City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers
Tuesday, April 28, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of March 24, 2026 meeting minutes

III. ADJOURNED APPLICATIONS / PUBLIC HEARINGS

1. 208 North Hamilton Street
210 North Hamilton Street
488 Main Street
271 Church Street
9 Dutchess Avenue

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

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

2. 39-45 SOUTH HAMILTON STREET: SUBDIVISION
Application for subdivision relative to the proposed subdivision of the existing parcel at 39-45 South Hamilton Street, containing a funeral home with an accessory parking lot and a single-family dwelling into two lots of

record, one of which will contain the funeral home and bulk of the parking lot and one of which will contain the single family dwelling with two off-street parking spaces. An ingress/egress easement allowing access through the funeral home parcel to the rear yard of the single-family parcel is proposed. Both uses are legally nonconforming. Owner/Applicant: Kayleen Darrow Rovere; Consultant: Joseph Berger, PE LS, Berger Engineering and Surveying PLLC; Grid #6161-22-13295; Zoning District: PID-B; File #PB2025-059

V. SEQRA REVIEW

1. 185 SMITH STREET: SITE PLAN

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

2. 16 PERSHING AVENUE: SITE PLAN

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

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 287 & 307 SOUTH AVENUE: SITE PLAN

Application for the proposed construction of a five-story residential development to contain 74 dwelling units and accessory structured parking. Owner/Applicant: PK South Ace LLC; Consultant: KARC Planning Consultants; Grid# 6061-60-974481 & 6061-60- 982453; Zoning District: CD; File #PB2025-132

2. 584 MAIN STREET: SITE PLAN AMENDMENT/façade Review

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

3. 15 NORTH CHERRY STREET: SITE PLAN

Application for the amendment of an approved site plan for the conversion of the existing building at 15 North Cherry from a warehouse to a multiple

residence containing 42 dwelling units. Proposed amendment would enclose the stair system and raise the height of the southern portion of the building to three stories from one. Owner/Applicant: North Cherry Holdings LLC; Consultant: KARC Planning Consultants; Grid # 131300-6162-79-344012-0000; Zoning District: MU-5; File #PB 2026-036

4. 70 AND 72-78 PROSPECT STREET: SITE PLAN

Application for site plan review relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility; Owner: Poughkeepsie Landing Corporation; Applicant: AG Aggregates, LLC C/o Natalie Quinn, KARC Planning Consultants, Inc. ; Consultant: Caesar Engineering, D.P.C.; Grid #6061-51-827327 and 788513; Zoning District: Mixed Industrial (I-M); File #2026-035

VII. ADJOURNMENT

The City of Poughkeepsie
New York

Planning Board Meeting Minutes

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

I. NOTICE: The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

II. ROLL CALL

Present: Chair Saylor, Member Andujar-McNeil, Member Holland, Member Veltre, Member Smith (arrived 6:15), Member Petsas (left 8:15

Staff:
Joanna Longcore, Assistant Corporation Council
Tyler Maegerle, City Planner
Lori Garcia, Board Administrative Assistant

III. APPROVAL OF MEETING MINUTES

1. Approval of February 24, 2026 meeting minutes

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

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

IV. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. Application review adjourned to April 28, 2026

- 185 SMITH STREET:SITE PLAN
- 16 PERSHING AVENUE: SITE PLAN
- 488 MAIN STREET: SITE PLAN

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

1. 94 MARKET STREET: SITE PLAN/SPECIAL PERMIT

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

Applicant adjourned to April

2. 2 CEDARCLIFF LANE: SITE PLAN / SPECIAL PERMIT

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

Presenting: Daniel and Ashanti Palatnik, Owners

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

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

Result:	Passed

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

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

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

***Submitted written comments**

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

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

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

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

Abstain:	None
Absent:	Member Pena, Member Egan
Result:	Passed

VI. SEQRA REVIEW

1. 9 DUTCHESS AVENUE: SITE PLAN

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

Review moved on agenda
Presenting: Lauran O'Niell and George Brandt, O'Neill Group

A motion to make a negative declaration regarding SEQRA was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of March 24, 2026 - VOICE VOTE

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

A motion to establish a $3,000 escrow was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of March 24, 2026 - VOICE VOTE

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

A motion to set a public hearing for April 28, 2026 was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of March 24, 2026 - VOICE VOTE

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

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 396 MAIN STREET: FAÇADE REVIEW

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

Presenting: Wally Alrowhani, Applicant

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

Minutes of March 24, 2026 - VOICE VOTE

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

2. 287 & 307 SOUTH AVENUE: SITE PLAN

Application for the proposed construction of a five-story residential development to contain 74 dwelling units and accessory structured parking. Owner/Applicant: PK South Ace LLC; Consultant: KARC Planning Consultants; Grid# 6061-60-974481 & 6061-60-982453; Zoning District: CD; File #PB2025-132

Presenting: Natalie Quinn, KARC Planning Consultants, LLC
Jason Anderson, ADG Architecture

A motion to make a negative declaration regarding SEQRA was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of March 24, 2026 - VOICE VOTE

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

3. 584 MAIN STREET: SITE PLAN AMENDMENT/FAÇADE REVIEW

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

Presenting: Michael McCormick and Devora Schwartz, LMV Architects

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

Minutes of March 24, 2026 - VOICE VOTE

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

4. 271 CHURCH STREET: SITE PLAN & SUBDIVISION

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

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

A motion to make a negative declaration regarding SEQRA was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of March 24, 2026 - VOICE VOTE

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

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

Referral from the Common Council for SEQRA review of an application for the rezoning of a vacant parcel #6162-73-623227 on Milton Street from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND) to allow the construction of two multifamily buildings containing a total of 63 units between them. Site Plan Review follows the rezoning by the Council. Owner/Applicant: Maselo Realty, LLC/Simon Abikhzer; Consultant: LaBella Associates/Caren LoBrutto); Grid #6162-73-623227; Zoning District: RNA to RND requested; File #PB 2025-140

Presenting: Caron LoBrutto and Jarrod Rizzi, Labella Associates
Kenneth Stenger, Legal Counsel

A motion to make a negative declaration with conditions regarding SEQRA was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of March 24, 2026 - VOICE VOTE

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

6. 208 NORTH HAMILTON STREET: SITE PLAN

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

Presenting: Jason Lickwick, Lickwick Architecture

7. 210 NORTH HAMILTON STREET: SITE PLAN

Application for site plan review for the proposed conversion of the existing two-family dwelling to a three-family dwelling, including the creation of a shared driveway and off-street parking area with 208 North Hamilton. Owner/Applicant: Christine Holdings LLC; Consultant: Jason Lickwick Architecture PLLC; Grid # 6162-55-268444; Zoning District: W-G; File #PB2026-017

Presenting: Jason Lickwick, Lickwick Architecture

VIII. ADJOURNMENT

1. Meeting adjourned to April 28, 2026

A motion to Adjourn the meeting to April 28, 2026 was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of March 24, 2026 - VOICE VOTE

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

[MIN_SIGNATURES]

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. **PROPERTY ADDRESS:** 94 MARKET ST

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

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

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

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

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

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

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

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: _____(yes) X (no)

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

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

Alteration: X (yes) _____(no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

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

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

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

N/A (additional proposed square feet for expansion)

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

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

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

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

N/A (additional proposed square feet for expansion)

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

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

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

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 7

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

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

__X__ (Yes) (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board): CURRENTLY IN CONTRACT TO PURCHASE 88 MARKET ST, NUMBER OF SPACES & LEASE INFORMATION SHALL BE PROVIDED UPON CLOSING & SITE PLAN REVIEW

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 1

Number of one (1) bedroom units: 4

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Tota number of units: 5

C) Is funding public?____Yes__X__No

If yes, describe funding source: _____

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

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS N/A

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____) N/A

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. **APPLICANT CERTIFICATION**

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

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

Steven Bernardi Jr.

Signature of Applicant

29 DEC 25

Date

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

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

29 DEC 2025

Re: Job #2519
94 Market Street

Dear Planning Board Members:

The proposed project involves the following:

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

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

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

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

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

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

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

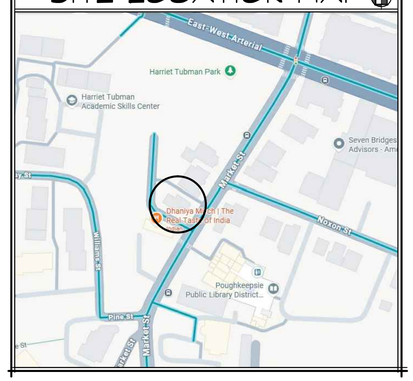
Please do not hesitate to contact me if you have any questions, comments or concerns.

Sincerely,

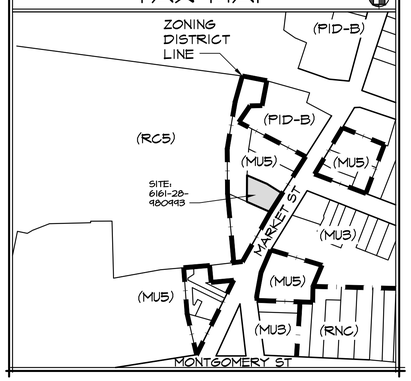
Steven Bernabé Jr

94 Market ST_COVER LETTER_29DEC25.DOC

SITE LOCATION MAP



TAX MAP



LEGEND

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

PARKING REQUIREMENTS

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

* WAIVER FOR PARKING REQUESTED FOR 1 SPACE

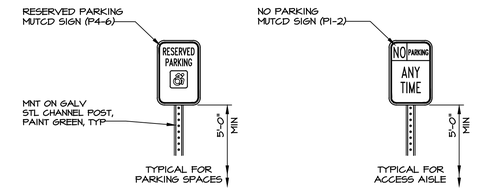
OWNER'S CERTIFICATION

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

CHRIS ROZYCKI — MANAGING MEMBER
PRINT NAME — TITLE

19 DEC 25
SIGNATURE — DATE

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



3 S-1 H/C SIGN DETAILS

SCALE: NTS

NOTE:
1. SIGNS MAY BE WALL MOUNTED

CITY OF POUGHKEEPSIE SITE PLAN CHECK LIST

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

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

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

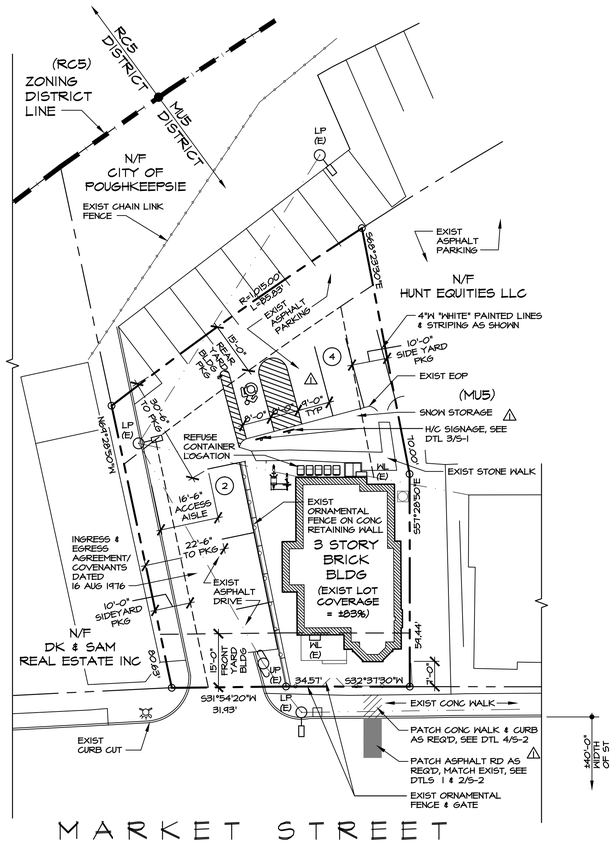
NOTE: ALL CHECKLIST ITEMS NOT ADDRESSED ABOVE ARE NOTED ON DRAWINGS

REQUIRED SIGNATURES

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

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

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



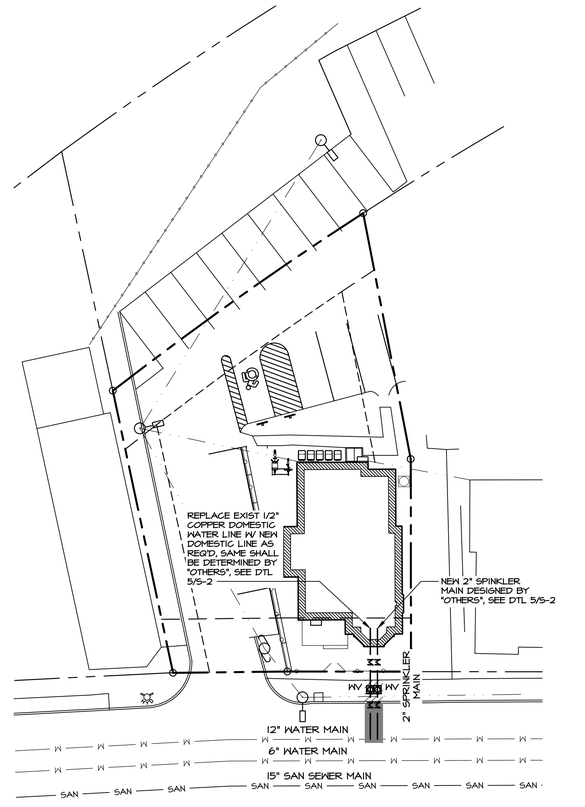
1 S-1 PROPOSED SITE PLAN

SCALE: 1"=20'-0"

