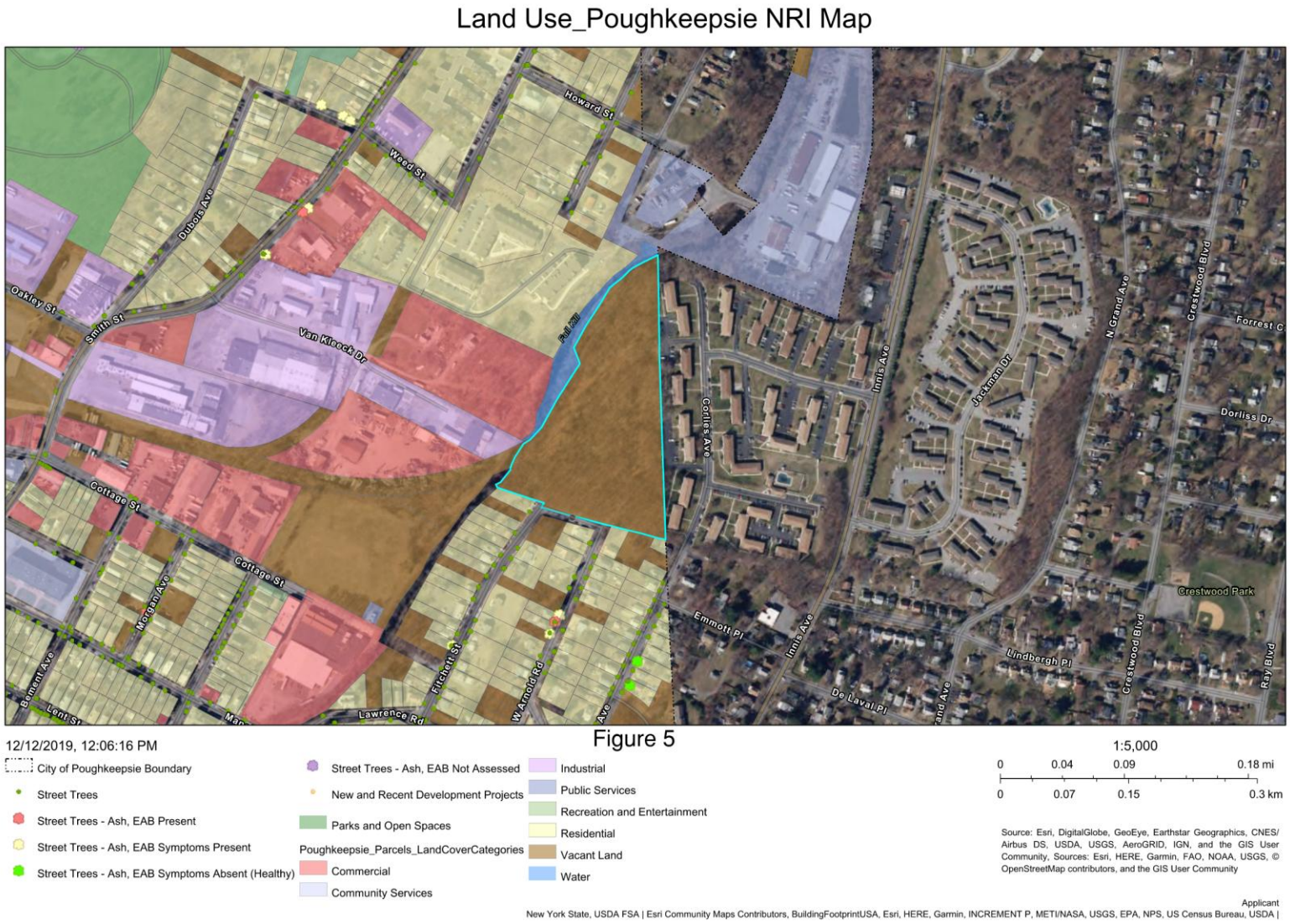
**Figure 5**


Land Use_Poughkeepsie NRI Map
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Oakley St
Smith St
Van Kleeck Dr
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**

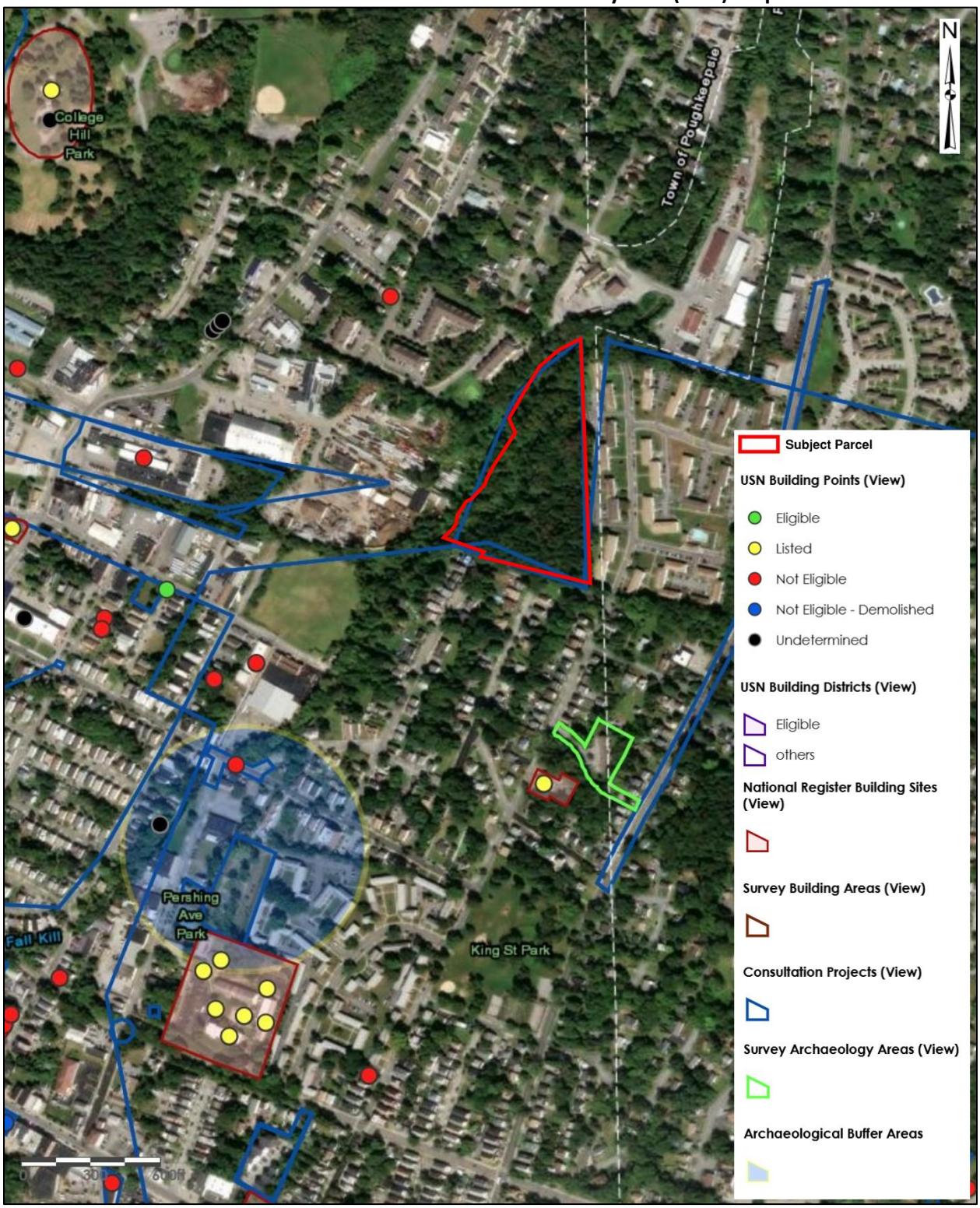

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**Figure 7**

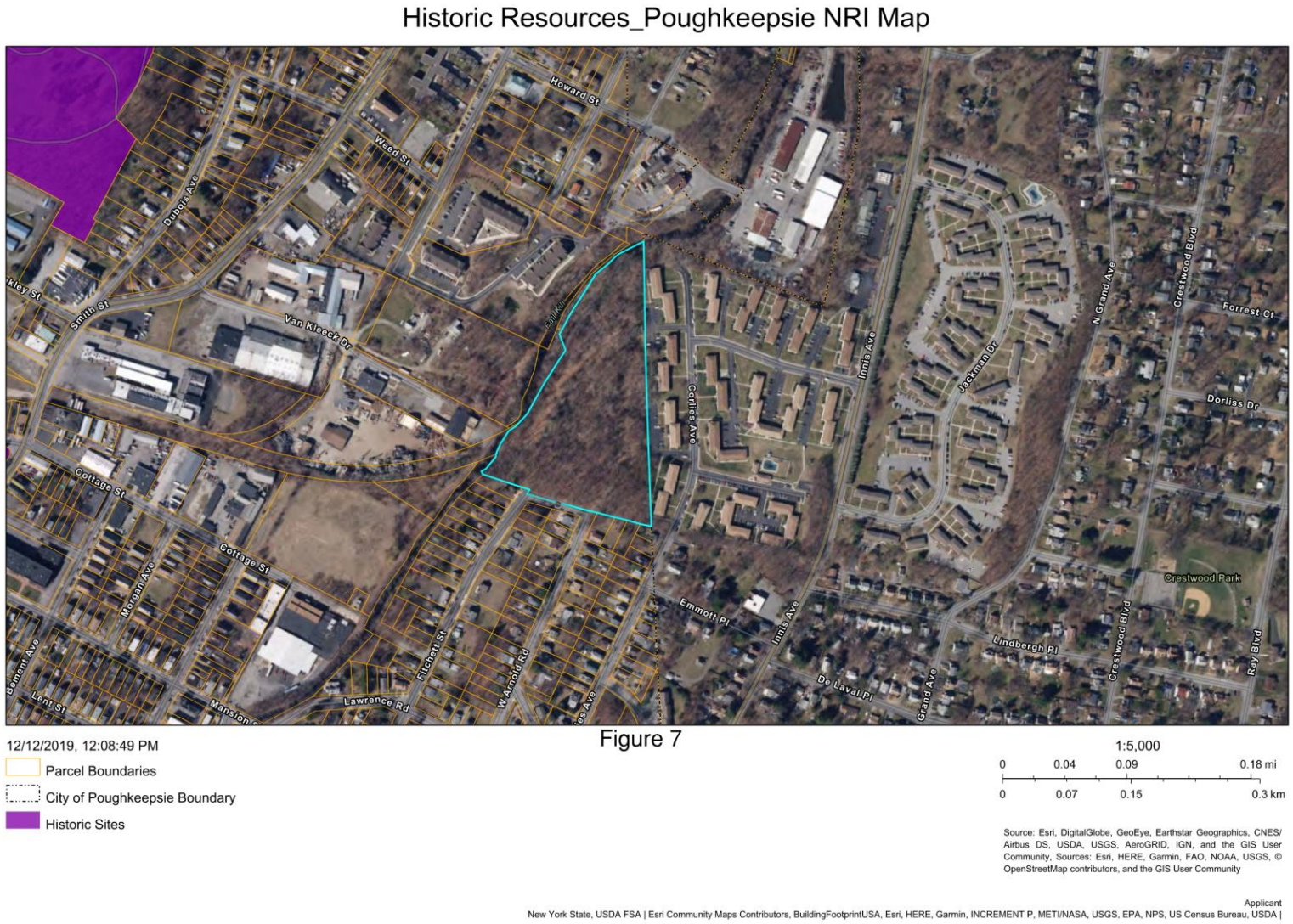
Historic Resources_Poughkeepsie NRI Map
Howard St
Weed St
Dubois Ave
Smith St
Van Kleeck Dr
Fallkill Ave
Collins Ave
Innis Ave
Jackman Dr
N Grand Ave
Crestwood Blvd
Forrest Ct
Dorliss Dr
Crestwood Park
Cottage St
Morgan Ave
Fitchett St
W Arnold Rd
Lawrence Rd
Emmott Pl
Lindbergh Pl
De Laval Pl
Grand 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**

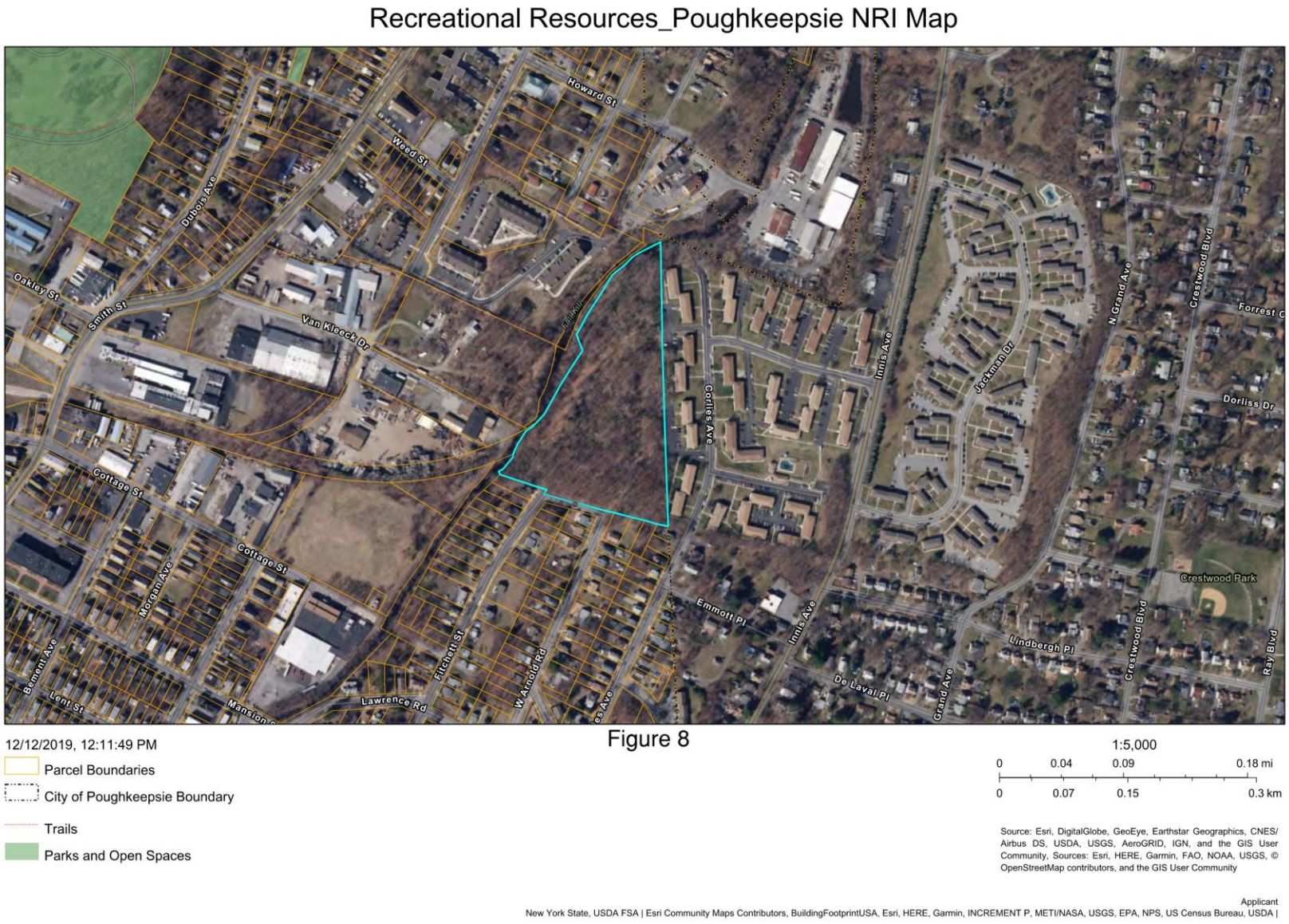


Figure 8

# 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.

## 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.

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

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

## Mammals

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

## Insects

| NAME | STATUS |
|---|---|
| Monarch Butterfly  Danaus plexippus<br>Wherever found<br>There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.<br>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.

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Additional information can be found using the following links:

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

There are Bald Eagles and/or Golden Eagles in your project area.

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

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

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

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

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

**Review the FAQs**
The FAQs below provide important additional information and resources.

| NAME | BREEDING SEASON |
|---|---|
| Bald Eagle Haliaeetus leucocephalus<br>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.<br>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

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Migratory Bird Report" before using or attempting to interpret this report.

**Probability of Presence** (■)

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

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

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

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

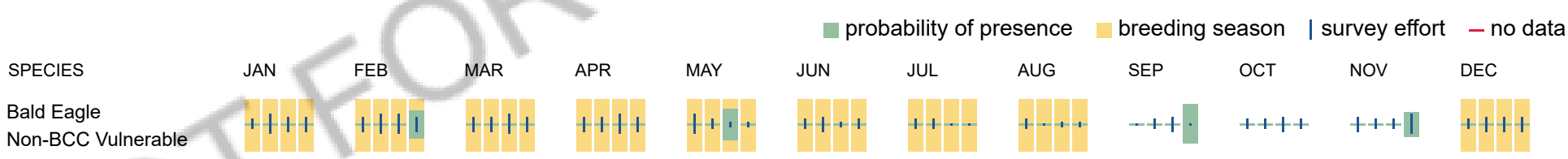
**Breeding Season** (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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

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

**No Data** (–)
A week is marked as having no data if there were no survey events for that week.

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




## Bald & Golden Eagles FAQs

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

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

**Proper interpretation and use of your eagle report**
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

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

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

**Interpreting the Probability of Presence Graphs**

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

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

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

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

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

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

**No Data ()**
A week is marked as having no data if there were no survey events for that week.

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

# Migratory birds

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

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-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 |
|---|---|
| Bald Eagle Haliaeetus leucocephalus<br>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.<br>https://ecos.fws.gov/ecp/species/1626 | Breeds Dec 1 to Aug 31 |

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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

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

# 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** (■)

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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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# Migratory Bird FAQs

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

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

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

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

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

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

**Why are subspecies showing up on my list?**

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

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

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

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

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

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

**What are the levels of concern for migratory birds?**

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

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

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

**Details about birds that are potentially affected by offshore projects**

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

**Proper interpretation and use of your migratory bird report**

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the

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probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

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

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

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

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

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

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

**No Data ()**
A week is marked as having no data if there were no survey events for that week.

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

# Facilities

## National Wildlife Refuge lands

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

There are no refuge lands at this location.

## Fish hatcheries

There are no fish hatcheries at this location.

## Wetlands in the National Wetlands Inventory (NWI)

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

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

### Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

**Data limitations**

NOT FOR CONSULTATION

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

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

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

**Data exclusions**

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or 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.

NOT FOR CONSULTATION

STENGER, GLASS, HAGSTROM,
LINDARS & IUELE LLP

February 6, 2026

***Via email only:*** *asaylor@cityofpoughkeepsie.com*

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

***Re: Highview at the Fallkill Creek – Milton Street***
***Tax Parcel ID 131300-6162-73-623227***
***Comment Response Letter***

Dear Chair Saylor and Members of the Planning Board:

I represent the applicant in the above referenced application.

We have received, and reviewed, the comment letter from Scenic Hudson, dated January 27, 2026, regarding the project. Many of the concerns in the comment letter, such as tree removal and potential impacts to habitat, stormwater, and aquatic resources were resolved in the Planning Board's prior SEQR determination and, thus, do not represent issues to be presented on this application.

Further, it must be noted that Scenic Hudson's concern has failed to disclose its interest in acquiring the applicant's property for a fraction of its market value if it receives the approvals for which it has applied. That fact is evidenced by Scenic Hudson's campaign, which concluded in the delivery of a contract of sale in the spring of 2025, which was not accepted by the applicant. Scenic Hudson's failure to disclose this circumstance provides a relevant context from which to view its comments in this matter.

***Prior Municipal Review***

The Applicant previously received a State Environmental Quality Review (SEQR) negative declaration from the City Planning Board for the proposed rezoning and site plan of the proposed project in 2021. Just as with the currently proposed site plan, the previously reviewed site plan included two, three-story multifamily residential buildings with a total of 63-units, a pool, and associated parking.

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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

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Caren LoBrutto, Sr. Planner
Maselo Realty

# Stormwater Pollution Prevention Plan

**Prepared for:**
Maselo Realty, LLC
18 Eastview Road
Monsey, New York 10952

**Submitted by:**
LaBella Associates
21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980

LaBella
Powered by partnership.

## Highview at the Fallkill Creek

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

**Date: 10/28/2025**
**Last revised: 03/10/2026**
**Project No. 2260644**

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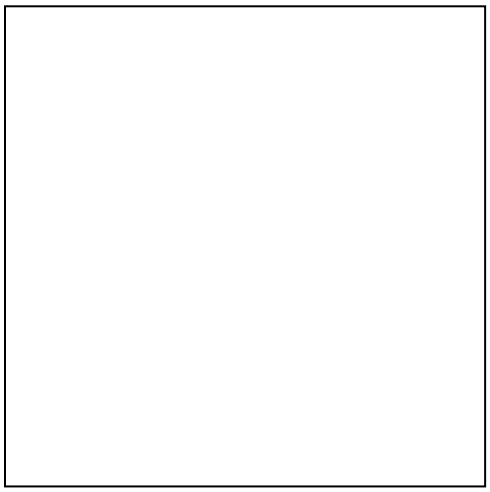
# PREPARER OF THE SWPPP

*"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."*

Name and Title[1]: Kyle Ahearn, PE

Date: Issued: March 2026



[1] *This is a signature of a New York State licensed Professional Engineer employed by LaBella Associates that is duly authorized to sign and seal Stormwater Pollution Prevention Plans (SWPPPs), NOIs, and NOTs prepared under their direct supervision. Refer to Appendix B for the SWPPP Preparer Certification Form, and Appendix I for the LaBella Certifying Professionals Letter.*

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# 1.0 EXECUTIVE SUMMARY

This Stormwater Pollution Prevention Plan (SWPPP) has been prepared for major activities associated with construction of Highview at the Fallkill Creek in the City of Poughkeepsie. This SWPPP includes the elements necessary to comply with the national baseline general permit for construction activities enacted by the U.S. Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program and all local governing agency requirements. This SWPPP must be implemented and permit coverage must be obtained prior to the commencement of construction activity.

This SWPPP has been developed in accordance with the "New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity," Permit No. GP-0-25-001, effective January 29, 2025 through January 28, 2030. The SWPPP and accompanying plans identify and detail stormwater management, pollution prevention, and erosion and sediment control measures necessary during and following completion of construction.

This SWPPP and the accompanying plans entitled "Highview at the Fallkill Creek" have been submitted as a set. These engineering drawings are considered an integral part of this SWPPP. Therefore, this SWPPP is not considered complete without them. References made herein to "the plans" or to a specific "sheet" refer to these drawings.

This report considers the impacts associated with the intended development with the purpose of:

1. Maintaining existing drainage patterns as much as possible while continuing the conveyance of upland watershed runoff;

2. Controlling increases in the rate of stormwater runoff resulting from the proposed development so as not to adversely alter downstream conditions; and

3. Mitigating potential stormwater quality impacts and preventing soil erosion and sedimentation resulting from stormwater runoff generated both during and after construction.

The analysis and design completed and documented in this report is intended to be part of the application made for a multi-family residential development project completed on behalf of the Owner/Operator.

## 1.1 Project Description

Maselo Realty, LLC is proposing a development project, to include: Two (2x) three-story apartment buildings totaling 63 units, and associated grading, utility, and stormwater management improvements. The total project area of disturbance proposed is 5.2 acres. The project will disturb one (1) or more acres and as such, preparation of this SWPPP is required under GP-0-25-001. A Site Location Map has been provided in Appendix A, as Figure A-1.

This type of project is included in Table 2 of Appendix B of GP-0-25-001; and the project site is not located in one of the watersheds listed in Appendix C of GP-0-25-001. Therefore, this SWPPP includes post-construction stormwater management practices, as well as erosion and sediment controls.

This project is located within the City Of Poughkeepsie regulated, traditional land use control Municipal Separate Stormwater Sewer System (MS4). Therefore, an MS4 SWPPP Acceptance Form is required to accompany NOIs submitted to the NYSDEC.

Runoff from the project site will discharge to the Fall Kill, which is included in the list of Section 303(d) water bodies included in Appendix D of GP-0-25-001.

Project construction activities will consist primarily of site grading, paving, building construction, and the installation of storm drainage, water supply, sanitary sewer, and public utility infrastructure necessary to support the proposed development project. Construction phase pollutant sources anticipated at the site are disturbed (exposed) soil, vehicle fuels and lubricants, chemicals associated with building construction, and building materials. Without adequate control there is the potential for each type of pollutant to be transported by stormwater.

### 1.2 Stormwater Pollution Controls

The stormwater pollution controls outlined herein have been designed and evaluated in accordance with the following standards and guidelines:

- New York State Stormwater Management Design Manual, dated July 31, 2024 (Design Manual).
- New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016 (SSESC).
- City of Poughkeepsie City Code, Chapter 14 ½, Subchapter 3: Stormwater Management and Erosion and Sediment Control

Stormwater quality will be enhanced through the implementation of temporary and permanent erosion and sediment control measures, the proposed stormwater management practice(s), and other construction-phase pollution controls outlined herein.

The proposed stormwater management approach consisting of pipes, open drainage ways, and on-site stormwater management practices will adequately collect, treat, and convey the stormwater runoff.

An infiltration basin will be used to manage and treat stormwater runoff generated by the proposed development project.

Pre- and post-development surface runoff rates have been evaluated for the 1-, 10-, and 100-year 24-hour storm events. Comparison of pre- and post-development watershed conditions demonstrates that the peak rate of runoff from the project site will not be increased.

An executed maintenance agreement will be in place with the City of Poughkeepsie for the maintenance of the post-construction stormwater management practice(s).

## 2.0 SITE CHARACTERISTICS

### 2.1 State Environmental Quality Review

The construction activity is subject to State Environmental Quality Review (SEQR). The project is considered an Unlisted action. As such, SEQR coordination has been initiated A copy of the SEQR

documentation, in accordance with Part I.A.5. of GP-0-25-001, will be provided in Appendix A, as Figure A-8 upon receipt.

## 2.2 Land Use and Topography

The project site is located within the Residential Neighborhood zoning district. Multifamily Dwelling is a permitted use within this district.

The overall site is moderately sloping, with slopes ranging from 5 to 30 percent. Site elevations range from approximately 168 feet above mean sea level (MSL) to 234 feet MSL. The steepest portion of the site is located on the east side of the site. This steep slope slightly decreases as you head west to the Fall Kill on the west side.

## 2.3 Soils and Groundwater

The US Department of Agriculture (USDA) Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/) was used to obtain surficial soil conditions for the study area, as follows:

**Table 1: USDA Soil Data**

| Map Symbol & Description | Hydrologic Soil Group | Permeability (inches/hour) | Erosion Factor K | Depth to Water Table (feet) | Depth to Bedrock (feet) |
|---|---|---|---|---|---|
| DwC- Dutchess Cardigan complex, rolling, rocky | B | 0.6-2.0 | 0.32 | >6.0 | 20”->60” |
| DxC-Dutchess, Cardigan, urban land complex, rolling, rocky | B/D | 0.6-2.0 | 0.32 | >6.0 | 10”->60” |
| Ud- Udorthents, smoothed | A | 0.06-20 | 0.17 | >3.0’ | >60” |

Upon review of the soil data presented in Table 1, the project site does not contain soils with a soil slope phase of D with a map unit name that inclusive of slopes greater than 25%, and does not contain soils with a soil slope phase of E or F.

The project site is composed of HSG A soils, HSG B soils, and HSG B/D soils, as shown in the table below. For the purposes of this report, HSG B/D soils were modeled as HSG B soils to be conservative in the stormwater calculations.

**Table 2: Project Site HSG Data**

| HSG A | HSG B |
|---|---|
| 4% | 96% |

The Soil Conservation Service defines the hydrologic soil groups as follows:

- Type A Soils: Soils having a high infiltration rate and low runoff potential when thoroughly wet. These soils consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a moderate rate of water transmission.

- Type B Soils: Soils having a moderate infiltration rate when thoroughly wet and consisting mainly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately course textures. These soils have a moderate rate of water transmission.

The soils map for the study area is presented in Appendix A, as Figure A-2.

## 2.4 Watershed Designation

The project site is not located in a restricted watershed identified in Appendix C of GP-0-25-001.

## 2.5 Receiving Water Bodies

The nearest natural classified water course into which runoff from the project site will discharge is the Fall Kill. The Fall Kill is classified by NYSDEC as a Class C water course, and is included in the Section 303(d) list of impaired waters found in Appendix D of GP-0-25-001.

## 2.6 Aquifer Designation

The project site is not located over a US EPA designated Sole Source aquifer; nor is it located over a Primary or Principal aquifer listed in the NYSDEC Technical and Operational Guidance Series (TOGS) 2.1.3 (1980).

## 2.7 Wetlands

Wetlands depicted on the accompanying plan set were delineated by Ecological Solutions, LLC on October 15, 2020. The wetland boundary was surveyed by LaBella Associates (formerly The Chazen Companies) on November 17, 2020 and presented on a map entitled "Maps Showing Wetlands Located on Lands Now or Formerly of Maselo Realty LLC" and dated 11/17/2020. These wetlands encompass approximately 0.776 acres of the 8.71 acre property. On January 2nd, 2026 the NYSDEC issued a Jurisdictional Determination for the on-site wetlands, in which the NYSDEC claimed jurisdiction of the wetlands and the 100-ft wetland adjacent area. As such, a 100-ft buffer has been applied to the on-site wetlands.

## 2.8 Flood Plains

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), City of Poughkeepsie, New York, Community Panel Number 36027C0358E, the project site lies partially within Flood Zone A, areas inundated by 100-year flood with no base flood elevations determined and Flood Zone X, areas determined to be outside 500-year floodplain. The FEMA Flood Map has been provided in Appendix A, as Figure A-5.

## 2.9 Listed, Endangered, or Threatened Species

A search was performed on the NYSDEC Environmental Resource Mapper on October 17, 2025, and determined that the project site may contain threatened or endangered species, or critical habitat. An Environmental Resource Map has been provided in Appendix A, as Figure A-4.

Please see the submitted EAF for the NRI report referenced here. 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. 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 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. 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 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."

## 2.10 Historic Places

A search on the New York State Cultural Resource Information System (CRIS) database, performed on October 17, 2025, revealed that the construction activity is not within an archaeological buffer area indicated on the sensitivity map, and that the construction activity is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the construction site within 50 feet from a building, structure, or object that is more than 50 years, in accordance with Part I.A.4 of GP-0-25-001. A printout of the historic places screening map is presented in Appendix A, as Figure A-3.

## 2.11 Rainfall Data

Rainfall data utilized in the modeling and analysis was obtained from the Cornell University online Extreme Precipitation in New York & New England website (http://precip.eas.cornell.edu/). A local IDF file was imported, and specific mass curves were generated, in HydroCAD to evaluate the pre- and post-development stormwater runoff characteristics. Rainfall data specific to the portion of Dutchess County under consideration, for various 24-hour storm events, is presented in the following Table:

**Table 3: Rainfall Data**

| Storm Event Return Period | 24-Hour Rainfall (inches) |
|---|---|
| 1-year | 2.61 |
| 10-year | 4.68 |
| 100-year | 8.22 |

## 2.12 Pre-development Watershed Conditions

The pre-development project site is covered predominantly by woods. Analysis of pre-development conditions considered existing drainage patterns, soil types, ground cover, and topography. The Pre-Development Watershed Delineation Map has been provided in Appendix A, as Figure A-6.

The results of the computer modeling used to analyze the overall watershed under pre-development conditions are presented in Appendix D. A summary of the pre-development watershed runoff rates at each Design Point is presented in Table 11.

Subcatchment ES-1 is a 5.0± acre watershed consisting of woods and water. Runoff flows West overland via sheet and shallow concentrated flow toward the Fallkill Creek. This subcatchment is tributary to Design Point (AP) 1.

Subcatchment ES-2 is a 3.6± acre watershed consisting of woods and water. Runoff flows West overland via sheet and shallow concentrated flow toward the Fallkill Creek. This subcatchment is tributary to Design Point (AP) 1.

## 2.13 Post-development Watershed Conditions

The post-development project site is covered predominantly by woods, grassed areas, pavement, buildings, and stormwater management area. The analysis of post-development conditions considered existing drainage patterns, soil types, ground cover to remain, planned site development, site grading, and stormwater management facilities proposed as part of site improvements. The Post-Development Watershed Delineation Map has been provided in Appendix A, as Figure A-7.

The results of the computer modeling used to analyze the overall watershed under post-development conditions are presented in Appendix D. A summary of the post-development watershed runoff rates at each Design Point is presented in Table 11.

There are numerous locations and methods for providing controls of off-site discharge of stormwater from the project site. Each has been designed to provide the above quantity controls by attenuating stormwater runoff and releasing runoff to off-site locations at a rate equal to or less than that which existed prior to development of the site. Each device is detailed on the accompanying plans. A Post-Development Watershed Delineation Map, with the tributary areas to each stormwater management practice proposed, has been provided in Appendix A, as Figure A-7.

## 2.14 Description of Design Points

The study area consists of an overall watershed that encompasses approximately 8.7 acres, including the 8.7 acre project site and 5.2 acre area of disturbance. The overall watershed was broken down into smaller watersheds, or subcatchments, to allow for analysis of runoff conditions at several locations throughout the study area. Each of these locations was defined as a Design Point (DP) in order to compare the effects resulting from stormwater management facilities proposed as part of the project. Descriptions of each of the selected Design Points are provided below.

- Design Point 1: All stormwater runoff on-site flow downhill to the West and discharges to the Fallkill Creek, which runs along the Western property line of the entire site.

# 3.0 STORMWATER MANAGEMENT PLANNING

Chapter 3 of the Design Manual outlines a six-step planning process for site planning and selection of stormwater management practices that must be implemented for both new development and redevelopment projects. This process is intended to develop a design that maintains pre-construction hydrologic conditions through the application of environmentally sound development principles, as well as treatment and control of runoff discharges from the site. The following sections outline the step-by-step process and how it has been applied to this project.

The goals of this Stormwater Management Plan are to analyze the peak rate of runoff under pre- and post-development conditions, to maintain the pre-development rate of runoff in order to minimize impacts to adjacent or downstream properties, and to minimize the impact to the quality of runoff exiting the site.

The Design Manual provides both water quality and water quantity objectives to be met by projects requiring a "Full SWPPP". These objectives will be met by applying stormwater control practices to limit peak runoff rates and improve the quality of runoff leaving the developed site.

## 3.1 STEP 1 – Site Planning

During the Site Planning process, the project site is evaluated for implementation of the green infrastructure planning measures identified in Table 3.1 of the Design Manual, in order to preserve natural resources and reduce impervious cover. Appendix C provides a description of each green infrastructure planning measure, along with a project specific evaluation.

## 3.2 STEP 2 – Calculate Water Quality Treatment Volume (WQv)

Stormwater runoff from impervious surfaces is recognized as a significant contributor of pollution that can adversely affect the quality of receiving water bodies. Therefore, treatment of stormwater runoff is important since most runoff related water quality contaminants are transported from land, particularly the impervious surfaces, during the initial stages of storm events.

### *3.2.1 NYSDEC Requirements for Water Quality Volume*

The Design Manual requires that water quality treatment be provided for the initial flush of runoff from every storm. The NYSDEC refers to the amount of runoff to be treated as the "Water Quality Volume" (WQv). Section 4.2 of the Design Manual defines the Water Quality Volume as follows:

$$WQv = \frac{[(P)(R_v)(A)]}{12}$$

Where: P = 90% Rainfall Event Number
$R_v$ = 0.05 + 0.009 (I)
I = Impervious Cover (Percent)
A = Contributing Area in Acres

This definition ensures that, all other things being equal, the Water Quality Volume will increase along with the impervious cover percentage.

### *3.2.2 Methodology for New Development*

The Water Quality Volume equation has been applied to the drainage area tributary to each of the stormwater quality practices proposed for this project. The practices have been sized to accommodate the Water Quality Volume, as per the performance criteria presented in Chapter 5 of the Design Manual. Water quality volume calculations for each of the proposed practices are presented in Appendix C.

**Table 4: Required WQv Summary**

| Required WQv | |
|---|---|
| 8,956 cf | 0.206 af |

## 3.3 STEP 3 – Apply RR Techniques and Standard SMPs with RRv Capacity to Reduce Total WQv

Land use change and development in the watershed increases the volume of runoff. As such, reductions in the amount of runoff from new development, accomplished through the implementation of a stormwater management plan for the site, will play an important role in the success or failure of the watershed-wide stormwater management plan. Runoff reduction techniques can be applied to manage, reduce, and treat stormwater, while maintaining and restoring natural hydrology through infiltration, evapo-transpiration, and the capture and reuse of stormwater. Volume reduction techniques by themselves typically are not sufficient to provide adequate attenuation of stormwater runoff, but they can decrease the size of the peak runoff rate reduction facilities.

### *3.3.1 NYSDEC Requirements for New Development*

The Design Manual states that runoff reduction shall be achieved through infiltration, groundwater recharge, reuse, recycle, and/or evaporation/evapotranspiration of 100-percent of the post-development water quality volume to replicate pre-development hydrology. Runoff control techniques provide treatment in a distributed manner before runoff reaches the collection system, by maintaining pre-construction infiltration, peak runoff flow, discharge volume, as well as minimizing concentrated flow. This can be accomplished by applying a combination of Runoff Reduction Techniques, standard Stormwater Management Practices (SMPs) with RRv capacity, and good operation and maintenance.

### *3.3.2 Methodology*

In order to reduce the required WQv and meet the RRv criteria, a site specific evaluation must be performed to determine the most practical means of reducing runoff volume by application of a combination of RR techniques and standard SMPs with RRv capacity.

### *3.3.3 Application of Standard Stormwater Management Practices (SMPs) with RRv Capacity*

The following Table demonstrates a summary of the standard SMP(s) with RRv capacity that have been incorporated into the stormwater management plan for this project. The standard SMP(s) with RRv capacity have been designed in accordance with Chapter 6 of the Design Manual. Refer to the contract drawings for practice dimensions, material specifications, and installation details. Practice specific calculations are presented in Appendix C.

Table 5: Summary of Standard SMPs with RRv Capacity being Applied

| Standard SMP with RRv Capacity | Design Variant | Pretreatment Volume Required (% of WQv) | Pretreatment Volume Provided (CF) | RRv Capacity | WQv Required (CF) | WQv Reduced /RRv Provided (CF) | WQv Treated[1] (CF) | Total WQv Provided[2] (CF) |
|---|---|---|---|---|---|---|---|---|
| Infiltration Basin | I-2 | 50 | 5,207 | 100% | 8,956 | 8,956 | 0 | 8,956 |

**Footnotes:**
[1]*WQv Treated = WQV Required - RRv Provided*
[2]*Total WQv Provided = WQV Treated + RRv Provided*

### *3.3.4 RRv Performance Summary*

A summary of the RRv provided is presented in the following table:

Table 6: RRv Summary

| WQv Required (CF) | RRv Provided WQv Reduced (CF) | % RRv Provided/ WQv Reduced |
|---|---|---|
| 8,956 | 8,956 | 100% |

As indicated in the above table, the RRv provided is equal to the RRv required for the project site. A

## 3.4 STEP 5 – Apply Standard SMPs to Address Remaining Water Quality Volume

As previously discussed, 100% of the required WQv is being treated and reduced through RRv practices. As such, the water quality and runoff reduction volume criteria have been met and no other standard SMPs are required.

## 3.5 STEP 6 - Apply Volume and Peak Rate Control

This report presents the pre-development and post-development features and conditions associated with the rate of surface water runoff within the study area. For both cases, the drainage patterns, drainage structures, soil types, and ground cover types are considered in this study.

### *3.5.1 NYSDEC Requirements for New Development*

Chapter 4 of the Design Manual requires that projects meet three separate stormwater quantity criteria:

1. The Channel Protection (CPv) requirement is designed to protect stream channels from erosion. This is accomplished by providing 24 hours of extended detention for the 1-year, 24-hour storm event. The Manual defines the CPv detention time as the center of mass detention time through each stormwater management practice.

2. The Overbank Flood Control (Qp) requirement is designed to prevent an increase in the frequency and magnitude of flow events that exceed the bank-full capacity of a channel, and therefore must spill over into the floodplain. This is accomplished by providing detention

storage to ensure that, at each Design Point, the post-development 10-year 24-hour peak discharge rate does not exceed the corresponding pre-development rate.

3. The Extreme Flood Control (Qf) requirement is designed to prevent the increased risk of flood damage from large storm events, to maintain the boundaries of the pre-development 100-year floodplain, and to protect the physical integrity of stormwater management practices. This is accomplished by providing detention storage to ensure that, at each Design Point, the post-development 100-year 24-hour peak discharge rate does not exceed the corresponding pre-development rate.

### *3.5.2 Methodology*

In order to demonstrate that the NYSDEC detention requirements are being met, the Design Manual requires that a hydrologic and hydraulic analysis of the pre- and post-development conditions be performed using the Natural Resources Conservation Service Technical Release 20 (TR-20) and Technical Release 55 (TR-55) methodologies. HydroCAD, developed by HydroCAD Software Solutions LLC of Tamworth, New Hampshire, is a Computer-Aided-Design (CAD) program for analyzing the hydrologic and hydraulic characteristics of a given watershed and associated stormwater management facilities. HydroCAD uses the TR-20 algorithms and TR-55 methods to create and route runoff hydrographs.

HydroCAD has the capability of computing hydrographs (which represent discharge rates characteristic of specified watershed conditions, precipitation, and geologic factors) combining hydrographs and routing flows though pipes, streams and ponds. HydroCAD can also calculate the center of mass detention time for various hydraulic features. Documentation for HydroCAD can be found on their website: http://www.hydrocad.net/.

For this analysis, the watershed and drainage system was broken down into a network consisting of three types of components as described below:

1. Subcatchment: A relatively homogeneous area of land, which produces a volume and rate of runoff unique to that area.
2. Reach: Uniform streams, channels, or pipes that convey stormwater from one point to another.
3. Pond: Natural or man-made impoundment, which temporarily stores stormwater runoff and empties in a manner determined by its geometry and the hydraulic structure located at its outlets.

Subcatchments, reaches, and ponds are represented by hexagons, squares, and triangles respectively, on the watershed routing diagrams provided with the computations included in Appendix D and Appendix E.

The analysis of hydrologic and hydraulic conditions and proposed stormwater management facilities, servicing the study area, was performed by dividing the tributary watershed into relatively homogeneous subcatchments. The separation of the watershed into subcatchments was dictated by watershed conditions, methods of collection, conveyance, and points of discharge. Watershed characteristics for each subcatchment were then assessed from United States Geological Service (USGS) 7.5-minute topographic maps, aerial photographs, a topographical survey, soil surveys, site investigations, and land use maps.

Proposed stormwater management practices were designed and evaluated in accordance with the Design Manual and local regulatory requirements. A local IDF file was imported, and specific mass

curves were generated, in HydroCAD to evaluate the pre- and post-development stormwater runoff characteristics for various 24-hour storm events identified in the following Table.

**Table 7: Design Events**

| Facility | 24-hour Storm Event |
|---|---|
| Stormwater Management Practice(s) | 1-year |
| | 10-year |
| | 100-year |
| Flood Conditions | 100-year |

### *3.5.3 Performance Summary*

**Table 8: Summary of Pre- and Post-Development Peak Discharge Rates**

| Pre- vs. Post-Development Discharge Rate (cfs) | | | | | | |
|---|---|---|---|---|---|---|
| Design Point (DP) | 1-year 24-hour storm event | | 10-year 24-hour storm event | | 100-year 24-hour storm event | |
| | Pre | Post | Pre | Post | Pre | Post |
| 1 | 1.06 | 0.78 | 7.47 | 6.88 | 22.92 | 21.97 |

## 3.6 Climate Change Consideration

This report presents the consideration for future physical risks due to climate change, in accordance with Part III.A.2 of the permit. Overall site planning, control measures and practices, conveyance systems and detention systems were evaluated against the seven (7) physical risks identified by NYSDEC due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR 490, and associated guidance. Appendix C provides a description of each consideration, specific to the project.

# 4.0 CONSTRUCTION SEQUENCE

This project has not received written approval from NYSDEC OR the City of Poughkeepsie allowing the disturbance of more than five 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 written approval from NYSDEC OR the City of Poughkeepsie prior to disturbing more than five acres at once.

The "Erosion and Sediment Control Plan" in the accompanying drawings identifies the major construction activities that are the subject of this SWPPP. The order (or sequence) in which the major activities are expected to begin is presented on the accompanying drawings, though each activity will not necessarily be completed before the next begins. In addition, these activities could occur in a different order if necessary to maintain adequate erosion and sediment control. If this is the case, the contractor shall notify the Owner's/Operator's Engineer overseeing the implementation of the SWPPP.

The Contractor will be responsible for implementing the erosion and sediment control measures identified on the plans. The Contractor may designate these tasks to certain subcontractors as they

see fit, but the ultimate responsibility for implementing these controls and ensuring their proper function remains with the Contractor.

In accordance with Part III.B.c.iv. a phasing plan for the project and sequencing plans for all phases have been provided. The plans address clearing and grubbing, excavation and grading, utility and infrastructure installation, final stabilization, and any other construction activity at the site that will result in soil disturbance. Refer to the plans for further information on the project phasing and sequencing.

# 5.0 CONSTRUCTION-PHASE POLLUTION CONTROL

The SWPPP and accompanying plans identify the temporary and permanent erosion and sediment control measures that have been incorporated into the design of this project. These measures will be implemented during construction, to minimize soil erosion and control sediment transport off-site, and after construction, to control the quality and quantity of stormwater runoff from the developed site.

Erosion control measures, designed to minimize soil loss, and sediment control measures, intended to retain eroded soil and prevent it from reaching water bodies or adjoining properties, have been developed in accordance with the following documents:

- NYSDEC SPDES General Permit for Stormwater Discharges From Construction Activity, Permit No. GP-0-25-001 (effective January 29, 2025 through January 28, 2030)
- New York State Standards and Specifications for Erosion and Sediment Control, NYSDEC (November 2016)

The SWPPP and accompanying plans outline the construction scheduling for implementing the erosion and sediment control measures. These documents include limitations on the duration of soil exposure, criteria and specifications for placement and installation of the erosion and sediment control measures, a maintenance schedule, and specifications for the implementation of erosion and sediment control practices and procedures.

Temporary and permanent erosion and sediment control measures that shall be applied during construction generally include:

1. Minimizing soil erosion and sedimentation by stabilization of disturbed areas and by removing sediment from construction site discharges.
2. Preservation of existing vegetation to the greatest extent practical. 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 to minimize the area and duration of soil disruption.
4. Establishment of permanent traffic corridors to ensure that “routes of convenience” are avoided.

## 5.1 Temporary Erosion and Sediment Control Measures

The temporary erosion and sediment control measures described in the following sections are included as part of the construction documents.

### *5.1.1 Stabilized Construction Access*

Prior to construction, stabilized construction access(es) will be installed, per accompanying plans, to reduce the tracking of sediment onto public roadways.

Construction traffic must enter and exit the site at the stabilized construction access(es). The intent is to trap dust and mud that would otherwise be carried off-site by construction traffic.

The access(es) shall be maintained in a condition, which will control tracking of sediment onto public rights-of-way or streets. When necessary, additional aggregate will be placed atop the filter fabric to assure the minimum thickness is maintained. All sediment and/or soil spilled, dropped, or washed onto public rights-of-way must be removed immediately. Periodic inspection and needed maintenance shall be provided after each substantial rainfall event.

### *5.1.2 Dust Control*

Water trucks shall be used as needed during construction to reduce dust generated on-site. Dust control must be provided by the Contractor(s) to a degree that is acceptable to the Owner, and in compliance with the applicable local and state dust control requirements.

### *5.1.3 Temporary Soil Stockpile*

Materials, such as topsoil, will be temporarily stockpiled (if necessary) on the site during the construction process. Stockpiles shall be located in an area away from storm drainage, water bodies and/or courses, and will be properly protected from erosion by a surrounding silt fence barrier.

### *5.1.4 Silt Fencing*

Prior to the initiation of and during construction activities, a geotextile filter fabric (or silt fence) will be established downgradient of all disturbed areas. These barriers may extend into non-impact areas to provide adequate protection of adjacent lands.

Clearing and grubbing will be performed only as necessary for the installation of the sediment control barrier. To facilitate effectiveness of the silt fencing, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s). Maintenance of the fence will be performed as needed.

### *5.1.5 Temporary Seeding*

Because this site directly discharges to one of the 303(d) segments listed in Appendix D of GP-0-25-001, temporary soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the soil disturbance activity has temporarily ceased.

### *5.1.6 Stone and Block Drop Inlet Protection*

Concrete blocks surrounded by wire mesh and crushed stone will be placed around both existing catch basins, and proposed catch basins once they have been installed, to prevent sediment from entering the catch basins and storm sewer system. During construction, crushed stone shall be replaced as necessary to ensure proper function.

### *5.1.7 Manufactured Insert Inlet Protection*

Install insert inlet protection beneath the grate of all catch basins, to prevent sediment from entering the catch basins and storm sewer system. Remove sediment accumulation and repair or replace insert as necessary to ensure proper function.

### *5.1.8 Filter Fabric Drop Inlet Protection*

Install filter fabric or silt fence with wooden stakes at the perimeter of existing or proposed catch basins located in lawn areas, to prevent sediment from entering the catch basins and storm sewer system. Remove sediment accumulation and repair or replace fabric as necessary to ensure proper function.

### *5.1.9 Erosion Control Blanket*

Erosion control blankets shall be installed in accordance with manufacturer's requirements on all slopes exceeding 3:1. Erosion control blankets provide temporary erosion protection, rapid vegetative establishment, and long-term erosion resistance to shear stresses generated by high runoff flow velocities associated with steep slopes.

### *5.1.10 Stone Check Dams*

Stone check dams will be installed within drainage ditches to reduce the velocity of stormwater runoff, promote settling of sediment, and reduce sediment transport off-site.

Sediment accumulated behind the stone check dam will be removed as needed to maintain flow through the stone check dam and prevent large flows from carrying sediment over or around the dam. Stones shall be replaced as needed to maintain the design cross section of the structures.

### *5.1.11 Dewatering Operations*

Dewatering will be used to intercept sediment-laden stormwater or pumped groundwater and allow it to settle out of the pumped discharge prior to being discharged from the site. Water from dewatering operations shall be treated to eliminate the discharge of sediment and other pollutants. Water resulting from dewatering operations shall be directed to temporary sediment traps or dewatering devices. Temporary sediment traps and dewatering bags will be provided, installed, and maintained at downgradient locations to control sediment deposits to downstream surfaces.

### *5.1.12 Fiber Roll*

Prior to the initiation of and during construction activities, fiber rolls (12" minimum diameter) will be established downgradient of all disturbed areas to reduce sheet flow on slopes. These rolls may extend into non-impact areas to provide adequate protection of adjacent lands. Spacing will conform to NYSDEC specification for straw bale dike.

Clearing and grubbing will be performed only as necessary for the installation of the fiber rolls. To facilitate effectiveness, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s) and maintenance will be performed as needed.

### *5.1.13 Compost Filter Sock*

Prior to the initiation of and during construction activities, a compost filter sock (or silt sock) will be established downgradient of all disturbed areas. These filters may extend into non-impact areas to provide adequate protection of adjacent lands. The spacing of the compost filter sock, which will depend on the ground slope and diameter of the sock, shall be based upon New York State or EPA guidance.

Clearing and grubbing will be performed only as necessary for the installation of the sediment control filter; and unlike sediment control barriers, trenching is not required. The ends of the filter sock should be directed upslope, to prevent stormwater from running around the end of the sock. The preferred anchoring method is to drive stakes through the center of the sock at regular intervals; alternatively, stakes can be placed on the downstream side of the sock. To facilitate effectiveness of the compost filter sock, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s) to ensure that they are intact and the area behind the sock is not filled with sediment. Maintenance of the sock will be performed as needed.

## 5.2 Permanent Erosion and Sediment Control Measures

The permanent erosion and sediment control measures described in the following sections are included as part of the construction documents.

### *5.2.1 Establishment of Permanent Vegetation*

Disturbed areas that will be vegetated must be seeded in accordance with the contract documents. The type of seed, mulch, and maintenance measures as described in the contract documents shall also be followed.

Because this site directly discharges to one of the 303(d) segments listed in Appendix D of GP-0-25-001, permanent soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the soil disturbance activity has permanently ceased.

Final site stabilization is achieved when all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of 80 percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

### *5.2.2 Rock Outlet Protection*

Rock outlet protection shall be installed at the locations as indicated and detailed on the accompanying plans. The installation of rock outlet protection will reduce the velocity and energy of water, such that the flow will not erode downstream surfaces.

## 5.3 Implementation Schedule for Erosion and Sediment Control Measures

Proper implementation of the outlined erosion and sediment control measures is critical to minimizing soil erosion and controlling off-site sediment transport during construction, as well as controlling the quality and quantity of stormwater runoff from the developed site after construction. The following table outlines the implementation schedule for initial placement of these measures, and the duration for which they should remain in place.

Table 9: Implementation Schedule for Erosion and Sediment Control Measures

| Erosion and Sediment Control Measure | Initial Placement | Duration to Remain In-Place |
|---|---|---|
| Stabilized Construction Access | Upon mobilizing to site | Until construction is complete |
| Dust Control | As needed | As needed |
| Temporary Soil Stockpile | Upon delivery of materials to the site or excavation of on-site materials for reuse | Until materials have been placed or removed from the site |
| Silt Fencing | Prior to upgradient soil disturbance | Until upgradient area has achieved permanent stabilization |
| Temporary Seeding | Apply to any disturbed soil that will remain exposed for more than 14 days | Apply additional seed as needed for temporary stabilization |
| Manufactured Insert Inlet Protection | *Existing structures:* prior to upgradient soil disturbance<br>*New structures:* upon installation of structure/grate | Until upgradient area has achieved permanent stabilization |
| Erosion Control Blanket | Upon completion of slope grading operations | Prior to final grading, or kept in place permanently |
| Stone Check Dams | *New swales:* upon completion of swale excavation | Permanent |
| Dewatering Operations | As needed during excavation | Until excavation/backfilling is complete |
| Fiber Roll | Prior to upgradient soil disturbance | Until upgradient area has achieved permanent stabilization |
| Compost Filter Sock | Prior to upgradient soil disturbance | Until upgradient area has achieved permanent stabilization |
| Establishment of Permanent Vegetation | As soon as possible after completion of final grading | Permanent, apply additional seed as needed to achieve 80% minimum uniform coverage |
| Rock Outlet Protection | During installation of tributary culverts/pipes | Permanent |
| Permanent Turf Reinforcement | Upon completion of slope grading operations | Permanent |

## 5.4 Other Pollutant Controls

Part I.C.1 of GP-0-25-001 prohibits discharges from construction material wastewater, pollutants used in vehicle and equipment operation and maintenance, vehicle and equipment washing and toxic or hazardous substances.

The following table identifies materials and/or chemicals commonly used and/or stored on construction sites and should be addressed in the site-specific spill prevention and response plan:

Table 10: Common Construction Pollutants

| Material/Chemical | Physical Description | Stormwater Pollutants | Location* |
|---|---|---|---|
| Pesticides (insecticides, fungicides, herbicides, rodenticides) | Various colored to colorless liquid, powder, pellets, or grains | Chlorinated hydrocarbons, organophosphates, carbamates, arsenic | Herbicides used for noxious weed control |
| Fertilizer | Liquid or solid grains | Nitrogen, phosphorous | Newly seeded areas |
| Cleaning solvents | Colorless, blue, or yellow-green liquid | Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates | No equipment cleaning allowed in project limits |
| Asphalt | Black solid | Oil, petroleum distillates | Streets and roofing |
| Concrete | White solid/grey liquid | Limestone, sand, pH, chromium | Curb and gutter, building construction |
| Curing compounds | Creamy white liquid | Naphtha | Curb and gutter |
| Hydraulic oil/fluids | Brown oily petroleum hydrocarbon | Mineral oil | Leaks or broken hoses from equipment |
| Gasoline | Colorless, pale brown or pink petroleum hydrocarbon | Benzene, ethyl benzene, toluene, xylene, MTBE | Secondary containment / staging area |
| Diesel Fuel | Clear, blue-green to yellow liquid | Petroleum distillate, oil & grease, naphthalene, xylenes | Secondary containment / staging area |
| Kerosene | Pale yellow liquid petroleum hydrocarbon | Coal oil, petroleum distillates | Secondary containment / staging area |
| Antifreeze/coolant | Clear green/yellow liquid | Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc) | Leaks or broken hoses from equipment |
| Sanitary toilets | Various colored liquid | Bacteria, parasites, and viruses | Staging area |
| Construction materials | | | |
| Granular fill | Various colored solids | Sediment | Stockpile / fill areas |
| Subbase course | Gray/brown solid | Sediment, dust | Stockpile |
| Topsoil | Brown solid | Sediment | Stockpile |
| Mulch | Various colored solid | Sediment, debris | Staging area |
| Seed | Brown/yellow solid | Nutrients, debris | Staging area |
| HDPE Storm Pipe | Black solid | | Staging area |
| SDR-35, SDR-21 PVC Pipe | Various colored solid | | Staging area |
| Metals Frames and Grates | Gray solid | | Staging area |
| Joint Sealant | Light gray viscous solid | Polyurethane | Staging area |

*(Area where material/chemical is used on-site)

## 5.5 Construction Housekeeping Practices

During the construction phase, the Contractor(s) will implement the following measures:

### *5.5.1 Sediment Sweeping/Vacuuming*

Any sediment that is tracked by construction vehicles or erosion onto adjacent public or private impervious surfaces must be swept or vacuumed, utilizing self-propelled and/or walk-behind equipment, and removed on a daily basis. Kick brooms and sweeper attachments are not an acceptable means of sweeping. Sweeping or vacuuming should not take place while tracked sediment is wet. If tracked sediment is compacted, the sediment must be scraped loose prior to sweeping or vacuuming.

### *5.5.2 Material Stockpiles*

Material resulting from clearing and grubbing operations that will be stockpiled on-site, must be adequately protected with downgradient erosion and sediment controls.

### *5.5.3 Equipment Cleaning and Maintenance*

The Contractor(s) will designate areas for equipment cleaning, maintenance, and repair. The Contractor(s) and subcontractor(s) will utilize those areas. The areas will be protected by a temporary perimeter berm.

### *5.5.4 Detergents*

The use of detergents for large-scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.)

### *5.5.5 Spill Prevention and Response*

A Spill Prevention and Response Plan shall be developed, for the pollutants identified in Section 5.3, for the site by the Contractor(s) that addresses the following:

1. Reducing chance of spills
2. Stopping the source of spills
3. Containing and cleaning up spills
4. Disposing of materials contaminated by spills
5. Training personnel responsible for spill prevention/response
6. Material handling procedures
7. Material storage requirements

The plan shall detail the steps required 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 Safety Data Sheets (SDS) 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.

### *5.5.6 Concrete Washout Areas*

A temporary concrete washout area shall be provided for every project where concrete will be poured or otherwise formed on-site and shall consist of an excavated or above-ground lined construction pit

where concrete trucks or equipment can be washed out after their loads have been discharged. Waste generated from concrete wash water that shall not be allowed to flow into drainage ways, inlets, receiving waters, highway right-of-way, or any location other than the designated concrete washout area(s). Proper signage shall be placed adjacent to the facility to designate the "Concrete Washout Area". Locate the facility a minimum of 100-feet from drainage swales, storm drain inlets, wetlands, streams, and other surface waters. Prevent surface water from entering the washout area.

The hardened residue from the concrete wash areas will be disposed of in the same manner as other non-hazardous construction waste materials. Maintenance of the washout area shall include removal of hardened material when 75% of the storage capacity is filled, and a minimum freeboard of 12 inches shall be maintained. The Contractor will be responsible for seeing that these procedures are followed. The project may require the use of multiple concrete washout areas based on the frequency of concrete pours.

#### *5.5.7 Material Storage*

Construction materials shall be stored in a dedicated staging area. The staging area shall be located in an area that prevents negative impacts of construction materials on 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 of at an approved solid waste or chemical disposal facility.

# 6.0 INSPECTIONS, MAINTENANCE, AND REPORTING

## 6.1 Inspection and Maintenance Requirements

#### *6.1.1 Pre-Construction Inspection and Certification*

Prior to the commencement of construction, the Qualified Inspector/Qualified Professional shall conduct an assessment of the site and certify that the appropriate erosion and sediment control measures have been adequately installed and implemented. The Contractor shall contact the Qualified Inspector/Qualified Professional once the erosion and sediment control measures have been installed.

#### *6.1.2 Construction Phase Inspections and Maintenance*

A Qualified Inspector/Qualified Professional, as defined in Appendix A of the General Permit GP-0-25-001, shall conduct regular site inspections between the time this SWPPP is implemented and final site stabilization. Because this project site directly discharges to one of the 303(d) segments listed in Appendix D of GP-0-25-001 of GP-0-25-001, site inspections shall occur at an interval of at least twice every seven (7) calendar days, with the inspections separated by a minimum of at least two (2) full calendar days.

The purpose of site inspections is to assess performance of pollutant controls. Based on these inspections, the Qualified Inspector/Qualified Professional will decide whether it is necessary to modify this SWPPP, add or relocate sediment barriers, or whatever else may be needed in order to prevent pollutants from leaving the site via stormwater runoff. The general contractor has the duty to cause pollutant control measures to be repaired, modified, maintained, supplemented, or whatever else is necessary in order to achieve effective pollutant control.

Examples of particular items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances.

1. Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction access will be constructed where vehicles enter and exit. This access will be maintained or supplemented as necessary to prevent sediment from leaving the site on vehicles.
2. Sediment barriers must be inspected and, if necessary, they must be enlarged or cleaned in order to provide additional capacity. All material from behind sediment barriers will be stockpiled on the up slope side. Additional sediment barriers must be constructed as needed.
3. Inspections will evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas.
4. Grassed areas will be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with at least 80 percent density. The density of 80 percent or greater must be maintained to be considered as stabilized. Areas must be watered, fertilized, and reseeded as needed to achieve this goal.
5. All discharge points must be inspected to determine whether erosion control measures are effective in preventing significant impacts to receiving waters.

The inspection reports must be completed entirely and additional remarks should be included if needed to fully describe a situation. An important aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

Within one (1) business day of the completion of an inspection, the *Qualified Inspector/Qualified Professional* shall notify the Owner/Operator and appropriate contractor or subcontractor of any corrective actions that need to be taken. For corrective actions not requiring engineering design, the contractor must begin implementing corrective actions within one business day and complete the corrective actions within five business days. For corrective actions requiring engineering design, the engineering design process must begin within five business days and the contractor must complete the corrective action in a reasonable time frame but no later than 60 calendar days.

In addition to the inspections performed by the *Qualified Inspector/Qualified Professional*, the Contractor shall perform routine inspections that include a visual check of all erosion and sediment control measures. All inspections and maintenance shall be performed in accordance with the inspection and maintenance schedule provided on the accompanying plans. Sediment removed from erosion and sediment control measures will be exported from the site, stockpiled for later use, or used immediately for general non-structural fill.

It is the responsibility of the general contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or contractor practices could make it necessary to install more structural controls than are shown on the accompanying plans. (For example, localized concentrations of runoff could make it necessary to install additional sediment barriers, sediment traps, etc.)

Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization.

### *6.1.3 Temporary Suspension of Construction Activities*

For construction sites where soil disturbance activities have been temporarily suspended (e.g. Winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the frequency of Qualified Inspector/Qualified Professional inspections can be reduced to once every 30 calendar days. Prior to reducing the frequency of inspections, the Owner/Operator shall notify the NYSDEC Region 3 stormwater contact person and the City of Poughkeepsie in writing.

### *6.1.4 Partial Project Completion*

For construction sites where soil disturbance activities have been shut down with partial project completion, all areas disturbed as of the project shutdown date have achieved final stabilization, and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational, the inspections by the Qualified Inspector/Qualified Professional can stop. Prior to the shutdown, the Owner/Operator shall notify the NYSDEC Region 3 stormwater contact person and the City of Poughkeepsie in writing.

If soil disturbance activities have not resumed within two years from the date of shutdown, a Notice of Termination (NOT) shall be properly completed and submitted to the NYSDEC.

### *6.1.5 Post-Construction Inspections and Maintenance*

Inspections and maintenance of final stabilization measures and post-construction stormwater management practices shall be performed in accordance with Appendix G, once all disturbed areas are stabilized and all stormwater management systems are in place and operable.

## 6.2 Reporting Requirements

### *6.2.1 Inspection Reports*

Pursuant to Part IV.C of GP-0-25-001, inspection reports shall be prepared for the duration of construction, as outlined herein, and shall be signed by the *Qualified Inspector* or *Qualified Professional*. A sample inspection form is provided in Appendix F.

At a minimum, each inspection report shall record the following information:

1. Permit identification number; and
2. Date and time of inspection; and
3. Name and title of person(s) performing inspection; and
4. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and
5. A description of the condition of the runoff at all points of discharge from the construction site. This must include identification of any discharges of sediment from the construction site. Include discharges from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow; and

6. A description of the condition of all surface waters of the State located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas. This must include identification of any discharges of sediment to the surface waters of the State; and
7. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and
8. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced; and
9. Description and sketch (map) of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection; and
10. Estimates, in square feet or acres, of the following areas:
    a. Total area with active soil disturbance (not requiring either temporary stabilization or final stabilization); and
    b. Total area with inactive soil disturbance (requiring either temporary stabilization or final stabilization); and
    c. Total area that has achieved temporary stabilization; and
    d. Total area that has achieved final stabilization; and
11. Current stage of construction of all SMPs and identification of all construction activity on site that is not in conformance with the SWPPP and technical standards; and
12. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the SMP(s); and
13. Identification and status of all corrective actions that were required by previous inspection; and
14. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The qualified inspector must attach color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The qualified inspector must also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The qualified inspector must attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

### *6.2.2 Site Log Book*

Pursuant to Part I.E.3 of GP-0-25-001, the Owner/Operator shall retain a copy of the General Permit, NOI, NOI Acknowledgment Letter, MS4 SWPPP Acceptance Form (if applicable), inspection reports, contractor and subcontractor certification forms, and all documentation necessary to demonstrate eligibility under the permit, at the construction site from commencement of construction activity until the date that all areas of disturbance have achieved final stabilization and the Notice of Termination has been submitted to the NYSDEC.

The Site Log Book shall be maintained on-site in a secure location (i.e. job trailer, on-site construction office, or mailbox with lock) and must be accessible during normal business hours to an individual performing a compliance inspection.

### *6.2.3 Post Construction Records and Archiving*

Following construction, the Owner/Operator shall retain copies of the SWPPP, the complete construction Site Log Book, and records of all data used to complete the NOI to be covered by this permit, for a period of at least five years from the date that the site is finally stabilized. This period may be extended by the NYSDEC, at its sole discretion, at any time upon written notification.

Records shall be maintained of all post construction inspections and maintenance work performed in accordance with the requirements outlined in Appendix G.

# 7.0 SWPPP IMPLEMENTATION RESPONSIBILITIES

A summary of the responsibilities and obligations of all parties involved with compliance with the NYSDEC SPDES General Permit GP-0-25-001 conditions is outlined in the subsequent sections. For a complete listing of the definitions, responsibilities, and obligations, refer to the SPDES General Permit GP-0-25-001 presented in Appendix J.

## 7.1 Owner's/Operator's Responsibilities

1. Ensure that control measures are selected, designed, installed, implemented and maintained to minimize the discharge of pollutants and prevent a violation of the water quality standards, meeting the non-numeric effluent limitations in Part II.B.1.(a)-(e) of the SPDES General Permit and in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

2. Ensure that practices are selected, designed, installed, and maintained to meet the performance criteria in the Design Manual. Practices must be designed to meet the applicable sizing criteria in Part II.C.2.a., b., c. or d. of GP-0-25-001.

3. Retain the services of a "Qualified Inspector" or "Qualified Professional" as defined under GP-0-25-001, to provide the services outlined in Section 7.5 "Qualified Inspector's/Qualified Professional's Responsibilities."

4. Retain the services of a "Qualified Professional," as defined under GP-0-25-001, to provide the services outlined in Section 2.3 "Owner's/Operator's Engineers Responsibilities."

5. Have an authorized corporate officer sign the Owner/Operator Certification Form to accompany the eNOI. A copy of the completed NOI is included in Appendix B.

6. Submit the electronic version of the NOI (eNOI) along with the MS4 SWPPP acceptance form using the NYSDEC's website (http://www.dec.ny.gov/chemical/43133.html).

7. Pay the required initial and annual fees upon receipt of invoices from NYSDEC. These invoices are generally issued in the fall of each year. The initial fee is calculated as $110.00 per acre disturbed plus $675.00 per acre of net increase in impervious cover, and the annual fee is $110.00.

8. Prior to the commencement of construction activity, identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting, and maintaining the erosion control practices included in the SWPPP and the contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the SWPPP. Each of the contractors and subcontractors must identify at least one person from their company to be the trained contractor that will be responsible for implementation of the SWPPP. Ensure that at least one trained contractor is on site daily when soil disturbance activities are being performed.

9. Schedule a pre-construction meeting which shall include the City of Poughkeepsie representative, Owner's/Operator's Engineer, Qualified Inspector, Contractor, and their sub-contractors to discuss responsibilities as they relate to the implementation of this SWPPP.

10. Retain the services of an independent certified materials testing and inspection firm operating under the direction of a licensed Professional Engineer to perform regular tests, inspections, and certifications of the construction materials used in the construction of all post-construction stormwater management practices.

11. Retain the services of a NYS licensed land surveyor to perform an as-built topographic survey of the completed post-construction stormwater management facilities.

12. Require the Contractor to fully implement the SWPPP prepared for the site by the Owner/Operator's Engineer to ensure that the provisions of the SWPPP are implemented from the commencement of construction activity until all areas of disturbance have achieved final stabilization and the Notice of Termination (NOT) has been submitted to the NYSDEC.

13. The Owner/Operator is authorized to commence construction activity as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

14. Within five (5) business days of receipt of the LOA, send an electronic copy of the LOA to the MS4 operator(s) with review authority.

15. Forward a copy of the LOA received from DEC to the Owner's/Operator's Engineer for project records, and to the Contractor for display at the construction site.

16. As of the date the LOA is received, the Owner/Operator must make the eNOI, SWPPP and LOA available for review and copying in accordance with the requirements in Part VII.H. of GP-0-25-001. When applicable, as of the date an updated LOA is received, the Owner/Operator must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

17. The Owner/Operator must ensure compliance with all requirements of GP-0-25-001 and that the provisions of the SWPPP, including any changes made to the SWPPP in accordance with Part III.A.5., are properly implemented and maintained from the commencement of construction activity until all area of disturbance have achieved final stabilization; and the Owner/Operator's coverage under the permit is terminated in accordance with Part V.A.5.a.

18. As of the date of the commencement of construction activities until Part I.E.2.a. and b. have been met, the Owner/Operator must maintain at the construction site, a copy of all documentation necessary to demonstrate eligibility with GP-0-25-001, a copy of GP-0-25-001, the SWPPP, the signed SWPPP Preparer Certification Form, the signed MS4 SWPPP

Acceptance Form, signed Owner/Operator Certification Form, eNOI, and LOA, and LOA transmittal to the MS4 Operator in accordance with Part I.D.3.c.

19. The Owner/Operator must maintain at the construction site, until Part I.E.2.a and b. have been met, as of the date the documents become final or are received, a copy of the responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7, and inspection reports in accordance with Part IV.C.4. and 6.

20. The Owner/Operator must maintain the documents in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the Owner/Operator must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be red in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

21. Upon finding a significant non-compliance with the practices described in the SWPPP or violation of GP-0-25-001, NYSDEC may order an immediate stop to all construction activity at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the Owner/Operator. Forward a copy of any stop work order received immediately to the Owner's/Operator's Engineer and to the Contractor.

22. If any human remains or archaeological remains are encountered during excavation, the Owner/Operator must immediately cease, or cause to cease, all construction activity in the area of the remains and notify the appropriate Regional Water Engineer (RWE). Construction activity shall not resume until written permission to do so has been received from the RWE.

23. To be authorized to implement modifications to the information previously submitted in the eNOI, the Owner/Operator must notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI, update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D., and receive an updated LOA.

24. The eNOI, SWPPP, LOA, updated LOAs, and inspection reports required by GP-0-25-001 are public documents that the Owner/Operator must make available for review and copying by any person within five (5) business days of the Owner/Operator receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

25. The Owner/Operator must terminate coverage when the project reaches total project completion, has a planned shutdown with partial project completion, is changing Owner/Operator or has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

26. Have a qualified inspector perform a final site inspection prior to submitting the eNOT.

27. Have the MS4 sign the MS4 Acceptance statement on the eNOT in accordance with the requirements in Part VII.J.

28. Prior to submitting a Notice of Termination, ensure for SMP(s) that are privately owned, the Owner/Operator has a mechanism in place that requires operation and maintenance of the

practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the Owner/Operator's deed of record.

29. Submit a complete Notice of Termination form electronically using the NYSDEC eNOT. Coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

30. Request and receive all SWPPP records from the Owner's/Operator's Engineer and archive those records, along with the LOT, for a period of at least five (5) years from the date that NYSDEC accepts a complete NOT submitted.

31. Implement the Post-Construction Inspections and Maintenance procedures outlined in Appendix G.

32. The Owner/Operator must keep the SWPPP current so that it at all times accurately documents the erosion and sediment controls practices that are being used or will be used during construction, and all post-construction stormwater management practices that will be constructed on the site. At a minimum, the Owner/Operator shall amend the SWPPP, including construction drawings:

    a) Whenever the current provisions prove to be ineffective in minimizing pollutants in stormwater discharges from the project site;

    b) Whenever there is a change in design, construction, or operation at the construction site that has or could have an effect on the discharge of pollutants; and

    c) To address issues or deficiencies identified during an inspection by the "Qualified Inspector," the Department, or other Regulatory Authority.

    d) To document the final construction conditions.

33. When property ownership changes or when there is a change in operational control over the construction plans and specifications, the original owner or operator must notify the new owner or operator, in writing, of the requirement to obtain permit coverage by submitting a NOI with the Department, in conformance with Part I.G.. For construction activities subject to the requirements of a regulated, traditional land use control MS4, the original owner or operator must also notify the MS4, in writing, of the change in ownership at least 30 calendar days prior to the change in ownership.

## 7.2 Owner's/Operator's Engineer's Responsibilities

1. Prepare the SWPPP using good engineering practices, best management practices, and in compliance with all federal, state, and local regulatory requirements.

2. Prepare the electronic Notice of Intent (eNOI) (see Appendix B) and sign the "SWPPP Preparer Certification Form." Forward the Owner/Operator Certification Form to the Owner/Operator for signature.

3. Provide copies of the SWPPP to the City of Poughkeepsie once all signatures and attachments are complete.

4. Enter Contractor's information in Section 7.5 "SWPPP Participants" once a Contractor is selected by the Owner/Operator.

5. Participate in a pre-construction meeting which shall include the City of Poughkeepsie representative, Owner/Operator, Qualified Inspector, Contractor, and all subcontractors to discuss responsibilities as they relate to the implementation of this SWPPP.

6. Update the SWPPP each time there is a significant modification to the pollution prevention measures or a change of the principal Contractor working on the project who may disturb site soil.

## 7.3 Contractor's Responsibilities

1. Sign the SWPPP Contractor's Certification Form contained within Appendix B and forward to the Owner's/Operator's Engineer for inclusion in the Site Log Book.

2. Identify at least one Trained Contractor that will be responsible for implementation of this SWPPP. Ensure that at least one Trained Contractor is on site on a daily basis when soil disturbance activities are being performed. The Trained Contractor shall inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating conditions at all times. For corrective actions not requiring engineering design, the contractor must begin implementing corrective actions within one business day and complete the corrective actions within five business days. For corrective actions requiring engineering design, the engineering design process must begin within five business days and the contractor must complete the corrective action in a reasonable time frame but no later than 60 calendar days.

3. Provide the names and addresses of all subcontractors working on the project site. Require all subcontractors who will be involved with construction activities that will result in soil disturbance to identify at least one Trained Contractor that will be on site on a daily basis when soil disturbance activities are being performed; and to sign a copy of the Subcontractor's Certification Form contained within Appendix B, then forward to the Owner's/Operator's Engineer for inclusion into the Site Log Book. This information must be retained as part of the Site Log Book.

4. Maintain a Spill Prevention and Response Plan in accordance with requirements outlined in Section 5 of this SWPPP. This plan shall be provided to the Owner's/Operator's Engineer for inclusion in the Site Log Book, prior to mobilization on-site.

5. Participate in a pre-construction meeting which shall include the City of Poughkeepsie representative, Owner/Operator, Owner's/Operator's Engineer, Qualified Inspector, and all subcontractors to discuss responsibilities as they relate to the implementation of this SWPPP.

6. If Contractor plans on utilizing adjacent properties for material, waste, borrow, or equipment storage areas, or if Contractor plans to engage in industrial activity other than construction (such as operating asphalt and/or concrete plants) at the site, Contractor shall submit appropriate documentation to the Owner's/Operator's Engineer so that the SWPPP can be modified accordingly.

7. Implement site stabilization, erosion and sediment control measures, and other requirements of the SWPPP.

8. In accordance with the requirements in the most current version of the NYS Standards and Specifications for Erosion and Sediment Control, conduct inspections of erosion and sediment control measures installed at the site to ensure that they remain in effective operating condition at all times. Prepare and retain written documentation of inspections as well as of all repairs/maintenance activities performed. This information must be retained as part of the Site Log Book.

9. Begin implementing corrective actions within one (1) business day of receipt of notification by the Qualified Inspector/Qualified Professional of any corrective actions. For corrective actions not requiring engineering design, the contractor must begin implementing corrective actions within one business day and complete the corrective actions within five business days. For corrective actions requiring engineering design, the engineering design process must begin within five business days and the contractor must complete the corrective action in a reasonable time frame but no later than 60 calendar days.

10. Maintain a record of the date(s) and location(s) that soil restoration is performed in accordance with the accompanying plans and NYSDEC Division of Water's publication "Deep-Ripping and Decompaction," dated April 2008. A copy of this publication is provided in Appendix H. The record that is to be maintained shall be a copy of the overall site grading plan delineating the area(s) and date(s) that the soil was restored.

11. Upon completion of all construction at the site, the contractor responsible for overall SWPPP Compliance shall sign the certification on their Contractor Certification Form indicating that: a.) all temporary erosion and sediment control measures have been removed from the site, b.) the on-site soils disturbed by construction activity have been restored in accordance with the SWPPP and the NYSDEC Division of Water's publication "Deep-Ripping and Decompaction," and c.) all permanent stormwater management practices required by the SWPPP have been installed in accordance with the contract documents.

## 7.4 Qualified Inspector's/Qualified Professional's Responsibilities

1. Participate in a pre-construction meeting with the City of Poughkeepsie representative, Owner/Operator, Owner/Operator's Engineer, Contractor, and their subcontractors to discuss responsibilities as they relate to the implementation of this SWPPP.

2. Conduct an initial assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment control measures described within this SWPPP have been adequately installed and implemented to ensure overall preparedness of the site.

3. Provide on-site inspections to determine compliance with the SWPPP. Because this project site directly discharges to one of the 303(d) segments listed in Appendix D of GP-0-25-001 of GP-0-25-001, site inspections shall occur at an interval of at least twice every seven calendar days, with the inspections separated by a minimum of at least two full calendar days. A written inspection report shall be provided to the Owner/Operator and general contractor within one business day of the completion of the inspection, with any deficiencies identified. A sample inspection form is provided in Appendix F.

4. Prepare an inspection report subsequent to each and every inspection that shall include/address the items listed in Part IV.C.4 of GP-0-25-001. Sign all inspection reports and maintain on site with the SWPPP.

5. Notify the owner/operator and appropriate contractor or subcontractor of any corrective actions that need to be taken.

6. Prepare a construction Site Log Book to be used as a record of all inspection reports generated throughout the duration of construction. Ensure that the construction Site Log Book is maintained and kept up-to-date throughout the duration of construction.

7. Review the Contractor's SWPPP records on a periodic basis to ensure compliance with the requirements for daily reports, soil restoration, inspections, and maintenance logs.

8. Based on the as-built survey and material testing certifications performed by others, the Qualified Professional shall perform evaluations of the completed stormwater management practices to determine whether they were constructed in accordance with this SWPPP.

9. The Qualified Professional shall conduct a final site assessment and prepare a certification letter to the Owner/Operator indicating that, upon review of the material testing and inspection reports prepared by the firm retained by the Owner/Operator, review of the completed topographic survey, and evaluation of the completed stormwater management facilities, the stormwater management facilities have been constructed substantially in accordance with the contract documents and should function as designed.

10. Prepare the Notice of Termination (NOT). The Qualified Professional shall sign the NOT Certifications VI (Final Stabilization) and VII (Post-construction Stormwater Management Practices) and forward the NOT to the Owner/Operator for signature on Certification VIII (Owner/Operator Certification).

11. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

12. Transfer the SWPPP documents, along with all NOI's, LOA, permit certificates, NOT's, LOT, construction Site Log Book, and written records required by the General Permit to the Owner/Operator for archiving.

## 7.5 SWPPP Participants

1. Owner's/Operator's Engineer [2]:

Kyle Ahearn, PE
LaBella Associates, DPC
21 Fox Street
Poughkeepsie, NY 12601
Phone: (845) 454-3980

2. Owner/Operator [3]:

Maselo Realty, LLC
18 Eastview Road
Monsey, NY 10952
Phone: 845-341-7395

3. Contractor[4,6]:

Name and Title: _____

Company Name: _____

Mailing Address: _____

_____

Phone: _____

Fax: _____

[2] *Refer to Appendix B for the SWPPP Preparer Certification Form.*
[3] *Refer to Appendix B for the Owner/Operator Certification Form.*
[5] *Refer to Appendix B for Contractor and Subcontractor Certification Form.*
[6] *Contractor's information to be entered once the Contractor has been selected.*

# APPENDIX A:
# FIGURES

A-1: Site Location Map
A-2: Soils Map
A-3: Historic Places Screening Map
A-3A: SHPO Coordination Letter
A-4: Environmental Resource Map
A-5: FEMA Firm Map
A-6: Pre-Development Watershed Map
A-7: Post-Development Watershed Map

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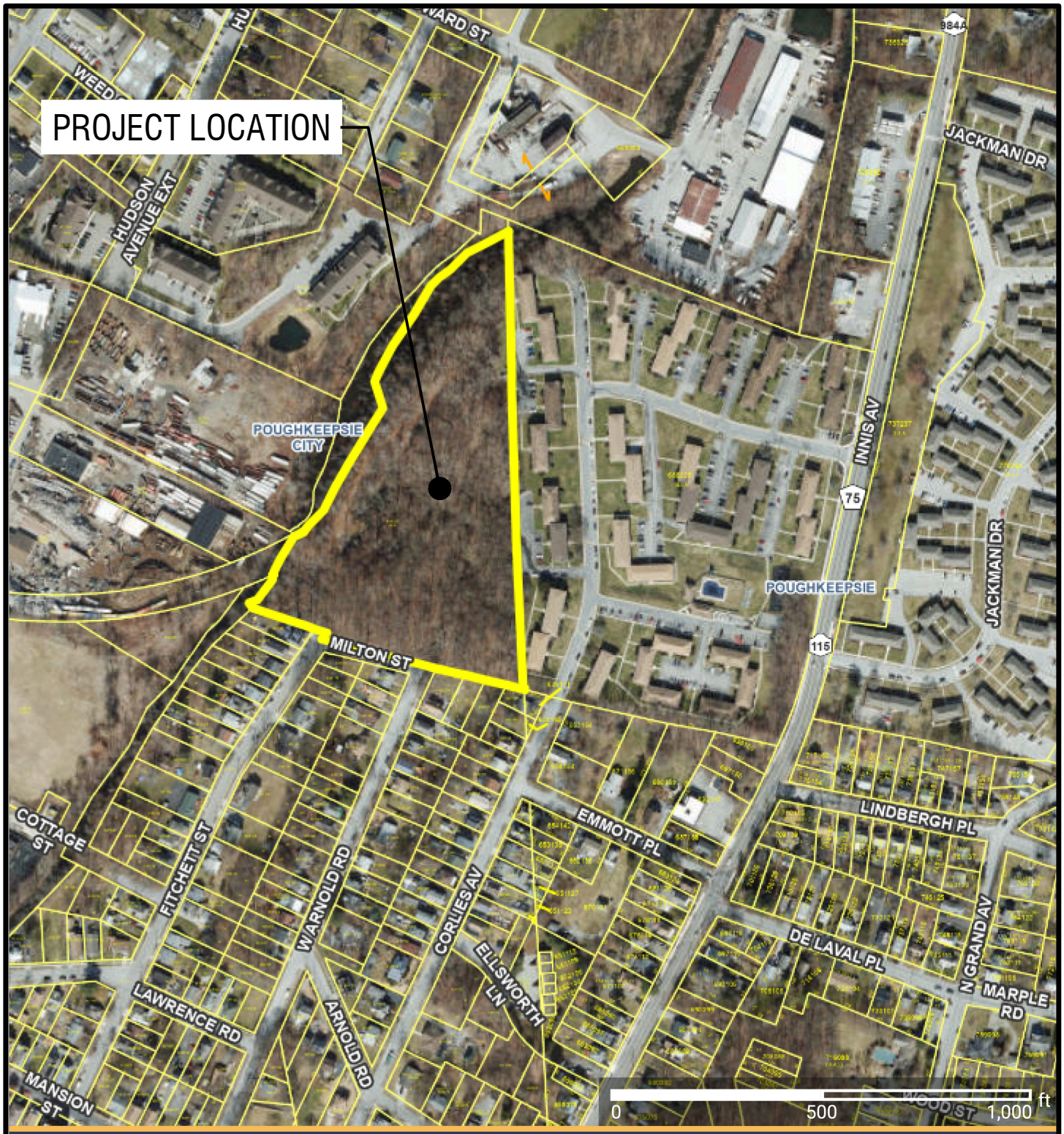


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## Parcel Lines

Dutchess County, NY

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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: SWPPP FIGURE - NOT FOR CONSTRUCTION

DRAWING NAME: **SITE LOCATION 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: **A-1**

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USDA Natural Resources Conservation Service | Web Soil Survey, National Cooperative Soil Survey | 10/17/2025 Page 1 of 3


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ISSUED FOR: SWPPP FIGURE - NOT FOR CONSTRUCTION

DRAWING NAME: **SOILS 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: **A-2**

10/17/2025 9:16:28 AM B:\GLOBAL\Legacy\Chazen\Projects\81900-81999\81947.00 - Highview II\ENG\stormwater\SWPPP\Parts\A_App A_FIGURES.dwg

## 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.



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ISSUED FOR: SWPPP FIGURE - NOT FOR CONSTRUCTION

DRAWING NAME: **SOILS LEGEND**

DRAWN BY: JRR | DATE: 10/28/2025 | PROJECT NO.: CZ81947.00

PROJECT NAME: **HIGHVIEW AT THE FALLKILL CREEK**
MILTON STREET, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NY

DRAWING NUMBER: **A-2**

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## Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| DwC | Dutchess-Cardigan complex, rolling, rocky | 11.2 | 76.9% |
| DxC | Dutchess-Cardigan-Urban land complex, rolling, rocky | 2.4 | 16.3% |
| Ud | Udorthents, smoothed | 1.0 | 6.8% |
| **Totals for Area of Interest** | | **14.6** | **100.0%** |



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ISSUED FOR: SWPPP FIGURE - NOT FOR CONSTRUCTION

DRAWING NAME: **SOILS TABLE**

DRAWN BY: JRR | DATE: 10/28/2025 | PROJECT NO.: CZ81947.00

PROJECT NAME: **HIGHVIEW AT THE FALLKILL CREEK**
MILTON STREET, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NY

DRAWING NUMBER: **A-2**

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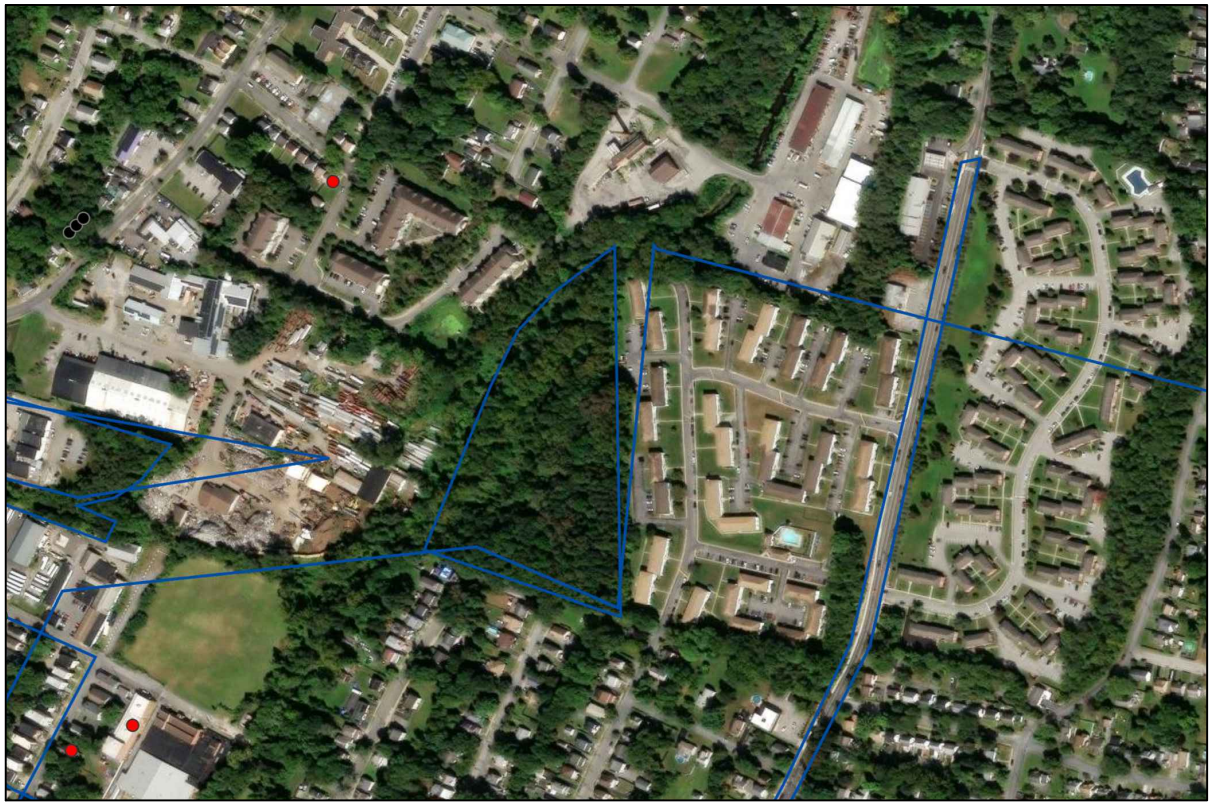

Consultation Projects (View)

Archeologically Sensitive Areas

Survey Building Areas (View)

LPC Historic Districts

LPC Landmarks

USN Building Points (View)

- Eligible
- Listed
- Not Eligible
- Not Eligible - Demolished
- Undetermined

Survey Archaeology Areas (View)

National Register Building Sites (View)

USN Building Districts (View)

Cemeteries

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ISSUED FOR: SWPPP FIGURE - NOT FOR CONSTRUCTION

DRAWING NAME: **HISTORIC PLACES SCREENING 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: **A-3**

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NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

**ANDREW M. CUOMO**
Governor

**ERIK KULLESEID**
Commissioner

December 17, 2020

Caren LoBrutto
Senior Planner
Chazen Companies
21 Fox Street
Poughkeepsie, NY 12601

Re: DEC
Highview-Milton Street
City of Poughkeepsie, Dutchess County, NY
20PR07848

Dear Caren LoBrutto:

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. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

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.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

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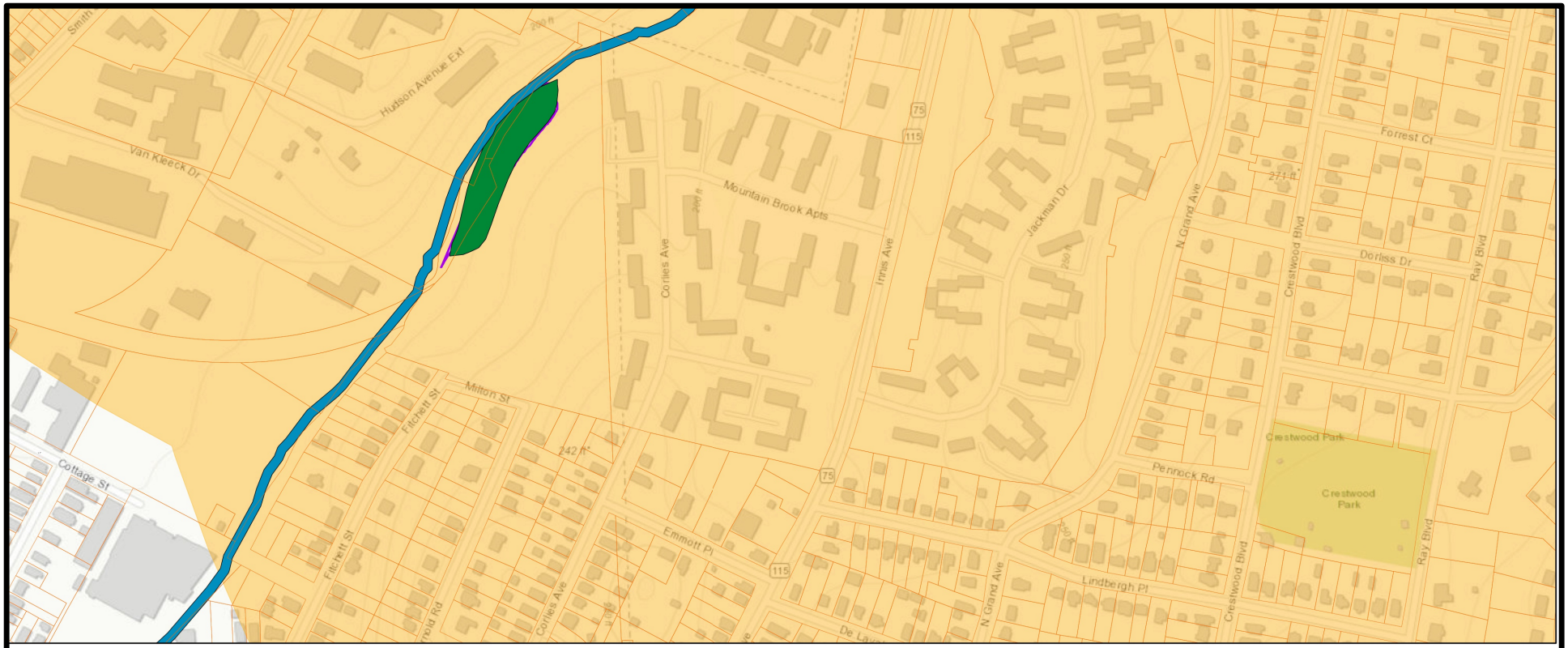


OCTOBER 17, 2025

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

NYS Department of Environmental Conservation
Not a legal document

- Unique Geological Features
- Waterbody Classifications for Rivers/Streams
- Waterbody Classifications for Lakes
- Waterbody Inventory/Priority Waterbodies List
  - Lakes and Reservoirs
  - Estuaries
  - Rivers and Streams
  - Shorelines
- State Regulated Freshwater Wetlands (Outside of the Adirondack Park)
- State Regulated Wetland Checkzone
- Significant Natural Communities
- Natural Communities Near This Location
- Rare Plants or Animals
- National Wetlands Inventory
  - Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine

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ISSUED FOR: SWPPP FIGURE - NOT FOR CONSTRUCTION

DRAWING NAME: **ENVIRONMENTAL RESOURCE MAP**

DRAWN BY: JRR | DATE: 10/28/2025 | PROJECT NO.: CZ81947.00

PROJECT NAME: **HIGHVIEW AT THE FALLKILL CREEK**
MILTON STREET, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NY

DRAWING NUMBER: **A-4**

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# National Flood Hazard Layer FIRMette

FEMA

73°54'45"W 41°42'37"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

73°54'8"W 41°42'10"N

## 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 10/17/2025 at 12:25 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.


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DRAWING NAME: **FEMA FIRM 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: **A-5**

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**WATERSHED LEGEND:**

- PROPERTY LINE
- E- SUBCATCHMENT BOUNDARIES
- E- TIME OF CONCENTRATION FLOW PATH
- SOIL BOUNDARY
- SUBCATCHMENT
- REACH

Ud (A)

DwC (B)

DxC (B/D)

SOIL TYPE (TYP.)

DP-1

ES-1

ES-2

1

2

FALLKILL CREEK

FITCHETT STREET (HINCHAM STREET)

MILTON STREET

ARNOLD ROAD

WETLAND 'A' AREA: 0.84± AC./36811± S.F.

*PRE-DEVELOPMENT WATERSHED MAP*
SCALE: 1"=30'

N


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NOT FOR CONSTRUCTION

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


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

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MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10952

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

| NO: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |
| Revisions | | |

PROJECT NUMBER: 226064
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

**PREDEVELOPMENT WATERSHED MAP**

DRAWING NUMBER:

# FIG A6

Drawing Name: B:\GLOBAL\Projects\Maselo Realty Inc\226064 - Highview II\06_Drawings\Civil\FIGA6_226064_PREMAP.dwg
Xref's Attached: FIG3238_ENG_226064, ASTORM_226064, XBORDER_226064_36x42
Date Plotted: Mar 10, 2026 - 8:56am

POST-DEVELOPMENT WATERSHED MAP
SCALE: 1"=30'

( IN FEET ) GRAPHIC SCALE
1 INCH = 30 FT.


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NOT FOR CONSTRUCTION

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

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


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18 EASTVIEW ROAD
MONSEY, NY 10952

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

| NO: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 03/10/2026 | REVISED PER DESIGN UPDATES |

Revisions

PROJECT NUMBER: 226064
DRAWN BY: JRR
REVIEWED BY: KGA
ISSUED FOR: PLANNING BOARD REVIEW
DATE: 10/28/2025
DRAWING NAME:

**POSTDEVELOPMENT WATERSHED MAP**

DRAWING NUMBER:

# FIG A7

Drawing Name: B:\GLOBAL\Projects\Maselo Realty Inc\226064 - Highview II\06_Drawings\Civil\FIGA7_226064_POSTMAP.dwg
Xref's Attached: XSTORM_226064_XUTIL_226064; XBASEMAP-ENG_226064; XGRADING_226064; XLAYOUT_226064; XBORDER_226064_30x42
Date Printed: Mar 03, 2026, 9:58am

# APPENDIX B:
# FORMS

Notice of Intent (NOI)
MS4 SWPPP Acceptance Form
SWPPP Preparer Certification Form
Owner/Operator Certification Form
Contractor and Subcontractor Certification Forms
Notice of Termination (NOT)

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# Construction General Permit (CGP) Electronic Notice of Intent (eNOI) GP-0-25-001

version 1.17

**(Submission #: HQG-DDXD-GJCAN, version 1)**

## Details

| | |
|---|---|
| **Originally Started By** | LaBella Poughkeepsie |
| **Alternate Identifier** | Highview at the Fallkill Creek Region 3 |
| **Submission ID** | HQG-DDXD-GJCAN |
| **Status** | Draft |

## Form Input

### Eligibility

#### Disturbance Threshold

**1. Will the construction activity involve soil disturbances listed in Part I.A.1 of GP-0-25-001?**
Yes

**1.a. Will any runoff from the site enter a sewer system classified as a combined sewer?**
No

**1.b. Is this a remediation project being done under a Department approved work plan (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) with a SWPPP which meets the substantive requirements of GP-0-25-001?**
No

**1.c. Is the construction activity related to a stormwater discharge that does not require a permit as described in 40 CFR 122.3(e), e.g. non-point source agriculture or silviculture activities?**
No

#### Other SPDES Permits

**2. Will the discharge from the construction activity meet all conditions listed in Part I.A.2 of GP-0-25-001?**
Yes

#### Threatened and Endangered Species

**3. Will the construction activity potentially adversely affect a species that is endangered or threatened per Part I.A.3.?**
No

#### State Historic Preservation Act (SHPA)

**4. Is the construction activity designated by the Commissioner of the Office of Parks, Recreation and Historic Preservation (OPRHP), pursuant to 9 NYCRR ��428.12 or 428.13 as exempt from the SHPA review (see Attachment 2 of the Letter of Resolution between NYSDEC and OPRHP, dated January 9, 2015)?**
No

4.a. Will the construction activity:

a) occur within an archeologically sensitive area indicated on the sensitivity map, or

b) have the potential to affect a property that is listed or determined to be eligible for listing on the National or State Registers of Historic Pl
or

c) include a new permanent building on the construction site within the following distances from a building, structure, or object that is more tl
50 years old and OPRHP, a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional ha
determined is a historically/archeologically significant building, structure, or object:

- 1-5 acres of disturbance—20 feet

- 5-20 acres of disturbance—50 feet
- 20+ acres of disturbance—100 feet?