0 10' 20' 40'

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

NORTH



2 S-1 PROPOSED UTILITY PLAN

SCALE: 1"=20'-0"

0 10' 20' 40'

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

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

SITE PLAN FOR:
94 MARKET STREET
POUGHKEEPSIE, NY

PROPOSED SITE PLAN, UTILITY PLAN, DETAIL AND NOTES

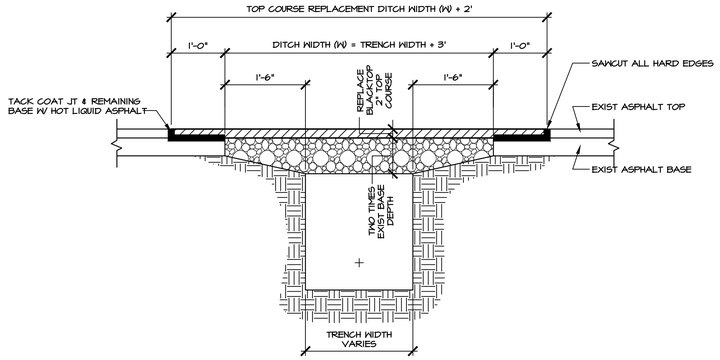
MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE NY 12601
845 485 0215

MAP

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

DISTRIBUTION:
PLANNING BOARD

S-1

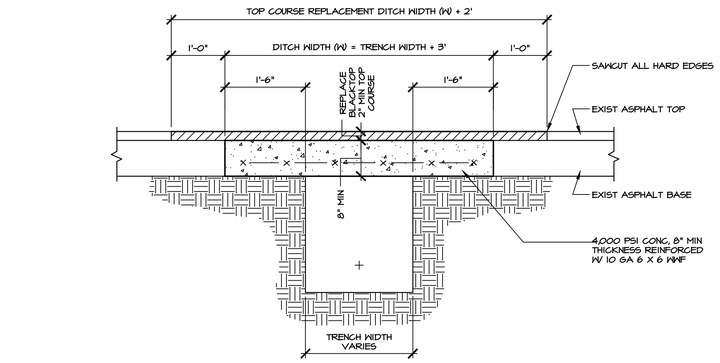


FLEXIBLE PAVEMENT & TRENCH LIMITS DETAIL

1 S-2 SCALE: NTS

NOTE:

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

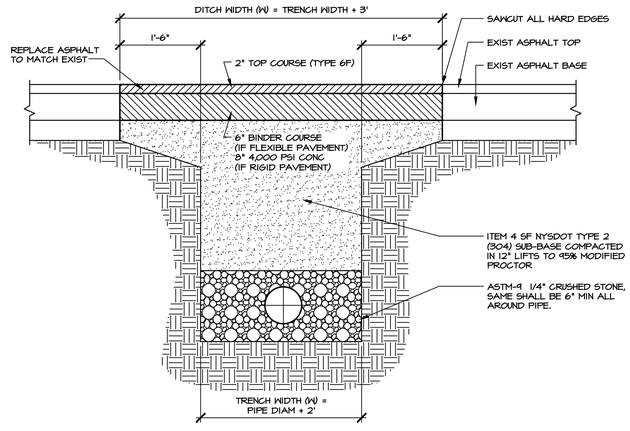


RIGID PAVEMENT & TRENCH LIMITS DETAIL

2 S-2 SCALE: NTS

NOTE:

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



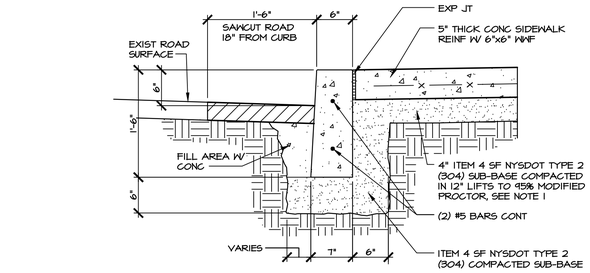
UTILITY TRENCH IN ROW DETAIL

3 S-2 SCALE: 3/4"=1'-0"

0 3" 6" 1' 2'

NOTES:

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



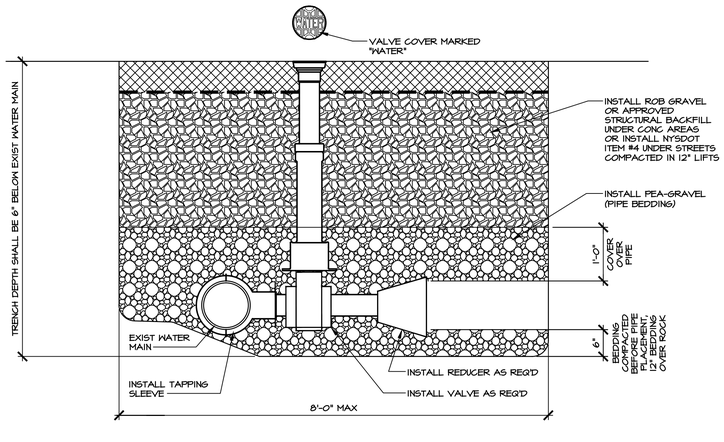
CONC WALK/CURB DETAIL

4 S-2 SCALE: 1"=1'-0"

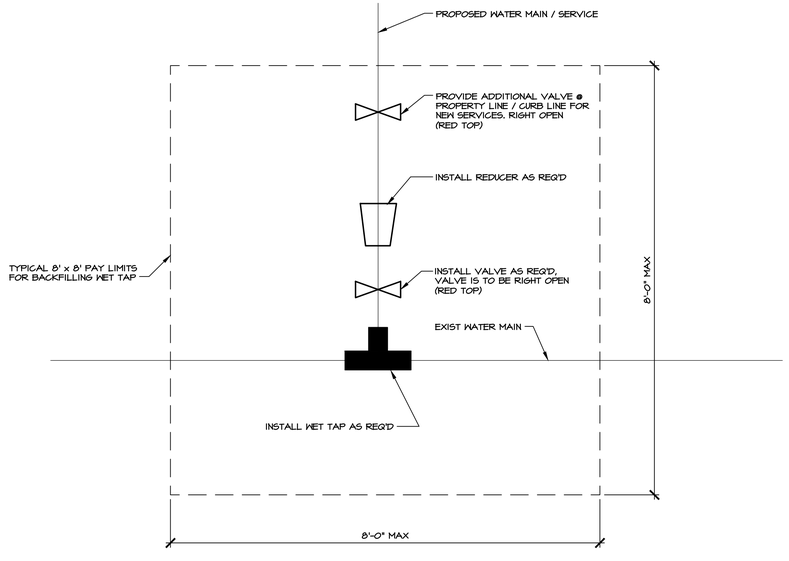
0 3" 6" 1' 2'

NOTES:

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



SECTION



PLAN

TAPPING SLEEVE & VALVE DETAIL

5 S-2 SCALE: NTS

NOTES:

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

EAST

WEST

NORTHWEST

SOUTHWEST

EXIST ELEVATIONS

6 S-2 SCALE: NTS

project no.
25-19

date
19 DEC 25

drawn by
SB

SITE PLAN FOR:

94 MARKET STREET

POUGHKEEPSIE, NY

DETAILS AND ELEVATIONS

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

MAP

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

DISTRIBUTION:
PLANNING BOARD

S-2

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
SITE PLAN FOR: 94 MARKET ST

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

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

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

Address:
44 NORTH CLOVER ST

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

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

3. a. Total acreage of the site of the proposed action? _____ acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☑ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

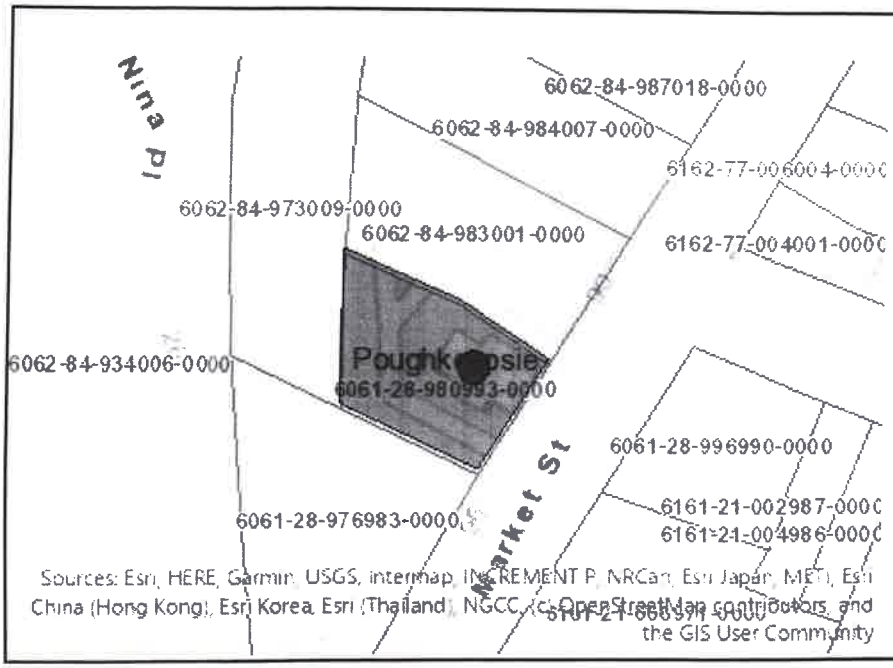
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

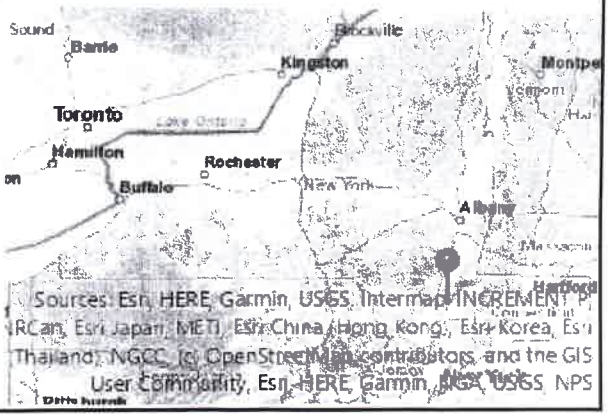
Applicant/sponsor/name: STEVEN BERNABE JR Date: 7 OCT 25

Signature: Steven Bernabe Jr. Title: CONSULTANT

PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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

W I T N E S S E T H :

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

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

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

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

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

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

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

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

687

LIBER 1437 PAGE 687

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

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

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

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

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

legal representatives and assigns.

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

MILTON CHAZEN (L.S.)

H. WILSON GUERNSEY (L.S.)

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

ROBERT A. FELDMAN (L.S.)

HERBERT JACOBSON (L.S.)

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

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

NOTARY PUBLIC

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

ALBERT E. HECHT
NOTARY PUBLIC, STATE OF NEW YORK
RESIDING IN DUTCHESS COUNTY
COMMISSION EXPIRES MARCH 30, 1977

1437 mge 689

689

CONVEYANCE

DOCUMENT TYPE: B+S w/L

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

GRANTEE:
Robert A. Feldman &
Herbert Jacobson

LIFE ESTATE? ☐ YES ☑ NO

LIFE TENANT: _____

☑ CONVEYS ☐ AFFECTS

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

☐ CONTROL# ☐ DOC OR INST. #

☑ LIBER/PAGE ☐ REEL/PAGE

L 4486 P 16

DATED: 6/30/1978

ACK'D: 6/30/1978

RECORDED: 7/7/1978

STAMPS: $ _____

NOMINAL CONS: $ 1.00

FULL CONS: $ _____

TITLE COMPANY: _____

TITLE NUMBER: _____

COPY ATTACHED: ☑ YES ☐ NO

SP X SD AS: _____

C & R'S ☐ YES ☑ NO

EASEMENTS(S): ☐ YES ☑ NO

RESERVATION(S): ☐ YES ☑ NO

PROPERTY INFO:

NOTES:

DEED RECITES BEING SAME/PORTION OF PREMISES IN :

T 691 Standard N.Y.B.T.U. Form 8002: Bargain & sale deed, with covenant against grantor's acts—Ind. or Corp.; single sheet MARK COHN

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PL., AT BROADWAY, N.Y.C. 10004

016

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

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

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

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

party of the second part,

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

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

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

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

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

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

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

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

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

In presence of:

Milton Chazen

Stephen G. Guernsey

Robert A. Feldman

H. Wilson Guernsey

Herbert Jacobson

STATE OF NEW YORK, COUNTY OF DUTCHESS ss:

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

Albert L Hecht

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

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

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

STATE OF NEW YORK, COUNTY OF ss:

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

;

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

STATE OF NEW YORK, COUNTY OF ss:

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

;

that he knows

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

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

SECTION
BLOCK .
LOT
COUNTY OR TOWN

TO

RETURN BY MAIL TO:

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

Reserve this space for use of Recording Office.

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

JJohnHeartmayer CLERK

4239

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

6617

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

1486 17

017

Consent of Property Owner(s)

Date: 7 OCT 25

Location of Property: 94 MARKET ST

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

Address: 407 MAIN ST
POUGHKEEPSIE, NY 12601

Phone #: 1-917-687-3545

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

Signed: _____

Printed: Chris Rozycki

Title: Managing Member

2519-25SEP25-Owners concent-PB.doc

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

September 9th, 2025

Mazzarelli Architecture + Planning, PC – Steven Bernabe Jr

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

Dear Applicant,

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

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

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

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

BUILDING DEPARTMENT

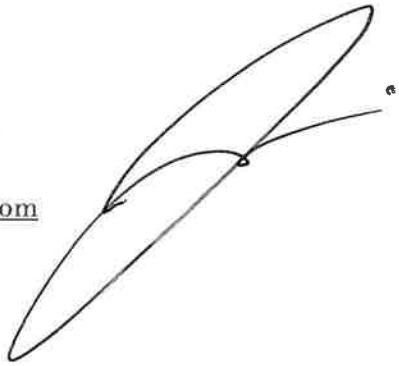
CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

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

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

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



CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
APRIL 28, 2026

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

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

Recommendation
- Special permit approval necessary for first floor residential uses facing the street in the MU5 district.
- Applicant requesting parking waiver based on the availability of parking at 88 Market Street. Staff has requested additional information on the property. Further information needed before waiver can be considered.

Project History
First appearance 4/28/26

Documents Entered into Record

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

10/28/25	Site Plan	Steve Barnabe, Mazzarelli Architecture Planning, PC	10/7/25 S-1
12/30/25	Application	Steve Barnabe, Mazzarelli Architecture Planning, PC	12/29/25 Site Plan Application
12/30/25	Letter	Steve Barnabe, Mazzarelli Architecture Planning, PC	12/29/25 Cover letter explaining project changes
12/30/25	Document	County	Easement
12/30/25	Letter	Joseph O'Brien, Deputy Zoning Administrator	9/9/25 Denial Letter
12/30/25	Site Plan	Steve Barnabe, Mazzarelli Architecture Planning, PC	12/19/25 S-1, S-2

Comments Received (circulated 3/30/26)

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	
	Eric Philipp, COP Bldg Inspector	
	Dylan Tuttle, DC Dept of Planning	

Motions and Resolutions
With regard to the City's file number #PB2025-121 and 94 Market Street

The Planning Board opens the public hearing.

Motion:
Second:
Vote:

The Planning Board closes the public hearing.

Motion:
Second:
Vote:

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

CITY OF POUGHKEEPSIE
REQUEST FOR SUBDIVISION APPROVAL
(Please type or print legibly)

Office Use Only
PLSD
ID#:
FEE:

PROPERTY ADDRESS: 39-45 S Hamilton St, Poughkeepsie NY 12601

PROPERTY OWNERSHIP:

Name of Owner: Rovere, Kayleen
Address: 449 N Quaker Ln
Hyde Park, NY 12538
Telephone: 845-452-1840 Email: Darrowfuneralhome@gmail.com

APPLICANT INFORMATION:
(If the applicant is not the owner of the property, a letter of authorization from the owner must be submitted):

Name of Applicant:
Address:
Telephone: Email:

CONSULTANT INFORMATION (If different from above)

Name: JOSEPH BERGER PE LS OF BERGER ENGINEERING AND SURVEYING PLLC
Address: 100 FULTON AVE
POUGHKEEPSIE NY 12603
Telephone: 845-471-7383 Email: bergereng@gmail.com

ZONING DISTRICT: PID A

SUBDIVISION DESCRIPTION: Type of Subdivision (Choose One)

Lot Line Adjustment
X Subdivision (new lots created)
For Subdivisions only, please note the number of lots created:

Description of project:

SUBDIVISION OF EXISTING 0.5 AC SITE INTO TWO LOTS ONE WITH FUNERAL PARLOR ON IT THE SECOND WITH THE EXISITNH HOUSE ON IT. BOTH USES ARE EXISITNG AND NON COMFORMING AND WILL REMAIN IN USE

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

Kayleen Rovere
Signature of applicant

04/09/26
Date

Kayleen Rovere
Print name

Revised February 2025: Previous Editions Obsolete

APPROVAL STAMP BLOCK

SIGNATURE BLOCK

DATE	CITY ENGINEER
DATE	DEPARTMENT OF PUBLIC WORKS
DATE	POLICE DEPARTMENT
DATE	FIRE INSPECTOR
DATE	PLUMBING INSPECTOR

The undersigned owners of the property hereon state that they are familiar with this set of plans , its contents and its legends and hereby consent to all said terms and conditions as stated hereon .

Owners Name

Kayleen Rovere
449 N Quaker Ln
HYDE PARK NY 12538

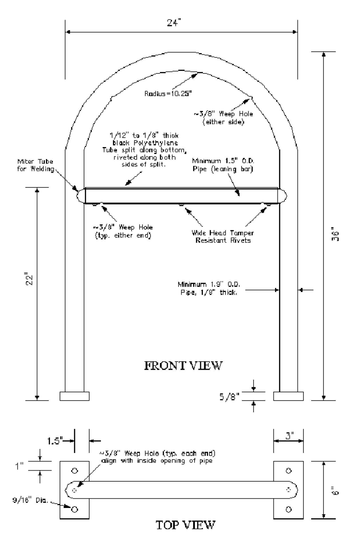
Kayleen Rovere
Kayleen Rovere

Standard Note for Permission to File

This plan does not constitute a Realty Subdivision as defined by Article XI, Title II, Section 1115 of the Public Health Law of the State of New York, and Article XI of the Dutchess County Sanitary Code. Permission is hereby granted for the filing of this map with the Clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

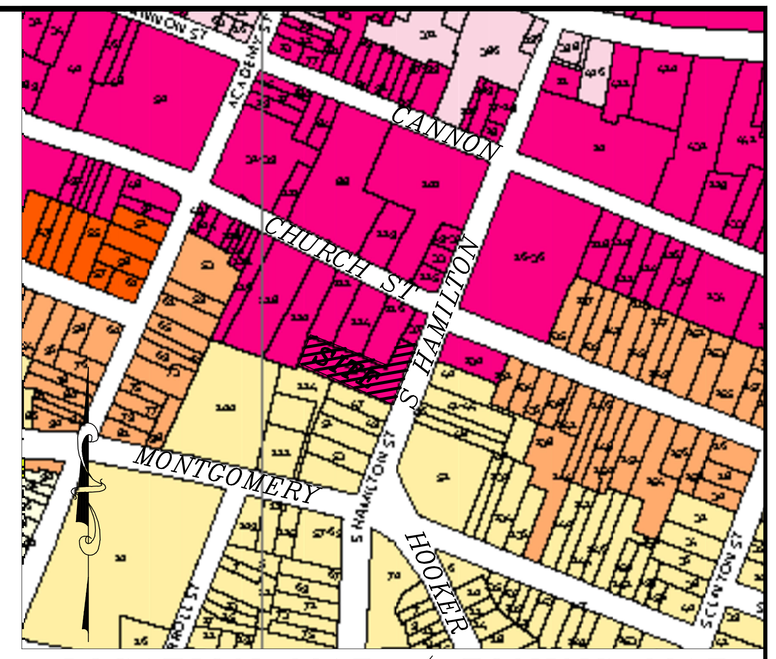
Authorized Representative of the Commissioner of Health — Date

"INVERTED U" BIKE RACK

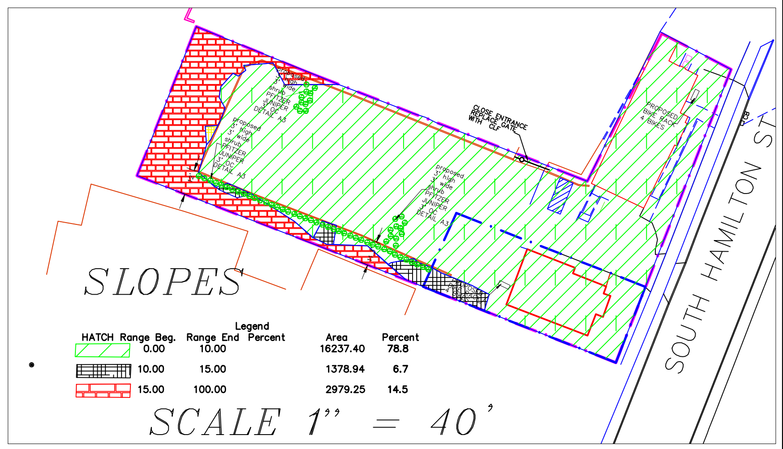


BIKE RACK DETAIL A2

NOTES:
1. **CORNERS ALONG SOUTH HAMILTON STREET SHALL BE MONUMENTED WITH A** 2" long piece of #6 rebar driven vertically to grade with a standard survey cap on top (with license number printed on cap) AS SHOWN or in the locations in the existing drives PLACE BRASS DISK SURVEY WASHERS 1-1/2" WITH 1 /2" MAG NAIL IN CENTER
2. REFERENCE IS MADE TO APPROVED SITE PLAN DATED 02/27/90 AND PROPOSED IMPROVEMENTS



LOCATION MAP / ZONING MAP
SCALE 1" = 200' ZONE PID A

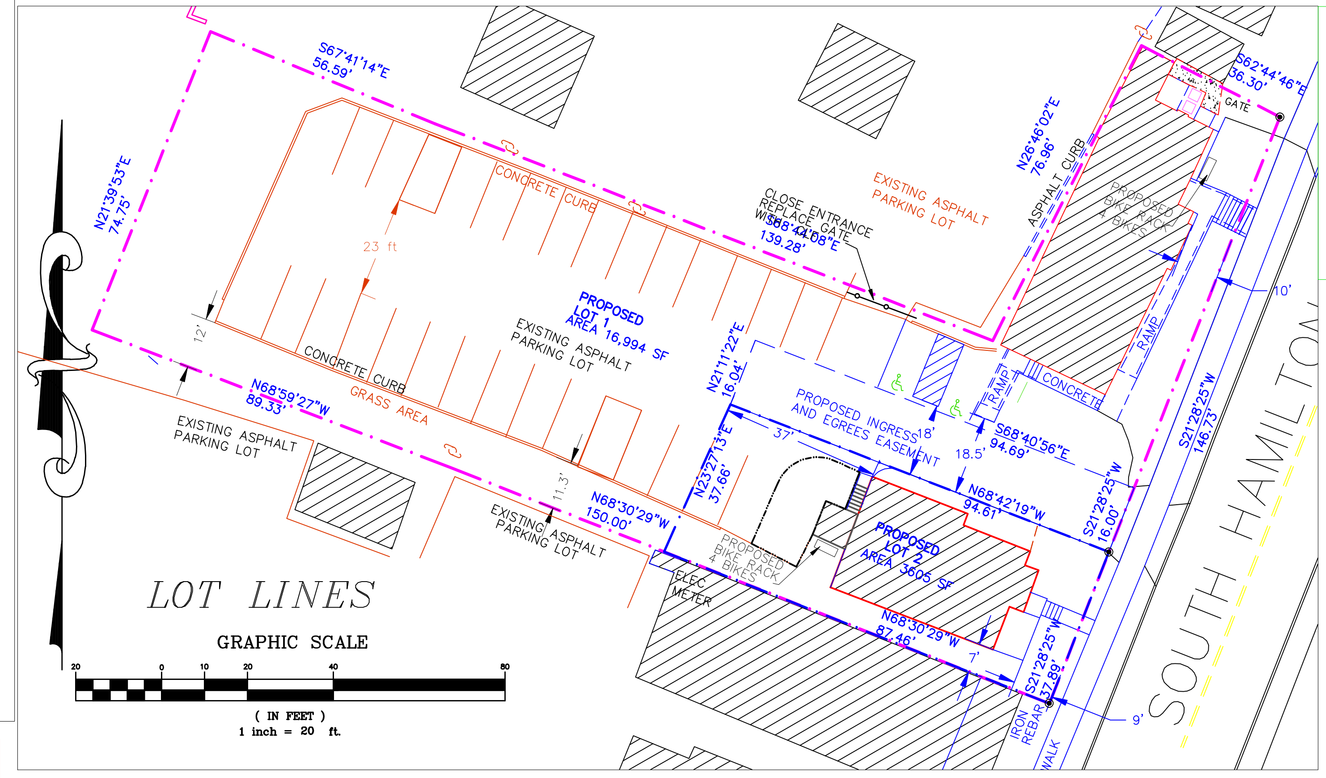


SITE SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LOT LINES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLANTING SCHEDULE

KEY	QNT	BOTANICAL NAME	COMMON NAME	SIZE
PJ	46	PRINTZEN JUNIPERUS CONFERTA	PRINTZEN JUNIPER	2 TO 3 FOOT B & B

PLANTING NOTES

1. ALL PLANTING BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH AT A MINIMUM DEPTH OF 3".
2. LAWN AREAS ARE TO BE SEEDED, FERTILIZED AND MULCHED WITH HAY.
3. AREAS INDICATED TO BE SEEDED SHALL HAVE A MINIMUM SEED GERMINATION MIXTURE AS FOLLOWS:
   KENTUCKY BLUEGRASS ..... 30% BY WEIGHT OF TOTAL SEED
   CREEPING RED FESCUE, BLUEGRASS MIXTURE ..... 50% BY WEIGHT OF TOTAL SEED
   RED FESCUE ..... 10% BY WEIGHT OF TOTAL SEED
   ANNUAL RYEGRASS ..... 10% BY WEIGHT OF TOTAL SEED
4. PLANT SIZE INDICATED TO BE AT TIME OF PLANTING