No

---

4.b. Is there documentation at the construction site demonstrating:

a) that the construction activity is not within an archeologically sensitive area indicated on the sensitivity map, and that the construction activ not immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, an

b) that there is no new permanent building to be built on the construction site within the following distances from a building, structure, or obje that is more than 50 years old, or if there is such a new permanent building on the construction site within those parameters that OPRHP, a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the buildin structure, or object more than 50 years old is not historically/archeologically significant:

- 1-5 acres of disturbance – 20 feet
- 5-20 acres of disturbance – 50 feet
- 20+ acres of disturbance – 100 feet?

Yes

**State Environmental Quality Review (SEQR)**

---

**5. Is the construction activity subject to SEQR (Part I.A.5.), or the equivalent environmental review from another NYS or federal agency (Part I.A.6.)?**
Yes

**5.a. Has the owner/operator obtained documentation that the project review pursuant to SEQR, or the equivalent, has been satisfied per Part I.A.5. or I.A.6. of GP-0-25-001?**
*NONE PROVIDED*

**Uniform Procedures Act (UPA) Permits**

---

**6. Has the owner/operator obtained all necessary UPA permits from NYSDEC, or the equivalent from another NYS or federal agency per Part I.A.7.a. of GP-0-25-001? Select "Yes" if no UPA permits, or the equivalent, are required for this construction activity.**
Yes

**Steep Slope**

---

**7. Is the construction activity within the watershed of surface waters of the State classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website?**
No

## Owner/Operator Information

**8. Owner/Operator Name**
Maselo Realty, LLC

**9. Owner/Operator Contact Person Information**

| First and Last Name | Phone | E-mail |
|---|---|---|
| Simon Abikhzer | 8453417395 | simonabikhzer@gmail.com |

**10. Owner/Operator Mailing Address**

18 Eastview Road
Monsey, NY 10952
USA

**11. Is the billing contact different from the Owner/Operator Contact?**
No

**12. What type of organization is the owner/operator?**
Corporation

**12.b. Is the owner/operator registered with the Department of State to do business in New York State?**
Yes

**12.b.i. Department of State ID #**
3082732

The Department of State ID can be found using the following link:
Department of State | Division of Corporations

## Site Information

**13. Project/Site Name**
Highview at the Fallkill Creek

**14. Site Address**

Milton Street
Poughkeepsie, NY 12603
Dutchess

**DEC Region**
3

**15. Site Latitude & Longitude**
41.70673796182429,-73.90764221211347

## Project Details

**16. This eNOI submission is for:**
A construction activity not part of a common plan of development or sale in accordance with Part I.D.1.a.

**17. Does the project type fall under Table 1 or Table 2 of Appendix B of GP-0-25-001? If any portion of the construction activity falls under Table 2, regardless of the size of the disturbance, select "Table 2".**
Table 2

**18. Consistent with Part III.B.1.c.i. of GP-0-25-001, provide a concise overview of the project. Describe existing and proposed conditions, and include any other relevant information.**
Maselo Realty, LLC is proposing a development project, to include: Two (2x) three-story apartment buildings totaling 63 units, and associated grading, utility, and stormwater management improvements. The total project area of disturbance proposed is 3.5 acres. The project will disturb one (1) or more acres

---

Enter the total project site acreage, the acreage to be disturbed, and the future impervious area (acreage) within the disturbed area, rounded to the nearest tenth of an acre.

**19. Total Site Area (acres)**
8.7

**20. Total Area to be Disturbed (acres)**
3.5

**21. Existing Impervious Area to be Disturbed (acres)**
0.0

**22. Future Impervious Area Within Disturbed Area (acres)**
1.7

**Nature of the project:**
New Construction

**23. Do you plan to disturb more than 5 acres of soil at any one time?**
No

---

24. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.

**A (%)**
4

**B (%)**
96

**C (%)**
0

**D (%)**
0

**25. Enter the planned start and end dates of the disturbance activities.**

**Start Date**
04/01/2026

**End Date**
10/01/2030

**26. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.**
The Fallkill Creek

**27. Type of waterbody identified in question 26?**
Stream/Creek On Site

**28. Has the surface waterbody in question 26 been identified as a 303(d) segment in Appendix D of GP-0-25-001?**
Yes

**29. Is this project located in one of the Watersheds identified in Appendix C of GP-0-25-001?**
No

**30. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?**
No

**31. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?**
No

**32. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?**
No

**33. Is this property owned by a state authority, state agency, federal government or local government?**
No

## Required SWPPP Components

### General SWPPP Requirements

**34. Has a SWPPP been developed in conformance with the requirements in Part III. of GP-0-25-001?**
Yes

**35. Does the SWPPP demonstrate consideration of the future physical risks due to climate change pursuant to the CRRA, 6 NYCRR Part 490, and associated guidance per Part III.A.2. of GP-0-25-001?**
Yes

**36. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?**
Yes

**37. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the NYS Stormwater Management Design Manual?**
Yes

**37.a. Which version of the NYS Stormwater Management Design Manual was used to develop the SWPPP?**
2024

### SWPPP Preparer

**39. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:**
Professional Engineer (P.E.)

**40. Name of the person who prepared the SWPPP**
Kyle Ahearn

**41. SWPPP Preparer Organization Name**
LaBella Associates

**42. SWPPP Preparer Contact Information**

| First and Last Name | Phone | E-mail |
|---|---|---|
| Kyle Ahearn | 8454861574 | kahearn@labellapc.com |

**43. SWPPP Preparer Address**

21 Fox Street
Poughkeepsie, NY 12601

**Download SWPPP Preparer Certification Form**

Please take the following steps to prepare and upload your preparer certification form:

1) Click on the link below to download a blank certification form
2) The certified SWPPP preparer should sign this form
3) Upload the completed form
Download SWPPP Preparer Certification Form

**44. Please upload the SWPPP Preparer Certification**

*NONE PROVIDED*
**Comment**
*NONE PROVIDED*

**44.a. Has the SWPPP Preparer Certification Form been signed by the SWPPP preparer in accordance with Part VII.J of GP-0-25-001?**

*NONE PROVIDED*

## Erosion & Sediment Control Criteria

**45. Has a construction sequence schedule for the planned management practices been prepared?**
Yes

## Post-Construction Criteria

### Site Planning and Soil Restoration

**46. Identify all site planning practices that were used to prepare the final site plan/layout for the project.**
Preservation of Undisturbed Area
Preservation of Buffers
Reduction of Clearing and Grading
Locating Development in Less Sensitive Areas
Building Footprint Reduction

**47. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6 ("Soil Restoration") of the Design Manual.**
All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).

### Water Quality Criteria

**49. Water Quality Sizing Criteria**

| Total WQv required (acre-feet) | Total RRv provided (acre-feet) | Minimum RRv (acre-feet) | Total WQv provided (acre-feet) | Sum of RRv and WQv provided |
|---|---|---|---|---|
| 0.206 | 0.206 | | | 0.206 |

### Water Quantity Criteria

**51. Does one of the waiver conditions apply to the channel protection for this construction activity?**
No

**51.b.i. CPv Required (acre-feet)**
0.296

**51.b.ii. CPv Provided (acre-feet)**
0.41

**52. Does one of the waiver conditions apply to the Qp and Qf for this construction activity?**
No

**Overbank Flood Control Criteria (Qp)**

**52.b.i. Pre-Development (CFS)**
7.47

**52.b.ii. Post-Development (CFS)**
6.88

**Total Extreme Flood Control Criteria (Qf)**

**52.b.iii. Pre-Development (CFS)**
22.92

**52.b.iv. Post-Development (CFS)**
21.97

**Operation and Maintenance**

**53. Has a long-term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?**
Yes

**53.a. Identify the entity responsible for the long-term Operation and Maintenance.**
Maselo Realty, LLC

## Post-Construction SMP Identification

**54. Post-Construction RR Techniques and Standard SMPs**

| RR Techniques and SMPs | Contributing Impervious Area (acres) | Total Contributing Area (acres) |
|---|---|---|
| Infiltration Basin (I-2) | 1.7 | |

**55. Alternative SMPs**

| Type of Alternative SMP | Manufacturer of the Alternative SMP | Name of the Alternative SMP | Contributing Impervious Area (acres) |
|---|---|---|---|
| *NONE PROVIDED* | *NONE PROVIDED* | *NONE PROVIDED* | *NONE PROVIDED* |

## Other Permits

**56. Identify other permits, existing and new, that are required for this project/facility.**
*NONE PROVIDED*

**57. Is this NOI for a change in owner/operator per Part I.G.?**
No

## MS4 SWPPP Acceptance

**59. Will the construction activities be within the municipal boundary(ies) of Traditional Land Use Control MS4 Operator(s) and discharge to the MS4(s)?**
Yes

**59.a. Which form is required per Part I.D.2.b.ii.?**
MS4 SWPPP Acceptance Form

**MS4 SWPPP Acceptance Form Download**

Download the MS4 SWPPP Acceptance Form from the link below.
MS4 SWPPP Acceptance Form

**60. MS4 Acceptance or No Jurisdiction Form Upload**
*NONE PROVIDED*
**Comment**
*NONE PROVIDED*

**60.a. Has the form been signed by the principal executive officer or ranking elected official or duly authorized representative of that person in accordance with Part VII.J. and submitted along with this NOI?**
*NONE PROVIDED*

## Owner/Operator Certification

**Owner/Operator Certification Form Download**

Download the Owner/Operator Certification Form by clicking the link below.
Owner/Operator Certification Form

**61. Upload Owner/Operator Certification Form**

*NONE PROVIDED*

**Comment**

*NONE PROVIDED*

**61.a. Has the Owner/Operator Certification Form from Appendix J been signed by the owner/operator, or a representative of the owner/operator in accordance with Part VII.J of GP-0-25-001 and uploaded to the eNOI?**

*NONE PROVIDED*

## Additional Project Information

**62. Enter any additional pertinent project information in the text box below.**

*NONE PROVIDED*

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# MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

**SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)**

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

| | |
|---|---|
| **I. Project Owner/Operator Information** | |
| 1. Owner/Operator Name: | Maselo Realty |
| 2. Contact Person: | Simon Abikhzer |
| 3. Street Address: | 18 Eastview Road |
| 4. City/State/Zip: | Monsey, NY 10952 |
| **II. Project Site Information** | |
| 5. Project/Site Name: | Highview at the Fallkill Creek |
| 6. Street Address: | Milton Street |
| 7. City/State/Zip: | Poughkeepsie, NY 12603 |
| **III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information** | |
| 8. SWPPP Reviewed by: | |
| 9. Title/Position: | |
| 10. Date Final SWPPP Reviewed and Accepted: | |
| **IV. Regulated MS4 Information** | |
| 11. Name of MS4 Operator: | City of Poughkeepsie |
| 12. MS4 SPDES Permit Identification Number: NYR20A | |
| 13. Street Address: | 62 Civic Center Plaza, 2nd Floor |
| 14. City/State/Zip: | Poughkeepsie, NY, 12601 |
| 15. Telephone Number: | 845-451-4192 |

## MS4 SWPPP Acceptance Form - continued

**V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative**

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

**VI. Additional Information**

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

# SWPPP Preparer Certification Form

**SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)**

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

| | |
|---|---|
| **Project/Site Name:** | Highview at the Fallkill Creek |
| **eNOI Submission ID:** | HQG-DDXD-GJCAN |
| **Owner/Operator Name:** | Maselo Realty |

## Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

| Kyle | | Ahearn |
|---|---|---|
| SWPPP Preparer First Name | MI | SWPPP Preparer Last Name |

Signature Date

Revised: January 2025

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# Owner/Operator Certification Form

***SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)***

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

**Project/Site Name:** Highview at the Fallkill Creek

**eNOI Submission ID:** HQG-DDXD-GJCAN

**eNOI Submitted by:** ☐ **Owner/Operator** ☑ **SWPPP Preparer** ☐ **Other**

## Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

| Simon | Abikhzer | Abikhzer |
|---|---|---|
| Owner/Operator First Name | MI | Owner/Operator Last Name |

_____

Signature

_____

Date

Revised: January 2025

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**Stormwater Pollution Prevention Plan**
**Contractor Certification Statement**
**(Responsible for overall SWPPP Compliance)**

Highview at the Fallkill Creek
Milton Street, City of Poughkeepsie, Dutchess County, New York

This is to certify that the following contracting firm will be responsible for installing, constructing, repairing, inspecting and/or maintaining the erosion and sediment control practices and post-construction stormwater management control practices required by the SWPPP.

**Contracting Firm Information**

Name: _____

Address: _____

Telephone & Fax: _____

**Trained Contractor(s)[1] Responsible for SWPPP Implementation (**Provide name, title, and date of last training)

_____

_____

**Prior to commencement of construction activity, the following certification shall be issued:**

I hereby certify under penalty of law that I understand and agree to comply with the requirements of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations

Printed Name: _____

Title/Position: _____

Signature: _____ Date: _____

**Upon completion of construction activities, the following certification shall be issued, prior to issuance of the NOT:**

I hereby certify that that all permanent stormwater management practices required by the SWPPP have been installed in accordance with the contract documents. I further certify that all temporary erosion and sediment control measures have been removed from the site, and that the on-site soils disturbed by construction activity have been restored in accordance with the SWPPP and the NYSDEC Division of Water's publication "Deep-Ripping and Decompaction".

Printed Name: _____

Title/Position: _____

Signature: _____ Date: _____

[1] "Trained Contractor" means an employee from a contracting (construction) company that has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the "trained contractor" shall receive four (4) hours of training every three (3) years. It can also mean an employee from the contracting (construction) company that meets the "qualified inspector" qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity). The "Trained Contractor" will be responsible for the day to day implementation of the SWPPP.

**Stormwater Pollution Prevention Plan**
**Subcontractor Certification Statement**
**(whose work involves soil disturbance)**

Highview at the Fallkill Creek
Milton Street, City of Poughkeepsie, Dutchess County, New York

Each Subcontractor whose work will involve soil disturbance of any kind is required to complete and sign this Certification Statement before commencing any construction activity at the site. This completed Certification Statement(s) shall be maintained at the construction site in the Site Log Book.

**Subcontracting Firm Information**

Name: _____

Address: _____

_____

Telephone & Fax: _____

**Trained Contractor(s)[2] Responsible for SWPPP Implementation (**Provide name, title, and date of last training)

_____

_____

**Prior to commencement of construction activities, the following certification shall be issued:**

I hereby certify under penalty of law that I understand and agree to comply with the requirements of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations

Printed Name: _____

Title/Position: _____

Signature: _____ Date: _____

[2] "Trained Contractor" means an employee from a contracting (construction) company that has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the "trained contractor" shall receive four (4) hours of training every three (3) years. It can also mean an employee from the contracting (construction) company that meets the "qualified inspector" qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity). The "Trained Contractor" will be responsible for the day to day implementation of the SWPPP.

# eNOT Owner or Operator Certification

for construction activities seeking termination from the

**SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)**

(The completed form must be attached to the eNOT, which must be submitted to NYSDEC electronically in accordance with CGP Part V.A.5.)

## I. Project Owner/Operator Information

a. Owner/Operator Name: Maselo Realty

b. Contact Person: Simon Abikhzer

c. Street Address: 18 Eastview Road

d. City/State/Zip: Monsey, NY, 10952

## II. Project Site Information

a. Project/Site Name: Highview at the Fallkill

b. Street Address: Milton street

c. City/State/Zip: Poughkeepsie, NY, 12603

d. CGP SPDES Permit ID:

## III. Certification Statement

I certify that I have met the requirements of CGP Part V.A.1., 2., 3., and 4. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the Owner or Operator:

b. Title/Position:

c. Signature:

d. Date:

# eNOT Qualified Inspector Certification – Final Stabilization

for construction activities seeking termination from the

**SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)**

(The completed form must be attached to the eNOT, which must be submitted to NYSDEC electronically in accordance with CGP Part V.A.5.)

## I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

## II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. CGP SPDES Permit ID:

## III. Certification Statement

I hereby certify that all the requirements in CGP Part V.A.1.a.i., ii., and iii. or CGP Part V.A.1.b.i., ii., and iii. have been achieved. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the Qualified Inspector:

b. Title/Position:

c. Signature:

d. Date:

# eNOT Qualified Inspector Certification – SMPs

for construction activities seeking termination from the

**SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)**

(The completed form must be attached to the eNOT, which must be submitted to NYSDEC electronically in accordance with CGP Part V.A.5.)

## I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

## II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. CGP SPDES Permit ID:

## III. Certification Statement

I hereby certify that all the requirements in CGP Part V.A.1.a.iv. or CGP Part V.A.1.b.iv. have been achieved. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the Qualified Inspector:

b. Title/Position:

c. Signature:

d. Date:

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# APPENDIX C:
# PROJECT EVALUATION AND DESIGN CALCULATIONS

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## Climate Change Considerations

| Physical Risk | Project Site Consideration | | | |
|---|---|---|---|---|
| | Overall Site Planning | Location, Elevation and Sizing of Control Measures and Practices | Location, Elevation and Sizing of Conveyance System(s) | Location, Elevation and Sizing of Detention System(s) |
| Increasing temperature | The project proposes green infrastructure techniques to combat heat island effect. | SMP(s) have been oversized to allow for additional runoff reduction. The elevation of ponding controls in the practice is limited by the requirements in the design manual. | Conveyance systems have been sized to safely convey the 25-year 24-hour storm event. | System(s) have been designed with outlet controls to temporarily detain runoff and release it at a controlled rate over an extended period of time. |
| Increasing precipitation<br>Increasing precipitation variability<br>Increasing frequency and severity of flooding | The project proposes runoff reduction techniques to reduce the volume discharging from the project site and promoting groundwater recharge. | SMP(s) have been oversized to allow for additional runoff reduction. The elevation of ponding controls in the practice is limited by the requirements in the design manual. | Conveyance systems have been sized to safely convey the 25-year 24-hour storm event. | System(s) have been designed with outlet controls to temporarily detain runoff and release it at a controlled rate over an extended period of time. |
| Rising sea level | Due to the site location, the property is not expected to be directly impacted by sea levels rising | Due to the site location, the property is not expected to be directly impacted by sea levels rising | Due to the site location, the property is not expected to be directly impacted by sea levels rising | Due to the site location, the property is not expected to be directly impacted by sea levels rising |
| Increasing storm surge | To consider the risk of increased storm surge, SMPs and conveyance systems have been located outside the 100-year flood zone. | To reduce the risk of impacts from storm surge, SMP(s) have been located outside the 100-year flood zone. | To reduce the risk of impacts from storm surge, the conveyance systems and critical infrastructure have been located outside the 100-year flood zone. | System(s) have been designed with outlet controls to temporarily detain runoff and release it at a controlled rate over an extended period of time. During storm surge, the system(s) will provide storage and controlled release after the peak of the storm event. |
| Shifting ecology | The project has been designed with Native Species | The SMPs selected will utilize species recommended in the design manual. | The conveyance system proposed is a closed storm sewer network discharging into SMPs. All pipe outlets will discharge onto stone-lined aprons to decrease the risk of erosion. | The detention system selected will utilize species recommended in the design manual. |

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# Step 1 - Site Planning

| | Practice | Description | Applicable | Project Specific Evaluation |
|---|---|---|---|---|
| Preservation of Natural Features and Conservation Design | **Preservation of Undisturbed Areas** | Delineate and protect undisturbed forests, native vegetated areas, riparian corridors, water bodies, wetlands, and natural terrain. | Yes | Approximately 3.5+/- Acres of land will remain undisturbed, in its natural state, which accounts for 40% of the total project parcel. |
| | **Preservation of Buffers** | Delineate and protect naturally vegetated buffers along perennial streams, rivers, shorelines, and wetlands. | Yes | There is a stream and a wetland located on the project site. For the area adjacent to this water body, a 100-ft naturally vegetated buffer will be applied. The only disturbance within this buffer will consist of a natural, woodland path. |
| | **Reduction of Clearing and Grading** | Limit clearing and grading to the minimum amount needed for roads, driveways, foundations, utilities and stormwater management facilities. | Yes | Clearing and grading will be limited to the area of disturbance and will be minimized to the greatest extent practical. The limits of all proposed clearing will be demarcated in the field with orange construction fencing, prior to construction, to prevent unnecessary removal of trees. |
| | **Locating Development in Less Sensitive Areas** | Avoid sensitive resource areas such as floodplains, steep slopes, erodible soils, wetlands, mature forests and critical habitats by locating development to fit the terrain in areas that will create the least impact. | Yes | The site has been designed to avoid sensitive resource areas to the greatest extent practical. The only disturbance that will occur near the sensitive areas will include a woodland path. |
| | **Open Space Design** | Use clustering, conservation design or open space design to reduce impervious cover, preserve more open space and protect water resources. | Yes | The site layout has been designed to maximize open space. Impervious surfaces have been minimized to the greatest extent practical and approximately 4.3+/- Acres will be maintained as vegetated open space. |
| | **Soil Restoration** | Restore the original properties and porosity of the soil by deep till and amendment with compost to reduce the generation of runoff and enhance the runoff reduction performance of post construction practices. | Yes | All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual. |
| | **Roadway Reduction** | Minimize roadway widths and lengths, below local requirements, to reduce site impervious area | No | Reducing the roadway width is not feasible for the project's intended use due to NYS Fire Code requirements, and City of Poughkeepsie parking requirements. |
| | **Sidewalk Reduction** | Minimize sidewalk lengths and widths, below local requirements, to reduce site impervious area | No | Reducing the sidewalk width/length is not feasible for the project's intended use due to DOJ ADA requirements and City of Poughkeepsie requirements. |

# Step 1 - Site Planning

| | | | | |
|---|---|---|---|---|
| Reduction of Impervious Cover | **Driveway Reduction** | Minimize driveway lengths and widths, below local requirements, to reduce site impervious area | No | Reducing the driveway length and width is not feasible for the project's intended use due to NYS Fire Code requirements, and City of Poughkeepsie parking requirements. |
| | **Cul-de-sac Reduction** | Minimize the number of cul-de-sacs and incorporate landscaped areas to reduce their impervious cover. | N/A | No cul-de-sacs are proposed as part of this project. |
| | **Building Footprint Reduction** | Reduce the impervious footprint of residences and commercial buildings by using alternate or taller buildings while maintaining the same floor to area ratio. | Yes | All new building area has been allocated to efficiently implement the intended use. The building height and number of stories has been maximized within the City of Poughkeepsie zoning code requirements. |
| | **Parking Reduction** | Reduce imperviousness on parking lots by eliminating unneeded spaces, providing compact car spaces and efficient parking lanes, reducing stall dimensions below local requirements, using porous pavement surfaces in overflow parking areas, and using multi-storied parking decks where appropriate. | No | Reducing the parking areas is not feasible for the project's intended use due to NYS Fire Code requirements, DOJ ADA requirements, and City of Poughkeepsie zoning requirements. |

# Step 2 - Calculate Water Quality Volume

| | |
|---|---|
| Is this project subject to Section 4.3 of the NYS Design Manual for Enhanced Phosphorus Removal? | No |
| What is the nature of this construction project? | New Construction |

| | | |
|---|---|---|
| Design Point: | 1 | |
| P= | 1.40 | inches |

*Enter 90% Rainfall Event as P*

**Calculate Required WQv**

| Drainage Area Number | Contributing Area (Acres) | Impervious Area (Acres) | Percent Impervious % | Rv | WQv (cf) | SMP Description |
|---|---|---|---|---|---|---|
| 1 | 3.96 | 1.74 | 44 | 0.44 | 8,956 | Infiltration Basin |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | | | | | | |
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| 26 | | | | | | |
| 27 | | | | | | |
| 28 | | | | | | |
| 29 | | | | | | |
| 30 | | | | | | |
| **Total** | 3.96 | 1.74 | 44 | 0.44 | **8956** | **Required WQv** |

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# Step 3 - Evaluation of RR Techniques and Standard SMPs with RRv Capacity

| Practice | | Description | Applicable | Project Specific Evaluation |
|---|---|---|---|---|
| RR Techniques | **Conservation of Natural Areas (RR-1)** | Retain the pre-development hydrologic and water quality characteristics of undisturbed natural areas by permanently conserving these areas on a site. Undisturbed natural areas include: forest retention areas; reforestation areas; stream and river corridors; shorelines; wetlands, vernal pools, and associated vegetated buffers; and undisturbed open space. | No | The project does not propose permanent conservation of these areas at this time. |
| | **Sheet Flow to Riparian Buffer/Filter Strip (RR-2)** | Undisturbed natural areas such as forested conservation areas and stream buffers or vegetated filter strips and riparian buffers can be used to treat and control stormwater runoff from some areas of a development project. | No | The project site does not contain any riparian buffers. |
| | **Tree Planting/Tree Pit/Tree Trench (RR-3)** | Plant or conserve trees to reduce stormwater runoff, increase nutrient uptake, and provide bank stabilization. Trees can be used for applications such as landscaping, stormwater management practice areas, conservation areas and erosion and sediment control. | No | Tree Plantings are proposed on site. However, credit for these trees will not be accounted for in the RRv calculations. |
| | **Disconnection of Rooftop Runoff (RR-4)** | Direct runoff from rooftop areas and upland overland runoff flow to designated pervious areas to reduce runoff volumes and rates. | No | Due to the use of the proposed building(s), rooftop disconnect is not proposed at this time. |
| | **Vegetated Swale (RR-5)** | The natural drainage paths, or properly designed vegetated channels, can be used instead of constructing underground storm sewers or concrete open channels to increase time of concentration, reduce the peak discharge, and provide infiltration. | No | Due to the size and volume of the drainage areas, vegetated swales are not feasible for use on the project site. |
| | **Rain Garden (RR-6)** | Manage and treat small volumes of stormwater runoff using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression. | No | Rain Gardens are not proposed for use as an infiltration practice is being proposed for higher Runoff Reduction capabilities |

# Step 3 - Evaluation of RR Techniques and Standard SMPs with RRv Capacity

| | | | | |
|---|---|---|---|---|
| RR Techniques | **Stormwater Planter (RR-7)** | Small landscaped stormwater treatment devices that can be designed as infiltration or filtering practices. Stormwater planters use soil infiltration and biogeochemical processes to decrease stormwater quantity and improve water quality. | No | Stormwater Planters are not proposed for use as an infiltration practice is being proposed for higher Runoff Reduction capabilities |
| | **Rainwater Harvesting System (RR-8)** | Capture and store stormwater runoff to be used for irrigation systems or filtered and reused for non-contact activities. | No | Rainwater harvesting is not proposed on-site. |
| | **Porous Pavement (RR-9)** | Pervious types of pavements that provide an alternative to conventional paved surfaces, designed to infiltrate rainfall through the surface, thereby reducing stormwater runoff from a site and providing some pollutant uptake in the underlying soils. | No | Porous pavement is not proposed for use on the project site. |
| | **Green Roof (RR-10)** | Capture runoff by a layer of vegetation and soil installed on top of a conventional flat or sloped roof. The rooftop vegetation allows evaporation and evapotranspiration processes to reduce volume and discharge rate of runoff entering conveyance system. | No | A green roof is not proposed for use on the project site. |
| | **Stream Daylighting (RR-11)** | Stream Daylight previously-culverted/piped streams to restore natural habitats, better attenuate runoff by increasing the storage size, promoting infiltration, and help reduce pollutant loads. | No | No stream daylighting opportunities are present on the site. |
| | **Infiltration Trench (I-1)** | An infiltration practice that stores the water quality volume in the void spaces of a gravel trench before it is infiltrated into the ground. | No | An infiltration basin is proposed for use on this site |
| | **Infiltration Basin (I-2)** | An infiltration practice that stores the water quality volume in a shallow depression, before it is infiltrated it into the ground. | Yes | An infiltration basin is proposed for use on this site |
| | **Dry Well (I-3)** | An infiltration practice similar in design to the infiltration trench, and best suited for treatment of rooftop runoff. | No | An infiltration basin is proposed for use on this site |

| | | | | |
|---|---|---|---|---|
| Standard SMPs with RRv Capacity | **Underground Infiltration System (I-4)** | An infiltration practice below grade that stores the water quality volume in pre-manufactured pipes, vaults or other modular structures, before it is infiltrated into the ground. | No | An infiltration basin is proposed for use on this site |
| | **Infiltration Bioretention (F-4)** | A shallow depression that treats stormwater as it flows through a soil matrix, before it is infiltrated into the ground. | No | An infiltration basin is proposed for use on this site |
| | **Filtration Bioretention (F-5)** | A shallow depression that treats stormwater as it flows through a soil matrix and is returned to the storm drain system. | No | Filtration Bioretentions are not proposed for use as an infiltration practice is being proposed for higher Runoff Reduction capabilities |
| | **Bioslope (F-6)** | Permeable engineered soil media that is installed along embankments or other slopes, designed to capture and treat stormwater runoff from adjacent paved areas. | No | Bioslopes are not feasible for use on the project site. |
| | **Dry Swale (O-1)** | An open drainage channel or depression explicitly designed to detain and promote the filtration of stormwater runoff into the soil media. | No | Dry swales are not feasible for use on the project site. |

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# Step 4 - Calcuate Minimum RRv Required

| **Enter the Soils Data for the site** | | |
|---|---|---|
| Hydrologic Soil Group | Acres | S |
| A | 0.00 | 55% |
| B | 1.74 | 40% |
| C | 0.00 | 30% |
| D | 0.00 | 20% |
| Total Area | 1.74 | |

| **Calculate the Minimum RRv** | | |
|---|---|---|
| S = | **0.40** | |
| Impervious = | 1.74 | *acres* |
| Precipitation | 1.40 | *inches* |
| Rv | 0.95 | |
| **Minimum RRv** | **0.077** | ***af*** |
| | 3354 | cf |

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# Steps 3 and 5 - Apply RR Techniques and Standard SMPs

| Runoff Reduction Volume and Treated Volumes | | | | | | |
|---|---|---|---|---|---|---|
| | **Runoff Reduction Techiques/Standard SMPs** | | **Total Contributing Area** | **Total Contributing Impervious Area** | **WQv Reduced (RRv)** | **WQv Treated** |
| | | | **(acres)** | **(acres)** | **(cf)** | **(cf)** |
| **RR Techniques** | Conservation of Natural Areas | RR-1 | 0.00 | | 0 | |
| | Sheet Flow to Riparian Buffer/Filter Strip | RR-2 | 0.00 | 0.00 | 0 | |
| | Tree Planting/Tree Pit/Tree Trench | RR-3 | 0.00 | 0.00 | 0 | |
| | Disconnection of Rooftop Runoff | RR-4 | | 0.00 | 0 | |
| | Vegetated Swale | RR-5 | 0.00 | 0.00 | 0 | |
| | Rain Garden | RR-6 | 0.00 | 0.00 | 0 | |
| | Stormwater Planter | RR-7 | 0.00 | 0.00 | 0 | |
| | Rainwater Harvesting Systems | RR-8 | 0.00 | 0.00 | 0 | |
| | Porous Pavement | RR-9 | 0.00 | 0.00 | 0 | |
| | Green Roof (Extensive & Intensive) | RR-10 | 0.00 | 0.00 | 0 | |
| | Stream Daylighting | RR-11 | | | | |
| **Standard SMPs w/ RRv Capacity** | Infiltration Trench | I-1 | 0.00 | 0.00 | 0 | 0 |
| | Infiltration Basin | I-2 | 3.96 | 1.74 | 8,956 | 0 |
| | Dry Well | I-3 | 0.00 | 0.00 | 0 | 0 |
| | Underground Infiltration System | I-4 | 0.00 | 0.00 | 0 | 0 |
| | Infiltration Bioretention | F-4 | 0.00 | 0.00 | 0 | 0 |
| | Filtration Bioretention | F-5 | 0.00 | 0.00 | 0 | 0 |
| | Bioslope | F-6 | 0.00 | 0.00 | 0 | 0 |
| | Dry swale | O-1 | 0.00 | 0.00 | 0 | 0 |
| **Standard SMPs** | Micropool Extended Detention | P-1 | 0.00 | 0.00 | | 0 |
| | Wet Pond | P-2 | 0.00 | 0.00 | | 0 |
| | Wet Extended Detention | P-3 | 0.00 | 0.00 | | 0 |
| | Multiple Pond System | P-4 | 0.00 | 0.00 | | 0 |
| | Shallow Wetland | W-1 | 0.00 | 0.00 | | 0 |
| | Extended Detention Shallow Wetland | W-2 | 0.00 | 0.00 | | 0 |
| | Pond/Wetland System | W-3 | 0.00 | 0.00 | | 0 |
| | Pocket Wetland | W-4 | 0.00 | 0.00 | | 0 |
| | Gravel Wetland | W-5 | 0.00 | 0.00 | | 0 |
| | Surface Sand Filter | F-1 | 0.00 | 0.00 | | 0 |
| | Underground Sand Filter | F-2 | 0.00 | 0.00 | | 0 |
| | Perimeter Sand Filter | F-3 | 0.00 | 0.00 | | 0 |
| | Wet Swale | O-2 | 0.00 | 0.00 | | 0 |
| **Alt. SMPs** | Flow Based Alternative Practice | - | 0.00 | 0.00 | | 0 |
| | Volume Based Alternative Practice | - | | | | |
| | Totals by RR Technique | → | 0.00 | 0.00 | 0 | |
| | Totals by Standard SMP w/RRV | → | 3.96 | 1.74 | 8,956 | 0 |
| | Totals by Standard SMP | → | 0.00 | 0.00 | | 0 |
| | Totals by Alternative SMP | → | 0.00 | 0.00 | | 0 |
| | Totals ( RR Techniques + all SMPs) | → | 3.96 | 1.74 | 8,956 | 0 |

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# Infiltration Basin (I-2)

| Design Point: | 1 |
|---|---|

| Enter Site Data For Drainage Area to be Treated by Practice | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Drainage Area Number** | **Contributing Area** (Acres) | **Impervious Area** (Acres) | **Percent Impervious** % | **Rv** | **WQv** (cf) | **Precipitation** (in) | **Description** |
| 1 | 3.96 | 1.74 | 44 | 0.44 | 8,956 | 1.40 | Infiltration Basin |

| Design Criteria | | |
|---|---|---|
| Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D) | 11.7 | |
| Is the contributing area to the practice an "Infiltration Restricted" stormwater hotspot? | No | |
| Is the contributing area to the practice an "Infiltration Prohibited" stormwater hotspot? | No | |
| Maximum contributing area (acres) | 50 | |
| Is the contributing area greater than the maximum allowed contributing area? | No | |
| Enter depth to seasonal high water table (ft) | 9 | |
| Enter depth to bedrock (ft) | 9 | |
| Enter pretreatment volume provided (cf) | 5207 | |
| Enter depth of freeboard (ft) | 1 | |
| Enter depth of basin (ft) | 6 | |
| Enter slope of maintenance access (%) | 2 | |
| Enter width of maintenance access (ft) | 22 | |

| Sizing Criteria | | | | |
|---|---|---|---|---|
| | | Value | Units | Notes |
| Water Quality Volume | WQv | 8956 | cf | |
| Basin depth | db | 6.0 | ft | |
| Required Surface Area | Ab | 1,493 | sf | |
| Enter Surface Area Provided | Ab | 1500 | sf | |

| Determine Runoff Reduction | | |
|---|---|---|
| **RRv Provided** | **8,956** | ***cf*** |

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# APPENDIX D:
# PRE-DEVELOPMENT STORMWATER MODELING

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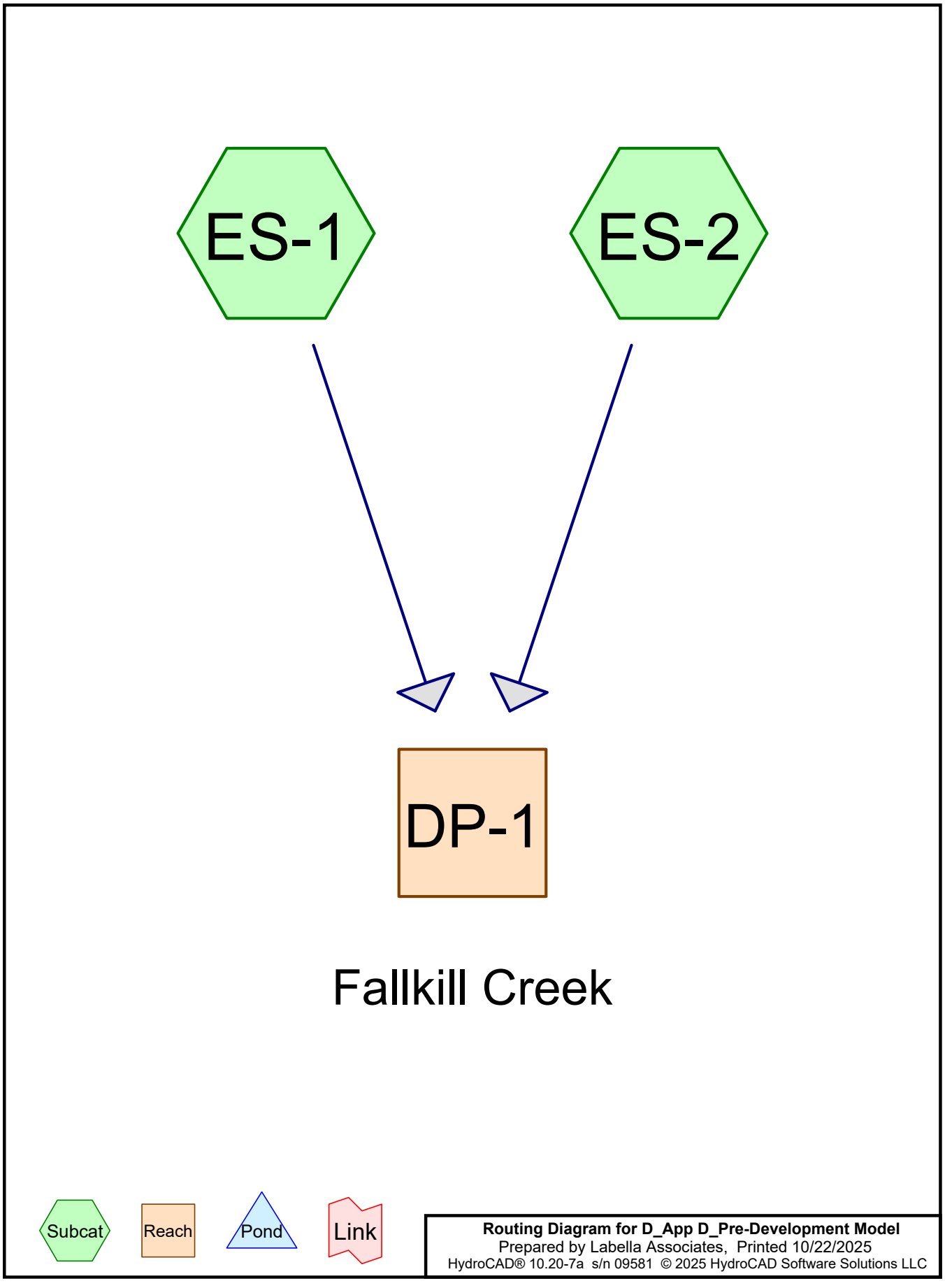


**Routing Diagram for D_App D_Pre-Development Model**
Prepared by Labella Associates, Printed 10/22/2025
HydroCAD® 10.20-7a s/n 09581 © 2025 HydroCAD Software Solutions LLC

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17 Reach DP-1: Fallkill Creek

## Rainfall Events Listing (selected events)

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 1-yr | Highview 24-hr S1 | 1-yr | Default | 24.00 | 1 | 2.61 | 2 |
| 2 | 10-yr | Highview 24-hr S1 | 10-yr | Default | 24.00 | 1 | 4.68 | 2 |
| 3 | 100-yr | Highview 24-hr S1 | 100-yr | Default | 24.00 | 1 | 8.22 | 2 |

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.170 | 98 | Unconnected pavement, HSG B (ES-1, ES-2) |
| 0.059 | 98 | Water Surface, HSG A (ES-1) |
| 0.729 | 98 | Water Surface, HSG B (ES-1, ES-2) |
| 0.033 | 36 | Woods, Fair, HSG A (ES-1) |
| 7.657 | 60 | Woods, Fair, HSG B (ES-1, ES-2) |
| **8.648** | **64** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.092 | HSG A | ES-1 |
| 8.556 | HSG B | ES-1, ES-2 |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 0.000 | Other | |
| **8.648** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.170 | 0.000 | 0.000 | 0.000 | 0.170 | Unconnected pavement | ES-1, ES-2 |
| 0.059 | 0.729 | 0.000 | 0.000 | 0.000 | 0.788 | Water Surface | ES-1, ES-2 |
| 0.033 | 7.657 | 0.000 | 0.000 | 0.000 | 7.690 | Woods, Fair | ES-1, ES-2 |
| **0.092** | **8.556** | **0.000** | **0.000** | **0.000** | **8.648** | **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 Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**SubcatchmentES-1:** Runoff Area=218,718 sf 3.00% Impervious Runoff Depth=0.23"
Flow Length=885' Tc=24.4 min CN=61 Runoff=0.33 cfs 0.096 af

**SubcatchmentES-2:** Runoff Area=157,994 sf 22.26% Impervious Runoff Depth=0.44"
Flow Length=353' Tc=24.8 min CN=68 Runoff=0.78 cfs 0.132 af

**Reach DP-1: Fallkill Creek** Inflow=1.06 cfs 0.228 af
Outflow=1.06 cfs 0.228 af

**Total Runoff Area = 8.648 ac Runoff Volume = 0.228 af Average Runoff Depth = 0.32"**
**88.92% Pervious = 7.690 ac 11.08% Impervious = 0.958 ac**

## Summary for Subcatchment ES-1:

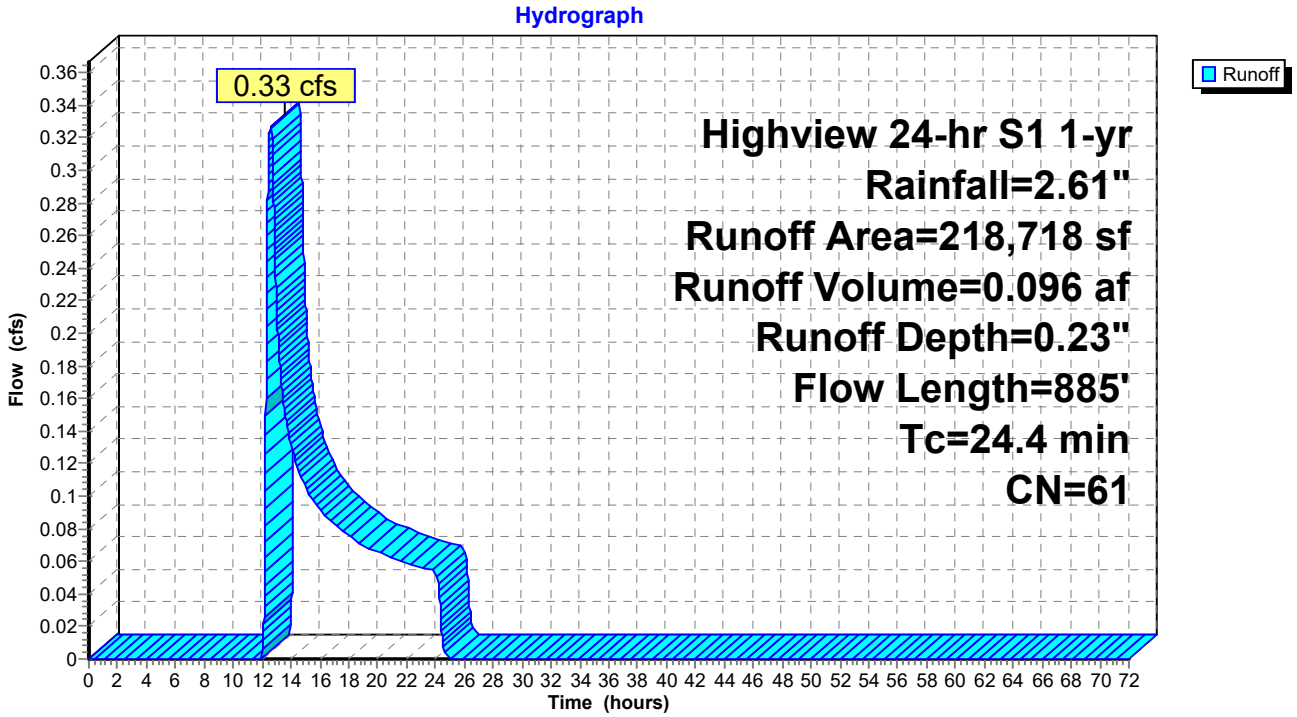
Runoff = 0.33 cfs @ 12.59 hrs, Volume= 0.096 af, Depth= 0.23"
Routed to Reach DP-1 : Fallkill Creek

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 1-yr Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 210,701 | 60 | Woods, Fair, HSG B |
| 1,456 | 36 | Woods, Fair, HSG A |
| 1,862 | 98 | Water Surface, HSG B |
| 2,557 | 98 | Water Surface, HSG A |
| 2,142 | 98 | Unconnected pavement, HSG B |
| 218,718 | 61 | Weighted Average |
| 212,157 | | 97.00% Pervious Area |
| 6,561 | | 3.00% Impervious Area |
| 2,142 | | 32.65% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | 100 | 0.0500 | 0.11 | | **Sheet Flow, 100' Sheet Woods** Woods: Light underbrush n= 0.400 P2= 3.16" |
| 9.4 | 785 | 0.0777 | 1.39 | | **Shallow Concentrated Flow, 785' SCF Woods** Woodland Kv= 5.0 fps |
| 24.4 | 885 | Total | | | |

## Subcatchment ES-1:



## Summary for Subcatchment ES-2:

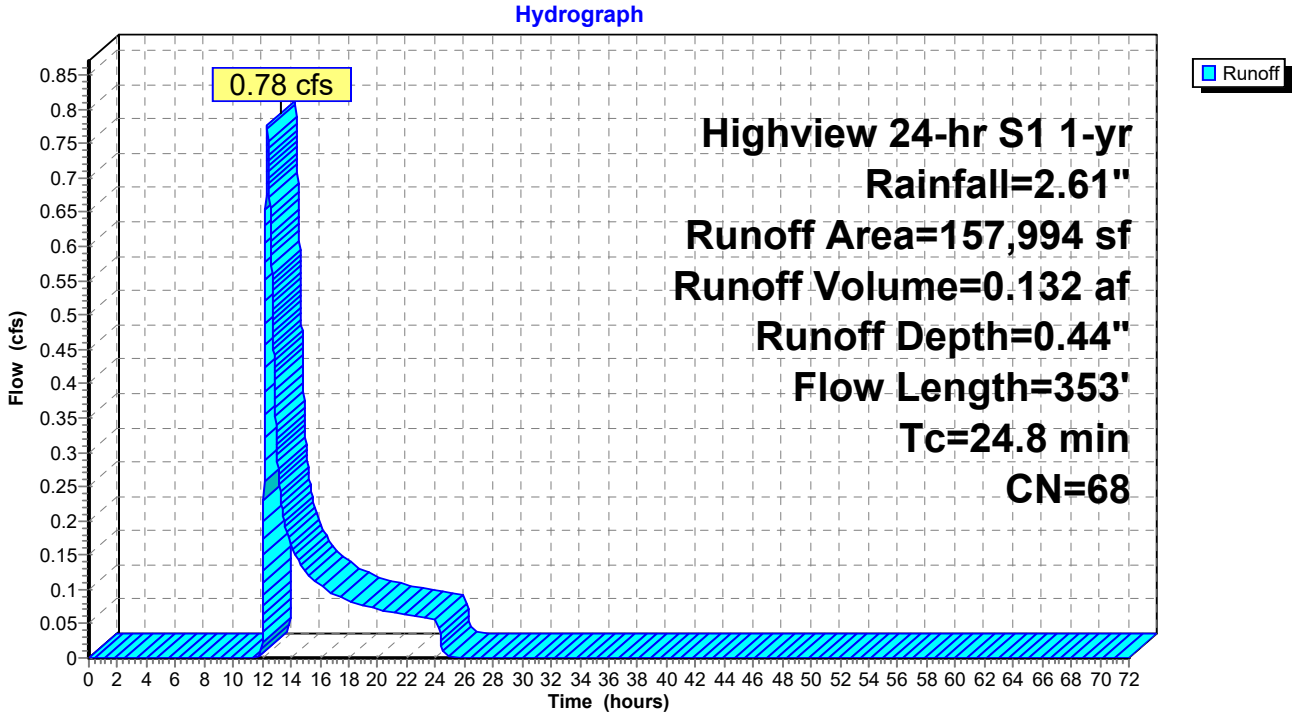
Runoff = 0.78 cfs @ 12.37 hrs, Volume= 0.132 af, Depth= 0.44"
Routed to Reach DP-1 : Fallkill Creek

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 1-yr Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 122,826 | 60 | Woods, Fair, HSG B |
| 29,914 | 98 | Water Surface, HSG B |
| 5,254 | 98 | Unconnected pavement, HSG B |
| 157,994 | 68 | Weighted Average |
| 122,826 | | 77.74% Pervious Area |
| 35,168 | | 22.26% Impervious Area |
| 5,254 | | 14.94% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 21.6 | 100 | 0.0200 | 0.08 | | **Sheet Flow, 100' Sheet Woods**<br>Woods: Light underbrush n= 0.400 P2= 3.16" |
| 3.2 | 253 | 0.0710 | 1.33 | | **Shallow Concentrated Flow, 253' SCF Woods**<br>Woodland Kv= 5.0 fps |
| 24.8 | 353 | Total | | | |

## Subcatchment ES-2:



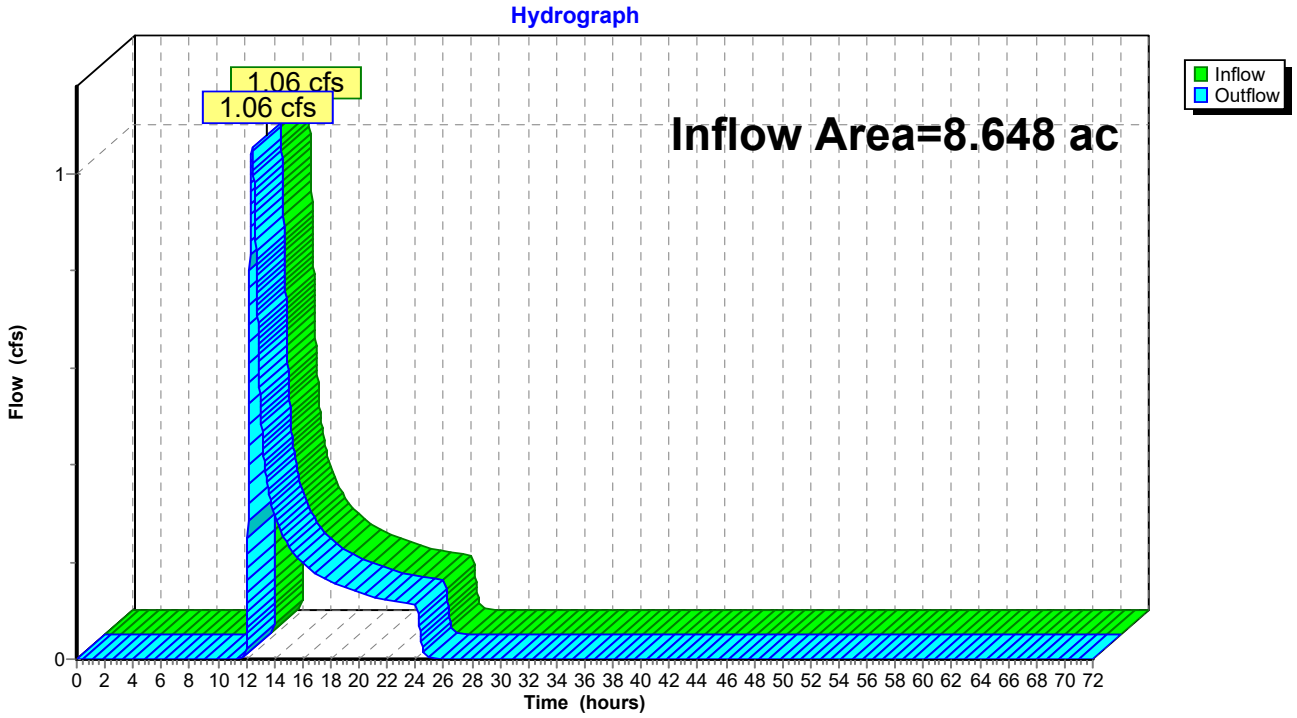
## Summary for Reach DP-1: Fallkill Creek

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8.648 ac, 11.08% Impervious, Inflow Depth = 0.32" for 1-yr event
Inflow = 1.06 cfs @ 12.41 hrs, Volume= 0.228 af
Outflow = 1.06 cfs @ 12.41 hrs, Volume= 0.228 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

### Reach DP-1: Fallkill Creek



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 Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**SubcatchmentES-1:** Runoff Area=218,718 sf 3.00% Impervious Runoff Depth=1.18"
Flow Length=885' Tc=24.4 min CN=61 Runoff=3.55 cfs 0.494 af

**SubcatchmentES-2:** Runoff Area=157,994 sf 22.26% Impervious Runoff Depth=1.66"
Flow Length=353' Tc=24.8 min CN=68 Runoff=3.93 cfs 0.500 af

**Reach DP-1: Fallkill Creek** Inflow=7.47 cfs 0.995 af
Outflow=7.47 cfs 0.995 af

**Total Runoff Area = 8.648 ac Runoff Volume = 0.995 af Average Runoff Depth = 1.38"**
**88.92% Pervious = 7.690 ac 11.08% Impervious = 0.958 ac**

## Summary for Subcatchment ES-1:

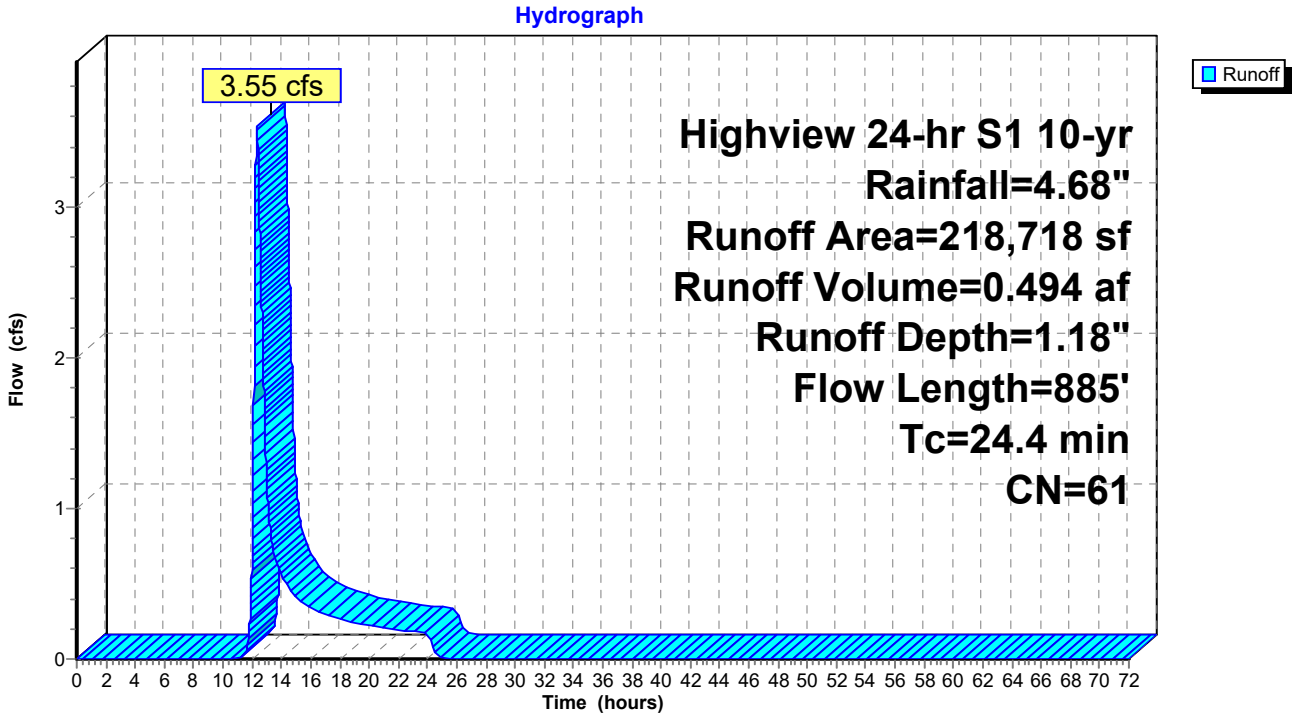
Runoff = 3.55 cfs @ 12.33 hrs, Volume= 0.494 af, Depth= 1.18"
Routed to Reach DP-1 : Fallkill Creek

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 10-yr Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 210,701 | 60 | Woods, Fair, HSG B |
| 1,456 | 36 | Woods, Fair, HSG A |
| 1,862 | 98 | Water Surface, HSG B |
| 2,557 | 98 | Water Surface, HSG A |
| 2,142 | 98 | Unconnected pavement, HSG B |
| 218,718 | 61 | Weighted Average |
| 212,157 | | 97.00% Pervious Area |
| 6,561 | | 3.00% Impervious Area |
| 2,142 | | 32.65% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | 100 | 0.0500 | 0.11 | | **Sheet Flow, 100' Sheet Woods** Woods: Light underbrush n= 0.400 P2= 3.16" |
| 9.4 | 785 | 0.0777 | 1.39 | | **Shallow Concentrated Flow, 785' SCF Woods** Woodland Kv= 5.0 fps |
| 24.4 | 885 | Total | | | |

## Subcatchment ES-1:



## Summary for Subcatchment ES-2:

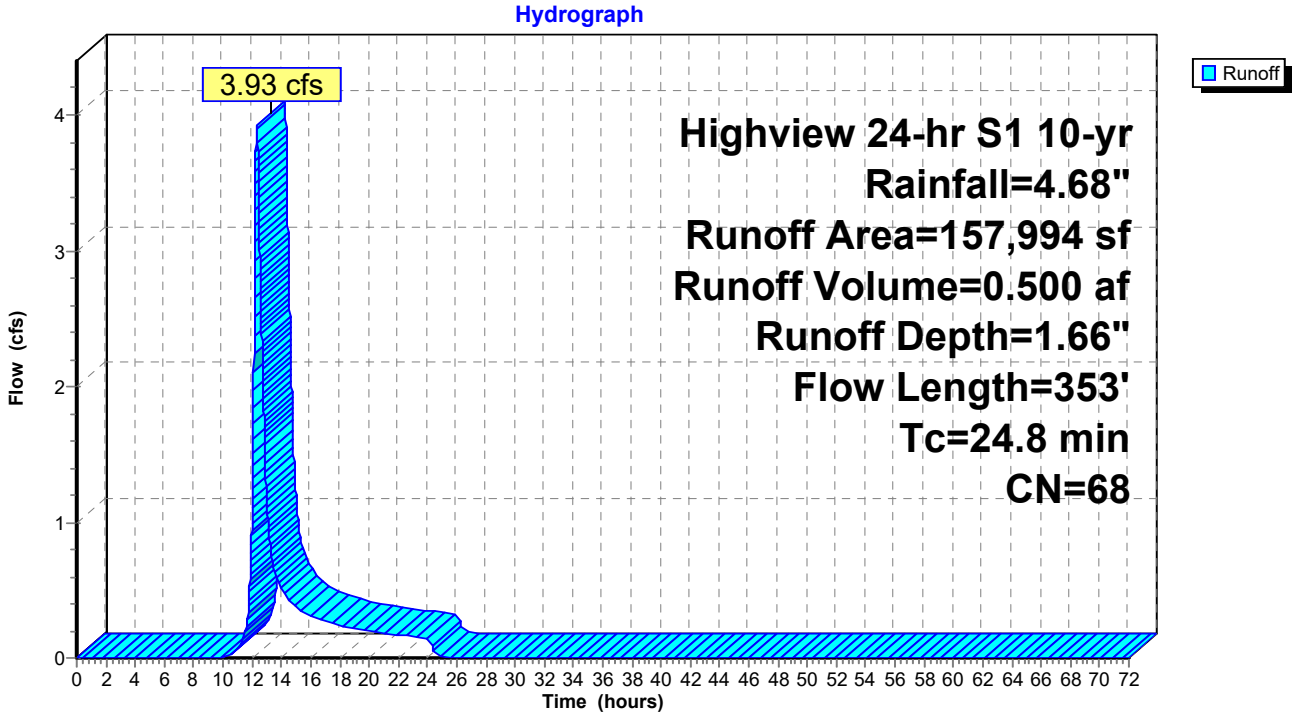
Runoff = 3.93 cfs @ 12.32 hrs, Volume= 0.500 af, Depth= 1.66"
Routed to Reach DP-1 : Fallkill Creek

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 10-yr Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 122,826 | 60 | Woods, Fair, HSG B |
| 29,914 | 98 | Water Surface, HSG B |
| 5,254 | 98 | Unconnected pavement, HSG B |
| 157,994 | 68 | Weighted Average |
| 122,826 | | 77.74% Pervious Area |
| 35,168 | | 22.26% Impervious Area |
| 5,254 | | 14.94% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 21.6 | 100 | 0.0200 | 0.08 | | **Sheet Flow, 100' Sheet Woods** Woods: Light underbrush n= 0.400 P2= 3.16" |
| 3.2 | 253 | 0.0710 | 1.33 | | **Shallow Concentrated Flow, 253' SCF Woods** Woodland Kv= 5.0 fps |
| 24.8 | 353 | Total | | | |

## Subcatchment ES-2:



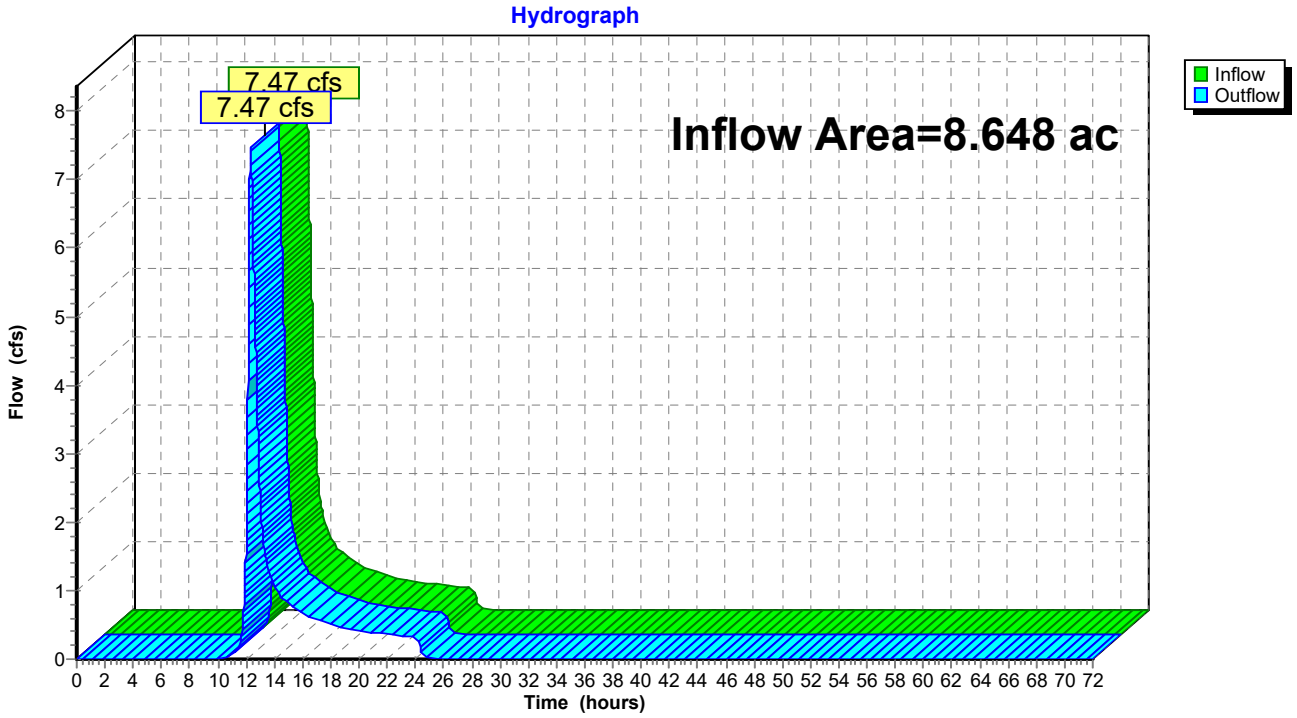
## Summary for Reach DP-1: Fallkill Creek

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8.648 ac, 11.08% Impervious, Inflow Depth = 1.38" for 10-yr event
Inflow = 7.47 cfs @ 12.32 hrs, Volume= 0.995 af
Outflow = 7.47 cfs @ 12.32 hrs, Volume= 0.995 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

### Reach DP-1: Fallkill Creek



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 Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment ES-1:** Runoff Area=218,718 sf 3.00% Impervious Runoff Depth=3.61"
Flow Length=885' Tc=24.4 min CN=61 Runoff=12.10 cfs 1.512 af

**Subcatchment ES-2:** Runoff Area=157,994 sf 22.26% Impervious Runoff Depth=4.42"
Flow Length=353' Tc=24.8 min CN=68 Runoff=10.82 cfs 1.336 af

**Reach DP-1: Fallkill Creek** Inflow=22.92 cfs 2.848 af
Outflow=22.92 cfs 2.848 af

**Total Runoff Area = 8.648 ac Runoff Volume = 2.848 af Average Runoff Depth = 3.95"**
**88.92% Pervious = 7.690 ac 11.08% Impervious = 0.958 ac**

## Summary for Subcatchment ES-1:

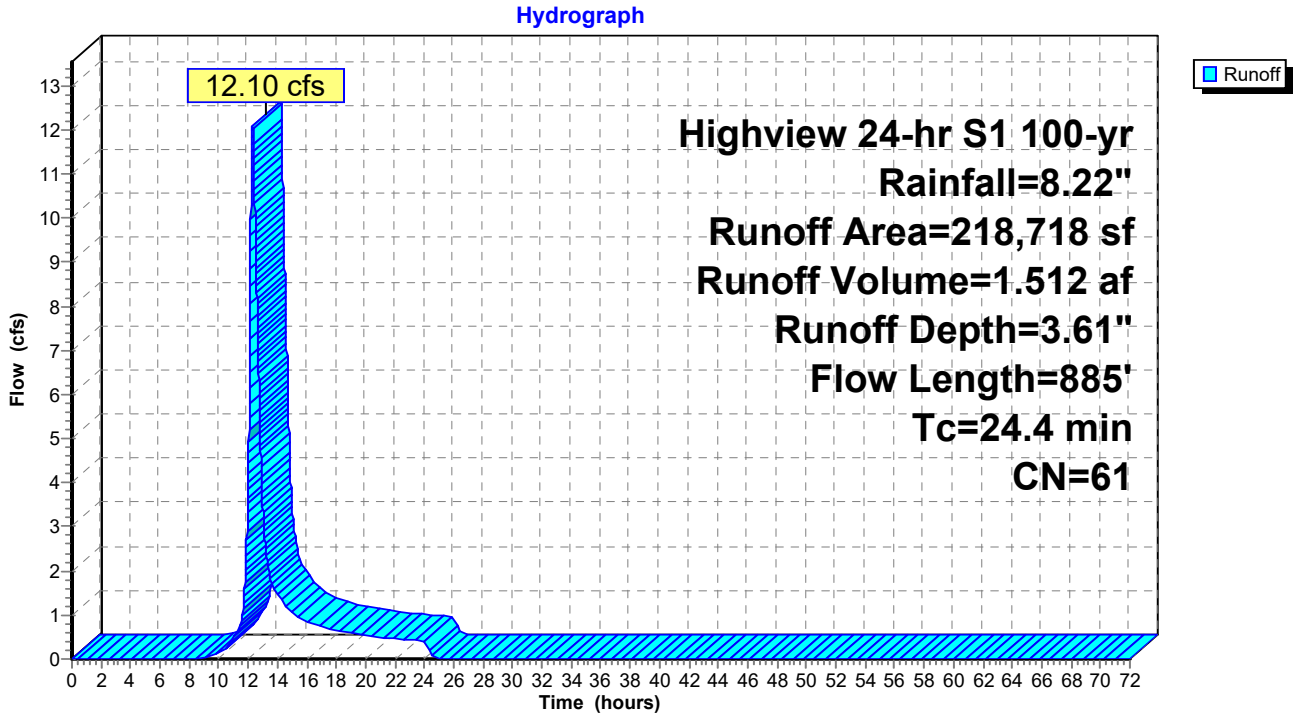
Runoff = 12.10 cfs @ 12.31 hrs, Volume= 1.512 af, Depth= 3.61"
Routed to Reach DP-1 : Fallkill Creek

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 100-yr Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 210,701 | 60 | Woods, Fair, HSG B |
| 1,456 | 36 | Woods, Fair, HSG A |
| 1,862 | 98 | Water Surface, HSG B |
| 2,557 | 98 | Water Surface, HSG A |
| 2,142 | 98 | Unconnected pavement, HSG B |
| 218,718 | 61 | Weighted Average |
| 212,157 | | 97.00% Pervious Area |
| 6,561 | | 3.00% Impervious Area |
| 2,142 | | 32.65% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | 100 | 0.0500 | 0.11 | | **Sheet Flow, 100' Sheet Woods** Woods: Light underbrush n= 0.400 P2= 3.16" |
| 9.4 | 785 | 0.0777 | 1.39 | | **Shallow Concentrated Flow, 785' SCF Woods** Woodland Kv= 5.0 fps |
| 24.4 | 885 | Total | | | |

## Subcatchment ES-1:



## Summary for Subcatchment ES-2:

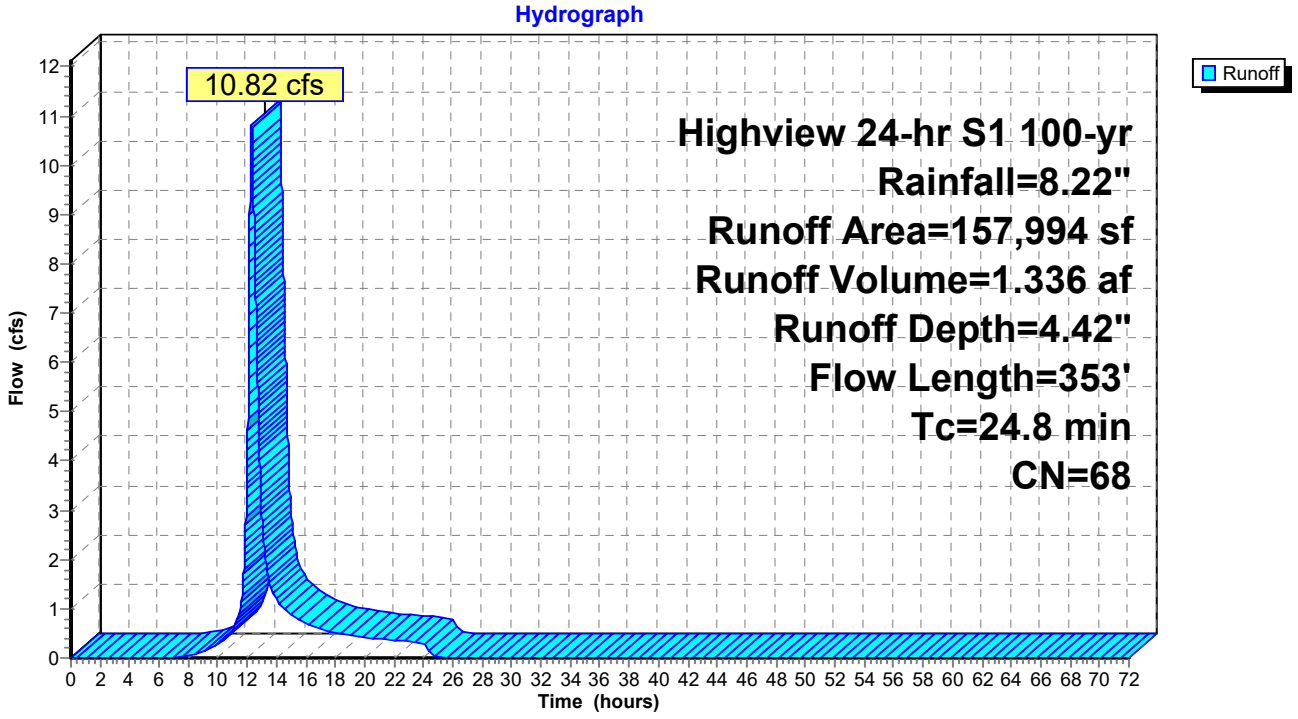
Runoff = 10.82 cfs @ 12.31 hrs, Volume= 1.336 af, Depth= 4.42"
Routed to Reach DP-1 : Fallkill Creek

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 100-yr Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 122,826 | 60 | Woods, Fair, HSG B |
| 29,914 | 98 | Water Surface, HSG B |
| 5,254 | 98 | Unconnected pavement, HSG B |
| 157,994 | 68 | Weighted Average |
| 122,826 | | 77.74% Pervious Area |
| 35,168 | | 22.26% Impervious Area |
| 5,254 | | 14.94% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 21.6 | 100 | 0.0200 | 0.08 | | **Sheet Flow, 100' Sheet Woods**<br>Woods: Light underbrush n= 0.400 P2= 3.16" |
| 3.2 | 253 | 0.0710 | 1.33 | | **Shallow Concentrated Flow, 253' SCF Woods**<br>Woodland Kv= 5.0 fps |
| 24.8 | 353 | Total | | | |

## Subcatchment ES-2:



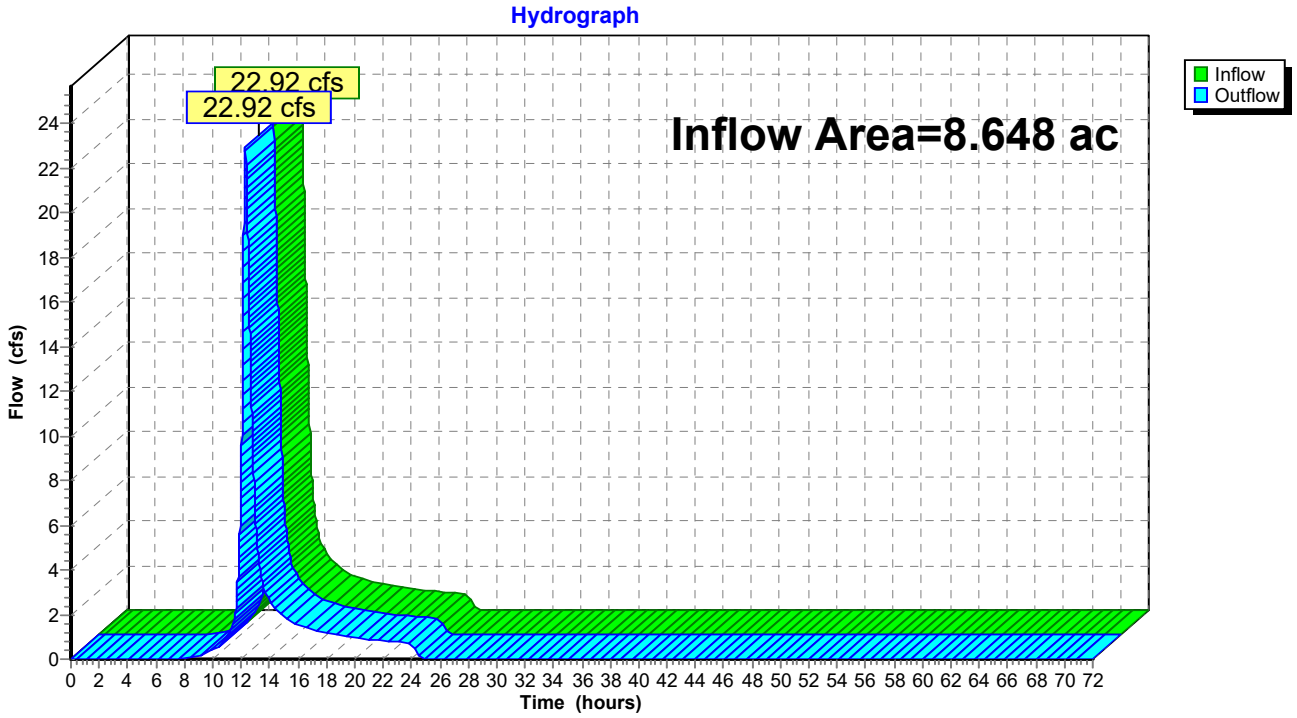
## Summary for Reach DP-1: Fallkill Creek

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8.648 ac, 11.08% Impervious, Inflow Depth = 3.95" for 100-yr event
Inflow = 22.92 cfs @ 12.31 hrs, Volume= 2.848 af
Outflow = 22.92 cfs @ 12.31 hrs, Volume= 2.848 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

### Reach DP-1: Fallkill Creek



# APPENDIX E:
# POST DEVELOPMENT STORMWATER MODELING

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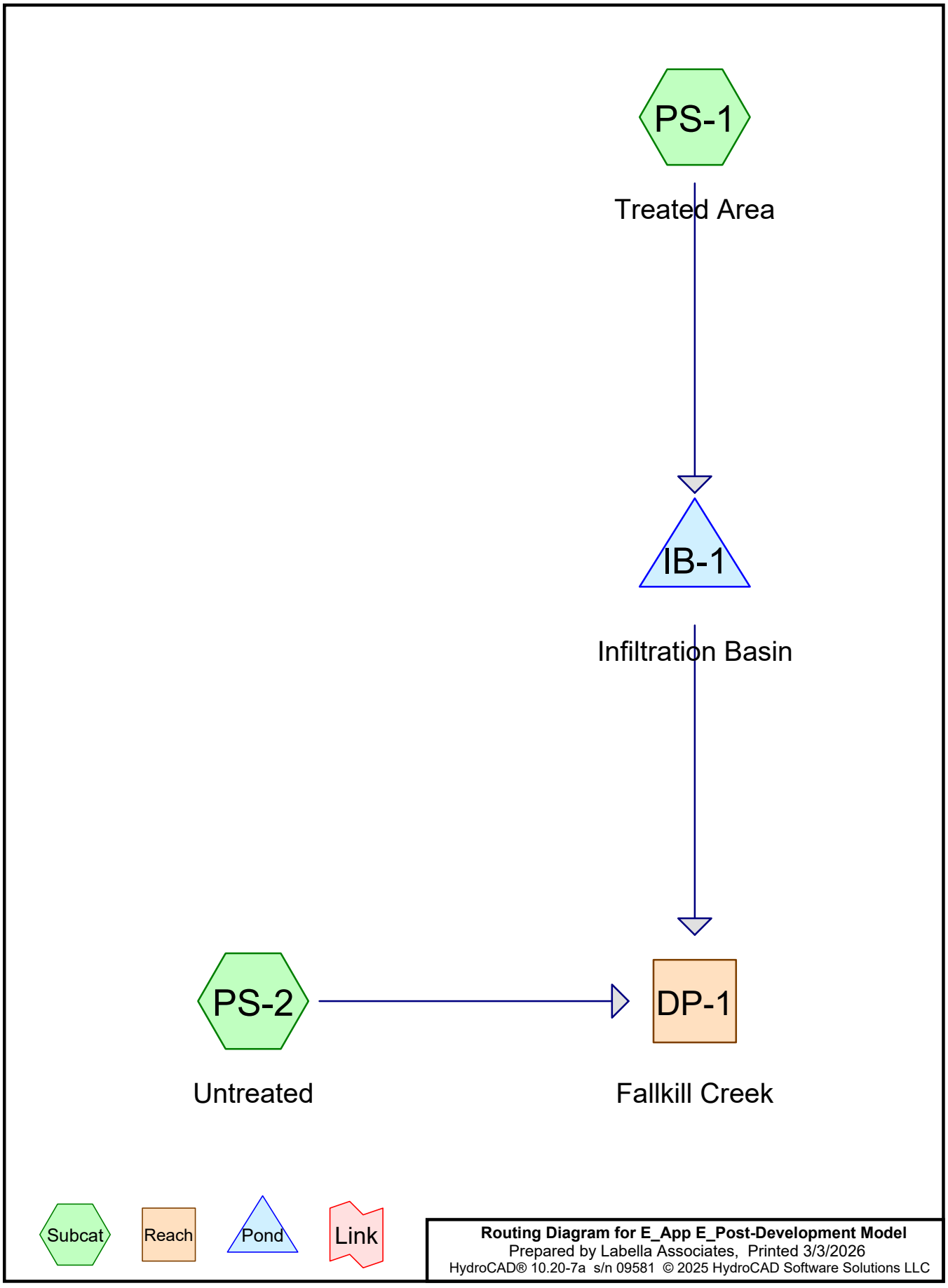

PS-1
Treated Area
IB-1
Infiltration Basin
PS-2
DP-1
Untreated
Fallkill Creek
Subcat
Reach
Pond
Link
Routing Diagram for E_App E_Post-Development Model
Prepared by Labella Associates, Printed 3/3/2026
HydroCAD® 10.20-7a s/n 09581 © 2025 HydroCAD Software Solutions LLC

## Rainfall Events Listing (selected events)

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 1-yr | Highview 24-hr S1 | 1-yr | Default | 24.00 | 1 | 2.61 | 2 |
| 2 | 10-yr | Highview 24-hr S1 | 1-yr | Default | 24.00 | 1 | 4.68 | 2 |
| 3 | 100-yr | Highview 24-hr S1 | 1-yr | Default | 24.00 | 1 | 8.22 | 2 |

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.031 | 49 | 50-75% Grass cover, Fair, HSG A (PS-2) |
| 1.731 | 69 | 50-75% Grass cover, Fair, HSG B (PS-1, PS-2) |
| 1.738 | 98 | Paved parking, HSG B (PS-1) |
| 0.059 | 98 | Water Surface, HSG A (PS-2) |
| 0.729 | 98 | Water Surface, HSG B (PS-2) |
| 0.088 | 36 | Woods, Fair, HSG A (PS-2) |
| 4.273 | 60 | Woods, Fair, HSG B (PS-1, PS-2) |
| **8.649** | **73** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (acres) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0.178 | HSG A | PS-2 |
| 8.471 | HSG B | PS-1, PS-2 |
| 0.000 | HSG C | |
| 0.000 | HSG D | |
| 0.000 | Other | |
| **8.649** | | **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 |
|---|---|---|---|---|---|---|---|
| 0.031 | 1.731 | 0.000 | 0.000 | 0.000 | 1.762 | 50-75% Grass cover, Fair | PS-1, PS-2 |
| 0.000 | 1.738 | 0.000 | 0.000 | 0.000 | 1.738 | Paved parking | PS-1 |
| 0.059 | 0.729 | 0.000 | 0.000 | 0.000 | 0.788 | Water Surface | PS-2 |
| 0.088 | 4.273 | 0.000 | 0.000 | 0.000 | 4.361 | Woods, Fair | PS-1, PS-2 |
| **0.178** | **8.471** | **0.000** | **0.000** | **0.000** | **8.649** | **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 | PS-1 | 0.00 | 0.00 | 347.0 | 0.0050 | 0.013 | 0.0 | 12.0 | 0.0 | |
| 2 | IB-1 | 183.91 | 183.70 | 50.0 | 0.0042 | 0.013 | 0.0 | 15.0 | 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 Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PS-1: Treated Area** Runoff Area=172,628 sf 43.86% Impervious Runoff Depth=0.91"
Flow Length=726' Tc=19.1 min CN=79 Runoff=2.77 cfs 0.301 af

**Subcatchment PS-2: Untreated** Runoff Area=204,133 sf 16.82% Impervious Runoff Depth=0.40"
Flow Length=501' Tc=31.6 min CN=67 Runoff=0.78 cfs 0.157 af

**Reach DP-1: Fallkill Creek** Inflow=0.78 cfs 0.157 af
Outflow=0.78 cfs 0.157 af

**Pond IB-1: Infiltration Basin** Peak Elev=183.54' Storage=3,471 cf Inflow=2.77 cfs 0.301 af
Discarded=0.66 cfs 0.301 af Primary=0.00 cfs 0.000 af Outflow=0.66 cfs 0.301 af

**Total Runoff Area = 8.649 ac Runoff Volume = 0.459 af Average Runoff Depth = 0.64"**
**70.79% Pervious = 6.123 ac 29.21% Impervious = 2.526 ac**

## Summary for Subcatchment PS-1: Treated Area

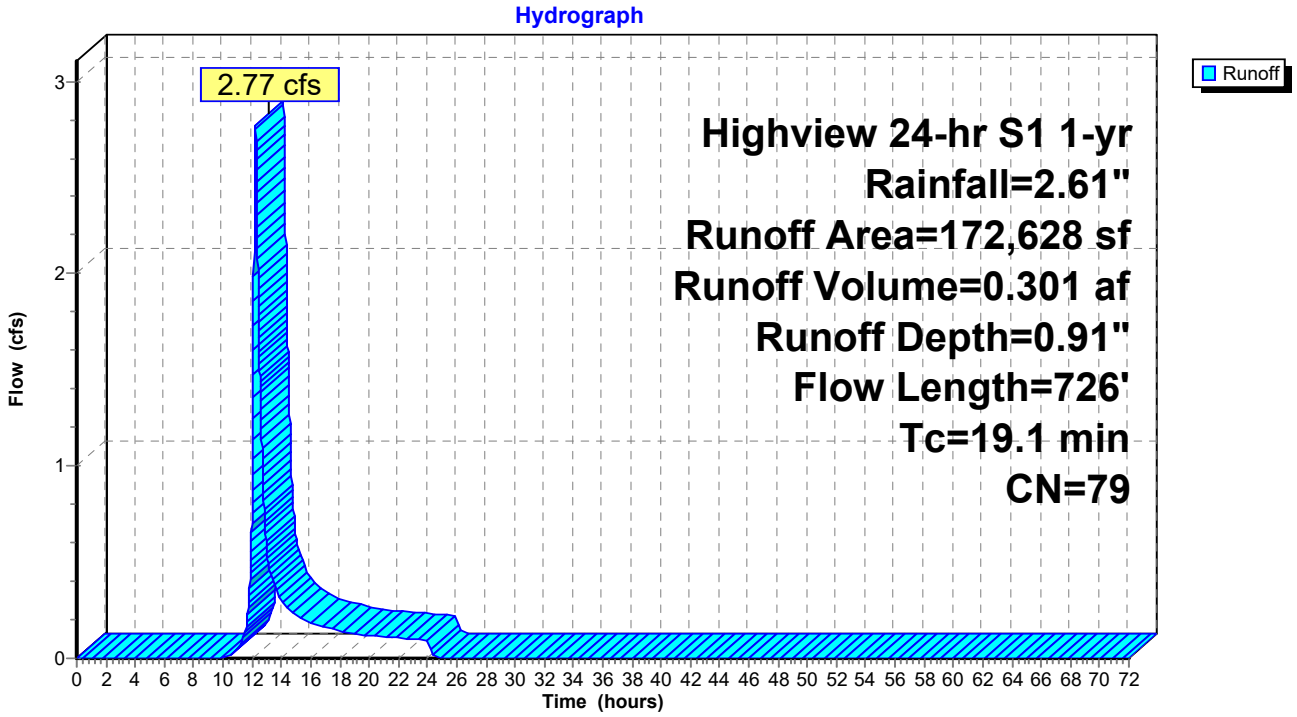
Runoff = 2.77 cfs @ 12.23 hrs, Volume= 0.301 af, Depth= 0.91"
Routed to Pond IB-1 : Infiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 1-yr Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 75,707 | 98 | Paved parking, HSG B |
| 39,509 | 69 | 50-75% Grass cover, Fair, HSG B |
| 39,030 | 60 | Woods, Fair, HSG B |
| 16,640 | 60 | Woods, Fair, HSG B |
| 1,742 | 69 | 50-75% Grass cover, Fair, HSG B |
| 172,628 | 79 | Weighted Average |
| 96,921 | | 56.14% Pervious Area |
| 75,707 | | 43.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | 100 | 0.0500 | 0.11 | | **Sheet Flow, 100' WOODS** Woods: Light underbrush n= 0.400 P2= 3.16" |
| 2.0 | 215 | 0.1290 | 1.80 | | **Shallow Concentrated Flow, 215' WOODLAND WOODS** Woodland Kv= 5.0 fps |
| 0.1 | 22 | 0.3300 | 4.02 | | **Shallow Concentrated Flow, 22 Grass** Short Grass Pasture Kv= 7.0 fps |
| 0.2 | 42 | 0.0230 | 3.08 | | **Shallow Concentrated Flow, 116 lf paved** Paved Kv= 20.3 fps |
| 1.8 | 347 | 0.0050 | 3.21 | 2.52 | **Pipe Channel, pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Concrete pipe, bends & connections |
| 19.1 | 726 | Total | | | |

## Subcatchment PS-1: Treated Area



## Summary for Subcatchment PS-2: Untreated

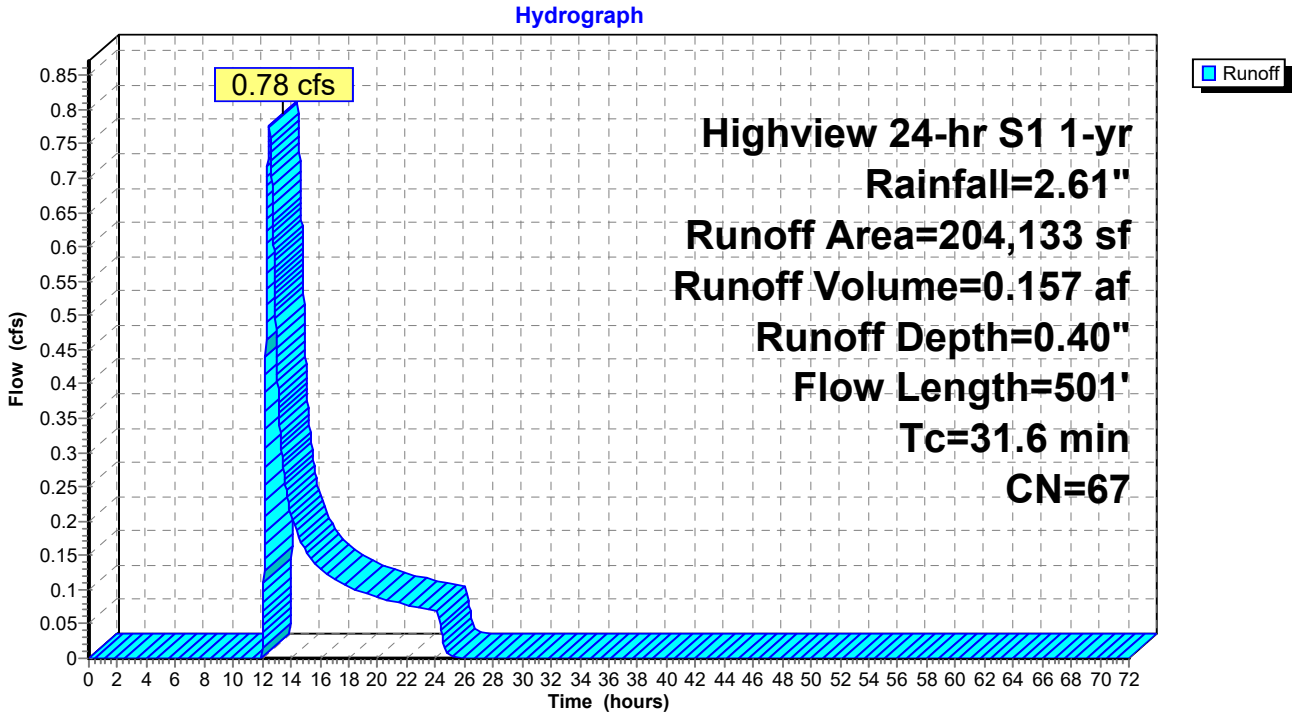
Runoff = 0.78 cfs @ 12.50 hrs, Volume= 0.157 af, Depth= 0.40"
Routed to Reach DP-1 : Fallkill Creek

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 1-yr Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 130,470 | 60 | Woods, Fair, HSG B |
| 34,138 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,829 | 36 | Woods, Fair, HSG A |
| 31,777 | 98 | Water Surface, HSG B |
| 2,557 | 98 | Water Surface, HSG A |
| 1,362 | 49 | 50-75% Grass cover, Fair, HSG A |
| 204,133 | 67 | Weighted Average |
| 169,799 | | 83.18% Pervious Area |
| 34,334 | | 16.82% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 18.8 | 100 | 0.0040 | 0.09 | | **Sheet Flow, 100' grass**<br>Grass: Short n= 0.150 P2= 3.16" |
| 9.3 | 246 | 0.0040 | 0.44 | | **Shallow Concentrated Flow, 246' grass**<br>Short Grass Pasture Kv= 7.0 fps |
| 3.5 | 155 | 0.0220 | 0.74 | | **Shallow Concentrated Flow, 155' Woods**<br>Woodland Kv= 5.0 fps |
| 31.6 | 501 | Total | | | |

## Subcatchment PS-2: Untreated

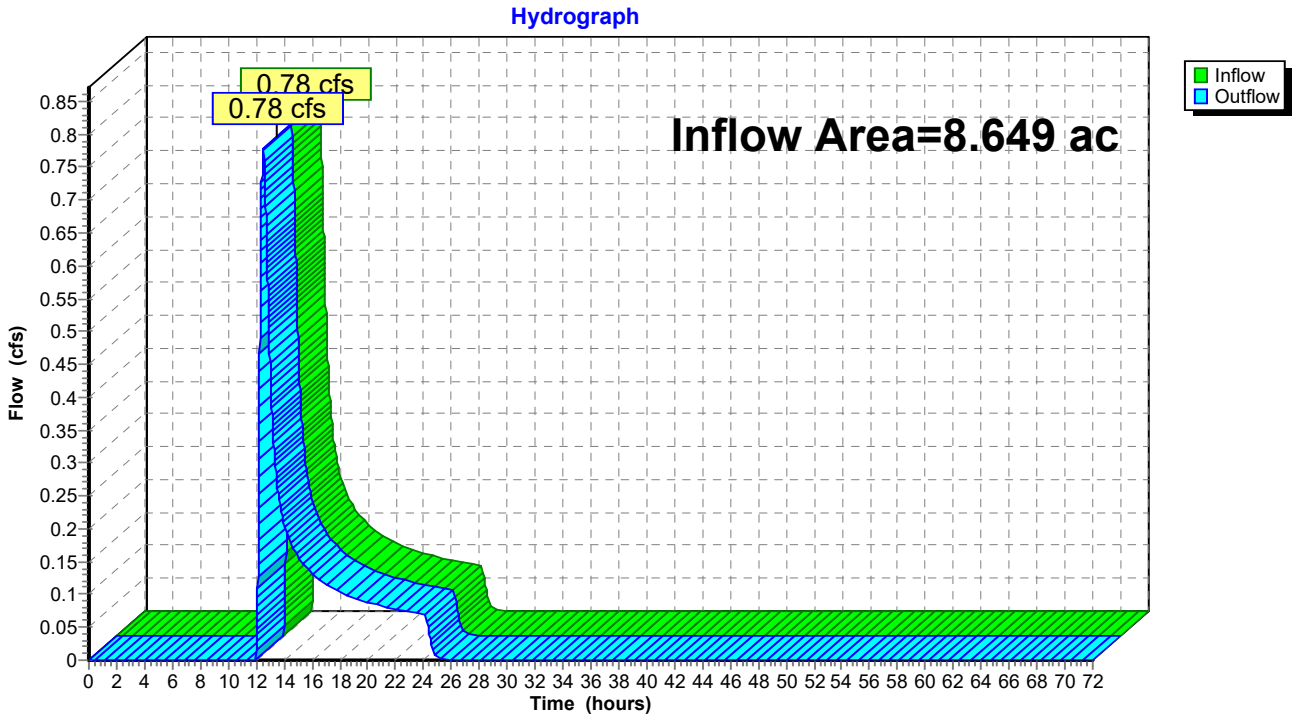


## Summary for Reach DP-1: Fallkill Creek

Inflow Area = 8.649 ac, 29.21% Impervious, Inflow Depth = 0.22" for 1-yr event
Inflow = 0.78 cfs @ 12.50 hrs, Volume= 0.157 af
Outflow = 0.78 cfs @ 12.50 hrs, Volume= 0.157 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

## Reach DP-1: Fallkill Creek



## Summary for Pond IB-1: Infiltration Basin

Inflow Area = 3.963 ac, 43.86% Impervious, Inflow Depth = 0.91" for 1-yr event
Inflow = 2.77 cfs @ 12.23 hrs, Volume= 0.301 af
Outflow = 0.66 cfs @ 12.89 hrs, Volume= 0.301 af, Atten= 76%, Lag= 39.9 min
Discarded = 0.66 cfs @ 12.89 hrs, Volume= 0.301 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach DP-1 : Fallkill Creek

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 183.54' @ 12.89 hrs Surf.Area= 2,445 sf Storage= 3,471 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 39.5 min ( 930.8 - 891.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 184.00' | 0 cf | **Forebay (Prismatic)**Listed below (Recalc)<br>3,466 cf Overall x 0.0% Voids |
| #2 | 181.75' | 24,255 cf | **Storage (Prismatic)**Listed below (Recalc) |
| | | 24,255 cf | Total Available Storage |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 184.00 | 166 | 0 | 0 |
| 186.00 | 700 | 866 | 866 |
| 188.00 | 1,900 | 2,600 | 3,466 |

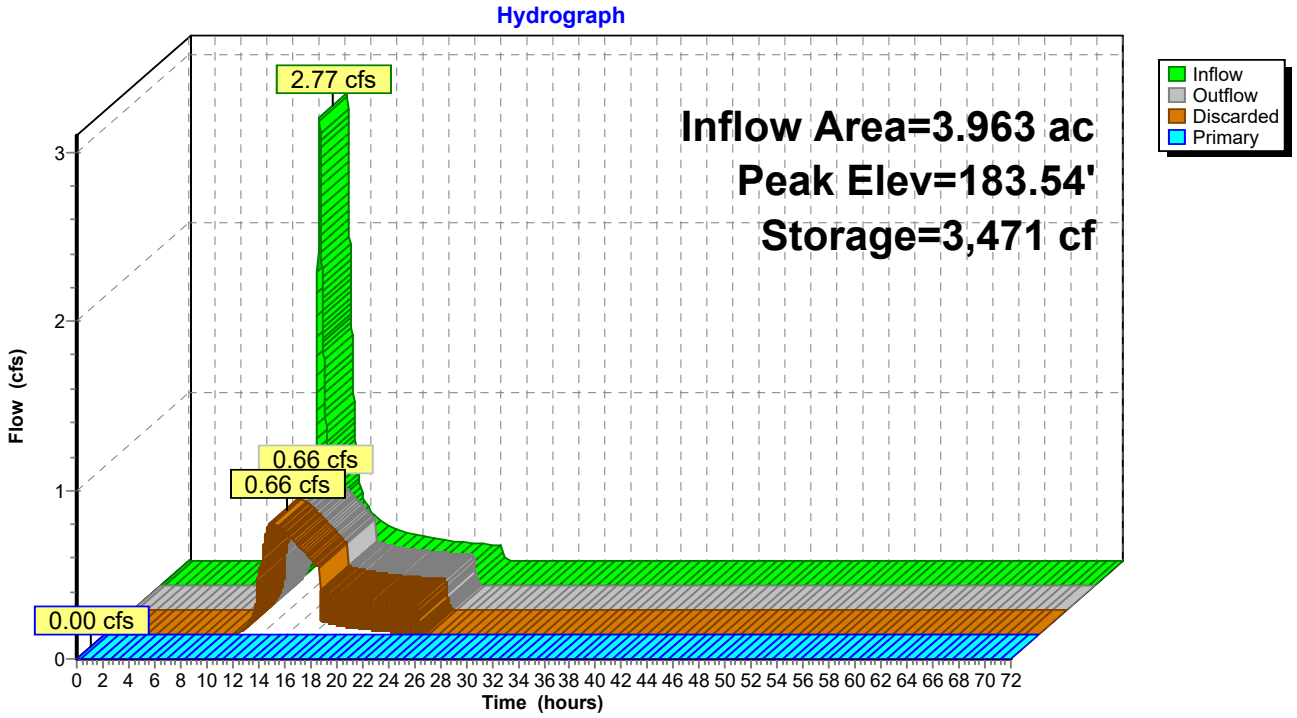
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 181.75 | 1,442 | 0 | 0 |
| 182.00 | 1,565 | 376 | 376 |
| 184.00 | 2,706 | 4,271 | 4,647 |
| 186.00 | 4,176 | 6,882 | 11,529 |
| 188.00 | 5,993 | 10,169 | 21,698 |
| 188.41 | 6,481 | 2,557 | 24,255 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 183.91' | **15.0" Round Culvert**<br>L= 50.0' CPP, end-section conforming to fill, Ke= 0.500<br>Inlet / Outlet Invert= 183.91' / 183.70' S= 0.0042 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf |
| #2 | Discarded | 181.75' | **11.700 in/hr Exfiltration over Surface area** |
| #3 | Device 1 | 184.20' | **14.0" W x 6.0" H Vert. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Device 1 | 186.50' | **24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |

**Discarded OutFlow** Max=0.66 cfs @ 12.89 hrs HW=183.54' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.66 cfs)

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=181.75' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** ( Controls 0.00 cfs)
  └**3=Orifice/Grate** ( Controls 0.00 cfs)
  └**4=Orifice/Grate** ( Controls 0.00 cfs)

## Pond IB-1: Infiltration Basin



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 Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PS-1: Treated Area** Runoff Area=172,628 sf 43.86% Impervious Runoff Depth=2.53"
Flow Length=726' Tc=19.1 min CN=79 Runoff=8.14 cfs 0.835 af

**Subcatchment PS-2: Untreated** Runoff Area=204,133 sf 16.82% Impervious Runoff Depth=1.58"
Flow Length=501' Tc=31.6 min CN=67 Runoff=4.33 cfs 0.618 af

**Reach DP-1: Fallkill Creek** Inflow=6.88 cfs 0.812 af
Outflow=6.88 cfs 0.812 af

**Pond IB-1: Infiltration Basin** Peak Elev=185.35' Storage=8,987 cf Inflow=8.14 cfs 0.835 af
Discarded=1.15 cfs 0.642 af Primary=2.66 cfs 0.193 af Outflow=3.81 cfs 0.835 af

**Total Runoff Area = 8.649 ac Runoff Volume = 1.453 af Average Runoff Depth = 2.02"**
**70.79% Pervious = 6.123 ac 29.21% Impervious = 2.526 ac**

## Summary for Subcatchment PS-1: Treated Area

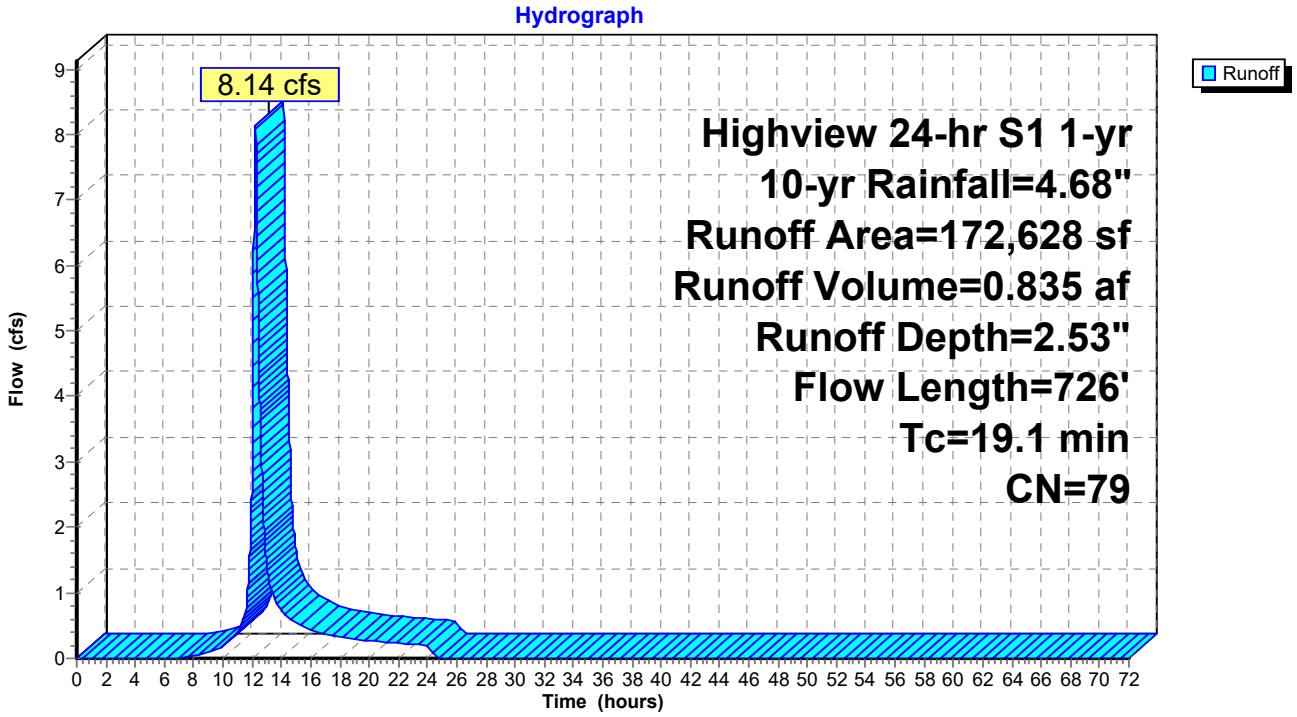
Runoff = 8.14 cfs @ 12.21 hrs, Volume= 0.835 af, Depth= 2.53"
Routed to Pond IB-1 : Infiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 1-yr 10-yr Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 75,707 | 98 | Paved parking, HSG B |
| 39,509 | 69 | 50-75% Grass cover, Fair, HSG B |
| 39,030 | 60 | Woods, Fair, HSG B |
| 16,640 | 60 | Woods, Fair, HSG B |
| 1,742 | 69 | 50-75% Grass cover, Fair, HSG B |
| 172,628 | 79 | Weighted Average |
| 96,921 | | 56.14% Pervious Area |
| 75,707 | | 43.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | 100 | 0.0500 | 0.11 | | **Sheet Flow, 100' WOODS**<br>Woods: Light underbrush n= 0.400 P2= 3.16" |
| 2.0 | 215 | 0.1290 | 1.80 | | **Shallow Concentrated Flow, 215' WOODLAND WOODS**<br>Woodland Kv= 5.0 fps |
| 0.1 | 22 | 0.3300 | 4.02 | | **Shallow Concentrated Flow, 22 Grass**<br>Short Grass Pasture Kv= 7.0 fps |
| 0.2 | 42 | 0.0230 | 3.08 | | **Shallow Concentrated Flow, 116 lf paved**<br>Paved Kv= 20.3 fps |
| 1.8 | 347 | 0.0050 | 3.21 | 2.52 | **Pipe Channel, pipe flow**<br>12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25'<br>n= 0.013 Concrete pipe, bends & connections |
| 19.1 | 726 | Total | | | |

## Subcatchment PS-1: Treated Area



## Summary for Subcatchment PS-2: Untreated

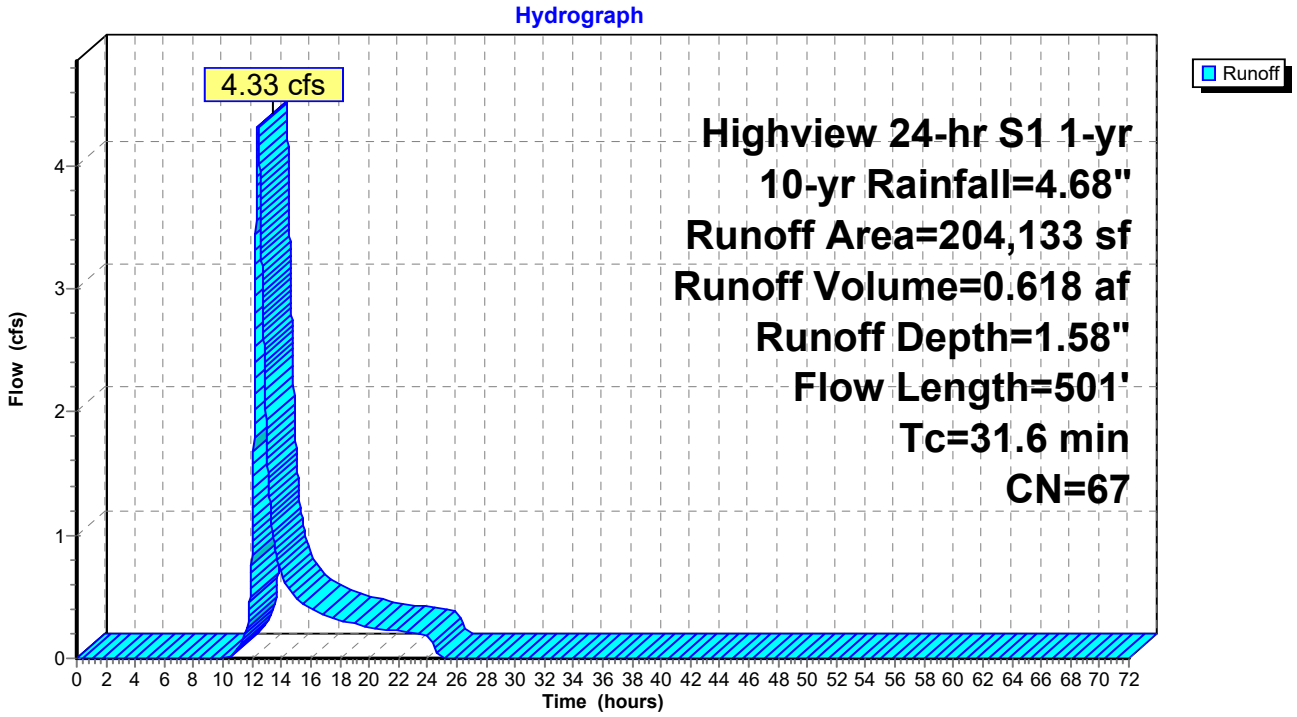
Runoff = 4.33 cfs @ 12.40 hrs, Volume= 0.618 af, Depth= 1.58"
Routed to Reach DP-1 : Fallkill Creek

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 1-yr 10-yr Rainfall=4.68"

| Area (sf) | CN | Description |
|---|---|---|
| 130,470 | 60 | Woods, Fair, HSG B |
| 34,138 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,829 | 36 | Woods, Fair, HSG A |
| 31,777 | 98 | Water Surface, HSG B |
| 2,557 | 98 | Water Surface, HSG A |
| 1,362 | 49 | 50-75% Grass cover, Fair, HSG A |
| 204,133 | 67 | Weighted Average |
| 169,799 | | 83.18% Pervious Area |
| 34,334 | | 16.82% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 18.8 | 100 | 0.0040 | 0.09 | | **Sheet Flow, 100' grass**<br>Grass: Short n= 0.150 P2= 3.16" |
| 9.3 | 246 | 0.0040 | 0.44 | | **Shallow Concentrated Flow, 246' grass**<br>Short Grass Pasture Kv= 7.0 fps |
| 3.5 | 155 | 0.0220 | 0.74 | | **Shallow Concentrated Flow, 155' Woods**<br>Woodland Kv= 5.0 fps |
| 31.6 | 501 | Total | | | |

## Subcatchment PS-2: Untreated

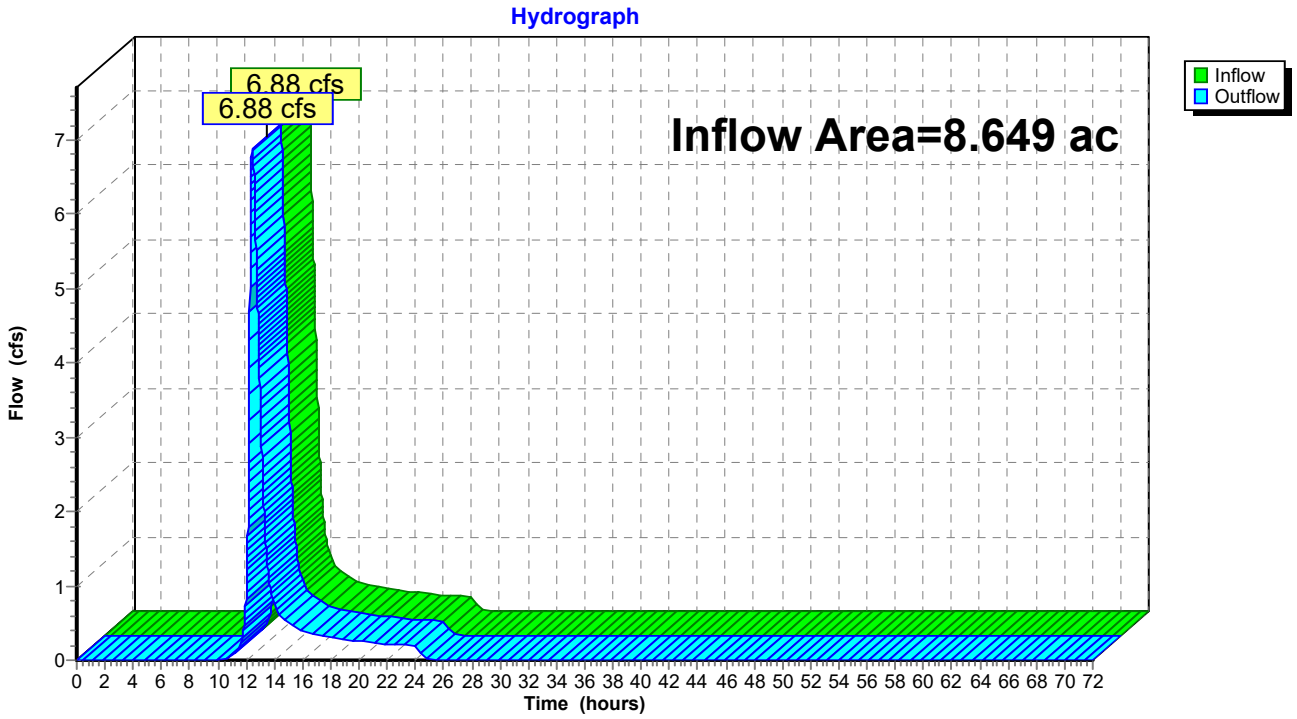


## Summary for Reach DP-1: Fallkill Creek

Inflow Area = 8.649 ac, 29.21% Impervious, Inflow Depth = 1.13" for 10-yr event
Inflow = 6.88 cfs @ 12.44 hrs, Volume= 0.812 af
Outflow = 6.88 cfs @ 12.44 hrs, Volume= 0.812 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

### Reach DP-1: Fallkill Creek



## Summary for Pond IB-1: Infiltration Basin

Inflow Area = 3.963 ac, 43.86% Impervious, Inflow Depth = 2.53" for 10-yr event
Inflow = 8.14 cfs @ 12.21 hrs, Volume= 0.835 af
Outflow = 3.81 cfs @ 12.54 hrs, Volume= 0.835 af, Atten= 53%, Lag= 19.5 min
Discarded = 1.15 cfs @ 12.54 hrs, Volume= 0.642 af
Primary = 2.66 cfs @ 12.54 hrs, Volume= 0.193 af
Routed to Reach DP-1 : Fallkill Creek

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 185.35' @ 12.54 hrs Surf.Area= 4,230 sf Storage= 8,987 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 52.0 min ( 907.6 - 855.6 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 184.00' | 0 cf | **Forebay (Prismatic)**Listed below (Recalc)<br>3,466 cf Overall x 0.0% Voids |
| #2 | 181.75' | 24,255 cf | **Storage (Prismatic)**Listed below (Recalc) |
| | | 24,255 cf | Total Available Storage |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 184.00 | 166 | 0 | 0 |
| 186.00 | 700 | 866 | 866 |
| 188.00 | 1,900 | 2,600 | 3,466 |

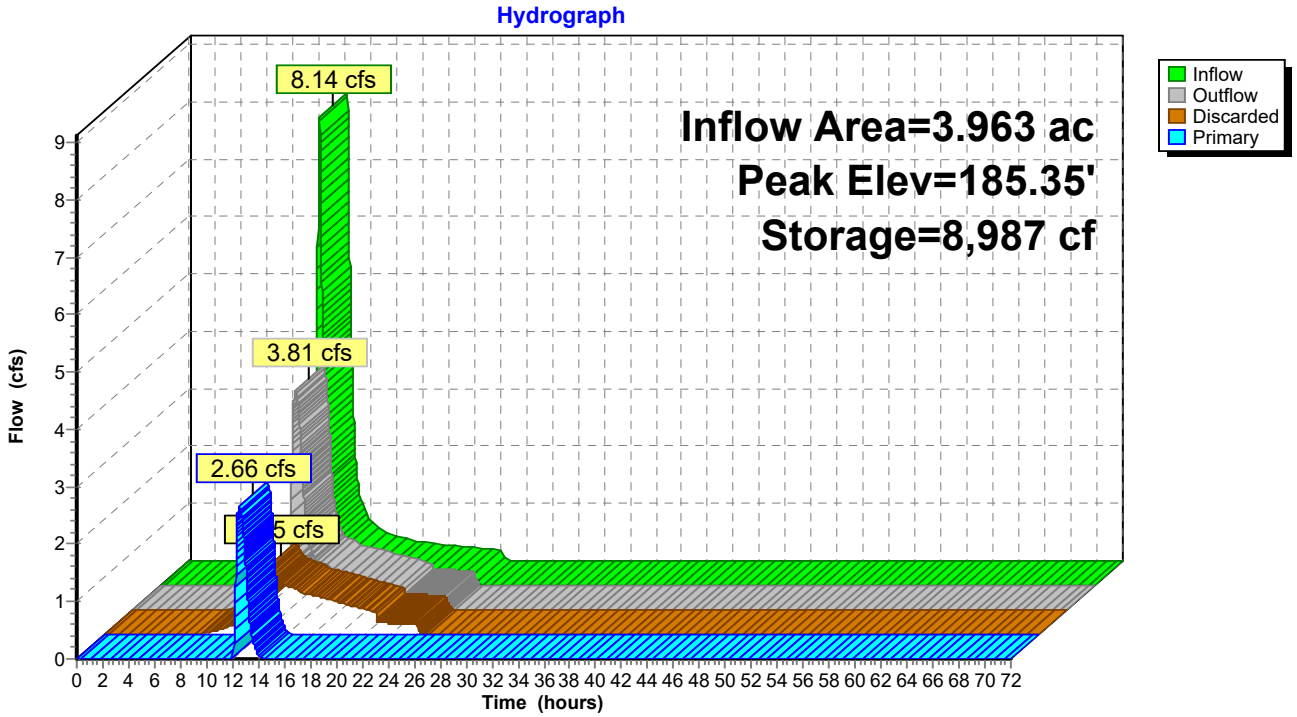
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 181.75 | 1,442 | 0 | 0 |
| 182.00 | 1,565 | 376 | 376 |
| 184.00 | 2,706 | 4,271 | 4,647 |
| 186.00 | 4,176 | 6,882 | 11,529 |
| 188.00 | 5,993 | 10,169 | 21,698 |
| 188.41 | 6,481 | 2,557 | 24,255 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 183.91' | **15.0" Round Culvert**<br>L= 50.0' CPP, end-section conforming to fill, Ke= 0.500<br>Inlet / Outlet Invert= 183.91' / 183.70' S= 0.0042 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf |
| #2 | Discarded | 181.75' | **11.700 in/hr Exfiltration over Surface area** |
| #3 | Device 1 | 184.20' | **14.0" W x 6.0" H Vert. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Device 1 | 186.50' | **24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |

**Discarded OutFlow** Max=1.15 cfs @ 12.54 hrs HW=185.35' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 1.15 cfs)

**Primary OutFlow** Max=2.66 cfs @ 12.54 hrs HW=185.35' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 2.66 cfs of 4.42 cfs potential flow)
  └**3=Orifice/Grate** (Orifice Controls 2.66 cfs @ 4.57 fps)
  └**4=Orifice/Grate** ( Controls 0.00 cfs)

## Pond IB-1: Infiltration Basin



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 Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment PS-1: Treated Area** Runoff Area=172,628 sf 43.86% Impervious Runoff Depth=5.71"
Flow Length=726' Tc=19.1 min CN=79 Runoff=18.32 cfs 1.887 af

**Subcatchment PS-2: Untreated** Runoff Area=204,133 sf 16.82% Impervious Runoff Depth=4.30"
Flow Length=501' Tc=31.6 min CN=67 Runoff=12.52 cfs 1.681 af

**Reach DP-1: Fallkill Creek** Inflow=21.97 cfs 2.490 af
Outflow=21.97 cfs 2.490 af

**Pond IB-1: Infiltration Basin** Peak Elev=187.41' Storage=18,329 cf Inflow=18.32 cfs 1.887 af
Discarded=1.90 cfs 1.078 af Primary=9.46 cfs 0.809 af Outflow=11.36 cfs 1.887 af

**Total Runoff Area = 8.649 ac Runoff Volume = 3.568 af Average Runoff Depth = 4.95"**
**70.79% Pervious = 6.123 ac 29.21% Impervious = 2.526 ac**

## Summary for Subcatchment PS-1: Treated Area

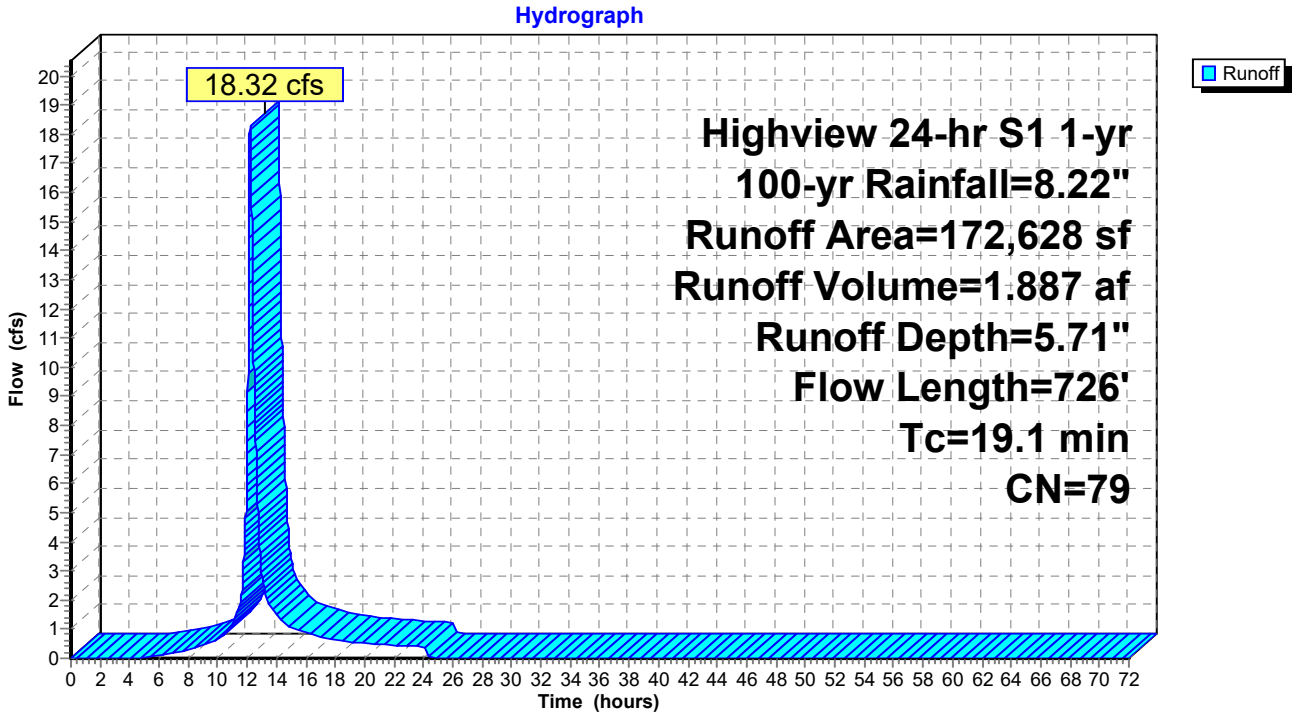
Runoff = 18.32 cfs @ 12.21 hrs, Volume= 1.887 af, Depth= 5.71"
Routed to Pond IB-1 : Infiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 1-yr 100-yr Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 75,707 | 98 | Paved parking, HSG B |
| 39,509 | 69 | 50-75% Grass cover, Fair, HSG B |
| 39,030 | 60 | Woods, Fair, HSG B |
| 16,640 | 60 | Woods, Fair, HSG B |
| 1,742 | 69 | 50-75% Grass cover, Fair, HSG B |
| 172,628 | 79 | Weighted Average |
| 96,921 | | 56.14% Pervious Area |
| 75,707 | | 43.86% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 15.0 | 100 | 0.0500 | 0.11 | | **Sheet Flow, 100' WOODS**<br>Woods: Light underbrush n= 0.400 P2= 3.16" |
| 2.0 | 215 | 0.1290 | 1.80 | | **Shallow Concentrated Flow, 215' WOODLAND WOODS**<br>Woodland Kv= 5.0 fps |
| 0.1 | 22 | 0.3300 | 4.02 | | **Shallow Concentrated Flow, 22 Grass**<br>Short Grass Pasture Kv= 7.0 fps |
| 0.2 | 42 | 0.0230 | 3.08 | | **Shallow Concentrated Flow, 116 lf paved**<br>Paved Kv= 20.3 fps |
| 1.8 | 347 | 0.0050 | 3.21 | 2.52 | **Pipe Channel, pipe flow**<br>12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25'<br>n= 0.013 Concrete pipe, bends & connections |
| 19.1 | 726 | Total | | | |

## Subcatchment PS-1: Treated Area



## Summary for Subcatchment PS-2: Untreated

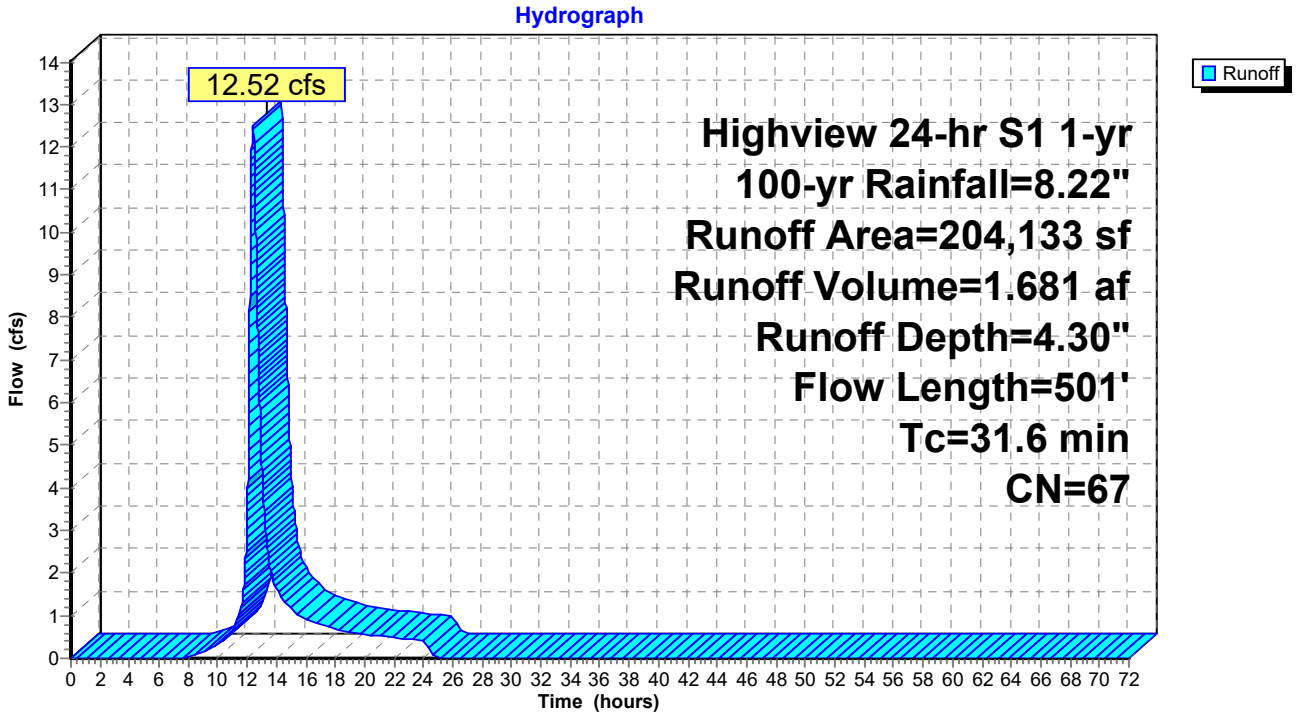
Runoff = 12.52 cfs @ 12.39 hrs, Volume= 1.681 af, Depth= 4.30"
Routed to Reach DP-1 : Fallkill Creek

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Highview 24-hr S1 1-yr 100-yr Rainfall=8.22"

| Area (sf) | CN | Description |
|---|---|---|
| 130,470 | 60 | Woods, Fair, HSG B |
| 34,138 | 69 | 50-75% Grass cover, Fair, HSG B |
| 3,829 | 36 | Woods, Fair, HSG A |
| 31,777 | 98 | Water Surface, HSG B |
| 2,557 | 98 | Water Surface, HSG A |
| 1,362 | 49 | 50-75% Grass cover, Fair, HSG A |
| 204,133 | 67 | Weighted Average |
| 169,799 | | 83.18% Pervious Area |
| 34,334 | | 16.82% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 18.8 | 100 | 0.0040 | 0.09 | | **Sheet Flow, 100' grass**<br>Grass: Short n= 0.150 P2= 3.16" |
| 9.3 | 246 | 0.0040 | 0.44 | | **Shallow Concentrated Flow, 246' grass**<br>Short Grass Pasture Kv= 7.0 fps |
| 3.5 | 155 | 0.0220 | 0.74 | | **Shallow Concentrated Flow, 155' Woods**<br>Woodland Kv= 5.0 fps |
| 31.6 | 501 | Total | | | |

## Subcatchment PS-2: Untreated

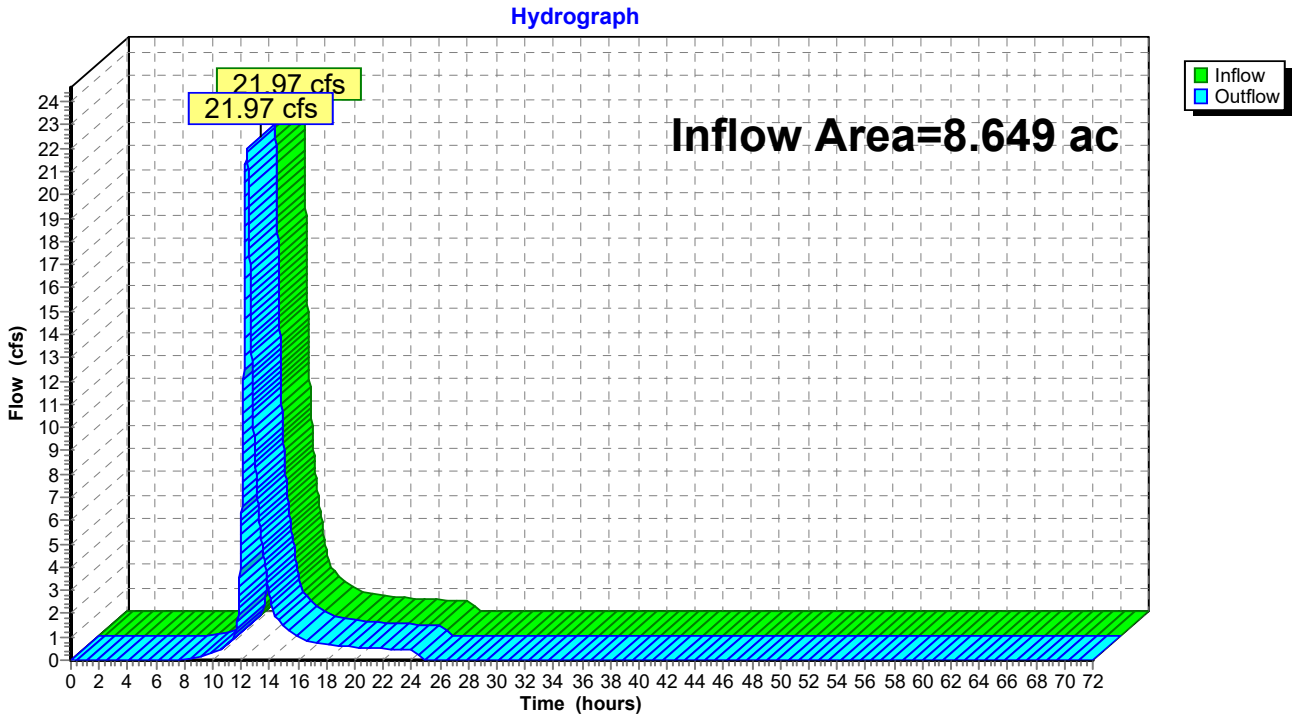


## Summary for Reach DP-1: Fallkill Creek

Inflow Area = 8.649 ac, 29.21% Impervious, Inflow Depth = 3.45" for 100-yr event
Inflow = 21.97 cfs @ 12.39 hrs, Volume= 2.490 af
Outflow = 21.97 cfs @ 12.39 hrs, Volume= 2.490 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

### Reach DP-1: Fallkill Creek



## Summary for Pond IB-1: Infiltration Basin

Inflow Area = 3.963 ac, 43.86% Impervious, Inflow Depth = 5.71" for 100-yr event
Inflow = 18.32 cfs @ 12.21 hrs, Volume= 1.887 af
Outflow = 11.36 cfs @ 12.41 hrs, Volume= 1.887 af, Atten= 38%, Lag= 12.3 min
Discarded = 1.90 cfs @ 12.41 hrs, Volume= 1.078 af
Primary = 9.46 cfs @ 12.41 hrs, Volume= 0.809 af
Routed to Reach DP-1 : Fallkill Creek

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 187.41' @ 12.41 hrs Surf.Area= 7,005 sf Storage= 18,329 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 52.5 min ( 879.9 - 827.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 184.00' | 0 cf | **Forebay (Prismatic)**Listed below (Recalc)<br>3,466 cf Overall x 0.0% Voids |
| #2 | 181.75' | 24,255 cf | **Storage (Prismatic)**Listed below (Recalc) |
| | | 24,255 cf | Total Available Storage |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 184.00 | 166 | 0 | 0 |
| 186.00 | 700 | 866 | 866 |
| 188.00 | 1,900 | 2,600 | 3,466 |

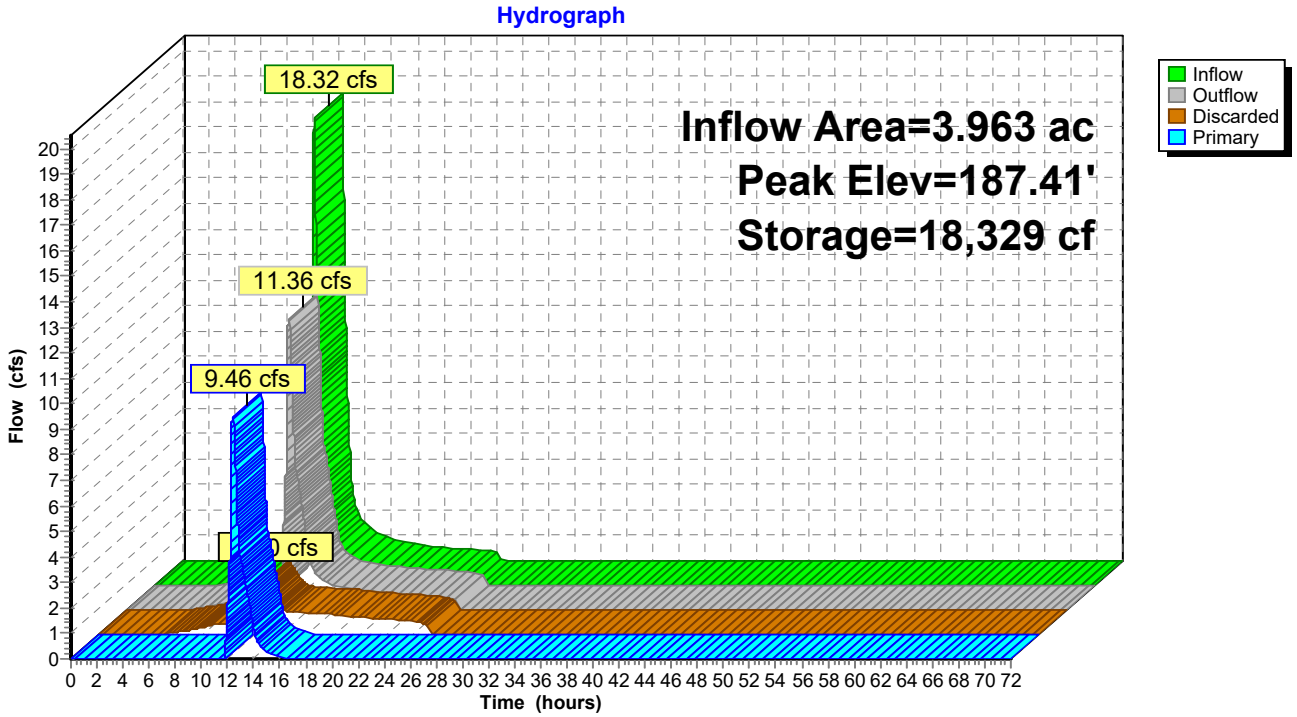
| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 181.75 | 1,442 | 0 | 0 |
| 182.00 | 1,565 | 376 | 376 |
| 184.00 | 2,706 | 4,271 | 4,647 |
| 186.00 | 4,176 | 6,882 | 11,529 |
| 188.00 | 5,993 | 10,169 | 21,698 |
| 188.41 | 6,481 | 2,557 | 24,255 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 183.91' | **15.0" Round Culvert**<br>L= 50.0' CPP, end-section conforming to fill, Ke= 0.500<br>Inlet / Outlet Invert= 183.91' / 183.70' S= 0.0042 '/' Cc= 0.900<br>n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf |
| #2 | Discarded | 181.75' | **11.700 in/hr Exfiltration over Surface area** |
| #3 | Device 1 | 184.20' | **14.0" W x 6.0" H Vert. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |
| #4 | Device 1 | 186.50' | **24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600<br>Limited to weir flow at low heads |

**Discarded OutFlow** Max=1.90 cfs @ 12.41 hrs HW=187.41' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 1.90 cfs)

**Primary OutFlow** Max=9.46 cfs @ 12.41 hrs HW=187.41' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Barrel Controls 9.46 cfs @ 7.71 fps)
  └**3=Orifice/Grate** (Passes < 4.83 cfs potential flow)
  └**4=Orifice/Grate** (Passes < 5.59 cfs potential flow)

## Pond IB-1: Infiltration Basin



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# APPENDIX F:
# SWPPP INSPECTION REPORT (SAMPLE FORM)

LaBella
Powered by partnership.

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**Prepared by:**
LaBella Associates
21 Fox Street
Poughkeepsie, NY 12601
(845)-454-3980

# SWPPP INSPECTION REPORT NUMBER XX
# MASELO REALTY
# HIGHVIEW AT THE FALLKILL
# MILTON STREET, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NY
# PERMIT NUMBER

**Performed:** 2/1/2026 @ 11:00 AM
**Report Issued:** 2/1/2026

**Status: SATISFACTORY (All erosion control measures are installed and in working order)**

| | |
|---|---|
| Qualified Inspector (name and title) | Qualified Professional (name and title) |
| Click or tap to enter a date. | Click or tap to enter a date. |
| Date | Date |
| Signature | Signature |

## NYSDEC Documentation and SWPPP Forms

| | |
|---|---|
| The project has received a Letter of Authorization (LOA) from NYSDEC | Choose an item. |
| The project has received a five acre waiver approved by NYSDEC or MS4 | Choose an item. |
| The project currently has disturbance greater than five acres | Choose an item. |
| The project directly discharges to a 303d waterbody/course | Choose an item. |
| The project is within a phosphorus enhanced watershed | Choose an item. |
| Number of inspections required per week | Choose an item. |

## Included in Site Log Book

| | |
|---|---|
| Preconstruction Assessment | Choose an item. |
| Copy of Notice of Intent (NOI) | Choose an item. |
| Letter of Authorization (LOA) | Choose an item. |
| SWPPP Preparer Certification Form | Choose an item. |
| Owner/Operator Certification Form | Choose an item. |
| MS4 SWPPP Acceptance Form | Choose an item. |
| NYCDEP SWPPP Acceptance/Approval Form | Choose an item. |
| MS4 No Jurisdiction Form | Choose an item. |
| Contractor and Subcontractor Certifications | Choose an item. |
| SPDES General Permit | Choose an item. |
| Five Acre Waiver Authorization | Choose an item. |
| Notice of Termination (NOT) | Choose an item. |

## Site Conditions

| | |
|---|---|
| Total area (acres) with active soil disturbance (not requiring temporary or final stabilization) | |
| Total area (acres) with inactive soil disturbance (requiring temporary or final stabilization) | |
| Total area (acres) that has achieved temporary stabilization | |
| Total area (acres) that has achieved final stabilization | |
| Allowable disturbed area (acres) per NOI and/or five acre waiver | |

## Provide a general description of construction activities ongoing during inspection:

| | |
|---|---|
| | |
| Weather Conditions | Choose an item. |
| Temperature at time of inspection | XX degrees F |
| Soil conditions at time of inspection | Choose an item. |

| Description of Discharge Point/Surface Waters of the State | Condition of Runoff | Sediment Discharge Noted | Corrective Action(s) |
|---|---|---|---|
| | Choose an item. | Choose an item. | |
| | Choose an item. | Choose an item. | |
| | Choose an item. | Choose an item. | |
| | Choose an item. | Choose an item. | |

## Erosion and Sediment Control Deficiencies and Corrective Actions

In the following table, provide marks in the appropriate columns to indicate the conditions of all erosion and sediment control practices at the site.

| Erosion & Sediment Control Practice | Not Applicable | Functioning as Designed | Needs Repair or Maintenance | Not Installed Properly |
|---|---|---|---|---|
| **Temporary Erosion & Sediment Control Practices** | | | | |
| General Site Conditions | ☐ | ☐ | ☐ | ☐ |
| Stabilized Construction Access | ☐ | ☐ | ☐ | ☐ |
| Silt Fence | ☐ | ☐ | ☐ | ☐ |
| Inlet Protection Measures | ☐ | ☐ | ☐ | ☐ |
| Soil Stockpiles | ☐ | ☐ | ☐ | ☐ |
| Dust Control Measures | ☐ | ☐ | ☐ | ☐ |
| Pavement Sweeping | ☐ | ☐ | ☐ | ☐ |
| Temporary Stabilization | ☐ | ☐ | ☐ | ☐ |
| Dewatering Operations | ☐ | ☐ | ☐ | ☐ |
| Slope Protection Measures | ☐ | ☐ | ☐ | ☐ |
| Temporary Parking Areas | ☐ | ☐ | ☐ | ☐ |
| Concrete Washout | ☐ | ☐ | ☐ | ☐ |
| Temporary Swales and Berms | ☐ | ☐ | ☐ | ☐ |
| Stone Check Dams | ☐ | ☐ | ☐ | ☐ |
| Sediment Traps/Basins | ☐ | ☐ | ☐ | ☐ |
| Compost Filter Sock | ☐ | ☐ | ☐ | ☐ |
| Temporary Stream Crossing | ☐ | ☐ | ☐ | ☐ |
| Fiber Roll | ☐ | ☐ | ☐ | ☐ |
| Water Bars | ☐ | ☐ | ☐ | ☐ |
| Flow Diffusers | ☐ | ☐ | ☐ | ☐ |
| Other: | ☐ | ☐ | ☐ | ☐ |
| **Permanent Erosion & Sediment Control Practices** | | | | |
| Rock Outlet Protection | ☐ | ☐ | ☐ | ☐ |
| Permanent Turf Reinforcement | ☐ | ☐ | ☐ | ☐ |
| Permanent Stabilization | ☐ | ☐ | ☐ | ☐ |
| Other: | ☐ | ☐ | ☐ | ☐ |
| **Refer to the following page for deficiencies and corrective actions** | | | | |

## Corrective Actions

For all erosion and sediment control practices identified in the above table as “needs repair or maintenance” or “not installed properly,” provide detailed corrective actions that are required.

| ESC Practice ID | Deficiency and Corrective Action | Date Deficiency First Reported | Deficiency Corrected? | Date Deficiency Corrected |
|---|---|---|---|---|
| Choose an item. | | Click or | Choose an | Click or tap |
| Choose an item. | | Click or | Choose an | Click or tap |
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| Choose an item. | | Click or | Choose an | Click or tap |
| Choose an item. | | Click or | Choose an | Click or tap |

## Stormwater Management Practices

For all stormwater management practices proposed on the project, indicate the status of each practice at the time of inspection, any deficiencies (if applicable) and corresponding corrective actions.

| SMP Practice ID | Sign Installed | Status | Deficiency and Corrective Action (if Applicable) | Deficiency Date | Corrected Action Date |
|---|---|---|---|---|---|
| | Choose an item. | Choose an item. | | Click or tap to enter a date. | Click or tap to enter a date. |
| | Choose an item. | Choose an item. | | Click or tap to enter a date. | Click or tap to enter a date. |
| | Choose an item. | Choose an item. | | Click or tap to enter a date. | Click or tap to enter a date. |
| | Choose an item. | Choose an item. | | Click or tap to enter a date. | Click or tap to enter a date. |
| | Choose an item. | Choose an item. | | Click or tap to enter a date. | Click or tap to enter a date. |
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| | Choose an item. | Choose an item. | | Click or tap to enter a date. | Click or tap to enter a date. |
| | Choose an item. | Choose an item. | | Click or tap to enter a date. | Click or tap to enter a date. |
| | Choose an item. | Choose an item. | | Click or tap to enter a date. | Click or tap to enter a date. |

## Deficiencies and Corrective Action Photo Log

| | |
|---|---|
| ***Deficiency Photo 1***  *ESC/SMP Practice ID:* *Deficiency Date:* Click or tap to enter a date. | ***Corrective Action Photo 1***  *ESC/SMP Practice ID:* *Corrective Action Photo Date:* Click or tap to enter a date. |
| ***Deficiency Photo 2***  *ESC/SMP Practice ID:* *Deficiency Date:* Click or tap to enter a date. | ***Corrective Action Photo 2***  *ESC/SMP Practice ID:* *Corrective Action Photo Date:* Click or tap to enter a date. |
| ***Deficiency Photo 3***  *ESC/SMP Practice ID:* *Deficiency Date:* Click or tap to enter a date. | ***Corrective Action Photo 3***  *ESC/SMP Practice ID:* *Corrective Action Photo Date:* Click or tap to enter a date. |

## Deficiencies and Corrective Action Photo Log (continued)

| | |
|---|---|
| ***Deficiency Photo 4*** | ***Corrective Action Photo 4*** |
| *ESC/SMP Practice ID:* | *ESC/SMP Practice ID:* |
| *Deficiency Date:* Click or tap to enter a date. | *Corrective Action Photo Date:* Click or tap to enter a date. |
| ***Deficiency Photo 5*** | ***Corrective Action Photo 5*** |
| *ESC/SMP Practice ID:* | *ESC/SMP Practice ID:* |
| *Deficiency Date:* Click or tap to enter a date. | *Corrective Action Photo Date:* Click or tap to enter a date. |
| ***Deficiency Photo 6*** | ***Corrective Action Photo 6*** |
| *ESC/SMP Practice ID:* | *ESC/SMP Practice ID:* |
| *Deficiency Date:* Click or tap to enter a date. | *Corrective Action Photo Date:* Click or tap to enter a date. |

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## Disturbance / Photo Location Map

Replace this page to include an 11x17 erosion control plan sketch to scale showing:

1. Areas with active soil disturbance activity
2. Areas with inactive soil disturbance activity
3. Areas that have achieved temporary stabilization
4. Areas that have achieved final stabilization
5. Photo locations for deficiencies
6. Photo locations for corrective actions
7. Location of erosion and sediment control practices installed

Use Bluebeam template with standard colors to indicate limits

# APPENDIX G:
# POST-CONSTRUCTION INSPECTIONS AND MAINTENANCE

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# Infiltration Stormwater Management Practices Level 1 Inspection Checklist

| | | | | |
|---|---|---|---|---|
| **SMP ID #** | | **SMP Owner** | | ☐ Private ☐ Public |
| **SMP Location (Address; Latitude & Longitude)** | | | | |
| | **Latitude** | | **Longitude** | |

| **Party Responsible for Maintenance** | **System Type** | | **Type of Site** |
|---|---|---|---|
| ☐ Same as SMP Owner<br>☐ Other<br>_____ | ☐ Seasonal<br>☐ Continuous Use<br>☐ Other | ☐ Above Ground<br>☐ Below Ground | ☐ Commercial<br>☐ Industrial<br>☐ Residential<br>☐ State |

| | | | |
|---|---|---|---|
| **Inspection Date** | | **Inspection Time** | |
| **Inspector** | | | |
| **Date of Last Inspection** | | | |

## IN Drainage Area

Look for both pervious and impervious areas that are uphill from the Infiltration cell.

| **Problem (Check if Present)** | | **Follow-Up Actions** |
|---|---|---|
| | ☐ Bare soil, erosion of the ground (rills washing out the dirt) | ☐ Seed and straw areas of bare soil to establish vegetation.<br>☐ Fill in erosion areas with soil, compact, and seed and straw to get vegetation established.<br>☐ If a rill or small channel is forming, try to redirect water flowing to this area by creating a small berm or adding topsoil to areas that are heavily compacted.<br>☐ Other: |

## IN Drainage Area

Look for both pervious and impervious areas that are uphill from the Infiltration cell.

| Problem (Check if Present) | | Follow-Up Actions |
|---|---|---|
| | | ☐ Kick-Out to Level 2 Inspection: Large areas of soil have been eroded, or larger channels are forming. May require rerouting of flow paths. |
| ☐ For Dry Wells: Leaves, sticks, or other debris in gutters and downspouts | | ☐ Remove all debris by hand.<br>☐ Other: |
| | ☐ Piles of grass clippings, mulch, dirt, salt, or other materials | ☐ Remove or cover piles of grass clippings, mulch, dirt, etc.<br>☐ Other: |
| | ☐ Open containers of oil, grease, paint, or other substances | ☐ Cover or properly dispose of materials; consult your local solid waste authority for guidance on materials that may be toxic or hazardous.<br>☐ Other: |

## IN Inlets

Look for all the places where water flows into the Infiltration practice.

| Problem (Check if Present) | Follow-Up Actions |
|---|---|
| <br>☐ Inlets are collecting grit and debris or grass/weeds are growing. Some water may not be getting into the Infiltration practice. | ☐ Use a flat shovel to remove grit and debris (especially at curb inlets or openings). Parking lots generate fine grit that will accumulate at these spots.<br>☐ Pull out clumps of growing grass or weeds and scoop out the soil or grit that the plants are growing in.<br>☐ Remove any grass clippings, leaves, sticks, and other debris that is collecting at inlets.<br>☐ For pipes and ditches, remove sediment and debris that is partially blocking the pipe or ditch opening where it enters the Infiltration practice.<br>☐ Dispose of all material properly in an area where it will not re-enter the practice.<br>☐ Other:<br><br>☐ Kick-Out to Level 2 Inspection: Inlets are blocked to the extent that most of the water does not seem to be entering the Infiltration practice. |
| ☐ Some or all of the inlets are eroding so that rills, gullies, and other erosion is present, or there is bare dirt that is washing into the Infiltration practice. | ☐ For small areas of erosion, smooth out the eroded part and apply rock or stone (e.g., river cobble) to prevent further erosion. Usually, filter fabric is placed under the rock or stone.<br>☐ In some cases, reseeding and applying erosion-control matting can be used to prevent further erosion. Some of these materials may be available at a garden center, but it may be best to consult a landscape contractor.<br>☐ Other:<br><br>☐ Kick-Out to Level 2 Inspection: Erosion is occurring at most of the inlets and it looks like there is too much water that is concentrating at these points. The inlet design may have to be modified. |

## IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

| Problem (Check if Present) | Follow-Up Actions |
|---|---|
| <br>☐ For grass-covered Infiltration practices: grass has grown very tall,<br>*Photo credit: Stormwater Maintenance, LLC* | ☐ Mow infiltration area at least twice per year.<br>☐ Other: |
| <br>☐ For grass-covered Infiltration practices: sparse vegetation cover or bare spots | ☐ Add topsoil (as needed), grass seed, straw, and water during the growing season to re-establish consistent grass coverage.<br>☐ Other:<br><br>☐ Kick-Out to Level 2 Inspection: Sparse vegetation cover can be a sign that the infiltration area is not infiltrating at the proper rate and water is standing too long after a storm. The surface may be saturated or squishy, and the conditions do not enable grass to grow. This situation should be evaluated by a Level 2 Inspection and likely corrected by a qualified contractor. |
| ☐ Minor areas of sediment, grit, trash, or other debris are accumulating on the surface. | ☐ Use a shovel to scoop out minor areas of sediment or grit, especially in the spring after winter sanding materials may wash in and accumulate. Dispose of the material where it cannot re-enter the Infiltration practice.<br>☐ If removing the material creates a hole or low area, rake the surface smooth and level.<br>☐ Remove trash, debris, and other undesirable materials.<br>☐ Other:<br><br>☐ Kick-Out to Level 2 Inspection: Sediment has accumulated more than 2-inches deep and covers 25% or more of the surface of the Infiltration area. |

## IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

| Problem (Check if Present) | Follow-Up Actions |
|---|---|
| <br>☐ There is erosion on the surface; water seems to be carving out rills as it flows across the surface of the Infiltration area or sinkholes are forming in certain areas. | ☐ For minor areas of erosion, try filling the eroded areas with clean topsoil, sand, or stone (whatever the existing cover is).<br>☐ If the problem recurs, you may have to use larger stone (e.g., river cobble) to fill in problem areas.<br>☐ Other:<br><br>☐ Kick-Out to Level 2 Inspection: The problem persists or the erosion is more than 3-inches deep and seems to be an issue with how water enters and moves through the infiltration area.<br>☐ Kick-Out to Level 2 Inspection: The problem does not seem to be caused by flowing water but a collapse or sinking of the surface (e.g., “sinkhole”) due to some underground problem. |
| <br>☐ Observation well is damaged or cap is missing | ☐ Kick-Out to Level 2 Inspection: Requires replacing pipes or caps. |

## IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

| Problem (Check if Present) | Follow-Up Actions |
|---|---|
| <br>☐ Water still visible in the observation well more than 72 hours after a rain storm. The Infiltration practice does not appear to be draining properly. | ☐ Kick-Out to Level 2 Inspection: This is generally a serious problem, and it will be necessary to activate a Level 2 Inspection. |

## IN Outlets

Locate and inspect all outlets.

| Problem (Check if Present) | Follow-Up Actions |
|---|---|
| <br>☐ Outlet obstructed with sediment, debris, trash, etc. | ☐ Remove the debris and dispose of it where it cannot re-enter the infiltration area.<br>☐ Other: |
| | ☐ Kick-Out to Level 2 Inspection: Outlet is completely obstructed; there is too much material to remove by hand or with simple hand tools. |
| ☐ Rills or gullies are forming at outlet. | ☐ For minor rills, fill in with soil, compact, and seed and straw to establish vegetation.<br>☐ Other: |
| | ☐ Kick-Out to Level 2 Inspection: Rills are more than 2" to 3" deep and require more than just hand raking and re-seeding. |

Additional Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

**Certified Completion of Follow-Up Actions:**

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

# Infiltration Stormwater Management Practices Level 2 Inspection Checklist

| | | | | |
|---|---|---|---|---|
| **SMP ID #** | | **SMP Owner** | | ☐ Private ☐ Public |
| **SMP Location (Address; Latitude & Longitude)** | | | | |
| | **Latitude** | | **Longitude** | |

| **Party Responsible for Maintenance** | **System Type** | | **Type of Site** |
|---|---|---|---|
| ☐ Same as SMP Owner<br>☐ Other<br>_____ | ☐ Seasonal<br>☐ Continuous Use<br>☐ Other | ☐ Above Ground<br>☐ Below Ground | ☐ Commercial<br>☐ Industrial<br>☐ Residential<br>☐ State |

| | | | |
|---|---|---|---|
| **Inspection Date** | | **Inspection Time** | |
| **Inspector** | | | |
| **Date of Last Inspection** | | | |

| Level 2 Inspection: INFILTRATION | |
|---|---|
| **Recommended Repairs** | **Triggers for Level 3 Inspection** |
| ***Observed Condition: Water Stands on Surface for More than 72 Hours after Storm*** | |
| ☐ Condition 1: Small pockets of standing water<br><br>For infiltration basins with soil, use a soil probe or auger to examine the soil profile. For gravel infiltration trenches or basins, use a shovel to dig into the gravel layer where the problem is occurring. If isolated areas have accumulated grit, fine silt, or vegetative debris or have bad soil or clogged gravel, try removing and replacing with clean material. If the practice is supposed to have grass cover, it will likely be necessary to replant once the problem is resolved.<br><br>☐ Condition 2: Standing water is widespread or covers entire surface<br><br>Look in the observation well (if it exists) and use a tape measure to estimate the depth of water standing in the soil or gravel. Requires diagnosis and resolution of problem:<br>• Too much sediment/grit washing in from drainage area?<br>• Too much ponding depth?<br>• Improper infiltration media?<br>• Underlying soil not suitable for infiltration?<br>As above, the resolution will likely require replanting and re-establishment of good grass cover if this is part of the design. | • Infiltration media is clogged and problem cannot be diagnosed from Level 2 inspection.<br>• Level 2 inspection identifies problem, but it cannot be resolved easily or it is associated with the original design of the practice.<br><br>☐ Level 3 Inspection necessary |
| ***Observed Condition: Severe erosion of infiltration bed, inlets, or around outlets*** | |
| ☐ Condition 1: Erosion at inlets<br><br>The lining (e.g., grass, matting, stone, rock) may not be adequate for the actual flow velocities coming through the inlets. First line of defense is to try a less erosive lining and/or extending the lining further down to where inlet slopes meet the infiltration surface. If problem persists, analysis by a Qualified Professional is warranted.<br><br>☐ Condition 2: Erosion of infiltration bed<br><br>This is often caused by “preferential flow paths” along the surface. The source of flow should be analyzed and methods employed to dissipate energy and disperse the flow (e.g., check dams, rock splash pads). | • Erosion (rills, gullies) is more than 12 inches deep<br>• The issue is not caused by moving water but some sort of subsurface defect, which may manifest as a sinkhole or linear depression and be associated with problems with the underlying stone or soil.<br><br>☐ Level 3 Inspection necessary |

Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

**Certified Completion of Follow-Up Actions:**

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

## Disconnection and Sheetflow (Rooftop Disconnection, Filter Strip, Riparian Buffer)

**Table 2.4.1 D&S Drainage Area**

| Problem (Check if Present) | | Follow-Up Actions |
|---|---|---|
| | ☐ Changes in flow; more runoff; runoff bypassing the practice | ☐ For rooftop areas, make sure downspouts are still disconnected and conveying water into the treatment area.<br>☐ Look for and remove any "dams" of sediment and grass clippings that prevent water from entering the treatment area as sheet flow.<br>☐ Other: |
| | | ☐ Kick-Out to Level 2 Inspection: Changes to drainage area size or amount of runoff due to construction, tillage, etc. |
| | ☐ For parking lots in the drainage area—sediment, grass clippings, or other debris has accumulated at pavement edge. | ☐ For small, isolated amounts of debris, sweep up by hand and dispose properly so that it will not be exposed to runoff.<br>☐ Other: |
| | | ☐ Kick-Out to Level 2 Inspection: Sediment is widespread and cannot be removed by manual sweeping. |
| | ☐ For parking lots in the drainage area—dips or damage at pavement edge caused flow to concentrate. | ☐ Kick-Out to Level 2 Inspection: This will likely require special expertise to diagnose and fix pavement edge. |

| Table 2.4.2 D&S Level Spreader/Energy Dissipator | | |
|---|---|---|
| **Problem (Check if Present)** | | **Follow-Up Actions** |
| | ☐ Debris and/or sediment accumulated behind or around the level spreader. | ☐ Remove debris and sediment by hand and ensure that the area behind the level spreader is relatively flat. Too much debris and sediment can cause runoff to bypass the level spreader structure.<br>☐ Other: |
| | ☐ Sinking, cracking, sloughing, or other structural problem makes the energy dissipator no longer level. | ☐ For stone/gravel spreaders, add new material or rake out as needed to make it even.<br>☐ Other:<br>☐ Kick-Out to Level 2 Inspection: Structural issues that cannot be easily fixed by hand |

| Table 2.4.3 D&S Treatment Area | |
|---|---|
| **Problem (Check if Present)** | **Follow-Up Actions** |
| ☐ Trash and/or debris in the treatment area | ☐ Collect trash/debris and dispose of properly. |
| ☐ Grass filter strip has grown very tall, to the point that runoff cannot easily enter or is getting concentrated. | ☐ Mow filter strip twice a year or more frequently in a residential yard. |
| ☐ Sparse vegetation or bare spots | ☐ For grassy areas, add topsoil (as needed), grass seed mulch, and water during the growing season to re-establish consistent vegetation cover.<br>☐ Other: |
| ☐ Rills or gullies are forming in treatment area where flow has become concentrated | ☐ For minor rills, fill in with soil, compact, and add seed and straw to establish vegetation.<br>☐ Other:<br>☐ Kick-Out to Level 2 Inspection: Rills are more than 2" to 3" deep and require more than just hand raking and re-seeding. |

| Table 2.5.2 SW Inlets | |
|---|---|
| **Problem (Check if Present)** | **Follow-Up Actions** |
| ☐ Inlets or the swale edge are collecting grit, grass clippings, or debris or have grass/weeds growing. Some water may not be getting into the swale. The objective is to have a clear pathway for water to flow into the swale. | ☐ Use a flat shovel to remove grit and debris (especially at curb inlets or opening). Parking lots will generate fine grit that will accumulate at these spots.<br>☐ Pull out clumps of growing grass or weeds, and scoop out the soil or grit that the plants are growing in.<br>☐ Remove any grass clippings, leaves, sticks, and other debris that is collecting at inlets or along the edge of the swale where water is supposed to enter.<br>☐ For pipes and ditches, remove sediment and debris that is partially blocking the pipe or ditch opening where it enters the swale.<br>☐ Dispose of all material properly in an area where it will not re-enter the swale.<br>☐ Other:<br><br>☐ Kick-Out to Level 2 Inspection: Inlets are blocked to the extent that most of the water does not seem to be entering the swale. |
| <br>☐ Some or all of the inlets are eroding so that rills, gullies, and other erosion are present, or there is bare dirt that is washing into the swale. | ☐ For small areas of erosion, smooth out the eroded part and apply rock or stone (e.g., river cobble) to prevent further erosion. Usually, filter fabric is placed under the rock or stone.<br>☐ In some cases, reseeding and applying an erosion control matting can be used to prevent further erosion. Some of these materials may be available at a garden center, but it may be best to consult a landscape contractor.<br>☐ Other:<br><br>☐ Level 2 Inspection: Erosion is occurring at most of the inlets or along much of the swale edge. The inlet design may have to be modified. |

| Table 2.5.3 SW Surface Area | |
|---|---|
| **Problem (Check if Present)** | **Follow-Up Actions** |
| ☐ Minor areas of sediment, grit, trash, or other debris are accumulating in the swale. | ☐ Use a shovel to scoop out minor areas of sediment or grit, especially in the spring after winter sanding materials may wash in and accumulate. Dispose of the material where it cannot re-enter the swale.<br>☐ If removing the material creates a hole or low area, fill with good topsoil and add seed and straw to re-vegetate.<br>☐ Remove trash, vegetative debris, and other undesirable materials.<br>☐ If the swale is densely vegetated, it may be difficult to do the maintenance; check for excessive ponding or other issues described in this section to see if the accumulated material is causing a problem.<br>☐ Other: |
| | ☐ Kick-Out to Level 2 Inspection: Sediment has accumulated more than 3 inches deep and covers 25% or more of the swale surface.<br>☐ The source of sediment is unknown or cannot be controlled with simple measures. |
| <br>☐ There is erosion in the bottom or on the side slopes. Water seems to be carving out rills as it flows through the swale or on the slopes. | ☐ Try filling the eroded areas with clean topsoil, and then seed and mulch to establish vegetation.<br>☐ If the problem recurs, you may have to use some type of matting, stone (e.g., river cobble), or other material to fill in eroded areas.<br>☐ If the erosion is on a side slope, fill with soil and cover with erosion-control matting or at least straw mulch after re-seeding. |
| | ☐ Kick-Out to Level 2 Inspection: The problem persists or the erosion is more than 3 inches deep and seems to be an issue with how water enters and moves through the swale.<br>☐ Kick-Out to Level 2 Inspection: The problem does not seem to be caused by flowing water, but a collapse or sinking of the surface (e.g., "sinkhole") due to some underground problem. |
| ☐ Water does not flow evenly down the length of the swale, but ponds in certain areas for long periods of time (e.g., 72 hours after a storm). The swale does not seem to have "positive drainage." Check during or immediately after a rain storm. | ☐ If the problem is minor (just small, isolated areas), try using a metal rake or other tools to create a more even flow path; remove excessive vegetative growth, sediment, or other debris that may be blocking the flow.<br>☐ Other: |
| | ☐ Kick-Out to Level 2 Inspection: Water ponds in more than 25% of the swale for three days or more after a storm. The issue may be with the underlying soil or the grade of the swale.<br>☐ Water ponds behind check dams for three days or more after a storm. Check dams may be clogged or not functioning properly. |

| | |
|---|---|
| <br>☐ Check dams (if present): water is flowing around the edges of check dams, creating erosion or sinkholes on the uphill or downhill side, or the check dams are breaking apart or breaching. | ☐ If the problem is isolated to just a few check dams, try simple repairs.<br>☐ It is very important for the center of each check dam (where most of the water flows) to be lower (by at least several inches) than the edges of the check dams where they meet the side slopes. Also, the check dams should be keyed into side slopes so water does not flow between the check dam and side slope.<br>☐ Use a level to check the right check-dam configuration, as noted above. Repair by moving around stone, filling and compacting soil, or adding new material so that water will be directed to the center of the check dam instead of the edges.<br>☐ Other:<br><br>☐ Kick-Out to Level 2 Inspection: Many check dams are impacted and/or the problem seems to be a design issue with height, spacing, shape, or materials used to construct them. |

| Table 2.5.4 SW Vegetation | |
|---|---|
| **Problem (Check if Present)** | **Follow-Up Actions** |
| <br>☐ Vegetation is too overgrown to access swale for maintenance activities | ☐ Mow or bush-hog the path.<br>☐ Other: |
| <br>☐ Vegetation requires regular maintenance: pulling weeds, removing dead and diseased plants, adding plants to fill in areas that are not well vegetated, etc. | ☐ If you can identify which plants are weeds or not intended to be part of the planting plan, eliminate these, preferably by hand pulling.<br>☐ If weeds are widespread, check with the local stormwater authority and/or Extension Office about proper use of herbicides for areas connected with the flow of water.<br>☐ Even vegetation that is intended to be present can become large, overgrown, block flow, and/or crowd out surrounding plants. Prune and thin accordingly.<br>☐ If weeds or invasive plants have overtaken the whole swale, bush-hog the entire area before seed heads form in the spring. It will be necessary to remove the root mat manually or with appropriate herbicides, as noted above.<br>☐ Replant with species that are aesthetically pleasing and seem to be doing well in the swale.<br>☐ Other:<br>☐ Kick-Out to Level 2 Inspection: You are unsure of the original planting design or the vegetation maintenance task is beyond your capabilities of time, expertise, or resources. If you are unsure of the health of the vegetation (e.g. salt damage, invasives, which plants are undesirable) or the appropriate season to conduct vegetation management, consult a landscape professional before undertaking any cutting, pruning, mowing, or brush hogging. |
| ☐ Vegetation is too thin, is not healthy, and there are many spots that are not well vegetated. | ☐ The original plants are likely not suited for the actual conditions within the swale. If you are knowledgeable about plants, select and plant more appropriate vegetation (preferably native plants) so that almost the entire surface area will be covered by the end of the second growing season.<br>☐ Other:<br>☐ Kick-Out to Level 2 Inspection: For all but small practices (e.g., in residential yards), this task will likely require a landscape design professional or horticulturalist. |

| Table 2.5.5 SW Outlets | |
|---|---|
| **Problem (Check if Present)** | **Follow-Up Actions** |
| ☐ Outlet is obstructed with mulch, sediment, debris, trash, etc. | ☐ Remove the debris and dispose of it where it cannot re-enter the swale.<br>☐ Other:<br>☐ Kick-Out to Level 2 Inspection: Outlet is completely clogged or obstructed; there is too much material to remove by hand or with simple hand tools. |

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# APPENDIX H:
# NYSDEC "DEEP-RIPPING AND DECOMPACTION," APRIL 2008

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New York State
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water

# Deep-Ripping and Decompaction

**April 2008**

Document Prepared by:

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NYS Dept. of Agriculture & Markets)

**New York State**
**Department of Environmental Conservation**

Alternative Stormwater Management
Deep-Ripping and Decompaction

## Description

The two-phase practice of 1) “Deep Ripping;” and 2) “Decompaction” (deep subsoiling), of the soil material as a step in the cleanup and restoration/landscaping of a construction site, helps mitigate the physically induced impacts of soil compression; i.e.: soil compaction or the substantial increase in the bulk density of the soil material.

Deep Ripping and Decompaction are key factors which help in restoring soil pore space and permeability for water infiltration. Conversely, the physical actions of cut-and-fill work, land grading, the ongoing movement of construction equipment and the transport of building materials throughout a site alter the architecture and structure of the soil, resulting in: the mixing of layers (horizons) of soil materials, compression of those materials and diminished soil porosity which, if left unchecked, severely impairs the soil’s water holding capacity and vertical drainage (rainfall infiltration), from the surface downward.

In a humid climate region, compaction damage on a site is virtually guaranteed over the duration of a project. Soil in very moist to wet condition when compacted, will have severely reduced permeability. Figure 1 displays the early stage of the deep-ripping phase (Note that all topsoil was stripped prior to construction access, and it remains stockpiled until the next phase – decompaction – is complete). A heavy-duty tractor is pulling a three-shank ripper on the first of several series of incrementally deepening passes through the construction access corridor's densely compressed subsoil material. Figure 2 illustrates the approximate volumetric composition of a loam surface soil when conditions are good for plant growth, with adequate natural pore space for fluctuating moisture conditions.

Fig. 1. A typical deep ripping phase of this practice, during the first in a series of progressively deeper “rips” through severely compressed subsoil.

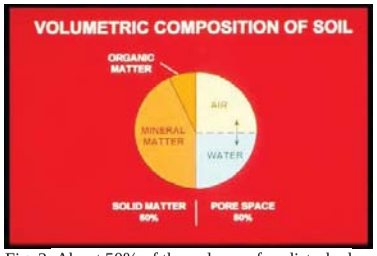


Fig. 2. About 50% of the volume of undisturbed loam surface soil is pore space, when soil is in good condition for plant growth. Brady, 2002.



## Recommended Application of Practice

The objective of Deep Ripping and Decompaction is to effectively fracture (vertically and lateralllly) through the thickness of the physically compressed subsoil material (see Figure 3), restoring soil porosity and permeability and aiding infiltration to help reduce runoff. Together with topsoil stripping, the “two-phase” practice of Deep Ripping and Decompaction first became established as a “best management practice” through ongoing success on commercial farmlands affected by heavy utility construction right-of-way projects (transmission pipelines and large power lines).

Fig. 3. Construction site with significant compaction of the deep basal till subsoil extends 24 inches below this exposed cut-and-fill work surface.

Soil permeability, soil drainage and cropland productivity were restored. For broader construction application, the two-phase practice of Deep Ripping and Decompaction is best adapted to areas impacted with significant soil compaction, on contiguous open portions of large construction sites and inside long, open construction corridors used as temporary access over the duration of construction. Each mitigation area should have minimal above-and-below-ground obstructions for the easy avoidance and maneuvering of a large tractor and ripping/decompacting implements. Conversely, the complete two-phase practice is not recommended in congested or obstructed areas due to the limitations on tractor and implement movement.

## Benefits

Aggressive “deep ripping” through the compressed thickness of exposed subsoil before the replacement/respreading of the topsoil layer, followed by “decompaction,” i.e.: “sub-soiling,” through the restored topsoil layer down into the subsoil, offers the following benefits:

- Increases the project (larger size) area’s direct surface infiltration of rainfall by providing the open site’s mitigated soil condition and lowers the demand on concentrated runoff control structures
- Enhances direct groundwater recharge through greater dispersion across and through a broader surface than afforded by some runoff-control structural measures
- Decreases runoff volume generated and provides hydrologic source control
- May be planned for application in feasible open locations either alone or in

conjunction with plans for structural practices (e.g., subsurface drain line or infiltration basin) serving the same or contiguous areas

- Promotes successful long-term revegetation by restoring soil permeability, drainage and water holding capacity for healthy (rather than restricted) root-system development of trees, shrubs and deep rooted ground cover, minimizing plant drowning during wet periods and burnout during dry periods.

## Feasibility/Limitations

The effectiveness of Deep Ripping and Decompaction is governed mostly by site factors such as: the original (undisturbed) soil's hydrologic characteristics; the general slope; local weather/timing (soil moisture) for implementation; the space-related freedom of equipment/implement maneuverability (noted above in **Recommended Application of Practice**), and by the proper selection and operation of tractor and implements (explained below in **Design Guidance**). The more notable site-related factors include:

**Soil**
In the undisturbed condition, each identified soil type comprising a site is grouped into one of four categories of soil hydrology, Hydrologic Soil Group A, B, C or D, determined primarily by a range of characteristics including soil texture, drainage capability when thoroughly wet, and depth to water table. The natural rates of infiltration and transmission of soil-water through the undisturbed soil layers for Group A is "high" with a low runoff potential while soils in Group B are moderate in infiltration and the transmission of soil-water with a moderate runoff potential, depending somewhat on slope. Soils in Group C have slow rates of infiltration and transmission of soil-water and a moderately high runoff potential influenced by soil texture and slope; while soils in Group D have exceptionally slow rates of infiltration and transmission of soil-water, and high runoff potential.

In Figure 4, the profile displays the undisturbed horizons of a soil in Hydrologic Soil Group C and the naturally slow rate of infiltration through the subsoil. The slow rate of infiltration begins immediately below the topsoil horizon (30 cm), due to the limited amount of macro pores, e.g.: natural subsoil fractures, worm holes and root channels. Infiltration after the construction-induced mixing and compression of such subsoil material is virtually absent; but can be restored back to this natural level with the two-phase practice of deep ripping and decompaction, followed by the permanent establishment of an appropriate, deep taproot

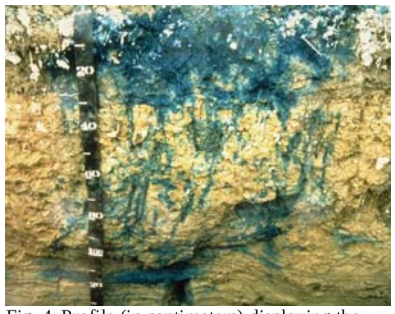

Fig. 4. Profile (in centimeters) displaying the infiltration test result of the natural undisturbed horizons of a soil in Hydrologic Soil Group C.



lawn/ground cover to help maintain the restored subsoil structure. Infiltration after construction-induced mixing and compression of such subsoil material can be notably rehabilitated with the Deep Ripping and Decompaction practice, which prepares the site for the appropriate long-term lawn/ground cover mix including deep taproot plants such as clover, fescue or trefoil, etc. needed for all rehabilitated soils.

Generally, soils in Hydrologic Soil Groups A and B, which respectively may include deep, well-drained, sandy-gravelly materials or deep, moderately well-drained basal till materials, are among the easier ones to restore permeability and infiltration, by deep ripping and decompaction. Among the many different soils in Hydrologic Soil Group C are those unique glacial tills having a natural fragipan zone, beginning about 12 to 18 inches (30 – 45cm), below surface. Although soils in Hydrologic Soil Group C do require a somewhat more carefully applied level of the Deep Ripping and Decompaction practice, it can greatly benefit such affected areas by reducing the runoff and fostering infiltration to a level equal to that of pre-disturbance.

Soils in Hydrologic Soil Group D typically have a permanent high water table close to the surface, influenced by a clay or other highly impervious layer of material. In many locations with clay subsoil material, the bulk density is so naturally high that heavy trafficking has little or no added impact on infiltration; and structural runoff control practices rather than Deep Ripping and Decompaction should be considered.

The information about Hydrologic Soil Groups is merely a general guideline. Site-specific data such as limited depths of cut-and-fill grading with minimal removal or translocation of the inherent subsoil materials (as analyzed in the county soil survey) or, conversely, the excavation and translocation of deeper, unconsolidated substratum or consolidated bedrock materials (unlike the analyzed subsoil horizons' materials referred to in the county soil survey) should always be taken into account.

Sites made up with significant quantities of large rocks, or having a very shallow depth to bedrock, are not conducive to deep ripping and decompation (subsoiling); and other measures may be more practical.

**Slope**
The two-phase application of 1) deep ripping and 2) decompaction (deep subsoiling), is most practical on flat, gentle and moderate slopes. In some situations, such as but not limited to temporary construction access corridors, inclusion areas that are moderately steep along a project's otherwise gentle or moderate slope may also be deep ripped and decompacted. For limited instances of moderate steepness on other projects, however, the post-construction land use and the relative alignment of the potential ripping and decompaction work in relation to the lay of the slope should be reviewed for safety and practicality. In broad construction areas predominated by moderately steep or steep slopes, the practice is generally not used.

**Local Weather/Timing/Soil Moisture**
Effective fracturing of compressed subsoil material from the exposed work surface, laterally and vertically down through the affected zone is achieved only when the soil material is moderately dry to moderately moist. Neither one of the two-phases, deep ripping nor decompaction (deep

subsoiling), can be effectively conducted when the soil material (subsoil or replaced topsoil) is in either a “plastic” or “liquid” state of soil consistency. Pulling the respective implements legs through the soil when it is overly moist only results in the “slicing and smearing” of the material or added “squeezing and compression” instead of the necessary fracturing. Ample drying time is needed for a “rippable” soil condition not merely in the material close to the surface, but throughout the material located down to the bottom of the physically compressed zone of the subsoil.

The “poor man’s Atterberg field test” for soil plasticity is a simple “hand-roll” method used for quick, on-site determination of whether or not the moisture level of the affected soil material is low enough for: effective deep ripping of subsoil; respreading of topsoil in a friable state; and final decompaction (deep subsoiling). Using a sample of soil material obtained from the planned bottom depth of ripping, e.g.: 20 - 24 inches below exposed subsoil surface, the sample is hand rolled between the palms down to a 1/8-inch diameter thread. (Use the same test for stored topsoil material before respreading on the site.) If the respective soil sample crumbles apart in segments no greater than 3/8 of an inch long, by the time it is rolled down to 1/8 inch diameter, it is low enough in moisture for deep ripping (or topsoil replacement), and decompaction. Conversely, as shown in Figure 5, if the rolled sample stretches out in increments greater than 3/8 of an inch long before crumbling, it is in a “plastic” state of soil consistency and is too wet for subsoil ripping (as well as topsoil replacement) and final decompaction.

Fig. 5. Augered from a depth of 19 inches below the surface of the replaced topsoil, this subsoil sample was hand rolled to a 1/8-inch diameter. The test shows the soil at this site stretches out too far without crumbling; it indicates the material is in a plastic state of consistence, too wet for final decompaction (deep subsoiling) at this time.

## Design Guidance

Beyond the above-noted site factors, a vital requirement for the effective Deep Ripping and Decompaction (deep subsoiling), is implementing the practice in its distinct, two-phase process:

1) Deep rip the affected thickness of exposed subsoil material (see Figure 10 and 11), aggressively fracturing it before the protected topsoil is reapplied on the site (see Figure 12); and

2) Decompact (deep subsoil), simultaneously through the restored topsoil layer and the upper half of the affected subsoil (Figure 13). The second phase, “decompaction,” mitigates the partial recompaction which occurs during the heavy process of topsoil spreading/grading. Prior to deep ripping and decompacting the site, all construction activity, including construction equipment and material storage, site cleanup and trafficking (Figure 14), should be finished; and the site closed off to further disturbance. Likewise, once the practice is underway and the area’s soil permeability and



rainfall infiltration are being restored, a policy limiting all further traffic to permanent travel lanes is maintained.

The other critical elements, outlined below, are: using the proper implements (deep, heavy-duty rippers and subsoilers), and ample pulling-power equipment (tractors); and conducting the practice at the appropriate speed, depth and pattern(s) of movement.

Note that an appropriate plan for the separate practice of establishing a healthy perennial ground cover, with deep rooting to help maintain the restored soil structure, should be developed in advance. This may require the assistance of an agronomist or landscape horticulturist.

**Implements**

Avoid the use of all undersize implements. The small-to-medium, light-duty tool will, at best, only “scarify” the uppermost surface portion of the mass of compacted subsoil material. The term “chisel plow” is commonly but incorrectly applied to a broad range of implements. While a few may be adapted for the moderate subsoiling of non-impacted soils, the majority are less durable and used for only lighter land-fitting (see Figure 6).

Fig. 6. A light duty chisel implement, not adequate for either the deep ripping or decompaction (deep subsoiling) phase.

Fig. 7. One of several variations of an agricultural ripper. This unit has long, rugged shanks mounted on a steel V-frame for deep, aggressive fracturing through Phase 1.

Use a “heavy duty” agricultural-grade, deep ripper (see Figures 7,9,10 and 11) for the first phase: the lateral and vertical fracturing of the mass of exposed and compressed subsoil, down and through, to the bottom of impact, prior to the replacement of the topsoil layer. (Any oversize rocks which are uplifted to the subsoil surface during the deep ripping phase are picked and removed.) Like the heavy-duty class of implement for the first phase, the decompaction (deep subsoiling) of Phase 2 is conducted with the heavy-duty version of the deep subsoiler. More preferable is the angled-leg variety of deep subsoiler (shown in Figures 8 and 13). It minimizes the inversion of the subsoil and topsoil layers while laterally and vertically fracturing the upper half of the previously ripped subsoil layer and all of the topsoil layer by delivering a momentary, wave-like “lifting and shattering” action up through the soil layers as it is pulled.

**Pulling-Power of Equipment**
Use the following rule of thumb for tractor horsepower (hp) whenever deep ripping and decompacting a significantly impacted site: For both types of implement, have at least 40 hp of tractor pull available for each mounted shank/ leg.

Using the examples of a 3-shank and a 5-shank implement, the respective tractors should have 120 and 200 hp available for fracturing down to the final depth of 20-to-24 inches per phase. Final depth for the deep ripping in Phase 1 is achieved incrementally by a progressive series of passes (see Depth and Patterns of Movement, below); while for Phase 2, the full operating depth of the deep subsoiler is applied from the beginning.

The operating speed for pulling both types of implement should not exceed 2 to 3 mph. At this slow and managed rate of operating speed, maximum functional performance is sustained by the tractor and the implement performing the soil fracturing. Referring to Figure 8, the implement is the 6-leg version of the deep angled-leg subsoiler. Its two outside legs are "chained up" so that only four legs will be engaged (at the maximum depth), requiring no less than 160 hp, (rather than 240 hp) of pull. The 4-wheel drive, articulated-frame tractor in Figure 8 is 174 hp. It will be decompacting this unobstructed, former construction access area simultaneously through 11 inches of replaced topsoil and the upper 12 inches of the previously deep-ripped subsoil. In constricted areas of Phase 1) Deep Ripping, a medium-size tractor with adequate hp, such as the one in Figure 9 pulling a 3-shank deep ripper, may be more maneuverable.

Fig. 8. A deep, angled-leg subsoiler, ideal for Phase 2 decompaction of after the topsoil layer is graded on top of the ripped subsoil.

Fig. 9. This medium tractor is pulling a 3-shank deep ripper. The severely compacted construction access corridor is narrow, and the 120 hp tractor is more maneuverable for Phase 1 deep ripping (subsoil fracturing), here.

Some industrial-grade variations of ripping implements are attached to power graders and bulldozers. Although highly durable, they are generally not recommended. Typically, the shanks or "teeth" of these rippers are too short and stout; and they are mounted too far apart to achieve the well-distributed type of lateral and vertical fracturing of the soil materials necessary to restore soil permeability and infiltration. In addition, the power graders and bulldozers, as pullers, are far less maneuverable for turns and patterns than the tractor.



**Depth and Patterns of Movement**
As previously noted both Phase 1 Deep Ripping through significantly compressed, exposed subsoil and Phase 2 Decompaction (deep subsoiling) through the replaced topsoil and upper subsoil need to be performed at maximum capable depth of each implement. With an implement's guide wheels attached, some have a "normal" maximum operating depth of 18 inches, while others may go deeper. In many situations, however, the tractor/implement operator must first remove the guide wheels and other non essential elements from the implement. This adapts the ripper or the deep subsoiler for skillful pulling with its frame only a few inches above surface, while the shanks or legs, fracture the soil material 20-to-24 inches deep.

There may be construction sites where the depth of the exposed subsoil's compression is moderate, e.g.: 12 inches, rather than deep. This can be verified by using a ¾ inch cone penetrometer and a shovel to test the subsoil for its level of compaction, incrementally, every three inches of increasing depth. Once the full thickness of the subsoil's compacted zone is finally "pieced" and there is a significant drop in the psi measurements of the soil penetrometer, the depth/thickness of compaction is determined. This is repeated at several representative locations of the construction site. If the thickness of the site's subsoil compaction is verified as, for example, ten inches, then the Phase 1 Deep Ripping can be correspondingly reduced to the implement's minimum operable depth of 12 inches. However, the Phase 2 simultaneous Decompation (subsoiling) of an 11 inch thick layer of replaced topsoil and the upper subsoil should run at the subsoiling implements full operating depth.

Fig. 10. An early pass with a 3-shank deep ripper penetrating only 8 inches into this worksite's severely compressed subsoil.

Fig. 11. A repeat run of the 3-shank ripper along the same patterned pass area as Fig. 9; here, incrementally reaching 18 of the needed 22 inches of subsoil fracture.

Typically, three separate series (patterns) are used for both the Phase 1 Deep Ripping and the Phase 2 Decompaction on significantly compacted sites. For Phase 1, each series begins with a moderate depth of rip and, by repeat-pass, continues until full depth is reached. Phase 2 applies the full depth of Decompation (subsoiling), from the beginning.

Every separate series (pattern) consists of parallel, forward-and-return runs, with each progressive

pass of the implement's legs or shanks evenly staggered between those from the previous pass. This compensates for the shank or leg-spacing on the implement, e.g., with 24-to-30 inches between each shank or leg. The staggered return pass ensures lateral and vertical fracturing actuated every 12 to 15 inches across the densely compressed soil mass.

**Large, Unobstructed Areas**
For larger easy areas, use the standard patterns of movement:

- The first series (pattern) of passes is applied lengthwise, parallel with the longest spread of the site; gradually progressing across the site's width, with each successive pass.

- The second series runs obliquely, crossing the first series at an angle of about 45 degrees.

- The third series runs at right angle (or 90 degrees), to the first series to complete the fracturing and shattering on severely compacted sites, and avoid leaving large unbroken blocks of compressed soil material. (In certain instances, the third series may be optional, depending on how thoroughly the first two series loosen the material and eliminate large chunks/blocks of material as verified by tests with a ¾-inch cone penetrometer.)

Fig. 12. Moderately dry topsoil is being replaced on the affected site now that Phase 1 deep ripping of the compressed subsoil is complete.

Fig. 13. The same deep, angled-leg subsoiler shown in Fig. 7 is engaged at maximum depth for Phase 2, decompaction (deep soiling), of the replaced topsoil and the upper subsoil materials.

**Corridors**
In long corridors of limited width and less maneuverability than larger sites, e.g.: along compacted areas used as temporary construction access, a modified series of pattern passes are used.

- First, apply the same initial lengthwise, parallel series of passes described above.



- A second series of passes makes a broad "S" shaped pattern of rips, continually and gradually alternating the "S" curves between opposite edges inside the compacted corridor.

- The third and final series again uses the broad, alternating S pattern, but it is "flip-flopped" to continually cross the previous S pattern along the corridor's centerline. This final series of the S pattern curves back along the edge areas skipped by the second series.

## Maintenance and Cost

Once the two-phase practice of Deep Ripping and Decompation is completed, two items are essential for maintaining a site's soil porosity and permeability for infiltration. They are: planting and maintaining the appropriate ground cover with deep roots to maintain the soil structure (see Figure 15); and keeping the site free of traffic or other weight loads.

Note that site-specific choice of an appropriate vegetative ground-cover seed mix, including the proper seeding ratio of one or more perennial species with a deep taproot system and the proper amount of lime and soil nutrients (fertilizer mix) adapted to the soil-needs, are basic to the final practice of landscaping, i.e: surface tillage, seeding/planting/fertilizing and culti-packing or mulching is applied. The "maintenance" of an effectively deep-ripped and decompacted area is generally limited to the successful perennial (long-term) landscape ground cover; as long as no weight-bearing force of soil compaction is applied.

Fig. 14. The severely compacted soil of a temporary construction yard used daily by heavy equipment for four months; shown before deep ripping, topsoil replacement, and decompaction.

Fig. 15. The same site as Fig. 14 after deep ripping of the exposed subsoil, topsoil replacement, decompaction through the topsoil and upper subsoil and final surface tillage and revegetation to maintain soil permeability and infiltration.

The Deep Ripping and Decompaction practice is, by necessity, more extensive than periodic subsoiling of farmland.The cost of deep ripping and decompacting (deep subsoiling), will vary according to the depth and severity of soil-material compression and the relative amount of tractor and implement time that is required. In some instances, depending on open maneuverability, two-to-three acres of compacted project area may be deep-ripped in one day. In other situations of more severe compaction and - or less maneuverability, as little as one acre may be fully ripped in a day. Generally, if the Phase 1) Deep Ripping is fully effective, the Phase 2) Decompaction should be completed in 2/3 to 3/4 of the time required for Phase 1.

Using the example of two acres of Phase 1) Deep Ripping in one day, at $1800 per day, the net cost is $900 per acre. If the Phase 2) Decompacting or deep subsoiling takes 3/4 the time as Phase 1, it costs $675 per acre for a combined total of $1575 per acre to complete the practice (these figures do not include the cost of the separate practice of topsoil stripping and replacement). Due to the many variables, it must be recognized that cost will be determined by the specific conditions or constraints of the site and the availability of proper equipment.



## Resources


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- US Department of Agriculture in cooperation with Cornell University Agricultural Experiment Station. Various years. *Soil Survey of (various names) County, New York.* USDA.

Internet Access:

- Examples of implements:

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- Soils data of USDA Natural Resources Conservation Service. *NRCS Web Soil Survey.* http://websoilsurvey.nrcs.usda.gov/app/ and *USDA-NRCS Official Soil Series Descriptions; View by Name.* http://ortho.ftw.nrcs.usda.gov/cgi-bin/osd/osdname.cgi . *Last visited Jan. 08.*
- Soil penetrometer information. Access by internet searches of: *Diagnosing Soil Compaction using a Penetrometer (soil compaction tester), PSU Extension;* as well as *Dickey-john Soil Compaction Tester.* http://www.dickey-johnproducts.com/pdf/SoilCompactionTest.pdf and http://cropsoil.psu.edu/Extension/Facts/uc178pdf Last visited Sept. 07

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# APPENDIX I:
# LABELLA CERTIFYING PROFESSIONALS LETTER

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February 21, 2025

**RE: LaBella Certifying Professionals for NYSDEC SPDES GP-0-25-001**

To Whom it May Concern:

In accordance with the NYSDEC SPDES General Permit GP-0-25-001, Part VII.J.2, Kyle Ahearn, PE, a New York State Qualified Professional employed by LaBella Associates, is duly authorized to sign and seal Stormwater Pollution Prevention Plans (SWPPPs), Notice of Intents (NOIs) and Notice of Terminations (NOTs).

Respectfully submitted,

**LaBella Associates**

Timothy Webber
Vice President, Civil Division Director

Kyle Ahearn, PE
Senior Civil Engineer

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# APPENDIX J:
# NYSDEC SPDES GENERAL PERMIT GP-0-25-001

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NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION (NYSDEC)

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

**CONSTRUCTION ACTIVITY**

Permit No. GP-0-25-001

Construction General Permit (CGP)

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2025 Expiration Date: January 28, 2030

Scott E. Sheeley

Chief Permit Administrator

Scott E. Sheeley JAN. 29, 2025

Authorized Signature Date

Address: NYSDEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

## PREFACE

Pursuant to Section 402 of the Clean Water Act (CWA), and 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), *stormwater discharges* from certain *construction activities* are unlawful unless they are authorized by a National Pollutant Discharge Elimination System (NPDES) permit or by a state permit program. New York State administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, and Article 70, as well as 6 NYCRR Parts 621 and 750.

*Construction activities* constitute construction of a *point source* and, therefore, pursuant to ECL sections 17-0505, 17-0701, and 17-0803, the *owner or operator* must have coverage under a SPDES permit prior to *commencement of construction activities*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**
**SPDES CONSTRUCTION GENERAL PERMIT (CGP) GP-0-25-001**
**FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES**

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## Part I. How to Obtain Coverage and General Requirements

To be covered under this permit, the *owner or operator* must meet all eligibility requirements in Part I.A. and follow the requirements for obtaining permit coverage in Part I.D., F., or G.

### A. Eligibility Requirements

For a *common plan of development or sale*, the *phase(s)* that meet the eligibility requirements in Part I.A. may obtain coverage under this permit even if other *phase(s)* of the same *common plan of development or sale* do not meet the eligibility requirements and require an individual SPDES permit.

1. The *owner's or operator's construction activities* involve soil disturbances of:
    a. one or more acres; or
    b. less than one acre which are part of a *common plan of development or sale* that will ultimately disturb one or more acres; or
    c. less than one acre where NYSDEC has determined that a SPDES permit is required for *stormwater discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of pollutants to *surface waters of the State*.
        i. 5,000 square feet or more, but less than one acre, and are in the New York City Watershed located east of the Hudson River, Appendix C Figure 1; or
        ii. 20,000 square feet or more, but less than one acre, within the municipal boundaries of the City of New York (NYC); or
        iii. less than 20,000 square feet which are part of a *common plan of development or sale* that will ultimately disturb 20,000 square feet or more, but less than one acre, within the municipal boundaries of NYC; or
        iv. that creates 5,000 square feet or more of *impervious area* within the municipal boundaries of NYC.





2. *Discharges* from the *owner's or operator's construction activities* are/were not:
    a. already covered by a different SPDES permit; or
    b. covered under a different SPDES permit that was denied, terminated, or revoked; or
    c. identified in an expired individual SPDES permit that was not renewed; or
    d. required to obtain an individual SPDES permit or another general SPDES permit in accordance with Part VII.K.
3. If *construction activities* may adversely affect a species that is endangered or threatened, the *owner or operator* must obtain a:
    a. permit issued pursuant to 6 NYCRR Part 182 for the project; or
    b. letter issued by NYSDEC of non-jurisdiction pursuant to 6 NYCRR Part 182 for the project.
4. If *construction activities* have the potential to affect an *historic property*, the *owner or operator* must obtain one of the following:
    a. documentation that the *construction activity* is not within an archeological buffer area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant:
        i. 1-5 acres of disturbance - 20 feet; or
        ii. 5-20 acres of disturbance - 50 feet; or

iii. 20+ acres of disturbance - 100 feet.

b. NYSDEC consultation form sent to OPRHP,[1] and copied to NYSDEC's Agency Historic Preservation Officer (APO), and

i. the State Environmental Quality Review Act (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or

ii. documentation from OPRHP that the *construction activity* will result in No Impact; or

iii. documentation from OPRHP providing a determination of No Adverse Impact; or

iv. a Letter of Resolution signed by the *owner or operator*, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA).

c. documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

i. No Affect; or

ii. No Adverse Affect; or

iii. Executed Memorandum of Agreement.

d. documentation that SHPA Section 14.09 has been completed by NYSDEC or another state agency.

5. If *construction activities* are subject to SEQR, the *owner or operator* must obtain documentation that SEQR has been satisfied.

6. If *construction activities* are not subject to SEQR, but subject to the equivalent environmental review from another New York State or federal agency, the

[1] The consultation form can be submitted, along with other project information, through OPRHP's Cultural Resource Information System (CRIS) portal. If submitted through CRIS, paper copies of the consultation form need not be mailed.





*owner or operator* must obtain documentation that project review, pursuant to a process equivalent to SEQR from another New York State or federal agency, has been satisfied.

7. If *construction activities* require Uniform Procedures Act (UPA) Permits (see 6 NYCRR Part 621) from NYSDEC, or the equivalent from another New York State or federal agency, the *owner or operator* must:

a. obtain all such necessary permits; or

b. receive notification from NYSDEC pursuant to 6 NYCRR 621.3(a)(4) excepting Part I.A.7.a.

8. *Construction activities* are not eligible if they meet the following criteria in Part I.A.8.a. or b.:

a. For linear transportation and linear utility project types, the *construction activities*:

i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

ii. are undertaken on land with no existing *impervious cover*; and

iii. disturb two or more acres of *steep slope*.

b. For all other project types, the *construction activities*:

i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

ii. are undertaken on land with no existing *impervious cover*; and

iii. disturb one or more acres of *steep slope*.

**B. Types of *Discharges* Authorized**

1. The following *stormwater discharges* are authorized under this permit:

   a. *Stormwater discharges*, including *stormwater* runoff, snowmelt runoff, and surface runoff and drainage, associated with *construction activity*, are authorized under this permit provided that appropriate *stormwater* controls are designed, installed, and maintained in accordance with Part **II.** and Part **III.**

   b. *Stormwater discharges* from construction support activities at the *construction site* (including concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, and borrow areas) if the following requirements are met:

      i. The support activity is directly related to the *construction site* required to have permit coverage for *stormwater discharges*; and

      ii. The support activity is not a commercial operation, nor does it serve multiple unrelated *construction sites*; and

      iii. The support activity does not continue to operate beyond the completion of the *construction activity* at the site it supports; and

      iv. *Stormwater* controls are implemented in accordance with Part **II.** and Part **III.** for *discharges* from the support activity areas.

2. The following non-*stormwater discharges* associated with *construction activity* are authorized under this permit:

   a. Non-*stormwater discharges* listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "*Discharges* from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; and

   b. Non-*stormwater discharges* of waters to which other components have not been added that are used in accordance with the *SWPPP* to control dust or irrigate vegetation in stabilized areas; and

   c. Uncontaminated *discharges* from *dewatering* operations





3. Authorized *discharges* of *stormwater* or authorized *discharges* of non-*stormwater*, commingled with a *discharge* authorized by a different SPDES permit and/or a *discharge* that does not require SPDES permit authorization, are also authorized under this permit.

**C. Prohibited *Discharges***

1. Non-*stormwater discharges* prohibited under this permit include but are not limited to:

   a. Wastewater from washout of concrete; and

   b. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials; and

   c. Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance; and

   d. Soaps, solvents, or detergents used in vehicle and equipment washing or external building washdown; and

   e. Toxic or hazardous substances from a spill or other release.

**D. Electronic Notice of Intent (eNOI) Submittal**

To receive authorization in accordance with Part I.D.3.b., the *owner or operator* must submit a complete eNOI in accordance with the requirements in Part **I.D.** The eNOI contains questions to: ensure eligibility requirements in Part I.A. have been met; obtain *owner or operator* contact information; obtain the total area to be disturbed and the existing/future *impervious areas* (rounded to the nearest tenth of an acre); confirm *Traditional Land Use Control MS4 Operator* jurisdiction over construction projects; satisfy the EPA eRule requirements; confirm that the Water Quality-Based Effluent Limitations in Part **II.** have been met; demonstrate consideration of the future risks due to climate change in accordance with Part **III.**A.2.; and confirm that the other *Stormwater Pollution Prevention Plan (SWPPP)* requirements in Part **III.** have been met.