DETAIL A3

LEGEND

PROPOSED 2' long piece of #6 rebar driven vertically to grade with a standard survey cap on top (with license number printed on cap) AS SHOWN or in the locations in the existing drives PLACE BRASS DISK SURVEY WASHERS 1-1/2" WITH 1 /2" MAG NAIL IN CENTER

- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY POLE
- EXISTING CONCRETE PAD
- EXISTING TREE
- EXISTING HYDRANT
- EXISTING LIGHT
- EXISTING WATER SERVICE VALVE
- EXISTING ROOF LEADER
- EXISTING BUILDING/ HOUSE
- EXISTING TELEPHONE MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING WROUGHT IRON FENCE
- OHW EXISTING OVERHEAD WIRES
- EXISTING LAMP POST
- CB EXISTING CATCH BASIN
- EXISTING WATER VALVE
- G EXISTING GAS LINE MARKOUT
- E EXISTING ELECTRIC LINE
- S EXISTING SANITARY SEWER
- W EXISTING WATER LINE
- ST EXISTING STORM SEWER

OWNER OF PROPERTY

Parcel Number
131300-6161-22-132951-0000

Parcel Location
39-45 S Hamilton St

Municipality
Poughkeepsie City

Owner Name
Rovere, Kayleen (Primary)

Primary Owner Mailing Address
449 N Quaker Ln

Hyde Park, NY 12538

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

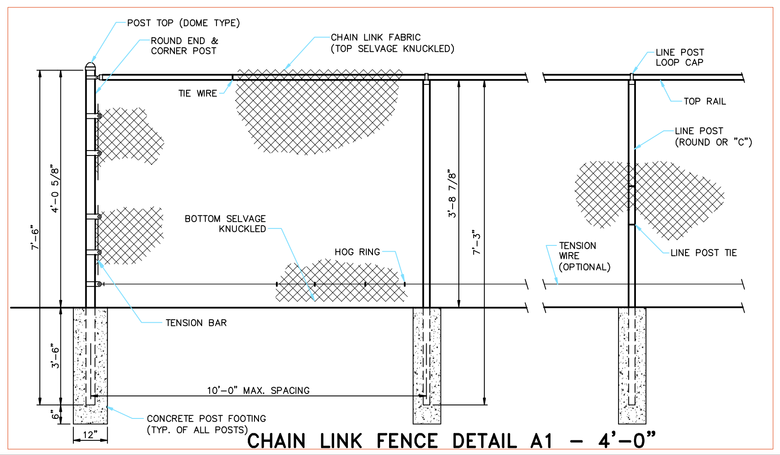
ENGINEER/ LAND SURVEYOR

BERGER ENGINEERING & SURVEYING PLLC
100 FULTON AVE
POUGHKEEPSIE, NY 12603
(845) 471 - 7383
FAX 471-3448
EMAIL bergereng@gmail.com
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83

STATE OF NEW YORK JOSEPH P. BERGER 050745 LICENSED LAND SURVEYOR

LAND SURVEYOR'S CERTIFICATION
I, JOSEPH P. BERGER , P.E., L.S. HEREBY THIS PLAT WAS PREPARED BY ME, AND WAS BASED ON A FILED SURVEY UPDATED ON 07/08/25

PE REGISTRATION 069634
CERT 0405443 EXPIRE ON 04-30-28
LS REGISTRATION 049745
CERT 2681145 EXPIRE ON 04-30-27
COA FOR PE AND LS
CERT 0018252 AND 0018253



CHAIN LINK FENCE DETAIL A1 - 4'-0"

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

PROPOSED SUBDIVISION LOTS
SCALE: 1"-20'

SUBDIVISION OF 39-45 SOUTH HAMILTON ST

Parcel Number 131300-6161-22-132951-0000

CITY OF POUGHKEEPSIE , DUTCHESS CO., N.Y.

SCALE: 1" = 20' 07/16/25 SHEET 1

REVISION DATE	DESCRIPTION OF REVISION	REVISION DATE	DESCRIPTION OF REVISION
08/11/25	revised per review		
03/20/26	revised per review		
04/09/26	revised per review		

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Kayleen Rovere

Name of Action or Project:
subdivision of 39-45 S Hamilton Street

Project Location (describe, and attach a location map):
39-45 South Hamilton Street Poughkeepsie NY 12601

Brief Description of Proposed Action:
subdivide an existing parcel being 0.47 acres in size has a funeral home and a separate residential Home into two lots one for each use the lots No new construction will be proposed. Existing use being a funeral home on one lot and a residential home on the other are existing non conformity uses and no change is use is being proposed.

Name of Applicant or Sponsor:	Telephone: 845-452-1840
Kayleen Rovere	E-Mail: darrowfuneralhome@gmail.com

Address:
440 N Quaker Lane

City/PO:	State:	Zip Code:
Hyse Park	ny	12538

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

3. a. Total acreage of the site of the proposed action? 0.47 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.47 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): NON PROFIT
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations? EXISTING NON CONFORMING USE ON BOTH SITES	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ THE BUILDINGS ARE CURRENTLY SERVICED BY CONNECTION TO CITY SEWER AND WATER _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ EXISINT BUILDING ARE CURRENTLY CONNECTED TO CITY SEWER AND WATER _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

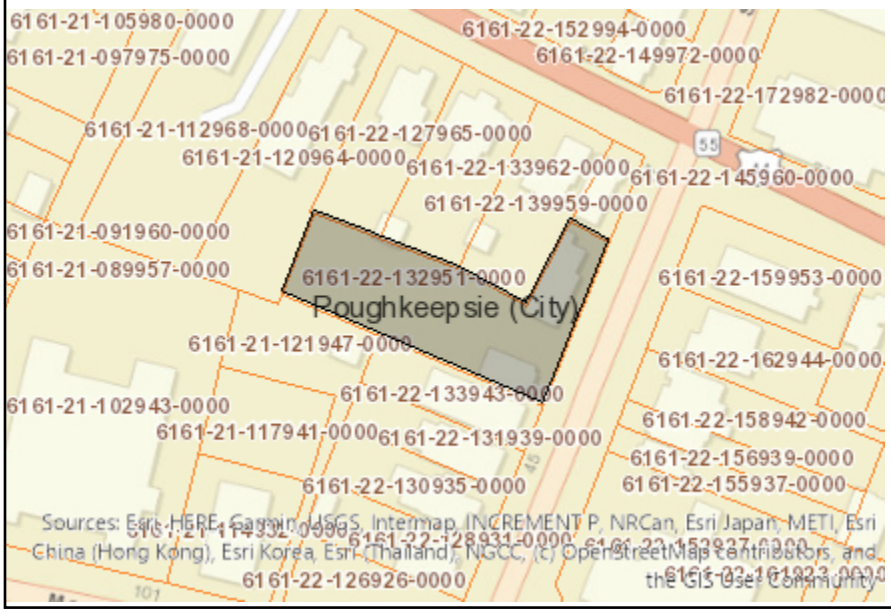
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
SITE IS EXISTING WITH NO IMPROVEMENTS PROPOSED, THE SITE WILL NOT ADD ANY NEW IMPERVIOS AREA AND WILL NOT CREATE ANY NEW STORM WATER RUNOFF		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: KAYLEEN ROVERE Date 04/09/26

Signature: Kayleen Rovere Title: OWNER/.APPLICANT

PRINT FORM



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

EASEMENT FOR INGRESS AND EGRESS

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the undersigned, Kayleen Darrow, residing at 449 Quaker Lane, Hyde Park, NY 12538, (GRANTOR) and Kayleen Darrow, residing at Quaker Lane, Hyde Park, NY 12538, (GRANTEE), do(es) hereby sell, convey, and warrant to Kaylen Darrow, residing at 449 Quaker Lane, Hyde Park, NY 12538, Grantee a permanent easement for Ingress and Egress only, over, across and/or under a certain parcel of real property lying and being situated in the City of Poughkeepsie, County of Dutchess, a more accurate description of said property being attached hereto and made a part hereof as though fully copied herein in words and figures and marked Exhibit "A". Also depicted on the annexed survey print.

It is understood and agreed that this easement and right-of-way shall give and convey to the Grantee herein the right of ingress and egress upon the lands above described for the purpose of parking a maximum of two vehicles in the designated parking spaces and gaining access to the proposed Lot 2 on Map described as follows:

No party or parties other than the owners, occupants or guests of the certain Lot 2 shall be permitted to use the said Easement

It is further understood and agreed that this instrument constitutes the entire agreement between the Grantor and the Grantee, there being no oral agreements or representations of any kind made between the Grantor and Grantee.

The grant and other provisions herein described shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

WITNESS THE SIGNATURE of the Grantor on this the _____ day of March, 2026.

_____

KAYLEEN DARROW

STATE OF NEW YORK
COUNTY OF DUTCHESS

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Kayleen Darrow, who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY OFFICIAL SEAL this the ____ day of March, 2026.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____

BERGER ENGINEERING AND SURVEYING
100 Fulton Avenue
Poughkeepsie, New York 12603
Engineering Services: (845) 471-7383
GIS Services: (845) 392-7180
www.BergerEngr.com

03/19/26

INGRESS AND EGRESS EASMENT
(through proposed lot 1 for the benefit of proposed lot 2)

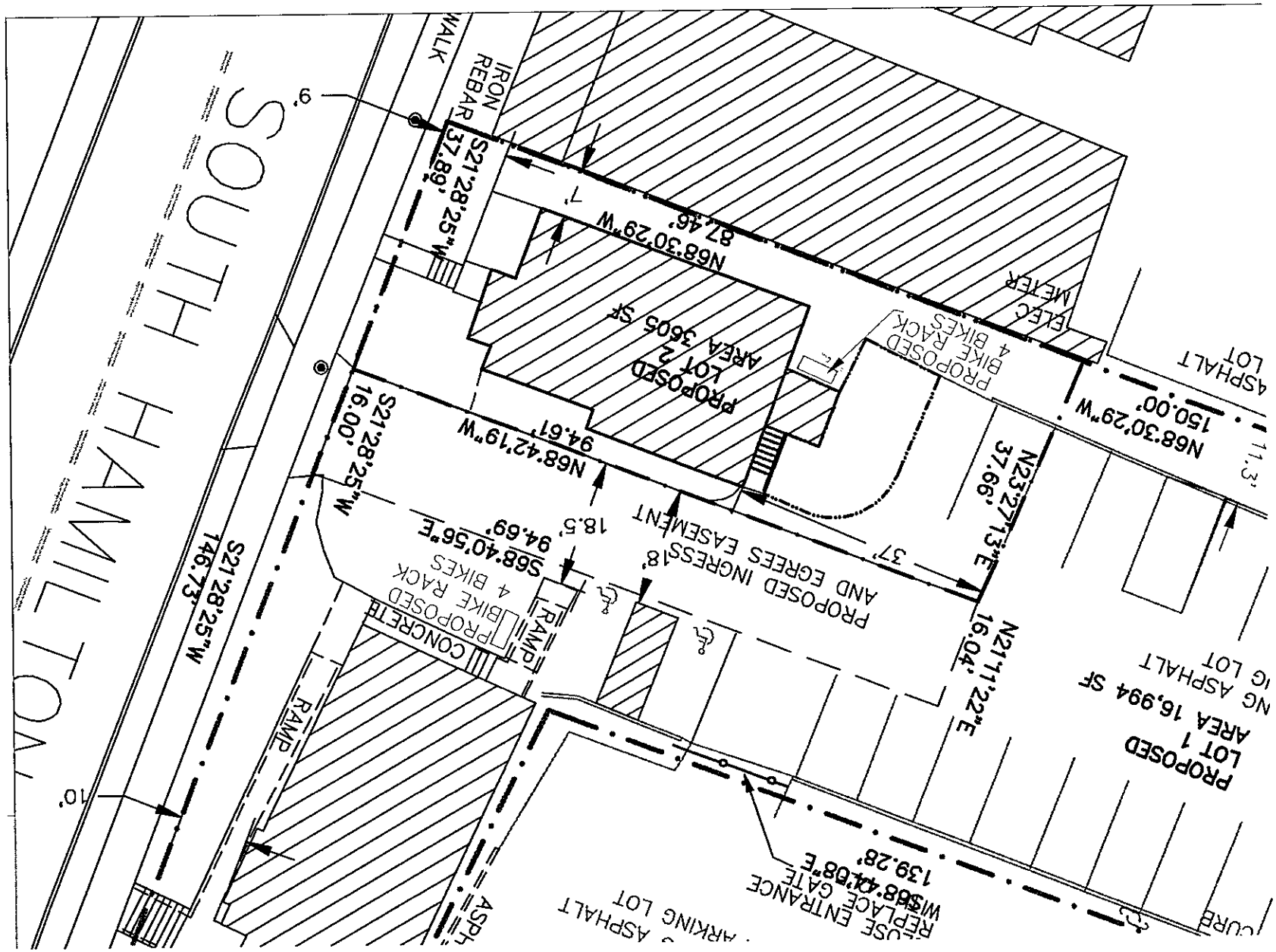
Beginning at a point being N 12-28-25 E 37.89 feet from the SE corner of proposed lot 2

Thence along the north property line of proposed lot 2
N 68-42-19 W Length: 94.61 feet

Thence trough proposed lot 1
N 21-11-22 E Length: 16.04 feet
S 68-40-56 E Length: 94.69 feet

To a point on the westerly right of way line of South Hamilton Street

Thence S 21-28-25 W Length: 16.00 feet to the point of beginning
Containing 1,516 Sq Ft