1. An eNOI may be submitted for:

   a. *construction activities* that are not part of a *common plan of development or sale*; or

b. an entire *common plan of development or sale*; or

c. separate *phase(s)* of a *common plan of development or sale* if the following requirements are met:

i. the *common plan of development or sale* meets the eligibility requirements of Part I.A.5. or 6.; and

ii. the *phase(s)* meet(s) all other eligibility requirements of Part I.A.; and

iii. Part III.C. Required *SWPPP* Components by Project Type is based on the *common plan of development or sale*, not the *phase(s)*; or

d. *tree clearing* that is associated with, or will support, a *renewable energy* generation, transmission, or storage project that meets Part I.A.5. and 6., if the *tree clearing*:

i. meets all other eligibility requirements of Part I.A.; and

ii. will occur in NYSDEC's Regions 3-9; and

iii. is not within ¼ mile of a bat hibernaculum protected pursuant to 6 NYCRR Part 182; and

iv. will occur between November 1st and March 31st.

2. As prerequisites for submitting an eNOI, the *owner or operator* must:

a. prepare a *SWPPP* for Part I.D.1.a., b., c., or d. in accordance with Part III.; and

b. based on the following criteria, upload the following signature forms signed in accordance with Part VII.J. to the eNOI prior to submission:

i. for all eNOIs:

1. the SWPPP Preparer Certification Form, Appendix F, signed by the *SWPPP* preparer; and





2. the Owner/Operator Certification Form, Appendix J, signed by the *owner or operator*; and

ii. if an eNOI includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that will *discharge* to the *MS4(s)*:

1. determine if the *Traditional Land Use Control MS4 Operator(s)* have review authority. A *Traditional Land Use Control MS4 Operator* does not have review authority where:

a. the *owner or operator* of the *construction activities* in Part I.D.2.b.ii. is the same entity as the *Traditional Land Use Control MS4 Operator* identified in Part I.D.2.b.ii.; or

b. there is a statute exempting the *owner or operator* from zoning review by the *Traditional Land Use Control MS4 Operator*; or

c. there is no such statute per Part I.D.2.b.ii.1.b., the *Traditional Land Use Control MS4 Operator* concludes, after public hearing, that it does not have zoning review authority in accordance with Legal Memorandum LU14 Updated January 2020 "Governmental Immunity from Zoning and Other Legislation"; and

2. if the *Traditional Land Use Control MS4 Operator(s)* have review authority, submit the *SWPPP* to the *Traditional Land Use Control MS4 Operator(s)* for review and have:

a. if outside the municipal boundaries of NYC: the MS4 SWPPP Acceptance Form, Appendix G, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.; or

b. if within the municipal boundaries of NYC: The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval Form, Appendix H, signed by the principal executive officer or ranking elected official from the Traditional Land Use Control MS4 Operator, or by a duly authorized representative of that person in accordance with Part VII.J.2.; and

3. if the *Traditional Land Use Control MS4 Operator* does not have review authority, have the MS4 No Jurisdiction Form, Appendix I, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.

3. Submitting an eNOI:

   a. The *owner or operator* must submit a complete Notice of Intent electronically using a NYSDEC approved form.[2]

   b. The *owner or operator* is authorized to *commence construction activity* as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

      i. If an eNOI is received for a *SWPPP* that deviates from one of the technical standards but demonstrates *equivalence* in accordance with Part III.B.1.a.ii. or Part III.B.2.b.ii., if the *SWPPP* includes *construction activities* that are not within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)*, and/or if the *SWPPP* includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that do not have review authority in accordance with Part I.D.2.b.ii.1., the authorization date indicated in the LOA will be 60 business days after the eNOI submission date.

[2] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.





c. If *Traditional Land Use Control MS4 Operator(s)* have review authority in accordance with Part I.D.2.b.ii.2., the *owner or operator* must, within five business days of receipt of the LOA, send an electronic copy of the LOA to the *Traditional Land Use Control MS4 Operator(s)* with review authority.

**E. General Requirements for *Owners or Operators* with Permit Coverage**

1. As of the date the LOA is received, the *owner or operator* must make the eNOI, *SWPPP*, and LOA available for review and copying in accordance with the requirements in Part VII.H. When applicable, as of the date an updated LOA is received, the *owner or operator* must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

2. The *owner or operator* must ensure compliance with all requirements of this permit and that the provisions of the *SWPPP*, including any changes made to the *SWPPP* in accordance with Part III.A.5., are properly implemented and maintained from the *commencement of construction activity* until:

   a. all areas of disturbance have achieved *final stabilization;* and

   b. the owner's or operator's coverage under this permit is terminated in accordance with Part V.A.5.a.

3. As of the date of the *commencement of construction activities* until Part I.E.2.a. and b. have been met, the *owner or operator* must maintain at the *construction site*, a copy of:

   a. all documentation necessary to demonstrate eligibility with this permit; and

   b. this permit; and

   c. the *SWPPP*; and

   d. the signed SWPPP Preparer Certification Form; and

   e. the signed MS4 SWPPP Acceptance Form or signed NYCDEP SWPPP Acceptance/Approval Form or signed MS4 No Jurisdiction Form (when applicable); and

   f. the signed Owner/Operator Certification Form; and

g. the eNOI; and

h. the LOA; and

i. the LOA transmittal to the Traditional Land Use Control MS4 Operator in accordance with Part I.D.3.c. (when applicable).

4. The *owner or operator* must maintain at the *construction site*, until Part I.E.2.a. and b. have been met, as of the date the documents become final or are received, a copy of the:

   a. responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7.; and

   b. inspection reports in accordance with Part IV.C.4. and 6.; and

   c. Request to Disturb Greater Than Five Acres and the Authorization Letter to Disturb Greater Than Five Acres in accordance with Part I.E.6. (when applicable); and

   d. Request to Continue Coverage and the Letter of Continued Coverage (LOCC) in accordance with Part I.F.2. and 4. (when applicable); and

   e. The updated LOA(s) in accordance with Part I.E.9. (when applicable).

5. The *owner or operator* must maintain the documents in Part I.E.3. and 4. in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the *owner or operator* must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be read in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

6. The *owner or operator* must meet the following requirements prior to disturbing greater than five acres of soil at any one time:

   a. The *owner or operator* must submit a written Request to Disturb Greater Than Five Acres to:





   i. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, if a *Traditional Land Use Control MS4 Operator* does not have review authority in accordance with Part I.D.2.b.ii.1.; or

   ii. the *Traditional Land Use Control MS4 Operator*, if a *Traditional Land Use Control MS4 Operator* has review authority in accordance with Part I.D.2.b.ii.1.; or

   iii. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, and each involved *Traditional Land Use Control MS4 Operator*, if the project spans multiple municipalities with more than one *Traditional Land Use Control MS4 Operator* involved with review authority in accordance with Part I.D.2.b.ii.1.

   b. The written Request to Disturb Greater Than Five Acres must include:

      i. The SPDES permit identification number (Permit ID); and

      ii. Full technical justification demonstrating why alternative methods of construction that would result in five acres of soil disturbance or less at any one time are not feasible; and

      iii. The phasing plan for the project and sequencing plans for all *phases* from the *SWPPP* in accordance with Part III.B.1.d.; and

      iv. Plans with locations and details of erosion and sediment control practices such that the heightened concern for erosion when disturbing greater than five acres at one time has been addressed; and

      v. Acknowledgment that "the *owner or operator* will comply with the requirements in Part IV.C.2.b."; and

      vi. Acknowledgment that "the *owner or operator* will comply with the requirements in Part II.B.1.b."

   c. The *owner or operator* must be in receipt of an Authorization Letter to Disturb Greater Than Five Acres, which will include when the

authorization begins and ends and indicate a maximum area (acres) of soil disturbance allowed at any one time, from:

i. NYSDEC, if Part I.E.6.a.i. or iii. apply; or

ii. the *Traditional Land Use Control MS4 Operator*, if Part I.E.6.a.ii. applies.

7. Upon a finding of significant non-compliance with the practices described in the *SWPPP* or violation of this permit, NYSDEC may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

8. If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE).[3] *Construction activity* shall not resume until written permission to do so has been received from the RWE.

9. To be authorized to implement modifications to the information previously submitted in the eNOI, the *owner or operator* must:

   a. notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI; and

   b. update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D.; and

   c. receive an updated LOA.

10. The eNOI, *SWPPP*, LOA, updated LOAs (when applicable), and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

[3] The Regional Water Manager where a DEC Region does not have a RWE.





**F. Permit Coverage for *Discharges* Authorized Under GP-0-20-001**

When applicable:

1. Upon the effective date of this permit, an *owner or operator* of *a construction activity*, with coverage under GP-0-20-001, will have interim coverage under GP-0-25-001 for 45 calendar days starting on the effective date of GP-0-25-001 so long as the *owner or operator* maintains compliance with all applicable requirements of this permit.

2. Within 30 calendar days of the effective date of this permit, the *owner or operator*, with coverage under GP-0-20-001, must submit a complete Request to Continue Coverage electronically using a NYSDEC approved form,[4] which contains the information identified in Part I.F.3. below, if:

   a. the *owner or operator* continues to implement the SMP component in conformance with the technical standards in place at the time of initial project authorization; and

   b. the *owner or operator* will comply with all non-design requirements of GP-0-25-001.

3. The Request to Continue Coverage form contains questions to: ensure eligibility requirements in Part I.A. have been met; verify *owner or operator* contact information; verify the permit identification number; verify the original eNOI submission ID, if applicable; verify Part I.F.2.a. and b.; verify the version of the Design Manual that the technical/design components conform to; and receive an updated Owner/Operator Certification Form, Appendix I.

4. The *owner or operator* has obtained continued coverage under GP-0-25-001 as of the date indicated in the LOCC, which is sent by NYSDEC after a complete Request to Continue Coverage form is submitted.

5. If the owner or operator does not submit the Request to Continue Coverage form in accordance with Part I.F.2. and 3., coverage under this permit is automatically terminated after interim coverage expires.

[4] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

**G. Change of *Owner or Operator***

When applicable:

1. When property ownership changes, or when there is a change in operational control over the construction plans and specifications, the following process applies:

   a. The new *owner or operator* must meet the applicable prerequisites for submitting an eNOI in accordance with Part I.D.2.; and

   b. The new *owner or operator* must submit an eNOI in accordance with Part I.D.3.; and

   c. Permit coverage for the new *owner or operator* will be effective upon receipt of the LOA in accordance with Part I.D.3.b.; and

   d. The new *owner or operator*, upon receipt of their LOA, must provide their Permit ID to the original *owner or operator*; and

   e. If the original *owner or operator* will no longer be the *owner or operator* of the *construction activity* identified in the original *owner's or operator's* eNOI, the original *owner or operator*, upon receipt of the new *owner's or operator's* Permit ID in accordance with Part I.G.1.d., must submit to NYSDEC a completed eNOT in accordance with Part V. that includes the name and Permit ID of the new *owner or operator*; or

   f. If the original *owner or operator* maintains ownership of a portion of the *construction activity*, the original *owner or operator* must maintain their coverage under the permit by modifying their eNOI; modifications to the eNOI must include:

      i. the revised area of disturbance and/or *impervious area(s)*; and

      ii. the revised SMP information, if applicable; and

      iii. a narrative description of what has changed; and

      iv. the new *owner's or operator's* Permit ID for the portion of the project removed from the eNOI.

   *Owners or operators* must follow Part I.E.9. to modify the eNOI.





## Part II. Water Quality-Based Effluent Limitations

**A. Maintaining Water Quality**

NYSDEC expects that compliance with the requirements of this permit will control *discharges* necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any *discharge* to either cause or contribute to a violation of the following *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York:

1. There must be no increase in turbidity that will cause a substantial visible contrast to natural conditions; and

2. There must be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There must be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the *stormwater discharges* authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standard,* the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this permit and document in accordance with Part IV.C.4. of this permit. To address the *water quality standard* violation the *owner or operator* must include and implement appropriate controls in the *SWPPP* to correct the problem or obtain an individual SPDES permit.

If, despite compliance with the requirements of this permit, it is demonstrated that the *stormwater discharges* authorized by this permit are causing or contributing to a violation of *water quality standards*, or if NYSDEC determines that a modification of this permit is necessary to prevent a violation of *water quality standards*, the authorized *discharges* will no longer be eligible for coverage under this permit, and the *owner or operator* must obtain an individual SPDES permit prior to further *discharges* from the *construction site*.

**B. Effluent Limitations Applicable to *Discharges* from *Construction Activities***

*Discharges* authorized by this permit must achieve, at a minimum, the effluent limitations in Part II.B.1.a., b., c., d., and e. These limitations represent the

degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement, and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part II.B.1.a., b., c., d., and e. and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (BB), dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in *SWPPP* the reason(s) for the deviation, or alternative design, and provide information in the *SWPPP* demonstrating that the deviation or alternative design is *equivalent* to the technical standard.

    a. **Erosion and Sediment Controls.** At a minimum, erosion and sediment controls must be selected, designed, installed, implemented, and maintained to:

        i. *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharges*; and

        ii. Control *stormwater discharges*, including both peak flow rates and total *stormwater* volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points; and

        iii. *Minimize* the amount of soil exposed during *construction activity*; and

        iv. *Minimize* the disturbance of *steep slope*; and

        v. *Minimize* sediment *discharges* from the site; and

        vi. Provide and maintain *natural buffers* around surface waters, direct *stormwater* to vegetated areas and maximize *stormwater* infiltration to reduce *pollutant discharges*, unless *infeasible*; and

        vii. *Minimize* soil compaction. *Minimizing* soil compaction is not required





where the intended function of a specific area of the site dictates that it be compacted; and

        viii. Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

        ix. *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of *pollutants* that could be discharged from the site.

    b. **Soil Stabilization.** In areas where soil disturbance activity has ceased, whether permanently or *temporarily ceased*, the application of soil stabilization measures must be initiated by the end of the next business day and completed within 14 calendar days from the date the current soil disturbance activity ceased. For *construction sites* that *directly discharge* to one of the 303(d) segments listed in Appendix D, or are located in one of the watersheds listed in Appendix C, or are authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii., the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven calendar days from the date the soil disturbance activity ceased.

    c. **Dewatering.** *Discharges* from *dewatering* activities, including *discharges* from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

    d. **Pollution Prevention Measures.** Select, design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be selected, designed, installed, implemented, and maintained to:

        i. *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. Soaps, detergents and solvents cannot be used; and

        ii. *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation

and to *stormwater*. *Minimization* of exposure is not required in cases where the exposure to precipitation and to *stormwater* will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of *stormwater* contamination (such as final products and materials intended for outdoor use); and

iii. Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Surface Outlets.** When discharging from basins and impoundments, the surface outlets must be designed, constructed, and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

**C. Post-Construction Stormwater Management Practice (SMP) Requirements**

1. The *owner or operator* of a *construction activity* that requires post-construction SMPs, in accordance with Part III.C., must select, design, install, implement, and maintain the SMPs to meet the *performance criteria* in the New York State Stormwater Management Design Manual, dated July 31, 2024 (DM), using sound engineering judgment. Where SMPs are not designed in conformance with the *performance criteria* in the DM, the *owner or operator* must include in the *SWPPP* the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity*, that requires SMPs in accordance with Part III.C., must design the practices to meet the applicable *sizing criteria* in Part II.C.2.a., b., c., or d.

**a. Sizing Criteria for *New Development***

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the total WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv must be calculated in accordance with the criteria in Section 4.2 of the DM; or





2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the requirements in Part II.C.2.a.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible*.

**In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.4 of the DM.** The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs without detention or velocity controls; or

3. The site *directly discharges* into a fifth order or larger water body (stream, river, or lake), or tidal waters, where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

**b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watersheds**

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24-hour design storm over the post-developed watershed and must be calculated in accordance with the criteria in Section 4.3 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part II.C.2.b.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include





documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible*.

**In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.5 of the DM.** The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs; or

3. The site *directly discharges* to tidal waters, or a fifth order or larger water body (stream, river, or lake) where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

**c. *Sizing Criteria* for *Redevelopment Activity***

i. Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* must be addressed by one of the following options, as outlined in Section 9.2.1. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C) must calculate the WQv in accordance with Section 4.3 of the DM. All other *redevelopment activities* must calculate the WQv in accordance with Section 4.2 of the DM.

1. Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the DM must be applied to all newly created pervious areas; or

2. Capture and treat 100% of the required WQv, for a minimum of 25% of the disturbed redevelopment *impervious area*, by implementation of standard SMPs or reduced by application of runoff reduction techniques; or

3. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a volume-based alternative SMP, as defined in Section 9.4 of the DM; or

4. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a flow-through alternative SMP sized to treat the peak rate of runoff from the WQv design storm; or





5. Application of a combination of 1 through 4 above that provide a weighted average of at least two of the above methods. Application of this method must be in accordance with the criteria in Section 9.2.1(A)(V) of the DM; or

6. If there is an existing SMP located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 through 5 above.

ii. Channel Protection Volume (CPv) is not required if there is 0% change to hydrology that increases the *discharge* rate and volume from the project site.

iii. *Overbank* Flood Control (Qp) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

iv. Extreme Flood Control (Qf) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

**d. *Sizing Criteria* for Combination of *Redevelopment Activity* and *New Development***

Construction projects, that include both *new development* and *redevelopment activity*, must use SMPs that meet the *sizing criteria* calculated as an aggregate of the *sizing criteria* in Part II.C.2.a. or b. for the *new development* portion of the project and Part II.C.2.c. for the *redevelopment activity* portion of the project.

## Part III. Stormwater Pollution Prevention Plan (SWPPP)

### A. General *SWPPP* Requirements

1. A *SWPPP* must be prepared and implemented by the *owner or operator* of all *construction activity* covered by this permit. All authorized *discharges* must be identified in the *SWPPP*. The *SWPPP* must document the selection, design, installation, implementation and maintenance of the control measures and

practices that will be used to meet the effluent limitations in Part II.B. and, where applicable, the SMP requirements in Part II.C.

2. The *SWPPP* must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR Part 490, and associated guidance.

   a. The owner or operator must consider:

      i. the following physical risks due to climate change:

         (i) increasing temperature; and

         (ii) increasing precipitation; and

         (iii) increasing variability in precipitation, including chance of drought; and

         (iv) increasing frequency and severity of flooding; and

         (v) rising sea level; and

         (vi) increasing storm surge; and

         (vii) shifting ecology.

      ii. for each of the following:

         (i) overall site planning; and

         (ii) location, elevation, and sizing of:

            a. control measures and practices; and

            b. conveyance system(s); and

            c. detention system(s).

3. The *SWPPP* must describe the erosion and sediment control practices and where required, SMPs that will be used and/or constructed to reduce the *pollutants* in *stormwater discharges* and to assure compliance with the





requirements of this permit. In addition, the *SWPPP* must identify potential sources of pollution which may reasonably be expected to affect the quality of *stormwater discharges*.

4. All *SWPPPs*, that require the SMP component in accordance with Part III.B.2., must be prepared by a *qualified professional*.

5. The *owner or operator* must keep the *SWPPP* current so that, at all times, it accurately documents the erosion and sediment control practices that are being used or will be used during construction, and all SMPs that will be constructed on the site. At a minimum, the *owner or operator* must modify the *SWPPP*, including construction drawings:

   a. whenever the current provisions prove to be ineffective in *minimizing pollutants* in *stormwater discharges* from the site; and

   b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*; and

   c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* NYSDEC, or other regulatory authority; and

   d. to document the final construction conditions in an as-built drawing.

6. NYSDEC may notify the *owner or operator* at any time that the *SWPPP* does not meet one or more of the minimum requirements of this permit. The notification must be in writing and identify the provisions of the *SWPPP* that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by NYSDEC, the *owner or operator* must make the required changes to the *SWPPP* and submit written notification to NYSDEC that the changes have been made. If the *owner or operator* does not respond to NYSDEC's comments in the specified time frame, NYSDEC may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4.

7. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting, and maintaining the erosion and sediment control practices included in the *SWPPP* and the

contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the *SWPPP*. The *owner or operator* must have each of the contractors and subcontractors identify at least one person from their company to be *trained contractor* that will be responsible for implementation of the *SWPPP*. The *owner or operator* must ensure that at least one *trained contractor* is on site daily when soil disturbance activities are being performed.

The *owner or operator* must have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before the *commencement of construction activities*:

> "I hereby certify under penalty of law that I understand and agree to comply with the requirements of the *SWPPP* and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the *SWPPP* that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for *SWPPP* implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* must attach the certification statement(s) to the copy of the *SWPPP* that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the *SWPPP* after the *commencement of construction activities*, they must also sign the certification statement and provide the information listed above prior to performing *construction activities*.





**B. Required *SWPPP* Contents**

1. Erosion and sediment control component - The *owner or operator* must prepare a *SWPPP* that includes erosion and sediment control practices.

   a. Erosion and sediment control practices must be designed:

      i. in conformance with the BB; or

      ii. *equivalent* to the BB if deviating from Part III.B.1.a.i.

   b. If the erosion and sediment control practices are designed in conformance with Part III.B.1.a.ii., the *SWPPP* must include a demonstration of *equivalence* to the BB.

   c. At a minimum, the erosion and sediment control component of the *SWPPP* must include the following:

      i. Background information about the scope of the project, including the location, type and size of project; and

      ii. A site map/construction drawing(s) with north arrows for the project, including a general location map. At a minimum, the site map must show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the *stormwater discharge*(s) and receiving surface water(s); and

      iii. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG); and

      iv. A phasing plan for the project and sequencing plans for all *phases*, both of which must address clearing and grubbing, excavation and grading, utility and infrastructure installation, *final stabilization*,

and any other *construction activity* at the site that will result in soil disturbance.

1. The phasing plan must include:

    a. a map delineating and labeling the limits of soil disturbance for all *phases* of a project; and

    b. a table identifying the order and intended schedule of when each *phase* will begin and end its sequencing plan. The table must identify the total disturbed area for each *phase* at any one time and the total disturbed area for the overall project at any one time all on one timeline showing all overlapping quantities of disturbed area at any one time; and

2. A sequencing plan for a specific *phase* must include:

    a. a table indicating the order and intended schedule of *construction activities* within a *phase*, and corresponding construction drawings with a description of the work to be performed; and

    b. all permanent and *temporary stabilization* measures; and

v. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented; and

vi. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice; and

vii. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any





temporary sediment basins and structural practices that will be used to divert flows from exposed soils; and

viii. A maintenance inspection schedule for the contractor(s) and subcontractor(s) identified in Part III.A.7. to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule must be in accordance with the requirements in the BB technical standard; and

ix. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the *stormwater discharges*; and

x. A description and location of any *stormwater discharges* associated with industrial activity other than construction at the site, including, but not limited to, *stormwater discharges* from asphalt plants and concrete plants located on the *construction site*; and

xi. Identification of any elements of the design that are not in conformance with the design criteria in the BB technical standard. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. SMP component – The *owner or operator* of *construction activity* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs.

    a. SMPs must be designed in conformance with the applicable *sizing criteria* in Part II.C.2.a., c., or d.; and

    b. SMPs must be designed in conformance with the *performance criteria*:

        i. in the DM; or

        ii. *equivalent* to the DM if deviating from Part III.B.2.b.i.; or

        iii. in the New York State Stormwater Management Design Manual, dated January 2015 (2015 Design Manual), or *equivalent* to it, if the following criteria are met:

1. The eNOI is submitted in accordance with Part I.D. before January 29, 2027 for *construction activities* that are either:

    a. subject to governmental review and approval:

        i. where the *owner or operator* made any application to that governmental entity prior to the effective date of this permit; and

        ii. such application included a *SWPPP* developed using the 2015 Design Manual or *equivalent* to it; or

    b. not subject to governmental review and approval:

        i. where a fiscal allocation for the *construction activities* has been developed and approved by a governmental entity; and

        ii. the *SWPPP* was developed using the 2015 Design Manual or *equivalent* to it; and

c. If SMPs are designed in conformance with Part III.B.2.b.ii., the *SWPPP* must include the reason(s) for the deviation or alternative design and a demonstration of *equivalence* to the DM; and

d. If SMPs are designed in conformance with Part III.B.2.b.iii., the *SWPPP* must include supporting information or documentation demonstrating that Part III.B.2.b.iii.1.a. or b. apply; and

e. The SMP component of the *SWPPP* must include the following:

    i. Identification of all SMPs to be constructed as part of the project, including which option the SMP designs conform to, either Part III.B.2.b.i., ii., or iii. Include the dimensions, material specifications and installation details for each SMP; and

    ii. A site map/construction drawing(s) showing the specific location and size of each SMP; and





iii. A Stormwater Modeling and Analysis Report that includes:

    (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points; and

    (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and SMPs; and

    (iii) Results of *stormwater* modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre- and post-development runoff rates and volumes for the different storm events; and

    (iv) Summary table, with supporting calculations, which demonstrates that each SMP has been designed in conformance with the *sizing criteria* included in the DM; and

    (v) Identification of any *sizing criteria* that is not required based on the requirements included in Part II.C.; and

    (vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the DM. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the DM.

iv. Soil testing results and locations (test pits, borings); and

v. Infiltration test results, when required in accordance with Part III.B.2.a.; and

vi. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each SMP. The plan must identify the entity

that will be responsible for the long-term operation and maintenance of each practice; and

3. Enhanced Phosphorus Removal Standards - The *owner or operator* of *construction activity* identified in Table 2 of Appendix B that is located in a watershed identified in Appendix C must prepare a *SWPPP* that includes SMPs designed in conformance with the applicable *sizing criteria* in Part II.C.2.b., c., or d. and the *performance criteria* Enhanced Phosphorus Removal Standards included in the DM. At a minimum, the SMP component of the *SWPPP* must meet the requirements of Part III.B.2.

**C. Required *SWPPP* Components by Project Type**

*Owners or operators* of *construction activities*, identified in Table 1 of Appendix B, are required to prepare a *SWPPP* that only includes erosion and sediment control practices designed in accordance with Part III.B.1. *Owners or operators* of the *construction activities*, identified in Table 2 of Appendix B, must prepare a *SWPPP* that also includes SMPs designed in accordance with Part III.B.2 or 3.

For the entire area of disturbance, including the entire *common plan of development or sale* if applicable, the owner or operator must evaluate every bullet from Appendix B Table 1 and Table 2 separately. If bullets from both Table 1 and Table 2 apply, the *SWPPP* must include erosion and sediment control practices for all *construction activities* but SMPs for only those portions of the *construction activities* that fall under Table 2 bullet(s).

## Part IV. Inspection and Maintenance Requirements

**A. General Construction Site Inspection and Maintenance Requirements**

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures), and all SMPs identified in the *SWPPP*, are inspected and maintained in accordance with Part IV.B. and C.

**B. Contractor Maintenance Inspection Requirements**

1. The *owner or operator* of each *construction activity*, identified in Tables 1 and 2 of Appendix B, must have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being





implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor must:

a. if the corrective action does not require engineering design:

   i. begin implementing corrective actions within one business day; and

   ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

   i. begin the engineering design process within five business days; and

   ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

2. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. The *trained contractor* must begin conducting the maintenance inspections in accordance with Part IV.B.1. as soon as soil disturbance activities resume.

3. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational.

**C. *Qualified Inspector* Inspection Requirements**

1. With the exception of the following *construction activities* identified in Tables 1 and 2 of Appendix B, a *qualified inspector* must conduct site inspections for all other *construction activities* identified in Tables 1 and 2 of Appendix B:

   a. the construction of a single-family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than or equal to five (5) acres and is

not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

b. the construction of a single-family home that involves soil disturbances of one (1) or more acres but less than or equal to five (5) acres and is not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

c. construction on *agricultural property* that involves soil disturbances of one (1) or more acres but less than five (5) acres; and

d. *construction activities* located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances of 5,000 square feet or more, but less than one acre.

2. The *qualified inspector* must conduct site inspections in accordance with the following timetable:

a. For *construction sites* where soil disturbance activities are on-going, the *qualified inspector* must conduct a site inspection at least once every seven (7) calendar days; or

b. For *construction sites* where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part I.E.6. to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days; or

c. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* must conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas under the jurisdiction of a *Traditional Land Use Control MS4 Operator,* the *Traditional Land Use Control MS4 Operator* (provided the *Traditional Land Use Control MS4 Operator* is not the *owner or operator* of the *construction activity*) by hard copy or email prior to reducing the inspections to this frequency and again by hard copy or email prior to re-commencing construction; or





d. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the requirement to have the *qualified inspector* conduct inspections ceases if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1., the *Traditional Land Use Control MS4 Operator(s)* (provided the *Traditional Land Use Control MS4 Operator(s)* are not the *owners or operators* of the *construction activity*) in writing prior to the shutdown and again in writing prior to resuming *construction activity*. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* must terminate coverage by meeting the requirements of Part V; or

e. For *construction sites* involving soil disturbance of one (1) or more acres that *directly discharge* to one of the 303(d) segments listed in Appendix D or is located in one of the watersheds listed in Appendix C, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* must inspect:

a. all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness; and

b. all SMPs under construction to ensure that they are constructed in conformance with the *SWPPP*; and

c. all areas of disturbance that have not achieved *final stabilization*; and

d. all points of *discharge* to *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site*; and

e. all points of *discharge* from the *construction site*.

4. The *qualified inspector* must prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report must include and/or address all of the following, for all *construction activities* except those listed in Part IV.C.1.:

   a. Permit identification number; and

   b. Date and time of inspection; and

   c. Name and title of person(s) performing inspection; and

   d. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and

   e. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This must include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow; and

   f. A description of the condition of all *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This must include identification of any *discharges* of sediment to the *surface waters of the State*; and

   g. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and

   h. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced; and

   i. Description and sketch (map) of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection; and

   j. Estimates, in square feet or acres, of the following areas:





      i. Total area with active soil disturbance (not requiring either *temporary stabilization* or *final stabilization*); and

      ii. Total area with inactive soil disturbance (requiring either *temporary stabilization* or *final stabilization*); and

      iii. Total area that has achieved *temporary stabilization*; and

      iv. Total area that has achieved *final stabilization*; and

   k. Current stage of construction of all SMPs and identification of all *construction activity* on site that is not in conformance with the *SWPPP* and technical standards; and

   l. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the SMP(s); and

   m. Identification and status of all corrective actions that were required by previous inspection; and

   n. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* must attach color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* must also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* must attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* must notify the *owner or operator*, and appropriate contractor or subcontractor identified in Part III.A.7., of any corrective actions that need to be taken. The contractor or subcontractor must:

   a. if the corrective action does not require engineering design:

i. begin implementing corrective actions within one business day; and

ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

i. begin the engineering design process within five business days; and

ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

6. All inspection reports must be signed by the *qualified inspector.* In accordance with Part I.E.3., the inspection reports must be maintained on site with the *SWPPP*.

## Part V. How to Terminate CGP Coverage

### A. Electronic Notice of Termination (eNOT) Submittal

The eNOT contains questions to ensure requirements in Part V.A. have been met.

1. An *owner or operator* must terminate coverage when one or more of the following requirements have been met:

a. Total project completion:

i. all *construction activity* identified in the *SWPPP* has been completed; and

ii. all areas of disturbance have achieved *final stabilization*; and

iii. all temporary, structural erosion and sediment control measures have been removed; and

iv. all SMPs have been constructed in conformance with the *SWPPP* and are operational; and

v. an as-built drawing has been prepared; or





b. Planned shutdown with partial project completion:

i. all soil disturbance activities have ceased; and

ii. all areas disturbed as of the project shutdown date have achieved *final stabilization*; and

iii. all temporary, structural erosion and sediment control measures have been removed; and

iv. all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational; and

v. an as-built drawing has been prepared; or

c. In accordance with Part I.G. Change of Owner or Operator; or

d. The *owner or operator* has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

2. For *construction activities* that require *qualified inspector* inspections in accordance with Part IV.C.1. and have met Part V.A.1.a. or b., the *owner or operator* must have the *qualified inspector* perform a final site inspection prior to submitting the eNOT. The *qualified inspector* must, by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice(s)" certification statements on the eNOT, certify that all the requirements in Part V.A.1.a. or b. have been achieved.

3. For *construction activities* that are subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1. and meet Part V.A.1.a. or b., the *owner or operator* must have the *Traditional Land Use Control MS4 Operator(s)* sign the "MS4 Acceptance" statement on the eNOT in accordance with the requirements in Part VII.J. A *Traditional Land Use Control MS4 Operator* official, by signing this statement, determined that it is acceptable for the *owner or operator* to submit the eNOT in accordance with the requirements of this Part. A *Traditional Land Use Control MS4 Operator* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) when required in Part V.A.2.

4. For *construction activities* that require SMPs and meet Part V.A.1.a. or b., the *owner or operator* must, prior to submitting the eNOT, ensure one of the following:

   a. for SMP(s) that were constructed by a private entity, but will be owned, operated, and maintained by a public entity, the SMP(s) and any right-of-way(s) needed to operate and maintain such practice(s) have been deeded to the municipality in which the practice(s) is located; or

   b. for SMP(s) that are privately owned, but will be operated and maintained by a public entity, an executed operation and maintenance agreement is in place with the municipality that will operate and maintain the SMP(s); or

   c. for SMP(s) that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record; or

   d. for SMP(s) that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility, the *owner or operator* has policies and procedures in place that ensure operation and maintenance of the practices in accordance with the operation and maintenance plan.

5. An *owner or operator* that has met the requirements of Part V.A.1., 2., 3., and 4. must request termination of coverage under this permit by submitting a complete Notice of Termination form electronically using a NYSDEC approved form.[5]

   a. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

[5] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.





## Part VI. Record Retention and Reporting

### A. Record Retention

The *owner or operator* must retain a copy of the documents listed in Part I.E.3. and a copy of the LOT for a period of at least five years from the date that NYSDEC accepts a complete NOT submitted in accordance with Part V.

### B. Reporting

Except for the eNOI, the signature forms associated with the eNOI, and the eNOT, all other written correspondence requested by NYSDEC, including individual permit applications, must be sent to the address of the appropriate DOW (SPDES) Program contact at the Regional Office listed in Appendix E.

## Part VII. Standard Permit Requirements

For the purposes of this permit, examples of contractors and subcontractors include: third-party maintenance and construction contractors.

### A. Duty to Comply

The *owner or operator*, and all contractors or subcontractors, must comply with all requirements of this permit. Any non-compliance with the requirements of this permit constitutes a violation of the New York State Environmental Conservation Law (ECL), and its implementing regulations, and is grounds for enforcement action. Filing of a request for termination of coverage under this permit, or a notification of planned changes or anticipated non-compliance, does not limit, diminish or stay compliance with any requirements of this permit.

### B. Need to Halt or Reduce Activity Not a Defense

The necessity to halt or reduce the *construction activity* regulated by this permit, in order to maintain compliance with the requirements of this permit, must not be a defense in an enforcement action.

### C. Penalties

There are substantial criminal, civil, and administrative penalties associated with violating the requirements of this permit. Fines of up to $37,500 per day for each

violation and imprisonment for up to 15 years may be assessed depending upon the nature and degree of the offense.

**D. False Statements**

Any person who knowingly makes any false material statement, representation, or certification in any application, record, report, or other document filed or required to be maintained under this permit, including monitoring reports or reports of compliance or noncompliance must, upon conviction, be punished in accordance with ECL §71-1933 and or New York State Penal Law Articles 175 and 210.

**E. Re-Opener Clause**

Upon issuance of this permit, a determination has been made on the basis of a submitted Notice of Intent, plans, or other available information, that compliance with the specified permit requirements will reasonably protect classified water use and assure compliance with applicable *water quality standards*. Satisfaction of the requirements of this permit notwithstanding, if operation pursuant to this permit causes or contributes to a condition in contravention of State *water quality standards* or guidance values, or if NYSDEC determines that a modification is necessary to prevent impairment of the best use of the waters or to assure maintenance of *water quality standards* or compliance with other provisions of ECL Article 17 or the Clean Water Act (CWA), or any regulations adopted pursuant thereto, NYSDEC may require such modification and the Commissioner may require abatement action to be taken by the *owner or operator* and may also prohibit such operation until the modification has been implemented.

**F. Duty to Mitigate**

The *owner or operator*, and its contractors and subcontractors, must take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

**G. Requiring Another General Permit or Individual SPDES Permit**

NYSDEC may require any *owner or operator* authorized to *discharge* in accordance with this permit to apply for and obtain an individual SPDES permit or apply for authorization to *discharge* in accordance with another general SPDES permit.

1. Cases where an individual SPDES permit or authorization to discharge in accordance with another general SPDES permit may be required include, but is not limited to the following:





   a. the *owner or operator* is not in compliance with the conditions of this permit or does not meet the requirements for coverage under this permit; and

   b. a change has occurred in the availability of demonstrated technology or practices for the control or abatement of *pollutants* applicable to the *point source*; and

   c. new effluent limitation guidelines or new source performance standards are promulgated that are applicable to *point sources* authorized to *discharge* in accordance with this permit; and

   d. existing effluent limitation guidelines or new source performance standards that are applicable to *point sources* authorized to *discharge* in accordance with this permit are modified; and

   e. a water quality management plan containing requirements applicable to such *point sources* is approved by NYSDEC; and

   f. circumstances have changed since the time of the request to be covered so that the *owner or operator* is no longer appropriately controlled under this permit, or either a temporary or permanent reduction or elimination of the authorized *discharge* is necessary; and

   g. the *discharge* is in violation of section 17-0501 of the ECL; and

   h. the *discharge(s)* is a significant contributor of *pollutants*. In making this determination, NYSDEC may consider the following factors:

      i. the location of the *discharge(s)* with respect to *surface waters of the State*; and

      ii. the size of the *discharge(s)*; and

      iii. the quantity and nature of the *pollutants discharged* to *surface waters of the State*; and

      iv. other relevant factors including compliance with other provisions of ECL Article 17, or the CWA.

2. When NYSDEC requires any *owner or operator* authorized by this permit to apply for an individual SPDES permit as provided for in this subdivision, it must notify the *owner or operator* in writing that a permit application is required. This notice must include a brief statement of the reasons for this decision, an application

form, a statement setting a time for the *owner or operator* to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from the *owner's or operator's* receipt of the notification letter, whereby the authorization to *discharge* under this permit must be terminated. NYSDEC may grant additional time upon demonstration, to the satisfaction of the RWE,[6] that additional time to apply for an alternative authorization is necessary or where NYSDEC has not provided a permit determination in accordance with 6 NYCRR Part 621.

3. When an individual SPDES permit is issued to an *owner or operator* authorized to *discharge* under this permit for the same *discharge(s)*, this permit authorization for *construction activities* authorized under the individual SPDES permit is automatically terminated on the effective date of the individual SPDES permit unless termination is earlier in accordance with 6 NYCRR Part 750.

**H. Duty to Provide Information**

The *owner or operator* must furnish to NYSDEC, within five business days, unless otherwise set forth by NYSDEC, any information that NYSDEC may request to determine whether cause exists to determine compliance with this permit or to determine whether cause exists for requiring an individual SPDES permit in accordance with 6 NYCRR 750-1.21(e) (see Part VII.G. Requiring Another General Permit or Individual Permit).

The *owner or operator* must make available to NYSDEC, for inspection and copying, or furnish to NYSDEC within 25 business days of receipt of a NYSDEC request for such information, any information retained in accordance with this permit.

Except for Part I.D.4. and 5. and Part I.G., the following applies: where the *owner or operator* becomes aware that it failed to submit any relevant facts on the Notice of Intent, or submitted incorrect information in a Notice of Intent or in any report to NYSDEC, the *owner or operator* must submit such facts or corrected information to NYSDEC within five business days.

**I. Extension**

In the event a new permit is not issued and effective prior to the expiration of this permit, and this permit is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, then the *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the requirements of this permit until a new permit is issued and effective.

[6] The Regional Water Manager where a DEC Region does not have a RWE.





**J. Signatories and Certification**

The Notice of Intent, Notice of Termination, and reports required by this permit must be signed as provided in 40 CFR §122.22.

1. All Notices of Intent and Notices of Termination must be signed as follows:

   a. For a corporation. By a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

      (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation; or

      (ii) the manager of one or more manufacturing, production or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for Notice of Intent or Notice of Termination requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

      Note: NYSDEC does not require specific assignments or delegations of authority to responsible corporate officers identified in 40 CFR §122.22(a)(1)(i). NYSDEC will presume that these responsible corporate officers have the requisite authority to sign the Notice of Intent or Notice of Termination unless the corporation has notified NYSDEC to the contrary. Corporate procedures governing authority to sign a Notice of Intent or Notice of Termination may provide for assignment or delegation to applicable corporate positions under 40 CFR §122.22(a)(1)(ii) rather than to specific individuals.

   b. For a partnership or sole proprietorship. By a general partner or the proprietor, respectively.

c. For a municipality, State, Federal, or other public agency. By either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

   1. the chief executive officer of the agency; or

   2. a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. All reports required by this permit, and other information requested by NYSDEC, must be signed by a person described in Part VII.J.1., or by a duly authorized representative of that person. A person is a duly authorized representative only if:

   a. The authorization is made in writing by a person described in Part VII.J.1. or using the Duly Authorized Form, found on the DEC website; and

   b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and

   c. The written authorization is submitted to NYSDEC.

3. Changes to authorization. If an authorization under Part VII.J.2. is no longer accurate because a different individual or position has responsibility for the overall operation of the *construction activity*, a new authorization satisfying the requirements of Part VII.J.2. must be submitted to NYSDEC prior to or together with any reports, information, or applications to be signed by an authorized representative.

4. Certification. Any person signing a document under Part VII.J.1. or 2. must make the following certification:

   *I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who*





*manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*

5. Electronic reporting. If documents described in Part VII.J.1. or 2. are submitted electronically by or on behalf of the *construction activity* with coverage under this permit, any person providing the electronic signature for such documents must meet all relevant requirements of this section, and must ensure that all of the relevant requirements of 40 CFR Part 3 (including, in all cases, subpart D to Part 3) (Cross-Media Electronic Reporting) and 40 CFR Part 127 (NPDES Electronic Reporting Requirements) are met for that submission.

**K. Inspection and Entry**

The *owner or operator* must allow NYSDEC, the USEPA Regional Administrator, the applicable county health department, or any authorized representatives of those entities, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the *discharge*, upon the presentation of credentials and other documents as may be required by law, to:

1. enter upon the *owner's or operator's* premises where a regulated facility or activity is located or conducted or where records must be kept under the requirements of this permit; and

2. have access to and copy at reasonable times, any records that must be kept under the requirements of this permit, including records required to be maintained for purposes of operation and maintenance; and

3. inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices or operations regulated or required under this permit; and

4. sample or monitor at reasonable times, for the purposes of assuring general SPDES permit compliance or as otherwise authorized by the CWA or ECL, any substances or parameters at any location; and

5. enter upon the property of any contributor to the regulated facility or activity under authority of the *owner or operator*.

**L. Confidentiality of Information**

The following must not be held confidential: this permit, the fact sheet for this permit, the name and address of any *owner or operator*, effluent data, the Notice of Intent, and information regarding the need to obtain an individual permit or an alternative general SPDES permit. This includes information submitted on forms themselves and any attachments used to supply information required by the forms (except information submitted on usage of substances). Upon the request of the *owner or operator*, NYSDEC must make determinations of confidentiality in accordance with 6 NYCRR Part 616, except as set forth in the previous sentence. Any information accorded confidential status must be disclosed to the Regional Administrator upon his or her written request. Prior to disclosing such information to the Regional Administrator, NYSDEC will notify the Regional Administrator of the confidential status of such information.

**M. Other Permits May Be Required**

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

**N. NYSDEC Orders or Civil Decrees/Judgments**

The issuance of this permit by the NYSDEC, and the coverage under this permit by the *owner or operator*, does not supersede, revoke, or rescind any existing order on consent or civil Decree/Judgment, or modification to any such documents or to any order issued by the Commissioner, or any of the terms, conditions, or requirements contained in such order or modification therefore, unless expressly noted.

**O. Property Rights**

Coverage under this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations, nor does it obviate the necessity of obtaining the assent of any other jurisdiction as required by law for the *discharge* authorized.

**P. Compliance with Interstate Standards**

If the *construction activity* covered by this permit originates within the jurisdiction of an interstate water pollution control agency, then the *construction activity* must also comply with any applicable effluent standards or *water quality standards* promulgated by that interstate agency and as set forth in this permit for such *construction activities*.





**Q. Oil and Hazardous Substance Liability**

Coverage under this permit does not affect the imposition of responsibilities upon, or the institution of any legal action against, the *owner or operator* under section 311 of the CWA, which must be in conformance with regulations promulgated pursuant to section 311 governing the applicability of section 311 of the CWA to *discharges* from facilities with *NPDES* permits, nor must such issuance preclude the institution of any legal action or relieve the *owner or operator* from any responsibilities, liabilities, or penalties to which the *owner or operator* is or may be subject pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq. (CERCLA).

**R. Severability**

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, must not be affected thereby.

**S. NYSDEC Approved Forms**

The *owner or operator* must provide all relevant information that is requested by NYSDEC, and required by this permit, on all NYSDEC approved forms.

## APPENDIX A – Abbreviations and Definitions

### Abbreviations

APO – Agency Preservation Officer
BB – New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), dated November 2016
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
CPv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DM – New York State Stormwater Management Design Manual (Design Manual), dated July 31, 2024
DOW – Division of Water
EAF – Environmental Assessment Form
ECL – chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law
EPA – U.S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
NYC – The City of New York
NYCDEP – The City of New York Department of Environmental Protection
NYSDEC – The New York State Department of Environmental Conservation
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RR – Runoff Reduction
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SMP – Post-Construction Stormwater Management Practice
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume





### Definitions

All definitions in this section are solely for the purposes of this permit. If a word is not italicized in the permit, use its common definition.

**Agricultural Building** – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

**Agricultural Property** – the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023).

**Alter Hydrology from Pre- to Post-Development Conditions** – the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

**Combined Sewer System** – a sewer system which conveys sewage and *stormwater* through a single pipe system to a publicly owned treatment works.

**Commence (Commencement of) Construction Activities** – the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the *SWPPP*. See definition for "*Construction Activity(ies)*" also.

**Common Plan of Development or Sale** – a contiguous area where multiple separate and distinct *construction activities* are occurring, or may occur, under one plan. The "common plan" of development or sale is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQR) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating *construction activities* may occur on a specific plot. A *common plan of development or sale* is comprised of two or more *phases*.

*Common plan of development or sale* does not include separate and distinct *construction activities* that are occurring, or may occur, under one plan that are at least 1/4 mile apart provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

**Construction Activity(ies) –** identified within 40 CFR 122.26(b)(14)(x), 122.26(b)(15)(i), and 122.26(b)(15)(ii), any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, mechanized logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal.

*Construction activity* does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, which is excluded from the calculation of the soil disturbance for a project. Routine maintenance includes, but is not limited to:

- Re-grading of gravel roads or parking lots; and
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of the ditch; and
- Replacement of existing culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of a ditch; and
- Replacement of existing bridges that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity beneath the bridges; and
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch); and
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*; and
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material; and
- Long-term use of equipment storage areas at or near highway maintenance facilities; and
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*; and
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts; and
- Maintenance of ski trails including brush hog use and mowing; and
- Above ground snowmaking pipe replacement; and
- Replacement of existing utility poles; etc.

**Construction Site –** the land area where *construction activity(ies)* will occur. See also the definitions for "*Commence (Commencement of) Construction Activities"* and "*Common Plan of Development or Sale."*





**Dewatering –** the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

**Directly Discharge(s)(ing) (to a specific surface waterbody) –** runoff flows from a *construction site* by overland flow and the first point of *discharge* is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system and the first point of *discharge* from the separate storm sewer system is the specific surface waterbody.

**Discharge(s)(d) –** any addition of any *pollutant* to waters of the State through an outlet or *point source*.

**Embankment –** an earthen or rock slope that supports a road/highway.

**Equivalent (Equivalence) –** the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

**Final Stabilization –** all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other *equivalent* stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

**Historic Property –** any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

**Impervious Area (Cover) –** all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and compacted gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

**Infeasible –** not technologically possible, or not economically practicable and achievable considering best industry practices.

**Minimize(ing)(ation) –** reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

**Municipal Separate Storm Sewer System (MS4) -** a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

1. owned or operated by a State, city, town, village, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, *stormwater*, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA, that *discharges* to *surface waters of the State*; and

2. designed or used for collecting or conveying *stormwater*; and

3. which is not a *combined sewer system*; and

4. which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

**Natural Buffer(s) –** an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

**New Development –** any land disturbance that does not meet the definition of *Redevelopment Activity* included in this appendix.

**New York State Erosion and Sediment Control Certificate Program –** a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

**Nonpoint Source(s) –** any source of water pollution or *pollutants* which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

**Overbank –** flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

**Owner or Operator –** the person, persons, or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit requirements.





**Performance Criteria –** the six performance criteria for each group of SMPs in Chapters 5 and 6 of the technical standard, New York State Stormwater Management Design Manual (DM), dated July 31, 2024. These include feasibility, conveyance, pretreatment, treatment, landscaping, and maintenance. It does not include the *Sizing Criteria* (i.e. WQv, RRv, CPv, Qp and Qf) in Part I.C.2. of the permit.

**Phase –** a defined area in which *construction activities* are occurring or will occur separate from other defined area(s).

**Point Source –** any discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be *discharged*.

**Pollutant(s) –** dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast *discharged* into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq.

**Qualified Inspector –** a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder or other NYSDEC endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any SMPs that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

**Qualified Professional** – a person that is knowledgeable in the principles and practices of *stormwater* management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other NYSDEC endorsed individual(s). Individuals preparing *SWPPPs* that require the SMP component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the *SWPPP* that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

**Redevelopment Activity(ies)** – the disturbance and reconstruction of existing *impervious area*, including *impervious areas* that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

**Renewable Energy** – electricity or thermal energy generated by renewable energy systems through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

**Site Limitations** – site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical *site limitations* include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of *site limitations* shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

**Sizing Criteria** – the criteria included in Part I.C.2 of the permit that are used to size SMPs. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

**Steep Slope** – land area designated on the current United States Department of Agriculture (USDA) Soil Survey as Soil Slope Phase D, (provided the map unit name or description is inclusive of slopes greater than 25%), or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

**Stormwater** – that portion of precipitation that, once having fallen to the ground, is in excess of the evaporative or infiltrative capacity of soils, or the retentive capacity of surface features, which flows or will flow off the land by surface runoff to waters of the State.





**Streambank** – the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

**Stormwater Pollution Prevention Plan (SWPPP)** – a project specific report, including construction drawings, that among other things: describes the *construction activity(ies)*, identifies the potential sources of pollution at the *construction site*; describes and shows the *stormwater* controls that will be used to control the *pollutants* (i.e. erosion and sediment controls; for many projects, includes SMPs); and identifies procedures the *owner or operator* will implement to comply with the requirements of the permit. See Part III of the permit for a complete description of the information that must be included in the *SWPPP*.

**Surface Waters of the State** – shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

**Temporarily Ceased** – an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

**Temporary Stabilization** – exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

**Total Maximum Daily Load** (TMDL) – the sum of the allowable loads of a single *pollutant* from all contributing point and *nonpoint sources*. It is a calculation of the maximum amount of a *pollutant* that a waterbody can receive and still meet *water quality standards*, and an allocation of that amount to the *pollutant's* sources. A TMDL stipulates Waste Load Allocations (WLA) for *point source discharges*, Load Allocations (LA) for *nonpoint sources*, and a margin of safety (MOS).

**Traditional Land Use Control MS4 Operator** – a city, town, or village with land use control authority that is authorized to *discharge* under New York State DEC's SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

**Trained Contractor** – an employee from the contracting (construction) company, identified in Part III.A.7., that has received four (4) hours of NYSDEC endorsed training

in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.7., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity).

The *trained contractor* is responsible for the day-to-day implementation of the *SWPPP*.

**Tree Clearing –** *construction activities* limited to felling and removal of trees.

*Tree clearing* does not include hand felling and leaving the trees in place with no support from mechanized equipment, which is not considered *construction activity* requiring coverage under this permit.

**Water Quality Standard –** such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.





## APPENDIX B – Required SWPPP Components by Project Type

**Table 1**

***CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS**

| |
|---|
| **The following *construction activities* that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:**<br>• Single-family home not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D<br>• Single-family residential subdivisions with 25% or less *impervious cover* at total site build-out and not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D<br>• Construction of a barn or other *agricultural building*, silo, stock yard or pen.<br>• Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that include construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions. |
| **The following *construction activities* that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:**<br>• All construction activities located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land. |
| **Within the municipal boundaries of NYC:**<br>• Stand-alone road reconstruction, where the total soil disturbance from only that road construction, is less than one (1) acre of land. |
| **The following *construction activities*:**<br>• Installation of underground linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains<br>• Environmental enhancement projects, such as wetland mitigation, *stormwater* retrofits, stream restoration, and resiliency projects that reconstruct shoreline areas to address sea level rise<br>• Pond construction<br>• Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an *impervious cover*<br>• Cross-country ski trails, walking/hiking trails, and mountain biking trails, including a de minimis parking lot (maximum 10 spaces total, sized for passenger cars) with 35 feet minimum preservation of undisturbed area downgradient from the parking lot<br>• Dam rehabilitation (the structure of the dam itself)<br>• Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are not part of residential, commercial, or institutional development;<br>• Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path, or walking path. |

**Table 1 (Continued)**
***CONSTRUCTION ACTIVITIES*** **THAT REQUIRE THE PREPARATION OF A *SWPPP***
**THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS**

**The following *construction activities*:**

- Slope stabilization
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics
- Spoil areas that will be covered with vegetation
- Vegetated open space (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) that do not *alter hydrology from pre- to post-development* conditions
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions
- Demolition where vegetation will be established, and no *redevelopment activity* is planned[1]
- Installation or replacement of either an overhead electric transmission line or a ski lift tower that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*.
- Solar array field areas that have tables elevated off the ground, spaced one table width apart, do not *alter hydrology from pre- to post-development conditions*, and address water quality volume and runoff reduction volume by maintaining sheet flow on slopes less than 8%.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that do not include construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions.
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary *impervious areas* that will be restored to pre-construction conditions once the *construction activity* is complete (in this context, "temporary" means the *impervious area* will be in place for two years or less)
- Other *construction activities* that do not include the construction or reconstruction of *impervious area*, and do not *alter hydrology from pre- to post-development* conditions, and are not listed in Table 2.

1. If the site is redeveloped in the future, a new eNOI must be submitted.





**Table 2**
***CONSTRUCTION ACTIVITIES*** **THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES**
**POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)**

**The following *construction activities*:**

- Single-family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family home that disturbs five (5) or more acres of land
- Single-family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of between 20,000 square feet and one (1) acre of land within the municipal boundaries of NYC with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single-family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a *common plan of development or sale* that will ultimately disturb five (5) or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Creation of 5,000 square feet or more of *impervious area* in the municipal boundaries of NYC
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) that involves soil disturbance greater than five acres.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that involves soil disturbance greater than five acres and include the construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
- Facility buildings, including ski lodges, restroom buildings, pumphouses, ski lift terminals, and maintenance and groomer garages
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills; including creation of landfills or capping landfills.
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTWs, water treatment plants, and water storage tanks
- Golf courses
- Office complexes

**Table 2 (Continued)**

***CONSTRUCTION ACTIVITIES*** **THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)**

**The following *construction activities*:**

- Permanent laydown yards and equipment storage lots
- Playgrounds that include the construction or reconstruction of *impervious area*
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surfaces
- Road construction or reconstruction, outside the municipal boundaries of NYC
- Road construction within the municipal boundaries of NYC
- Stand-alone road reconstruction, within the municipal boundaries of NYC where the total soil disturbance from that road reconstruction involves soil disturbance of one (1) acre or more of land
- Parking lot construction or reconstruction (as with all Table 2 bullets, this includes parking lots constructed as part of the *construction activities* listed in Table 1, unless a Table 1 bullet specifies otherwise)
- Athletic fields (natural grass) that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations, and well drilling pads, surfaced with *impervious cover,* and constructed as part of an overhead electric transmission line, wind-power, cell tower, oil or gas well drilling, sewer or water main, ski lift, or other linear utility project
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of a residential, commercial or institutional development
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of highway construction or reconstruction
- Solar array field areas on slopes greater than 8% that cannot maintain sheet flow using management practices identified in the BB or the DM
- Solar array field areas on slopes less than 8% that will *alter the hydrology from pre- to post-development* conditions
- Solar array field areas with tables that are not elevated high enough to achieve *final stabilization* beneath the tables
- Traditional *impervious areas* associated with solar development (e.g. roads, buildings, transformers)
- Utility pads surfaced with *impervious cover*, including electric vehicle charging stations
- All other *construction activities* that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre- to post-development* conditions, and are not listed in Table 1





## APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

**Watersheds where *owners or operators* of *construction activities* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs designed in conformance with the Enhanced Phosphorus Removal Standards included in the DM technical standard.**

- Entire New York City Watershed located east of the Hudson River – Figure 1
- Onondaga Lake Watershed – Figure 2
- Greenwood Lake Watershed – Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

**Figure 1 - New York City Watershed East of the Hudson**

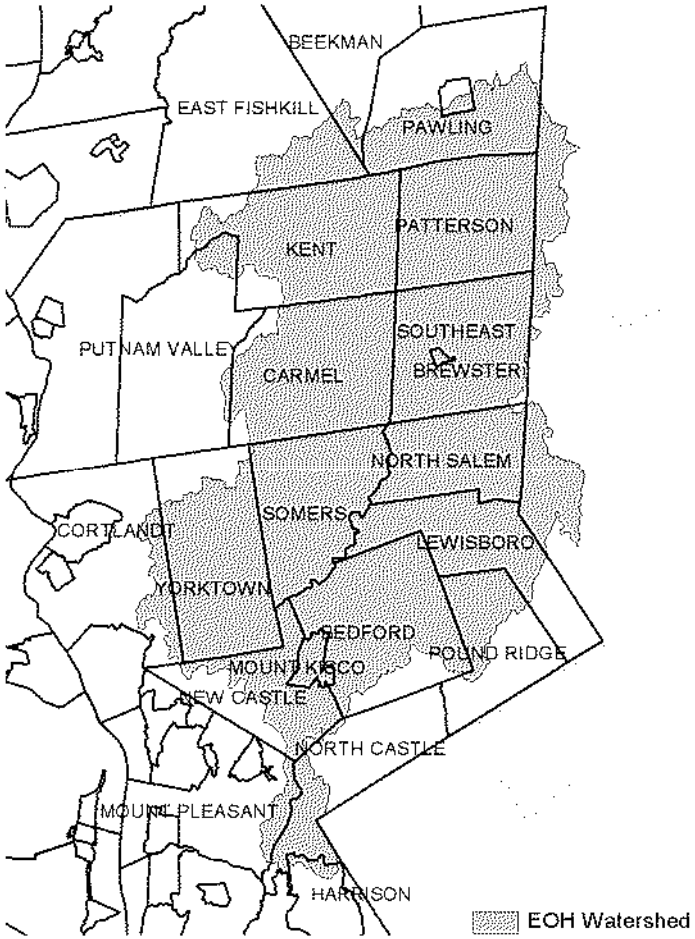







**Figure 2 - Onondaga Lake Watershed**

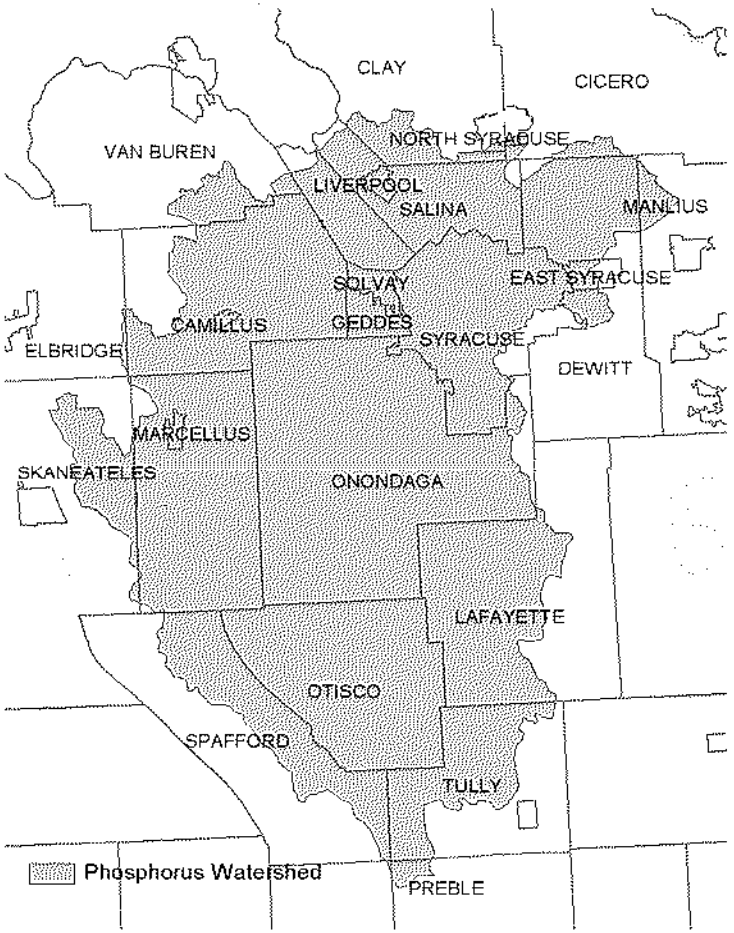


**Figure 3 - Greenwood Lake Watershed**

**Figure 4 - Oscawana Lake Watershed**

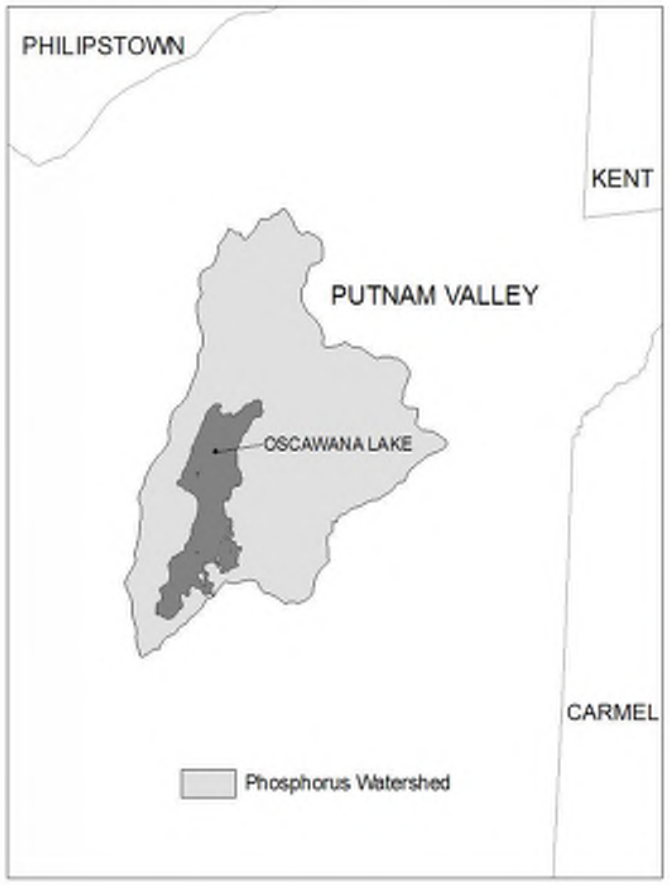
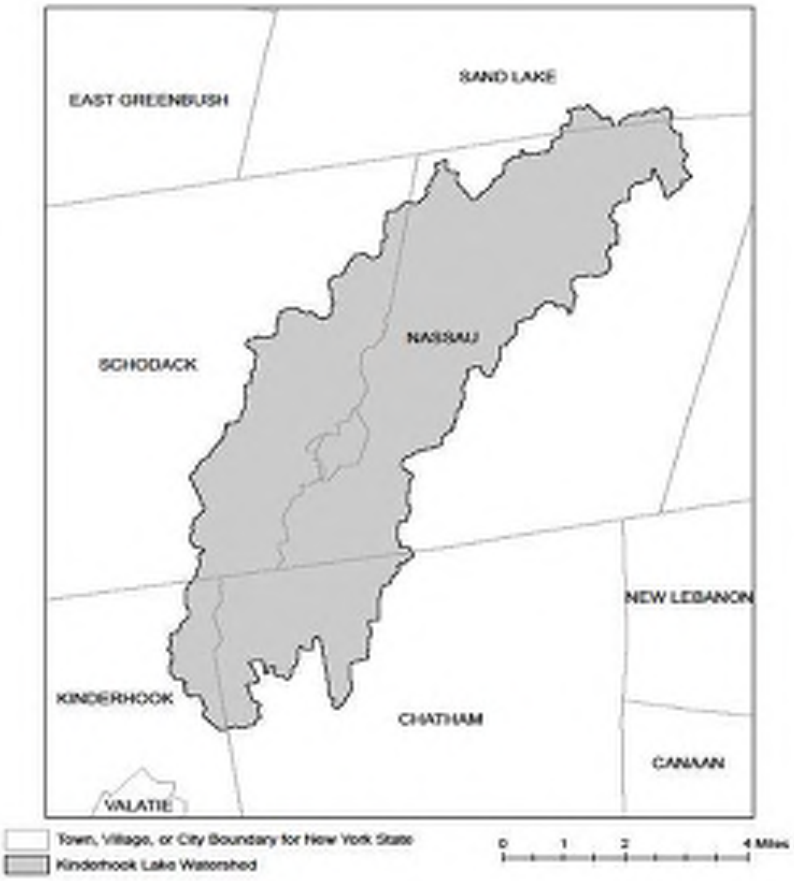


**Figure 5 - Kinderhook Lake Watershed**






## APPENDIX D – Impaired Waterbodies (by Construction Related Pollutants)

List of waterbodies impaired by *pollutants* related to *construction activity*, including turbidity, silt/sediment, and nutrients (e.g. nitrogen, phosphorus). This list is a subset of "The Final New York State 2018 Section 303(d) List of Impaired Waters Requiring a TMDL" dated June 2020.

| County | Waterbody | Pollutant |
|---|---|---|
| Albany | Ann Lee (Shakers) Pond, Stump Pond (1201-0096) | Phosphorus |
| Albany | Lawsons Lake (1301-0235) | Phosphorus |
| Allegany | Amity Lake, Saunders Pond (0403-0054) | Phosphorus |
| Allegany | Andover Pond (0403-0056) | Phosphorus |
| Bronx | Reservoir No.1/Lake Isle (1702-0075) | Phosphorus |
| Bronx | Van Cortlandt Lake (1702-0008) | Phosphorus |
| Broome | Blueberry, Laurel Lakes (1404-0033) | Phosphorus |
| Broome | Fly Pond, Deer Lake (1404-0038) | Phosphorus |
| Broome | Minor Tribs to Lower Susquehanna (0603-0044) | Phosphorus |
| Broome | Whitney Point Lake/Reservoir (0602-0004) | Phosphorus |
| Cattaraugus | Allegheny River/Reservoir (0201-0023) | Phosphorus |
| Cattaraugus | Beaver Lake/Alma Pond (0201-0073) | Phosphorus |
| Cattaraugus | Case Lake (0201-0020) | Phosphorus |
| Cattaraugus | Linlyco/Club Pond (0201-0035) | Phosphorus |
| Cayuga | Duck Lake (0704-0025) | Phosphorus |
| Cayuga | Owasco Inlet, Upper, and tribs (0706-0014) | Nutrients |
| Chautauqua | Chadakoin River and tribs (0202-0018) | Phosphorus |
| Chautauqua | Hulburt/Clymer Pond (0202-0079) | Phosphorus |
| Chautauqua | Middle Cassadaga Lake (0202-0002) | Phosphorus |
| Clinton | Great Chazy River, Lower, Main Stem (1002-0001) | Silt/Sediment |
| Columbia | Robinson Pond (1308-0003) | Phosphorus |
| Cortland | Dean Pond (0602-0077) | Phosphorus |
| Dutchess | Fallkill Creek (1301-0087) | Phosphorus |
| Dutchess | Hillside Lake (1304-0001) | Phosphorus |
| Dutchess | Wappingers Lake (1305-0001) | Phosphorus |
| Dutchess | Wappingers Lake (1305-0001) | Silt/Sediment |
| Erie | Beeman Creek and tribs (0102-0030) | Phosphorus |
| Erie | Delaware Park Pond (0101-0026) | Phosphorus |
| Erie | Ellicott Creek, Lower, and tribs (0102-0018) | Phosphorus |
| Erie | Ellicott Creek, Lower, and tribs (0102-0018) | Silt/Sediment |
| Erie | Green Lake (0101-0038) | Phosphorus |
| Erie | Little Sister Creek, Lower, and tribs (0104-0045) | Phosphorus |
| Erie | Murder Creek, Lower, and tribs (0102-0031) | Phosphorus |

| | | |
|---|---|---|
| Erie | Rush Creek and tribs (0104-0018) | Phosphorus |
| Erie | Scajaquada Creek, Lower, and tribs (0101-0023) | Phosphorus |
| Erie | Scajaquada Creek, Middle, and tribs (0101-0033) | Phosphorus |
| Erie | Scajaquada Creek, Upper, and tribs (0101-0034) | Phosphorus |
| Erie | South Branch Smoke Cr, Lower, and tribs (0101-0036) | Phosphorus |
| Erie | South Branch Smoke Cr, Lower, and tribs (0101-0036) | Silt/Sediment |
| Genesee | Bigelow Creek and tribs (0402-0016) | Phosphorus |
| Genesee | Black Creek, Middle, and minor tribs (0402 0028) | Phosphorus |
| Genesee | Black Creek, Upper, and minor tribs (0402-0048) | Phosphorus |
| Genesee | Bowen Brook and tribs (0102-0036) | Phosphorus |
| Genesee | LeRoy Reservoir (0402-0003) | Phosphorus |
| Genesee | Mill Pond (0402-0050) | Phosphorus |
| Genesee | Oak Orchard Cr, Upper, and tribs (0301-0014) | Phosphorus |
| Genesee | Oatka Creek, Middle, and minor tribs (0402-0031) | Phosphorus |
| Genessee | Tonawanda Cr, Middle, Main Stem (0102-0002) | Phosphorus |
| Greene | Schoharie Reservoir (1202-0012) | Silt/Sediment |
| Greene | Sleepy Hollow Lake (1301-0059) | Silt/Sediment |
| Herkimer | Steele Creek tribs (1201-0197) | Phosphorus |
| Herkimer | Steele Creek tribs (1201-0197) | Silt/Sediment |
| Kings | Hendrix Creek (1701-0006) 18 | Nitrogen |
| Kings | Prospect Park Lake (1701-0196) | Phosphorus |
| Lewis | Mill Creek/South Branch, and tribs (0801-0200) | Nutrients |
| Livingston | Christie Creek and tribs (0402-0060) | Phosphorus |
| Livingston | Conesus Lake (0402-0004) | Phosphorus |
| Livingston | Mill Creek and minor tribs (0404-0011) | Silt/Sediment |
| Monroe | Black Creek, Lower, and minor tribs (0402-0033) | Phosphorus |
| Monroe | Buck Pond (0301-0017) | Phosphorus |
| Monroe | Cranberry Pond (0301-0016) | Phosphorus |
| Monroe | Durand, Eastman Lakes (0302-0037) | Phosphorus |
| Monroe | Lake Ontario Shoreline, Western (0301-0069) 9 | Phosphorus |
| Monroe | Long Pond (0301-0015) | Phosphorus |
| Monroe | Mill Creek and tribs (0302-0025) | Phosphorus 2 |
| Monroe | Mill Creek/Blue Pond Outlet and tribs (0402-0049) | Phosphorus |
| Monroe | Minor Tribs to Irondequoit Bay (0302-0038) | Phosphorus |
| Monroe | Rochester Embayment - East (0302-0002) [9] | Phosphorus |
| Monroe | Rochester Embayment - West (0301-0068) 9 | Phosphorus |
| Monroe | Shipbuilders Creek and tribs (0302-0026) | Phosphorus 2 |
| Monroe | Thomas Creek/White Brook and tribs (0302-0023) | Phosphorus |



| | | |
|---|---|---|
| Nassau | Bannister Creek/Bay (1701-0380) | Nitrogen |
| Nassau | Beaver Lake (1702-0152) | Phosphorus |
| Nassau | Browswere Bay (1701-0383) | Nitrogen |
| Nassau | Camaans Pond (1701-0052) | Phosphorus |
| Nassau | East Meadow Brook, Upper, and tribs (1701-0211) | Silt/Sediment |
| Nassau | East Rockaway Channel (1701-0381) | Nitrogen |
| Nassau | Glen Cove Creek, Lower, and tribs (1702-0146) | Silt/Sediment |
| Nassau | Grant Park Pond (1701-0054) | Phosphorus |
| Nassau | Hempstead Bay, Broad Channel (1701-0032) | Nitrogen |
| Nassau | Hempstead Lake (1701-0015) | Phosphorus |
| Nassau | Hewlett Bay (1701-0382) | Nitrogen |
| Nassau | Hog Island Channel (1701-0220) | Nitrogen |
| Nassau | Massapequa Creek, Upper, and tribs (1701-0174) | Phosphorus |
| Nassau | Milburn/Parsonage Creeks, Upp, and tribs (1701-0212) | Phosphorus |
| Nassau | Reynolds Channel, East (1701-0215) [12] | Nitrogen |
| Nassau | Reynolds Channel, West (1701-0216) 12 | Nitrogen |
| Nassau | Tidal Tribs to Hempstead Bay (1701-0218) | Nitrogen |
| Nassau | Tribs (fresh) to East Bay (1701-0204) | Silt/Sediment |
| Nassau | Tribs (fresh) to East Bay (1701-0204) | Phosphorus |
| Nassau | Tribs to Smith Pond/Halls Pond (1701-0221) | Phosphorus |
| Nassau | Woodmere Channel (1701-0219) | Nitrogen |
| New York | Harlem Meer (1702-0103) | Phosphorus |
| New York | The Lake in Central Park (1702-0105) | Phosphorus |
| Niagara | Bergholtz Creek and tribs (0101-0004) | Phosphorus |
| Niagara | Hyde Park Lake (0101-0030) | Phosphorus |
| Niagara | Lake Ontario Shoreline, Western (0301-0053) 9 | Phosphorus |
| Niagara | Lake Ontario Shoreline, Western (0301-0072) 9 | Phosphorus |
| Oneida | Ballou, Nail Creeks (1201-0203) | Phosphorus |
| Onondaga | Ley Creek and tribs (0702-0001) 10 | Nutrients (phosphorus) |
| Onondaga | Minor Tribs to Onondaga Lake (0702-0022) 10 | Nutrients (phosphorus) |
| Onondaga | Minor Tribs to Onondaga Lake (0702-0022) 10 | Nitrogen (NH3, NO2) |
| Onondaga | Onondaga Creek, Lower (0702-0023) 10 | Nutrients (phosphorus) |
| Onondaga | Onondaga Creek, Lower, and tribs (0702-0023) | Turbidity |
| Onondaga | Onondaga Creek, Middle, and tribs (0702-0004) | Turbidity |
| Onondaga | Onondaga Creek, Upper, and tribs (0702-0024) | Turbidity |
| Ontario | Great Brook and minor tribs (0704-0034) | Phosphorus 2 |
| Ontario | Great Brook and minor tribs (0704-0034) | Silt/Sediment |

| | | |
|---|---|---|
| Ontario | Hemlock Lake Outlet and minor tribs (0402-0013) | Phosphorus |
| Ontario | Honeoye Lake (0402-0032) | Phosphorus |
| Orange | Brown Pond Reservoir (1303-0013) | Phosphorus |
| Orange | Lake Washington (1303-0012) | Phosphorus |
| Orange | Minor Tribs to Middle Wallkill (1306-0061) | Phosphorus |
| Orange | Monhagen Brook and tribs (1306-0074) | Phosphorus |
| Orange | Orange Lake (1301-0008) [16] | Phosphorus |
| Orange | Quaker Creek and tribs (1306-0025) | Phosphorus |
| Orange | Wallkill River, Middle, Main Stem (1306-0038) | Phosphorus |
| Orange | Wallkill River, Upper, and Minor tribs (1306-0017) | Phosphorus |
| Orleans | Glenvwood Lake (0301-0041) | Phosphorus |
| Orleans | Lake Ontario Shoreline, Western (0301-0070) 9 | Phosphorus |
| Orleans | Lake Ontario Shoreline, Western (0301-0071) 9 | Phosphorus |
| Oswego | Lake Neatahwanta (0701-0018) | Nutrients (phosphorus) |
| Oswego | Pleasant Lake (0703-0047) | Phosphorus |
| Putnam | Lost Lake, Putnam Lake (1302-0053) | Phosphorus |
| Putnam | Minor Tribs to Croton Falls Reservoir (1302-0001) | Phosphorus |
| Queens | Bergen Basin (1701-0009) 18 | Nitrogen |
| Queens | Jamaica Bay, Eastern, and tribs, Queens (1701-0005) 18 | Nitrogen |
| Queens | Kissena Lake (1702-0258) | Phosphorus |
| Queens | Meadow Lake (1702-0030) | Phosphorus |
| Queens | Shellbank Basin (1701-0001) 18 | Nitrogen |
| Queens | Willow Lake (1702-0031) | Phosphorus |
| Rensselaer | Nassau Lake (1310-0001) | Phosphorus |
| Rensselaer | Snyders Lake (1301-0043) | Phosphorus |
| Richmond | Grassmere Lake/Bradys Pond (1701-0357) | Phosphorus |
| Rockland | Congers Lake, Swartout Lake (1501-0019) | Phosphorus |
| Rockland | Rockland Lake (1501-0021) | Phosphorus |
| Saratoga | Ballston Lake (1101-0036) | Phosphorus |
| Saratoga | Dwaas Kill and tribs (1101-0007) | Phosphorus |
| Saratoga | Dwaas Kill and tribs (1101-0007) | Silt/Sediment |
| Saratoga | Lake Lonely (1101-0034) | Phosphorus |
| Saratoga | Round Lake (1101-0060) | Phosphorus |
| Saratoga | Tribs to Lake Lonely (1101-0001) | Phosphorus |
| Schenectady | Collins Lake (1201-0077) | Phosphorus |
| Schenectady | Duane Lake (1311-0006) | Phosphorus |
| Schenectady Lake | Mariaville Lake (1201-0113) | Phosphorus |
| Schuyler | Cayuta Lake (0603-0005) | Phosphorus |



| | | |
|---|---|---|
| Seneca | Reeder Creek and tribs (0705-0074) | Phosphorus |
| St.Lawrence | Black Lake Outlet, Black Lake (0906-0001) | Phosphorus |
| St.Lawrence | Fish Creek and minor tribs (0906-0026) | Phosphorus |
| Steuben | Smith Pond (0502-0012) | Phosphorus |
| Suffolk | Agawam Lake (1701-0117) | Phosphorus |
| Suffolk | Big/Little Fresh Ponds (1701-0125) | Phosphorus |
| Suffolk | Canaan Lake (1701-0018) | Phosphorus |
| Suffolk | Canaan Lake (1701-0018) | Silt/Sediment |
| Suffolk | Fresh Pond (1701-0241) | Phosphorus |
| Suffolk | Great South Bay, East (1701-0039) | Nitrogen |
| Suffolk | Great South Bay, Middle (1701-0040) | Nitrogen |
| Suffolk | Great South Bay, West (1701-0173) | Nitrogen |
| Suffolk | Lake Ronkonkoma (1701-0020) | Phosphorus |
| Suffolk | Mattituck/Marratooka Pond (1701-0129) | Phosphorus |
| Suffolk | Mill and Seven Ponds (1701-0113) | Phosphorus |
| Suffolk | Millers Pond (1702-0013) | Phosphorus |
| Suffolk | Moriches Bay, East (1701-0305) | Nitrogen |
| Suffolk | Moriches Bay, West (1701-0038) | Nitrogen |
| Suffolk | Quantuck Bay (1701-0042) | Nitrogen |
| Suffolk | Shinnecock Bay and Inlet (1701-0033) | Nitrogen |
| Suffolk | Tidal Tribs to West Moriches Bay (1701-0312) | Nitrogen |
| Sullivan | Bodine, Mongomery Lakes (1401-0091) | Phosphorus |
| Sullivan | Davies Lake (1402-0047) | Phosphorus |
| Sullivan | Evens Lake (1402-0004) | Phosphorus |
| Sullivan | Pleasure Lake (1402-0055) | Phosphorus |
| Sullivan | Swan Lake (1401-0063) | Phosphorus |
| Tompkins | Cayuga Lake, Southern End (0705-0040) | Phosphorus |
| Tompkins | Cayuga Lake, Southern End (0705-0040) | Silt/Sediment |
| Ulster | Ashokan Reservoir (1307-0004) | Silt/Sediment |
| Ulster | Esopus Creek, Lower, Main Stem (1307-0010) [17] | Turbidity |
| Ulster | Esopus Creek, Middle, Main Stem (1307-0003) 17 | Turbidity |
| Ulster | Esopus Creek, Upper, and minor tribs (1307-0007)[3] | Silt/Sediment |
| Ulster | Wallkill River, Lower, Main Stem (1306-0027) | Phosphorus |
| Warren | Hague Brook and tribs (1006-0006) | Silt/Sediment |
| Warren | Huddle/Finkle Brooks and tribs (1006-0003) | Silt/Sediment |
| Warren | Indian Brook and tribs (1006-0002) | Silt/Sediment |
| Warren | Lake George (1006-0016) and tribs | Silt/Sediment |
| Warren | Tribs to Lake George, East Shore (1006-0020) | Silt/Sediment |
| Warren | Tribs to Lake George, Lk.George Village (1006-0008) | Silt/Sediment |

| | | |
|---|---|---|
| Washington | Wood Cr/Champlain Canal and tribs (1005-0036) | Phosphorus |
| Westchester | Lake Katonah (1302-0136) | Phosphorus |
| Westchester | Lake Lincolndale (1302-0089) | Phosphorus |
| Westchester | Lake Meahagh (1301-0053) | Phosphorus |
| Westchester | Lake Mohegan (1301-0149) | Phosphorus |
| Westchester | Lake Shenorock (1302-0083) | Phosphorus |
| Westchester | Mamaroneck River, Lower (1702-0071) | Silt/Sediment |
| Westchester | Mamaroneck River, Upp, & minor tribs (1702-0123) | Silt/Sediment |
| Westchester | Saw Mill River (1301-0007) | Phosphorus |
| Westchester | Saw Mill River, Middle, and tribs (1301-0100) | Phosphorus |
| Westchester | Sheldrake River (1702-0069) | Phosphorus |
| Westchester | Sheldrake River (1702-0069) | Silt/Sedimnt |
| Westchester | Silver Lake (1702-0040) | Phosphorus |
| Westchester | Teatown Lake (1302-0150) | Phosphorus |
| Westchester | Truesdale Lake (1302-0054) | Phosphorus |
| Westchester | Wallace Pond (1301-0140) | Phosphorus |



## APPENDIX E – List of NYSDEC Regional Offices

| Region | Covering the following counties: | DIVISION OF ENVIRONMENTAL PERMITS (DEP) Permit Administrators | DIVISION OF WATER (DOW) Water (SPDES) Program |
|---|---|---|---|
| 1 | Nassau and Suffolk | 50 Circle Road<br>Stony Brook, NY 11790<br>Tel. (631) 444-0365 | 50 Circle Road<br>Stony Brook, NY 11790-3409<br>Tel. (631) 444-0405 |
| 2 | Bronx, Kings, New York, Queens and Richmond | 1 Hunters Point Plaza,<br>47-40 21st St.<br>Long Island City, NY 11101-5407<br>Tel. (718) 482-4997 | 1 Hunters Point Plaza,<br>47-40 21st St.<br>Long Island City, NY 11101-5407<br>Tel. (718) 482-4933 |
| 3 | Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester | 21 South Putt Corners Road<br>New Paltz, NY 12561-1696<br>Tel. (845) 256-3059 | 220 White Plains Road, Suite 110<br>Tel. (914) 428 - 2505 |
| 4 | Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie | 1130 North Westcott Road<br>Schenectady, NY 12306-2014<br>Tel. (518) 357-2069 | 1130 North Westcott Road<br>Schenectady, NY 12306-2014<br>Tel. (518) 357-2045 |
| 5 | Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington | 1115 State Route 86, Po Box 296<br>Ray Brook, NY 12977-0296<br>Tel. (518) 897-1234 | 232 Golf Course Road<br>Warrensburg, NY 12885-1172<br>Tel. (518) 623-1200 |
| 6 | HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE | STATE OFFICE BUILDING<br>317 WASHINGTON STREET<br>WATERTOWN, NY 13601-3787<br>TEL. (315) 785-2245 | STATE OFFICE BUILDING<br>207 GENESEE STREET<br>UTICA, NY 13501-2885<br>TEL. (315) 793-2554 |
| 7 | BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS | 5786 WIDEWATERS PARKWAY<br>SYRACUSE, NY 13214-1867<br>TEL. (315) 426-7438 | 5786 WIDEWATERS PARKWAY<br>SYRACUSE, NY 13214-1867<br>TEL. (315) 426-7500 |
| 8 | CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES | 6274 EAST AVON-LIMA<br>ROADAVON, NY 14414-9519<br>TEL. (585) 226-2466 | 6274 EAST AVON-LIMA RD.<br>AVON, NY 14414-9519<br>TEL. (585) 226-2466 |
| 9 | ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING | 700 DELAWARE AVENUE<br>BUFFALO, NY 14209-2999<br>TEL. (716) 851-7165 | 700 DELAWARE AVENUE<br>BUFFALO, NY 14209-2999<br>TEL. (716) 851-7070 |

## APPENDIX F – SWPPP Preparer Certification Form

The SWPPP Preparer Certification Form required by this permit begins on the following page.



# SWPPP Preparer Certification Form

**SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)**

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

**Project/Site Name:**

**eNOI Submission ID:**

**Owner/Operator Name:**

### Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SWPPP Preparer First Name | MI | SWPPP Preparer Last Name

Signature | Date

Revised: January 2025

## APPENDIX G – MS4 SWPPP Acceptance Form

The MS4 SWPPP Acceptance Form required by this permit begins on the following page.



NEW YORK STATE | Department of Environmental Conservation

# MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

**SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)**

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

| |
|---|
| **I. Project Owner/Operator Information** |
| 1. Owner/Operator Name: |
| 2. Contact Person: |
| 3. Street Address: |
| 4. City/State/Zip: |
| **II. Project Site Information** |
| 5. Project/Site Name: |
| 6. Street Address: |
| 7. City/State/Zip: |
| **III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information** |
| 8. SWPPP Reviewed by: |
| 9. Title/Position: |
| 10. Date Final SWPPP Reviewed and Accepted: |
| **IV. Regulated MS4 Information** |
| 11. Name of MS4 Operator: |
| 12. MS4 SPDES Permit Identification Number: NYR20A |
| 13. Street Address: |
| 14. City/State/Zip: |
| 15. Telephone Number: |
| |

| MS4 SWPPP Acceptance Form - continued |
|---|
| **V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative** |
| I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan. |
| Printed Name[1]: |
| Title/Position: |
| Signature: |
| Date: |
| **VI. Additional Information** |
| |

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.



## APPENDIX H – NYCDEP SWPPP Acceptance/Approval Form

The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval form required by this permit begins on the following page.

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
*59-17 Junction Blvd., 9th Floor; Flushing, NY 11373*

## SWPPP Acceptance/Approval

Application Number:

| **I. Project Owner/Operator Information** |
|---|
| 1. Owner/Operator Name: |
| 2. Contact Person: |
| 3. Street Address: |
| 4. City/State/Zip: |
| **II. Project Site Information** |
| 5. Project/Site Name: |
| 6. Street Address: |
| 7. City/State/Zip: |
| **III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance/Approval** |
| 8. SWPPP Reviewed by: |
| 9. Title/Position: / |
| 10. Date Final SWPPP Reviewed and Accepted: |
| 11. Acceptance/Approval Expiration Date: |
| **IV. Regulated MS4 Information for projects that require coverage under the NY State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity** |
| 12. Name of MS4: *CITY OF NEW YORK* |
| 13. MS4 SPDES Permit Identification Number: *NY-0287890* |
| 14. Contact Person: |
| 15. Street Address: *59-17 Junction Blvd. 9th Floor* |
| 16. City/State/Zip: *Flushing, NY 11373* |
| 17. Telephone Number: |

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.



THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
*59-17 Junction Blvd., 9th Floor; Flushing, NY 11373*

| **V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative** |
|---|
| I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s).<br><br>Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan. |
| Printed Name: |
| Title/Position: |
| Signature: |
| Date: |
| **VI. Conditions of Acceptance/Approval and Additional Information** |
| |

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

## APPENDIX I – MS4 No Jurisdiction Form

The MS4 No Jurisdiction Form required by this permit begins on the following page.





NEW YORK STATE | Department of Environmental Conservation

# MS4 No Jurisdiction Form

for construction activities seeking authorization under the

**SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)**

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

**I. Project Owner/Operator Information**

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

**II. Project Site Information**

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. eNOI Submission ID:

**III. Traditional Land Use Control MS4 Operator Information**

a. Name of MS4 Operator:

b. MS4 SPDES Permit ID Number: NYR20A

c. Street Address:

d. City/State/Zip:

e. Telephone Number:

**IV. Certification Statement**

In accordance with CGP Part I.D.2.b.ii.3., I hereby certify that the Traditional Land Use Control MS4 Operator identified in section III. of this form does not have review authority over the construction project identified in section II. of this form, which is owned/operated by the entity identified in section I. of this form. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.:

b. Title/Position:

c. Signature:

d. Date:

## APPENDIX J – Owner/Operator Certification Form

The Owner/Operator Certification Form required by this permit begins on the following page.



NEW YORK STATE | Department of Environmental Conservation

# Owner/Operator Certification Form

***SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)***

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

**Project/Site Name:** _____

**eNOI Submission ID:** _____

**eNOI Submitted by:** ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

### Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

_____

Date

Revised: January 2025

# LETTER OF POSITIVE JURISDICTION – FRESHWATER WETLANDS

01/02/2026
Michael Nowicki
121 Leon Stocker Dr, Stratton, VT, 05360, USA
Sent via email to: ecolsol@aol.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel 1313006162-73-623227-0000, Dutchess County.

Dear Michael Nowicki,

Based on the parcel identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that the parcel contains freshwater wetlands and/or freshwater wetlands adjacent areas (AA) regulated by DEC pursuant to Article 24 of the Environmental Conservation Law (ECL). The parcel contains freshwater wetlands and/or regulated adjacent area(s) that meet an Unusual Importantace (UI) criterion. Specifically, the wetland is located within or adjacent to an urban area, as defined and identified by the United States Census Bureau.

The table below identifies the highest class jurisdictional wetland and/or regulated adjacent area within the parcel boundaries. In addition to the wetland identified, other jurisdictional wetlands or AAs may be present.

| Tax ID #: | Highest Wetland Class: |
|---|---|
| 1313006162-73-623227-0000 | Class II: it is located within a FEMA designated 100-year floodplain (§ 664.5 (b)(7)). |

This determination shall remain valid for five years from the date of this letter (through 12/31/2030).

An Article 24 permit from DEC is required for any regulated activity undertaken within regulated wetlands or their adjacent areas. Prior to engaging in any regulated activity, a freshwater wetland delineation is necessary to determine the

precise boundary of jurisdictional wetlands and regulated adjacent areas so they are avoided or necessary DEC permitting is obtained.

If you have a project planned on the referenced parcel that may impact jurisdictional wetlands or adjacent areas, please use this Map of All DEC Offices to identify the appropriate DEC Regional Office, and this Contact the Regional DEC Office link to request and schedule a freshwater wetlands delineation. In addition, the following link provides more information about DEC jurisdictional determinations: https://dec.ny.gov/nature/waterbodies/wetlands/freshwater-wetlands-program/freshwater-wetland-jurisdictional-determination

Pursuant to ECL section 24-0301(4), there is a rebuttable presumption that areas meeting the definition of Freshwater Wetland or regulated adjacent area are regulated and subject to permit requirements. If you believe this jurisdictional determination has been made in error, you may request an initial consultation with DEC by scheduling a meeting on the parcel or property with the appropriate regional office to review the jurisdictional determination, pursuant to 6 NYCRR 664.9.

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at https://dec.ny.gov/regulatory/permits-licenses/environmental-permits.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

LAW OFFICES
ALBERT A. NATOLI, P.C.

49 COLD SPRING POINT ROAD •SOUTHAMPTON • NEW YORK 11968
TELEPHONE: (212) 619-8087 • FACSIMILE: (877) 770-8087 • EMAIL: Natoli.Esq@gmail.com

August 14, 2024

By E-mail

Honorable Yvonne Flowers, Mayor
and Members of the Common Council
City of Poughkeepsie
62 Civic Center Plaza, 3rd Floor
Poughkeepsie, NY 12601

RE: Petition for Consent from the Common Council, City of Poughkeepsie to Form the Highview Sewage-Works Corp.

Dear Mayor Flowers and Members of the Common Council:

By this letter, Maselo Realty, LLC ("**Petitioner**" or "**Owner**"), petitions the City of Poughkeepsie ("**City**") for its consent to form Highview Sewage-Works Corp. ("**HSW**"), as a sewage-works corporation pursuant to the provisions of the Transportation Corporations Law of the State of New York ("**TCL**") ("**Petition**"). The corporation would provide sewer transport services to two parcels.

Highview II - Milton Street

Owner is proposing to construct the Highview II development, a 63-apartment unit development on an 8.80± acre parcel, located on a single parcel at the junctions of Fitchett Street, Milton Street, and Arnold Road in the City of Poughkeepsie. The parcel is identified as 131300-6162-73-623227 on the City of Poughkeepsie ("**COP**") Tax Map ("**Owner's Parcel**"). The project consists of the construction of 31 one-bedroom and 32 two-bedroom units for residences ("**Highview**"). The location of the project is shown on the map that is attached as **Appendix 1**.

The Mountain Brook Apartment complex, in the Town of Poughkeepsie ("**TOP**"), tax map number 6162-19-685225-0000 ("**Mountain Brook**"), directly adjoins the Owner's Parcel to the east. Domestic sewage from Mountain Brook is piped through the Owner's Parcel. The sewer line does not cross any other parcels or public lands. The existing sanitary sewer line traverses above the Fallkill Creek where it then connects to a TOP sewer trunk line. The TOP trunk line runs along the western side of the Fallkill Creek to a TOP lift station, which then conveys the sewage to a COP main and ultimately

into the COP Wastewater Treatment Facility ("**WWTF**"). The existing sewer manholes and line serving Mountain Brook are illustrated on Appendix 1.

The on-site gravity collection system for Highview will be connected to the existing sanitary sewer line now serving Mountain Brook, as depicted on Appendix 1.[1] The existing sanitary sewer line from the point it enters onto the Owner's Parcel to the TOP connection ("**Sewer System**") will be transferred to and maintained by the proposed transportation corporation.

The Sewage-Works Corporation

TCL Article 10 grants local municipalities, in this case the City of Poughkeepsie, the authority to consent to the formation of a sewage-works corporation.[2]

Since the Sewer System will serve more than one real estate parcel, the Dutchess County Department of Behavioral & Community Health ("**DOH**") claims that a sewage-works corporation is needed to operate and maintain the Sewer System. The Owner does not agree; however, to avoid conflict and to promptly obtain the approvals needed to begin construction at Highview, the Petitioner seeks to form a sewage-works corporation under the TCL to own, operate, maintain, repair, and replace the Sewer System, which would serve the two parcels. The Owner has agreed with Mountain View that it would pay and be responsible for the maintenance, repair, and replacement of the Sewer System at its own cost and expense.

Article 10 of the TCL sets forth the conditions that should be met before a municipality consents to the formation of a sewage-works corporation.

TCL § 116 states that a certificate by the municipality consenting to the formation of the corporation must be annexed to a proposed Certificate of Incorporation for a sewage-works corporation when it is filed with the Secretary of State. **Appendix 2** is the proposed Certificate of Incorporation for Highview Sewage-Works Corp. **Appendix 3** is

1 The existing sewer line is shown on Appendix 1 in yellow. The "New Proposed Relocated Sewer Line and Easement" shown on the map will not be built. The Highview apartments will be connected to the existing sewer line.

2 The sewage transport services to be performed by HSW will occur exclusively within the boundaries of the COP. In addition to the effluent generated within COP, HSW will collect sewage from one user located in the TOP and transport all of the effluent for discharge into the TOP sewer trunk line. This discharge shall comply with sewer tenancy agreements between TOP and each user.

As the transportation of sewage occurs totally within COP boundaries and the discharge complies with existing agreements, no approval from TOP is legally required. However, a courtesy copy of this filing is being sent to the TOP Town Attorney to ensure transparency and allow for any comments TOP may wish to offer.

a proposed Consent of Common Council allowing the formation of a Sewage-Works Corporation that would be filed with the Certificate of Incorporation.

TCL § 117 provides that approval by DOH is needed before a municipality approves the formation of a sewage-works corporation. Since DOH has indicated that it will not issue its approval for the Sewer System unless a transportation corporation can be formed, Owner requests that COP approve the formation of the corporation contingent on obtaining DOH approval and hold the municipal consent until the Owner files a copy of DOH's approval with the COP.

TCL § 118 provides that the local governing body may use its own professional engineer or retain a licensed professional engineer to examine the plans, inspect construction, and report to the local governing body regarding the construction of the sewage-works system and appurtenances. The Petitioner and its representatives will discuss with COP the amount that needs to be posted to provide for the City's engineering cost and is willing to post the amount agreed upon with COP.

TCL § 119(1) authorizes that a performance bond be posted by the applicant to guarantee the construction of the sewage-works system. The Petitioner and its representatives will estimate the cost needed to connect into the existing sewer line, provide that estimate to COP, and is willing to post a performance bond in the amount needed.

TCL § 119(2) provides that the corporation guarantee that it will continue to maintain and operate the system for a period of at least five years. Compliance can be achieved by posting a security that reflects the cost to operate the facility for five years less the revenue anticipated from the users. Since the Owner has agreed to pay 100% of the cost to operate the system, and, therefore, the revenue anticipated from users is 100% of the cost to operate the system, a five-year security to guarantee the operations of the system would be $0.00 and a bond is unnecessary.

TCL § 119(3)(a) requires that the stock of the sewage-works corporation is to be placed in escrow with COP in order to authorize the passing of title to the municipality in the event that the maintenance and operation of the sewage-works system is abandoned or discontinued. The applicant agrees to place the stock in escrow with COP.

TCL § 120 permits the local governing body to require an option to purchase the system from the corporation. Since the sewer line is the only plant and neither COP nor the Town sewer district owns, operates, or maintains sewer service pipes on private property that serve individual privately owned parcels, and since the Sewer System serves only two parcels, there appears to be no reason why COP would seek to own these facilities. Therefore, there is no reason to prepare and enter into an option to purchase agreement.

Typically, pursuant to TCL § 121, the rates that will be charged by the sewage-works corporation need to be approved by the municipality. Rates are typically proposed after the corporation is formed. However, the Owner has agreed to pay 100% of the cost to maintain, repair, and replace the Sewer System. Therefore, the rate to be charged has been determined, and no other rate needs to be approved by COP.

State Environmental Quality Review Act

Under the State Environmental Quality Review Act ("**SEQRA**"), Article 8 of the Environmental Conservation Law, and its implementing regulations (Title 6 of the New York Codes, Rules, and Regulations ["**NYCRR"]** Part 617), all State and local agencies, including cities, must determine whether the actions they take may have a significant impact on the environment.

**Appendix 4** is a Short Environmental Assessment Form, Part 1 ("**Short EAF**"), relating to the formation of the proposed sewage-works corporation. It is attached only to support the conclusion that this is a Type II action found at 6 NYCRR §617.5(c)(11). The action proposed is for permission to form a transportation corporation. Based upon the criteria for determining significance listed in 6 NYCRR § 617.7(c), the proposed action will not have significant impacts upon the environment.

The only external approval needed to form the transportation corporation is from the DOH. All other approvals are internal to COP. DOH will have already approved the connection to the existing sewer line before COP gives its final approval to form the transportation corporation. Since no additional State or local permits or approvals are needed for COP to grant its permission to form the transportation corporation, no further review, including a coordinated review under SEQRA, is needed. Thus, COP should determine that this Petition meets the Type II criteria and no further review is required.

If you have any questions regarding these materials, please call. Thank you for your attention to this matter.