SOUTH HAMILTON
IRON REBAR
WALK
S21°28'25"W 37.89'
N68°30'29"W 82.46'
PROPOSED LOT 2 AREA 3605 SF
PROPOSED 4 BIKE RACK
ELEC METER
ASPHALT LOT
N68°30'29"W 150.00'
S21°28'25"W 16.00'
N68°42'19"W 94.61'
N22°27'13"E 37.66'
S21°28'25"W 146.73'
S68°40'56"E 94.69'
18.5'
37'
PROPOSED INGRESS 18' AND EGREES EASEMENT
PROPOSED CONCRETE RAMP
4 BIKES
RAMP
N21°11'22"E 16.04'
PROPOSED LOT 1 AREA 16,994 SF
ASPHALT LOT
CURB
ASPHALT PARKING LOT
REPLACE ENTRANCE GATE
S68°40'08"E 139.28'
10'
9'
7'

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
APRIL 28, 2026

39-45 SOUTH HAMILTON STREET:SUBDIVISION
Application for subdivision relative to the proposed subdivision of the existing parcel at 39-45 South Hamilton Street, containing a funeral home with an accessory parking lot and a single-family dwelling into two lots of record, one of which will contain the funeral home and bulk of the parking lot and one of which will contain the single family dwelling with two off-street parking spaces. An ingress/egress easement allowing access through the funeral home parcel to the rear yard of the single-family parcel is proposed. Both uses are legally nonconforming. Owner/Applicant: Kayleen Darrow Rovere; Consultant: Joseph Berger, PE LS, Berger Engineering and Surveying PLLC; Grid #6161-22-13295; Zoning District: PID-B; File #PB2025-059

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

Recommendation
Public hearing for subdivision scheduled for 4/28/26

Project History
First Appearance 4/28/26
Public Hearing scheduled for 4/28/26

Documents Entered into Record

Date	Description	Author	Comments
7/17/25	Application	Kayleen Rovere, Owner	Subdivision application
7/17/25	SEQRA	Kayleen Rovere	SEAF
7/17/25	Site Plan	Joseph Berger, Berger Engineering and Surveying	7/16/25 Site Plan
3/25/26	Letter	Kayleen Rovere	Certificate of Non Conformity Request
3/25/26			Easement draft
3/25/26	Survey	Joseph Berger	3/20/26 Survey

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	
	Eric Philipp, COP Bldg Inspector	

Motions and Resolutions
With regard to the City's file number #PB2025-059 and 39-45 SOUTH HAMILTON STREET

The Planning Board opens the public hearing.
Motion:
Second:
Vote:

The Planning Board closes the public hearing.
Motion:
Second:
Vote:

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

VINCE'S AUTOBODY WORKS

Project Location (describe, and attach a location map):

185 SMITH STREET, POUGHKEEPSIE, NEW YORK 12601

Brief Description of Proposed Action:

PROPSED ADDITION AND RENOVATION TO EXISTING AUTOMOBILE REPAIR SHOP.

Name of Applicant or Sponsor:	Telephone: 017 416 7591
DEVANAND JAIKERRAN	E-Mail: into@vincesautobodyworks

Address:

185 SMITH STREET

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NEW YORK	12601

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

3. a. Total acreage of the site of the proposed action? 0.97 acres
   b. Total acreage to be physically disturbed? 0.084 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.97 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
THE R- RATIONG WILL BE ABOVE THE NEW YORK STATE ENERGY CONSTRUCTION CODE REQUIREMENTS.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
THE PROPOSED ADDITION STORMWATER MANAGEMENT WILL TREATED WITH CULTEC SYSTEM	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	
16. Is the project site located in the 100-year flood plan?	✓	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	✓	
If Yes,		
a. Will storm water discharges flow to adjacent properties?	✓	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	✓	
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	✓	
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	✓	
If Yes, describe:		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	✓	
If Yes, describe: MOTOR OIL		

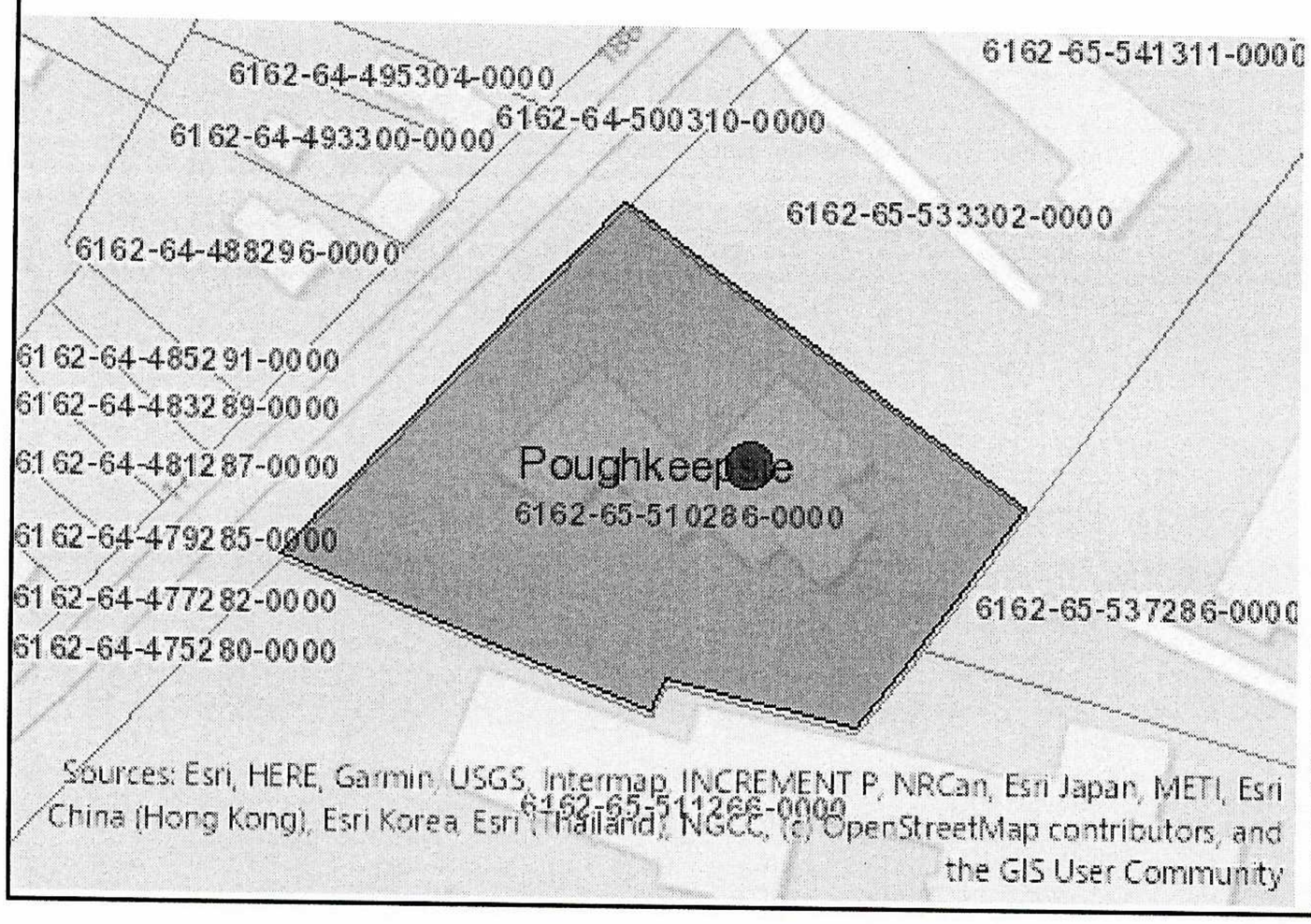
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Devanand Jaikarran Date: 9-25-2025

Signature: Devanand Jaikarran Title: President

EAF Mapper Summary Report

Monday, September 8, 2025 1:15 PM



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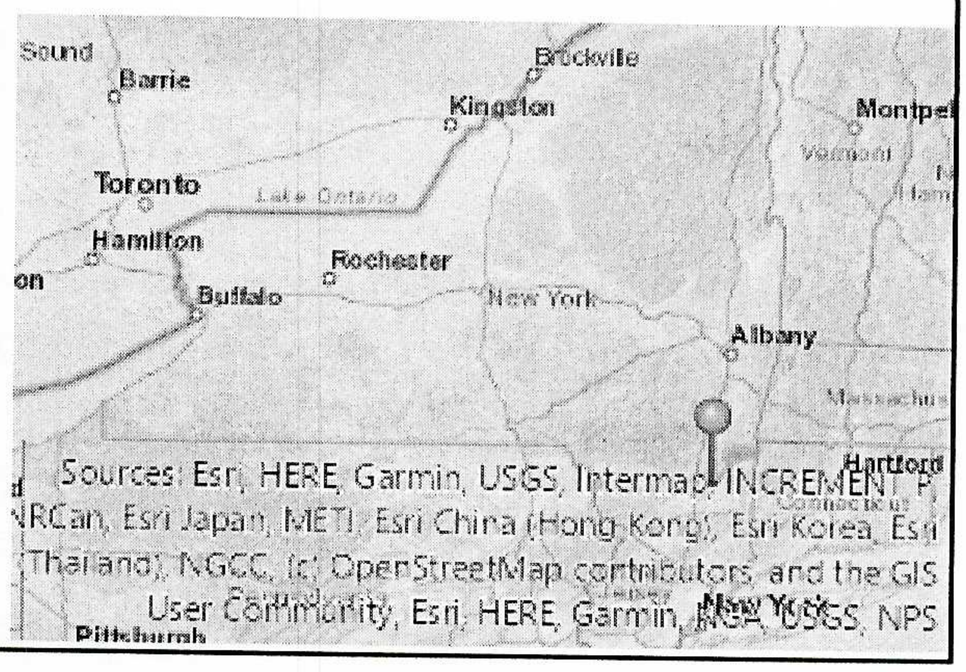

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Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

SITE NOTES

1. CONTRACTOR SHALL CHECK AND VERIFY BUILDING LOCATION FOR COMPLIANCE WITH BUILDING CODE AND ZONING REGULATIONS.
2. CONTRACTOR MUST VERIFY EXISTING GRADES, CONDITIONS, LOCATION OF EASEMENTS, PROPERTY LINES, ETC..
3. ALL UTILITY CONNECTIONS SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND UTILITY CODES. ALL NEW AND EXISTING FINISHED GRADES SHALL SLOPE AWAY FROM HOUSE.
4. ALL WORK SHALL COMPLY WITH CITY OF POUGHKEEPSIE CODE, STATE CODES, AND ANY OTHER CODES AS APPLICABLE
5. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL STATE.
6.. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL STATE.

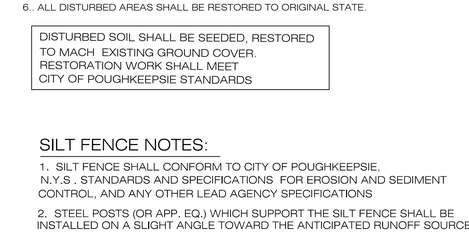
DISTURBED SOIL SHALL BE SEEDED, RESTORED TO MACH EXISTING GROUND COVER. RESTORATION WORK SHALL MEET CITY OF POUGHKEEPSIE STANDARDS

SILT FENCE NOTES:

1. SILT FENCE SHALL CONFORM TO CITY OF POUGHKEEPSIE, N.Y.S . STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND ANY OTHER LEAD AGENCY SPECIFICATIONS
2. STEEL POSTS (OR APP. EQ.) WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
3. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED STONE
4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST (OR APP. EQ.) OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS (OR APP. EQ.) WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE ON HARDWOOD.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
8 ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
9. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE 6" MAXIMUM MESH OPENING.
10. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED. FILTER CLOTH SHALL BE OF APPROVED MATERIAL.
11. PREFAB UNITS SHALL BE GEOFAB, ENVIROFENCE, OR EQUAL.

SEDIMENT AND EROSION CONTROL NOTES:

1. LOCATIONS SHOWN FOR EROSION CONTROL ARE APPROXIMATE.
2. A SEDIMENT BARRIER SHALL BE ERECTED AROUND THE DOWN SLOPE PERIMETER OF ALL CONSTRUCTION ACTIVITIES.
3. CUT AND/OR FILL SLOPES OF GREATER THAN 2 ON 1 REMAINING IN ROUGH GRADE SHALL BE MULCHED AND SEEDED.
4. THE AMOUNT OF NATURAL VEGETATION SHALL BE MINIMIZED.
5. ALL STOCKPILES LEFT FOR MORE THAN ONE MONTH SHALL BE RINGED WITH SEDIMENT BARRIERS.
6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE PLACED IN AN APPROVED SITE, A SUFFICIENT DISTANCE FROM ALL CONTROLLED ENVIRONMENTS.
7. EMERGENCY EROSION CONTROL MEASURES OF SILT FENCE, MULCH AND OR HAY BALES SHALL BE STOCKPILED ON SITE FOR USE IN STABILIZING DISTURBED AREAS IN ADVANCE OF SEVERE WEATHER CONDITIONS.
8. UPON FINAL GRADING THE OPEN SOIL HORIZONS SHALL BE IMMEDIATELY PLACED IN SEED.
9. CONSTRUCTION ENVELOPES ARE TO BE DELINEATED WITH HIGH VISIBLE BARRICADE TAPE, SNOW FENCE OR PLASTIC NETTING.
10. TREES IN CLOSE PROXIMITY TO CONSTRUCTION ARE TO BE PROTECTED WITH SNOW FENCE OR A COMPATIBLE BARRIER PLACED AT DRIPLINE.
11. UTILITY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILLING.
12. PROVIDE A STABILIZED PAD OF 1 1/2" STONE AT THE CONSTRUCTION AREA.
13. INSTALL EROSION CONTROL MEASURES ALONG GRADING AND ANY OTHER ACTIVITY AND SHALL CONFORM TO TOWN OF HARRISON REGULATIONS.
14. ALL WORK SHALL COMPLY WITH: CURRENT EDITION OF "N.Y.S. AND DUTCHESS COUNTY BEST MANAGEMENT PRACTICE MANUAL FOR EROSION AND SEDIMENT CONTROL." NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, AND ANY OTHER CODES AS APPLICABLE.



TEMPORARY MATERIAL STOCKPILE

1. TEMPORARY MATERIAL STOCKPILE STABILIZATION MEASURE INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER AND PERIPHERAL SEDIMENTS TRAPPING BARRIERS.
2. THE STABILIZATION MEASURE SELECTED SHOULD BE APPROPRIATE FOR TIME OF THE YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.
3. AREA CHOSEN SHALL BE DRY, AND STABLE.
4. MAXIMUM SLOPE SHALL BE 1:2
5. UPON STABILIZATION OF SOIL STOCKPILING, EACH PILE SHALL BE BE SURROUNDED WITH EITHER SILT FENCE OR STRAW BALES THEN STABILIZED WITH VEGETATION OR COVER.

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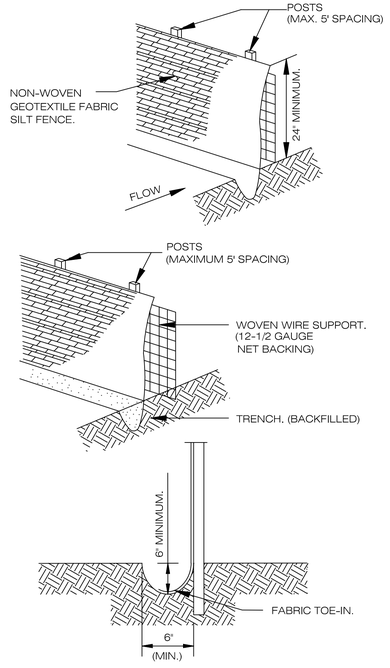
Know what's below.
Call 811 before you dig.

RECOMMENDED TOE-IN METHOD.



SILT FENCE AND NOTES

N.T.S

LOT COVERAGE

LOT AREA:	42,253 S.F.
IMPERVIOUS SURFACE:	
EXISTING	
PAVED AREA:	14,240 S.F.
BUILDING:	± 8,280 S.F.
TOTAL:	22,520 S.F. ± 53.3%
PROPOSED	
PAVED AREA:	±12,220 S.F.
BUILDING:	11,370 S.F.
TOTAL:	23,590 S.F. ± 55.9%
POROUS PAVEMENT:	±12,900 S.F.

BUILDING SQUARE FOOTAGE

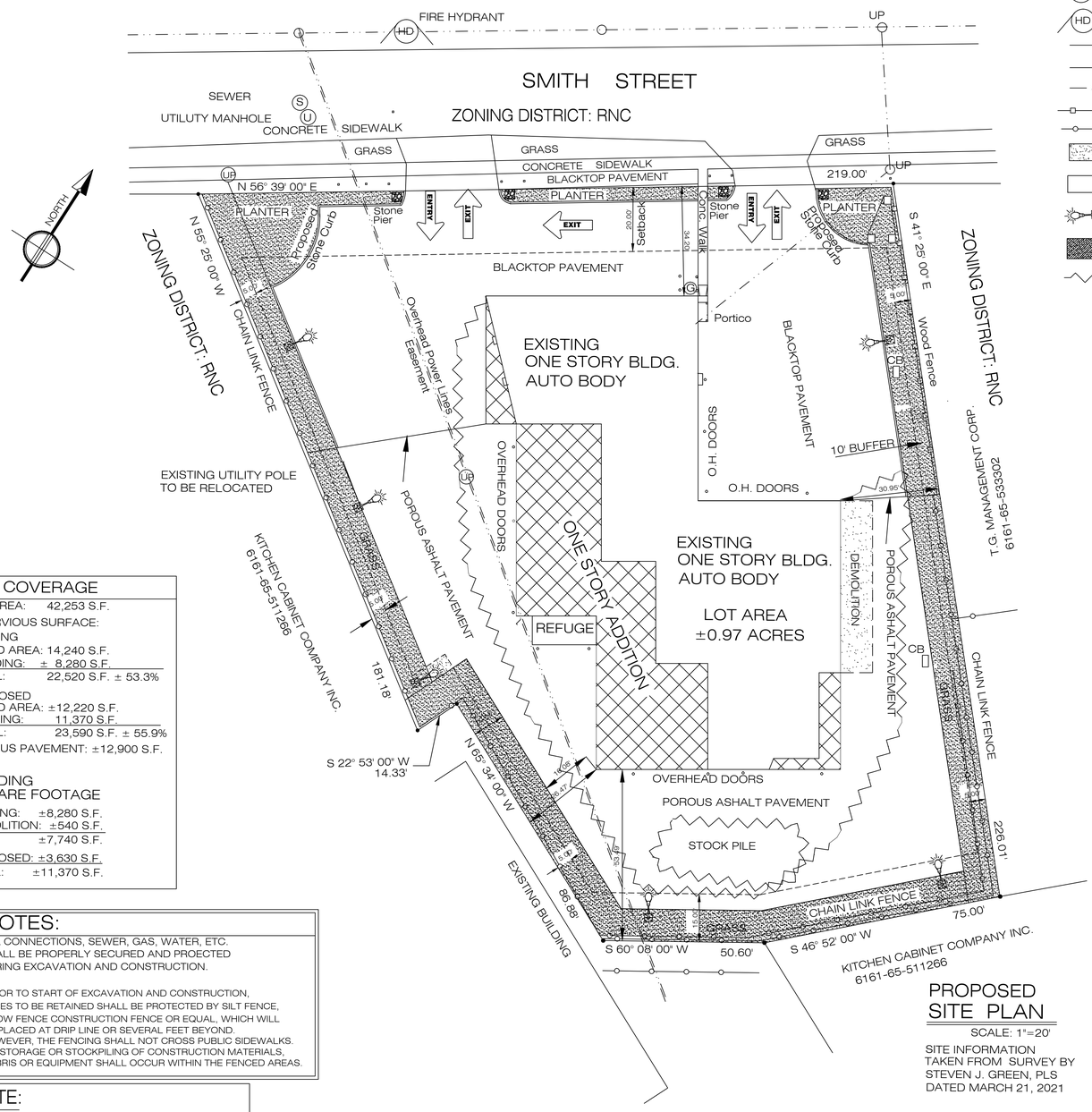
EXISTING:	±8,280 S.F.
DEMOLITION:	±540 S.F.
	±7,740 S.F.
PROPOSED:	±3,630 S.F.
TOTAL:	±11,370 S.F.

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROECTED DURING EXCAVATION AND CONSTRUCTION.
2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

NOTE:

NEW PAVEMENT SHALL MEET N.Y.S. CODES, CITY OF POUGHKEEPSIE CODE AND STANDARDS. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL STATE.



PROPOSED SITE PLAN

SCALE: 1"=20'

SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED MARCH 21, 2021

PROGRESS PRINT

NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- PROPOSED ADDITION
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — FIRE HYDRANT
- G — GAS
- W — WATER
- S — SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- 10 FEET BUFFER
- SILT FENCE

REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 7-18-2025

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER
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STATE OF NEW YORK · PETER G. MARCHETTI · 061529 · REGISTERED PROFESSIONAL ENGINEER

PROJECT: INTERIOR ALTERATIONS, PROPOSED ONE STORY ADDITION
EROSION CONTROL
VINCES AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE: 5-9-2025
JOB NO.: 25-18
SCALE: 1"=20'
DWG. NO. SP-2

WOOD FENCE

NORTH -FRONT

185 SMITH STREET

CHAIN LINK FENCE

NORTH-WEST

NORTH-EAST

SMITH STREET WEST

SMITH STREET EAST

NO. 1	ZONING REVIEW COMMENTS 7-18-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
1 FAIRWAY DRIVE, PAWLING, NEW YORK 12564
TEL. 845.233.4766
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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PROJECT: INTERIOR ALTERATIONS, PROPOSED ONE STORY ADDITION
PICTURES

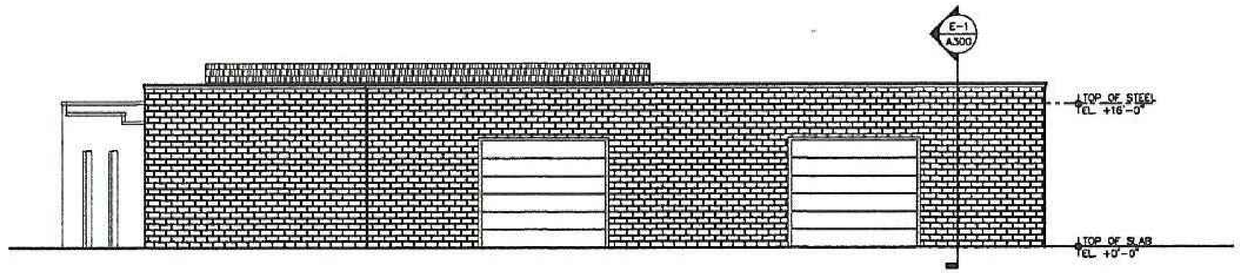
VINCES AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE: 5-9-2025

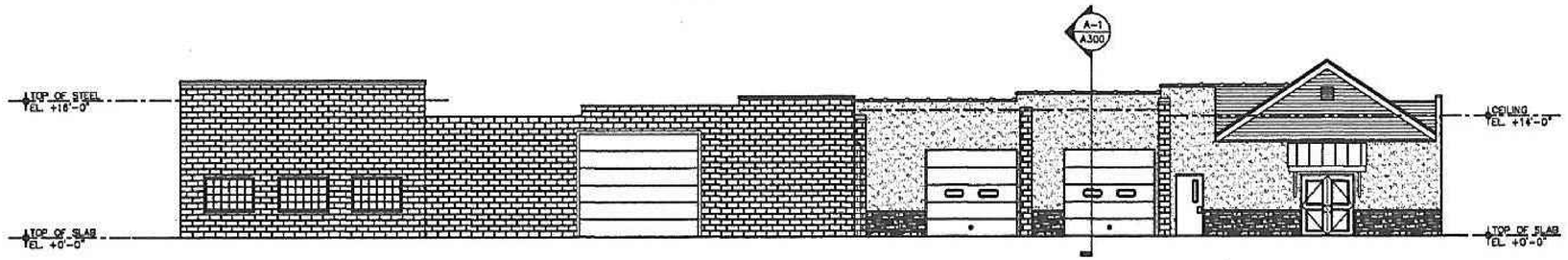
JOB NO.: 25-18

SCALE: NONE

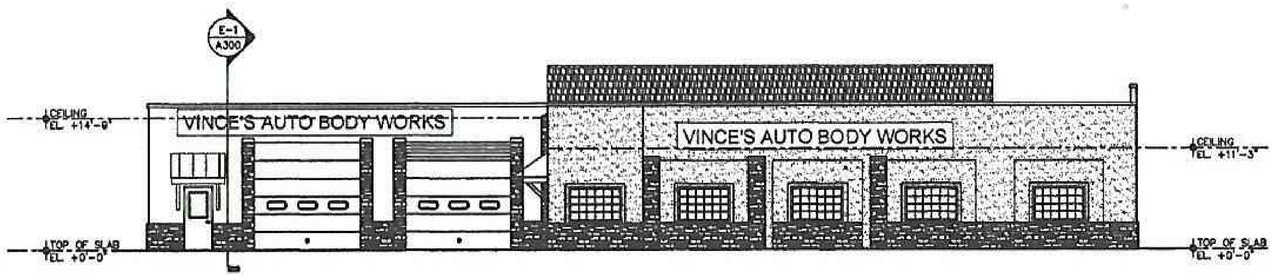
DWG. NO. PICTURES



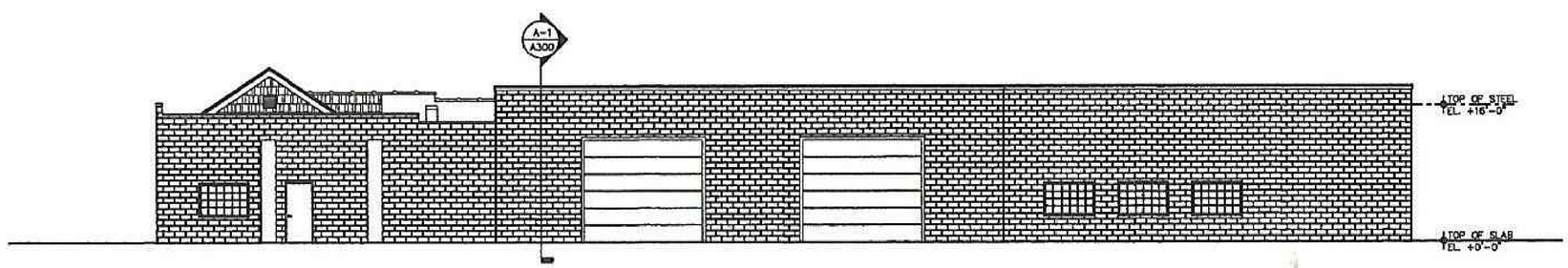
A-1 WEST ELEVATION
1/4"=1'-0"