Very truly yours,

Albert A. Natoli
On Behalf of Maselo Realty, LLC

AAN:khn
Enclosures

CC: Rebecca A. Valk Esq., Corporation Counsel
Jamar Cummings, Chamberlain, City of Poughkeepsie (by U.S. Mail)
James Nelson, Esq., Town Attorney, Town of Poughkeepsie

# CERTIFICATE OF INCORPORATION
# OF
# HIGHVIEW SEWAGE-WORKS CORP.

PURSUANT TO ARTICLE 10 OF THE
TRANSPORTATION CORPORATIONS LAW OF THE STATE OF NEW YORK

I, the undersigned, for the purposes of forming a sewage-works corporation pursuant to Article 10 of the Transportation Corporations Law of the State of New York, hereby certify:

FIRST: The name of the proposed corporation is:

HIGHVIEW SEWAGE-WORKS CORP.

SECOND: The purposes for which the corporation is formed are to provide for the disposal, treatment, and removal of sewage by transporting sewage to a municipally owned sanitary sewer line for treatment at a municipally owned Wastewater Treatment Facility and to operate, maintain, keep, and repair a sewer pipe and appurtenances on an 8.80± acre parcel, at the junctions of Fitchett Street, Milton Street, and Arnold Road, identified as 131300-6162-73-623227 on the City of Poughkeepsie Tax Map, in the City of Poughkeepsie, County of Dutchess, and State of New York and to transport sewage from The Mountain Brook Apartment complex, in the Town of Poughkeepsie, tax map number 6162-19-685225-0000, to the Town of Poughkeepsie sewer trunk line (the "Service Area"); to lay, maintain, repair, and operate such facilities in any street, highway, or public place of any city, town, village, or other municipal area, in which it has obtained the consent required by Section 116 of the Transportation Corporations Law; to perform all other permitted activities under Article 10 of the Transportation Corporations Law; and to take and hold title to real estate.

THIRD: The aggregate number of shares which the Corporation shall have the authority to issue is 200 shares of no par value stock.

FOURTH: The office of the Corporation is to be located in Dutchess County, State of New York.

FIFTH: The Secretary of State is designated as agent of the Corporation upon whom process against it may be served. The post office address to which the Secretary of State shall mail a copy of any process against the Corporation served upon him/her is:

HIGHVIEW SEWAGE-WORKS CORP.
c/o Maselo Realty, LLC
18 Eastview Road
Monsey, NY 10952

SIXTH: This Corporation shall be empowered to engage in any similar lawful business or enterprise that is or might be incidental to and in any manner connected with its primary purposes.

SEVENTH: The area to be served by the Corporation is an 8.80± acre parcel, at the junctions of Fitchett Street, Milton Street, and Arnold Road in the City of Poughkeepsie, County of Dutchess, and State of New York and it is further authorized to accept sewage from The Mountain Brook Apartment complex, in the Town of Poughkeepsie, tax map number 6162-19-685225-0000.

EIGHTH: The consent of the Common Council of the City of Poughkeepsie, the local governing body, has been obtained as required by Section 116 of the Transportation Corporations Law and is annexed hereto.

NINTH: A director of the Corporation shall not be liable to the Corporation or its shareholders for damages for any breach of duty in such capacity except for:

> (i) liability if a judgment or other final adjudication adverse to a director establishes that his or her acts or omissions were in bad faith or involved intentional misconduct or a knowing violation of law or that the director personally gained in fact a financial profit or other advantage to which he or she was not legally entitled or that the director's acts violated BCL Section 719, or
>
> (ii) liability for any act or omission prior to the adoption of this provision.

TENTH: No holder of any of the shares of any class of the Corporation shall be entitled as of right to subscribe for, purchase, or otherwise acquire any shares of any class of the Corporation which the Corporation proposes to issue, or any rights or options which the Corporation proposes to grant for the purchase of shares of any class of the Corporation or for the purchase of any shares, bonds, securities, or obligations of the Corporation which are convertible into or exchangeable for, or which carry any rights to subscribe for, purchase or otherwise acquire shares of any class of the Corporation; and any and all of such shares, bonds, securities or obligations of the Corporation, whether now or hereafter authorized or created, may be issued, or may be reissued or transferred if the same have been reacquired and have treasury status, and any and all of such rights and options may be granted by the Board of Directors to such persons, firms, corporations and associations, and for such lawful consideration and on such terms, as the Board of Directors in its discretion may determine, without first offering the same, or any thereof, to any said holder. Without limiting the generality of the foregoing stated denial of any and all preemptive rights, no holder of shares of any class of the Corporation shall have any preemptive rights in respect of the matters, proceedings, or transactions specified in subparagraphs (1) to (6), inclusive, or paragraph (e) of Section 622 of the Business Corporation Law.

ELEVENTH: Except as may otherwise be specifically provided in this Certificate of Incorporation, no provision of this Certificate of Incorporation is intended by the Corporation to be construed as limiting, prohibiting, denying, or abrogating any of the general or specific powers or rights conferred under the Transportation Corporations Law or, by virtue of Article 10 thereof, the Business Corporation Law upon the Corporation, upon its shareholders, bondholders, and security holders, and upon its directors, officers and other corporate personnel including, in particular, the power of the Corporation to furnish indemnification to directors and officers in the capacities defined and prescribed by the Business Corporation Law, and the defined and prescribed rights of said persons to indemnification as the same are conferred by the Business Corporation Law.

TWELFTH: The undersigned incorporator is of the age of twenty-one years or over.

IN WITNESS WHEREOF, this certificate has been subscribed on this ____ day of _____, 2024.

_____
Signature of Incorporator

_____
Printed Name of Incorporator

Address of Incorporator

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

On the ____ day of _____, in the year 2024, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(signature and office of individual taking acknowledgment)

NOTE: THE LOCATION OF THE FALLKILL CREEK AS SHOWN ON THIS PLAN IS PER A 2005 FIELD SURVEY. THE LOCATION OF THE FLOOD PLAIN AS SHOWN ON THIS PLAN HAS BEEN REVISED FROM THE 1984 FEMA, TO BE COINCIDENT WITH THE STREAM LOCATION AS PER THE FIELD SURVEY. VERTICAL DATUM BASED ON U.S.G.S. ELEVATIONS 1988 HAYWARD AND PAKAN SURVEY

RIVER EASEMENT
AREA = 0.58 ACRE

N/F
SMITH
DOC. 02-2001-10969

POB RIVER EASEMENT

N/F
TOWN OF POUGHKEEPSIE

N/F
CONRAIL
CORP.

FEMA FLOOD PLAIN BOUNDARY, SEE NOTE ABOVE

N/F
STORTINI

FALLKILL CREEK

* TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO THE CENTER OF THE CREEK.

EXISTING SEWER

RIVER EASEMENT
AREA = 0.58 ACRE

ACOE/FEDERAL WETLAND "A"
AREA = 0.101 ACRE

ACOE/FEDERAL WETLAND "B"
AREA = 0.092 ACRE

WETLANDS BOUNDARY (TYP)

FLOOD PLAIN BOUNDARY
AREA = 2.751 ACRES

FLOOD PLAIN BOUNDARY BASED ON EUSTANCE & HOROWITZ ENGINEERS JOINT CITY – TOWN STUDY 1986

N/F
LANDS OF MASELO REALTY, LLC
DOCUMENT 02-2005-68

NEW PROPOSED RELOCATED SEWER LINE AND EASEMENT

RECORDED EASEMENT
L1185 P793

OLD EASEMENT L1185 P793
AREA = 0.202 AC.

ACOE/FEDERAL WETLAND "C"
AREA = 0.001 AC.

Point of Beginning
New Easement Description

TOTAL SURVEYED AREA = 8.713 ACRES

FITCHETT STREET
(HINGHAM ST.)

MILTON STREET

ARNOLD ROAD EAST

N/F
CANTWELL
L1218 P.92

N/F
CANTWELL
L1218 P.94

N/F
GRAY
Mc GRAY
L 1855 P.666

N/F
SCHARA
DOC. 02-2001-2606

N/F
MOUNTAIN ROCK REALTY
DOC. 02-2003-4178

CITY OF POUGHKEEPSIE
TOWN OF POUGHKEEPSIE

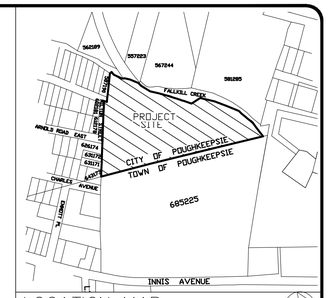
INNIS AVENUE

PARKING

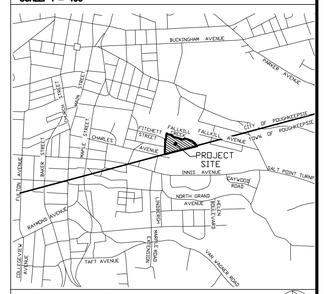
SIDEWALK

CURB

CONC. PAD




LOCATION MAP
TAKEN FROM TOWN AND CITY OF POUGHKEEPSIE TAX MAP
SCALE: 1" = 400'




AREA MAP
TAKEN FROM TOWN AND CITY OF POUGHKEEPSIE TAX MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- EDGE OF WATER
- ADJACENT PROPERTY LINE
- WIRE FENCE
- WETLAND AND WETLAND FLAG (FLAGGED BY MIKE NOWICKI ON MAY 19 AND 26, 2005)
- TREE LINE
- STONE WALL
- UTILITY POLE
- MANHOLE
- RB SET ON PROPERTY LINE
- FLOOD PLAIN BOUNDARY BASED ON 1984 FEMA MAP
- FLOOD PLAIN BOUNDARY BASED ON EUSTANCE & HOROWITZ ENGINEERS ENVIRONMENTAL REPORT, 1986
- WATER MAIN/HYDRANT

FLOOD PLAIN – REVISED
SCALE: 1"=30'

CERTIFIED TO:

1. PHOENIX CAPITAL PARTNERS III, LLC
   287 BOWMAN AVENUE
   PURCHASE, NY 10577
2. LENNAR NEW YORK, LLC
3. COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP WAS MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION).

CARNEY RHINEVAULT NYSLS No.49097

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

| NO. | DATE | REVISIONS | DRN | APPR |
|---|---|---|---|---|
| 1 | 06/14/05 | PHOENIX ADDRESS | AH | CR |
| 2 | 8/10/05 | REVISE WETLAND BOUNDARY | LLN | CR |
| 3 | 10/5/05 | EASEMENTS | DJF | CR |
| 4 | 10/17/05 | ADD CONTOURS AROUND PERIMETER | DJF | CR |
| 5 | 4/11/06 | COMBINE MAPS | DJF | CR |
| 6 | 4/13/06 | RIVER EASEMENT | DJF | CR |
| 7 | 4/18/06 | ADD CERTIFICATIONS. CALCULATE ENCROACHMENT AREAS | DJF | CR |

| PROJECT | |
|---|---|
| PROJ. ENGR.: | |
| DESIGNED BY: | |
| DRAWN BY: | AH |
| CHECKED BY: | CR |
| APPROVED BY: | CR |
| CONTOUR INTERVAL: | 2 FT |
| DATUM: | DATUM_SOURCE |

0 7.5 15 30 60
1"=30'

# MAP OF
# HIGH VIEW AT FALLKILL CREEK

A PROJECT OF PHOENIX CAPITAL PARTNERS, LLC
SITUATE AT MILTON STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK


SPECTRA ENGINEERING, ARCHITECTURE AND SURVEYING P.C.
1 Civic Center Plaza, Suite 401
Poughkeepsie, NY 12601
TEL (845) 454-9440 FAX (845) 454-9206


DATE: 05/27/05 | SCALE: 1"=30' | PROJ NO. 05191 | SHEET 1 OF 1

| R-24-69 - VOICE VOTE | | | | | | |
|---|---|---|---|---|---|---|
| ☑ Accepted<br>☐ Defeated<br>☐ Tabled | | | **Yes/Aye** | **No/Nay** | **Abstain** | **Absent** |
| | Councilmember Henry | Voter | ☑ | ☐ | ☐ | ☐ |
| | Councilmember Menist | Voter | ☑ | ☐ | ☐ | ☐ |
| | Councilmember Brown | Voter | ☑ | ☐ | ☐ | ☐ |
| | Councilmember James | Voter | ☑ | ☐ | ☐ | ☐ |
| | Councilmember Grant | Voter | ☑ | ☐ | ☐ | ☐ |
| | Councilmember Deichler | Voter | ☑ | ☐ | ☐ | ☐ |
| | Majority Leader Patterson Thompson | Voter | ☑ | ☐ | ☐ | ☐ |
| | Vice Chair Shook | Voter | ☐ | ☐ | ☐ | ☑ |
| | Chairman Wilson | Voter | ☐ | ☐ | ☐ | ☑ |

***At 7:55 pm a motion to adjourn the meeting was made by Councilmember Brown and seconded by Councilmember Grant.***

**Dated: September 10, 2024**

**I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Tuesday, September 3, 2024.**

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

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

# THE CITY OF POUGHKEEPSIE

## DEPARTMENT OF PUBLIC WORKS & ENGINEERING

### SITE PLAN REVIEW

Form #1

1. Date: March 5, 2026
2. Name of Site Plan: Highview at the Fallkill Creek
3. Address or Location: Milton Street
4. Owner: Maselo Realty LLC
5. Engineer/ Architect: Labella

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

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

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

1. Provide survey boundary information on site plan.
2. W. Arnold Road is spelled incorrectly on the adjoiners list.
3. Provide new iron rebar monumentation for property corners along the R.O.W.
4. Provide water and sewer report for review. The report should include a discussion of fire flows and how they will be achieved (proposed fire pump).
5. Provide documentation of Sewage-Works Corporation referenced in Labella's 1/21/2026 letter.
6. It is recommended that the connecting sewer be inspected via CCTV to verify condition and viability for use for the project.
7. Provide SWPPP for review and approval.
8. Extend line work for proposed water service to the main on south side of street. Utility connections through the street must be delineated, hatched, and edges shown as sawcut.
9. Provide water valve at main and property/curb line. Indicate valves are right open on Utility Plan and detail.
10. Provide engineer's estimate for proposed site work.
11. Provide 5" thick sidewalks in City R.O.W.
12. Lighting improvements at Milton Street should be considered for the project.

Joseph A. Chenier, CPESC, CPMSM
Assistant Civil Engineer

**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: ZR26-020, Highview at Fallkill – Site Plan**
Lot: 623227, Milton Street

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 to site plan review for the proposed 63-unit multifamily development (Highview at Fallkill) on Parcel Number 131300-6162-73-623227-0000.

**COMMENTS**
*Parking and Building Location:* The applicant has proposed 124 parking spaces where 79 are required. To reduce impervious surface along the Fallkill Creek, we suggest land banking the additional spaces until it is demonstrated that they are needed. This approach would enhance site greenspace and permeability while preserving flexibility to activate the additional spaces in the future if justified by demand.

In addition, the site plan shows the buildings abutting the floodplain boundary line. Given the continued efforts towards revitalization of the Fall Kill Creek, we recommend pulling the buildings away from the flood plain boundary which would be made easier to accomplish with less parking.

*Transportation:* Given the proximity of the development to bus stops and the abundance of nearby sidewalks, we suggest incorporating a direct sidewalk connection with the parcel owner to the East to facilitate easier neighborhood connections.

**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): **6232270000**

Project Name: **Highview At Fallkill**

Applicant: **Maselo Realty LLC**

Address of Property: **Milton St, Poughkeepsie, NY 12601**

**Exempt Actions:***
**239 Review is NOT Required**

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

**No Authority to review these Actions**

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

**Actions Requiring 239 Review**

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

**Parcels within 500 feet of:**

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

Date Response Requested:

Entered By: **Maegerle, Tyler**

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

For County Office Use Only

## Response From Dutchess County Department of Planning and Development

**No Comments:**

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

**Comments Attached:**

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

| | | |
|---|---|---|
| Date Submitted: **1/30/2026** | Notes: | ☐ Major Project |
| Date Received: **1/30/2026** | | Referral #: **ZR26-020** |
| Date Requested: | | |
| Date Required: **2/27/2026** | ☐ Also mailed hard copy | Reviewer: Nina Leonard |
| Date Transmitted: **2/27/2026** | | |

# THE CITY OF POUGHKEEPSIE
# FIRE DEPARTMENT

505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO
JFRANCO@CITYOFPOUGHKEEPSIE.COM

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Acting Fire Chief Vincent Parise

DATE: March 4, 2026

ADDRESS: Milton St

_____ The site plan is acceptable and will be signed.

___X_ The site plan is acceptable and will be signed with the following conditions:

1. PAGE C200 needs to show the FD supplied specs for Tower Ladder 2.
2. Show on plan Tower Ladder 2 has room to move through parking area Without overhang onto non paved areas.

Vincent Parise
Vincent Parise, Acting Fire Chief

03/4/2026
Date

SCENIC HUDSON, INC.
85 Civic Center Plaza
Suite 300
Poughkeepsie, NY 12601
Tel: 845 473 4440
Fax: 845 473 2648
ScenicHudson.org

January 27, 2026

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

Re: Proposed Milton Street Lot # 6162-73-623227 Rezoning

Dear Chair Saylor and Members of the Planning Board,

Scenic Hudson is writing with respect to the presently proposed rezoning of, and site development plan for, the ±9-acre Maselo Realty LLC property on Milton Street in the City of Poughkeepsie, New York (Dutchess County Tax Parcel 6162-73-623227) (the "Property").

We recognize the need for more local housing, and Scenic Hudson has no general objection to reasonable density in Hudson Valley cities and village centers—including in the City of Poughkeepsie. The subject Property indeed appears to have good potential to support new local housing. At the same time, however, this Property contains unique and important natural resources, which can and should be protected as part of any responsible site development plan.

This Property encompasses one of the largest remaining unprotected forests in the City of Poughkeepsie, as well as one of the City's longest stretches of natural Fallkill shoreline. These resources together comprise the most substantial remaining natural riparian corridor along the Fallkill in Poughkeepsie. The Property thus acts as a sponge—slowing, absorbing, and filtering stormwater runoff—that enhances water quality in the Fallkill and helps prevent downstream flooding.

The natural water filtration and stormwater management functions currently performed by this Property are made more important by existing downstream conditions, where the Fallkill is typically channelized, has hardened shorelines, and is lined with dense development and high levels of impervious surface coverage—all of which degrade the stream's water quality and exacerbate local flood risks.

SCENIC HUDSON, INC.
85 Civic Center Plaza
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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

SCENIC HUDSON, INC.
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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

ape STUDIO

February 19th, 2026

**RE: Mid-Hudson Discovery Museum Outdoor Play Space**
**Poughkeepsie, NY**

Please see construction documents and application forms attached.

This project is a new outdoor play space at the Mid-Hudson Discovery Museum (MHDM), which connects the museum to its natural surroundings by celebrating scientific discovery and play. Intended as both a regional destination and local community resource, the 10,000 square foot play space augments the existing landscape by integrating a wide variety of play features, native plants, and landscape features. A brief project description is below:

As visitors enter the site, they will be greeted by musical play equipment, native plantings, and numerous areas to explore. To the West, curving brick garden beds encourage visitors to engage with native edible plants, a programmed vegetable garden, and interactive sensory exhibits that showcase the properties of sunlight, sound, and inertia. Ample outdoor tables and seating will serve as a meeting space for occasional museum workshops as well as an area for caretakers to relax while their children play. Just to the east, built into the existing slope, a stone scramble provides access to a pair of embankment slides. The stone scramble will also connect to the woodland, where logs, boulders, and a low play net encourage children to explore a grove of mature existing trees and newly planted native understory. Below the woodland – between the existing building facade and concrete retaining walls – child-powered water play features will allow children to engineer, manipulate, and experiment with the water's natural properties and phenomena. At the heart of this area, a multi-level wooden play structure encourages collaborative play as children maneuver flowing water along various channels. Children will be able to fully engage with these features without ever getting more than their hands wet. Comprehensively, this project is intended to provide a space for meaningful hands-on learning, encourage hours of play and return visits, generate a buzz of laughter and energy, and above all else, become a beloved resource for the Poughkeepsie community at large.

We ask that you review these documents for code compliance and issue your approval at your earliest convenience. Please reach out if you require any additional information or should there be any need for corrections.

Thank you for your assistance with this transformational project.

Sincerely,
Max D'Aurizio, PLA, CPSI

APE Studio, Inc.
1123 Broadway, Suite 307, New York, NY, 10010

# Mid-Hudson Discovery Museum

75 N Water St, Poughkeepsie, NY 12601
90% Construction Documents
2/19/2026

Mid-Hudson
Discovery Museum

Poughkeepsie, New York

**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

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NOT FOR CONSTRUCTION

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# Drawing Index

| Number | Title | Index |
|---|---|---|
| | **General** | |
| G000 | Cover Page | |
| G001 | Drawing Index | |
| G002 | Notes & Legends | |
| | **Civil** | |
| C120 | Demolition Plan | |
| C130 | Site Plan | |
| C150 | Grading & Erosion & Sediment Control Plan | |
| C160 | Utility Plan | |
| C530 | Site Details | |
| C550 | Erosion & Sediment Control Details | |
| C551 | Erosion & Sediment Control Notes | |
| C560 | Stormsewer Details | |
| | **Play Space** | |
| P100 | Layout Dimensions Plan | |
| P101 | Layout Coordinates Plan | |
| P102 | Layout Englargements Plan | |
| P202 | Grading Enlargement Plan | |
| P300 | Materials Plan | |
| P301 | Foundation Plan | |
| P302 | Material Englargement Plan | |
| P303 | Pavement and Brick Details | |
| P304 | Woodland Scramble Details | |
| P305 | Brick Water Table Details | |
| P306 | Stone Channel Details | |
| P500 | Tree and Shrub Planting Plan | |
| P501 | Groundcover Planting Plan | |
| P502 | Planting Soil Details | |
| P503 | Planting Details | |
| P504 | Planting Schedule 1 | |
| P505 | Planting Schedule 2 | |
| P600 | Furnishing and Play Equipment Plan | |
| P601 | Furnishing Details 1 | |
| P602 | Furnishing Details 2 | |
| P603 | Play Equipment Details 1 | |
| P604 | Play Equipment Details 2 | |
| P605 | Play Equipment Details 3 | |
| P606 | Play Equipment Details 4 | |
| | **Plumbing** | |
| P001 | Plumbing Site Plan | |
| C901 | Civil Details | |
| | **Irrigation** | |
| I100 | Irrigation Plan | |
| I101 | Irrigation Details & Schedules | |
| | **Electrical** | |
| E001 | Electrical Site Plan | |
| C902 | Civil Details | |

Mid-Hudson
Discovery Museum

Poughkeepsie, New York


**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
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21 Fox St , Suite 201
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22 Mulberry St, Suite 2A
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Drawing Index

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
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G001

## DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENT CONTROL PLAN & NOTES AND DEMOLITION 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 ICING, 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.

# 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 REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). 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 **"MAY 1, 2025"**. 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 **"MAY 1, 2025"**. 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.

## 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.
9. IT IS THE INTENT OF THIS PLAN FOR ALL SITE GRADING TO DRAIN & NO PONDING OCCURS. MINIMUM SLOPE OF AT LEAST ONE PERCENT ALONG THE FLOW LINE AND 2% CROSS SLOPE ON ALL PAVED OR CONCRETE SURFACES UNLESS OTHER WISE NOTED. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR ANY DEVIATIONS OR AREA ON THE PLAN WHERE THE SITE DOES NOT MEET THESE REQUIREMENT.

# 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. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
6. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
7. ALL WATER PIPE SHALL BE CLS2 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
10. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
12. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
14. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION

## WATER DISINFECTION NOTES:

1. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651, LATEST EDITION. TABLET OR POWDERED METHOD IS NOT ALLOWED.
2. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND THE PROJECT ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES.
3. DISINFECTED WATER MUST REMAIN IN THE WATER MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING THOROUGHLY FLUSHED OUT.
4. WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:
   A. CHLORINE CONCENTRATION IN WATER LINES SHALL BE NO LESS THAN 50 MG/L AT START OF 24-HOUR TEST.
   B. CHLORINE RESIDUAL SHALL BE NO LESS THAN 10 MG/L AT END OF TEST.
5. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, MICROBIOLOGICAL SAMPLES SHALL BE COLLECTED ON TWO OCCASIONS 24 HOURS APART FROM BOTH ENDS AND THE MIDDLE OF EACH NEW LINE. ALL LINES SHALL NOT BE USED UNTIL MICROBIOLOGICAL SAMPLES ARE ACCEPTED BY THE TOWN OF PINE PLAINS AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH (DCDOH). RESULTS OF ALL MICROBIOLOGICAL TESTING SHALL BE SUBMITTED TO THE TOWN OF PINE PLAINS ALONG WITH ENGINEER'S CERTIFICATE OF COMPLETION.

## WATER NOTES:

1. SHEETING AND EXCAVATION BRACING FOR THE WATERMAIN INSTALLATION SHALL BE PROVIDED IN ACCORDANCE WITH OSHA REQUIREMENTS TO SUIT EXISTING SOIL CONDITIONS. SHEETING, IF REQUIRED, SHALL BE TIGHT WOOD SHEETING AND SHALL BE LEFT IN PLACE, AND AFTER BACKFILLING SHALL BE CUT AT GROUND LEVEL OR AS ORDERED BY THE OWNER'S REPRESENTATIVE.
2. MATERIALS USED IN CONSTRUCTION THAT WILL CONTACT POTABLE WATER SHALL BE ANSI/NSF 61 CERTIFIED OR EQUIVALENT.
3. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE ENGINEER OF RECORD OR TOWN OF PINE PLAINS. JOINING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE ENGINEER OF RECORD OR TOWN OF PINE PLAINS.
4. THE CONTRACTOR SHALL COORDINATE INSPECTIONS OF THE WATER SERVICE MAIN WITH THE NYS-LICENSED ENGINEER WHO WILL BE RESPONSIBLE FOR CERTIFICATION OF THE COMPLETE WORKS. 24-HOURS MINIMUM WRITTEN NOTICE SHALL BE GIVEN.

## 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 1,500 FT (MAX.). TESTS SHOULD BE CONDUCTED TO FIRST VALVE IN BUILDING.
2. AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER, THE TOWN OF PINE PLAINS, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH (DCDOH) 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 | NOMINAL PIPE DIAMETER-IN. | | | | | | |
|---|---|---|---|---|---|---|---|
| PSI | 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.

## LEGEND:

### EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- 110 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING APPROX. FEMA FLOOD LINE
- ×200.3 EXISTING SPOT GRADE
- EXISTING BUILDING
- EXISTING BUILDING FOUNDATION
- CONC. CURB EXISTING CURB/GUTTER
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING POND/LAKE
- OHW EXISTING OVERHEAD WIRES
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- UE EXISTING UNDERGROUND ELECTRIC LINE
- ST 15"RCP EXISTING UNDERGROUND STORM LINE

### SYMBOLS:

- EXISTING SIGN
- EXISTING SIGN
- EXISTING BOLLARD
- FP EXISTING FENCE POST
- PST EXISTING POST
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- EXISTING BENCHMARK
- EXISTING CLEANOUT
- EXISTING DRAINAGE MANHOLE
- RL EXISTING ROOF DRAIN LEADER
- EXISTING CATCH BASIN
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC BOX
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING PANEL/SWITCH BOX
- UGC EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING CAMERA
- EXISTING GAS METER
- GAS EXISTING GAS STRUCTURE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- BC:200.3 EXISTING SPOT GRADE BOTTOM CURB
- TC:200.3 EXISTING SPOT GRADE TOP CURB
- BW:200.3 EXISTING SPOT BOTTOM WALL
- TW:200.3 EXISTING SPOT TOP WALL
- FF:200.3 EXISTING FINISHED FLOOR ELEVATION
- R:216.1 EXISTING RIM ELEVATION
- I:200.3 EXISTING INVERT ELEVATION

### DEMO:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- DEMO ASPHALT
- DEMO BUILDING
- DEMO GRAVEL SECTION
- TREE PROTECTION
- WORKLIMITS

### GRADING LEGEND:

- 180 5 FT CONTOUR
- 181 1 FT CONTOUR
- x501.25 SPOT ELEVATIONS

### EROSION CONTROL LEGEND:

- TREE LINE
- SHRUB LINE
- SILT FENCE
- STRAW BALE DIKE / FIBER ROLL
- CATCH BASIN SILT SAC DROP INLET PROTECTION
- SPOILS STORAGE AREA
- EROSION CONTROL BLANKET
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASH OUT AREA
- TREE PROTECTION

### UTILITY LEGEND:

- E ELECTRIC LINE
- UG UNDERGROUND UTILITIES LINE
- W WATER LINE
- ST STORM DRAIN LINE
- CATCH BASIN
- DRAINAGE MANHOLE
- CLEANOUT
- HYDRANT
- WATER SHUT OFF VALVE
- WATER VALVE
- REDUCER
- LIGHT POLE

### SITE LEGEND:

- BUILDING
- PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- CURB
- WORK LIMITS
- WOOD FENCE
- HANDRAIL
- X CHAIN LINK FENCE
- GARDEN FENCE

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"RECOMMENDED STANDARDS FOR WATER WORKS (TEN STATES)"
"RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
"NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH POLICIES, PROCEDURES AND STANDARDS."
"DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH SANITARY CODE, ARTICLE XI AND ARTICLE V."
"DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH CERTIFICATE OF APPROVAL LETTER."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

"UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED TESTED AND CERTIFIED COMPLETE TO THE DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL AND COMMUNITY HEALTH AND DCWWA BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL AND COMMUNITY HEALTH."

"APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION."

# Mid-Hudson Discovery Museum

Poughkeepsie, New York


**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136


STAMP

SCALE

STATUS

NOT FOR CONSTRUCTION

REVISIONS

| NO. | DATE | DESCRIPTION |
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DRAWING TITLE

**NOTES & LEGENDS**

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| JOB NUMBER | 2251747 |
| DATE | 2/12/2026 |
| SCALE | N/A |
| DRAWN BY | MDJ |
| CHECKED BY | KTB |

SHEET NO. OF

**G002**

EXISTING SHED TO BE REMOVED AND PROTECTED FOR REUSE AND RELOCATION ON SITE

EXISTING ASPHALT TO BE REMOVED

PAVEMENT TO BE SAWCUT

PARKING SPACES TO BE RE-STRIPED FOLLOWING CONSTRUCTION

EXISTING GRAVEL PAD TO BE REMOVED

EXISTING LIGHT POLE TO REMAIN

EXISTING CURB TO BE REMOVED BETWEEN THESE TWO POINTS

WORK LIMITS FOR PROPOSED STORM WATER LINE

BRUSH TO BE CLEARED

EXISTING FENCE AND FOOTINGS TO BE REMOVED

EXISTING FENCE TO REMAIN IN THIS AREA AS SHOWN

EXISTING CONCRETE STEPS AND LANDING TO REMAIN

EXISTING UTILITIES TO REMAIN

EXISTING TREES TO BE REMOVED (TYP) SEE TREE REMOVAL NOTES

EXISTING RETAINING WALL TO REMAIN, WORK WITHIN 5' MUST BE PERFORMED BY HAND

SOIL AT BASE OF RETAINING WALL TO BE REMOVED BY HAND

TREE PROTECTION (TYP)

BRUSH TO BE CLEARED

EXISTING TREES TO REMAIN (TYP)

PROPOSED LIMIT OF DISTURBANCE (TYP)

*Lands Now or Formerly of*
*CITY OF POUGHKEEPSIE*
*No Deed of Record Found*
*Tax Parcel: 6026-66-737260*
*Lot 2 Filed Map# 5958*

**TREE CLEARING NOTE:**

1. TREE CLEARING SHALL BE LIMITED TO THE PERIOD BETWEEN NOVEMBER 1 AND MARCH 31 TO ENSURE NO POTENTIAL TAKE OF PROTECTED BAT SPECIES.

1 / C120 DEMOLITION PLAN

SCALE: 1" = 10'

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# Mid-Hudson Discovery Museum

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WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

STATE OF NEW YORK
KYLE G. AHEARN
095815
LICENSED PROFESSIONAL ENGINEER

SCALE

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( IN FEET )
1 INCH = 10 FT.
GRAPHIC SCALE

STATUS

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DRAWING TITLE

DEMOLITION PLAN

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| DATE | 2/12/2026 | | |
| SCALE | 1" = 10' | | |
| DRAWN BY | MDJ | | |
| CHECKED BY | KTB | | |

C120

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STAMP

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( IN FEET )
1 INCH = 10 FT.
GRAPHIC SCALE

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SITE PLAN

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| DATE | 2/12/2026 | | |
| SCALE | 1" = 10' | | |
| DRAWN BY | MDJ | | |
| CHECKED BY | KTB | | |

C130

1 / C130 SITE PLAN
SCALE: 1" = 10'

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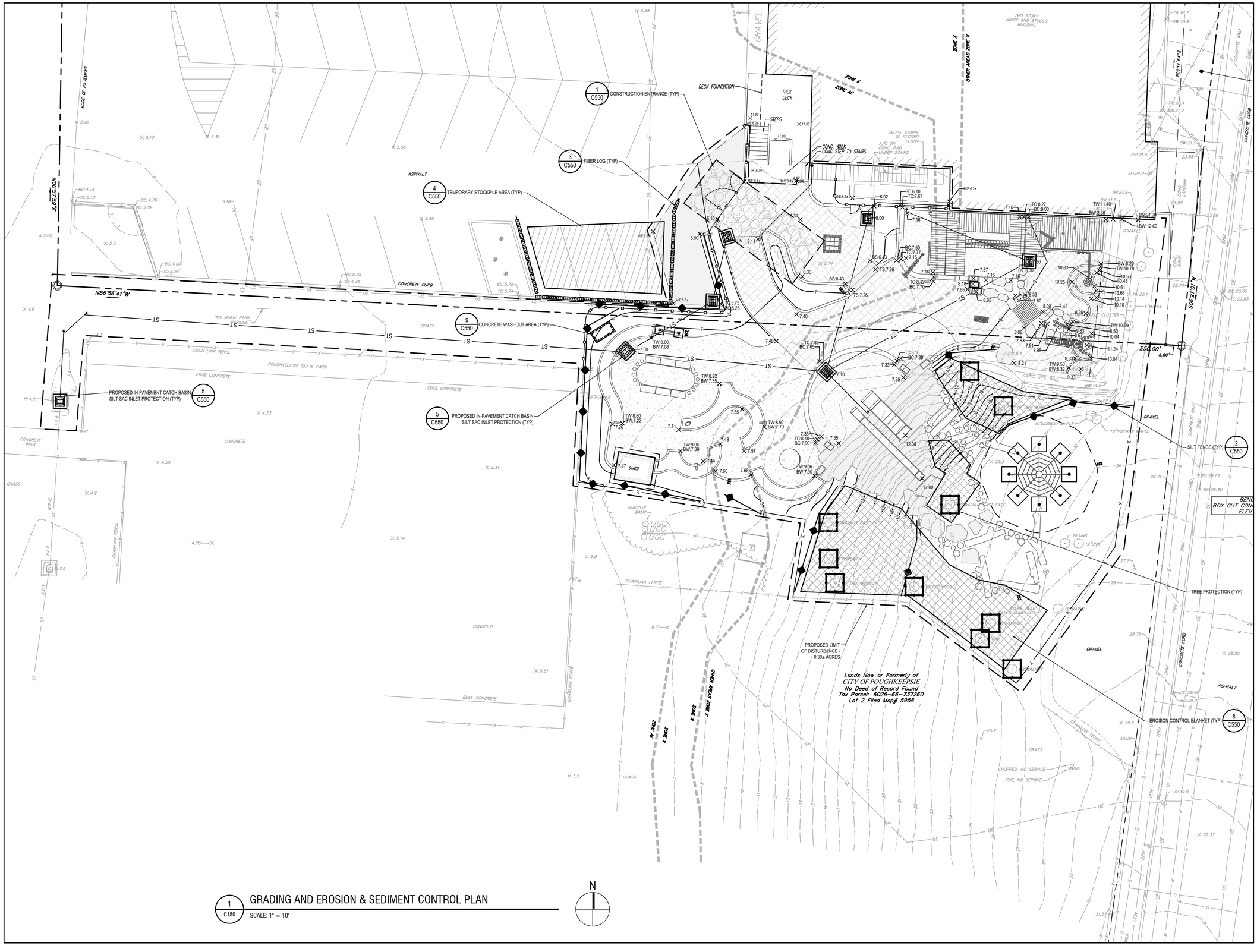


# Mid-Hudson Discovery Museum

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STAMP

STATE OF NEW YORK · KYLE G. AHEARN · 095815 · LICENSED PROFESSIONAL ENGINEER

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DRAWING TITLE
GRADING AND EROSION & SEDIMENT CONTROL PLAN

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| JOB NUMBER | 2251747 |
| DATE | 2/12/2026 |
| SCALE | 1" = 10' |
| DRAWN BY | MDJ |
| CHECKED BY | KTB |

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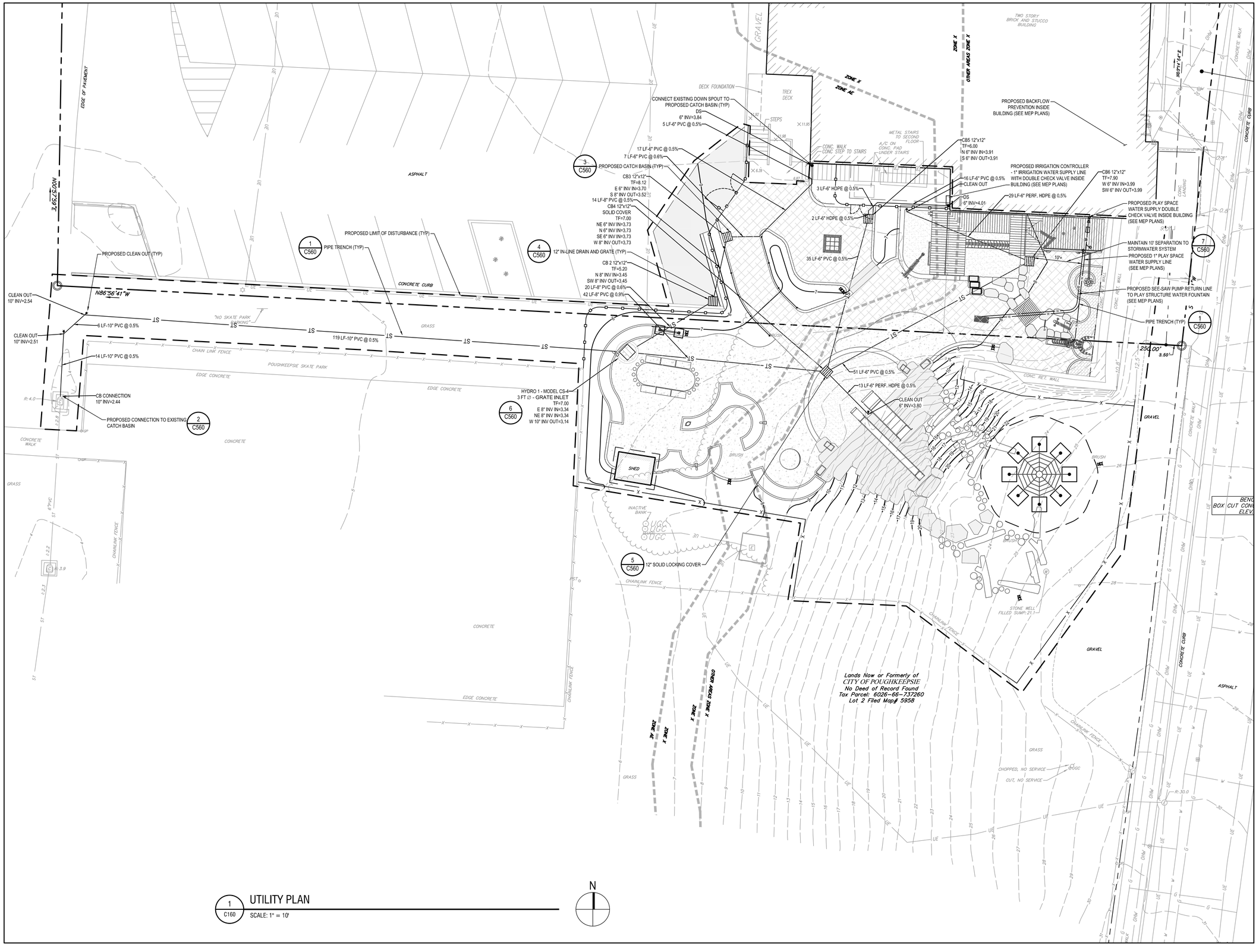
C150




1 C160 UTILITY PLAN

SCALE: 1" = 10'

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# Mid-Hudson Discovery Museum

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STAMP

SCALE

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( IN FEET )
1 INCH = 10 FT.
GRAPHIC SCALE

STATUS

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UTILITY PLAN

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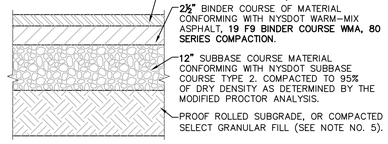
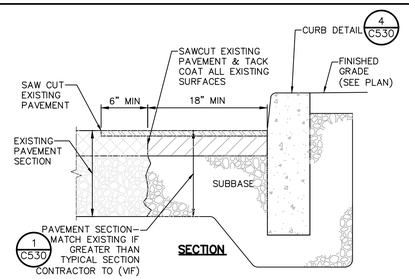
| DATE | 2/12/2026 | C160 | |
| SCALE | 1" = 10' | | |
| DRAWN BY | MDJ | | |
| CHECKED BY | KTB | | |



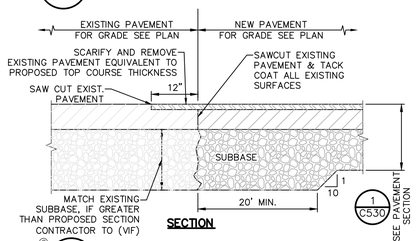

**NOTES:**

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. WARM MIX ASPHALT (WMA) 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.

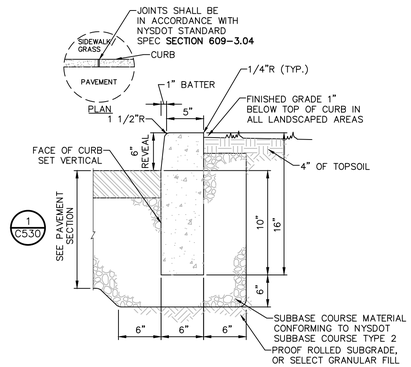
© 1 **PAVEMENT SECTION DETAIL**
SCALE: NOT TO SCALE




© 2 **CURB REPLACEMENT DETAIL**
SCALE: NOT TO SCALE



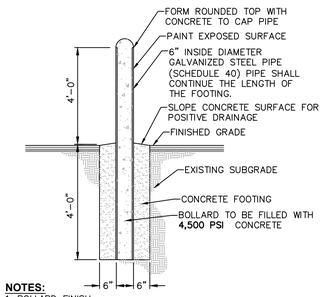

© 3 **PAVEMENT TRANSITION DETAIL**
SCALE: NOT TO SCALE




**NOTES:**

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

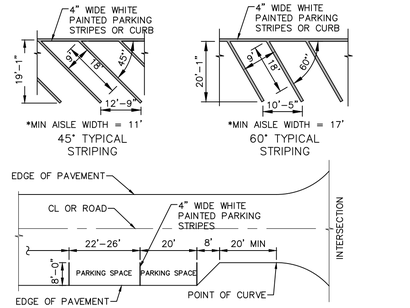
© 4 **CAST IN PLACE CONCRETE CURB**
SCALE: NOT TO SCALE




**NOTES:**

1. BOLLARD FINISH: PREPARE GALVANIZED COATING TO RECEIVE PAINTED FINISH. APPLY (1) COAT OF RUST INHIBITOR PRIMER. APPLY (2) COATS OF GLOSS ENAMEL (COLOR TO BE SELECTED BY THE OWNER.)
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF **4,500 PSI @** 28 DAYS.
3. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" (WITH A TOLERANCE OF 1").
4. ALL CONCRETE SHALL HAVE A 5% ENTRAINED AIR (WITH A TOLERANCE OF 1%) CONFORMING WITH **ASTM C260.**

© 5 **STEEL & CONCRETE BOLLARD DETAIL**
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

© 6 **PAVEMENT MARKING DETAIL PARKING STRIPING**
SCALE: NOT TO SCALE

# Mid-Hudson Discovery Museum

Poughkeepsie, New York

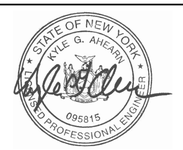
**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER STRUCTURAL ENGINEER SURVEYOR**
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP




SCALE

STATUS

NOT FOR CONSTRUCTION

REVISIONS

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DRAWING TITLE

**SITE DETAILS**

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| DATE | 2/12/2026 | | |
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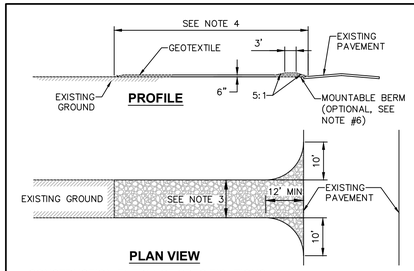
| DRAWN BY | **MDJ** | | |
| CHECKED BY | **KTB** | | |

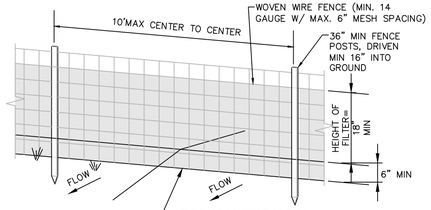



**PLAN VIEW**

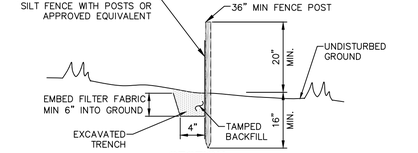
CONSTRUCTION ENTRANCE SPECIFICATIONS:

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**



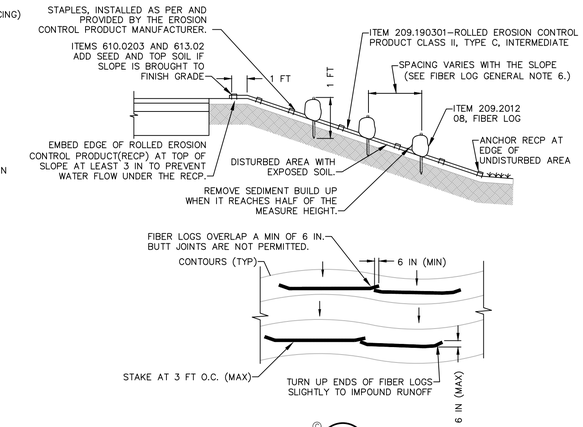

**SECTION**

NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" 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 BY 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




© 3 **FIBER LOG DETAIL**
SCALE: NTS

**FIBER LOG APPLICATION NOTES:**

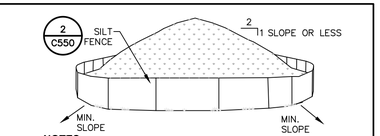
1. THE PRIMARY PURPOSE OF A FIBER LOG DIKE IS TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENT. VELOCITY IS REDUCED, WATER IS IMPOUNDED BEHIND THE MEASURE, AND SEDIMENT FALLS OUT OF SUSPENSION.
2. FIBER LOG DIKES CAN BE USED IN SENSITIVE AREAS WHERE CONTROL OF WEEDS AND INVASIVE PLANT SPECIES IS DESIRED.
3. FIBER LOG DIKE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). THEY MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM. THE ENDS SHALL CURVE UP SLIGHTLY TO IMPOUND RUNOFF.
4. FIBER LOGS SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL.
5. FIBER LOGS ARE NOT TO BE INSTALLED SO THAT RUNOFF WILL FLOW ALONG THE FIBER LOG IN A CONCENTRATED MANNER.

**FIBER LOG GENERAL NOTES:**

1. FIBER LOG DIKE SHALL BE PLACED A MINIMUM OF 2 FT FROM THE TOE OF SLOPE, (5 FT PREFERRED), TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND TO FACILITATE MAINTENANCE OF THE SEDIMENT CONTAINMENT AREA.
2. POSTS MAY BE 1.5 IN X 1.5 IN (MIN) HARDWOOD, OR 1.5 IN X 3.5 IN (MIN) SOFTWOOD. SPACING SHALL BE 3 FT (MAX) BETWEEN STAKES.
3. THE CONTRACTOR SHALL INSPECT MEASURES EVERY SEVEN CALENDAR DAYS AND/OR AFTER EACH RAINFALL EVENT. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
5. MAXIMUM DRAINAGE AREA TRIBUTARY TO 100 FT OF FIBER LOG SHALL BE 0.5 AC.
6. THE FOLLOWING ARE MAXIMUM SLOPE LENGTHS TO FIBER LOG MEASURES:

| SLOPE | S(FT) |
|---|---|
| 1:2 | 10 |
| 1:2 – 1:4 | 15 |
| 1:4 | 20 |

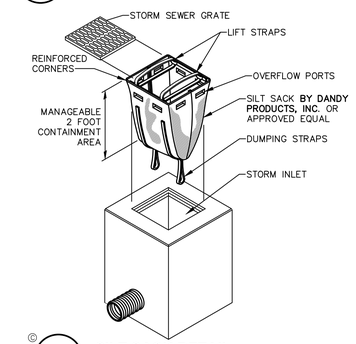
7. INSTALLATION, IE. EXCAVATION, BACKFILL, COMPACTION, FIBER LOGS SHALL BE INCLUDED IN UNIT PRICE BID FOR ITEM 209.2012 08.



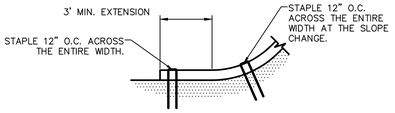

**NOTES:**

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.

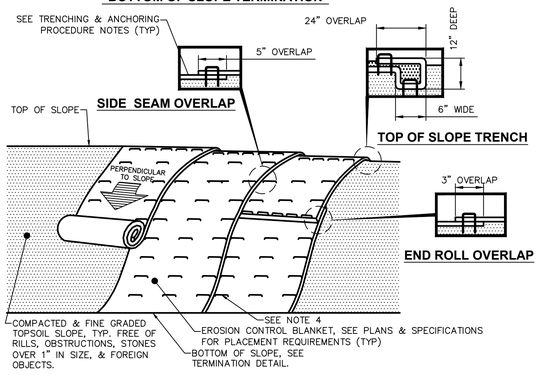
© 4 **TEMPORARY SOIL STOCKPILE DETAIL**
SCALE: NOT TO SCALE




© 5 **SILT SACK 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.

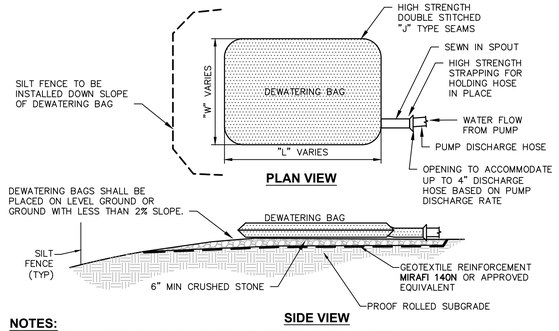
TRENCHING & ANCHORING PROCEDURE NOTES:

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.

© 8 **EROSION CONTROL BLANKET INSTALLATION DETAIL**
SCALE: NTS



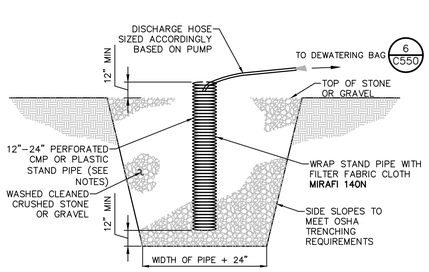

**PLAN VIEW**

**SIDE VIEW**

**NOTES:**

1. SEDIMENT COLLECTION BAG SHALL BE EQUAL TO DIRTBAG® 55, AS MARKETED BY ACF ENVIRONMENTAL. RICHMOND. VIRGINIA (800–448–3636). OR APPROVED EQUIVALENT.
2. SEDIMENT COLLECTION BAG SHALL BE A NONWOVEN BAG SEWN WITH HIGH STRENGTH THREAD. THE SEAMS SHALL BE HIGH STRENGTH, DOUBLE STITCHED, "J" TYPE SEAMS.
3. BAGS SHALL HAVE SEWN IN FILL SPOUT LARGE ENOUGH TO ACCOMMODATE UP TO A 4" DISCHARGE HOSE. FILL SPOUT SHALL HAVE HIGH STRENGTH STRAPPING TO HOLD HOSE IN PLACE AND PREVENT PUMPED WATER FROM ESCAPING WITHOUT BEING FILTERED.
4. SEDIMENT COLLECTION BAGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, OR AS DIRECTED BY THE ENGINEER.
5. SEDIMENT COLLECTED SHALL BE DISPOSED OF AT AN APPROPRIATE FACILITY.
6. SEDIMENT COLLECTION BAGS SHALL BE REMOVED AND REPLACED UNDER ANY OF THE FOLLOWING CONDITIONS:
   - WHEN BAGS ARE FULL.
   - WHEN BAGS HAVE BEEN IN PLACE FOR MORE THAN 30 DAYS (REMOVAL REQUIRED DUE TO ULTRAVIOLET DETERIORATION).
   - WHEN BAGS ARE DAMAGED.
4. ALL SEDIMENT COLLECTION BAGS SHALL BE INSPECTED DAILY BY THE CONTRACTOR.
5. CARE SHALL BE TAKEN DURING REMOVAL TO MINIMIZE LOSS OF ENTRAPPED SEDIMENT.

© 6 **SEDIMENT COLLECTION DEWATERING BAG DETAIL**
SCALE: NOT TO SCALE

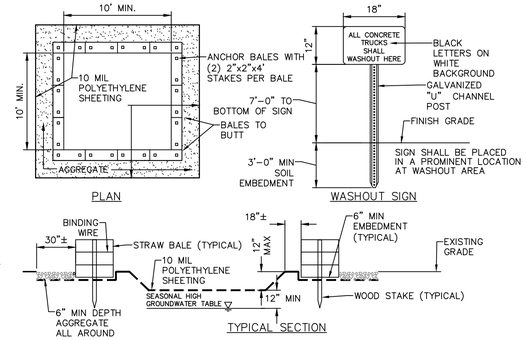



**TYPICAL SECTION OF SUMP PIT**

**NOTES:**

1. SUMP PIT QUANTITY & LOCATION SHALL BE DETERMINED BY CONTRACTOR.
2. PERFORATIONS IN THE STANDPIPE SHALL BE EITHER CIRCULAR OR SLOTS. PERFORATION SIZE SHALL NOT EXCEED 1/2" INCH DIAMETER. PUMP RATE SHALL NOT EXCEED INFLOW RATE INTO STAND PIPE.
3. CRUSHED STONE OR GRAVEL SHALL BE NYSDOT #2 SIZE OR EQUIVALENT AND SHALL BE WASHED PRIOR TO PLACEMENT WITHIN SUMP.
4. DISCHARGE SHALL BE THROUGH DEWATERING BAGS, OR AS DIRECTED BY ENGINEER.
5. CONTRACTOR TO SUBMIT DEWATERING PLAN TO ENGINEER FOR REVIEW & APPROVAL.

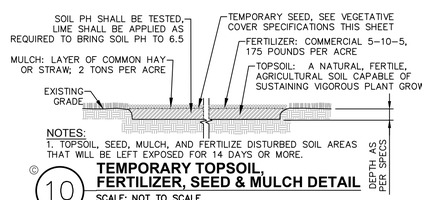
© 7 **DEWATERING & SUMP PIT DETAIL**
SCALE: NOT TO SCALE




**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.

© 9 **CONCRETE WASHOUT AREA 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.

© 10 **TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL**
SCALE: NOT TO SCALE

# Mid-Hudson Discovery Museum

Poughkeepsie, New York

**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

STATE OF NEW YORK · KYLE G. AHEARN · 095815 · LICENSED PROFESSIONAL ENGINEER

SCALE

STATUS

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DRAWING TITLE

**EROSION & SEDIMENT CONTROL DETAILS**

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|---|---|
| JOB NUMBER | 2251747 |
| DATE | 2/12/2026 |
| SCALE | NOT TO SCALE |
| DRAWN BY | MDJ |
| CHECKED BY | KTB |

SHEET NO. OF

**C550**

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

THIS PLAN SET AND THE ACCOMPANYING SWPPP ENTITLED "STORMWATER REPORT: MID-HUDSON DISCOVERY MUSEUM PLAY SPACE" 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. THE TOTAL AREA OF DISTURBANCE PLANNED FOR THIS PROJECT IS LESS THAN 1 ACRE THEREFORE A SPDES GENERAL PERMIT (GP-0-25-001) IS NOT REQUIRED.

## 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 FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
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. 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.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
7. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
8. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM 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.
9. FINALIZE PAVEMENT SUB-GRADE PREPARATION.
10. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
11. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
12. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
13. 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 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.

## 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.

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

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

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

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

## GENERAL EROSION AND SEDIMENT CONTROL NOTES:

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.

## TOPSOIL SPECIFICATIONS:

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

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

TOPSOIL MATERIALS:
1. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
   A. ORIGINAL 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.
   B. 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.
   C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
   D. CONTAINING THE FOLLOWING WASHED GRADATIONS:

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

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

## VEGETATIVE COVER SPECIFICATIONS:

TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):
1. SITE PREPARATION
   (SAME AS PERMANENT VEGETATIVE COVER)
2. SEED MIX: (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF)

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

3. SEEDING
   (SAME AS PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):
1. SITE PREPARATION
   A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED.
   B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
   C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
   D. LIME TO PH OF 6.5.
   E. FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF.
   F. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
   G. SMOOTH AND FIRM THE SEEDBED.
2. SEED MIXTURE FOR USE ON LAWN AREAS:
   PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

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

   SUN AND PARTIAL SHADE:

| AMOUNT BY: 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

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

COMPACTION REQUIREMENTS

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

# Mid-Hudson Discovery Museum

Poughkeepsie, New York


**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136


STAMP

SCALE

STATUS

NOT FOR CONSTRUCTION

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
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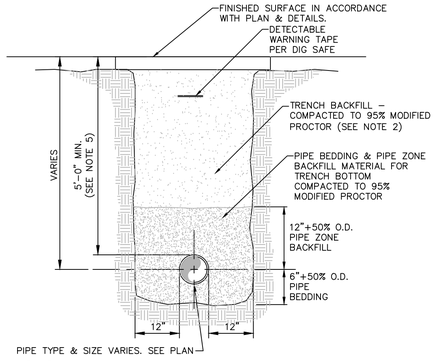
DRAWING TITLE

**EROSION & SEDIMENT CONTROL NOTES**

| | | | |
|---|---|---|---|
| JOB NUMBER | 2251747 | SHEET NO. | OF |
| DATE | 2/12/2026 | | |
| SCALE | **NOT TO SCALE** | | |
| DRAWN BY | **MDJ** | | |
| CHECKED BY | **KTB** | | |

**C551**




**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% |

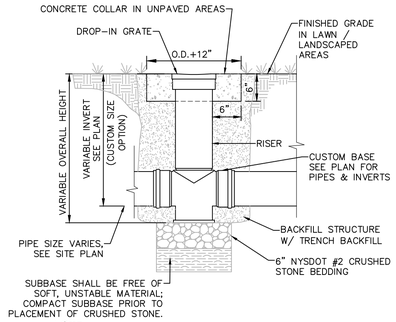
   IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

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.

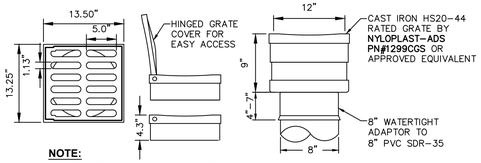
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

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



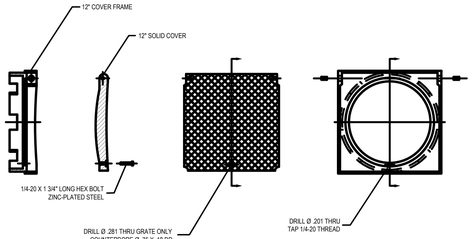

NOTE:
1. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

© 3 **NYOPLAST IN-LINE DRAIN BASIN**
SCALE: NOT TO SCALE



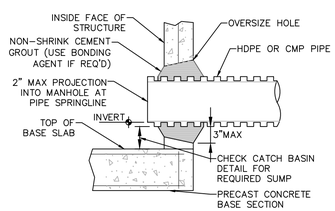

**NOTE:**
1. CASTINGS RATED STANDARD HS20-44 LOADING
2. MATERIAL SHALL CONFORM TO **ASTM A48-CLASS 30B**
3. PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT
4. IN-LINE DRAIN BY NYLOPLAST OR APPROVED EQUIVALENT
5. DRAIN AREA = 62.7 SQ. INCH

© 4 **12" IN-LINE DRAIN & GRATE**
SCALE: NOT TO SCALE




© 5 **NYLOPLAST 1299CGCL**
**12" SOLID LOCKING COVER ASSEMBLY**
SCALE: NOT TO SCALE

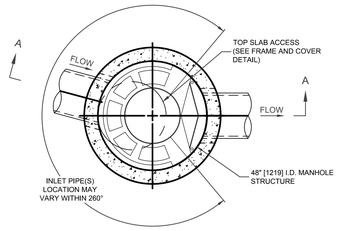
NOTE: LOCATION OF LOCKING DEVICE MAY VARY



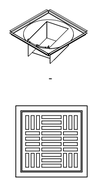

© 2 **PIPE CONNECTION TO DRAINAGE STRUCTURE-CMP OR HDPE CEMENT GROUT SEAL JOINT**
SCALE: NOT TO SCALE

## STORM SEWER NOTES:

1. ALL STORM WATER MANAGEMENT STRUCTURES (I.E. CATCH BASIN, ETC.) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF 1/2 THE AVAILABLE SUMP DEPTH.
2. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT (A.K.A. SUMP PIT) TO TRAP AND FILTER WATER FOR PUMPING TO A SUITABLE DISCHARGE AREA. THE DEWATERING PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, LATEST EDITION.
3. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE AS OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLANS, DETAILS AND NOTES.

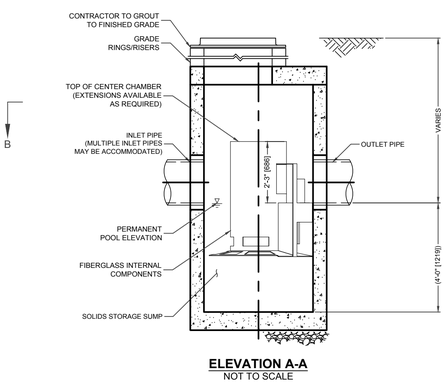



**PLAN VIEW B-B**
NOT TO SCALE



**24" X 24" FRAME AND GRATE**
(MAY VARY)
NOT TO SCALE

**FRAME AND COVER**
(DIAMETER VARIES)
NOT TO SCALE

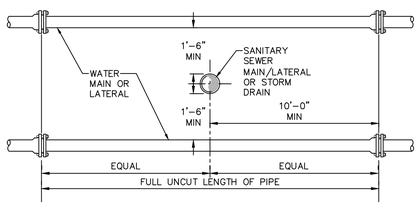



**ELEVATION A-A**
NOT TO SCALE

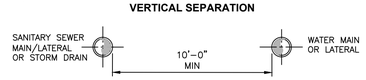
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE 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' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm ].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

© 6 **CONTECH HYDRODYNAMIC SEPARATOR (CS-4) DETAIL**
SCALE: NOT TO SCALE




**VERTICAL SEPARATION**




**HORIZONTAL SEPARATION**

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

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

# Mid-Hudson Discovery Museum

Poughkeepsie, New York

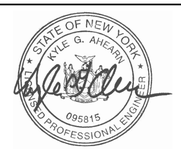
**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

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STATUS

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DRAWING TITLE

**STORMSEWER DETAILS**

| | | | |
|---|---|---|---|
| JOB NUMBER | 2251747 | SHEET NO. | OF |
| DATE | 2/12/2026 | | |
| SCALE | **NOT TO SCALE** | **C560** | |
| DRAWN BY | **MDJ** | | |
| CHECKED BY | **KTB** | | |

**General Legend:**

- LOW — Limit of Work
- Landscape Area
- Existing Tree to Remain

**Layout Legend:**

- Centerline
- N 0.00 E 0.00 — Coordinate Point

# Mid-Hudson Discovery Museum

Poughkeepsie, New York

**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

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**SURVEYOR**
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Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

REGISTERED LANDSCAPE ARCHITECT ALEX D'AURIZIO 003352 STATE OF NEW YORK

SCALE

4 0 4 8 12
SCALE OF FEET
N

STATUS

NOT FOR CONSTRUCTION

REVISIONS

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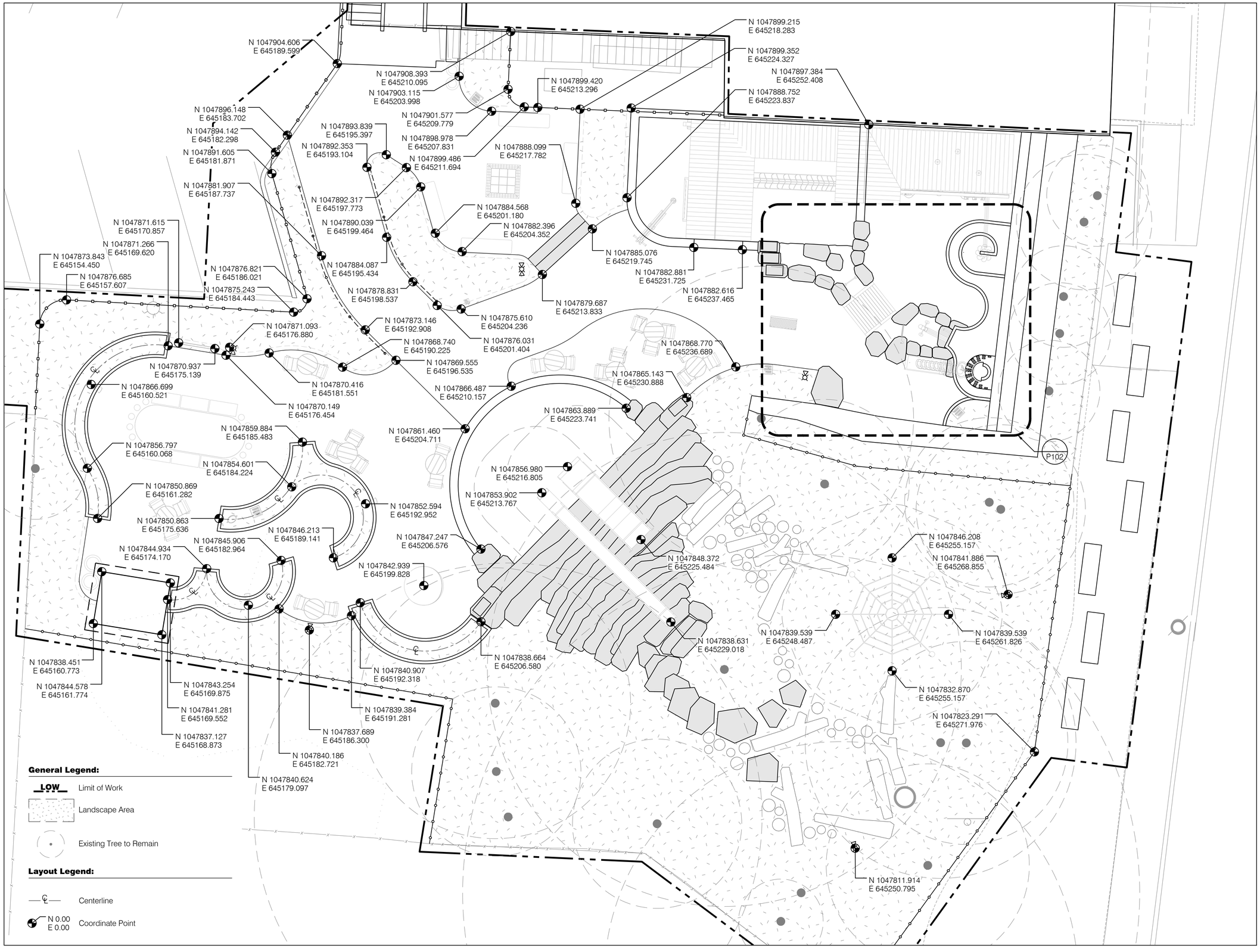
DRAWING TITLE

Landscape Layout Dimensions Plan

JOB NUMBER 2737-02
DATE 1/30/2026
SCALE 3/16" = 1'-0"
DRAWN BY APE Studio
CHECKED BY

SHEET NO. OF

P100




# Mid-Hudson Discovery Museum

Poughkeepsie, New York

**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
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Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

SCALE

4 0 4 8 12
SCALE OF FEET
N

STATUS

NOT FOR CONSTRUCTION

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

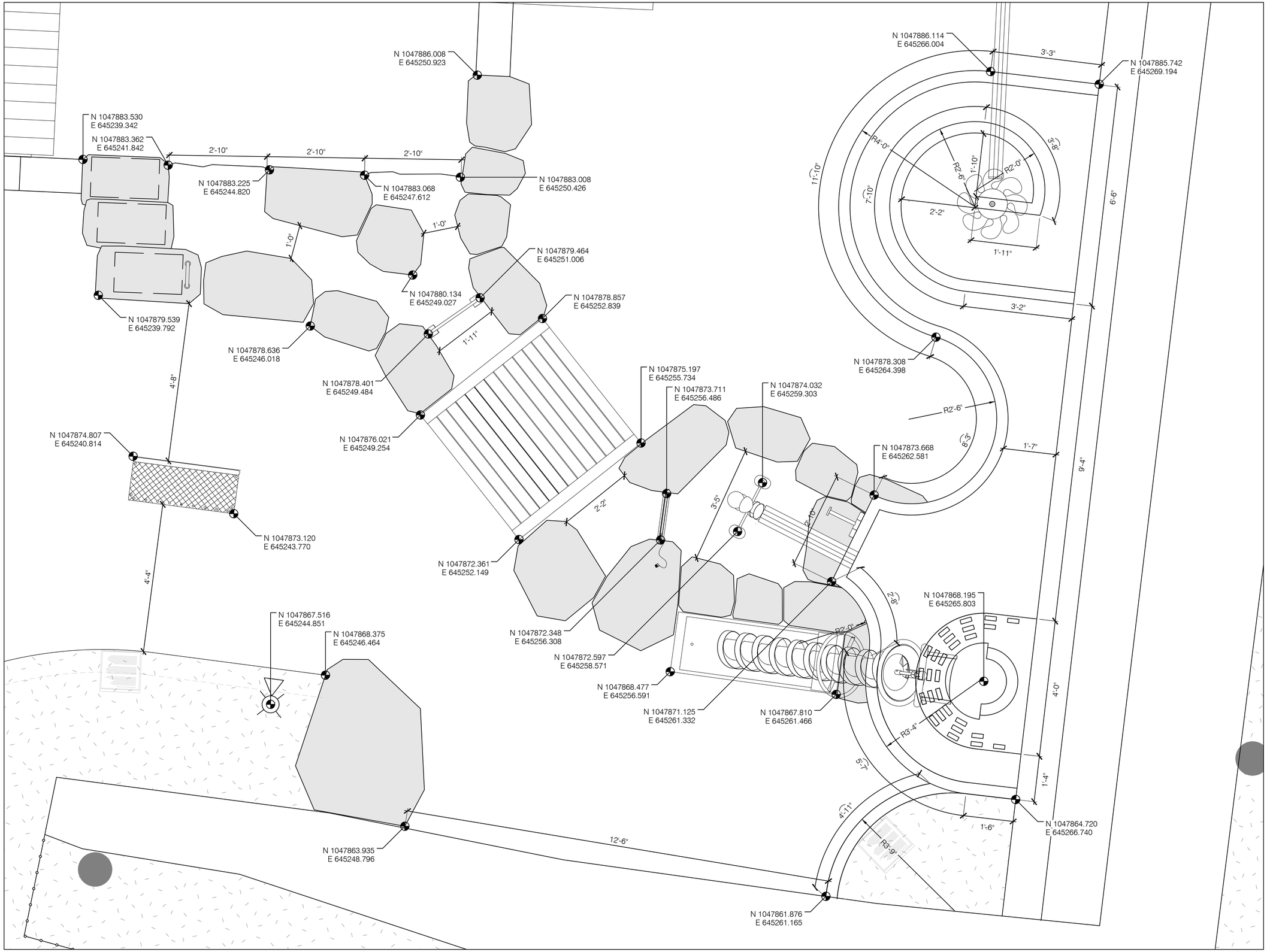
DRAWING TITLE

Landscape Dimension Control Plan

JOB NUMBER 2737-02
DATE 1/30/2026
SCALE 3/16" = 1'-0"
DRAWN BY APE Studio
CHECKED BY

SHEET NO. OF

P101




# Mid-Hudson Discovery Museum

Poughkeepsie, New York

**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
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**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

SCALE

1 0 1 2 3
SCALE OF FEET
N

STATUS

NOT FOR CONSTRUCTION

REVISIONS

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DRAWING TITLE

Landscape Layout Enlargement

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE 3/4" = 1'-0"
DRAWN BY APE Studio
CHECKED BY

P102

Top of Pea Gravel
7.16
7.90
8.30
7.67
8.18
7.16
7.16
1.50%
7.85
8.85
2.00%
4.50%
8.33
7.29
7.50
7.69
8.08
8.42
2.00%
7.83
7.91
8.08
TW 10.99
8.50
7.98
9.58
9.92
Channel
9.83
8.67
BW 8.20
TW 10.70
10.53
10.48
10.83
10.25
3.50%
10.61
3.50%
10.66
10.14
10.10
10.14
10.14
(TW 11.40)
8.25
1.50%
10.04
11.24
10.04
8.33

# Mid-Hudson Discovery Museum

Poughkeepsie, New York


**PLAY SPACE DESIGNER**
APE Studio
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Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136


STAMP

FRED LANDSCAPE ARCHITECT
ALEX D'AURIZIO
003352
STATE OF NEW YORK

SCALE

1 0 1 2 3
SCALE OF FEET
N

STATUS

NOT FOR CONSTRUCTION

REVISIONS

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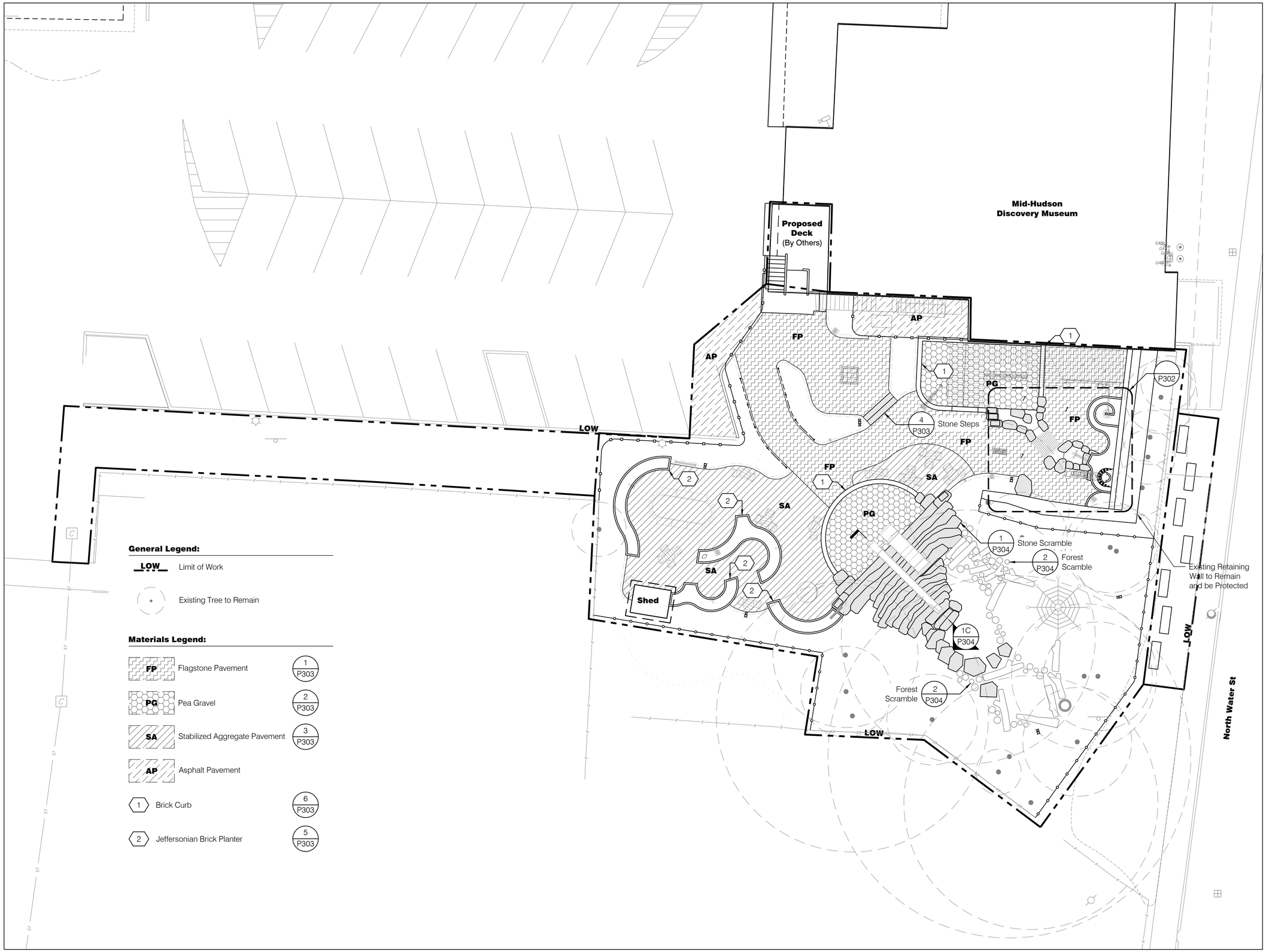
DRAWING TITLE

Landscape Grading Enlargement

JOB NUMBER 2737-02
DATE 1/30/2026
SCALE 3/4" = 1'-0"
DRAWN BY APE Studio
CHECKED BY

SHEET NO. OF

P202




# Mid-Hudson Discovery Museum

Poughkeepsie, New York

**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
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Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

REGISTERED LANDSCAPE ARCHITECT
ALEXANDRA D'AURIZIO
003352
STATE OF NEW YORK

SCALE

10 0 10 20
SCALE OF FEET
N

STATUS

NOT FOR CONSTRUCTION

REVISIONS

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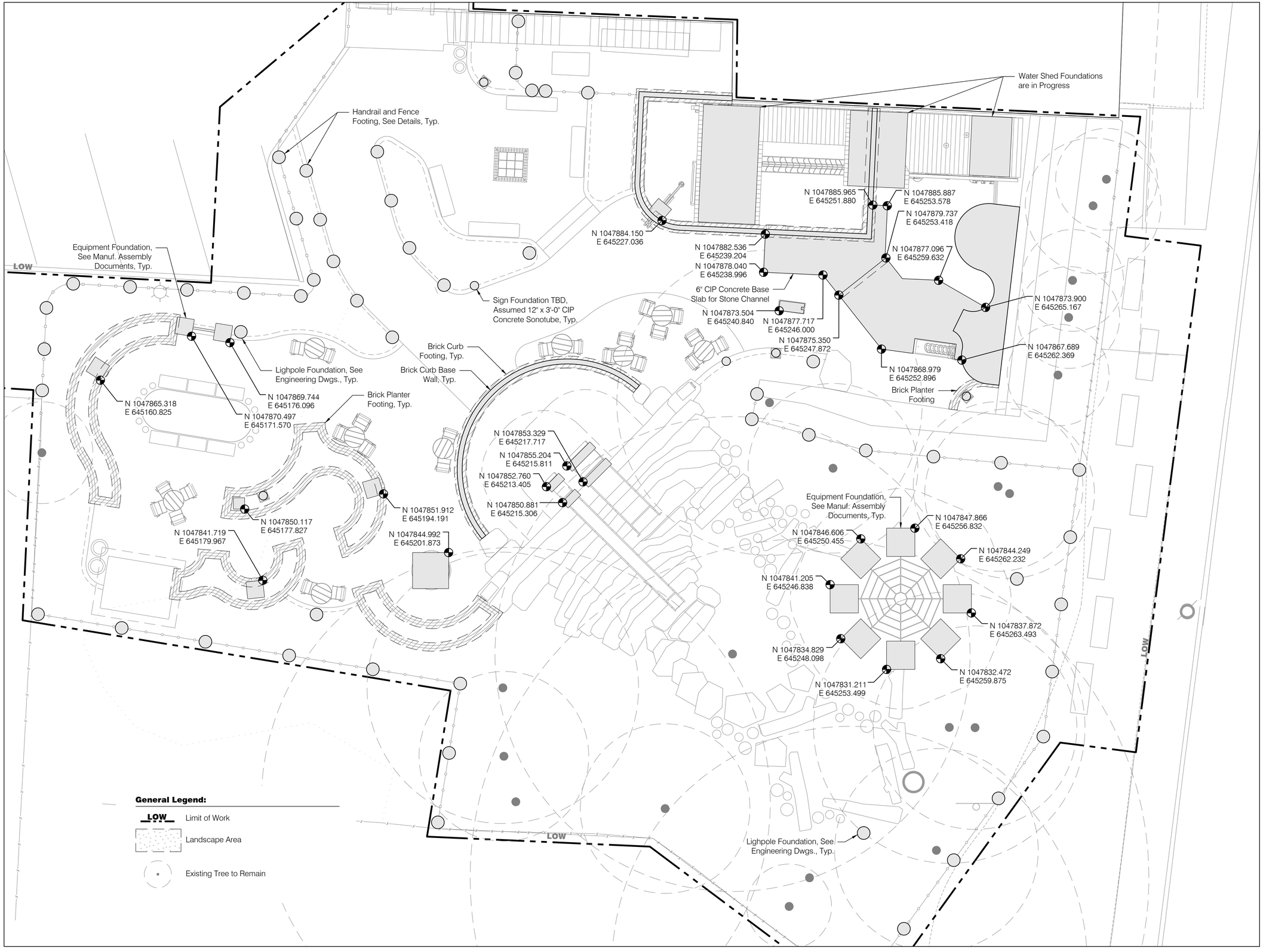
DRAWING TITLE

Materials Plan

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE 1' = 10'-0"
DRAWN BY APE Studio
CHECKED BY

P300




# Mid-Hudson Discovery Museum

Poughkeepsie, New York

**PLAY SPACE DESIGNER**
APE Studio
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New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
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**MEP ENGINEER**
Fellenzer
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Middletown, NY 10940

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WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

SCALE

4 0 4 8 12
SCALE OF FEET
N

STATUS

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DRAWING TITLE

Landscape Foundation Plan

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE 3/16" = 1'-0"
DRAWN BY APE Studio
CHECKED BY

P301

# Mid-Hudson Discovery Museum

Poughkeepsie, New York


**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
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**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136


STAMP

REGISTERED LANDSCAPE ARCHITECT ALEX D'AURIZIO 003352 STATE OF NEW YORK

SCALE

1 0 1 2 3
SCALE OF FEET
N

STATUS

NOT FOR CONSTRUCTION

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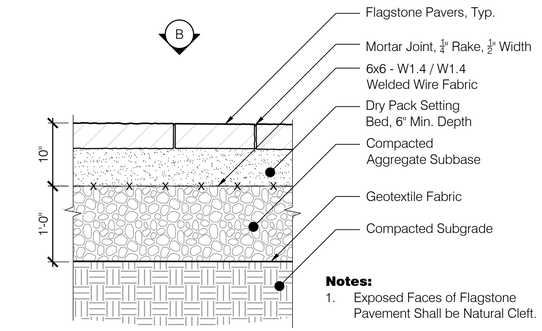
DRAWING TITLE

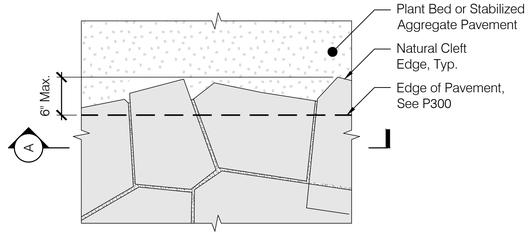
Landscape Material Enlargement

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE 3/4" = 1'-0"
DRAWN BY APE Studio
CHECKED BY

P302



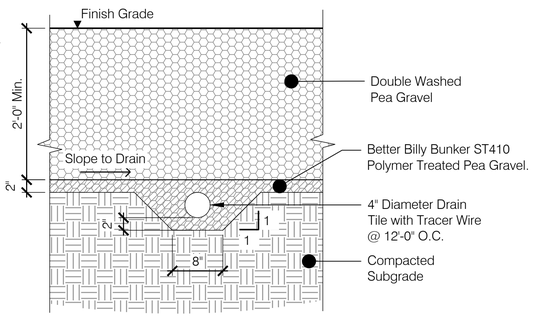

A Section




B Plan

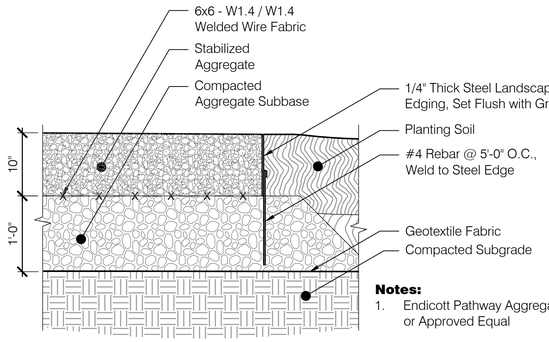
## 1 Flagstone Pavement
Scale: 1"=1'-0"

Section



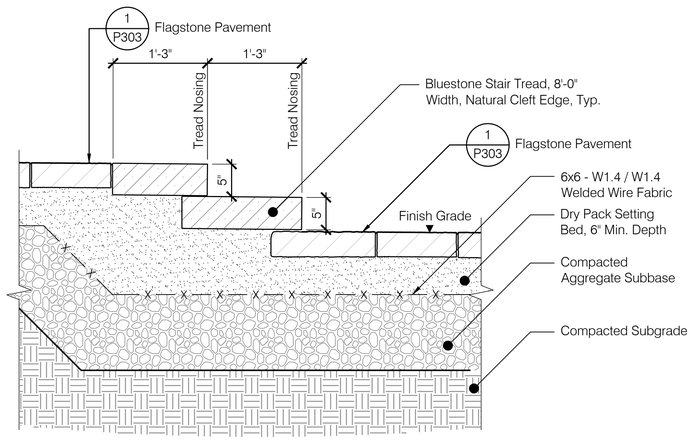

## 2 Pea Gravel
Scale: 1"=1'-0"

Section



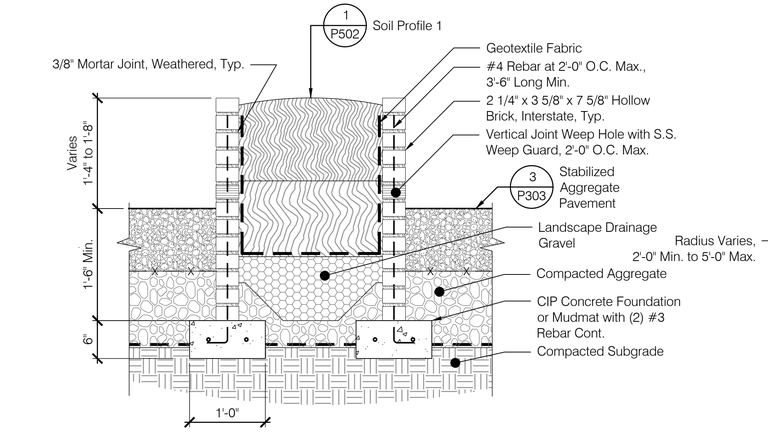

## 3 Stabilized Aggregate Pavement
Scale: 1"=1'-0"

Section




## 4 Stone Steps
Scale: 1"=1'-0"

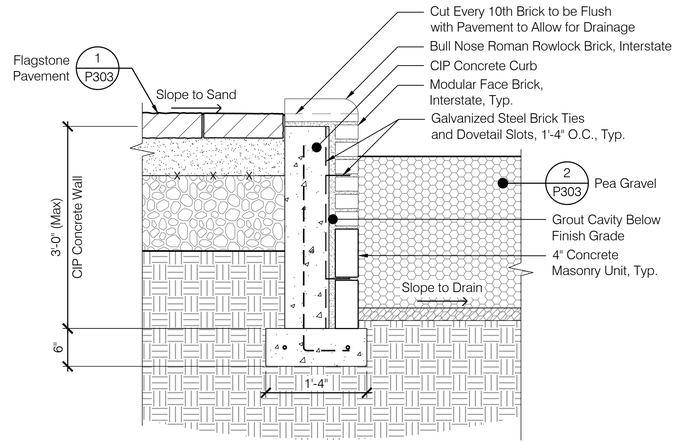
Section




A Section
1"=1'-0"

B Precedent Photo
NTS

## 5 Jeffersonian Brick Planter
Scale: Varies




## 6 Brick Curb at Pea Gravel
Scale: 1"=1'-0"

Section

# Mid-Hudson Discovery Museum

Poughkeepsie, New York

**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
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**SURVEYOR**
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

SCALE

STATUS

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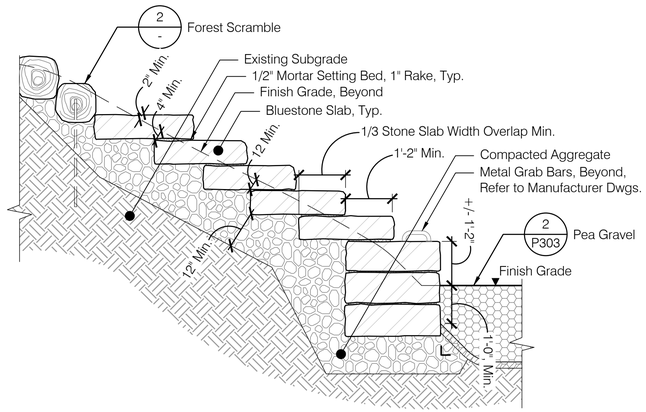
DRAWING TITLE

Pavement and Brick Details 1

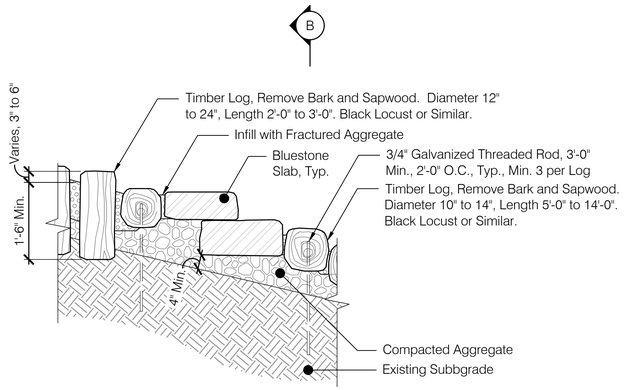
JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE Varies
DRAWN BY APE Studio
CHECKED BY

P303

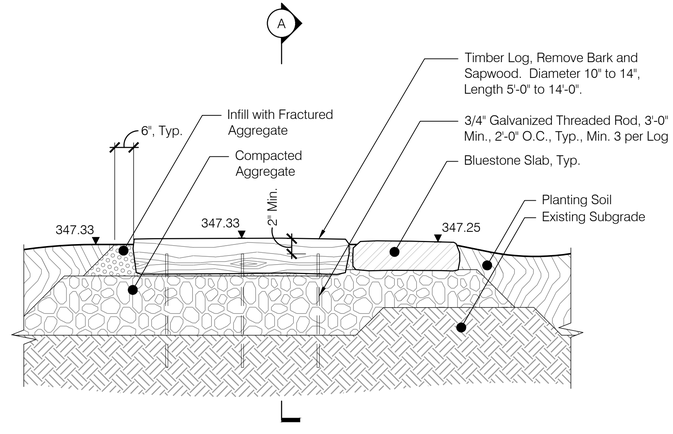



A Section
1/2"=1'-0"

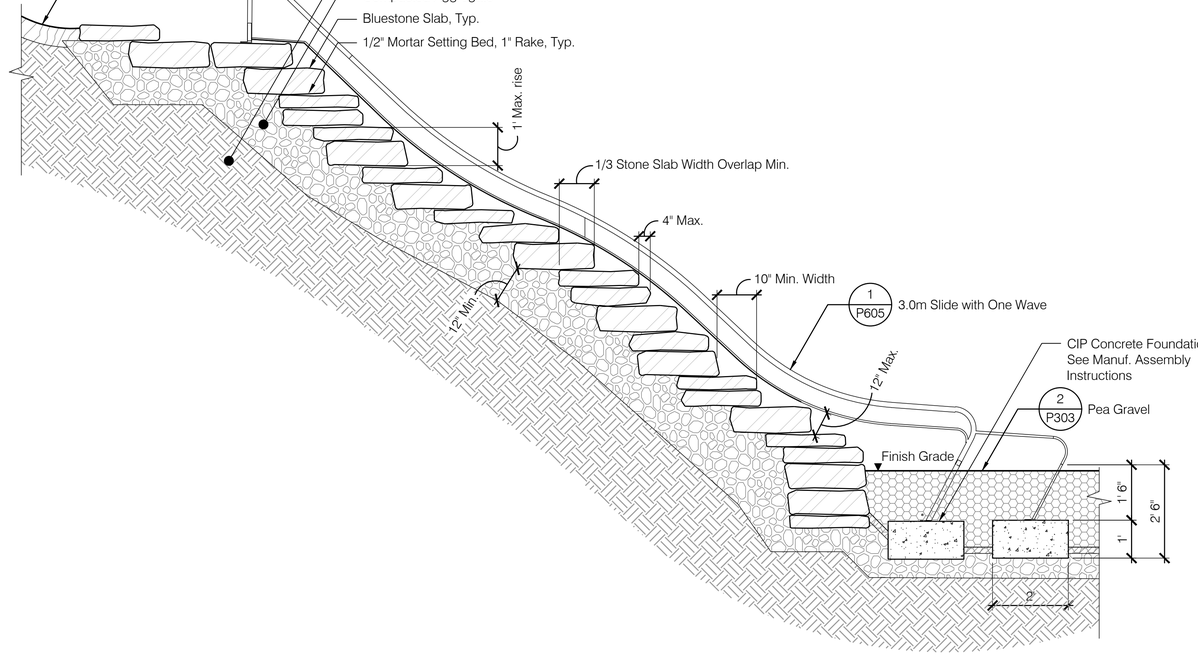
B Precedent Photo
NTS




A Section
1/2"=1'-0"




B Elevation
1/2"=1'-0"




C Elevation at 3.0 Meter Slide
1/2"=1'-0"

## 1 Stone Scramble
Scale: Varies

## 2 Forest Scramble
Scale: 1/2" = 1'-0"

# Mid-Hudson Discovery Museum

Poughkeepsie, New York

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**SURVEYOR**
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Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

SCALE

STATUS

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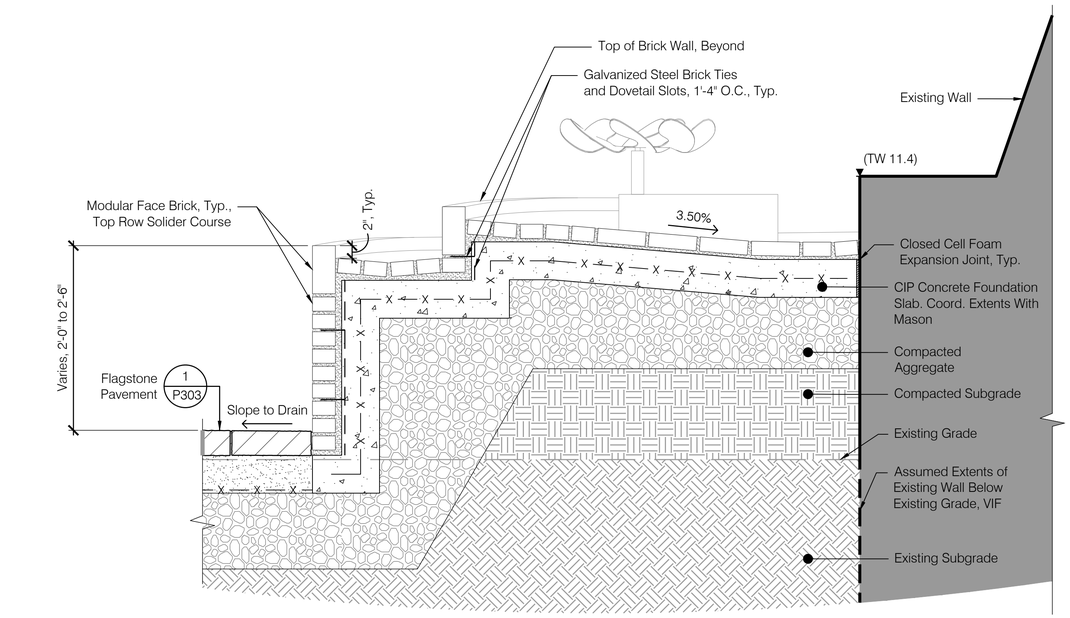
DRAWING TITLE

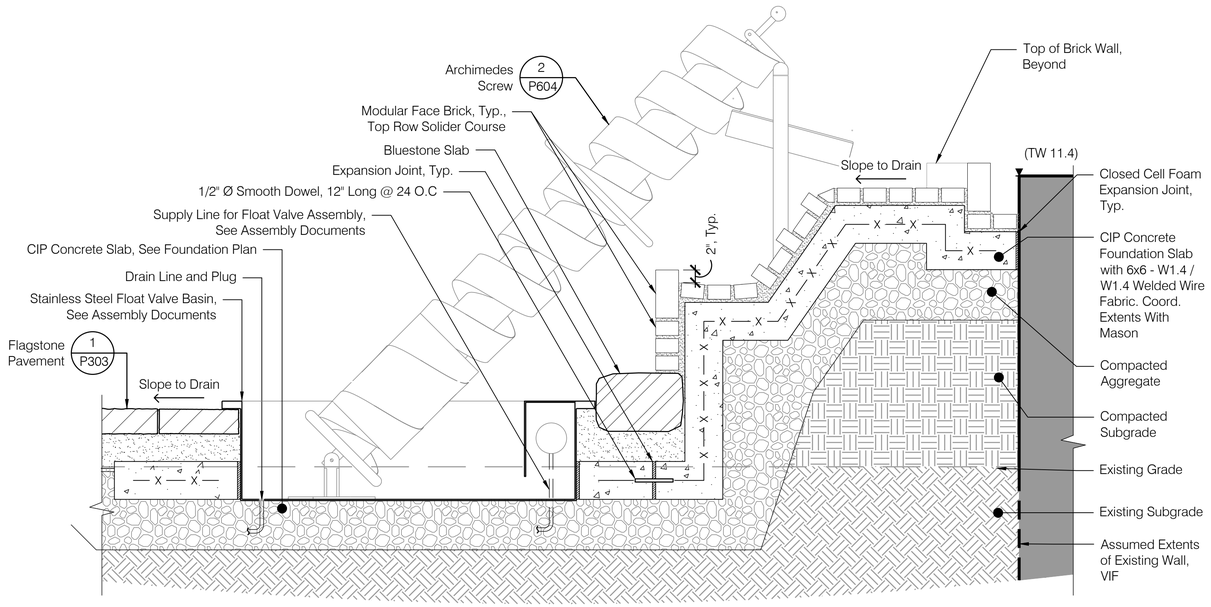
Woodland Scramble Details

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE Varies
DRAWN BY APE Studio
CHECKED BY

P304




1 Elevation at Spiral
1" = 1'-0"




2 Elevation at Cascade
1" = 1'-0"

# Mid-Hudson Discovery Museum

Poughkeepsie, New York

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APE Studio
1123 Broadway, Suite 307
New York, New York 10001

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**SURVEYOR**
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**MEP ENGINEER**
Fellenzer
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Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
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McKees Rocks, Pennsylvania 15136

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SCALE

STATUS

NOT FOR CONSTRUCTION

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DRAWING TITLE

Brick Water Table Details

JOB NUMBER 2737-02
DATE 1/30/2026
SCALE Varies
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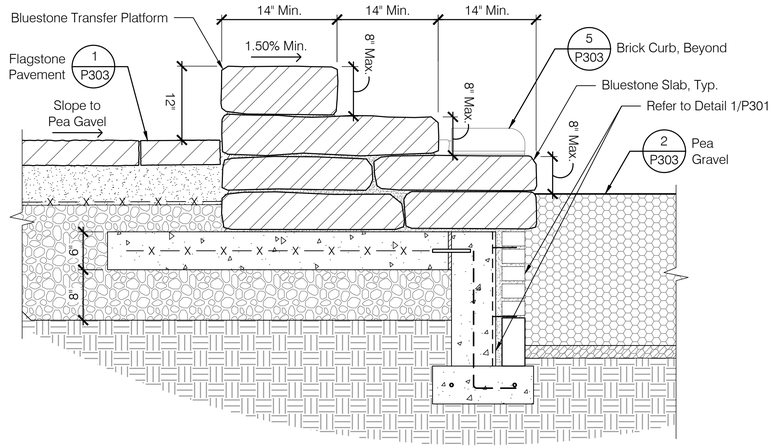
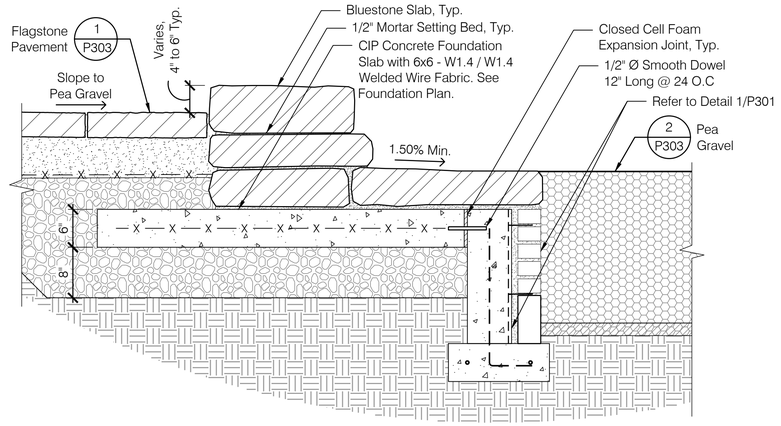
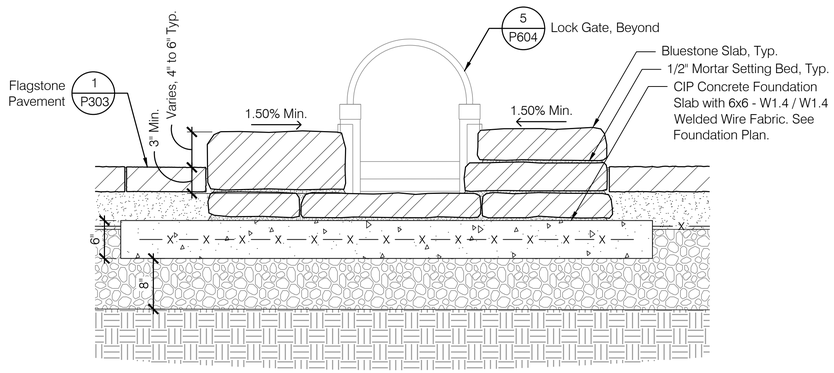
P305



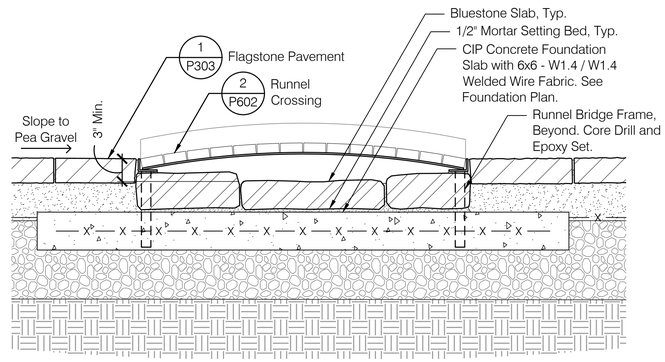

1 Transfer Platform at Stone Channel and Pea Gravel — Elevation
Scale: 1" = 1'-0"



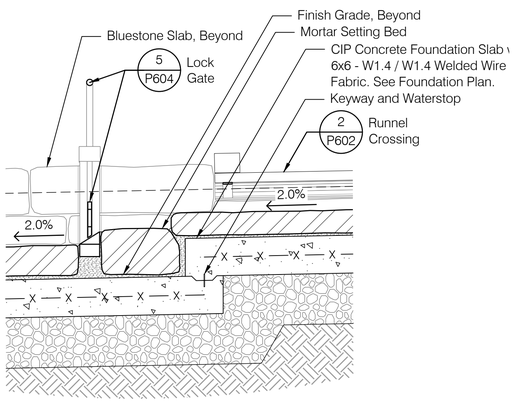

2 Stone Channel at Pea Gravel — Section
Scale: 1" = 1'-0"




3 Stone Channel — Elevation
Scale: 1" = 1'-0"




4 Runnel Crossing at Stone Channel — Elevation
Scale: 1" = 1'-0"




5 Stone Channel — Elevation
Scale: 1" = 1'-0"

# Mid-Hudson Discovery Museum

Poughkeepsie, New York

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**MEP ENGINEER**
Fellenzer
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**IRRIGATION DESIGNER**
WC3 Design
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McKees Rocks, Pennsylvania 15136

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DRAWING TITLE

Stone Channel Details

JOB NUMBER 2737-02 SHEET NO. OF
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SCALE 1" = 1'-0"
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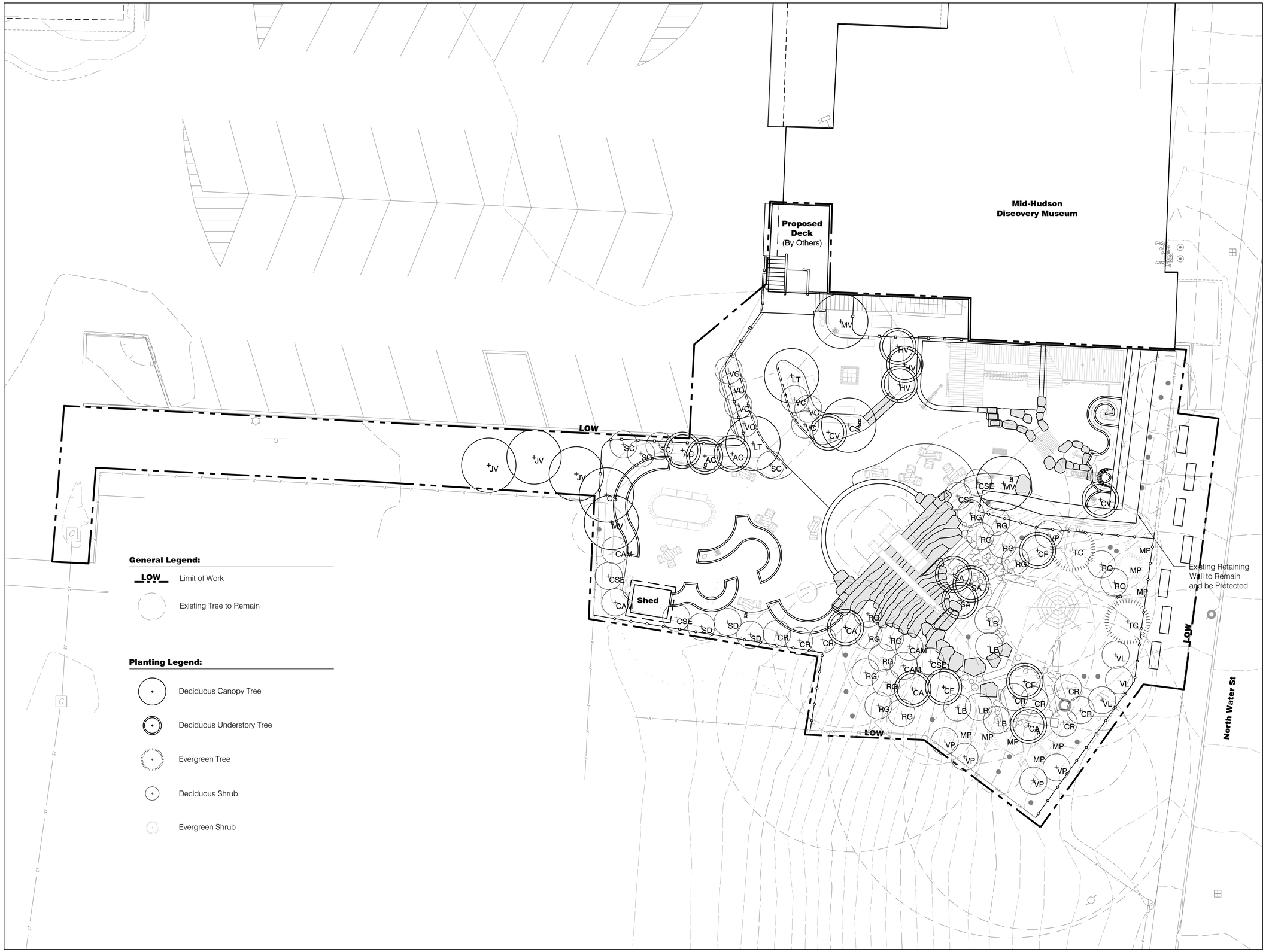
P306




# Mid-Hudson Discovery Museum

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APE Studio
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ALEXANDRA D'AURIZIO
003352
STATE OF NEW YORK

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DRAWING TITLE

Tree and Shrub Planting Plan

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE 1' = 10'-0"
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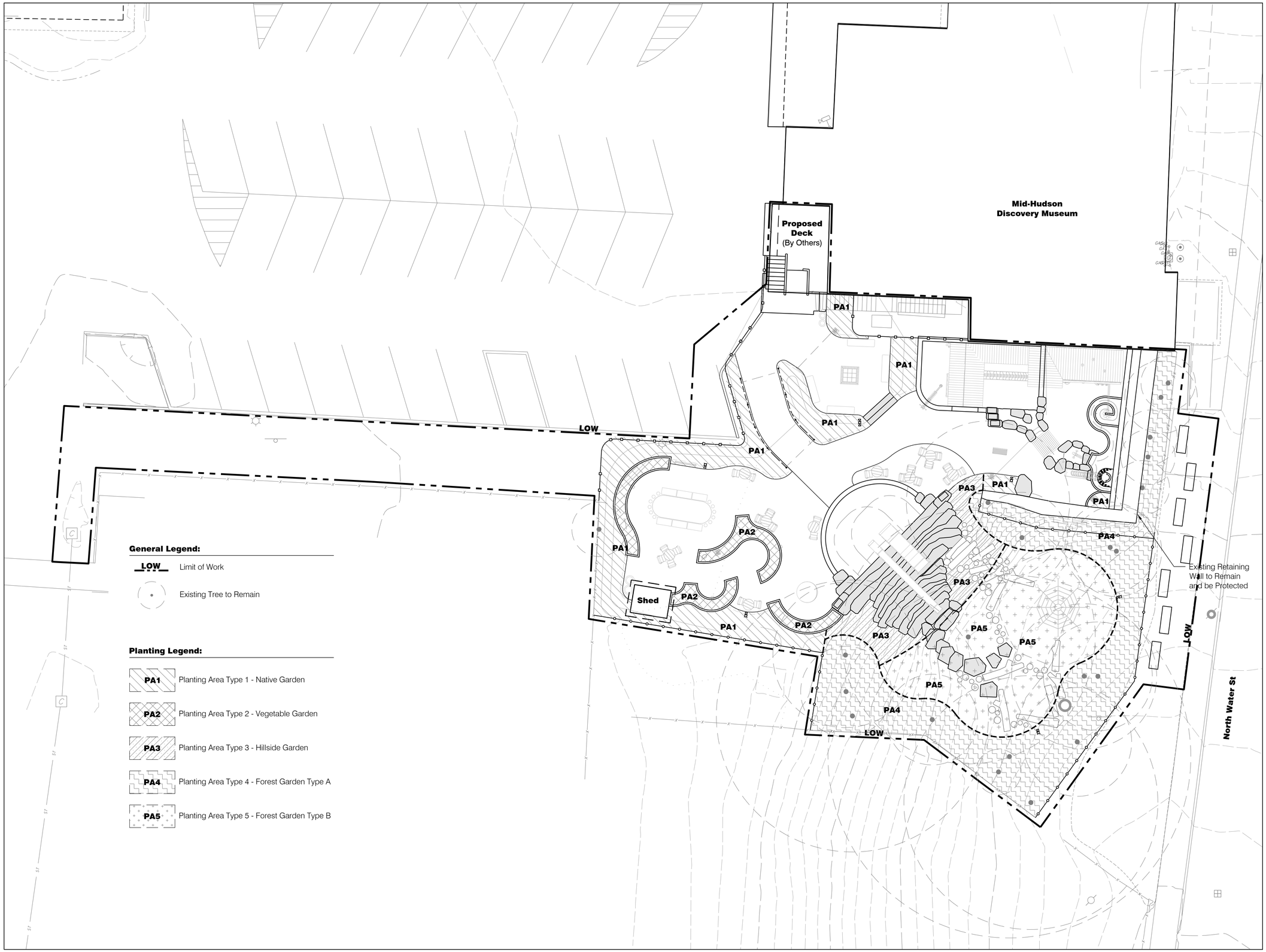
P500

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DRAWING TITLE

Groundcover Planting Plan

JOB NUMBER 2737-02
DATE 1/30/2026
SCALE 1' = 10'-0"
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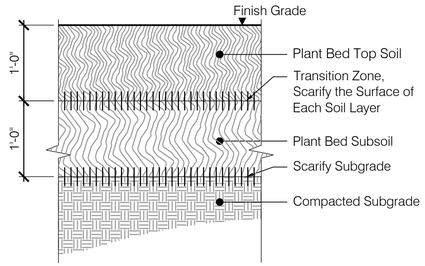
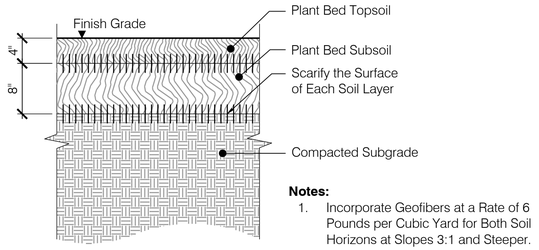
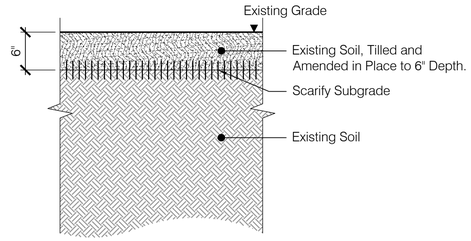



1 Soil Profile 1 - Planting Area Type 1 and 2 Section
Scale: 1"=1'-0"




**Notes:**
1. Incorporate Geofibers at a Rate of 6 Pounds per Cubic Yard for Both Soil Horizons at Slopes 3:1 and Steeper.