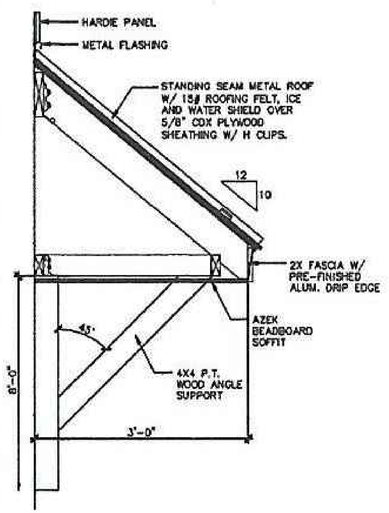
A-1 WEST ELEVATION
1/4"=1'-0"



A-1 WEST ELEVATION
1/4"=1'-0"



A-1 NORTH ELEVATION
1/4"=1'-0"



A-13 SHED CANOPY DETAIL
1"=1'-0"

KEY NOTES:

DAY|STOKOSA
ENGINEERING P.C.
3 Van Wyck
Wappingers Falls, New York
(645)-223-3202

CBK Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction, N.Y. 12533
T (914) 509-6557 F (914) 509-8162

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3732

PROJECT
VINCE'S AUTOBODY
185 SMITH STREET,
POUGHKEEPSIE, NY

DRAWING
EXTERIOR ELEVATIONS

REGISTERED ARCHITECT MICHAEL T.J. MCCORMACK No. 018003-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	22131
CHECKED BY	DATE
MM	7-15-25

DRAWING NUMBER
A200

FILE P:\2022\JOB #'s - JOB NAMES

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: 185 Smith Street

II. PROPERTY OWNER: Ricky Auto Body Inc.

ADDRESS: 185 Smith Street

Poughkeepsie

New York 12601 (state and zip code)

PHONE NUMBER: 845 454 3220 (include area code)

III. NAME OF APPLICANT: DEVANAND JAIKARRAN

ADDRESS: 185 Smith Street

Poughkeepsie

New York 12601 (state and zip code)

PHONE NUMBER: 917 416 7591 (include area code)

EMAIL ADDRESS: info@vincesautobodyworks.com

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

IV. CONSULTANT: STUDIO 90 DESIGN & PLANNING

ADDRESS: 4 FAIRWAY DRIVE

Pawling

New York 12564 (state and zip code)

PHONE NUMBER: 845 239 1456 (include area code)

EMAIL ADDRESS: studio90@msn.com

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Automobile Repair Shop (Existing to remain)

VI. ZONING DISTRICT: RNC (Former R&D)

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

Revised March 2026: Previous Editions Obsolete

PROJECT INFORMATION

New construction:_____(yes)__X__(no)

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

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

Alteration:__X__(yes)_____(no)

Cost of Construction: $_____

LOT AND BULK INFORMATION:

Lot area: 0.97 (acres) 42,253 (square feet)

Building Footprint: 3,490 (proposed square feet for new construction)

6,630 (8100-1470) (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

10,120 (total building footprint, square feet)

Lot Coverage: 24% (percentage, building coverage only)

Gross Floor Area: 3,490 (proposed square feet for new construction)

6,630 (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

10,120 (total gross floor area, square feet)

Building Height: One (stories) 22 (feet)

Floor Area Ratio: 24% (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 29

B) Number of Off-Street Parking Spaces provided: 32

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

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

Revised March 2026: Previous Editions Obsolete

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) X (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public?_____Yes_____No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (_____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____

(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: Automobile Repair Shop

B) Number of shifts (if any): One

C) Number of employees: 8

(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): Five (5)

F) Days/Hours of operation: Monday-Friday 8 AM 5 PM Saturday 9AM 12 Noon

Revised March 2026: Previous Editions Obsolete

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

Devanand Jaikarran

Signature of Applicant

3/14/2026

Date

Revised March 2026: Previous Editions Obsolete

ZONING DATA

CITY OF POUGHKEEPSIE N,Y, OCTOBER 2024 ZONING AND USE REGULATIONS

PARCEL NUMBER: 6162-65-510286 — YEAR BUILT: 1960

ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD C 5 (RNC) (FORMER R&D)

USE: AUTO REPAIR SHOP

LOT AREA AND COVERAGE	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	N/A	± 0.97 Acres	± 0.97 Acres
LOT WIDTH	25'	± 170'	± 170'
LOT COVERAGE	70%	± 53.3%	± 55%
BUILDING PLACEMENT			
PRIMARY BUILDING PLACEMENT			
PRIMARY STREET SETBACK	20'	34.20'	34.20'
SECONDARY STREET SETBACK	10'	N/A	N/A
SIDE SETBACK (Min.)	5'	19.7'	19.7'
REAR SETBACK (Min.)	15'	57.60'	46.65'
HEIGHT (Max.)	2.5 /35'	ONE STORY/±16'	ONE STORY/±22"
PARKING SPACES EMPLOYEE (6)	1/300 S.F. =25 1/2 =4	25	32
BICYCLE PARKING	10% OF 32=4	0	4
ENTRANCE	FRONT	FRONT	SIDE
USABLE SPACE	10% ± 1,750 S.F.		± 13% ± 3,310 S.F.

3

PROPERTY NOTES

1.THERE ARE NO WAIVERS REQUESTED.

2.THERE ARE NO EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.

3. APPLICANT IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED PROJECT.

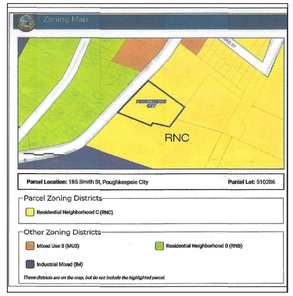
4. THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO CITY FIRE ALARM SYSTEM.

5. NO DAMAGE TO PERSHING AVENUE ENTRANCE AND SIDEWALK.

6.THERE ARE NO NEW PROPOSED GRADE CHANGES, EXISTING GRADE IS TO REMAIN.

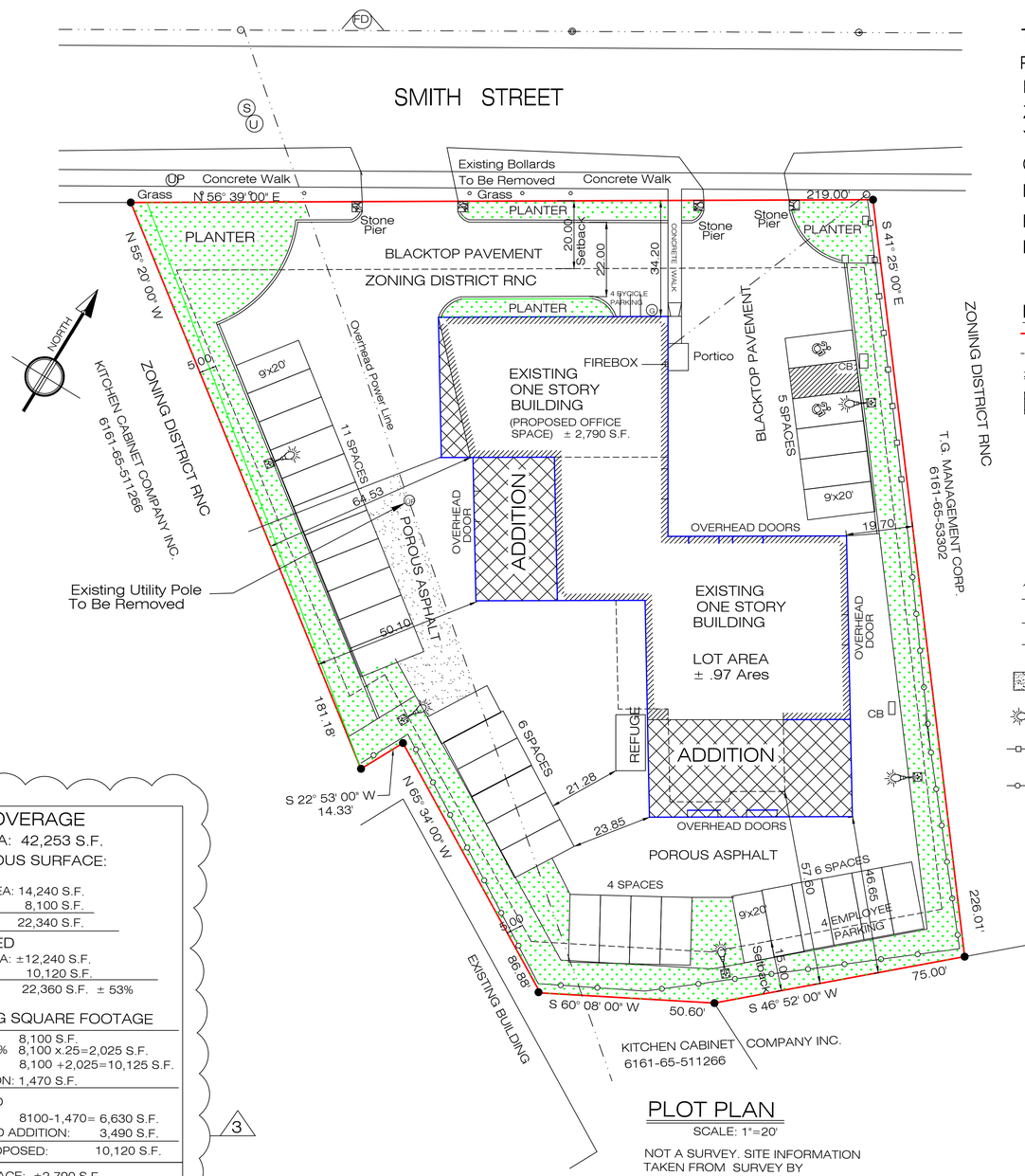
7.THERE ARE NO WATER COURSES, MARSHES, WOODED AREAS, ROCK CROPS WITHIN THE SITE. THE SITE IS NOT WITHIN OR ADJACENT TO A FLOOD PLAIN.

8. STORMWATER MEASURES WILL BE ADDRESSED ON SITE WITH "CULTEC" STORMWATER MANAGEMENT SYSTEM.



N

ZONING DISTRICT RHB



PLOT PLAN

SCALE: 1"=20'

NOT A SURVEY. SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED MARCH 21, 2021

185 SMITH STREET

POUGHKEEPSIE, N.Y. 12601

PARCEL TAX ID.: 6162-65-510286

ZONING DISTRICT: Residential Neighborhood C

YEAR BUILT: 1960

OWNER : RICKY AUTO BODY INC.

LOT AREA: ± 0.97 ACRES

PROJECT: PROPOSED ONE STORY ADDITION INTERIOR ALTERATIONS & RENOVATIONS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- PROPOSED ADDITION
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- FD — FYRE HYDRANT
- 9 — GAS
- W — WATER
- S — SEWER
- POROUS PAVEMENT
- PROPOSED LIGHT POLE
- WOOD FENCE
- CHAIN LINK FENCE

LOT COVERAGE

LOT AREA: 42,253 S.F.

IMPERVIOUS SURFACE:

EXISTING

PAVED AREA: 14,240 S.F.
BUILDING: 8,100 S.F.
TOTAL: 22,340 S.F.

PROPOSED

PAVED AREA: ±12,240 S.F.
BUILDING: 10,120 S.F.
TOTAL: 22,360 S.F. ± 53%

BUILDING SQUARE FOOTAGE

EXISTING: 8,100 S.F.
25% 8,100 x.25=2,025 S.F.
ALLOWED: 8,100 +2,025=10,125 S.F.
DEMOLITION: 1,470 S.F.

PROPOSED
EXISTING: 8100-1,470= 6,630 S.F.
PROPOSED ADDITION: 3,490 S.F.
TOTAL PROPOSED: 10,120 S.F.

OFFICE SPACE: ±2,790 S.F.
AUTO REPAIRS: ±7,330 S.F.

3

CITY OF POUGHKEEPSIE, NEW YORK

DEPARTMENT HEAD APPROVALS

Zoning Chair Person — Date:

Planning Board Site Plan Approval — Date:

Department Of Public Works and Engineering — Date:

Fire Chief: — Date:

Police CHief: — Date:

Building Inspector: — Date:

OWNER/APPLICANT CERTIFICATION.
THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT STATE THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS HEREBY CONSENT TO ALL TERMS CONDITIONS AS STATED HEREON.. HE/SHE IS FINANCIALLY CAPABLE OF COMPLETING THIS PROJECT.

OWNER — Date:

CITY PLANNING BOARD

CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL

FILE NO.:

PROJECT NAME:

PROJECT LOCATION:

APPLICANT:

OFFICIALLY APPROVED AT PLANNING BOARD MEETING HELD THE DAY OF 2026

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITIONS:

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROECTED DURING EXCAVATION AND CONSTRUCTION.