2 Soil Profile 2 - Planting Area Type 3 Section
Scale: 1"=1'-0"




3 Soil Profile 3 - Planting Area Type 4 and 5 Section
Scale: 1"=1'-0"

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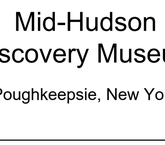


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DRAWING TITLE

Planting Soil Details

JOB NUMBER 2737-02 SHEET NO. OF
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SCALE Varies
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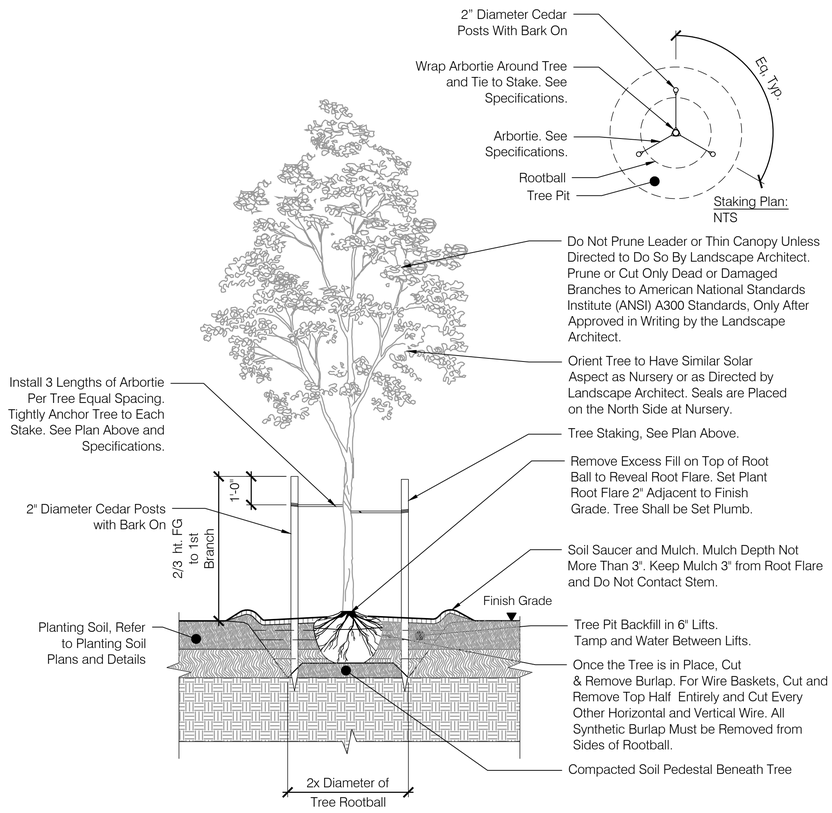
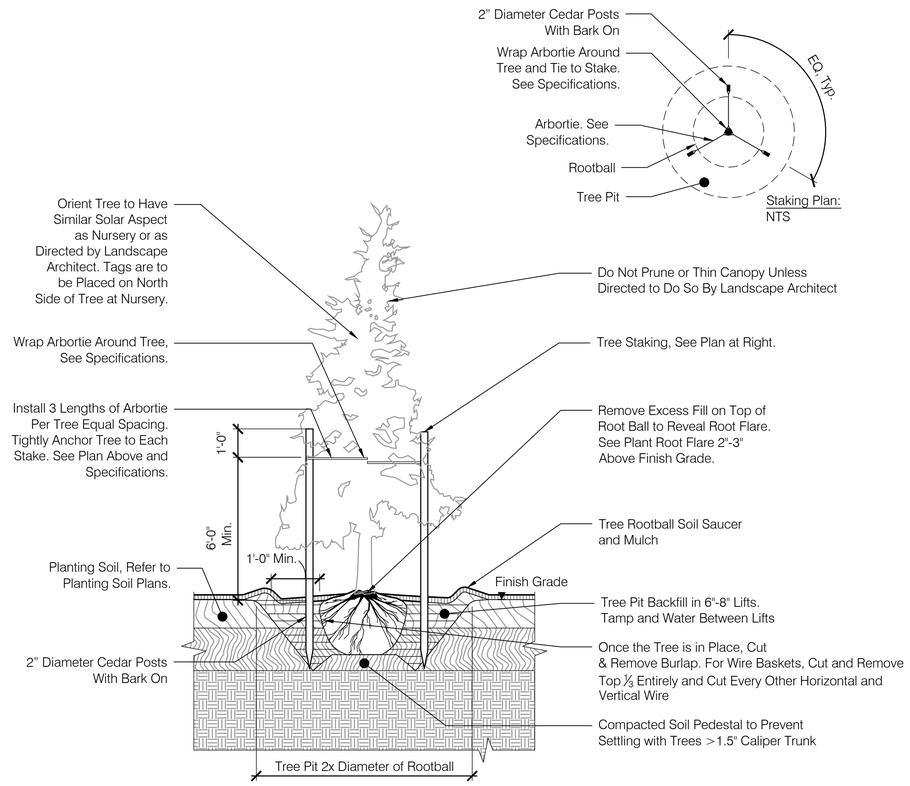
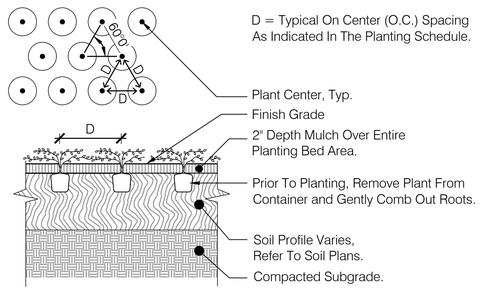



1 Deciduous Tree Planting - B&B Section
Scale: 3/8"=1'-0"




2 Evergreen Tree Planting - B&B Section
Scale: 3/8"=1'-0"

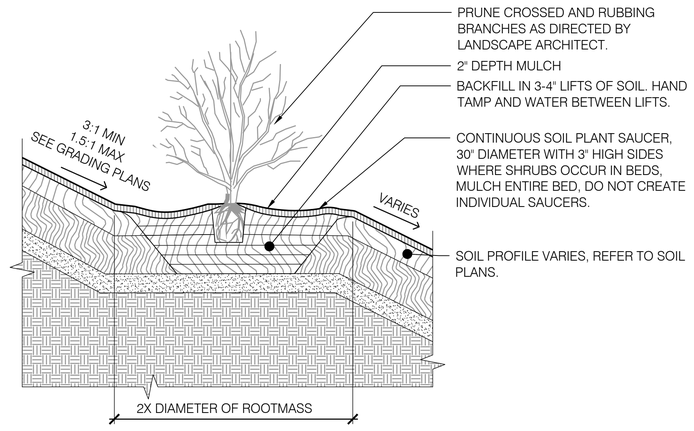



**NOTES:**

Remove All Wire, Plastic, Tags, Or Synthetic Material From Plants Prior To Planting.

D = Typical On Center (O.C.) Spacing As Indicated In The Planting Schedule.

3 Groundcover and Plug Planting Section
Scale: 3/4"=1'-0"




4 Planting on Slope Section
Scale: 1/2"=1'-0"

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McKees Rocks, Pennsylvania 15136

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DRAWING TITLE

Planting Details

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE Varies
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P503

## TREES

| TOTAL QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | MIN. ROOTBALL DIA. | STEM | NOTES |
|---|---|---|---|---|---|---|---|---|
| 3 | AC | Amelanchier canadensis | Serviceberry | 6' ht. | B&B | 14" | Multistem | |
| 3 | CA | Cornus alternifolia | Pagoda Dogwood | 8' ht. | B&B | 18" | Multistem | |
| 3 | CF | Cornus florida | Flowering Dogwood | 2" cal. | B&B | 24" | Single | |
| 2 | CS | Catalpa Speciosa | Catalpa | 3.5" cal. | B&B | 38" | Single | |
| 2 | CV | Chionanthus virginicus | Fringetree | 6' ht. | B&B | 14" | Multistem | |
| 3 | HV | Hamamelis virginiana | Witch Hazel | 4' ht. | B&B | 12" | Multistem | |
| 3 | JV | Juniperus virginiana | Eastern Red Cedar | 8' ht. | B&B | 32" | Single | |
| 2 | LT | Liriodendron tulipifera | Tulip Poplar | 3.5" cal. | B&B | 38" | Single | |
| 3 | MV | Magnolia virginiana | Sweetbay Magnolia | 3" cal. | B&B | 32" | Single | |
| 3 | SA | Sassafras albidum | Sassafras | 1.5" cal. | Cont. | 24" | Single | |
| 2 | TC | Tsuga caroliniana | Carolina Hemlock | 8' ht. | B&B | 32" | Single | |

## SHRUBS

| TOTAL QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | MIN. CONTAINER | | NOTES |
|---|---|---|---|---|---|---|---|---|
| 4 | CAM | Cornus amomum | Silky Dogwood | 3 ft. | Cont. | #5 | | |
| 8 | CR | Cornus racemosa | Gray Dogwood | 3 ft. | Cont. | #5 | | |
| 5 | CSE | Cornus sericea | Red Twig Dogwood | 3 ft. | Cont. | #5 | | |
| 5 | LB | Lindera benzoin | Spicebush | 3 ft. | Cont. | #5 | | |
| 8 | MP | Myrica pensylvanica | Bayberry | 3 ft. | Cont. | #5 | | |
| 2 | RO | Rubus odoratus | Raspberry | 3 ft. | Cont. | #5 | | |
| 13 | RG | Rhus glabra | Smooth Sumac | 4 ft. | Cont. | #7 | | |
| 4 | SC | Sambucus canadensis | Elderberry | 3 ft. | Cont. | #5 | | |
| 3 | SD | Salix discolor | Pussy Willow | 4 ft. | Cont. | #7 | | |
| 7 | VC | Vaccinium corymbosum | Highbush Blueberry | 4 ft. | Cont. | #7 | | |
| 5 | VP | Viburnum prunifolium | Blackhaw Viburnum | 3 ft. | Cont. | #5 | | |
| 3 | VL | Viburnum lentago | Nannyberry Virburnum | 3 ft. | Cont. | #5 | | |

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Middletown, NY 10940

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DRAWING TITLE

Planting Schedule 1

JOB NUMBER 2737-02 SHEET NO. OF
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## GROUNDCOVER AND VINES

| TOTAL QTY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | AVG. SPACING | NOTES |
|---|---|---|---|---|---|---|
| PLANT AREA 1 - Native Garden (Approx. 1,000 SF) | | | | | | |
| 80 | Eurybia divaricata | White Wood Aster | 1 Qt. | Cont. | 16" O.C. | |
| 90 | Fragaria virginiana | Wild Strawberry | #1 | Cont. | 16" O.C. | |
| 60 | Geranium maculatum | Wild Geranium | #1 | Cont. | 16" O.C. | |
| 40 | Myrrhis odorata | Sweet Cicely | 1 Qt. | Cont. | 16" O.C. | |
| 40 | Penstemon digitalis | Foxglove Beardtongue | 1 Qt. | Cont. | 16" O.C. | |
| 40 | Physostegia virginiana | Obedient Plant | 1 Qt. | Cont. | 16" O.C. | |
| 40 | Pycnanthemum muticum | Blunt Mountainmint | #1 | Cont. | 16" O.C. | |
| 40 | Solidago speciosa | Showy Goldenrod | 1 Qt. | Cont. | 16" O.C. | |
| 80 | Symphyotrichum patens | Spreading Aster | 1 Qt. | Cont. | 16" O.C. | |
| 80 | Symphyotrichum laeve | Smooth Aster | 1 Qt. | Cont. | 16" O.C. | |
| 60 | Waldsteinia fragarioides | Barren Strawberry | #1 | Cont. | 16" O.C. | |
| PLANT AREA 2 - Vegetable Garden (Approx. 225 SF) | | | | | | |
| 70 | TO BE PROVIDED BY OWNER | - | #1 | Cont. | 18" O.C. | |
| 115 | TO BE PROVIDED BY OWNER | - | 2.22" w. X 4" h. | Plug | 12" O.C. | |
| PLANT AREA 3 - Hillside Garden (Approx. 300 SF) | | | | | | |
| 70 | Adiantum pedatum | Maidenhair Fern | #1 | Cont. | 14" O.C. | |
| 30 | Maianthemum racemosum | False Solomon's Seal | #1 | Cont. | 14" O.C. | |
| 30 | Aruncus dioicus | Goatsbeard | #1 | Cont. | 14" O.C. | |
| 70 | Osmundastrum cinnamomeum | Cinnamon Fern | #1 | Cont. | 14" O.C. | |
| 70 | Polystichum acrostichoides | Christmas Fern | #1 | Cont. | 14" O.C. | |
| PLANT AREA 4 - Forest Garden Type A (Approx. 1,700 SF) | | | | | | |
| 90 | Adiantum pedatum | Maidenhair Fern | #1 | Cont. | 18" O.C. | |
| 90 | Aruncus dioicus | Goatsbeard | #1 | Cont. | 18" O.C. | |
| 110 | Eurybia divaricata | White Wood Aster | 1 Qt. | Cont. | 16" O.C. | |
| 90 | Maianthemum racemosum | False Solomon's Seal | #1 | Cont. | 18" O.C. | |
| 160 | Osmundastrum cinnamomeum | Cinnamon Fern | #1 | Cont. | 18" O.C. | |
| 160 | Polystichum acrostichoides | Christmas Fern | #1 | Cont. | 18" O.C. | |
| 110 | Symphyotrichum patens | Spreading Aster | 1 Qt. | Cont. | 16" O.C. | |
| 90 | Tiarella cordifolia | Foam Flower | #1 | Cont. | 18" O.C. | |
| 100 | Lonicera sempervirens | Trumpet Honeysuckle | #2 | Cont. | 24" O.C. | Vines at Chain Link Fence (200LF) |
| PLANT AREA 5 - Forest Garden Type B (Approx. 1,300 SF) | | | | | | |
| 100 | Aruncus dioicus | Goatsbeard | #1 | Cont. | 16" O.C. | |
| 100 | Maianthemum racemosum | False Solomon's Seal | #1 | Cont. | 16" O.C. | |
| 350 | Phlox divaricata | Wild Sweet William | #1 | Cont. | 16" O.C. | |
| 200 | Tiarella cordifolia | Foam Flower | #1 | Cont. | 16" O.C. | |
| 100 | Uvularia grandiflora | Bellwort | #1 | Cont. | 16" O.C. | |

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McKees Rocks, Pennsylvania 15136


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Planting Schedule 2

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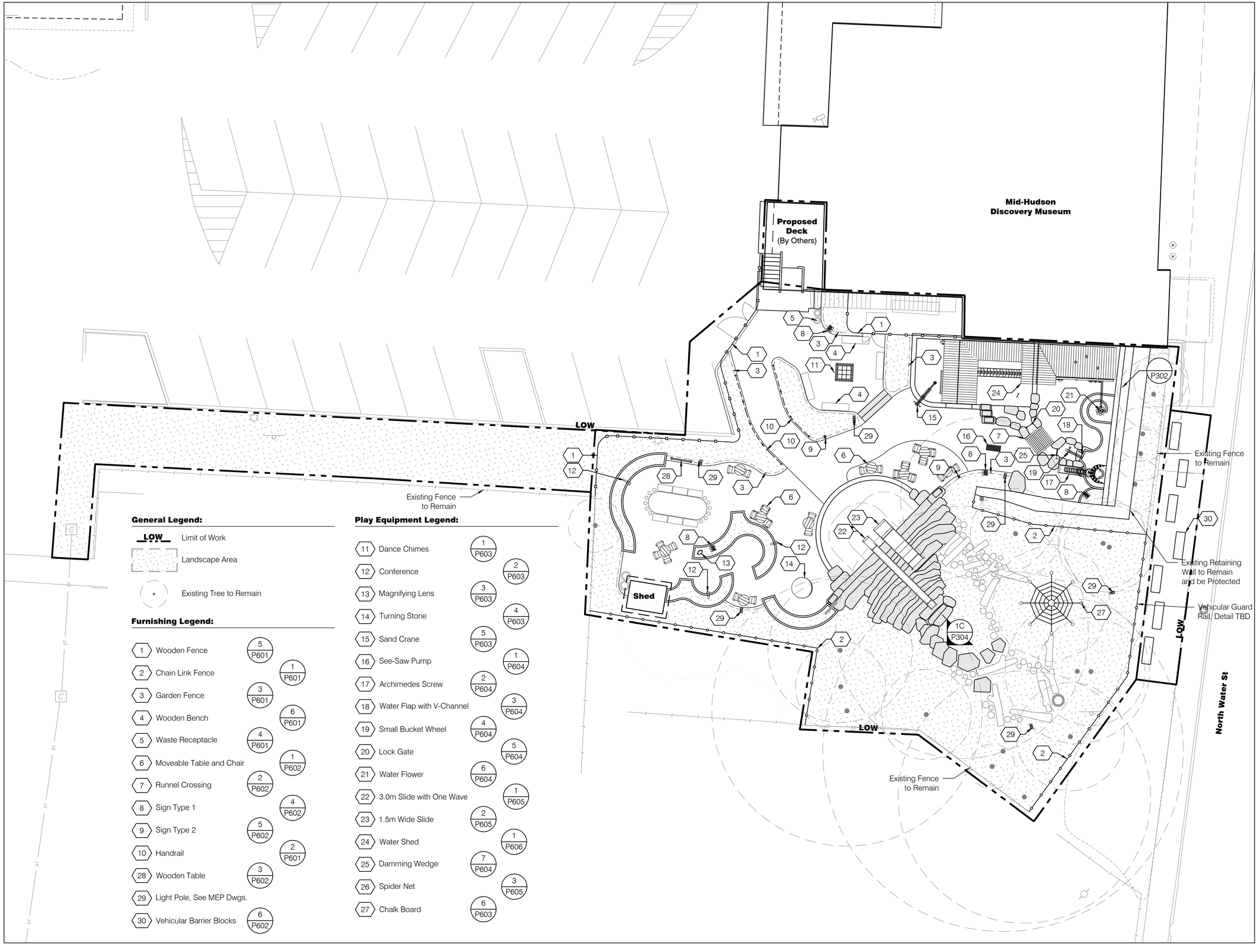


**General Legend:**

- LOW — Limit of Work
- Landscape Area
- Existing Tree to Remain

**Furnishing Legend:**

| | | |
|---|---|---|
| 1 | Wooden Fence | 5 P601 |
| 2 | Chain Link Fence | 1 P601 |
| 3 | Garden Fence | 3 P601 |
| 4 | Wooden Bench | 6 P601 |
| 5 | Waste Receptacle | 4 P601 |
| 6 | Moveable Table and Chair | 1 P602 |
| 7 | Runnel Crossing | 2 P602 |
| 8 | Sign Type 1 | 4 P602 |
| 9 | Sign Type 2 | 5 P602 |
| 10 | Handrail | 2 P601 |
| 28 | Wooden Table | 3 P602 |
| 29 | Light Pole, See MEP Dwgs. | |
| 30 | Vehicular Barrier Blocks | 6 P602 |

**Play Equipment Legend:**

| | | |
|---|---|---|
| 11 | Dance Chimes | 1 P603 |
| 12 | Conference | 2 P603 |
| 13 | Magnifying Lens | 3 P603 |
| 14 | Turning Stone | 4 P603 |
| 15 | Sand Crane | 5 P603 |
| 16 | See-Saw Pump | 1 P604 |
| 17 | Archimedes Screw | 2 P604 |
| 18 | Water Flap with V-Channel | 3 P604 |
| 19 | Small Bucket Wheel | 4 P604 |
| 20 | Lock Gate | 5 P604 |
| 21 | Water Flower | 6 P604 |
| 22 | 3.0m Slide with One Wave | 1 P605 |
| 23 | 1.5m Wide Slide | 2 P605 |
| 24 | Water Shed | 1 P606 |
| 25 | Damming Wedge | 7 P604 |
| 26 | Spider Net | 3 P605 |
| 27 | Chalk Board | 6 P603 |

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Furnishings and Play Equipment Plan

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SCALE 1' = 10'-0"
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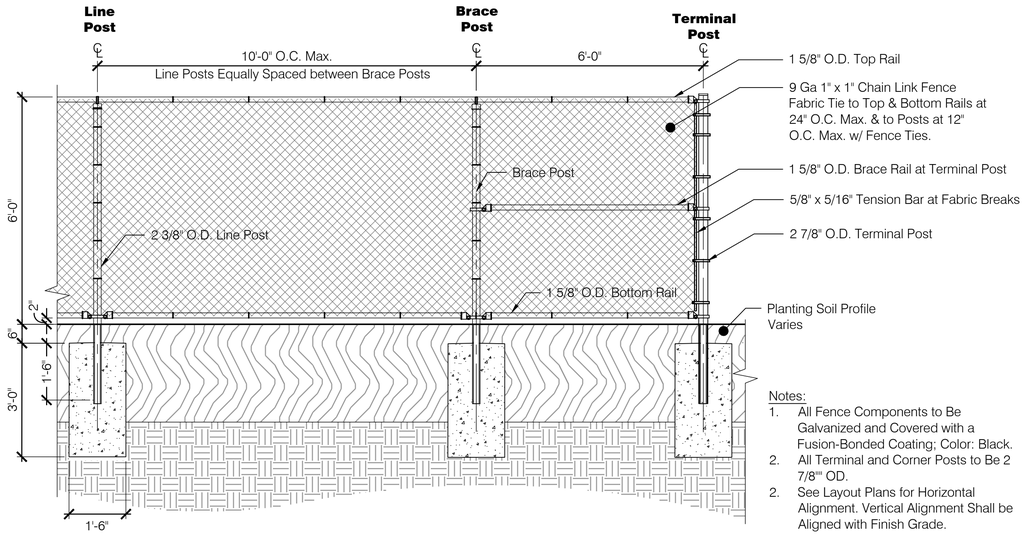
CHECKED BY

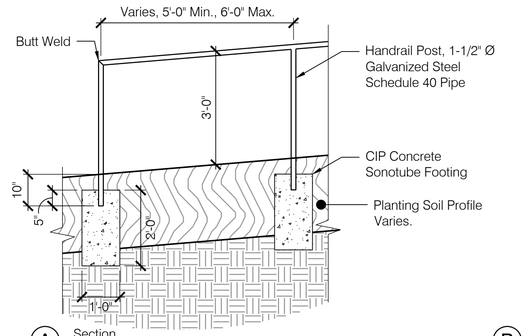
P600



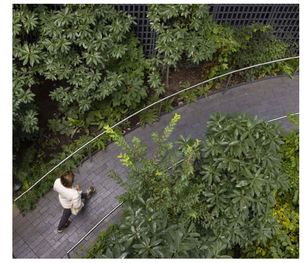

Notes:
1. All Fence Components to Be Galvanized and Covered with a Fusion-Bonded Coating; Color: Black.
2. All Terminal and Corner Posts to Be 2 7/8"" OD.
2. See Layout Plans for Horizontal Alignment. Vertical Alignment Shall be Aligned with Finish Grade.

## 1 Chain Link Fence
Scale: 1/2" = 1'-0"

Section

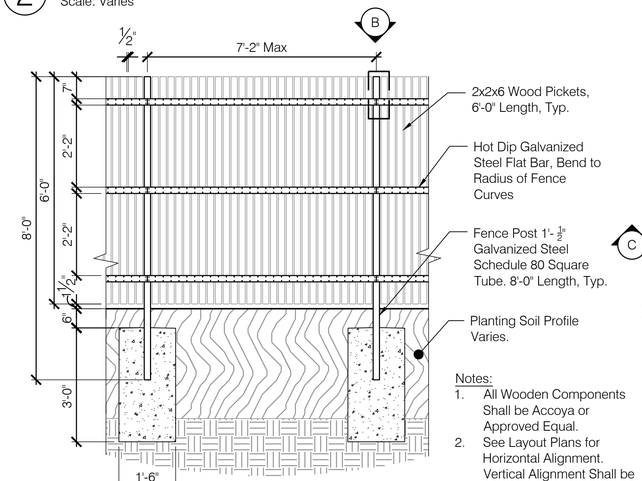



A Section
Scale:1/2"= 1'-0"



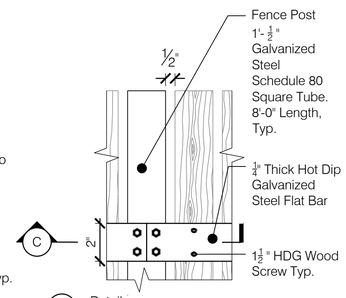
B Precedent Image
Not to Scale

## 2 Handrail
Scale: Varies

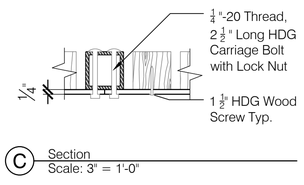



Notes:
1. All Wooden Components Shall be Accoya or Approved Equal.
2. See Layout Plans for Horizontal Alignment. Vertical Alignment Shall be Aligned with Finish Grade.

A Elevation
Scale:1/2"= 1'-0"

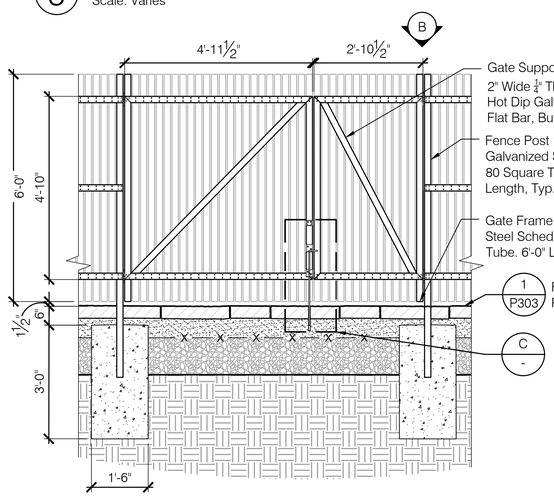



B Detail
Scale: 3"=1'-0"

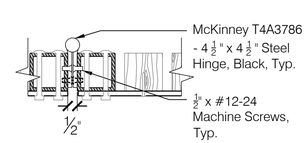



C Section
Scale: 3" = 1'-0"

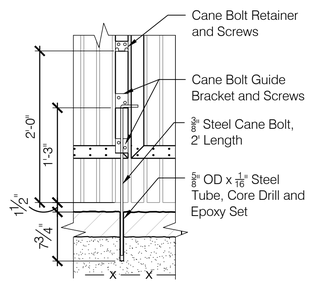
## 5 Wooden Fence
Scale: Varies




A Elevation
Scale:1/2"= 1'-0"

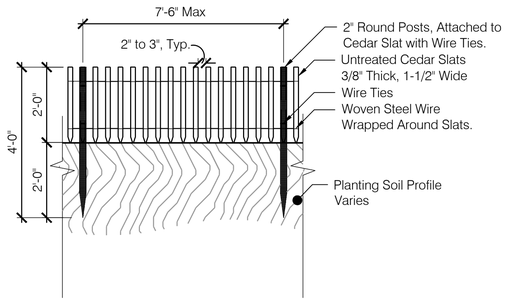



B Section
Scale: 3" = 1'-0"




C Detail
Scale: 1"=1'-0"

## 7 Wooden Fence, Gate
Scale: 1/2"=1'-0"

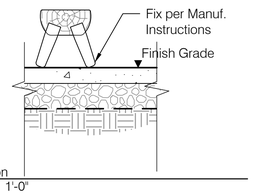



## 3 Garden Fence
Scale: 1/2" = 1'-0"

**Product:**
Manufacturer: Vestre
Name: APRIL Litter Bin
Notes: 20 gallons, Hot Dip Galvanized

## 4 Waste Receptacle
Scale: NTS

Precedent Image




A Section
1/2" = 1'-0"

B Precedent Image

**Product:**
Manufacturer: Richter Spielgerate
Name: Bench with Back
Notes: Product # L9.20000

## 6 Wooden Bench
Scale: Varies


Mid-Hudson Discovery Museum

Poughkeepsie, New York

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APE Studio
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WC3 Design
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McKees Rocks, Pennsylvania 15136


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DRAWING TITLE

Furnishings Details 1

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE Varies
DRAWN BY APE Studio
CHECKED BY

P601

**Product:**

Manufacturer: Vestre

Name: April GO

Notes: HDG Steel and Nordic Pine

A Chair

**Product:**

Manufacturer: Vestre

Name: April Round Table

Notes: 1100mm Dia., Free Standing, Nordic Pine

A Chair

## 1 Moveable Table and Chair

Scale: NTS

Image

**Product:**

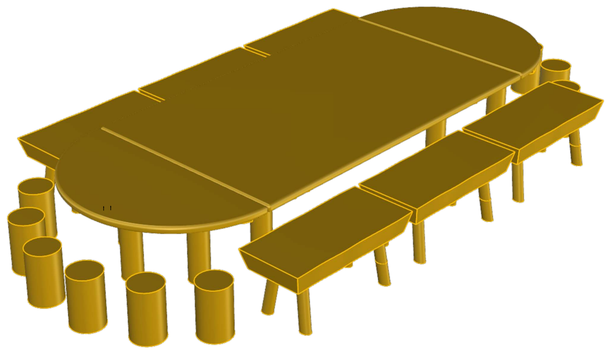
Manufacturer: Richter Spielgerate

Name: Runnel Bridge

Notes: See Detail 4 on Sheet P306

## 2 Runnel Crossing

Scale: Varies



**Product:**

Manufacturer: Richter Spielgerate

Name: Runnel Bridge

Notes: See Detail 4 on Sheet P306

## 3 Wooden Table

Scale: Varies

**Design TBD**

**To be Furnished by Owner**

## 4 Sign Type 1

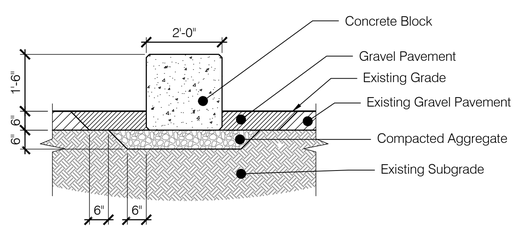
Scale: NTS

**Design TBD**

**To be Furnished by Owner**

## 5 Sign Type 2

Scale: NTS




## 6 Vehicular Barrier Block

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

Mid-Hudson Discovery Museum

Poughkeepsie, New York

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DRAWING TITLE

Furnishings Details 2

JOB NUMBER 2737-02
DATE 1/30/2026
SCALE Varies
DRAWN BY APE Studio
CHECKED BY

SHEET NO. OF

P602

**Product:**

Manufacturer: Richter Spielgerate

Name: Dance Chimes

Notes: With Mechanical Locking Device

See Manufacturer's Assembly Instructions

1 Dance Chimes — Image
Scale: NTS

**Product:**

Manufacturer: Richter Spielgerate

Name: Conference

Notes: Heights TBD. Connecting Pipes not Included.

See Manufacturer's Assembly Instructions

2 Conference — Image
Scale: NTS

**Product:**

Manufacturer: Richter Spielgerate

Name: Magnifying Lens with Cover

Notes: Without Table. Installed in Brick Planter. Bottom of Lens Shall be +/- 12" Above Top of Planter.

See Manufacturer's Assembly Instructions

3 Magnifying Lens — Image
Scale: NTS

**Product:**

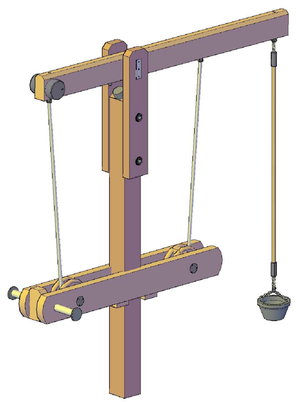
Manufacturer: Richter Spielgerate

Name: Turning Stone

Notes:

See Manufacturer's Assembly Instructions

4 Turning Stone — Image
Scale: NTS



**Product:**

Manufacturer: Richter Spielgerate

Name: Sand Crane

Notes:

See Manufacturer's Assembly Instructions

5 Sand Crane — Image
Scale: NTS

**Product:**

Manufacturer: Richter Spielgerate

Name: Drawing Board

Notes:

See Manufacturer's Assembly Instructions

6 Drawing Board with Chalk — Image
Scale: NTS

# Mid-Hudson Discovery Museum

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ALEX D'AURIA
003352
STATE OF NEW YORK

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DRAWING TITLE

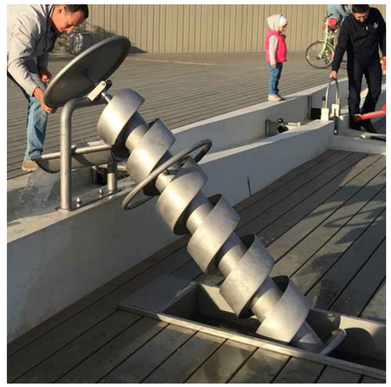
Play Equipment Details 1

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE Varies
DRAWN BY APE Studio
CHECKED BY

P603

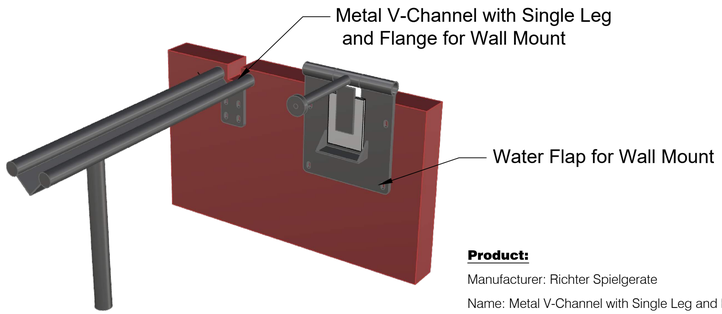
**Product:**
Manufacturer: Richter Spielgerate
Name: See-Saw Pump
Notes: Pressurized Water Connection Required. Water Output Powers Jets on Roof of Water Shed.
See Manufacturer's Assembly Instructions

1 See-Saw Pump — Image
Scale: NTS



**Product:**
Manufacturer: Richter Spielgerate
Name: Archimedes Screw with Float Valve Basin
Notes: 2m Height. Float Valve Included. Pressurized Water Connection Required for Float Valve.
See Manufacturer's Assembly Instructions

2 Archimedes Screw — Image
Scale: NTS

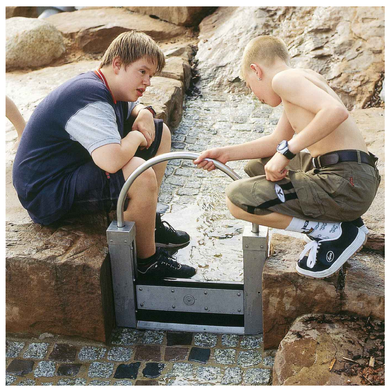



**Product:**
Manufacturer: Richter Spielgerate
Name: Metal V-Channel with Single Leg and Flange for Wall Mount and Water Flap for Wall Mount
Notes: To be Surface Mounted on Brick Water Table. Detail TBD.
See Manufacturer's Assembly Instructions

3 Water Flap with V-Channel — Image
Scale: NTS

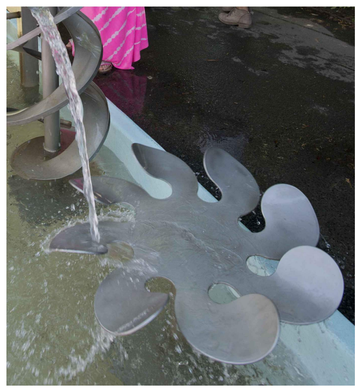
**Product:**
Manufacturer: Richter Spielgerate
Name: Small Bucket Wheel
Notes:
See Manufacturer's Assembly Instructions

4 Small Bucket Wheel — Image
Scale: NTS



**Product:**
Manufacturer: Richter Spielgerate
Name: Lock Gate
Notes: Embed between Bluestone Slabs
See Manufacturer's Assembly Instructions

5 Lock Gate — Image
Scale: NTS



**Product:**
Manufacturer: Richter Spielgerate
Name: Water Flower
Notes:
See Manufacturer's Assembly Instructions

6 Water Flower — Image
Scale: NTS

**Product:**
Manufacturer: Richter Spielgerate
Name: Damming Wedge
Notes: Embedded Between Bluestone Slabs
See Manufacturer's Assembly Instructions

7 Damming Wedge — Image
Scale: NTS

# Mid-Hudson Discovery Museum

Poughkeepsie, New York

**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
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**SURVEYOR**
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**MEP ENGINEER**
Fellenzer
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Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

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DRAWING TITLE
Play Equipment Details 2

JOB NUMBER 2737-02
DATE 1/30/2026
SCALE Varies
DRAWN BY APE Studio
CHECKED BY
SHEET NO. OF
P604

**Product:**

Manufacturer: Richter Spielgerate

Name: Stainless Steel Slide with One Wave

Notes: Height = 3.0m, Width = .45m

See Manufacturer's Assembly Instructions

1 3.0m Slide with One Wave — Image
Scale: NTS

**Product:**

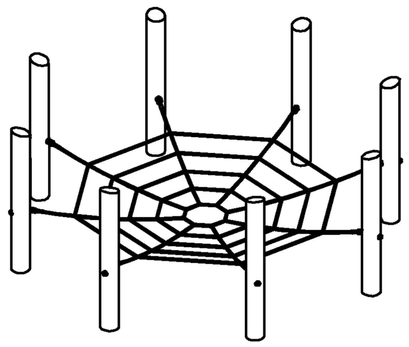
Manufacturer: Richter Spielgerate

Name: Stainless Steel Slide

Notes: Height = 1.5m, Width = 1.0m

See Manufacturer's Assembly Instructions

2 1.5m Wide Slide — Image
Scale: NTS



**Product:**

Manufacturer: Richter Spielgerate

Name: Spider Net

Notes:

See Manufacturer's Assembly Instructions

3 Spider Net — Image
Scale: NTS

Mid-Hudson
Discovery Museum

Poughkeepsie, New York

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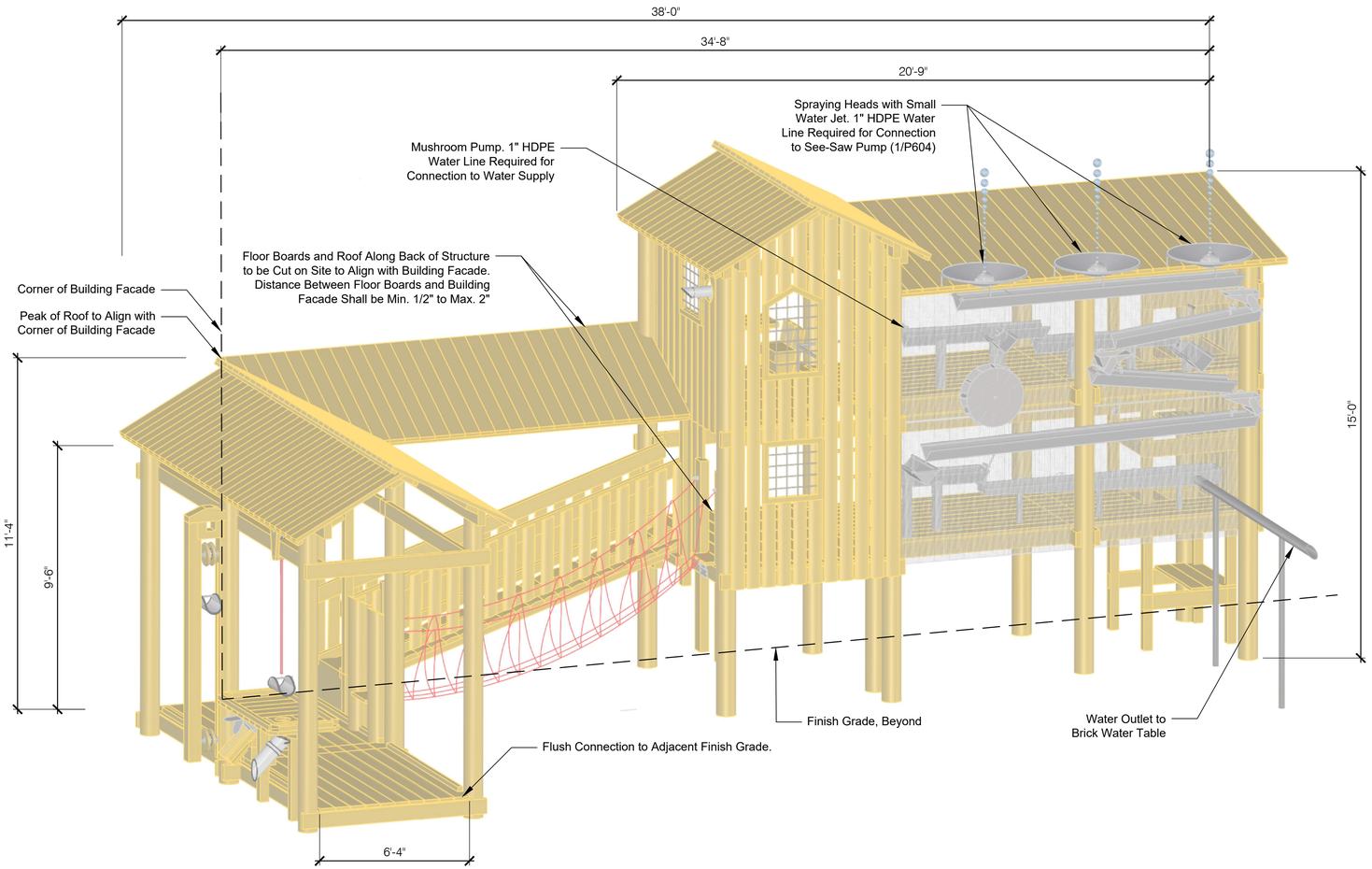
DRAWING TITLE

Play Equipment Details 3

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE Varies
DRAWN BY APE Studio
CHECKED BY

P605




1 Water Shed
Scale: NTS

Image

**Product:**

Manufacturer: Richter Spielgerate

Name: Water Shed

**Notes:**

1) This is a Custom Structure. Details May Change as the Design Progresses.
2) Refer to Manuf. Assembly Instructions and/or Production Drawings for More Information.

# Mid-Hudson Discovery Museum

Poughkeepsie, New York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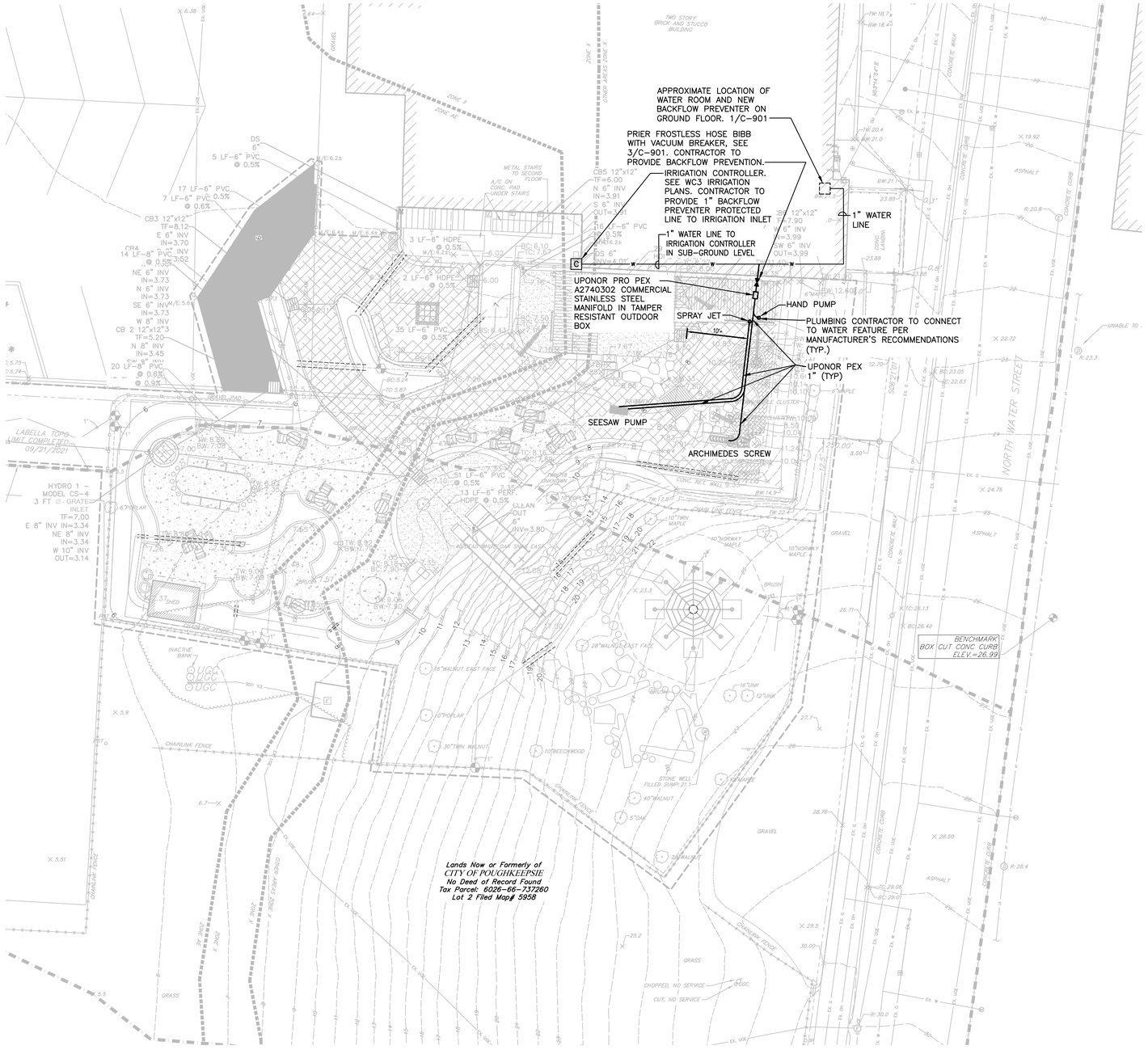
DRAWING TITLE

Play Equipment Details 4

JOB NUMBER 2737-02
DATE 1/30/2026
SCALE Varies
DRAWN BY APE Studio
CHECKED BY

SHEET NO. OF

P606




## LEGEND

- EXISTING CONTOUR
- PROPOSED (FINISHED) CONTOUR
- PROPERTY LINE
- SETBACK
- EXIST. WATER MAIN
- EXIST. UNDERGROUND ELECTRIC
- EXIST. UNDERGROUND COMMUNICATIONS
- EXIST. STORM LINE
- EXIST. SANITARY SEWER LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. CHAINLINK FENCE
- EXIST. SPLIT RAIL FENCE
- EXIST. TELEPHONE LINE
- EXIST. WELL
- EXIST. ELEC MANHOLE
- EXIST. SANITARY MANHOLE
- EXIST. TELEPHONE/COMUNICATION MANHOLE
- EXIST. STORM DRAINAGE MANHOLE
- EXIST. UTILITY POLE
- EXIST. SIGN
- EXIST. CATCH BASIN
- NEW UNDERGROUND SECONDARY ELECTRIC SUPPLY
- NEW UNDERGROUND ELECTRICAL CONDUIT
- NEW STORM LINE
- NEW ROOF STORM DRAIN
- NEW WATER LINE
- NEW CHAINLINK FENCE
- NEW SIGN
- NEW EXTERIOR LIGHT POLE
- NEW WATER VALVE

**NOTES:**

1. CONTRACTOR TO PROVIDE 1" WATER SERVICE FROM BUILDING TO BACKFLOW PREVENTER ON GROUND FLOOR WATER ROOM. PROVIDE BACKFLOW PREVENTION PER DETAIL 1/C-901. ONCE PIPE IS UNDER THE GROUND FLOOR IN THE SUB GROUND LEVEL. INSTALL PIPE BY HANGING FROM EXISTING GROUND FLOOR JOISTS.
2. CONTRACTOR TO PROVIDE 1" SERVICE FROM BACKFLOW PREVENTER TO IRRIGATION SYSTEM INLET PER IRRIGATION SYSTEM PLAN BY WC3 DESIGN.
3. CONNECT WATER FEATURE INLET TO WATER SUPPLY STUB PER MANUFACTURER'S RECOMMENDATIONS.

**1 PLUMBING SITE PLAN**
SCALE: 1"=10'

# Mid-Hudson Discovery Museum

Poughkeepsie, New York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WC3 Design
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McKees Rocks, Pennsylvania 15136


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RYAN D. FELLENZER, P.E.
STATE OF NEW YORK · LICENSED PROFESSIONAL ENGINEER
NY PROFESSIONAL ENGINEER NO. 103817
ISSUED 2020; EXP. 9/26

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DRAWING TITLE
PLUMBING: SITE PLAN

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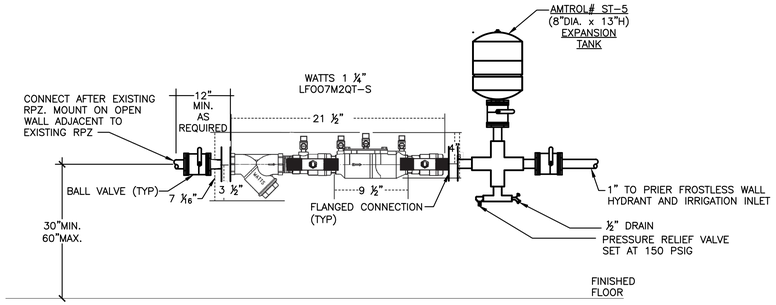
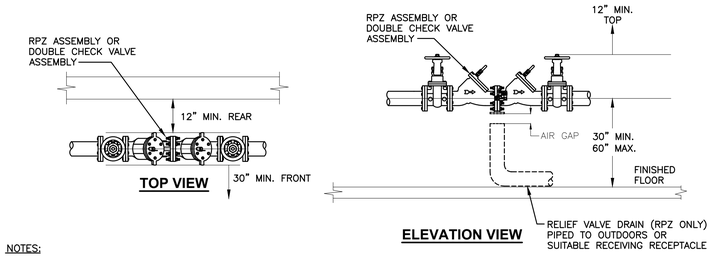
|---|---|---|---|
| JOB NUMBER | 25-033 | SHEET NO. | OF |
| DATE | 02/04/26 | | |
| SCALE | AS NOTED | | P-001 |
| DRAWN BY | SRB | | |
| CHECKED BY | ACL / RDF | | |




NOTES:

1. PROVIDE A MINIMUM OF 30" CLEAR SPACE BETWEEN THE FRONT SIDE OF ALL BFP AND NEAREST WALL OR OBSTRUCTION.
2. PROVIDE 12" CLEARANCE FROM BACK SIDE OF DEVICE TO NEAREST WALL.
3. WATTS 1 ¼" LF007M2QT-S SHALL BE PROVIDED.
4. OBTAIN DUTCHESS DOH APPROVAL PRIOR TO INSTALLATION
5. PROVIDE FLOOR DRAIN WITHIN 5'

## 1 1" WATER SERVICE WITH DOUBLE CHECK VALVE BACKFLOW PREVENTER
N.T.S.




NOTES:

1. WATER SERVICE ASSEMBLY SHALL BE INSTALLED WITH A CENTERLINE HEIGHT FROM 30 TO 60 INCHES ABOVE FINISHED FLOOR.
2. A MINIMUM OF 18 INCHES IS TO BE MAINTAINED BETWEEN THE BOTTOM OF THE RPZ RELIEF VALVE AND THE FLOOR.
3. MAINTAIN THE FOLLOWING SERVICE CLEARANCES FOR THE ASSEMBLY:
   FRONT: 30 INCHES MINIMUM
   REAR: 12 INCHES MINIMUM
   TOP: 12 INCHES MINIMUM
4. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED IN A HEATED LOCATION WITH ADEQUATE LIGHTING.
5. ENTIRE ASSEMBLY SHALL BE ADEQUATELY SUPPORTED AND RESTRAINED.
6. WHERE THE DISTANCE BETWEEN THE WATER METER AND BACKFLOW PREVENTER IS GREATER THAN 10 FEET, ALL EXPOSED PIPING SHALL BE LABELED "FEED LINE TO BACKFLOW PREVENTER-DO NOT TAP". LETTERING SHALL BE ONE INCH HIGH BLACK ON WHITE BACKGROUND. LABELS SHALL BE LOCATED AT FIVE FOOT INTERVALS.
7. PLUMBING CONTRACTOR SHALL TEST ALL COMPONENTS AND RUN A MINIMUM OF 100 GALLONS THROUGH ENTIRE ASSEMBLY BEFORE FINAL INSPECTION.
8. THE DCV/RPZ ASSEMBLY AND INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF THE ORANGE COUNTY DOH.
9. REFER TO PLANS FOR QUANTITIES AND LOCATIONS.

## 2 BACKFLOW PREVENTOR INSTALLATION
N.T.S.

PRIER

# C-534 Commercial Wall Hydrant

Find us in MasterSpec® a product of The American Institute of Architects

- Commercial
- Freezeless
- Anti-Siphon
- Double Check Valve

### *With Integral P-004 Vacuum Breaker*

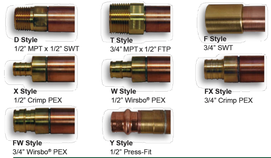
PRIER C-534 provides a year round source of water to areas that are subject to freezing temperatures. The hydrant is connected to the supply piping in the heated portion of the structure, eliminating the possibility of freezing. To ensure freeze protection, the hydrant will drain even with the hose attached and under pressure without sprayback.

The C-534 combines freezeless hydrant features with self-draining, anti-siphon and two backflow check valves. The vacuum breaker/backflow preventer provides protection against cross-connection of the potable water supply, while venting to eliminate any vacuum. This commercial wall hydrant is key operated, code approved, and flows up to 9 GPM. No special installation tools are required.

## FEATURES

- Listed and labeled to P-004 vacuum breaker backflow double check valve approved under ASSE 1052, UPC and cUPC
- Double check valve and anti-siphon vacuum breaker
- Drains automatically with hose attached
- Short valve stem cap for smaller profile in box
- Per ASSE 1052, pressure rated to 125 PSI, temperature to 140° F
- Integral cast flange with built-in drainage pitch
- Solid brass body, valve stem cap, seat and stem ends
- Satin nickel plated body maintains attractive finish
- Optional stainless steel hydrant box sold separately
- Multiple vent holes ensure proper draining and reduce problems associated with insect nesting
- Designed to last the life of the plumbing system
- Patented PRIER "triple seal" positive shutoff system offers triple redundancy to assure shutoff
- High flow rate, 9 GPM at 25 PSI differential
- Same key operates box lock and hydrant

## INLET STYLES




## ORDERING

### *Wall Hydrant Only*

C-534D10

**Inlet**
- **D-** ½" MPT x ½" SWT
- **T-** ¾" MPT x ½" FPT
- **F-** ¾" SWT
- **X-** ½" Crimp PEX
- **W-** ½" Wirsbo® PEX
- **FX-** ¾" Crimp PEX
- **FW-** ¾" Wirsbo® PEX
- **Y-** 1/2" Press-Fit

**Length**
- **CC-** Close Coupled
- **04-** 4" Insertion
- **06-** 6" Insertion
- **08-** 8" Insertion
- **10-** 10" Insertion
- **12-** 12" Insertion
- **14-** 14" Insertion
- **16-** 16" Insertion
- **18-** 18" Insertion
- **20-** 20" Insertion
- **22-** 22" Insertion
- **24-** 24" Insertion
- **XX-** Special Size

### *Optional Hydrant Box*

C-534BX4

**Box Finish**
- **4-** Stainless Steel

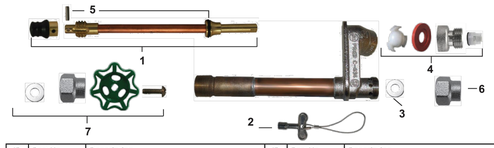
## MATERIALS

| | |
|---|---|
| **Brass** | Body, Stem Ends (2), Seat, Valve Stem Cap |
| **Hard Copper** | Operating Stem, Shaft |
| **EPDM** | Drain Seal O-Ring, Triple Seal Stopper, Packing |
| **Silicone** | Vacuum Breaker Washer |
| **Acetal** | Vacuum Breaker Check Spider |
| **Stainless Steel** | Seat Pin, Hydrant Box |
| **Aluminum** | Loose Key |

**4515 E. 139th Street Grandview, MO 64030 | (800) 362-9055 | PRIER.com**

C-534-V

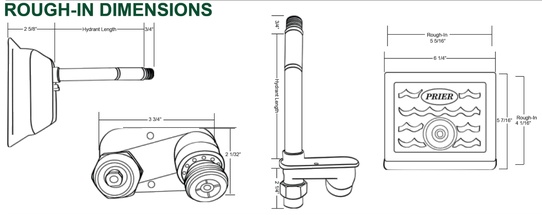
## C-534 REPLACEMENT PARTS AND STEMS




| ID | Part No. | Description | ID | Part No. | Description |
|---|---|---|---|---|---|
| 1 | See Below | Stem Assembly, Contains: 1, 5 | | P-231-0420 | Stem for 20" C-434/C-534 Hydrant, 22 ⅛" OAL |
| | P-231-04CC | Stem for CC C-434/C-534 Hydrant, 4 ⅛" OAL | | P-231-0422 | Stem for 22" C-434/C-534 Hydrant, 24 ⅛" OAL |
| | P-231-0404 | Stem for 4" C-434/C-534 Hydrant, 6 ⅛" OAL | | P-231-0424 | Stem for 24" C-434/C-534 Hydrant, 26 ⅛" OAL |
| | P-231-0406 | Stem for 6 " C-434/C-534 Hydrant, 8 ⅛" OAL | 2 | C-108KT-808 | Loose Key on Lanyard |
| | P-231-0408 | Stem for 8" C-434/C-534 Hydrant, 10 ⅛" OAL | 3 | 324-1003 | Washer |
| | P-231-0410 | Stem for 10" C-434/C-534 Hydrant, 12 ⅛" OAL | 4 | C-434KT-906 | Vacuum Breaker Repair Kit |
| | P-231-0412 | Stem for 12" C-434/C-534 Hydrant, 14 ⅛" OAL | 5 | C-434KT-902 | Stopper and Pin Kit (with tool and o-ring) |
| | P-231-0414 | Stem for 14" C-434/C-534 Hydrant, 16 ⅛" OAL | 6 | 300-6003 | Valve Stem Cap for C-534 |
| | P-231-0416 | Stem for 16" C-434/C-534 Hydrant, 18 ⅛" OAL | 7 | C-534KT-804 | Handle Conversion Kit to convert to C-434 |
| | P-231-0418 | Stem for 18" C-434/C-534 Hydrant, 20 ⅛" OAL | | C-534KT-907 | Overhaul Kit for C-534, Contains: 2, 3, 4, 5 |

***For the old style C-534 Series wall hydrant stems, see C-534 Series retired style spec sheet at PRIER.com.*

## ROUGH-IN DIMENSIONS




## SPECS

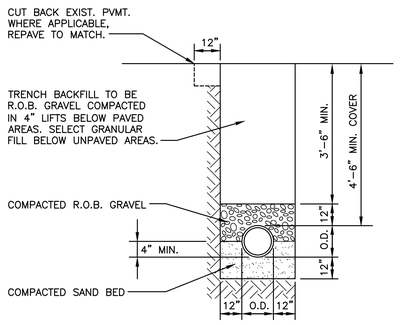
Furnish and install freezeless model C-534 Commercial Wall Hydrant as manufactured by PRIER Products, Inc. Hydrant shall have automatic draining capabilities with integral ASSE 1052 approved double check vacuum breaker/backflow preventer. Hydrant shall have 3/4" hose connection with freezeless water flow and self-draining functions. After hydrant is turned in the "off" position, hydrant must be capable of draining even with the hose attached and under pressure without sprayback. Hydrant shall be constructed of all non-ferrous materials with EPDM sealing mechanisms. Hydrant body must be satin nickel plated. For stability of operation, hydrant stem shall be secured at the seat end with ACME type threads and at the handle end with the packing nut. Lockshield must be long enough to ensure operation only with the included operating key. Hydrant must be installed through a 1 1/8" diameter hole without any custom brick cutting. Operating Key is to be furnished with each hydrant. Hydrant insertion length to be x inches. (Close coupled to 24" in 2" increments.)

Optional: Furnish and install flush-mount hydrant box for each valve. Hydrant box shall be manufactured of stainless steel. Box may be installed separately and hydrant be insertable and removable from front of the box. Access to the hydrant box shall be provided by the same operating key as the valve.

**4515 E. 139th Street Grandview, MO 64030 | (800) 362-9055 | PRIER.com**

C-534-V

## 3 PRIER COMMERCIAL HOSE BIBB DETAIL
N.T.S.




NOTE:

1. UPONOR PEX ¾" TO BE USED.

## 4 TYPICAL TRENCH - WATER SERVICE DETAIL
N.T.S.

# Mid-Hudson Discovery Museum

Poughkeepsie, New York

**PLAY SPACE DESIGNER**
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

**CIVIL ENGINEER**
**STRUCTURAL ENGINEER**
**SURVEYOR**
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

**MEP ENGINEER**
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

**IRRIGATION DESIGNER**
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

RYAN D. FELLENZER, P.E.

STATE OF NEW YORK * RYAN D. FELLENZER * 103817 * LICENSED PROFESSIONAL ENGINEER

NY PROFESSIONAL ENGINEER
NO. 103817
ISSUED 2020; EXP. 9/26

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| CHECKED BY | ACL / RDF | | |

**C-901**

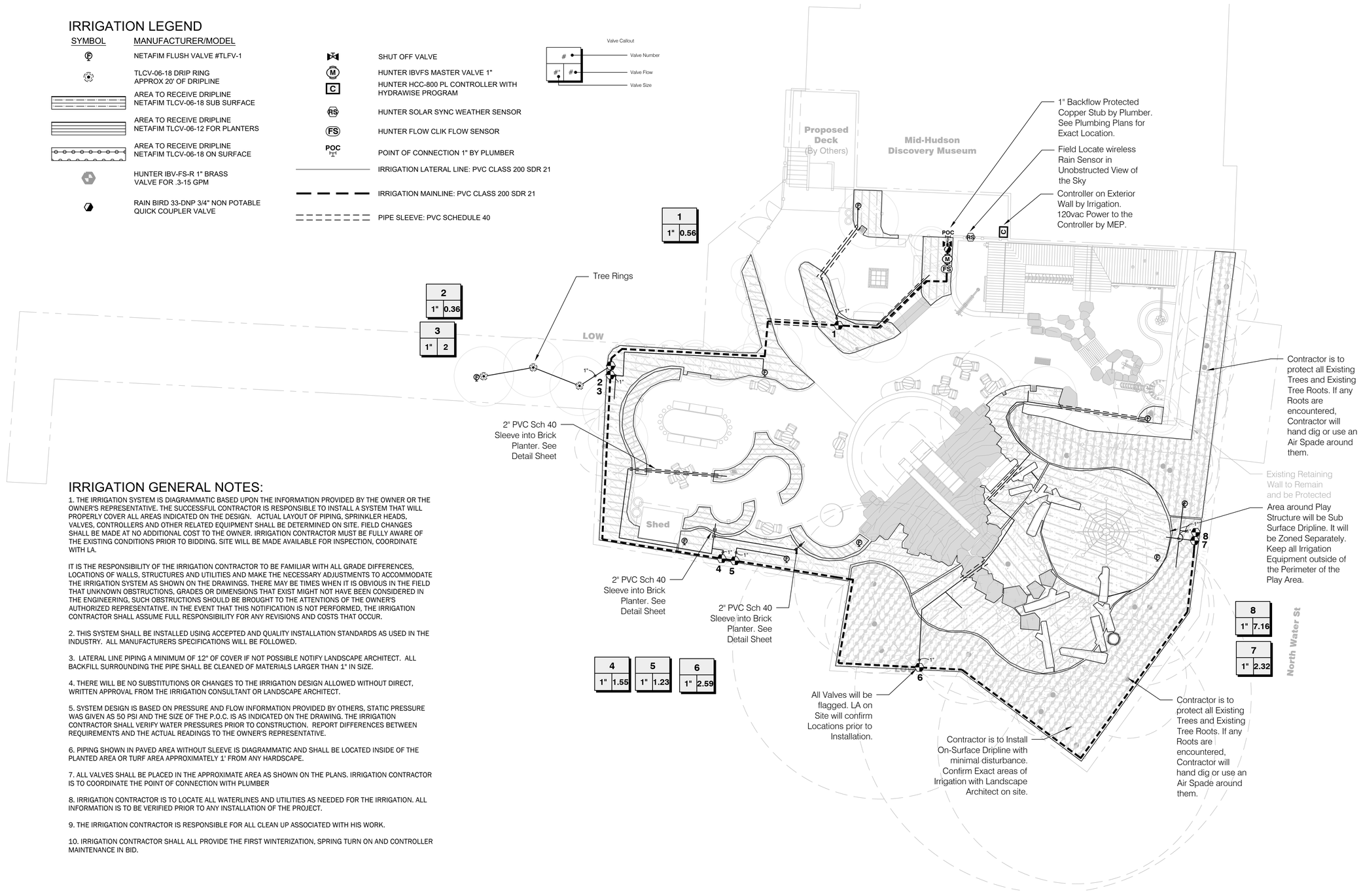
## IRRIGATION LEGEND

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| P | NETAFIM FLUSH VALVE #TLFV-1 |
| | TLCV-06-18 DRIP RING APPROX 20' OF DRIPLINE |
| | AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 SUB SURFACE |
| | AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-12 FOR PLANTERS |
| | AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 ON SURFACE |
| | HUNTER IBV-FS-R 1" BRASS VALVE FOR .3-15 GPM |
| | RAIN BIRD 33-DNP 3/4" NON POTABLE QUICK COUPLER VALVE |

| | |
|---|---|
| | SHUT OFF VALVE |
| M | HUNTER IBVFS MASTER VALVE 1" |
| C | HUNTER HCC-800 PL CONTROLLER WITH HYDRAWISE PROGRAM |
| RS | HUNTER SOLAR SYNC WEATHER SENSOR |
| FS | HUNTER FLOW CLIK FLOW SENSOR |
| POC 1" | POINT OF CONNECTION 1" BY PLUMBER |
| | IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 |
| | IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 |
| | PIPE SLEEVE: PVC SCHEDULE 40 |

Valve Callout




## IRRIGATION GENERAL NOTES:

1. THE IRRIGATION SYSTEM IS DIAGRAMMATIC BASED UPON THE INFORMATION PROVIDED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. THE SUCCESSFUL CONTRACTOR IS RESPONSIBLE TO INSTALL A SYSTEM THAT WILL PROPERLY COVER ALL AREAS INDICATED ON THE DESIGN. ACTUAL LAYOUT OF PIPING, SPRINKLER HEADS, VALVES, CONTROLLERS AND OTHER RELATED EQUIPMENT SHALL BE DETERMINED ON SITE. FIELD CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. IRRIGATION CONTRACTOR MUST BE FULLY AWARE OF THE EXISTING CONDITIONS PRIOR TO BIDDING. SITE WILL BE MADE AVAILABLE FOR INSPECTION, COORDINATE WITH LA.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES AND MAKE THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS. THERE MAY BE TIMES WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS THAT EXIST MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, SUCH OBSTRUCTIONS SHOULD BE BROUGHT TO THE ATTENTIONS OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND COSTS THAT OCCUR.

2. THIS SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USED IN THE INDUSTRY. ALL MANUFACTURERS SPECIFICATIONS WILL BE FOLLOWED.

3. LATERAL LINE PIPING A MINIMUM OF 12" OF COVER IF NOT POSSIBLE NOTIFY LANDSCAPE ARCHITECT. ALL BACKFILL SURROUNDING THE PIPE SHALL BE CLEANED OF MATERIALS LARGER THAN 1" IN SIZE.

4. THERE WILL BE NO SUBSTITUTIONS OR CHANGES TO THE IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE IRRIGATION CONSULTANT OR LANDSCAPE ARCHITECT.

5. SYSTEM DESIGN IS BASED ON PRESSURE AND FLOW INFORMATION PROVIDED BY OTHERS, STATIC PRESSURE WAS GIVEN AS 50 PSI AND THE SIZE OF THE P.O.C. IS AS INDICATED ON THE DRAWING. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN REQUIREMENTS AND THE ACTUAL READINGS TO THE OWNER'S REPRESENTATIVE.

6. PIPING SHOWN IN PAVED AREA WITHOUT SLEEVE IS DIAGRAMMATIC AND SHALL BE LOCATED INSIDE OF THE PLANTED AREA OR TURF AREA APPROXIMATELY 1' FROM ANY HARDSCAPE.

7. ALL VALVES SHALL BE PLACED IN THE APPROXIMATE AREA AS SHOWN ON THE PLANS. IRRIGATION CONTRACTOR IS TO COORDINATE THE POINT OF CONNECTION WITH PLUMBER

8. IRRIGATION CONTRACTOR IS TO LOCATE ALL WATERLINES AND UTILITIES AS NEEDED FOR THE IRRIGATION. ALL INFORMATION IS TO BE VERIFIED PRIOR TO ANY INSTALLATION OF THE PROJECT.

9. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH HIS WORK.

10. IRRIGATION CONTRACTOR SHALL ALL PROVIDE THE FIRST WINTERIZATION, SPRING TURN ON AND CONTROLLER MAINTENANCE IN BID.

1 IRRIGATION PLAN
SCALE: 1" = 10' 0"

# Mid-Hudson Discovery Museum

Poughkeepsie, New York


PLAY SPACE DESIGNER
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

CIVIL ENGINEER
STRUCTURAL ENGINEER
SURVEYOR
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IRRIGATION DESIGNER
WC3 Design
11a Robinson Manor Blvd.
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Irrigation Plan
2737-02

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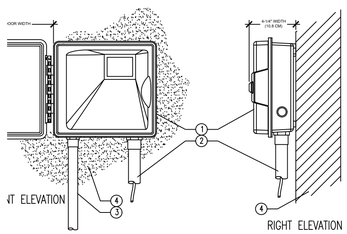


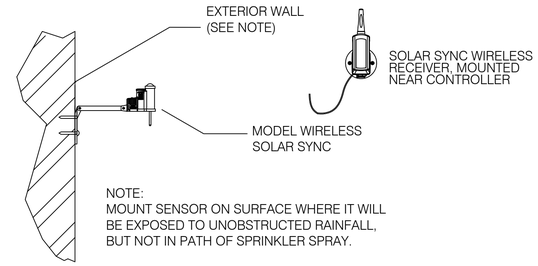

LEGEND:

1. IRRIGATION CONTROLLER (PRO-HC) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

01 IRRIGATION CONTROLLER (PRO-HC)

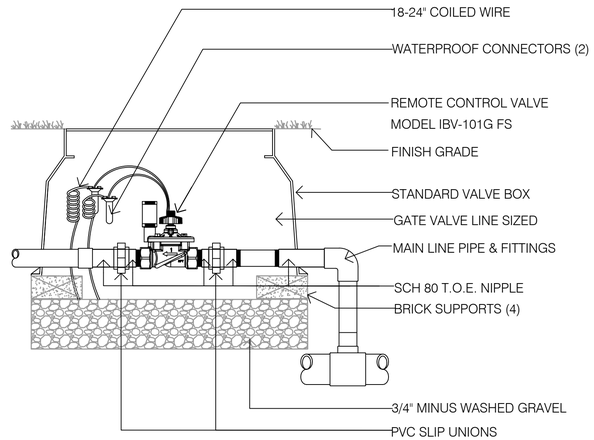
NOT TO SCALE




NOTE:
MOUNT SENSOR ON SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

02 SOLAR SYNC WEATHER STATION

NOT TO SCALE




03 DRIP ZONE WITH FILTER AND VALVE

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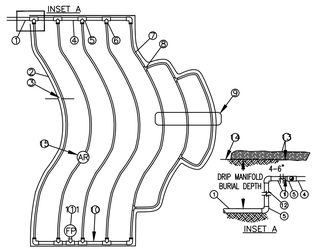
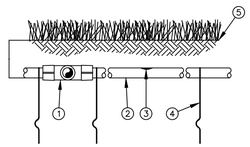



1. PVC SUPPLY PIPE FROM CONTROL ZONE KIT
2. PERIMETER OF AREA
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING:
7. SUB-SURFACE DRIPLINE: NETAFIM TLCV SERIES DRIPLINE (TYPICAL)
8. BARB X BARB INSERT TEE:
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. PVC FLUSH HEADER
11. FLUSH POINT:
12. PVC RISER PIPE
13. TURF OR MULCH
14. FINISH GRADE
15. ½ AIR RELIEF VALVE:

| Dripline Maximum Lateral Lengths (Feet) | | | | | | |
|---|---|---|---|---|---|---|
| | 12" Spacing | | 18" Spacing | | 24" Spacing | |
| pressure psi | (gph) | | (gph) | | (gph) | |
| | 0.6 | 0.9 | 0.6 | 0.9 | 0.6 | 0.9 |
| 15 | 273 | 155 | 314 | 250 | 424 | 322 |
| 20 | 318 | 169 | 353 | 294 | 508 | 368 |
| 30 | 350 | 230 | 413 | 350 | 586 | 414 |
| 40 | 395 | 255 | 465 | 402 | 652 | 474 |
| 50 | 417 | 285 | 528 | 420 | 720 | 488 |
| 60 | 460 | 290 | 596 | 455 | 780 | 514 |

1. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
2. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

04 SUB SURFACE DRIPLINE INSTALLTION

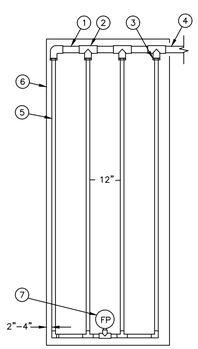


1. FITTING OR CHANGE OF DIRECTION
2. SUB-SURFACE DRIPLINE:
3. INLINE DRIP EMITTER
4. 6" SOD STAPLE
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

05 SUB SURFACE DRIPLINE

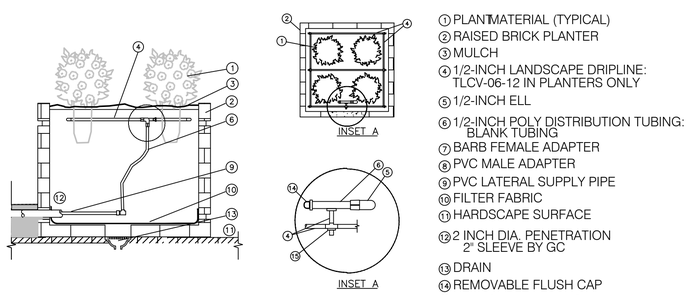
06 OPERATIONAL INDICATOR 1 PER ZONE, LA TO LOCATE IN FIELD




1. PVC SUPPLY HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING:
4. PVC DRIP MANIFOLD FROM STUB IN PLANTER
5. ON SURFACE DRIPLINE: TLCV-06-12
6. PERIMETER OF AREA
7. DRIPLINE FLUSH VALVE

07 ON SURFACE DRIPLINE INSTALLATION FOR HILLSIDE

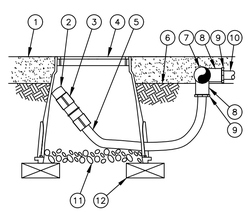
NOT TO SCALE




1. PLANT MATERIAL (TYPICAL)
2. RAISED BRICK PLANTER
3. MULCH
4. 1/2-INCH LANDSCAPE DRIPLINE: TLCV-06-12 IN PLANTERS ONLY
5. 1/2-INCH ELL
6. 1/2-INCH POLY DISTRIBUTION TUBING: BLANK TUBING
7. BARB FEMALE ADAPTER
8. PVC MALE ADAPTER
9. PVC LATERAL SUPPLY PIPE
10. FILTER FABRIC
11. HARDSCAPE SURFACE
12. 2 INCH DIA. PENETRATION 2" SLEEVE BY GC
13. DRAIN
14. REMOVABLE FLUSH CAP
15. 1/2-INCH BARB TEE OR ELL:

08 DRIPLINE INTO BRICK PLANTERS

NOT TO SCALE



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS:
3. EASY FIT COUPLING:
4. SUBTERRANEAN EMITTER BOX:
5. ½" POLYETHYLENE TUBING:
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING:
10. ON-SURFACE DRIPLINE:
11. 3-INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

09 FLUSH VALVE 1 PER DRIP ZONE LA IS TO LOCATE IN FIELD

NOT TO SCALE

# Mid-Hudson Discovery Museum

Poughkeepsie, New York


PLAY SPACE DESIGNER
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

CIVIL ENGINEER
STRUCTURAL ENGINEER
SURVEYOR
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

MEP ENGINEER
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

IRRIGATION DESIGNER
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136


STAMP

SCALE

10 0 10 20
SCALE OF FEET
N

STATUS

NOT FOR CONSTRUCTION

REVISIONS

| NO. | DATE | DESCRIPTION |
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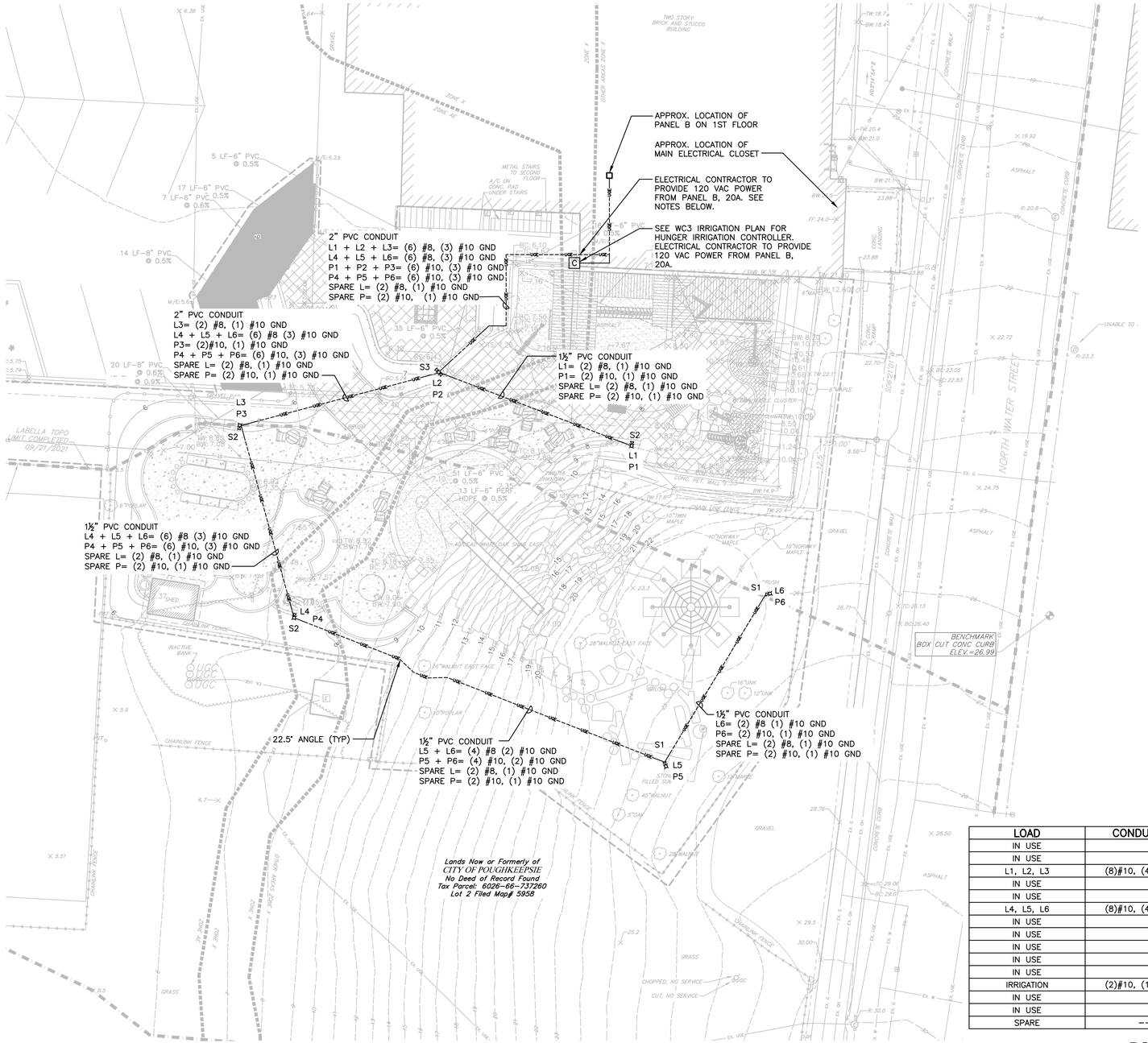
DRAWING TITLE

Irrigation Details & Schedules

2737-02

JOB NUMBER 2737-02 SHEET NO. OF
DATE 12/22/2025
SCALE N/A
DRAWN BY WC3 Design
CHECKED BY

I101




## LEGEND

- EXISTING CONTOUR
- PROPOSED (FINISHED) CONTOUR
- PROPERTY LINE
- SETBACK
- EXIST. WATER MAIN
- EXIST. UNDERGROUND ELECTRIC
- EXIST. UNDERGROUND COMMUNICATIONS
- EXIST. STORM LINE
- EXIST. SANITARY SEWER LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. CHAINLINK FENCE
- EXIST. SPLIT RAIL FENCE
- EXIST. TELEPHONE LINE
- EXIST. WELL
- EXIST. ELEC MANHOLE
- EXIST. SANITARY MANHOLE
- EXIST. TELEPHONE/COMUNICATION MANHOLE
- EXIST. STORM DRAINAGE MANHOLE
- EXIST. UTILITY POLE
- EXIST. SIGN
- EXIST. CATCH BASIN
- NEW UNDERGROUND SECONDARY ELECTRIC SUPPLY
- NEW UNDERGROUND ELECTRICAL CONDUIT
- NEW STORM LINE
- NEW ROOF STORM DRAIN
- NEW CHAINLINK FENCE
- NEW SIGN
- NEW EXTERIOR LIGHT POLE
- NEW WATER VALVE

**NOTES:**

1. ELECTRICAL CONTRACTOR SHALL IDENTIFY NEAREST EXISTING AVAILABLE ELECTRIC CIRCUITS. EACH CIRCUIT CAN BE IN A DIFFERENT ELECTRIC PANEL. FOR EACH LIGHTING CIRCUIT (L) PROVIDE (2) #8 AND (1) #10 GROUND. FOR EACH 120V OUTLET POWER CIRCUIT (P) PROVIDE (2) #10 AND (1) #10 GROUND. PROVIDE THE FOLLOWING CIRCUITS ON EXISTING PANEL B ON 1ST FLOOR:
   A. L1, L2 & L3 ON 20A CIRCUIT. LABEL WIRING FOR FUTURE CONNECTION.
   B. L4, L5 & L6 ON 20A CIRCUIT. LABEL WIRING FOR FUTURE CONNECTION.
   C. 120V OUTLETS ON P1, P2 & L3 ON 20A CIRCUIT. LABEL WIRING FOR FUTURE CONNECTION.
   D. 120V OUTLETS ON P4, P5 & P6 ON 20A CIRCUIT. LABEL WIRING FOR FUTURE CONNECTION.
2. FIXTURES SELECTED BY APE STUDIO SHALL BE LANDSCAPE FORMS MOMENT FIXTURES ON (4) 16' AND (2) 14' POLES, WITH 120V POLE MOUNTED POWER OUTLET AND OPTIONAL MOTION SENSOR WITH TWIST LOCK RECEPTACLE. CONTRACTOR TO PROVIDE WIRE FOR MOTION SENSOR AND 120V POWER OUTLET AND INSTALL IN LIGHT POLE.
3. WIRING SHALL BE THHN INSIDE AND THWN OUTSIDE THE BUILDING, RATED 600V.
4. ALL WORK SHALL BE PER NEC.

| LOAD | CONDUCTORS | C.B. | | C.B. | CONDUCTORS | LOAD |
|---|---|---|---|---|---|---|
| IN USE | | | 1 2 | | | IN USE |
| IN USE | | | 3 4 | | | IN USE |
| L1, L2, L3 | (8)#10, (4)#10 GND | 20 | 5 6 | 20 | (8)#10, (4)#10 GND | P1, P2, P3 |
| IN USE | | | 7 8 | | | IN USE |
| IN USE | | | 9 10 | | | IN USE |
| L4, L5, L6 | (8)#10, (4)#10 GND | 20 | 11 12 | 20 | (8)#10, (4)#10 GND | P4, P5, P6 |
| IN USE | | | 13 14 | | | IN USE |
| IN USE | | | 15 16 | | | IN USE |
| IN USE | | | 17 18 | | | IN USE |
| IN USE | | | 19 20 | | | IN USE |
| IN USE | | | 21 22 | | | IN USE |
| IRRIGATION | (2)#10, (1)#10 GND | 20 | 23 24 | | | IN USE |
| IN USE | | | 25 26 | | | IN USE |
| IN USE | | | 27 28 | | | IN USE |
| SPARE | --- | 20 | 29 30 | 20 | --- | SPARE |

## POWER PANEL - EXISTING PANEL B

TYPE: GE TP30F
RATING: 225A, 208/120V, 3ø, 4W
MAINS: 225A MCB
ENCLOSURE: MODEL 1
POLES: 30

**NOTES:**

1. ALL WIRE SHALL BE DUAL RATED THHN/THWN COPPER CONDUCTOR UNLESS OTHERWISE NOTED.
2. ALL CIRCUITS SHALL HAVE FULL SIZE INSULATED GREEN GROUND UNLESS OTHERWISE NOTED.

N

1 **EXISTING PANEL B**
SCALE: 1"=10'

# Mid-Hudson Discovery Museum

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**IRRIGATION DESIGNER**
WC3 Design
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McKees Rocks, Pennsylvania 15136


STAMP

RYAN D. FELLENZER, P.E.
STATE OF NEW YORK · LICENSED PROFESSIONAL ENGINEER
NY PROFESSIONAL ENGINEER
NO. 103817
ISSUED 2020; EXP. 9/26

SCALE

STATUS

NOT FOR CONSTRUCTION

REVISIONS

| NO. | DATE | DESCRIPTION |
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DRAWING TITLE
ELECTRICAL: SITE PLAN

| | | | |
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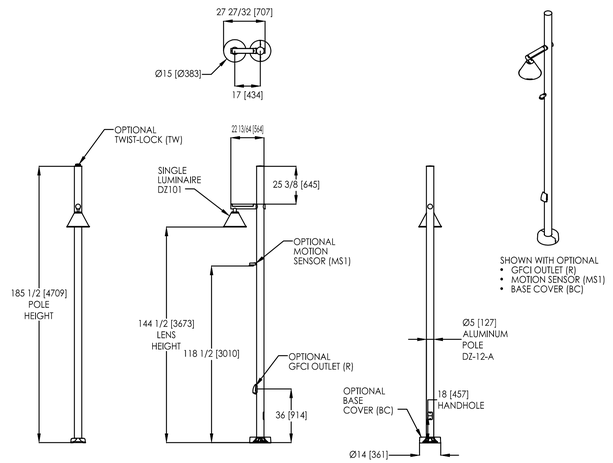
| JOB NUMBER | 25-033 | SHEET NO. | OF |
| DATE | 02/04/26 | | |
| SCALE | AS NOTED | | |
| DRAWN BY | SRB | | |
| CHECKED BY | ACL / RDF | | |

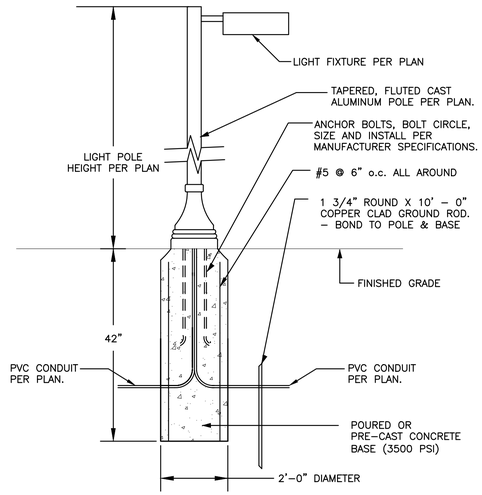
**E-001**

## LEGEND AND SCHEDULE OF LIGHTING EQUIPMENT

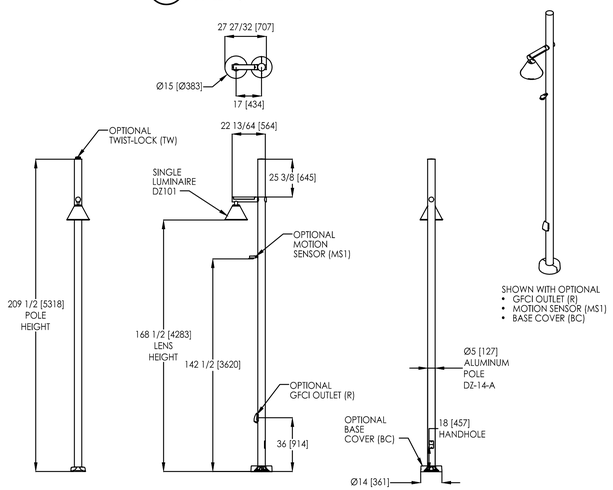
| SYMBOL | MANUFACTURER | MODEL # | DESCRIPTION | LAMP |
|---|---|---|---|---|
| S1 | LANDSCAPE FORMS, INC. KALAMA200MI | DZ101–50–HO–27K–T5–FRS ON DZP–12–A–BC–R–MSI AND WATTSTOPPER FSB–311B | "MOMENT" AREA LIGHT, SINGLE LUMINAIRE, 120V–277V, 50/60 HZ, 2700K, TYPE V DISTRIBUTION FROSTED LENS, POWDER COAT FINISH ON 12' MOUNTING HEIGHT, BASE COVER, NO TWIST LOCK, 120V POWER 0.1–2.75A RECEPTACLE, MOTION SENSOR, WATTSTOPPER FSB–311B SENSOR. | 50 LED HIGH OUTPUT 95W, 20–54 VDC |
| S2 | LANDSCAPE FORMS, INC. KALAMA200MI | DZ101–50–HO–27K–T5–FRS ON DZP–14A–BC–NTW–R–MSI AND WATTSTOPPER FSB–311B | SAME AS ABOVE EXCEPT 14' MOUNTING HEIGHT | 50 LED HIGH OUTPUT 95W, 20–54 VDC |
| S3 | LANDSCAPE FORMS, INC. KALAMA200MI | DZ101–50–HO–27K–T5–FRS ON DZP–16–C–BC–NTW–R–MSI AND WATTSTOPPER FSB–311B | SAME AS ABOVE EXCEPT 16' MOUNTING HEIGHT | 50 LED HIGH OUTPUT 95W, 20–54 VDC |



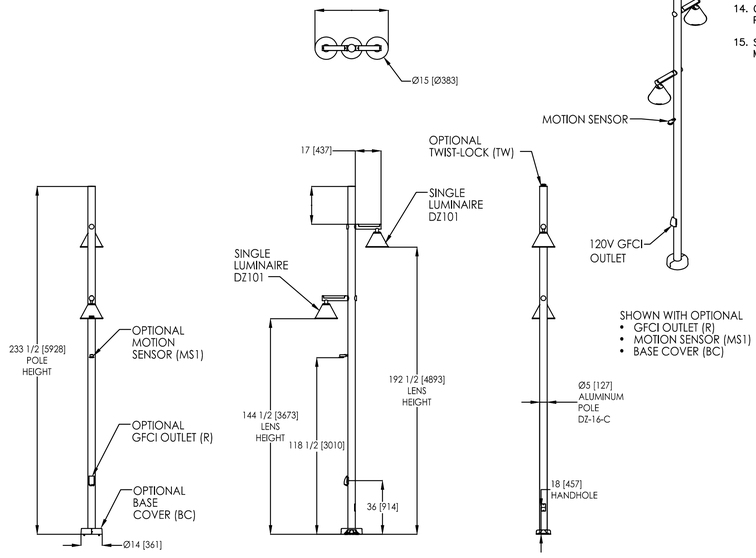

## 2 S1 EXTERIOR LIGHTING DZ0010 DETAIL
SCALE: 1/4"=1'–0"



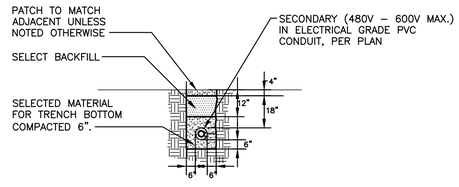

## 1 SITE LIGHTING POLE AND BASE
N.T.S.




## 3 S2 EXTERIOR LIGHTING DZ0020 DETAIL
SCALE: 1/4"=1'–0"




## 4 S3 EXTERIOR LIGHTING DZ0020 DETAIL
SCALE: 1/4"=1'–0"




## 5 ELECTRICAL TRENCHING DETAIL
N.T.S.

## ELECTRICAL NOTES

1. CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATION TEST, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ENGINEER, LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES
2. CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/ OR OTHERWISE REQUIRED.
3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER AND APPROVED BY UNDERWRITER'S LABORATORIES (U.L.) AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION, AND SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
4. CONTRACTOR SHALL COORDINATE WITH SITE OWNER FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
5. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
6. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY SUBJECTED AS INDICATED BY UTILITY COMPANY.
7. METER SOCKET AMPERES, VOLTAGE AND NUMBER OF PHASES SHALL BE AS NOTED AND SHALL BE MANUFACTURES BY SQUARE " D" COMPANY, SANGAMO, OR APPROVED EQUAL. METER SOCKET SHALL BE APPROVED BY THE UTILITY COMPANY PRIOR TO INSTALLATION.
8. WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM WITH TYPE THWN INSULATION UNLESS SPECIFICALLY NOTED OTHERWISE.
9. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULLBOX, J–BOX, SWITCH BOX, ETC., IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.)
10. CONDUIT:
    A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDINGS EXTERIOR.
    B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE, AND EMT SHALL BE USED ONLY FOR INTERIOR RUNS. NO SET SCREW OR CRIMP TYPE FITTINGS SHALL BE USED.
    C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LABEL, AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE, SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
    D. PVC CONDUIT FITTINGS SHALL HAVE U.L. LABEL AND SHALL BE PVC SCHEDULE 80.
    E. CONDUIT SHALL BE SIZED PER THE NEC, AND AS SHOWN.
    F. CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILINGS OR WALLS UNLESS INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING , FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLING.
    G. ALL CONDUIT ONLY (C.O.) RUNS SHALL HAVE PULL WIRE OR ROPE.
11. REFER TO MANUFACTURES MANUAL FOR RECOMMENDED FUSE AND WIRE SIZES.
12. ALL FINAL CONNECTIONS TO THE EQUIPMENT ARE TO BE OF FLEXIBLE WEATHERPROOF CONDUIT TO MEET APPLICABLE CODES.
13. PROVIDE OWNER WITH ONE SET OF COMPLETE "AS BUILT" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH, GAINING APPROVALS FROM AND PAYING ALL FEES ASSESSED BY UTILITY COMPANY FOR ELECTRICAL SERVICE.
15. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND CODE APPROVED MATERIAL.

# Mid-Hudson Discovery Museum

Poughkeepsie, New York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NY PROFESSIONAL ENGINEER
NO. 103817
ISSUED 2020, EXP. 9/26

SCALE

STATUS

NOT FOR CONSTRUCTION

REVISIONS

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DRAWING TITLE
CIVIL: DETAILS

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| JOB NUMBER | 25-033 | SHEET NO. | OF |
| DATE | 02/04/26 | | |
| SCALE | AS NOTED | | |
| DRAWN BY | SRB | | |
| CHECKED BY | ACL / RDF | | |

**C-902**

# 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 Children's Museum of Poughkeepsie is proposing an improvement project, to include: the construction of play space with various features including a garden, seating areas, playground structures, and wooded exploration area. Some features will include water elements. The total project area of disturbance proposed is approximately 0.3 acres. Site improvements to accommodate the proposed project will include extending water service from the museum to the play space and area drainage connecting to the existing drainage network. The project involves the redevelopment of the impervious alley to serve the proposed play area.

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

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

City of Poughkeepsie Building Permit

City of Poughkeepsie Site Plan Approval

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

N/A

c. Permit, approval, license, certification

See Section A

d. Agency undertaking action:

See Section A

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

a. Name of applicant

Mid-Hudson Discovery Museum

b. Mailing address:

75 North Water Street Poughkeepsie, NY

c. Telephone number:

( 845 ) 471 - 0589

d. Property tax number:

6062-66-738231

e. Application number, if any:

N/A

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

Yes _____ No ✓

If yes, which State or federal agency? _____

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

Mid-Hudson Discovery Museum - 75 North Water Street Poughkeepsie, NY

6. Size of site (acres): 1.65 ACRES

7. Amount (acres) of site to be disturbed: 0.25 ACRES

8. Present land use: Culture Building (681)

9. Present zoning classification: Waterfront (W) & Waterfront Transit Orientated Development (WTOD)

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): N/A

11. Percentage of site that contains slopes of 15% or greater: Approx. 4,500 SF of Lease Property

12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?

    (a) Name Fall Kill

    (b) Size (in acres) Approx. 0.30 Acres

13. Is the property serviced by public water? Yes ✓ No _____

14. Is the property serviced by public sewer? Yes ✓ No _____

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

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

3. Will the proposed action involve or result in any of the following:

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

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

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

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

Hydrodynamic separator proposed to pretreatment stormwater discharge from proposed play area. See the stormwater drainage report, floodplain development permit & Site Plans.

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) : Jeff Sasson

Affiliation: Children's Museum Executive Director

Telephone Number: ( 845 ) 471 - 0589 ext. 921

Date: _____

# LICENSE AGREEMENT

**THIS AGREEMENT** made this day of June, 2024 by and between the **CITY OF POUGHKEEPSIE**, a municipal corporation of the State of New York, having its principal offices at the Municipal Building, 62 Civic Center Plaza, Poughkeepsie, New York 12601, hereinafter called the **"City"**, and **MID-HUDSON CHILDREN'S MUSEUM** (hereinafter the "Museum") having a principal place of business at 75 North Water St. Poughkeepsie, NY 12601

**W I T N E S S E T H :**

***WHEREAS***, the City is the owner of a public park known as Waryas Park, City of Poughkeepsie, New York; and

***WHEREAS***, the Museum desires to use a portion of Waryas Park to install playground equipment, gardening boxes/planters, steps/landscaping as shown on the rendering attached hereto as Exhibit "A" (hereinafter referred to as the "Project"); and

***NOW, THEREFORE***, in consideration of the mutual promises, covenants and conditions hereafter set forth, the parties agree as follows:

1. The above recitals are incorporated herein by reference as if set forth at length, and the Parties intend the above recitals to constitute material terms of this Agreement.

2. The City grants to the Museum, and the Museum hereby accepts from the City, a license to manage and operate for the period herein stated and subject to all the terms and conditions herein contained, a license for the privilege installed the Project as shown on the rendering attached hereto as Exhibit "A" and installed within Waryas Park at the location shown on Exhibit B (the "Property"). It is understood and agreed between the parties that this agreement is intended to be only a license to utilize the above-described premises and no part thereof shall be interpreted as being any form of lease agreement.

3. a. The term of this license shall commence upon the execution of this agreement and shall expire without further notice by either party to the other at midnight on June 30, 2034 unless sooner terminated as herein provided, or unless the City by five (5) days' notice in writing shall terminate the license, when and if, in its sole judgment, it deems that such termination is necessary by operation of law, or pursuant to the terms of this agreement, or the licensed premises is no longer being used for the Project.

b. As long as The Museum is not in default of any of its obligations under the License, the City shall grant to The Museum the option to renew (the "Renewal Option") the term of this License for one (1) additional period of ten (10) years (the "Renewal Term"). The Museum shall exercise such Renewal Option by delivering written notice of such election to the City at least three (3) months prior to the expiration of the initial Term. The renewal of this License shall be

upon the same terms and conditions of this License, except (a) The Museum shall have no option to renew this License beyond the expiration of the Renewal Term; and (b) The Museum shall not have the right to assign its renewal rights to any sublessee of the Property or a portion thereof or to any assignee of this License, nor may any such sublessee or assignee exercise or enjoy the benefit of such renewal rights;

4. No fee shall be charged for this license, the parties recognize that the Museum is providing a public service by installing, operating and maintaining the Project as set forth in the License.

5. The Museum's installation of the Project is at the Museum's sole cost and expense, including, but not limited to, the costs to install any utility and electricity necessary. That actual installation work shall not commence until prior written notice to and approval by the City (which shall not be unreasonably withheld). It is further agreed that the Museum will, within ten (10) days, discharge any and all mechanics' liens filed against the premises hereinabove described which have been filed relative to The Museum's operations thereon.

6. The Museum's maintenance responsibilities shall include replacing any portions of the Project that are damaged for any reason including, but not limited to, nature, vandalism or negligence. The Museum understands that the City does not have funding to replace damaged portions of the Project.

7. The Museum shall be responsible for ordinary maintenance of the Property including lawn and shrub maintenance, snow removal, litter removal and providing all utility and electric needs. The City shall maintain any installed utility, including, but not limited to electric. This shall not include the removal of any graffiti on any portion of the Project.

8. The Museum shall not remove any property currently located on the premises, without prior written approval of the City.

9. The Museum shall obtain, at the Museum e's own cost and expense, all permits and licenses necessary, if any, for the legal operation of this license. The Museum agrees to be responsible for any building department fees, if any and will comply with all state and local building codes.

10. The Museum shall not sell, mortgage, rent, assign, or parcel out the license hereby granted, or any interest therein, or allow or permit any other person or party to use or occupy any part of the Property covered by this license for any purpose whatsoever without first obtaining the written consent of the City, nor shall the license be transferred by operation of law, without the prior written approval of the City who will not unduly withhold such a request.

11. The Museum agrees that should any building or structure upon the Property included in this license be damaged by fire, or any other cause whatsoever, so as to prevent the

operation of this license to the satisfaction of the City, and on notice in writing by The Museum to the City that The Museum is unable or unwilling to make repairs necessary to restore the premises to an operable condition, then the City, at its option, may, on notice in writing to The Museum, cancel and terminate this license, and all rights and privileges hereunder shall cease.

12. The Museum shall not use or permit the storage of any illuminating oils, turpentine, benzene, naphtha or similar substances or explosives of any kind or any substance or thing prohibited in the standard policies of fire insurance companies in the State of New York.

13. The Museum agrees that at all times free access will be given to representatives of the City or any other state or federal or municipal officials having jurisdiction for inspection purposes.

14. The Museum hereby expressly waives any and all claims for compensation for any and all loss or damage sustained by reason of any defects, deficiency or impairment of the electrical apparatus or wires furnished for the licensed premises, or by reason of any loss of any gas supply, water supply, heat or current which may occur from time to time from any cause, or for commotion or riot, or any act of God, and The Museum hereby expressly releases and discharges the City, its agents, officers, and employees from any and all demands, claims, actions and causes of action arising from any of the causes aforesaid, and agrees to hold them harmless therefor, including attorney's fees, if any, unless there was gross negligence by the City, its agents, officers, and/or employees.

15. The Museum assumes all risk in the operation of this license and agrees to comply with all federal, state and local laws and regulations and orders of the City affecting the licensed premises in regard to this project.

16. The Museum shall maintain such insurance in the amounts set forth herein. All policies shall be submitted to City for approval before any installation work is commenced. Each contract between The Museum and any contractor must require that each insurance policy shall name the City of Poughkeepsie as an "additional named insured" thereof, and shall be delivered to the City. Each policy and certificate shall have endorsed thereon: "No cancellation of or change in this policy shall become effective until after thirty (30) days' notice by registered mail to the Corporation Counsel of the City of Poughkeepsie, Municipal Building, Poughkeepsie, New York." The required insurance must be in not less than the following amounts:

a. Commercial General Liability with limits not less than $1,000,000 per occurrence, $2,000,000 general aggregate, $1,000,000 and $2,000,000 products-completed operations aggregate. Such insurance shall cover liability arising from premises, operations, independent contractors, product-completed operations for one year following project completion, personal and advertising injury and liability assumed under an insured contract. There shall be no endorsement or modification of the Commercial GL form arising from pollution, explosion, collapse, underground property damage or work performed by

subcontractors.

b. Business Automobile Liability with a limit of not less than $1,000,000 each accident, including owned, non-owned, leased and hired vehicles.
c. Statutory Workers Compensation and employers' liability coverage for all employees, including corporate officers and sole proprietors.
d. Umbrella/Excess Liability with a limit of not less than $5,000,000 per occurrence/aggregate

17. Upon failure of The Museum to furnish, deliver and maintain such insurance as above provided, this license may, at the election of the City, be forthwith declared suspended, discontinued, or terminated. Failure of The Museum to take out and/or maintain or the taking out and/or maintenance of any required insurance shall not relieve The Museum from any liability under the license, nor shall the insurance requirements be construed to conflict with the obligations of The Museum concerning indemnification as set forth below.

18. The Museum expressly agrees to hold the City, its agents, officers, and employees harmless from any and all claims for loss, damage or injury to person or property, whatever kind or nature arising from the installation of the Art, or from the negligence or carelessness of employees, agents or contractors of The Museum, and The Museum expressly agrees to indemnify the City, its agents, officers, and employees of any recoveries against them, individually and/or jointly, arising from same.

19. The Property shall at all times be insured under the City's insurance policies in the same manner as the City insures other City-owned property.

20. Should the City, in its sole judgment, decide that The Museum is not operating the license herein granted in a satisfactory manner, then City may terminate this license by notice in writing, effective fifteen (15) days from mailing, as though it were the time provided in this license for termination, all rights of the Museum therein shall be forfeited without any claims for damages, compensation, refund of the Museum investment, if any, or any other payment whatsoever. The fifteen day notice to terminate this agreement shall include a statement of the conditions which have caused the notice to be issued and the Museum shall have fifteen (15) days from the mailing of the notice to cure the condition and require the termination to be withdrawn. The fifteen-day cure period shall be strictly enforced regardless of the nature of the condition to be cured, unless otherwise mutually agreed upon in writing by both parties.

21. The Museum at the expiration or sooner termination of this license as provided herein, shall quit and surrender the licensed premises and shall remove the Project promptly.

22. Neither this license nor any interest created hereby may be assigned or transferred by operation of law or otherwise without the express written consent of the City, it being the intention of the City to grant this license personally to the Museum.

23. This license cannot be changed orally.

24. NOTICES:

Any notices required by and/or pursuant to this License Agreement shall be sent by first class mail to the following:

LICENSEE: Mid-Hudson Children's Museum

With copy to:

LICENSOR: City of Poughkeepsie
Attn: City Administrator
62 Civic Center Plaza
Poughkeepsie NY 12601

With copy to: City of Poughkeepsie
Attn: Corporation Counsel
62 Civic Center Plaza
Poughkeepsie NY 12601

***IN WITNESS WHEREOF,*** the parties have hereunto set their hands and seals the day and year first above written.

**MID-HUDSON CHILDREN'S MUSEUM**

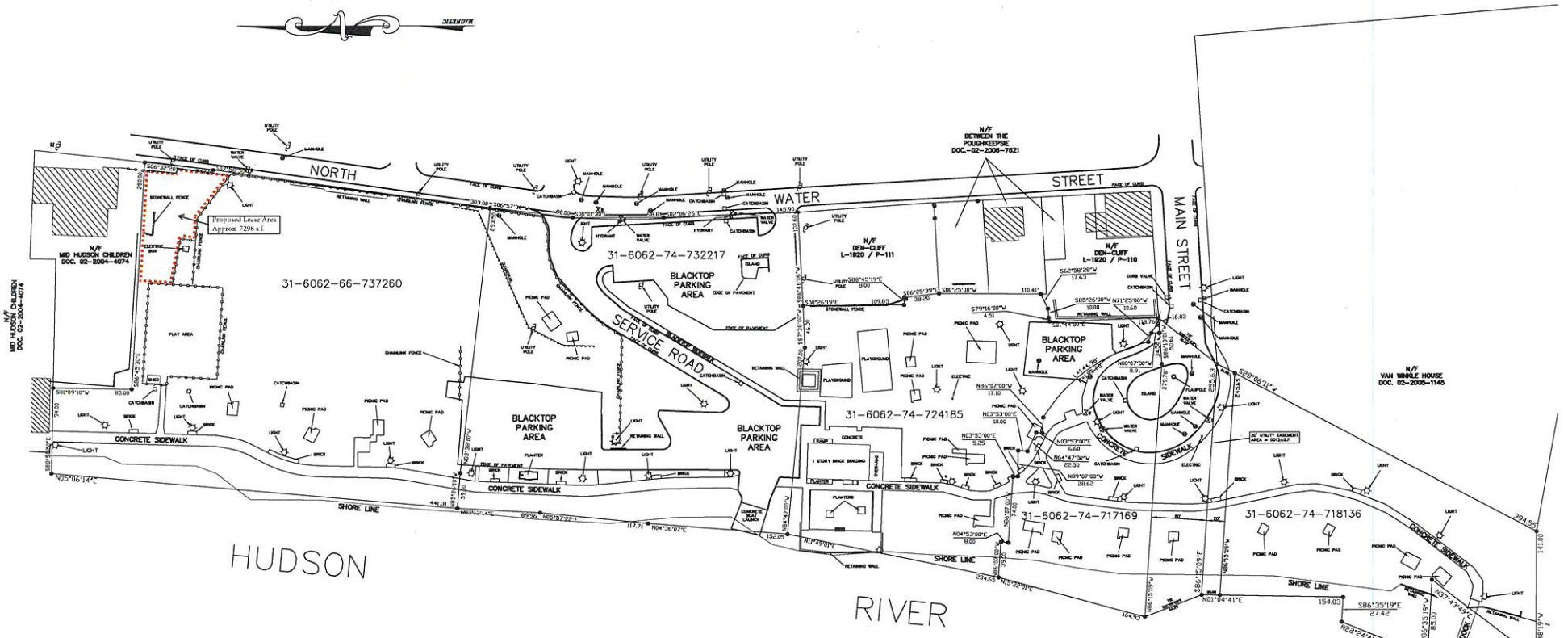
_____

**BY:** _____

**CITY OF POUGHKEEPSIE**

**BY:** _____
**YVONNE D. FLOWERS, MAYOR**

**EXHIBIT A**




PARCEL AREAS

| | | |
|---|---|---|
| 31-6062-66-737260 | = | 3.071± ACRES |
| 31-6062-74-732217 | = | 2.740± ACRES |
| 31-6062-74-724185 | = | 1.794± ACRES |
| 31-6062-74-717169 | = | 0.856± ACRES |
| 31-6062-74-718136 | = | 1.531± ACRES |
| TOTAL AREA | = | 9.992± ACRES |

THIS IS TO CERTIFY TO ALL PARTIES LISTED BELOW THAT THE SURVEY SHOWN HEREON WAS PREPARED BY US FROM AN ACTUAL FIELD SURVEY COMPLETED ON APRIL 19, 2007.

* CITY OF POUGHKEEPSIE.

PAGGI, MARTIN, & DEL BENE, LLP.
ENGINEERS & SURVEYORS
56 MAIN STREET
POUGHKEEPSIE, NEW YORK
12601

SURVEY MAP MADE FOR
CITY OF POUGHKEEPSIE
"WARYAS PARK"
SITUATED IN THE CITY OF POUGHKEEPSIE
DUTCHESS COUNTY NEW YORK
SCALE: 1" = 50' MAY 2007

S/DRAWING/PROJECT/07-023 07-023

# FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

This form is to be filled out in duplicate.

**SECTION 1: GENERAL PROVISIONS (APPLICANT** to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit is invalid if no work is commenced within six months of issuance, and expires 2 years from date of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
7. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.
8. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

(APPLICANT'S SIGNATURE) _____ DATE 2/17/2026

**SECTION 2: PROPOSED DEVELOPMENT** (To be completed by **APPLICANT)**

| NAME | ADDRESS | TELEPHONE |
|---|---|---|
| APPLICANT | | |
| Mid-Hudson Discovery Museum | 75 North Water Street Poughkeepsie, NY | (845) 471-0589 |
| BUILDER | | |
| TBD | | |
| ENGINEER | | |
| LaBella Associates | 21 Fox Street Poughkeepsie, NY | (845) 454-3980 |

PROJECT LOCATION:

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well-known landmark. A map attached to this application, and a sketch showing the project layout would be helpful.

Mid-Hudson Discovery Museum - 75 North Water Street Poughkeepsie, NY

Parcel Number - 131300-6062-66-738231-0000

Located South of the Hudson River Bridge Walk

Abutted by Fall Kill to the North and the Hudson River to the West

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

| ACTIVITY | STRUCTURE TYPE |
|---|---|
| ☐ New Structure | ☐ Residential (1-4 Family) |
| ☐ Addition | ☐ Residential (More than 4 Family) |
| ☐ Alteration | ☐ Non-residential (Floodproofing? ☐ Yes) |
| ☐ Relocation | ☐ Combined Use (Residential & Commercial) |
| ☐ Demolition | ☐ Manufactured (Mobile) Home |
| ☐ Replacement | (In Manufactured Home Park? ☐ Yes ☐ No) |

ESTIMATED COST OF PROJECT $_____

B. OTHER DEVELOPMENT ACTIVITIES:

☑ Fill ☐ Mining ☐ Drilling ☑ Grading
☑ Excavation (Except for Structural Development Checked Above)
☐ Watercourse Alteration (Including Dredging and Channel Modifications)
☑ Drainage Improvements (Including Culvert Work), Stormwater Control Structures or Ponds
☐ Road, Street or Bridge Construction
☐ Subdivision (New or Expansion)
☐ Individual Water or Sewer System
☑ Other (Please Specify)_____ Development of an outdoor play area

After completing SECTION 2, APPLICANT should submit form to Local Administrator for review.

**SECTION 3: FLOODPLAIN DETERMINATION** (To be completed by **LOCAL ADMINISTRATOR**)

The proposed development is located on FIRM Panel No._____, Dated_____.

The Proposed Development:

☐ The proposed development is reasonably safe from flooding. Entire property is in Zone B, C or X.

☐ The proposed development is in adjacent to a flood prone area.
100-Year flood elevation at the site is:
_____Ft. ☐ NGVD 1929/ ☐ NAVD 1988 (MSL)
☐ Unavailable

G See Section 4 for additional instructions for development that is or may be in a flood prone area.

SIGNED_____ DATE

**SECTION 4: ADDITIONAL INFORMATION REQUIRED** (To be completed by **LOCAL ADMINISTRATOR**)

The applicant must submit the documents checked below before the application can be processed:

- ☐ A site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions and proposed development.
- ☐ Development plans and specifications, drawn to scale, including where applicable: details for anchoring structures, proposed elevation of lowest floor (including basement), types of water resistant materials used below the first floor, details of floodproofing of utilities located below the first floor, details of enclosures below the first floor, openings in foundation for entry and exit of floodwaters.
  Other_____
- ☐ Elevation Certificate
- ☐ Subdivision or other development plans (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant must provide 100-year flood elevations if they are not otherwise available).
- ☐ Plans showing the watercourse location, proposed relocations, Floodway location.
- ☐ Topographic information showing existing and proposed grades, location of all proposed fill.
- ☐ Top of new fill elevation _____Ft. ☐ NGVD 1929/ ☐ NAVD 1988 (MSL)
- ☐ PE Certification of Soil Compaction
- ☐ Floodproofing protection level (non-residential only) ____ ☐ NGVD 1929/ ☐ NAVD 1988 (MSL)
  For floodproofed structures, applicant must attach certification from registered engineer or architect.
- ☐ Other: _____

_____

_____

**SECTION 5: PERMIT DETERMINATION** (To be completed by **LOCAL ADMINISTRATOR**)

I have determined that the proposed activity: A. ☐ Is
B. ☐ Is not

in conformance with provisions of Local Law #_____, (yr)_____. This permit is herby issued subject to the conditions attached to and made part of this permit.

SIGNED_____, DATE_____

If BOX A is checked, the Local Administrator may issue a Development Permit upon payment of designated fee.
If BOX B is checked, the Local Administrator will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Local Administrator or may request a hearing from the Board of Appeals.

Expiration Date: _____

APPEALS: Appealed to Board of Appeals? ☐ Yes ☐ No
Hearing date:_____
Appeals Board Decision --- Approved? ☐ Yes ☐ No

Conditions: _____

_____

_____

**SECTION 6: AS-BUILT ELEVATIONS** (To be submitted by **APPLICANT** before Certificate of Compliance is issued)

The following information must be provided for project structures. This section must be completed by a registered professional engineer or a licensed land surveyor (or attach a certification to this application). Complete 1 or 2 below.

1. Actual (As-Built) Elevation of the top of the lowest floor, including basement (in Coastal High Hazard Areas, bottom of lowest structural member of the lowest floor, excluding piling and columns) is: _____ FT. ☐ NGVD 1929/ ☐ NAVD 1988 (MSL). **Attach Elevation Certificate FEMA Form 81-31**

2. Actual (As-Built) Elevation of floodproofing protection is _____ FT. ☐ NGVD 1929/ ☐ NAVD 1988 (MSL). **Attach Floodproofing Certificate FEMA Form 81-65**

NOTE: Any work performed prior to submittal of the above information is at the risk of the Applicant.

**SECTION 7: COMPLIANCE ACTION** (To be completed by **LOCAL ADMINISTRATOR**)

The **LOCAL ADMINISTRATOR** will complete this section as applicable based on inspection of the project to ensure compliance with the community's local law for flood damage prevention.

INSPECTIONS: DATE_____BY_____DEFICIENCIES? ☐ YES ☐ NO
DATE_____BY_____DEFICIENCIES? ☐ YES ☐ NO
DATE_____BY_____DEFICIENCIES? ☐ YES ☐ NO

**SECTION 8: CERTIFICATE OF COMPLIANCE**(To be completed by **LOCAL ADMINISTRATOR**)

Certificate of Compliance issued: DATE:_____

BY: _____

# *Stormwater Report*
# *Mid-Hudson Discovery Museum Play Space*
# *75 N Water Street*
City of Poughkeepsie
Dutchess County, New York

*Issued: January 16, 2026*

*Prepared for:*
APE Studio
1123 Broadway
New York, NY 10010

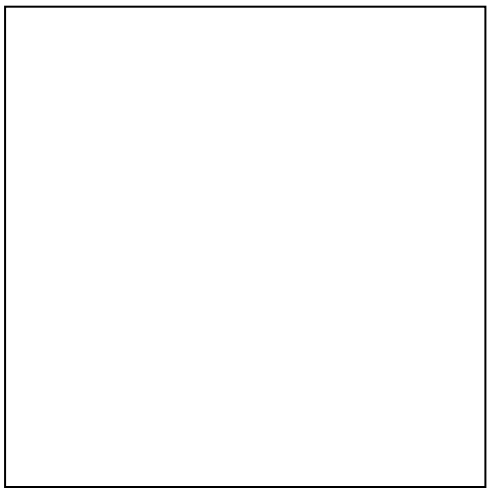
*Prepared by:*
LaBella Associates
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-486-1541

*LaBella Project No. 2251747*

# PREPARER OF THE REPORT

Name and Title[1]: Kyle Ahearn, P.E. Senior Civil Engineer

Date: 1/16/2026



It is a violation of New York State Education Law for any person to alter this document in any way, unless he or she is acting under the direction of a licensed design professional (professional engineer, land surveyor, architect, or landscape architect.) If this drawing or document is altered, the altering design professional shall affix to the drawing or document his or her seal, the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

[1] *This is a signature of a New York State licensed Professional Engineer employed by LaBella Associates that is duly authorized to sign and seal Engineer's reports prepared under their direct supervision.*

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- A-1: Site Location Map
- A-2: Orthophoto Tax Map
- A-3: Soils Map
- A-4: Environmental Resource Map
- A-5: FEMA Firm Map

Appendix B – Hydrodynamic Separator HydroCAD

Appendix C - Operation & Maintenance Guidance

# 1.0 INTRODUCTION

## 1.1 Project Description

The Children's Museum of Poughkeepsie is proposing an improvement project, to include: the construction of play space with various features including a garden, seating areas, playground structures, and wooded exploration area. Some features will include water elements. The total project area of disturbance proposed is approximately 0.3 acres. Site improvements to accommodate the proposed project will include extending water service from the museum to the play space and area drainage connecting to the existing drainage network. The project involves the redevelopment of the impervious alley to serve the proposed play area.

## 1.2 Project Location

The Children's Museum is located at 75 N Water Street Poughkeepsie, NY 12601 and is identified by Tax Parcel ID 131300-6062-66-738231. The proposed play space will extend into the adjoining parcel owned by the City of Poughkeepsie, 53 N Water Street Poughkeepsie, NY 12602 and identified by Tax Parcel ID 131300-6062-66-737260. A license agreement has been issued with the City of Poughkeepsie.

See Appendix A for project location figures. Figure A-1 is a USGS topographic maps of the site. Figure A-2 is an orthophoto tax map of the existing site.

# 2.0 SITE CHARACTERISTICS

## 2.1 Land Use and Topography

The project site is located within the W-Waterfront zoning district. Museum, art gallery and cultural facility as well as park or recreation facility are a permitted use within this district. The Children's Museum is an existing establishment. Site plan approval will be sought from the City of Poughkeepsie.

The overall site is moderately sloping, with slopes ranging from 1 to 40 percent. Site elevations range from approximately 0 feet above mean sea level (MSL) to 27 feet MSL. The area the proposed play space slopes East to West with steep slopes from the approximate road elevation above to the museum parking area below, becoming more gradual as the site transitions to the parking area.

## 2.2 Soils and Groundwater

The US Department of Agriculture (USDA) Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/) was used to obtain surficial soil conditions for the study area, as follows:

**Table 1: USDA Soil Data**

| Map Symbol & Description | Hydrologic Soil Group | Permeability (inches/hour) | Erosion Factor K | Depth to Water Table (inches) | Depth to Bedrock (inches) |
|---|---|---|---|---|---|
| DxB – Dutchess-Cardigan-Urban land complex | B/C | 0.6 - 2.0 | n/a | >78 | 20-40 |
| Ud – Udorthents, smoothed | A | 0.06 – 20 | 0.17 | 54 | >78 |

Upon review of the soil data presented in Table 1, the project site does not contain soils with a soil slope phase of D with a map unit name that inclusive of slopes greater than 25%, and does not contain soils with a soil slope phase of E or F.

The project site is composed of HSG A soils and HSG B/C that will be modeled as HSG C as shown in the table below.

**Table 2: Project Site HSG Data**

| HSG A | HSG C |
|---|---|
| 83.8% | 11.3% |

The Soil Conservation Service defines the hydrologic soil groups as follows:

- Type A Soils: Soils having a high infiltration rate and low runoff potential when thoroughly wet. These soils consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a moderate rate of water transmission.

- Type C Soils: Soils having a low infiltration rate when thoroughly wet and consisting chiefly of soils with a layer that impedes downward movement of water and soils with moderately fine-to-fine texture. These soils have a low rate of water transmission.

The soils map for the study area is presented in Appendix A, as Figure A-2.

## 2.3 Watershed Designation

The project site is not located in a restricted watershed identified in Appendix C of GP-0-25-001.

### 2.4 Receiving Water Bodies

The nearest natural classified water body into which runoff from the project site will discharge is the Hudson River. The Hudson River is classified by NYSDEC as a Class A water body, and is not included in the Section 303(d) list of impaired waters found in Appendix D of GP-0-25-001.

### 2.5 Aquifer Designation

The project site is not located over a US EPA designated Sole Source aquifer; nor is it located over a Primary or Principal aquifer listed in the NYSDEC Technical and Operational Guidance Series (TOGS) 2.1.3 (1980).

### 2.6 Wetlands

A search on the NYSDEC Environmental Resource Mapper on October 27, 2025 determined that there is a mapped wetland on the North side of the site outside of the proposed project area. It is a Federal NWL wetland, the Fall Kill.

### 2.7 Flood Plains

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), City of Poughkeepsie, New York, Community Panel Number 354E, the project site lies partially within Flood Zone AE, areas inundated by 100-year flood with base flood elevations determined as well as Zone X, area of 0.2% annual chance of flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. The remainder is Zone X, areas determined to be outside the 0.2% annual chance flood.

The FEMA Flood Map has been provided in Appendix A, as Figure A-5.

## 3.0 STORMWATER MANAGEMENT PLANNING

### 3.1 Stormwater Pre-Treatment

Stormwater runoff from impervious surfaces is recognized as a significant contributor of pollution that can adversely affect the quality of receiving water bodies. Therefore, treatment of stormwater runoff is important since most runoff related water quality contaminants are transported from land, particularly the impervious surfaces, during the initial stages of storm events.

Hydrodynamic separators accelerate the separation of floating and settling pollutants from stormwater through the use of a vortex. These pre-fabricated devices come in the form of an underground manhole or vault. The devices have no moving parts and are typically fabricated from concrete and marine grade aluminum.

During operation, stormwater runoff enters the unit tangentially to promote a gentle swirling motion in a treatment chamber. As stormwater circles within the chamber, settable solids fall into a sump and are retained. Buoyant debris, oil, and grease rise to the surface and are

separated from the water as it flows under a baffle wall. Finally, treated water exits the treatment chamber through a flow control orifice located behind the baffle wall.

During low-flow conditions all runoff is diverted into the treatment chamber by a flow partition. At higher flow rates, a portion of the runoff spills over the flow partition and is diverted around the treatment chamber to prevent re-suspension and washout of previously trapped pollutants. Water that spills over the partition flows into a head equalization chamber above the treatment chamber outlet. As the head equalization chamber fills, the head differential driving flow through the treatment chamber collapses. The result is that flow rates in the treatment chamber remain relatively constant even as total flow rates increase substantially. This configuration further reduces the potential for re-suspension or washout.

### 3.2 Stormwater Sizing

Appendix B shows the HydroCAD model used for calculating WQV runoff flow to the proposed hydrodynamic separator unit. The play space water features generate their own flow that will be considered for sizing purposes. See the table below:

**Table 2: Hydrodynamic Separator Sizing**

| Flow Source | Design Flow (CFS) |
|---|---|
| Play Space Runoff | 0.1670 |
| Play Space Water Features | 0.0446 |
| Total Proposed WQV Peak Flow | 0.2116 |
| Proposed Hydrodynamic Separator CS-4 Pretreatment Capacity | 2.13 |

## 4.0 CONSTRUCTION-PHASE POLLUTANT CONTROL

The SWPPP and accompanying plans identify the temporary and permanent erosion and sediment control measures that have been incorporated into the design of this project. These measures will be implemented during construction, to minimize soil erosion and control sediment transport off-site, and after construction, to control the quality of stormwater runoff from the developed site.

Erosion control measures, designed to minimize soil loss, and sediment control measures, intended to retain eroded soil and prevent it from reaching water bodies or adjoining properties, have been developed in accordance with the following documents:

- NYSDEC SPDES General Permit for Stormwater Discharges From Construction Activity, Permit No. GP-0-25-001 (effective January 29, 2025 through January 28, 2030)
- New York State Standards and Specifications for Erosion and Sediment Control, NYSDEC (November 2016)

- Poughkeepsie City Code Chapter 14 ½ Subchapter 3 Stormwater Management and Erosion and Sediment Control.

The SWPPP and accompanying plans outline the construction scheduling for implementing the erosion and sediment control measures. These documents include limitations on the duration of soil exposure, criteria and specifications for placement and installation of the erosion and sediment control measures, a maintenance schedule, and specifications for the implementation of erosion and sediment control practices and procedures.

Temporary and permanent erosion and sediment control measures that shall be applied during construction generally include:

1. Minimizing soil erosion and sedimentation by stabilization of disturbed areas and by removing sediment from construction site discharges.

2. Preservation of existing vegetation to the greatest extent practical. 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 to minimize the area and duration of soil disruption.

4. Establishment of permanent traffic corridors to ensure that "routes of convenience" are avoided.

## 4.1 Temporary Erosion and Sediment Control Measures

The temporary erosion and sediment control measures described in the following sections are included as part of the construction documents.

### *4.1.1 Stabilized Construction Access*

Prior to construction, stabilized construction access(es) will be installed, per accompanying plans, to reduce the tracking of sediment onto public roadways.

Construction traffic must enter and exit the site at the stabilized construction access(es). The intent is to trap dust and mud that would otherwise be carried off-site by construction traffic.

The access(es) shall be maintained in a condition, which will control tracking of sediment onto public rights-of-way or streets. When necessary, additional aggregate will be placed atop the filter fabric to assure the minimum thickness is maintained. All sediment and/or soil spilled, dropped, or washed onto public rights-of-way must be removed immediately. Periodic inspection and needed maintenance shall be provided after each substantial rainfall event.

### *4.1.2 Dust Control*

Water trucks shall be used as needed during construction to reduce dust generated on-site. Dust control must be provided by the Contractor(s) to a degree that is acceptable to the Owner, and in compliance with the applicable local and state dust control requirements.

### *4.1.3 Temporary Soil Stockpile*

Materials, such as topsoil, will be temporarily stockpiled (if necessary) on the site during the construction process. Stockpiles shall be located in an area away from storm drainage, water bodies and/or courses, and will be properly protected from erosion by a surrounding silt fence barrier.

### *4.1.4 Silt Fencing*

Prior to the initiation of and during construction activities, a geotextile filter fabric (or silt fence) will be established downgradient of all disturbed areas. These barriers may extend into non-impact areas to provide adequate protection of adjacent lands.

Clearing and grubbing will be performed only as necessary for the installation of the sediment control barrier. To facilitate effectiveness of the silt fencing, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s). Maintenance of the fence will be performed as needed.

### *4.1.5 Temporary Seeding*

For areas undergoing clearing, grading, and disturbance as part of construction activities, where work has temporarily ceased, temporary soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the soil disturbance activity has temporarily ceased.

### *4.1.6 Filter Fabric Drop Inlet Protection*

Install filter fabric or silt fence with wooden stakes at the perimeter of existing or proposed catch basins located in lawn areas, to prevent sediment from entering the catch basins and storm sewer system. Remove sediment accumulation and repair or replace fabric as necessary to ensure proper function.

### *4.1.7 Erosion Control Blanket*

Erosion control blankets shall be installed in accordance with manufacturer's requirements on all slopes exceeding 3:1. Erosion control blankets provide temporary erosion protection, rapid vegetative establishment, and long-term erosion resistance to shear stresses generated by high runoff flow velocities associated with steep slopes.

### *4.1.8 Dewatering Operations*

Dewatering will be used to intercept sediment-laden stormwater or pumped groundwater and allow it to settle out of the pumped discharge prior to being discharged from the site. Water from dewatering operations shall be treated to eliminate the discharge of sediment and other pollutants. Water resulting from dewatering operations shall be directed to temporary sediment traps or dewatering devices. Temporary sediment traps and dewatering bags will be provided, installed, and maintained at downgradient locations to control sediment deposits to downstream surfaces.

### *4.1.9 Fiber Roll*

Prior to the initiation of and during construction activities, fiber rolls (12" minimum diameter) will be established downgradient of all disturbed areas to reduce sheet flow on slopes. These rolls may extend into non-impact areas to provide adequate protection of adjacent lands. Spacing will conform to NYSDEC specification for straw bale dike.

Clearing and grubbing will be performed only as necessary for the installation of the fiber rolls. To facilitate effectiveness, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s) and maintenance will be performed as needed.

### *4.1.10 Compost Filter Sock*

Prior to the initiation of and during construction activities, a compost filter sock (or silt sock) will be established downgradient of all disturbed areas. These filters may extend into non-impact areas to provide adequate protection of adjacent lands. The spacing of the compost filter sock, which will depend on the ground slope and diameter of the sock, shall be based upon New York State or EPA guidance.

Clearing and grubbing will be performed only as necessary for the installation of the sediment control filter; and unlike sediment control barriers, trenching is not required. The ends of the filter sock should be directed upslope, to prevent stormwater from running around the end of the sock. The preferred anchoring method is to drive stakes through the center of the sock at regular intervals; alternatively, stakes can be placed on the downstream side of the sock. To facilitate effectiveness of the compost filter sock, daily inspections and inspections immediately after significant storm events will be performed by the Contractor(s) to ensure that they are intact and the area behind the sock is not filled with sediment. Maintenance of the sock will be performed as needed.

## 4.2 Permanent Erosion and Sediment Control Measures

The permanent erosion and sediment control measures described in the following sections are included as part of the construction documents.

### *4.2.1 Establishment of Permanent Vegetation*

Disturbed areas that will be vegetated must be seeded in accordance with the contract documents. The type of seed, mulch, and maintenance measures as described in the contract documents shall also be followed.

Permanent soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the soil disturbance activity has permanently ceased.

Final site stabilization is achieved when all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of 80 percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

## 4.3 Other Pollutant Controls

Part I.C.1 of GP-0-25-001 prohibits discharges from construction material wastewater, pollutants used in vehicle and equipment operation and maintenance, vehicle and equipment washing and toxic or hazardous substances.

The following table identifies materials and/or chemicals commonly used and/or stored on construction sites and should be addressed in the site-specific spill prevention and response plan:

**Table 3: Common Construction Pollutants**

| Material/Chemical | Physical Description | Stormwater Pollutants | Location* |
|---|---|---|---|
| Pesticides (insecticides, fungicides, herbicides, rodenticides) | Various colored to colorless liquid, powder, pellets, or grains | Chlorinated hydrocarbons, organophosphates, carbamates, arsenic | Herbicides used for noxious weed control |
| Fertilizer | Liquid or solid grains | Nitrogen, phosphorous | Newly seeded areas |
| Cleaning solvents | Colorless, blue, or yellow-green liquid | Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates | No equipment cleaning allowed in project limits |
| Asphalt | Black solid | Oil, petroleum distillates | Streets and roofing |
| Concrete | White solid/grey liquid | Limestone, sand, pH, chromium | Curb and gutter, building construction |
| Curing compounds | Creamy white liquid | Naphtha | Curb and gutter |
| Hydraulic oil/fluids | Brown oily petroleum hydrocarbon | Mineral oil | Leaks or broken hoses from equipment |
| Gasoline | Colorless, pale brown or pink petroleum hydrocarbon | Benzene, ethyl benzene, toluene, xylene, MTBE | Secondary containment / staging area |

| | | | |
|---|---|---|---|
| Diesel Fuel | Clear, blue-green to yellow liquid | Petroleum distillate, oil & grease, naphthalene, xylenes | Secondary containment / staging area |
| Kerosene | Pale yellow liquid petroleum hydrocarbon | Coal oil, petroleum distillates | Secondary containment / staging area |
| Antifreeze/coolant | Clear green/yellow liquid | Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc) | Leaks or broken hoses from equipment |
| Sanitary toilets | Various colored liquid | Bacteria, parasites, and viruses | Staging area |
| Construction materials | | | |
| Granular fill | Various colored solids | Sediment | Stockpile / fill areas |
| Subbase course | Gray/brown solid | Sediment, dust | Stockpile |
| Topsoil | Brown solid | Sediment | Stockpile |
| Mulch | Various colored solid | Sediment, debris | Staging area |
| Seed | Brown/yellow solid | Nutrients, debris | Staging area |
| HDPE Storm Pipe | Black solid | | Staging area |
| SDR-35, SDR-21 PVC Pipe | Various colored solid | | Staging area |
| Metals Frames and Grates | Gray solid | | Staging area |
| Joint Sealant | Light gray viscous solid | Polyurethane | Staging area |

## 4.4 Construction Housekeeping Practices

During the construction phase, the Contractor(s) will implement the following measures:

### *4.4.1 Sediment Sweeping/Vacuuming*

Any sediment that is tracked by construction vehicles or erosion onto adjacent public or private impervious surfaces must be swept or vacuumed, utilizing self-propelled and/or walk-behind equipment, and removed on a daily basis. Kick brooms and sweeper attachments are not an acceptable means of sweeping. Sweeping or vacuuming should not take place while tracked sediment is wet. If tracked sediment is compacted, the sediment must be scraped loose prior to sweeping or vacuuming.

### *4.4.2 Material Stockpiles*

Material resulting from clearing and grubbing operations that will be stockpiled on-site, must be adequately protected with downgradient erosion and sediment controls.

### *4.4.3 Equipment Cleaning and Maintenance*

The Contractor(s) will designate areas for equipment cleaning, maintenance, and repair. The Contractor(s) and subcontractor(s) will utilize those areas. The areas will be protected by a temporary perimeter berm.

### *4.4.4 Detergents*

The use of detergents for large-scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.)

### *4.4.5 Spill Prevention and Response*

A Spill Prevention and Response Plan shall be developed, for the pollutants identified in Section 5.3, for the site by the Contractor(s) that addresses the following:

1. Reducing chance of spills
2. Stopping the source of spills
3. Containing and cleaning up spills
4. Disposing of materials contaminated by spills
5. Training personnel responsible for spill prevention/response
6. Material handling procedures
7. Material storage requirements

The plan shall detail the steps required 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 Safety Data Sheets (SDS) 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.

### *4.4.6 Concrete Washout Areas*

A temporary concrete washout area shall be provided for every project where concrete will be poured or otherwise formed on-site and shall consist of an excavated or above-ground lined construction pit where concrete trucks or equipment can be washed out after their loads have been discharged. Waste generated from concrete wash water that shall not be allowed to flow into drainage ways, inlets, receiving waters, highway right-of-way, or any location other than the designated concrete washout area(s). Proper signage shall be placed adjacent to the facility to designate the "Concrete Washout Area". Locate the facility a minimum of 100-feet from drainage swales, storm drain inlets, wetlands, streams, and other surface waters. Prevent surface water from entering the washout area.

The hardened residue from the concrete wash areas will be disposed of in the same manner as other non-hazardous construction waste materials. Maintenance of the washout area shall include removal of hardened material when 75% of the storage capacity is filled, and a minimum freeboard of 12 inches shall be maintained. The Contractor will be responsible for seeing that these procedures are followed. The project may require the use of multiple concrete washout areas based on the frequency of concrete pours.

### *4.4.7 Material Storage*

Construction materials shall be stored in a dedicated staging area. The staging area shall be located in an area that prevents negative impacts of construction materials on 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 of at an approved solid waste or chemical disposal facility.

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# APPENDIX A: FIGURES

A-1: Site Location Map
A-2: Orthophoto Tax Map
A-3: Soils Map
A-4: Environmental Resource Map
A-5: FEMA Firm Map

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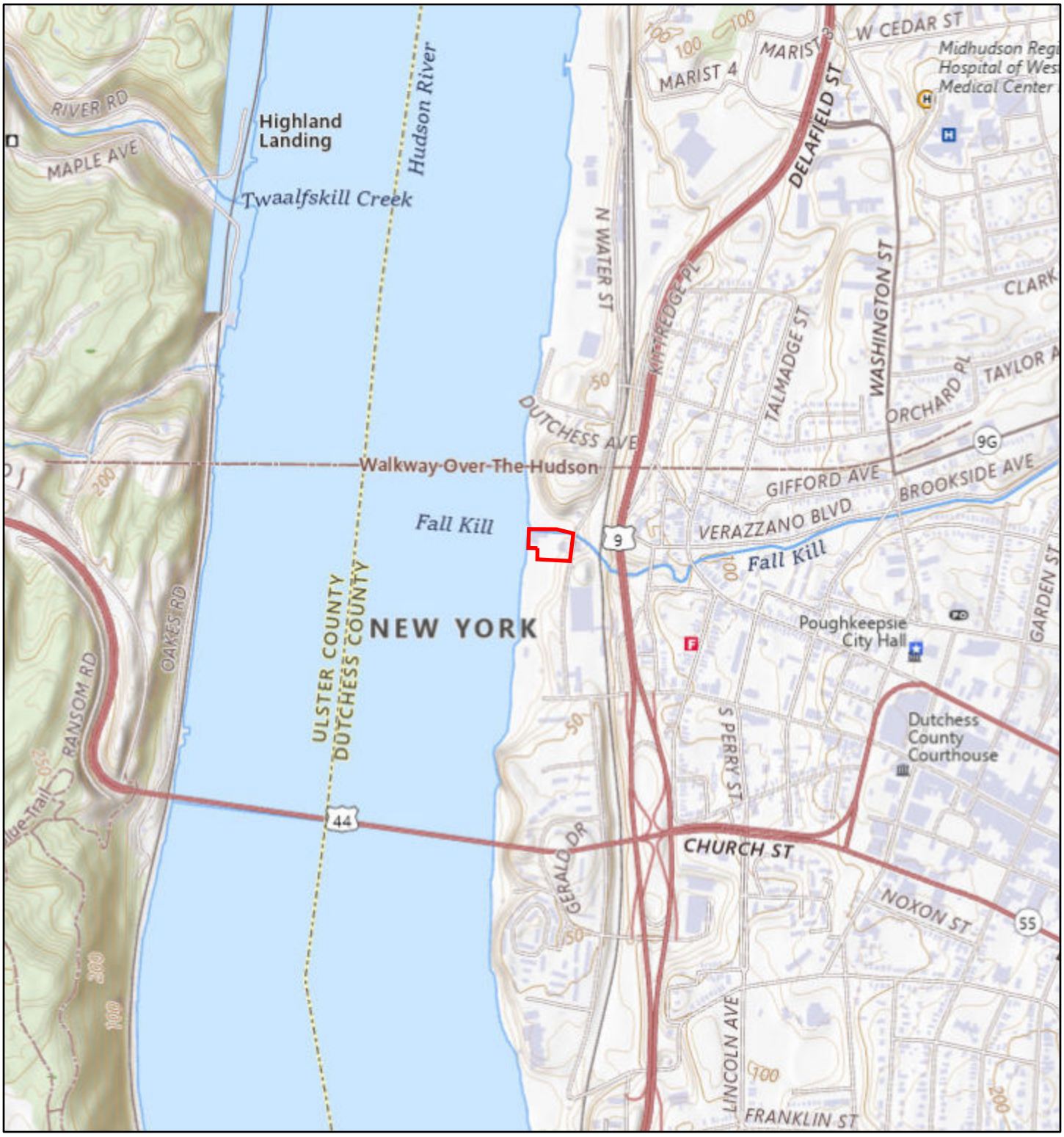
# FIGURE A-1 : SITE LOCATION MAP




10/29/2025

USGSTopo

Red: Band_1

Green: Band_2

Blue: Band_3

1:18,000

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S.

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# FIGURE A-2 : ORTHOPHOTO TAX MAP

ParcelAccess
Dutchess County, NY

**Parcel Lines**
Dutchess County, NY

Printed By:
ParcelAccess

1:1,000 Scale
10/29/2025

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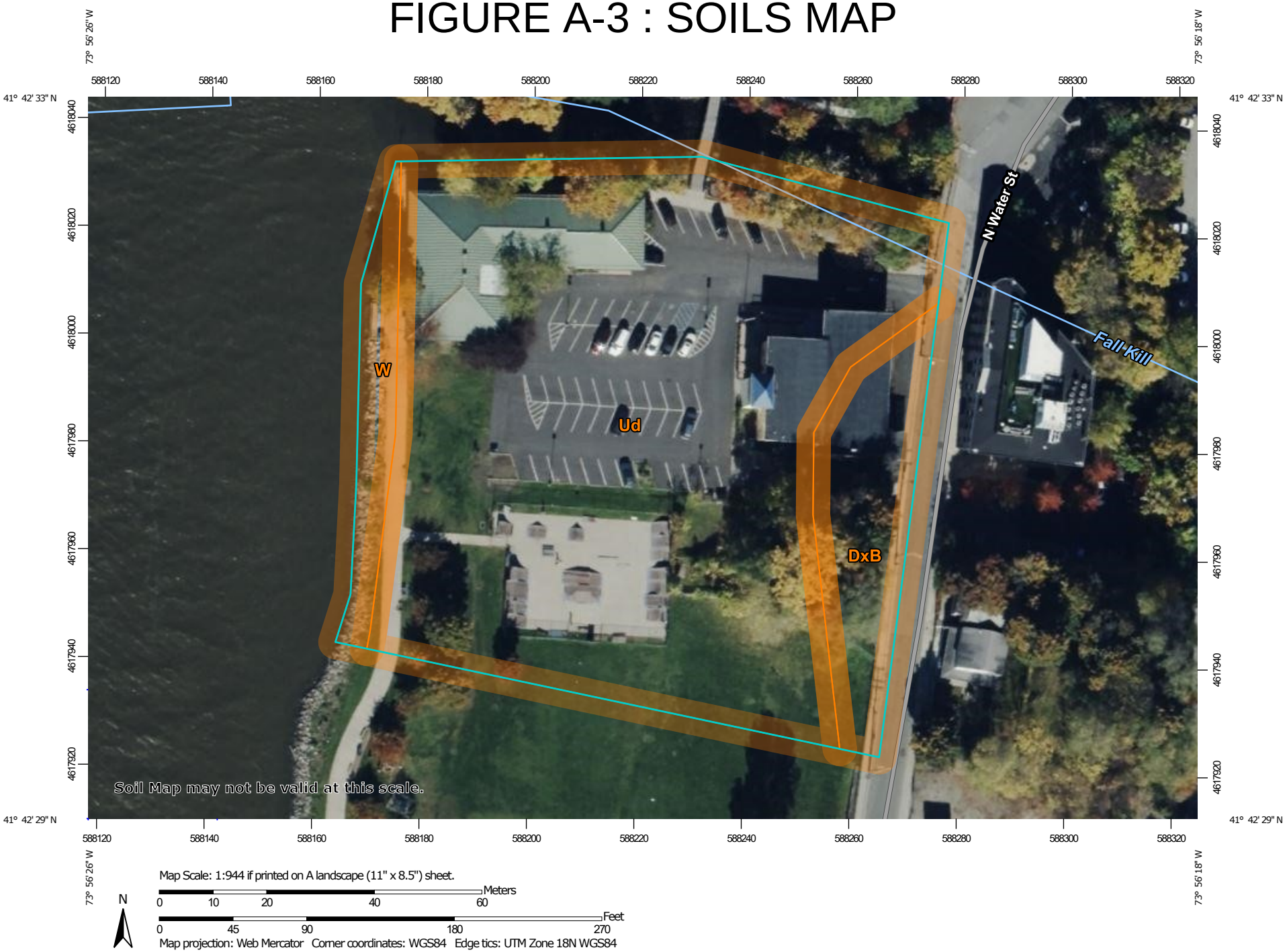
# FIGURE A-3 : SOILS MAP



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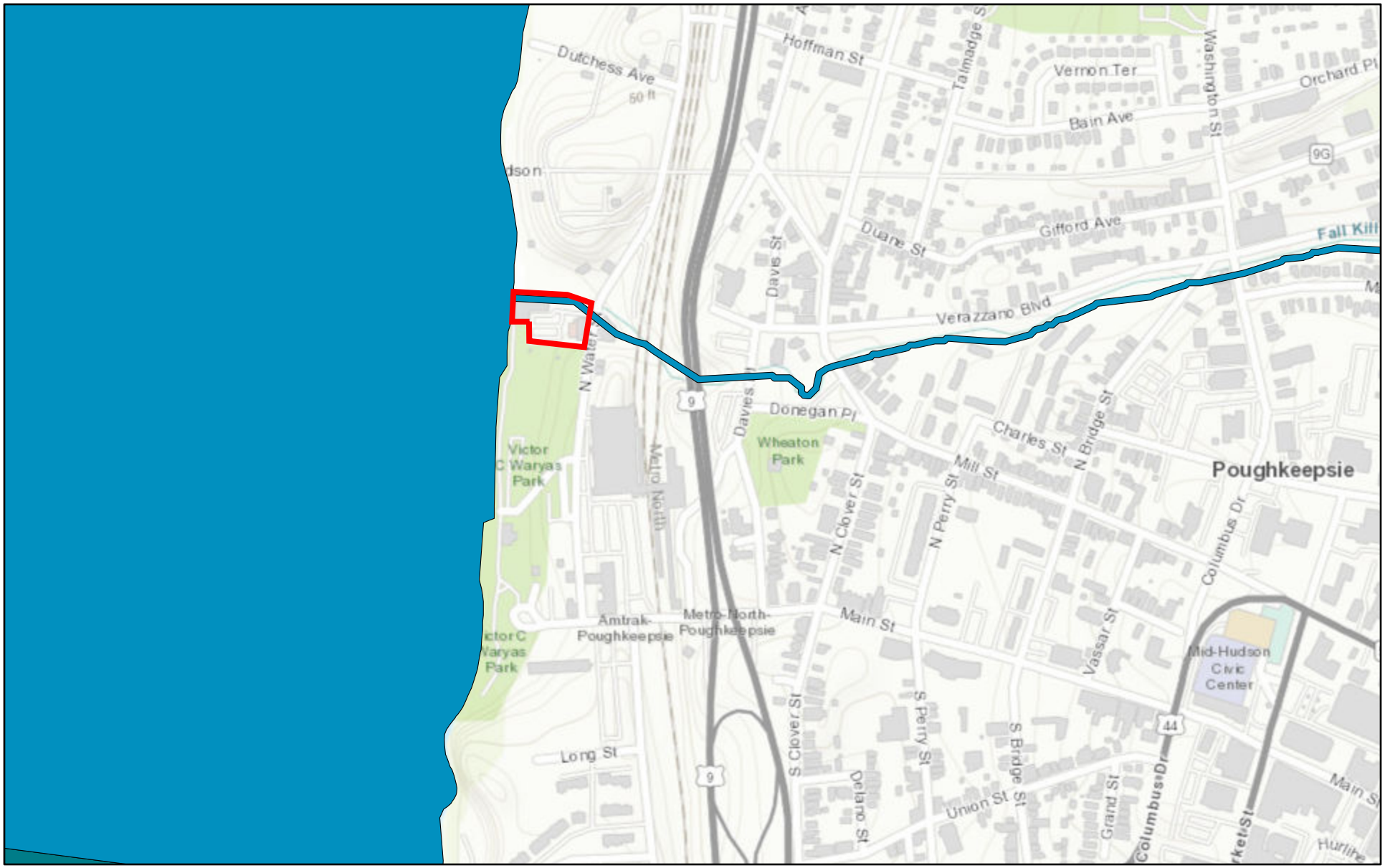
# FIGURE A-4 : ENVIRONMENTAL RESOURCE MAP




October 29, 2025

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/ NASA, EPA, USDA

NYS Department of Environmental Conservation

Not a legal document

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## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

**Base map** information shown on this FIRM was derived from digital orthophotography provided by the New York State Office of Cyber Security & Critical Infrastructure Coordination. This information was produced as one-foot and two-foot resolution natural color orthoimagery from photography dated April 2006.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

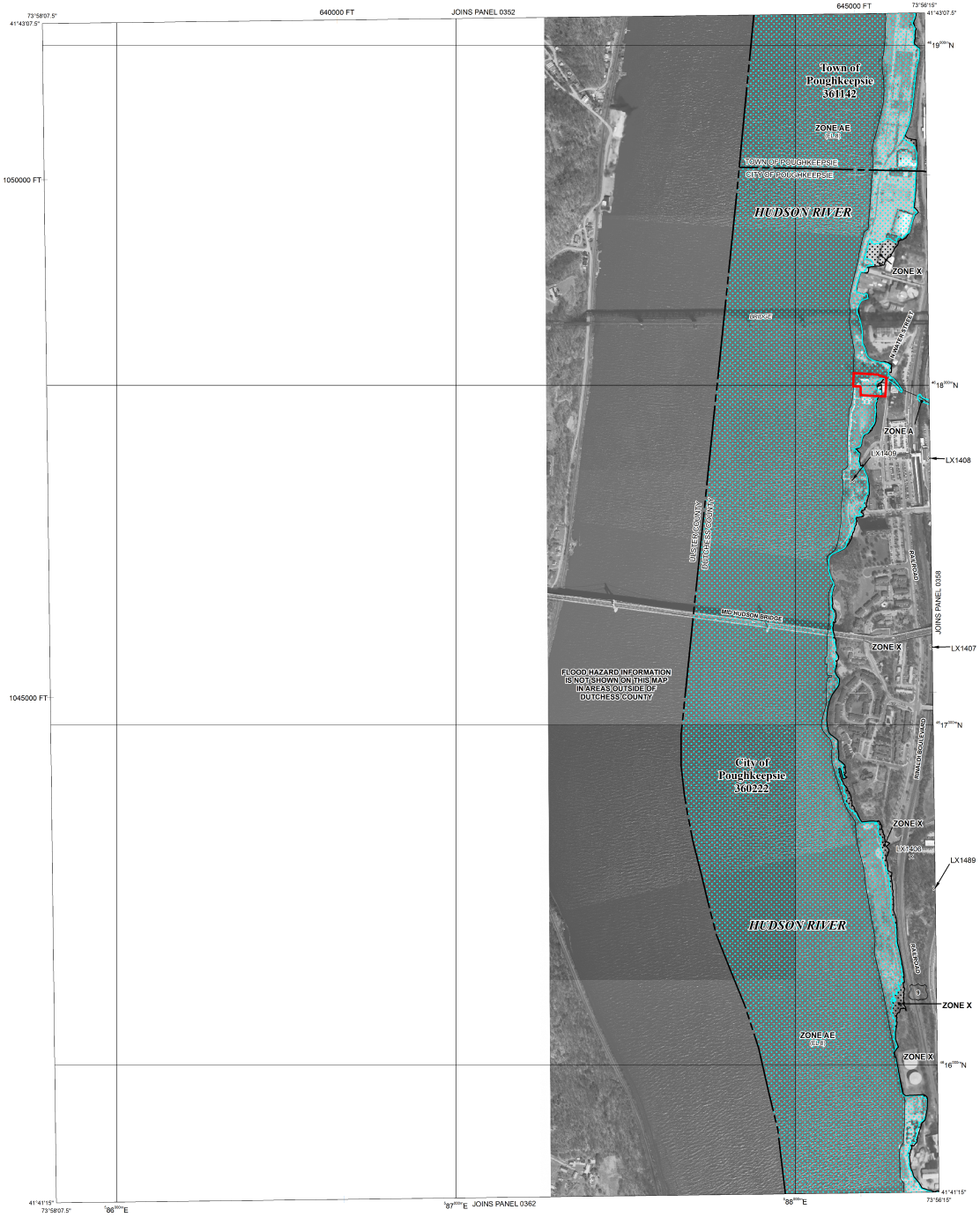
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM, visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

This digital FIRM was produced through a unique cooperative partnership between the New York State Department of Environmental Conservation (NYSDEC) and FEMA. As part of the effort, NYSDEC has joined in a Cooperative Technical Partnership agreement to produce and maintain FEMA's digital FIRM.

# FIGURE A-5 : FEMA FIRM MAP




## LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INFUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

| | |
|---|---|
| **ZONE A** | No Base Flood Elevations determined. |
| **ZONE AE** | Base Flood Elevations determined. |
| **ZONE AH** | Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined. |
| **ZONE AO** | Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined. |
| **ZONE AR** | Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood. |
| **ZONE A99** | Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined. |
| **ZONE V** | Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined. |
| **ZONE VE** | Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined. |

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

| | |
|---|---|
| **ZONE X** | Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. |

OTHER AREAS

| | |
|---|---|
| **ZONE X** | Areas determined to be outside the 0.2% annual chance floodplain. |
| **ZONE D** | Areas in which flood hazards are undetermined, but possible. |

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

| | |
|---|---|
| | 1% annual chance floodplain boundary |
| | 0.2% annual chance floodplain boundary |
| | Floodway boundary |
| | Zone D boundary |
| | CBRS and OPA boundary |
| | Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities. |
| 513 (EL 987) | Base Flood Elevation line and value; elevation in feet* |
| | Base Flood Elevation value where uniform within zone; elevation in feet* |

* Referenced to the North American Vertical Datum of 1988

| | |
|---|---|
| A — A | Cross section line |
| 3 — 3 | Limited detail cross section line |
| 23 — 23 | Transect line |
| 87°07'45", 32°22'30" | Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere |
| 4376000mN | 1000-meter Universal Transverse Mercator grid values, zone 18 |
| 600000 FT | 5000-foot grid values: New York State Plane coordinate system, East zone (FIPSZONE 3101), Transverse Mercator projection |
| DX5510 | Bench mark (see explanation in Notes to Users section of this FIRM panel) |
| M1.5 | River Mile |

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
May 2, 2012

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0354E

# FIRM

**FLOOD INSURANCE RATE MAP**

for DUTCHESS COUNTY, NEW YORK (ALL JURISDICTIONS)

CONTAINS:

| COMMUNITY | NUMBER |
|---|---|
| POUGHKEEPSIE, CITY OF | 360222 |
| POUGHKEEPSIE, TOWN OF | 361142 |

**PANEL 354 OF 602**
**MAP SUFFIX: E**
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**
**36027C0354E**

**EFFECTIVE DATE**
**MAY 2, 2012**

Federal Emergency Management Agency

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# APPENDIX B:
# HYDRODYNAMIC SEPARATOR
# HYDROCAD

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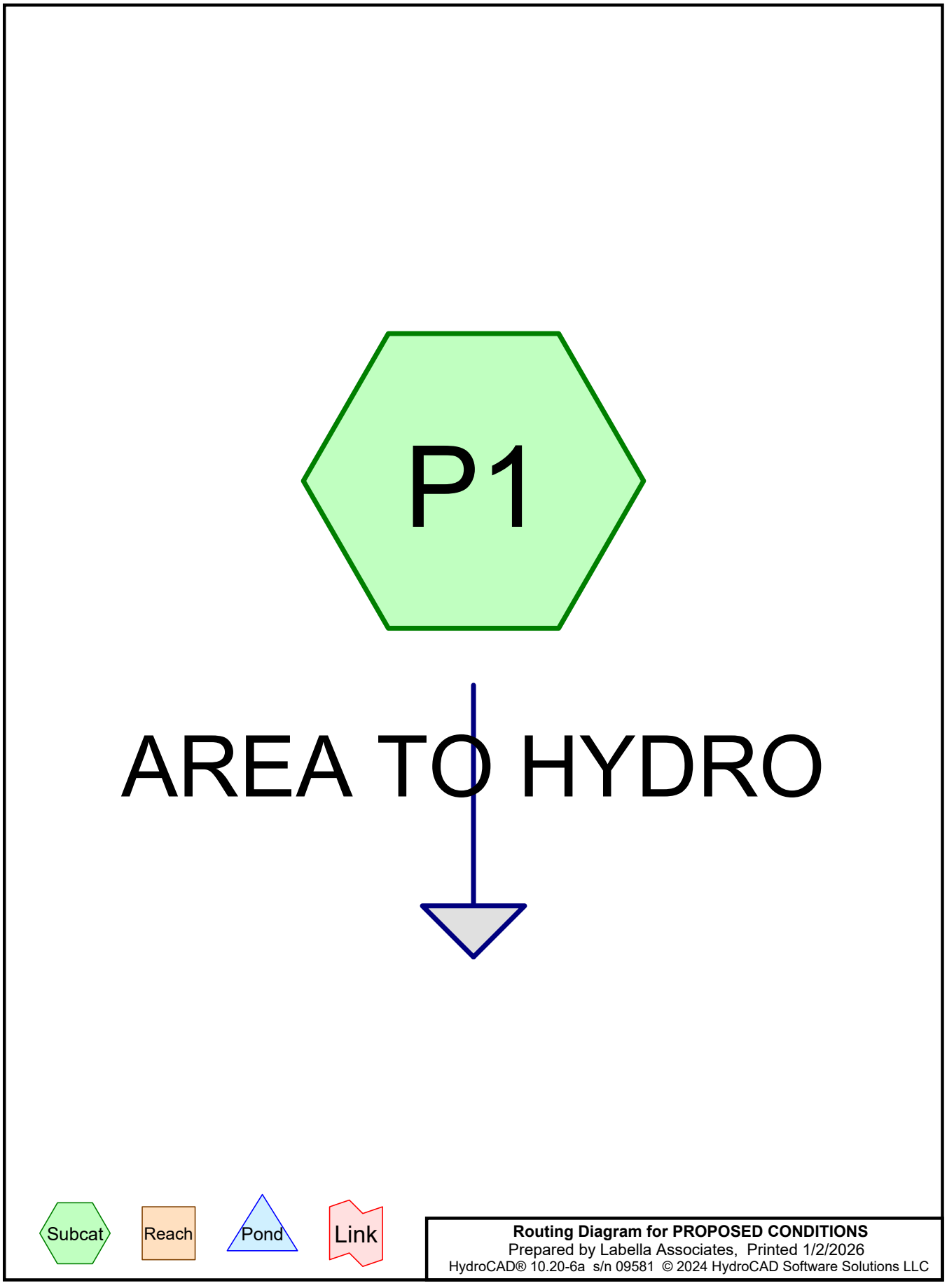

P1
AREA TO HYDRO
Subcat
Reach
Pond
Link
Routing Diagram for PROPOSED CONDITIONS
Prepared by Labella Associates, Printed 1/2/2026
HydroCAD® 10.20-6a s/n 09581 © 2024 HydroCAD Software Solutions LLC

## Rainfall Events Listing (selected events)

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AM |
|---|---|---|---|---|---|---|---|---|
| 1 | WQV | playspace extreme_precip_tables_output 24-hr S1 | 1-yr | Default | 24.00 | 1 | 1.40 | |

## Summary for Subcatchment P1: AREA TO HYDRO

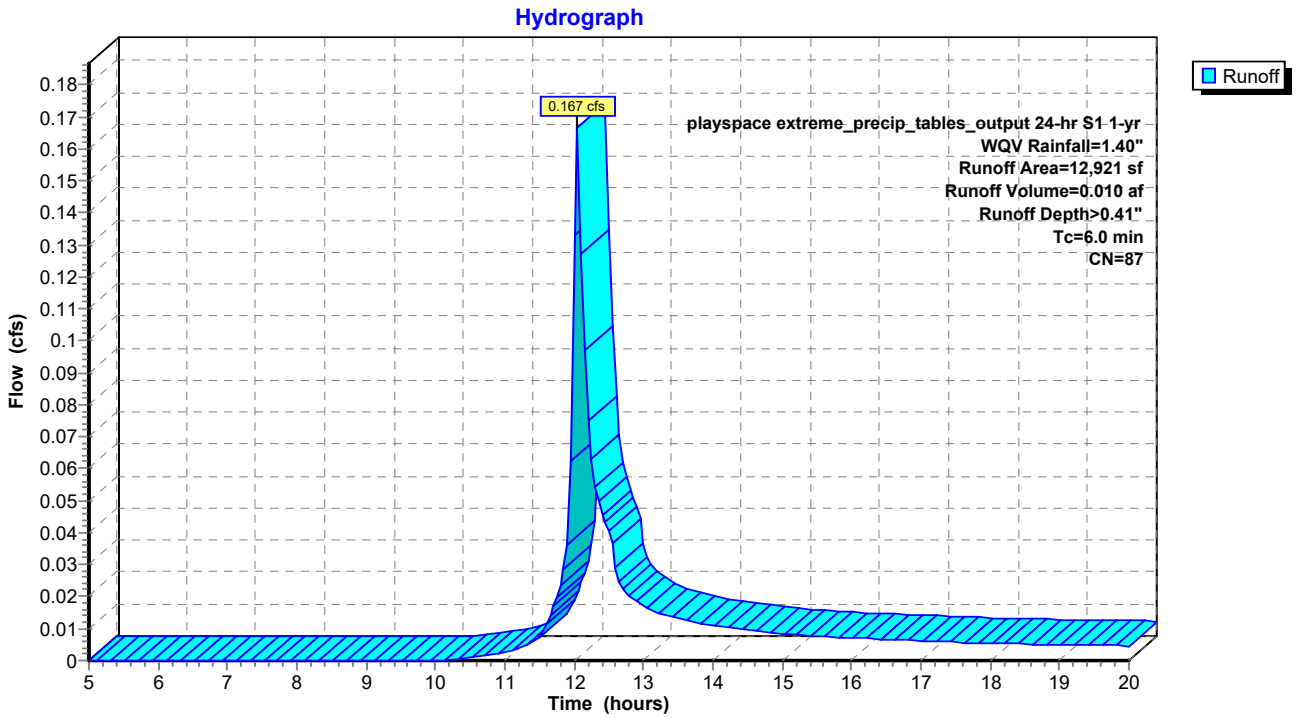
Runoff = 0.167 cfs @ 12.05 hrs, Volume= 0.010 af, Depth> 0.41"
Routed to Pond HS-1 : HYDRO 1 - CS-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
playspace extreme_precip_tables_output 24-hr S1 1-yr WQV Rainfall=1.40"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 9,023 | 98 | Impervious |
| | 1,256 | 39 | >75% Grass cover, Good, HSG A |
| | 2,642 | 74 | >75% Grass cover, Good, HSG C |
| | 12,921 | 87 | Weighted Average |
| | 3,898 | | 30.17% Pervious Area |
| | 9,023 | | 69.83% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

## Subcatchment P1: AREA TO HYDRO



# Hydrodynamic Separator Pretreatment Calculations

| Design Point: | 1 |
|---|---|

| Enter Site Data For Drainage Area to be Pre-treated by Practice | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Drainage Area Number** | **Contributing Area** (Acres) | **Impervious Area** (Acres) | **Percent Impervious** (%) | **Rv** | **WQv** (cf) | **Precipitation** (in) | **Description** |
| 1 | 0.30 | 0.21 | 70% | 0.68 | 1,023 | 1.40 | HDS |

| Design Criteria | | |
|---|---|---|
| Max pipe size going into or out of structure (in) | 10 | |
| Is a grate needed on structure? | Yes | Must use a minimum size of a CS-4 Separator if a Grate is |

| Sizing Criteria Criteria | | | |
|---|---|---|---|
| | Value | Units | Notes |
| Flow Rate (From HydroCAD + Play Features) | 0.2116 | cfs | |

| Hydrodynamic Separator Unit | |
|---|---|
| Unit | CS-4 |
| Approved Flow (cfs) | 2.13 |

| Cascade Separator | | | | | | |
|---|---|---|---|---|---|---|
| | **Typical Dia.** | **Max Pipe Size** | **Approved Flows (cfs)** | | **Suggested Rim to Invert Elevation*** | **Bypass Capacity** |
| | | | **Pretreatment** | **NYS DEC/ NYS DOT** | | |
| CS-3 | 3 | 15" | 1.02 | 1.02 | 4' | 15-20cfs |
| CS-4 | 4 | 24" | 2.13 | 1.8 | 4' | 15-20cfs |
| CS-5 | 5 | 30" | 3.5 | 2.81 | 4' | 15-20cfs |
| CS-6 | 6 | 42" | 7.25 | 4.05 | 5' | 15-20cfs |
| CS-8 | 8 | 54" | 15 | 7.2 | 5' | 15-20cfs |
| CS-10 | 10 | 54" | 27 | 11.3 | 6' | 15-20cfs |

# APPENDIX C:
# OPERATION & MAINTENANCE GUIDANCE

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# POST CONSTRUCTION INSPECTIONS AND MAINTENANCE

## 1. SITE COVER

### a. Inspections

Site cover and associated structures and embankments should be inspected periodically for the first few months following construction and then on a biannual basis. Site inspections should also be performed following all major storm events. Items to check for include (but are not limited to):

i. Differential settlement of embankments, cracking or erosion.

ii. Lack of vigor and density of grass turf.

iii. Accumulation of sediments or litter on lawn areas, paved areas, or within catch basin sumps.

iv. Accumulation of pollutants, including oils or grease, in catch basin sumps.

v. Damage or fatigue of storm sewer structures or associated components.

### b. Mowing and Sweeping

Vegetated areas and landscaping should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year (more frequent mowing may be desired for aesthetic reasons). Resultant yard waste shall be collected and disposed of off-site.

Paved areas should be swept at least twice a year. Additional sweeping may be appropriate in the early spring for removal of deicing materials

### c. Debris and Litter Removal

Accumulation of litter and debris should be removed during each mowing or sweep operation.

### d. Structural Repair or Replacement

Components of the system which require repair or replacement should be addressed immediately following identification.

### e. Catch Basins

The frequency for cleanout of catch basin sumps will depend on the efficiency of mowing, sweeping, and debris and litter removal. Sumps should be cleaned when accumulation of sediments are within six inches of the catch basin outlet pipe.

Disposal of material from catch basins sumps, drainage manholes, and trench drains shall be in accordance with local, state, and federal guidelines.

**f. Rip-rap Dissipation structures**

Rip-rap used to dissipate energy from pipe outfalls shall be cleaned or replaced when it becomes overburdened with silt or sediment.

**g. Winter Maintenance**

To prevent impacts to storm water management facilities, the following winter maintenance limitations, restrictions, or requirements are recommended:

i. Remove snow and ice from inlet structures, basin inlet and outlet structures and away from culvert end sections.

ii. Snow removed from paved areas should not be piled at inlets/outlets of the storm water management basin.

iii. Use of deicing materials should be limited to sand and "environmentally friendly" chemical products. Use of salt mixtures should be kept to a minimum.

iv. Sand used for deicing should be clean, course material free of fines, silt, and clay.

v. Materials used for deicing should be removed during the early spring by sweeping and/ or vacuuming.

## 2. HYDRODYNAMIC DEVICE

The hydrodynamic device is a confined space environment and only properly trained personnel possessing the necessary safety equipment should enter the unit to perform maintenance or inspection.

**a. Inspection Schedule**

The hydrodynamic device shall be inspected every four months.

**b. Inspection Items**

The unit's internal components should be inspected for any signs of damage or any loosening of the bolts used to fasten the various components to the manhole structure and to each other.

Refer to attached Operations and Maintenance Guidelines, for Hydrodynamic Device, for the manufacturer's detailed inspection and maintenance requirements.

**c. Debris, Trash and Litter Control**

The screen shall be power washed for the inspection. The floatables shall be removed and the sump cleaned when it has reached 50% capacity. The unit may require cleaning in the event of a spill of a toxic or foreign substance. At a minimum, the hydrodynamic device shall be pumped out at least once a year if the sump does not reach its 50% capacity.

**d. Sediment removal**

Disposal of material from the hydrodynamic device shall be in accordance with local, state, and federal guidelines.

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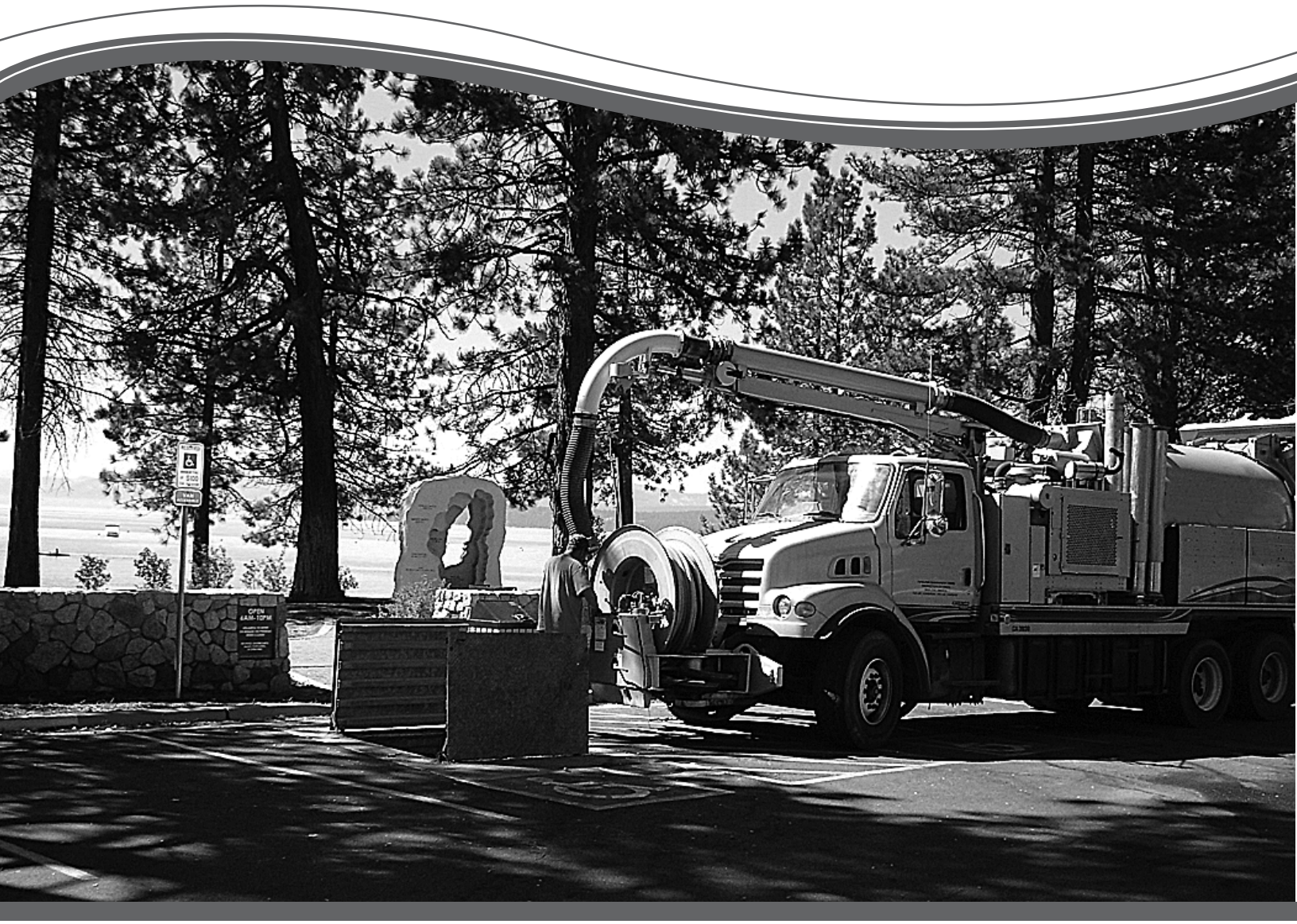
CONTECH®
ENGINEERED SOLUTIONS

# Cascade Separator® Inspection and Maintenance Guide



CASCADE
separator®

## Maintenance

The Cascade Separator® system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects sediment and debris will depend upon on-site activities and site pollutant characteristics. For example, unstable soils or heavy winter sanding will cause the sediment storage sump to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

## Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall). However, more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment wash-down areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

A visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet chamber, flumes or outlet channel. The inspection should also quantify the accumulation of hydrocarbons, trash and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided in this Inspection and Maintenance Guide.

Access to the Cascade Separator unit is typically achieved through one manhole access cover. The opening allows for inspection and cleanout of the center chamber (cylinder) and sediment storage sump, as well as inspection of the inlet chamber and slanted skirt. For large units, multiple manhole covers allow access to the chambers and sump.

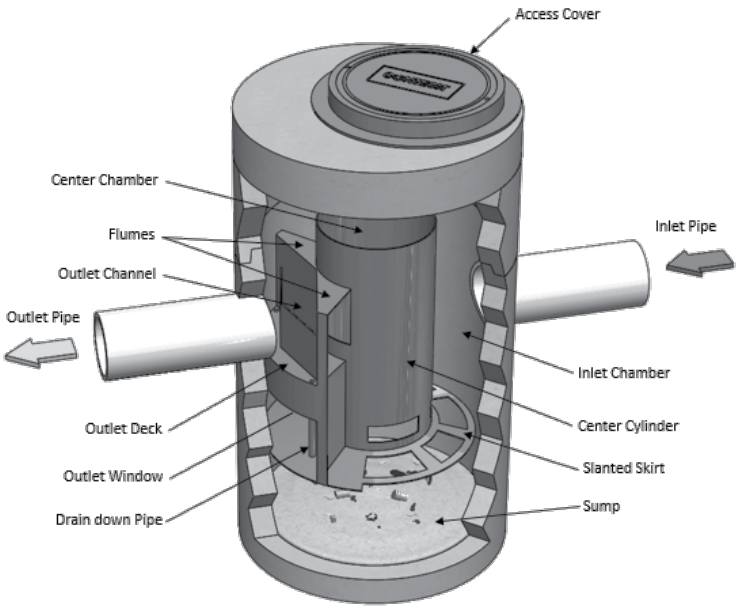
The Cascade Separator system should be cleaned before the level of sediment in the sump reaches the maximum sediment depth and/or when an appreciable level of hydrocarbons and trash has accumulated. If sorbent material is used, it must be replaced when significant discoloration has occurred. Performance may be impacted when maximum sediment storage capacity is exceeded. Contech recommends maintaining the system when sediment level reaches 50% of maximum storage volume. The level of sediment is easily determined by measuring the distance from the system outlet invert (standing water level) to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the chart in this document to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage.

## Cleaning

Cleaning of a Cascade Separator system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole cover and insert the vacuum tube down through the center chamber and into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The areas outside the center chamber and the slanted skirt should also be washed off if pollutant build-up exists in these areas.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. Then the system should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and to ensure proper safety precautions. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the Cascade Separator system must be done in accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal. If any components are damaged, replacement parts can be ordered from the manufacturer.



## Cascade Separator® Maintenance Indicators and Sediment Storage Capacities

| Model Number | Diameter | | Distance from Water Surface to Top of Sediment Pile | | Sediment Storage Capacity | |
|---|---|---|---|---|---|---|
| | ft | m | ft | m | $y^3$ | $m^3$ |
| CS-3 | 3 | 0.9 | 1.5 | 0.5 | 0.4 | 0.3 |
| CS-4 | 4 | 1.2 | 2.5 | 0.8 | 0.7 | 0.5 |
| CS-5 | 5 | 1.3 | 3 | 0.9 | 1.1 | 0.8 |
| CS-6 | 6 | 1.8 | 3.5 | 1 | 1.6 | 1.2 |
| CS-8 | 8 | 2.4 | 4.8 | 1.4 | 2.8 | 2.1 |
| CS-10 | 10 | 3.0 | 6.2 | 1.9 | 4.4 | 3.3 |
| CS-12 | 12 | 3.6 | 7.5 | 2.3 | 6.3 | 4.8 |

Note: The information in the chart is for standard units. Units may have been designed with non-standard sediment storage depth.

A Cascade Separator unit can be easily cleaned in less than 30 minutes.

A vacuum truck excavates pollutants from the systems.

# Cascade Separator® Inspection & Maintenance Log

| Cascade Model: | | | Location: | | |
|---|---|---|---|---|---|
| Date | Depth Below Invert to Top of Sediment[1] | Floatable Layer Thickness[2] | Describe Maintenance Performed | Maintenance Personnel | Comments |
| | | | | | |
| | | | | | |
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| | | | | | |

1. The depth to sediment is determined by taking a measurement from the manhole outlet invert (standing water level) to the top of the sediment pile. Once this measurement is recorded, it should be compared to the chart in the maintenance guide to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

SUPPORT

- Drawings and specifications are available at www.ContechES.com.
- Site-specific design support is available from our engineers.

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APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

RECEIVED
FEB 24 2026
BY

# Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 53 N Water (75 North Water Street Poughkeepsie, NY

II. **PROPERTY OWNER:** Mid-Hudson Children's Museum
**ADDRESS:** 75 North Water Street, Poughkeepsie, NY 12601
_____
_____ (state and zip code)
**PHONE NUMBER:** (845) 471 - 0589 (include area code)

III. **NAME OF APPLICANT:** APE Studio
**ADDRESS:** 1123 Broadway, New York, NY 10010
_____
_____ (state and zip code)
**PHONE NUMBER:** 212-213-6694 (include area code)
**EMAIL ADDRESS:** mdaurizio@apeoriginal.com

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

IV. **CONSULTANT:** LaBella Associates
**ADDRESS:** 21 Fox Street, Poughkeepsie, NY 12601
_____
_____ (state and zip code)
**PHONE NUMBER:** 845-454-3980 (include area code)
**EMAIL ADDRESS:** kbardwell@labellapc.com

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)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):
Construction of play space with various features including a garden, seating areas, playground structures, and wooded exploration area, and redevelopment of the impervious alley to serve the proposed play area. Some features will include water elements, which will require extending water service from the museum to the play space and area drainage connecting to the existing drainage network.

VI. **ZONING DISTRICT:** Waterfront (W) & Waterfront Transit Orientated Development (WTOD)

***(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: X (yes) _____ (no)

Alteration: X (yes) _____ (no)

Cost of Construction: $ Approximately 1.25 million

### LOT AND BULK INFORMATION:

Lot area: Approximately 1.65 acres (acres) _____ (square feet)

Building Footprint: _____ (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

_____ (total building footprint, square feet)

Lot Coverage: _____ (percentage, building coverage only)

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

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

_____ (additional proposed square feet for expansion)

_____ (total gross floor area, square feet)

Building Height: _____ (stories) _____ (feet)

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

## VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: The City has determined that additional parking will not be required.

B) Number of Off-Street Parking Spaces provided: N/A

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

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

If yes, name all such municipal facilities: Poughkeepsie Station Parking Garage

(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): 56 existing paved parking spaces west of the existing Mid-Hudson Discovery Museum, located at 75 N Water Street, Poughkeepsie, which is owned by the Museum. No loss of parking due to this project.

## 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: Museum Playground

B) Number of shifts (if any): One shift

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

D) Number of beds (hospitals, nursing homes, etc): N/A

E) Number of seats in largest assembly space: 24

F) Number of classrooms (schools): There are no formal classrooms included in this project.

G) Number of rental units (hotels, motels, etc.) N/A

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

I) Days/Hours of Operation: September-June: Tuesday-Sunday. July-August: Monday-Sunday. 9:30am-4:30pm.

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

_____

_____

_____

_____

_____

**XVII. APPLICANT CERTIFICATION**

I,_____, 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.

_____ 02/07/2026

Signature of Applicant Date

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

The O'Neill Group

A Real Estate Development Company

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<br>Outlook-twiiter-ic.png<br>Outlook-instagram-.png<br>Outlook-uph2mxh2.png<br>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

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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

**Confidentiality Notice:** This e-mail message including attachments, if any, is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. . Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are the intended recipient, but do not wish to receive communications through this medium, please so advise the sender immediately.

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

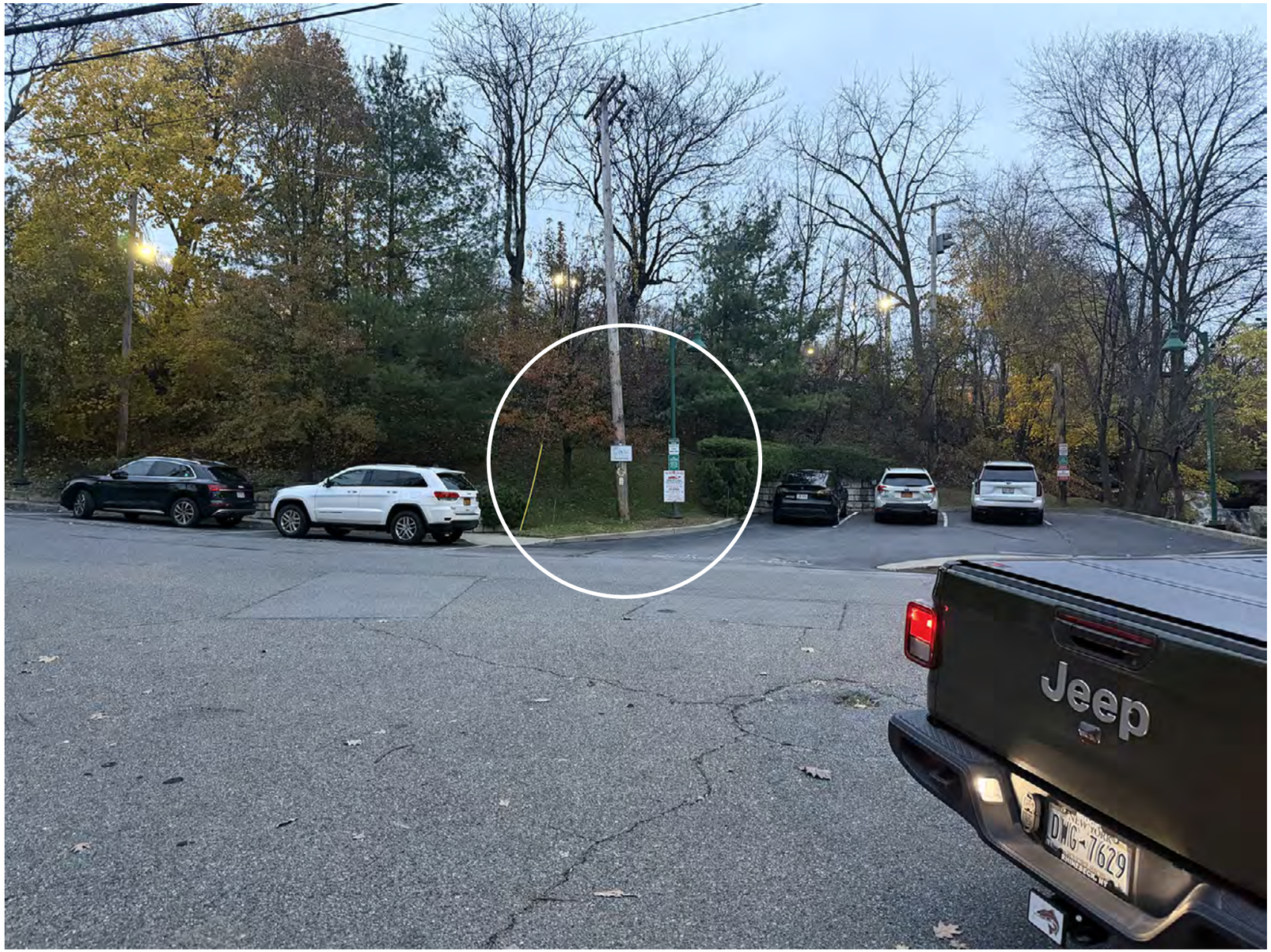
SAMPLE NAMING



© 2025 Timely Signs of Kingston, Inc.

# Pathfinder #1

## ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK



FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Kingston, Inc.

# ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK

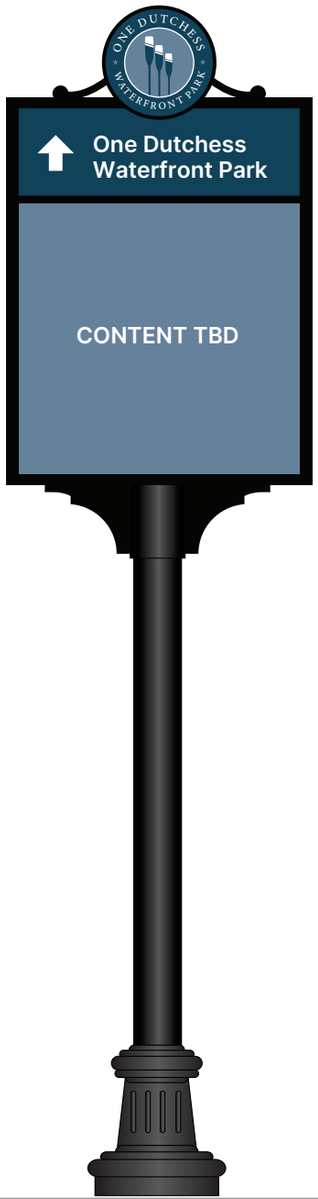
## Pathfinder #1

FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Kingston, Inc.

# Pathfinder #2

## ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK



OPPOSITE SIDE

FILE DATE - DEC 8, 2025

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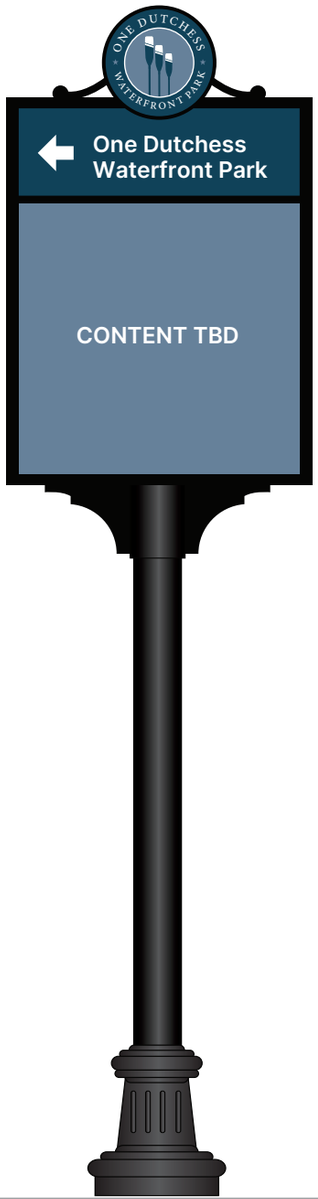
# Pathfinder #3

## ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK



OPPOSITE SIDE

FILE DATE - DEC 8, 2025

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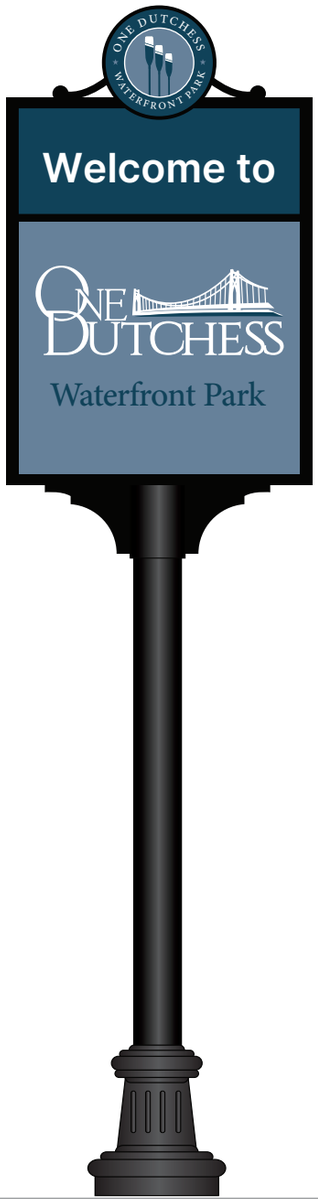
# Pathfinder #4

## 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

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)***

## 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: _____

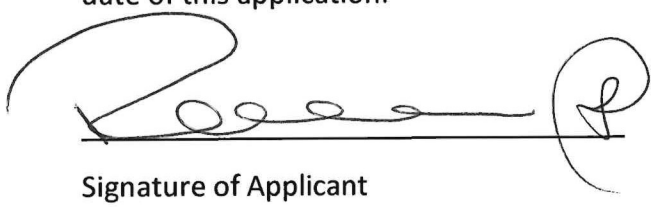
**XVI. PROPOSALS NOT MENTIONED ABOVE** (Please be specific):

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

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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,

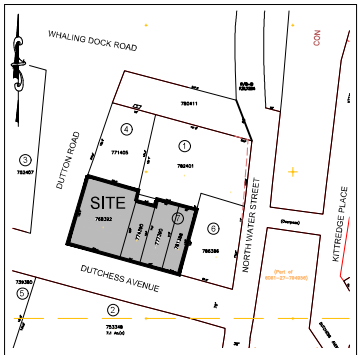
Lauran O'Neill

Lauran M. O'Neill

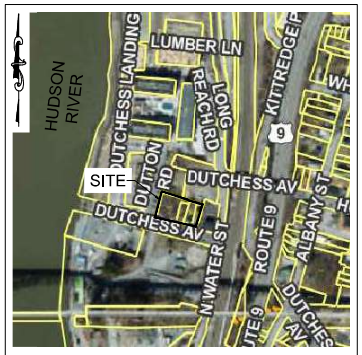
# One Dutchess Ave and 9 Dutchess Ave To Be Merged
# Site Plan & Special Use Permit

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 |

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| VE101 | 2 of 13 | Existing Conditions |
| CS101 | 3 of 13 | Site Plan - Overal |
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| 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

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

Mark A. Day, PE
2022.231 License No. 069646

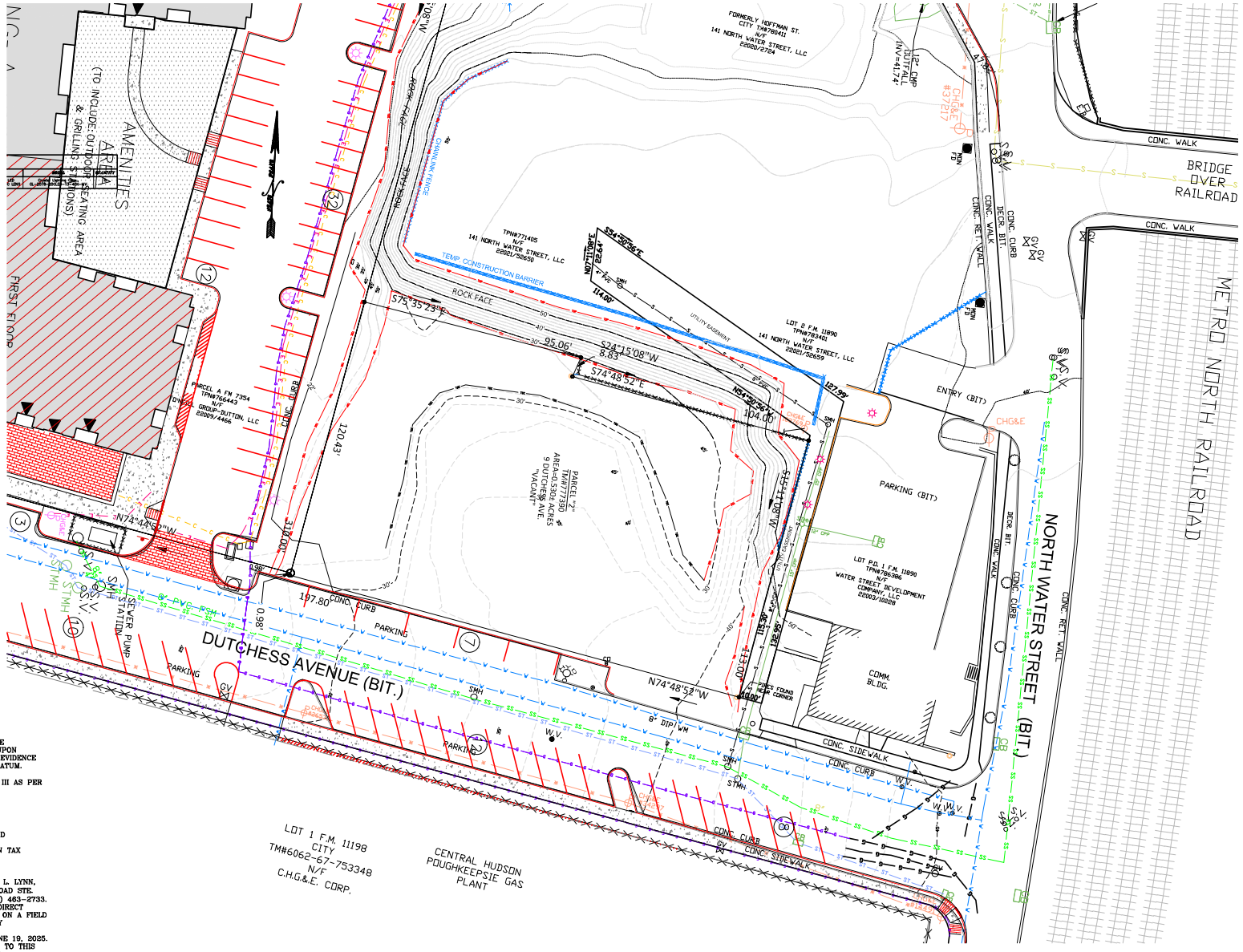

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202


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

Drawing: Cover Sheet

| Scale | Checked | 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.
COPYRIGHT© 2025 LARRY L. LYNN, ALL RIGHTS RESERVED.

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

Mark A. Day, PE
2022.231
License No. 069646

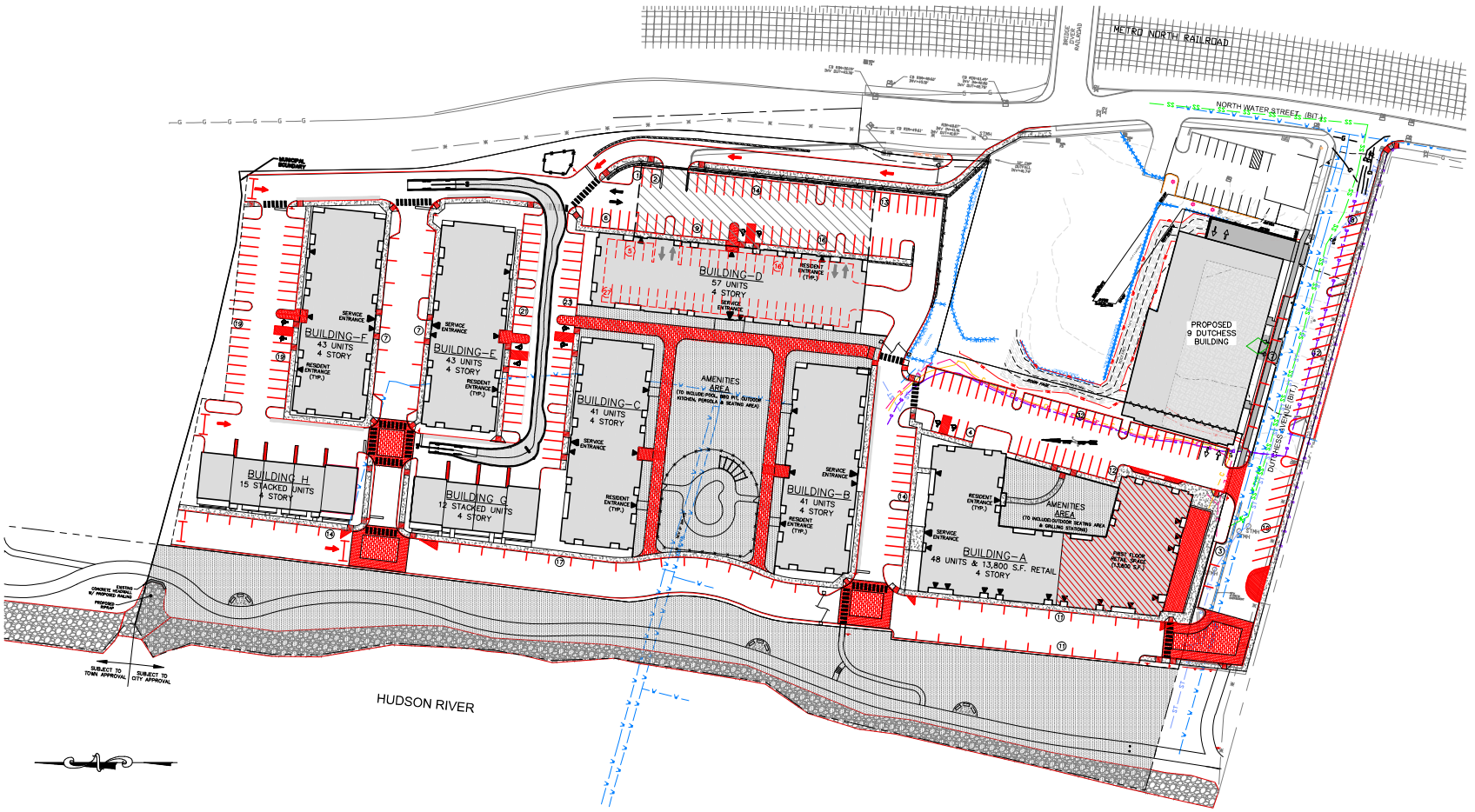
DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

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

Drawing: Existing Conditions

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

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




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

Project: 2022.231

# 9 Dutchess

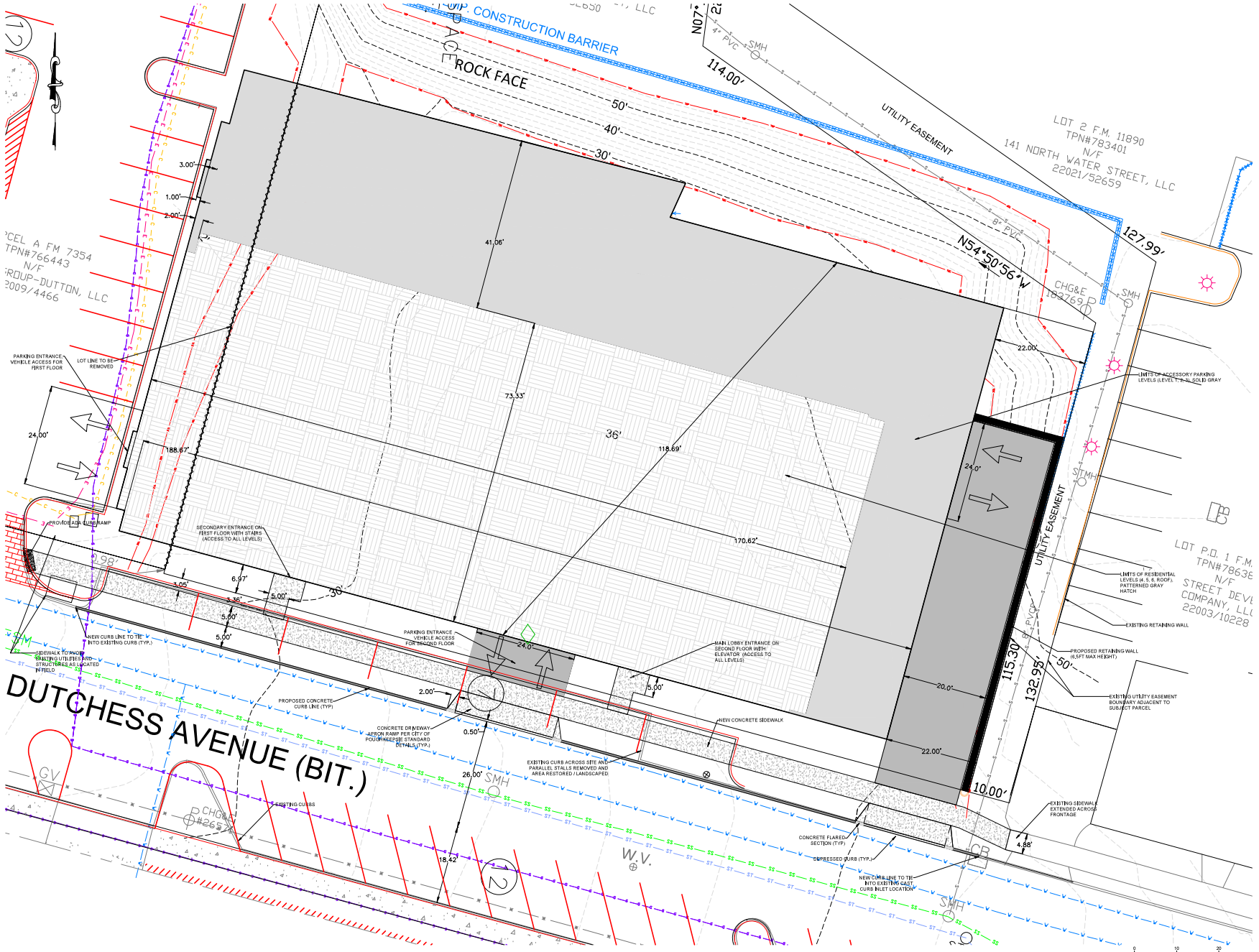
City of Poughkeepsie — Dutchess County, New York

Drawing:

# Site Plan-Overall

| Scale | Checked | Drawing No. |
|---|---|---|
| 1" = 50' | BJW | CS101 |
| Date | Checked | 3 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




| 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

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

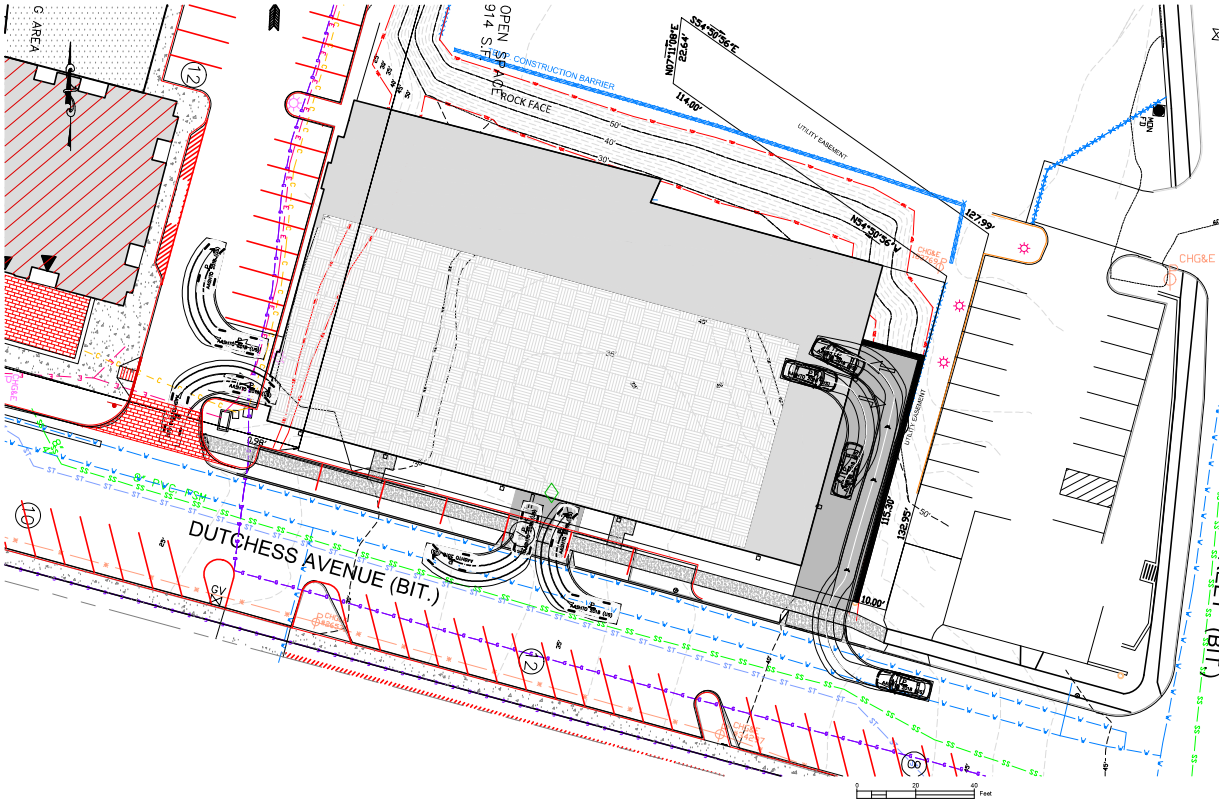
DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

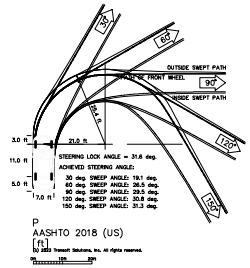
Project: 9 Dutchess
City of Poughkeepsie Dutchess County, New York

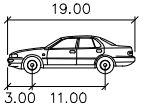
Drawing: Site Plan-Layout

| Scale | Drawn By | Drawing No. |
|---|---|---|
| 1" = 10' | BJW | CS102 |
| Date | Checked | 4 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




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 |
| 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 | Drawing No. |
|---|---|---|
| 1" = 20' | BJW | CS103 |
| Date | Checked | 5 of 13 |
| 12/24/25 | MAD | |

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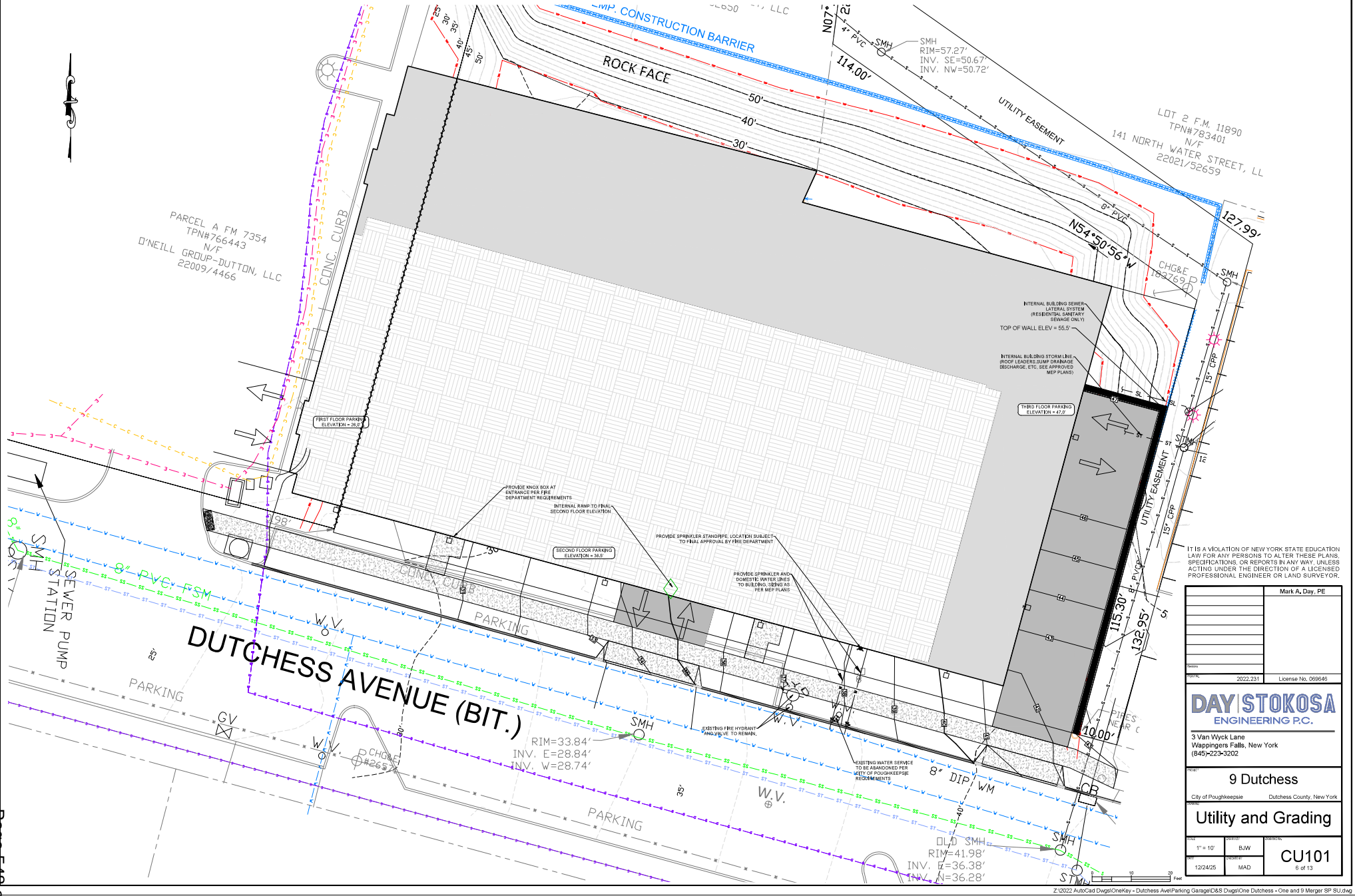


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| | |
|---|---|
| | Mark A. Day, PE |
| Revisions | |
| Project No. 2022.231 | License No. 069646 |

DAY STOKOSA ENGINEERING P.C.

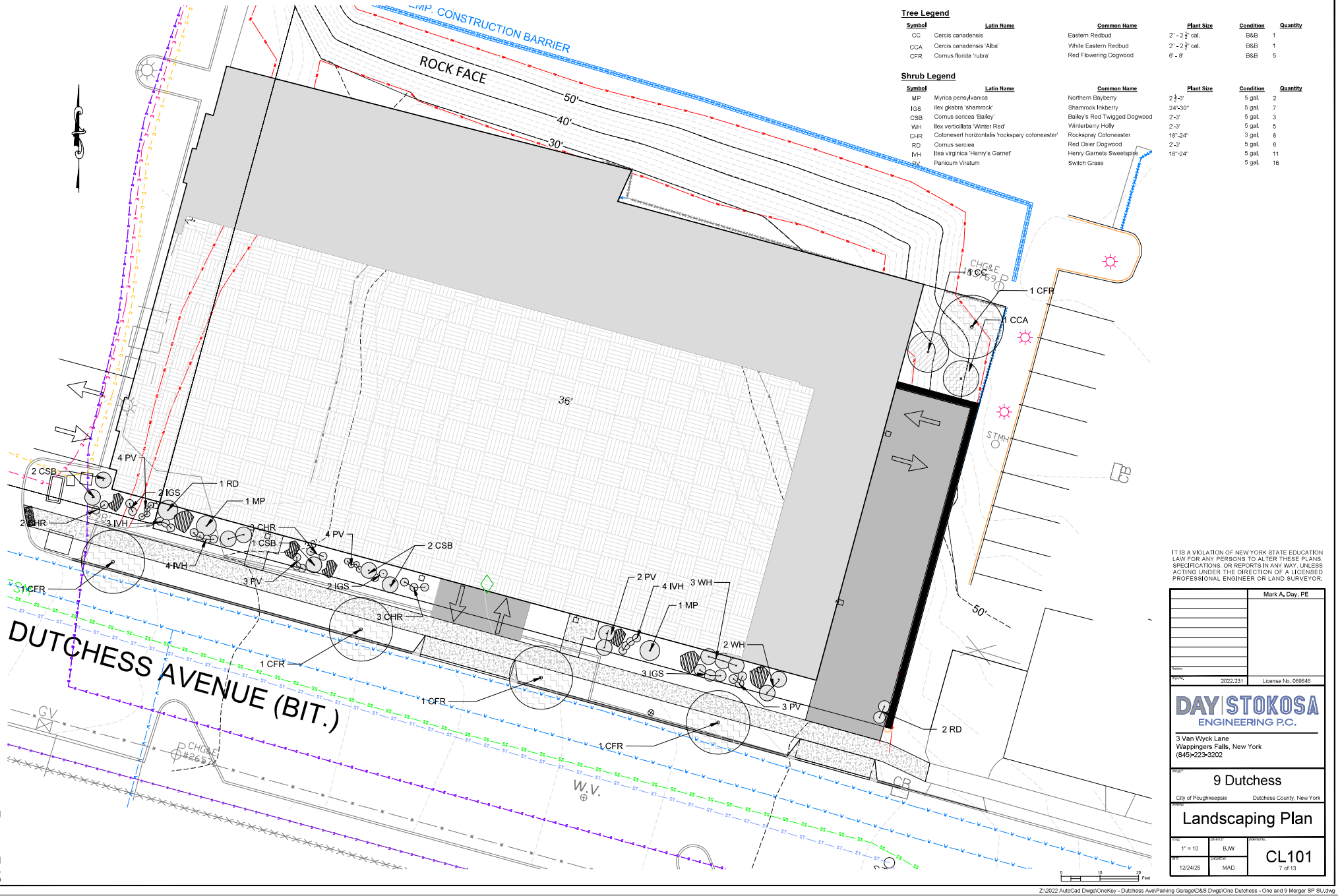
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

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

DRAWING: Utility and Grading

| SCALE | DRAWN BY | DRAWING No. |
|---|---|---|
| 1" = 10' | BJW | CU101 |
| DATE 12/24/25 | CHECKED BY MAD | 6 of 13 |

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




**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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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

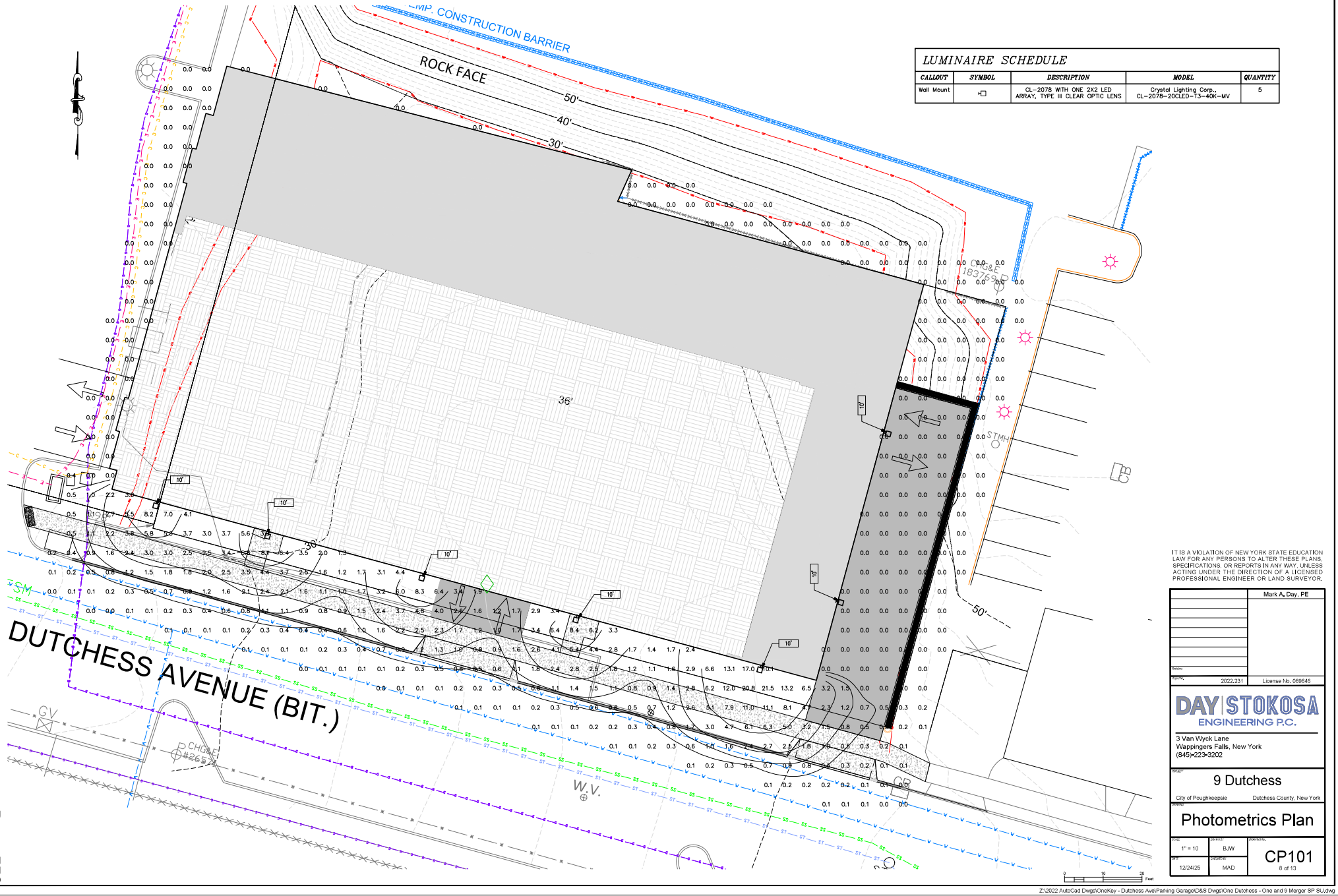
Project: 9 Dutchess
City of Poughkeepsie, Dutchess County, New York

Drawing: Landscaping Plan

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

0 10 20 Feet

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




## 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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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

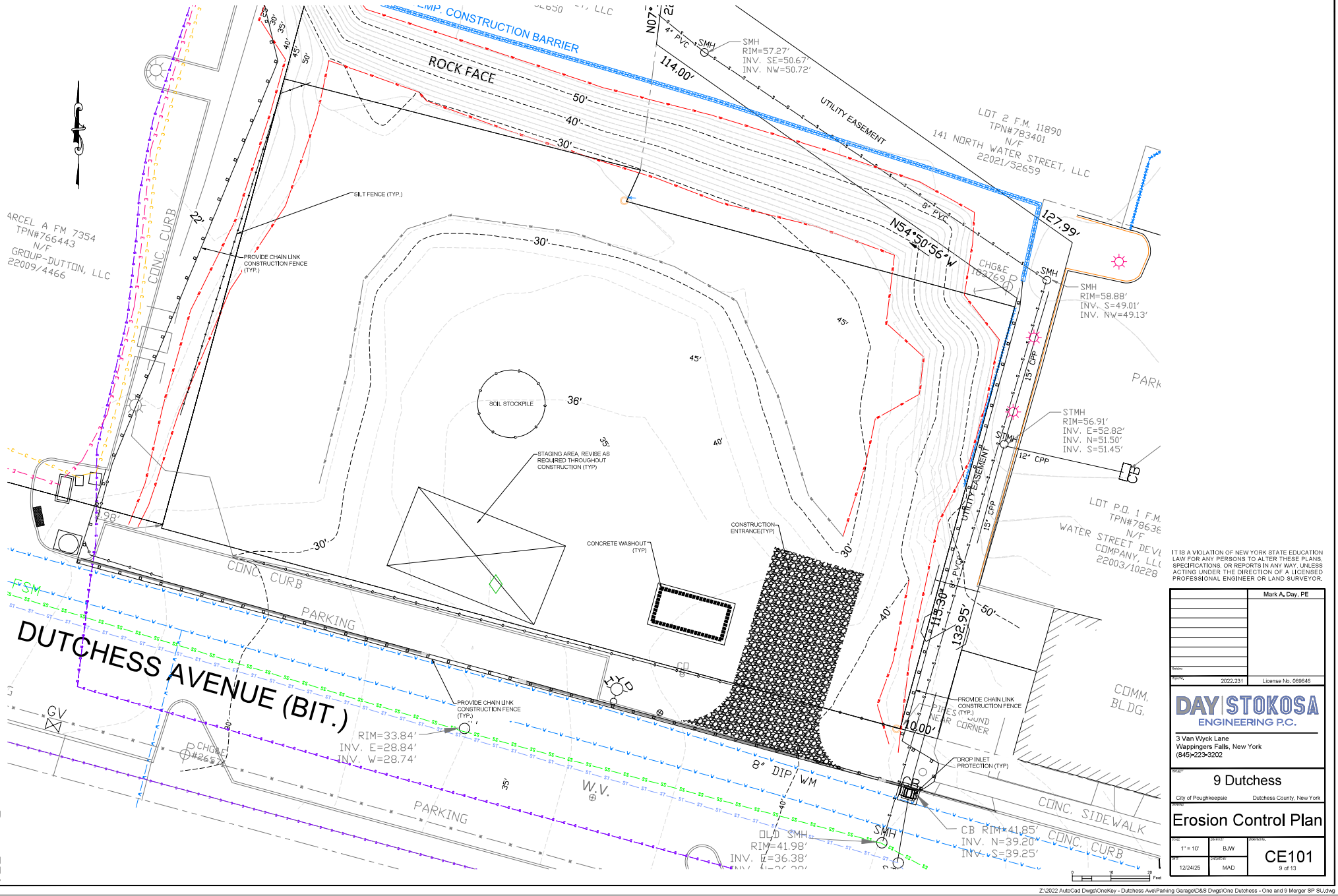
City of Poughkeepsie Dutchess County, New York

Drawing: Photometrics Plan

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

0 10 20 Feet

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

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| | |
|---|---|
| | Mark A. Day, PE |
| Project No. | 2022.231 |
| | License No. 069646 |

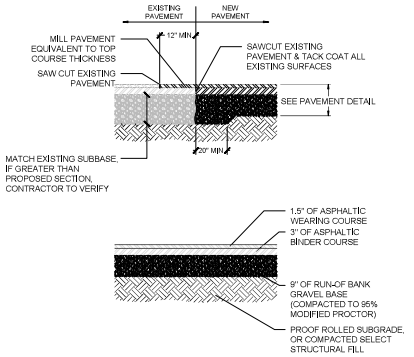

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202


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

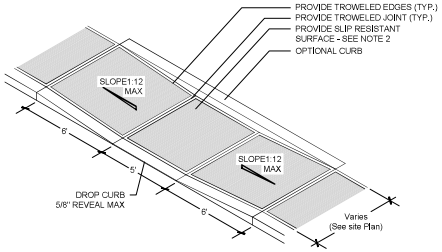
Drawing: Erosion Control Plan

| Scale | Drawn by | Drawing No. |
|---|---|---|
| 1" = 10' | BJW | CE101 |
| Date | Checked | 9 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



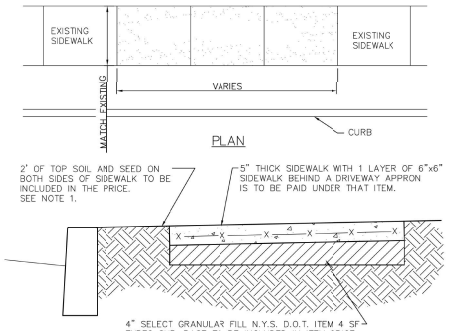

1 PAVEMENT SECTION
NOT TO SCALE




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

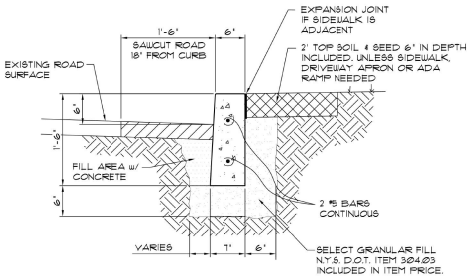
7 ADA MID-BLOCK CURB RAMP DETAIL
NOT TO SCALE




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 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.

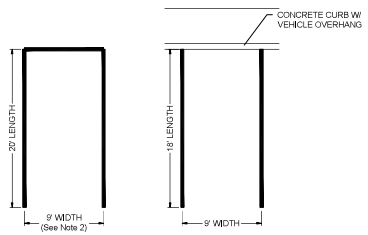
SIDEWALK DETAIL REPLACE & NEW




NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

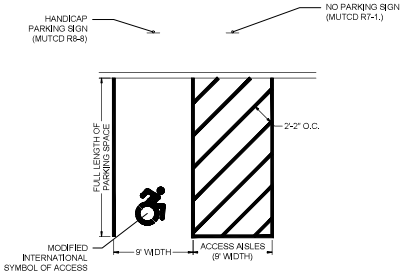
FORMED CURB DETAIL




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%

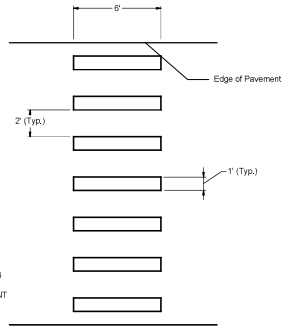
5 PARKING STALL DETAIL
NOT TO SCALE




NOTE:

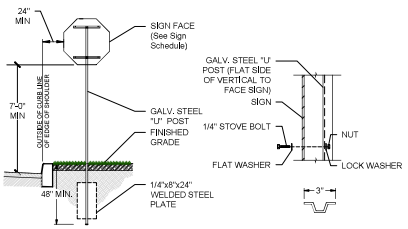
1. THE MAXIMUM SLOPE WITHIN A PARKING AND ACCESS AISLES SHALL NOT EXCEED 2%(1:48)
2. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.
3. ACCESSIBLE ROUTES MUST CONNECT PARKING SPACES TO ACCESSIBLE ENTRANCES. IN PARKING FACILITIES WHERE THE ACCESSIBLE ROUTE MUST CROSS VEHICULAR TRAFFIC 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

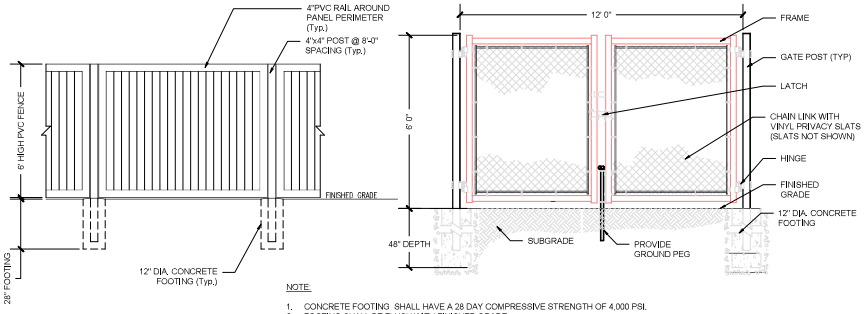



Note:
ALL CROSSWALK MARKING SHALL BE WHITE EPOXY REFLECTORIZED PAVEMENT STRIPS - 15 MILS

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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Project
9 Dutchess
City of Poughkeepsie Dutchess County, New York

Drawing
Site Details

| Scale | Drawn by | 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 GRDWTH 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.

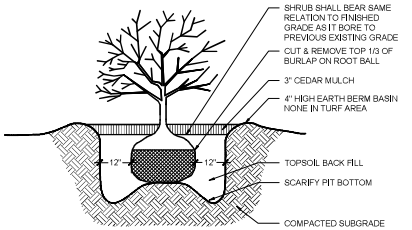
NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

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.

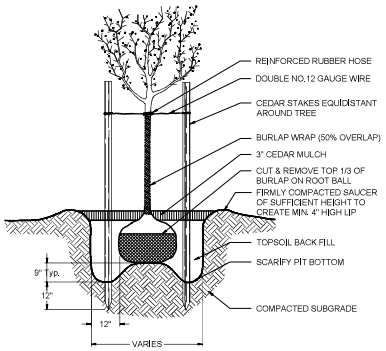
THE ACCEPTABLE DENSITY OF COVERAGE SHALL BE A MINIMUM OF EIGHTY-FIVE PERCENT (85%) OF LANDSCAPE QUANTITY PLANTS SHOWN ON THE APPROVED PLANTING PLAN. IF LESS THAN EIGHTY-FIVE (85%) OF A PARTICULAR PLANT SPECIES SURVIVES, REPLACEMENT WITH SAME AND/OR ALTERNATIVE PLANT SPECIES ACCEPTABLE TO THE CITY PLANNING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

## 1 LANDSCAPING NOTES

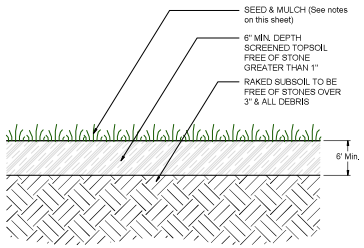



NOTES:
1. IF CONTAINERS ARE USED CAREFULLY REMOVE TOP 1/3 OF CONTAINER (IF CONTAINER IS NON-ORGANIC, REMOVE COMPLETELY). CUT VARIOUS SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION (OR REMOVE CONTAINER BOTTOM).
2. DO NOT ALLOW ANY PORTION OF CONTAINER TO REMAIN EXPOSED.
3. WATER THOROUGHLY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

## 2 SHRUB PLANTING DETAIL
NOT TO SCALE

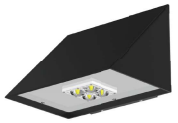



## 3 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE




## 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 / IK7 Rated.
- 0-10 Dimming Driver,Microwave Sensor, Photo Cell or Wireless Controls(Optional)

**Construction:**
- Corrosion-Resistant Aluminum Housing
- 3 Mil Powder Coat Finish.
- CL-Optical System (IK7 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 (UH) 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
Call Us: 1-562-944-0223

## 5 LIGHTING CUT SHEETS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Project: 9 Dutchess
City of Poughkeepsie — Dutchess County, New York

Drawing: Site Details

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

Project No.: 2022.231

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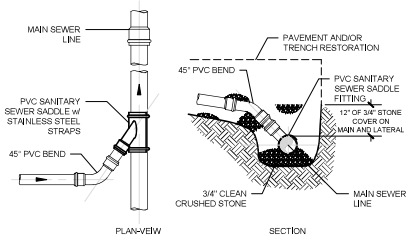
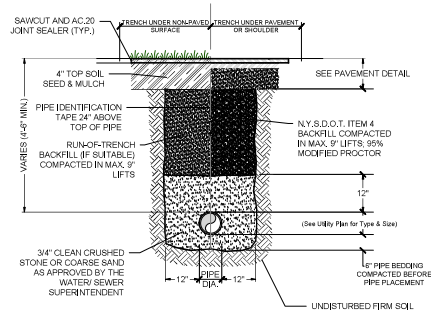
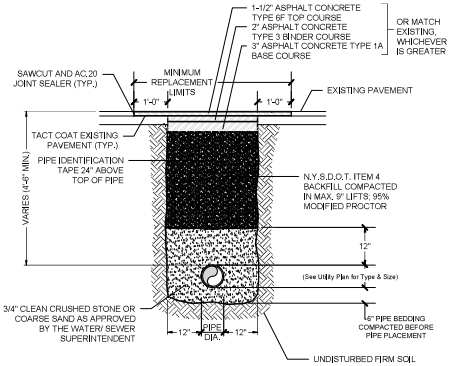



NOTES:
1. FIELD LOCATION AND ALIGNMENT OF NEW SADDLE TO BE APPROVED BY THE TOWN SEWER SUPERINTENDENT PRIOR TO CUTTING EXISTING SANITARY SEWER MAIN.
2. NEW PVC SADDLE ON EXISTING SANITARY SEWER MAIN IN ACCORDANCE WITH SADDLE MANUFACTURER'S REQUIREMENT, TOWN OF FISHKILL SEWER CODE AND TEN STATE STANDARDS

1 SANITARY SEWER LATERAL CUT-IN DETAIL
NOT TO SCALE

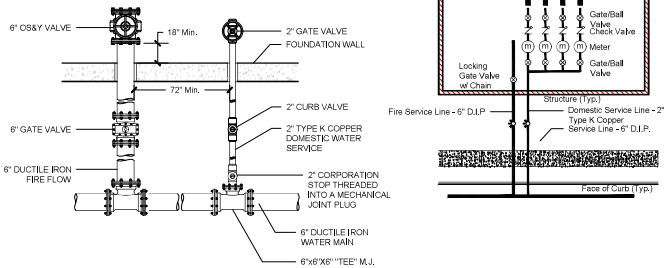



2 UTILITY TRENCH DETAIL
NOT TO SCALE

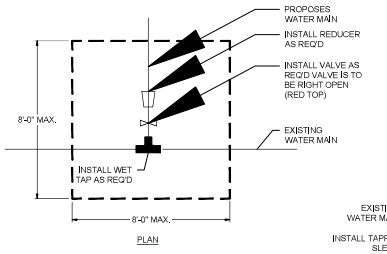


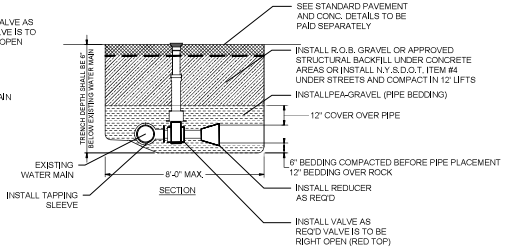

3 UTILITY TRENCH DETAIL (Below Exisitng Pavement)
NOT TO SCALE

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.



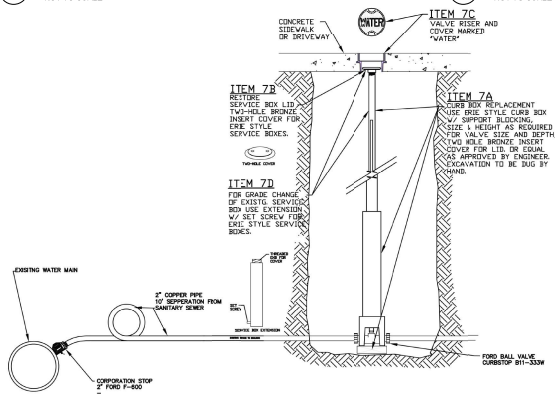

4 TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



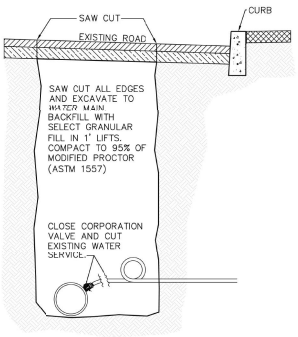




NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

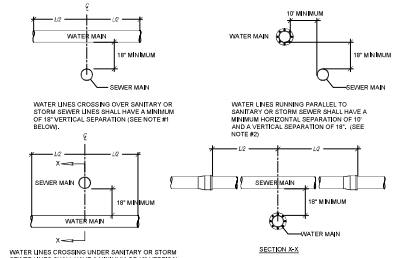
5 TAPPING SLEEVE & VALVE
NOT TO SCALE




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

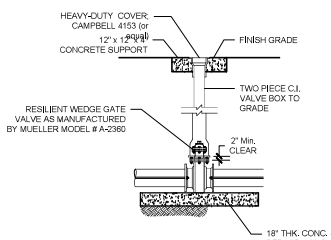



WATER SERVICE DISCONNECT AT MAIN
SCALE: N.T.S.




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

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

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

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

Drawing: Utility Details

| Scale | Drawn by | Drawing No. |
|---|---|---|
| AS NOTED | BJW | CU501 |
| Date | Checked by | |
| 12/24/25 | 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

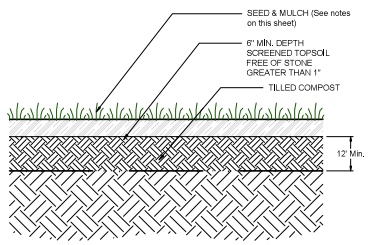
PRE-CONSTRUCTION SEQUENCE:

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.

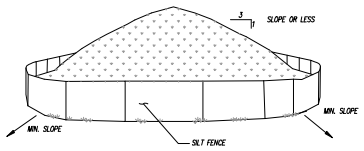
## 5 CONSTRUCTION SEQUENCE
NOT TO SCALE




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

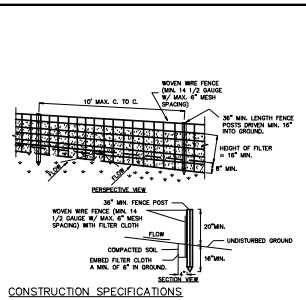
1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER. MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE 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.

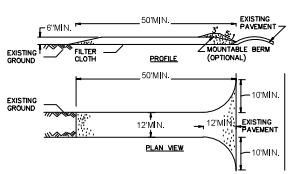
## 9 TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE




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, MIRAFI100X, 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.

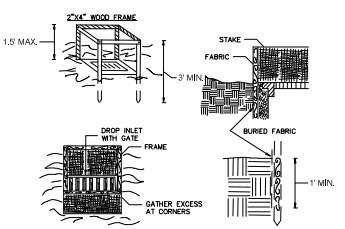
## 6 ANTI-TRACKING PAD DETAIL
NOT TO SCALE

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

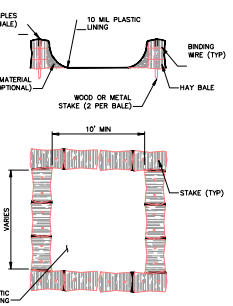



CONSTRUCTION SPECIFICATIONS

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.

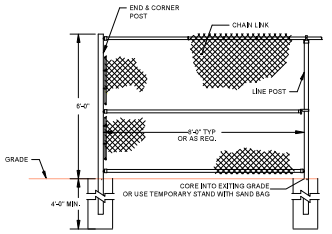
MAXIMUN DRAINAGE AREA 1 ACRE

## 4 DROP INLET PROTECTION
NOT TO SCALE



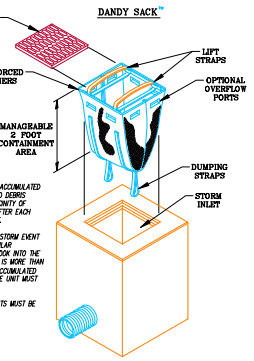

NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE.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




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.

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

| | |
|---|---|
| | Mark A. Day, PE |
| Revisions | |
| Drawing | 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
Erosion Details

| Scale | Operator | Drawing No. |
|---|---|---|
| AS NOTED | BJW | CE501 |
| Date | Checked | |
| 12/24/25 | 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

9 DUTCHESS AVENUE
JANUARY 24, 2026

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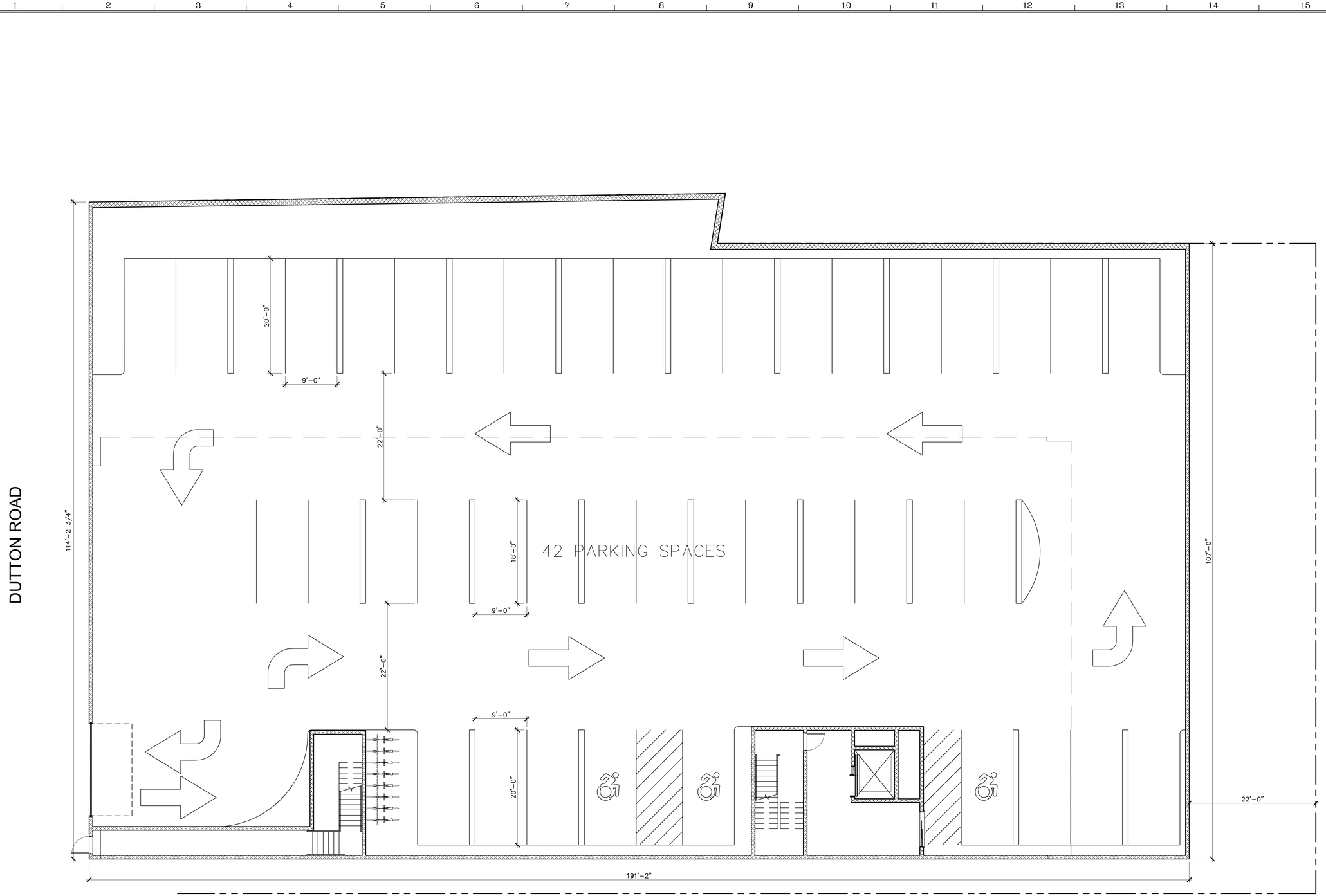
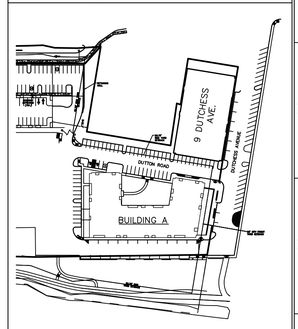
JANUARY 24, 2026




LOCATION MAP

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POUGHKEEPSIE, NEW YORK 12601
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PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
FIRST PARKING LEVEL

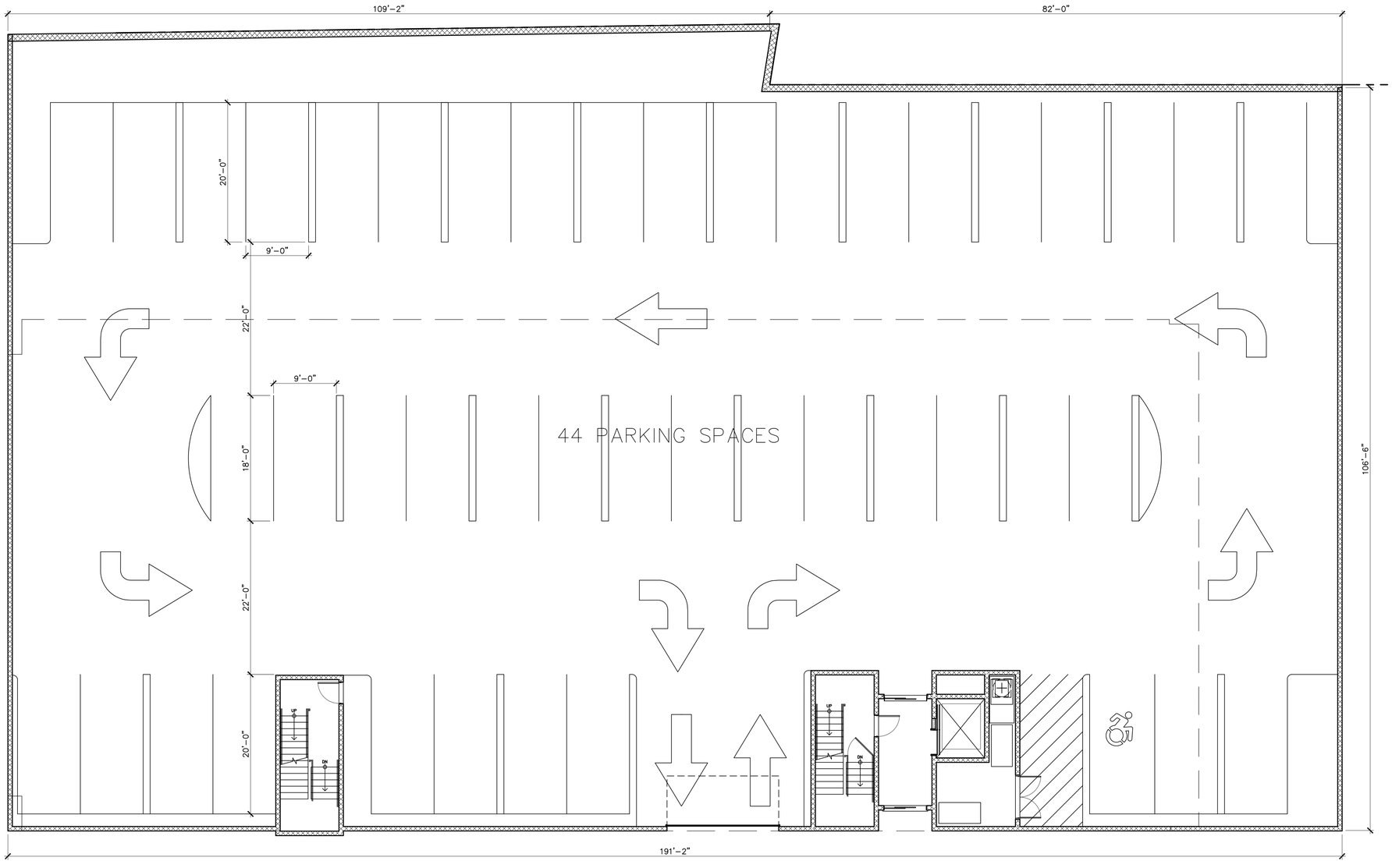
SEAL
REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018322-1 STATE OF NEW YORK

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

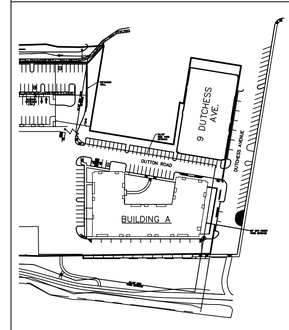
DRAWING NUMBER
G1

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

A–1 FIRST PARKING LEVEL
1/8"=1'–0"




LOCATION MAP

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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
SECOND PARKING LEVEL

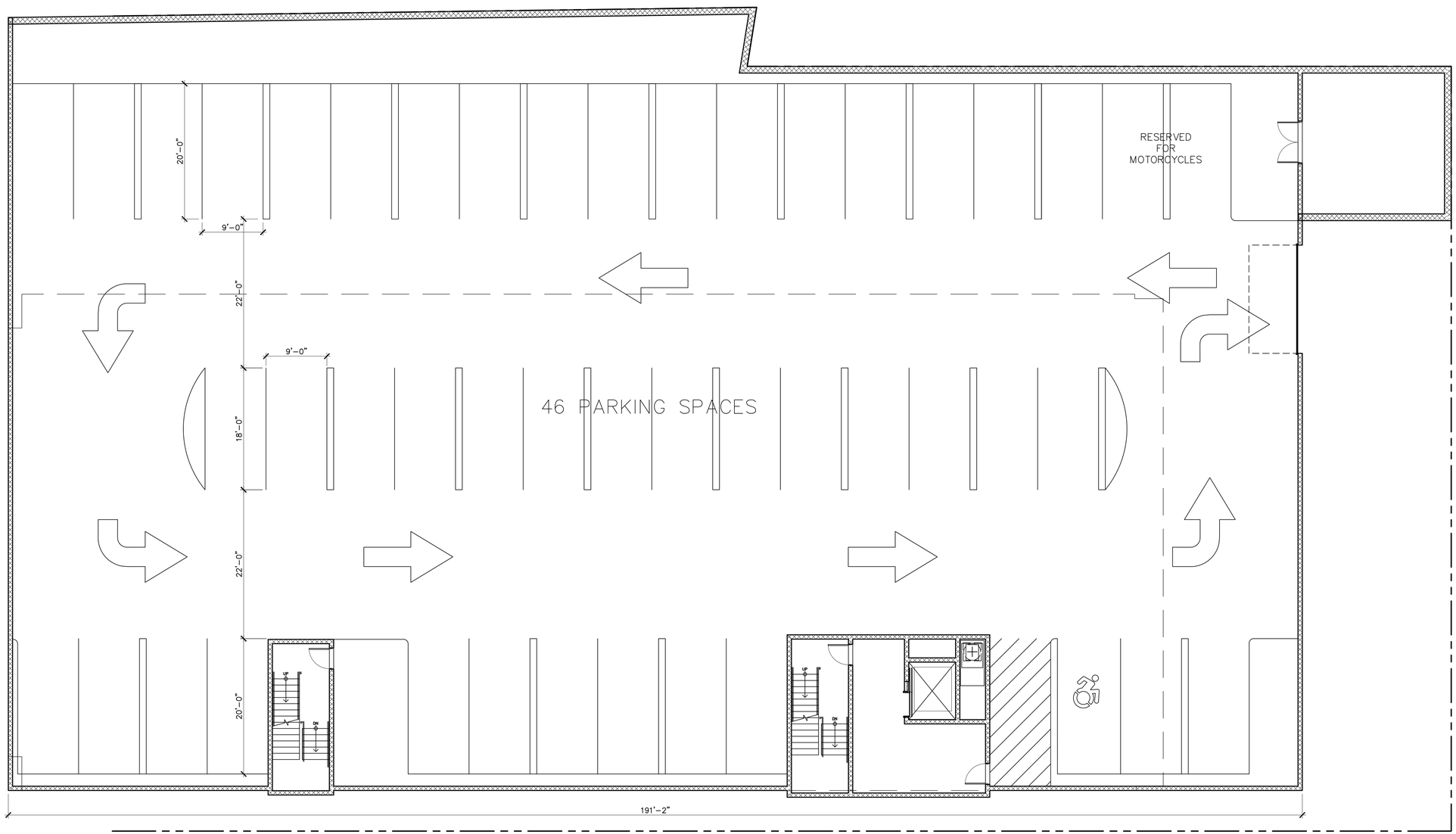
SEAL
REGISTERED ARCHITECT MICHAEL J. McCORMACK No. 018322-1 STATE OF NEW YORK

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

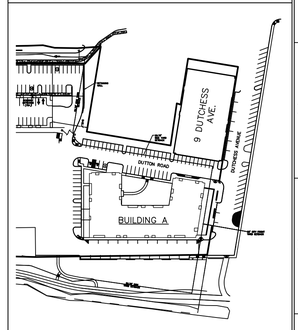
DRAWING NUMBER
G2

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

| A–1 | SECOND PARKING LEVEL |
|---|---|
| 1/8"=1'–0" | |




LOCATION MAP




| No. | REVISION/SUBMISSION | DATE |
|---|---|---|
| 1 | | |

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POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
THIRD PARKING LEVEL

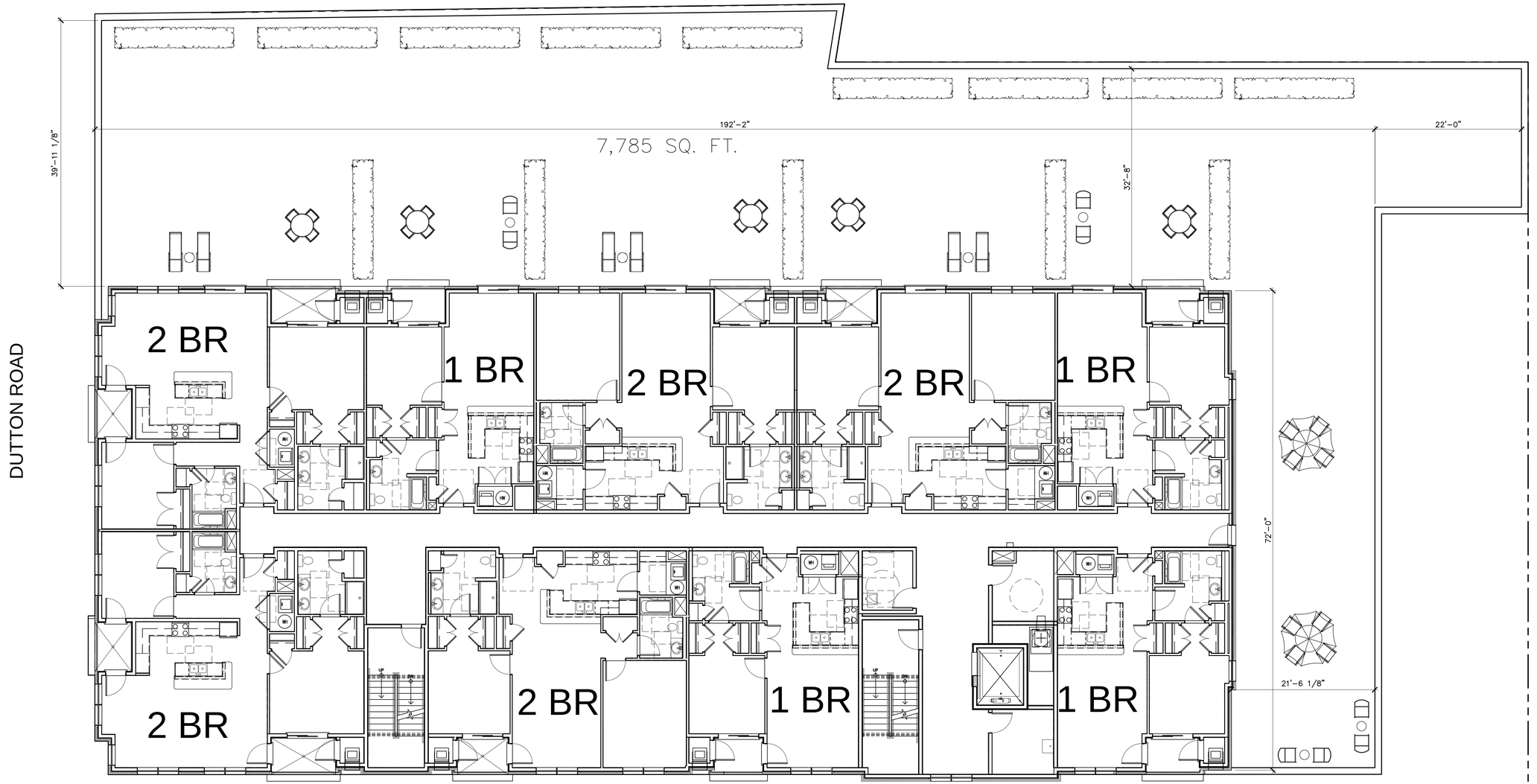
SEAL
REGISTERED ARCHITECT
MICHAEL J. McCORMACK
No. 018322-1
STATE OF NEW YORK

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

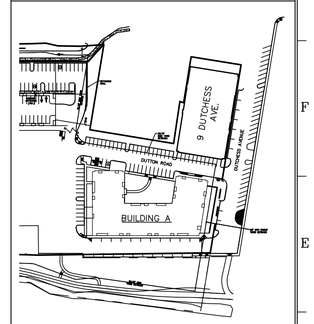
DRAWING NUMBER
G3

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

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




LOCATION MAP




| No. | REVISION/SUBMISSION | DATE |
|---|---|---|
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PHONE 845-452-2268 FAX 845-452-3752

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
TYPICAL RESIDENTIAL FLOOR PLAN

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
A1

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

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

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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181 CHURCH STREET
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PHONE 845-452-2268 FAX 845-452-3752

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
SOUTH & WEST ELEVATIONS

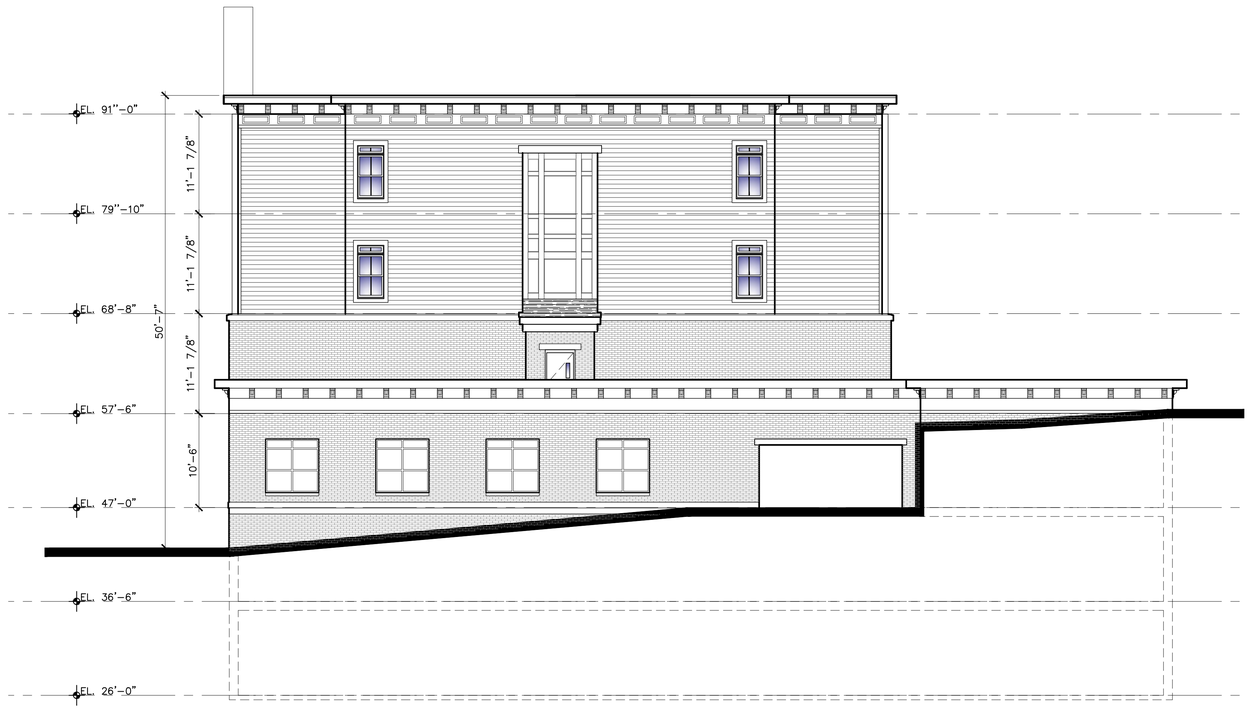
SEAL
REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018322-1 STATE OF NEW YORK

| 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 | | |

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PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
NORTH & EAST ELEVATIONS

SEAL
REGISTERED ARCHITECT MICHAEL J. McCORMACK No. 016322-1 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:<br>9 Dutchess Site Plan and Special Use permit | | |
| Project Location (describe, and attach a general location map):<br>One Dutchess Avenue and 9 Dutchess Avenue (131300-6062-59-777390) | | |
| Brief Description of Proposed Action (include purpose or need):<br>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:<br>The O'Neill Group-Dutton, LLC | Telephone: (201) 488-4455<br>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):<br>Lauran O'Neill | Telephone: (201) 488-4455<br>E-Mail: loneill@onekeyllc.com | |
| Address:<br>241 Hudson Street | | |
| City/PO:<br>Hackensack | State:<br>NJ | Zip Code:<br>07601 |
| Property Owner (if not same as sponsor):<br>9 Dutchess, LLC | Telephone: (201) 488-4455<br>E-Mail: loneill@onekeyllc.com | |
| Address:<br>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, ☐Yes☐No or Village Board of Trustees | | |
| b. City, Town or Village ☑Yes☐No Planning Board or Commission | City of Poughkeepsie Planning Board | January, 2026 |
| c. City, Town or ☐Yes☐No Village Zoning Board of Appeals | | |
| 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<br>SHPO | TBD<br>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.

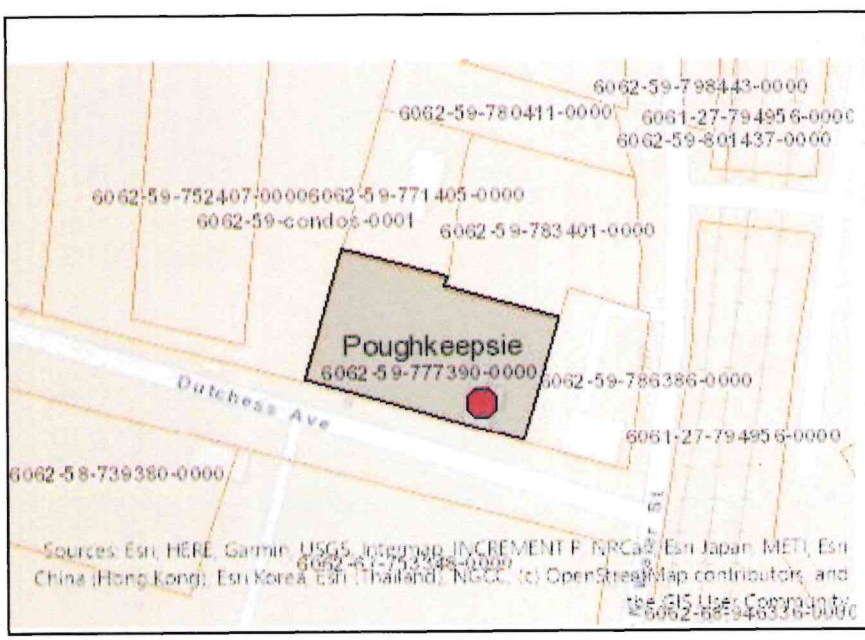
Applicant/Sponsor Name 9 Dutchess LLC Date 1/26/2026

Signature Lauran O'Neill Title Authorized Signatory

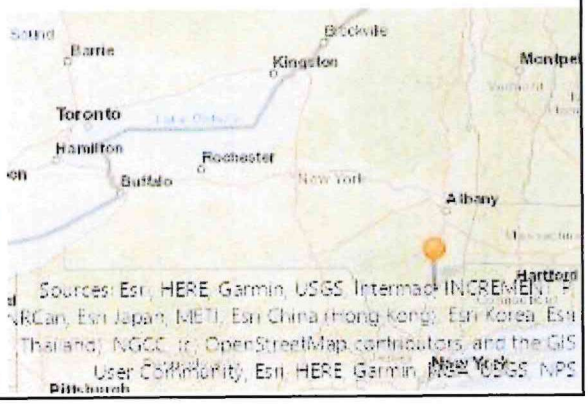
PRINT FORM

# 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<br>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

1/23/2026, 4:58:22 PM

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

City of Poughkeepsie Boundary

Parcel Boundaries

Bedrock Geology

Graywacke, shale (Oag)

Taconic melange (Otm)

Water

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9 Dutchess LLC
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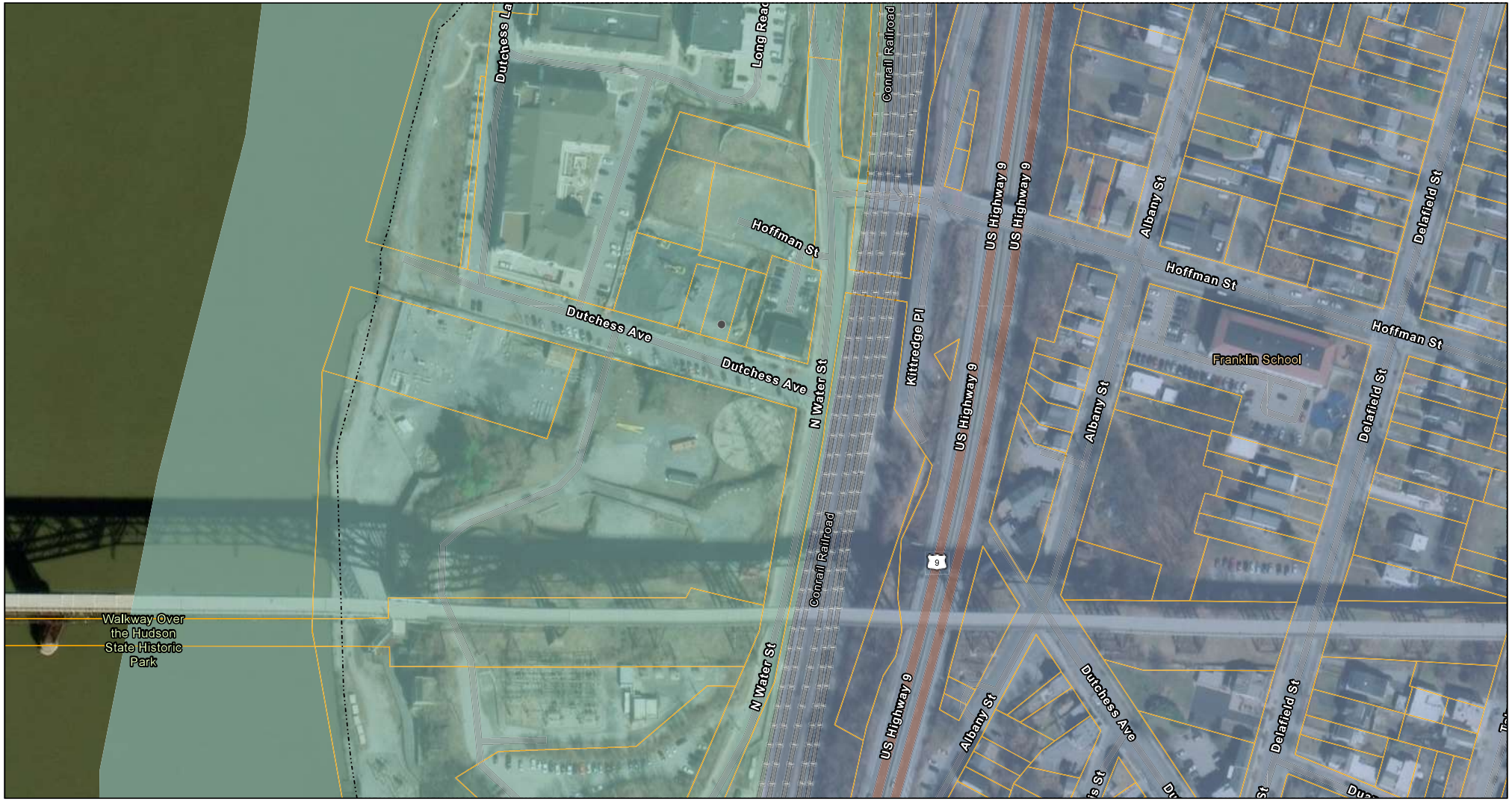
# Figure 2 - Poughkeepsie NRI Map - Surficial Geology

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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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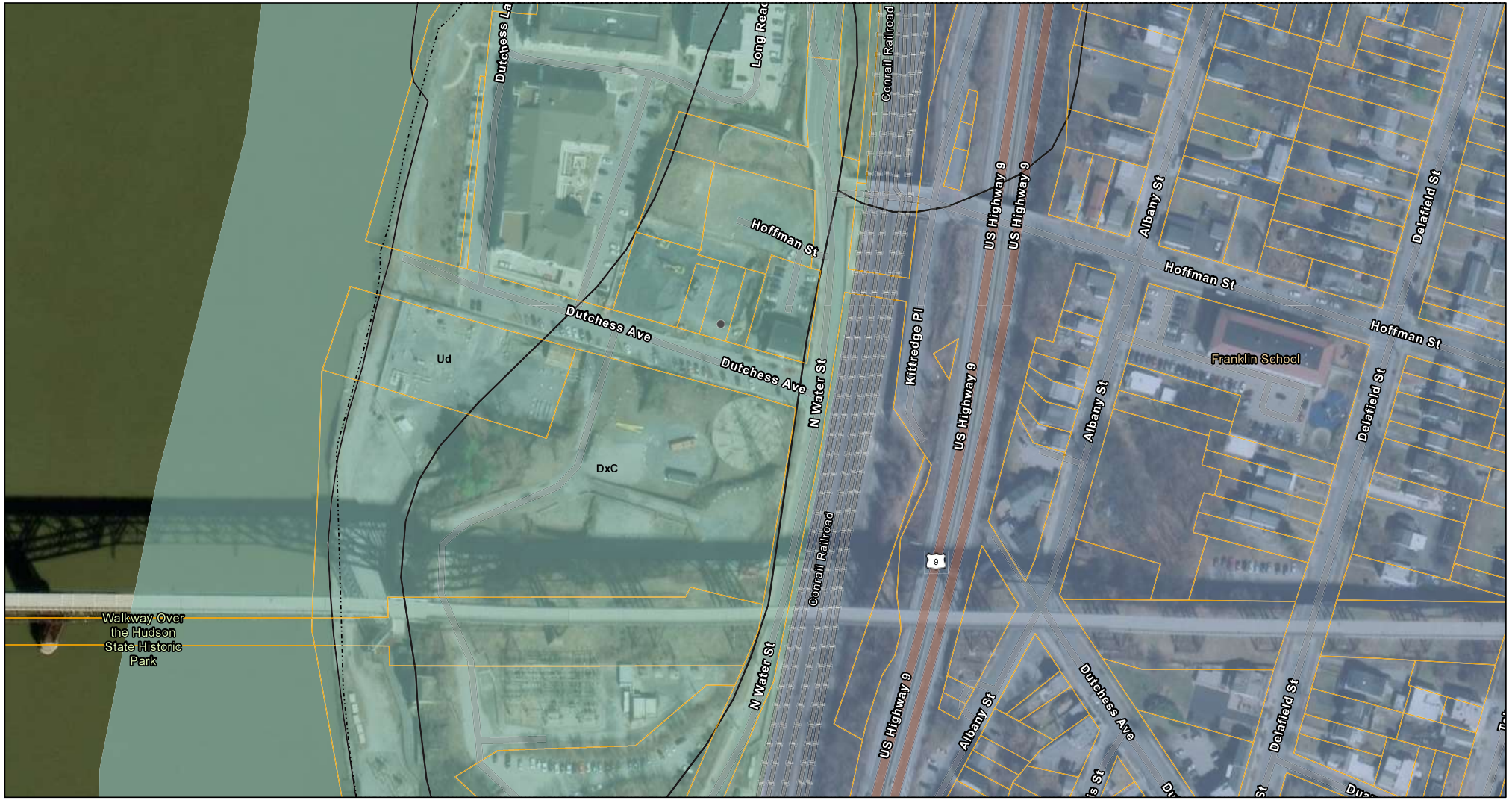
# Figure 3 - Poughkeepsie NRI Map - Soils

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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

1/23/2026, 5:02:18 PM

Parcel Boundaries

City of Poughkeepsie Boundary

Surface Water

Watershed

Fallkill Creek Watershed

Hudson River Direct Drainage E

Hudson River Direct Drainage F

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

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# Figure 5 - Poughkeepsie NRI Map - Wetlands

1/23/2026, 5:08:56 PM

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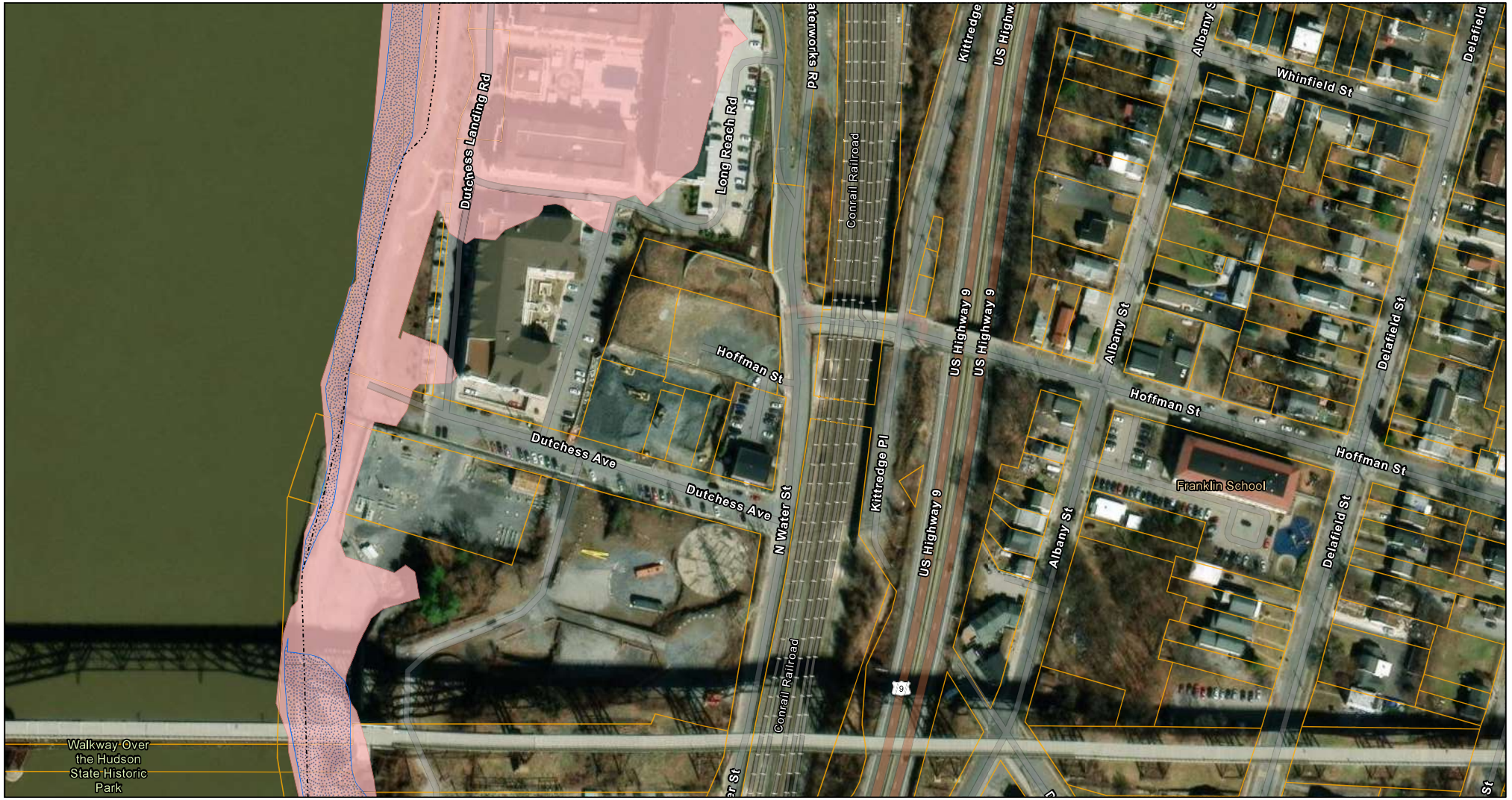
# Figure 6 - Poughkeepsie NRI Map - Flood Hazard Areas and Riparian Buffer Areas

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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

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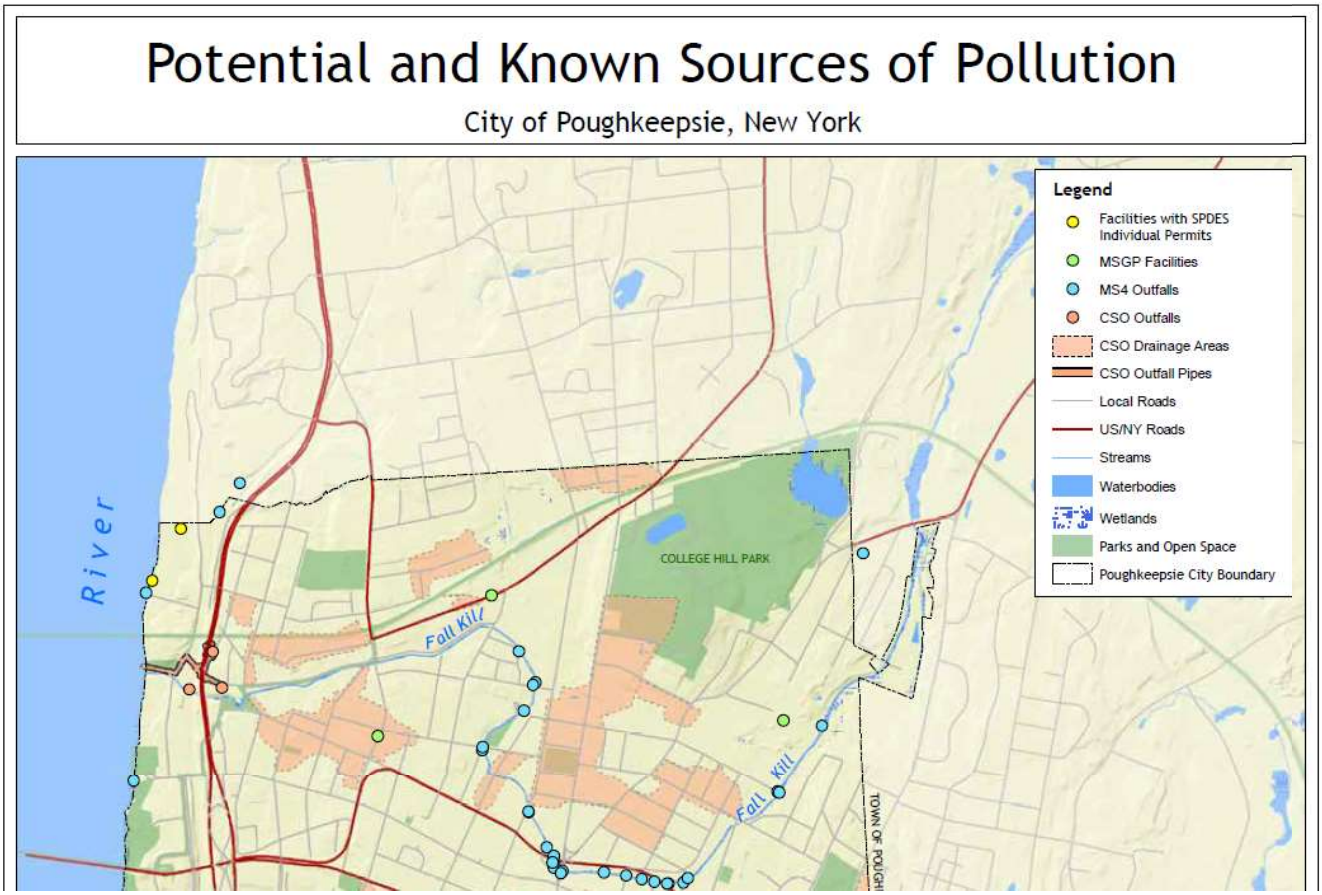
**Figure 7: Potential and Known Sources of Pollution**

**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

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Applicant

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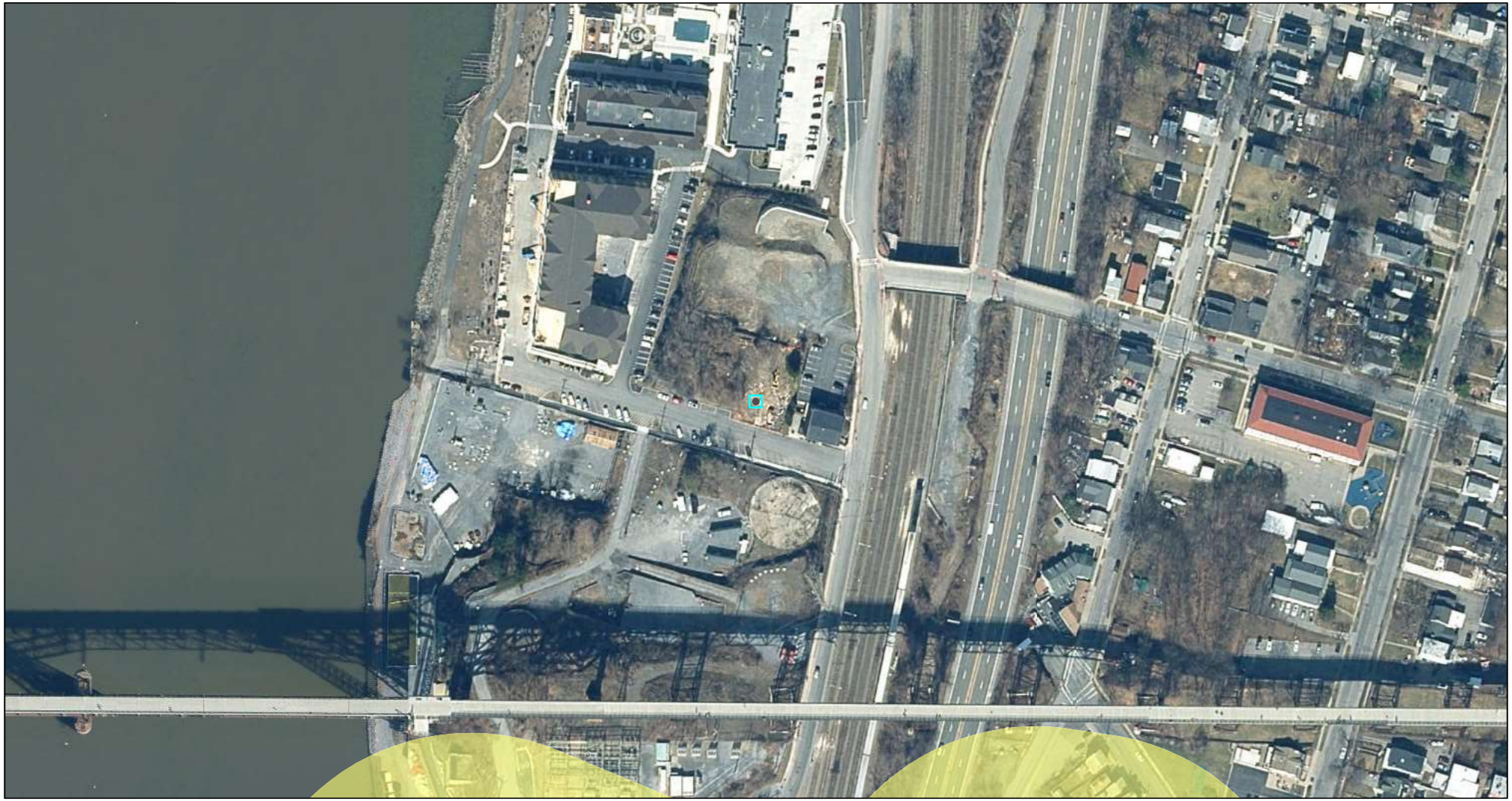
# Figure 9- ArcGIS Web Map - Pollinator Pathways



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

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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

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ArcGIS Web AppBuilder

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# 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

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Applicant

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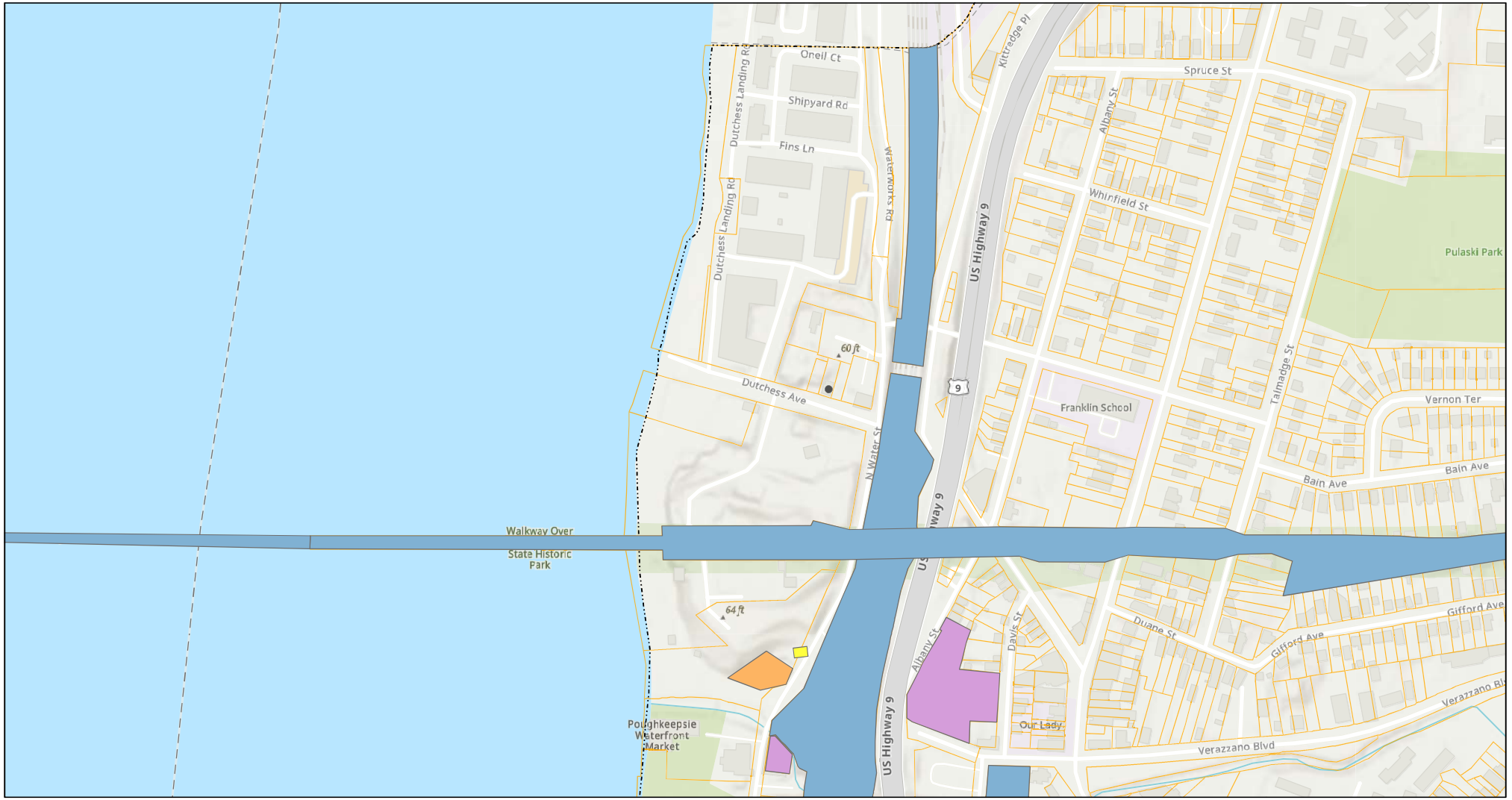
# Figure 12 - ArcGIS Web Map - Historic Resources




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, ©

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