2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

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PROGRESS PRINT

NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

NO.	REVISION
NO. 3	REVISED ADDITION (REDUCTION) 3-2-2026
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 7-18-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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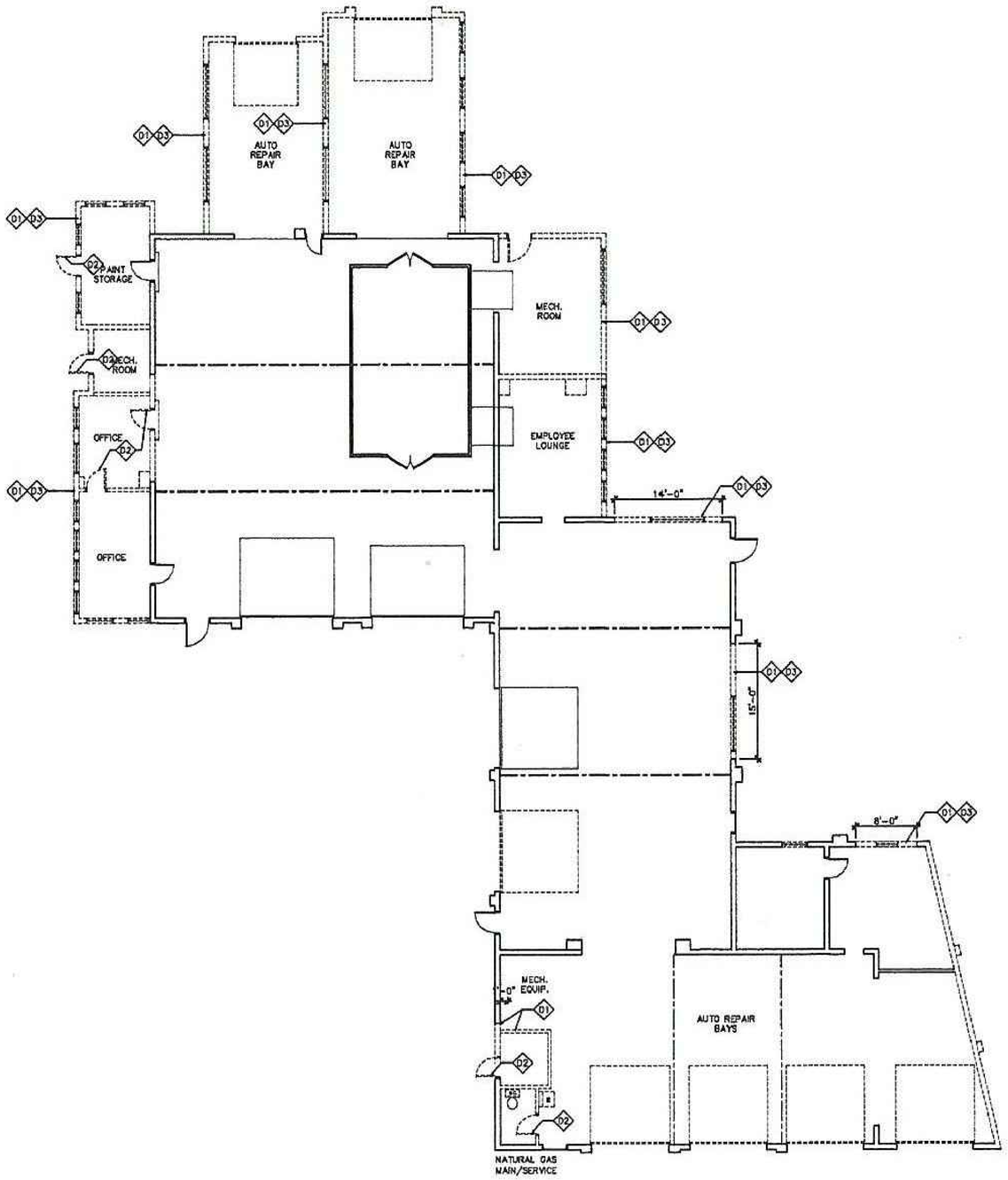
STATE OF NEW YORK — PETER G. MARCHETTI JR. — LICENSED PROFESSIONAL ENGINEER

PROJECT: PROPOSED INTERIOR ALTERATIONS PROPOSED ONE STORY ADDITION
SITE PLAN
VINCE'S AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

DATE: 5-8-2025
JOB NO. 25-18
SCALE: 1"=20'
DWG. NO.: SP



A-1 DEMOLITION PLAN
1/4"=1'-0"

N
PROJECT NORTH

GENERAL DEMOLITION NOTES:

1. DRAWING SHOWS GENERAL EXTENT OF DEMOLITION AND REMOVALS. THE OWNER/GC SHALL MAKE ALL REMOVAL AS REQUIRED TO PROPERLY INSTALL ALL NEW WORK.

2. DEMOLITION WORK SHALL INCLUDE BUT IS NOT LIMITED TO, CUTTING, DEMOLITION AND REMOVAL OF STRUCTURES, PORTIONS OF EXISTING EXTERIOR AND INTERIOR WALLS, PARTITIONS, AND CEILINGS, REMOVAL OF WINDOWS, DOORS, DOOR FRAMES, TRIM AND HARDWARE, AND PREPARING ALL AREAS LEFT BY THESE REMOVALS FOR INSTALLATION OF NEW CONSTRUCTION AND ALL OTHER ITEMS OTHERWISE REQUIRED FOR CONSTRUCTION PROGRAM. CONSULT DRAWINGS FOR ALL WORK INVOLVED.

3. FURNISH ALL MATERIALS AND EQUIPMENT NECESSARY FOR COMPLETE DEMOLITION OPERATIONS AND PROTECTION OPERATIONS.

4. REMOVALS SHALL BE PERFORMED IN A CAREFUL MANNER WITHOUT UNNECESSARY NOISE, OR OTHER DISTURBANCE TO ADJACENT FACILITIES AND GENERAL PUBLIC. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AND PROTECT ALL ADJACENT PROPERTIES AND PRIVATE VEHICLES FROM DUST AND DEBRIS ASSOCIATED W/ DEMOLITION OPERATIONS.

5. DEMOLITION AND REMOVALS SHALL BE PERFORMED SO THAT EXISTING FINISHES, EQUIPMENT, AND SYSTEM THAT ARE TO REMAIN ARE NOT DAMAGED. PROVIDE PROTECTION AS NEEDED TO ASSURE THAT THESE ITEMS ARE NOT DAMAGED.

6. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADWAYS, WALKS, AND OTHER ADJACENT OCCUPIED FACILITIES.

7. ALL EXCESS MATERIALS RESULTING FROM DEMOLITION OPERATION SHALL BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE DISPOSED OFF JOB SITE USING APPROVED METHODS, AND AS REQUIRED BY ALL AGENCIES, ETC WITH JURISDICTION.

8. EXISTING SPACES, ADJACENT BUILDING AREAS AND CONSTRUCTIONS WHICH ARE TO REMAIN, SHALL BE PROTECTED AGAINST DUST MIGRATION AND DAMAGE. EXTREME PRECAUTION SHALL BE EXERCISED, AND PROTECTION SHALL BE PROVIDED TO PREVENT BODILY INJURY TO PUBLIC. PROVIDE SEALED ACCESS DOORS; ERECT AND MAINTAIN ALL BARRICADES, LIGHTS, WARNING SIGNS AND GUARDS AS REQUIRED BY ORDINANCES, LAWS AND REGULATIONS AND FOR STAGING AND PHASING.

9. DAMAGE: PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT OUT OF SCOPE FACILITIES BY DEMOLITION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.

10. REMOVE OR CUT HOLES IN WALL, FLOORS OR ROOF OF EXISTING CONSTRUCTION WHERE SHOWN OR WHERE NECESSARY FOR INSTALLATION OF NEW WORK.

11. COORDINATE MEP WITH OWNER FOR REMOVALS AND NEW INSTALLATION. ALL ABANDONED WIRING, PIPING AND EQUIPMENT SHALL BE REMOVED EXCEPT THOSE IN EXISTING WALL AND SLABS THAT ARE TO REMAIN. PROPERLY CAP AND/OR TERMINATE ABANDONED PIPING AND WIRING THAT REMAINS.

12. AT ALL REMOVED MECHANICAL, PLUMBING, ELECTRICAL, EQUIPMENT, PIPING, CONDUITS, ETC, LINES ARE TO BE REMOVED TO SOURCE OR CAPPED AND ABANDONED IN PLACE, WHERE POSSIBLE. NOTIFY THE OWNER IMMEDIATELY FOLLOWING FINDING PIPING, CHASES, DUCTWORK, ETC WITHIN THE WALLS TO BE DEMOLITIONED THAT WILL CAUSE CHANGE IN DESIGN. COORDINATE W/ MEP DEMO NOTES.

13. ALL CONSTRUCTION SHOWN DOTTED MUST BE REMOVED AND CLEANED TO EXISTING SUBSTRATE FOR NEW CONSTRUCTION.

14. PRIOR TO SUBMITTING A PROPOSAL, THE CONTRACTOR SHALL VISIT THE SITE TO REVIEW THE EXISTING CONDITIONS ASSOCIATED WITH THE SCOPE OF WORK AND ADJACENT AREAS TO ASCERTAIN THE DIFFICULTIES WHICH WILL AFFECT THE EXECUTION OF THE WORK OF THIS CONTRACT.

15. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE ABOVE SITE EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE.

16. DEMOLITION WORK SHALL INCLUDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO MAINTAIN EXISTING SERVICES PENDING THE COMPLETION OF PERMANENT WORK.

17. COORDINATE ALL DEMOLITION WORK WITH THE WORK OF OTHER TRADES AND WITH THE TENANT AND LANDLORD.

18. NOTIFY THE OWNER IMMEDIATELY FOLLOWING FINDING PIPING, CHASES, DUCTWORK, ETC. WITHIN THE WALLS TO BE DEMOLISHED THAT WILL CAUSE CHANGE IN THE DESIGN.

IF THE CONTRACTOR DURING THE COURSE OF WORK OBSERVES UNANTICIPATED ACBM ASBESTOS OR LEAD BASED MATERIALS IN THE STRUCTURE OF BUILDING, THE CONTRACTOR SHALL PROMPTLY NOTIFY OWNER AND ARCHITECT. OWNER SHALL CONSULT WITH ARCHITECT AND ENGINEER REGARDING REMOVAL OR ENCAPSULATION OF THE ASBESTOS MATERIAL AND CONTRACTOR SHALL NOT PERFORM ANY WORK PERTINENT TO THE ASBESTOS OR LEAD MATERIAL PRIOR TO RECEIPT OF SPECIAL INSTRUCTIONS FROM OWNER.

ASBESTOS OR LEAD REMOVAL: IMPLEMENTATION MAY UNCOVER UNANTICIPATED LEAD BASED OR ASBESTOS-CONTAINING BUILDING MATERIALS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF ANY SERVICES IN CONNECTION WITH OR RELATED TO SUCH MATERIALS, AND CONTRACTOR HEREBY AGREES TO IMMEDIATELY NOTIFY THE OWNER:

A: RETAIN AN EXPERT OR EXPERTS TO ARRANGE FOR THE PROMPT IDENTIFICATION OR, AND/OR REMOVAL OR TREATMENT OF SUCH MATERIALS ON THE PROJECTS, AND

B: IDENTIFY AND HOLD ARCHITECT AND HIS CONSULTANTS HARMLESS FROM ANY CLAIMS, INJURIES, OR EXPENSES, INCLUDING THE REASONABLE COUNSEL FEES, INCURRED BY THE ARCHITECT AND ITS CONSULTANTS ARISING OUT OF OR IN ANY WAY RELATED TO THE EXISTENCE OF SUCH MATERIALS ON THE PROJECT.

DEMOLITION KEY NOTES:

D1 REMOVE EXISTING WALLS AS SHOWN DASHED COMPLETELY; CUT AND PATCH AS REQUIRED. BEFORE REMOVING WALL VERIFY IF THE WALL IS LOAD BEARING.

D2 REMOVE EXISTING DOORS, FRAMES AND HARDWARE AS SHOWN DASHED COMPLETELY; CUT AND PATCH AS REQUIRED.

D3 REMOVE EXISTING WINDOW & FRAMES COMPLETELY. CUT & PATCH WALLS AS REQUIRED.

D4 REMOVE ALL EXISTING FLOORING AND ANY DAMAGED SUBSTRATE. CUT AND PATCH AS REQUIRED. PREP SUBSTRATE FOR THE INSTALLATION OF NEW FLOORING.

LEGEND:

EXISTING WALL / DOOR TO BE REMOVED

EXISTING WALL / DOOR TO REMAIN

NEW CONSTRUCTION

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

CBK Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction . N.Y. 12533
T (914) 609-6557 F (914) 609-8162

No.	REVISION/SUBMISSION	DATE

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

PROJECT
VINCE'S AUTOBODY
185 SMITH STREET
POUGHKEEPSIE, NY

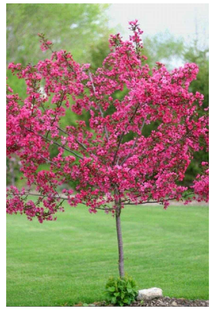
DRAWING
DEMOLITION PLAN

REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 019089-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
KY	22131
CHECKED BY	DATE
MM	7-15-25

DRAWING NUMBER
D100

Pink Magnolia, Lily Tree
Magnolia Soulangeana



Pink Dogwood Cornus Florida Fubra
Flowering Hardy Fall

Siliquastrun Canadensis
Eastern Redbud

Amelanchier Canadensis
Eastern Serviceberry

WINTERGREEN BOXWOOD SHRUB

BABY GEM BOXWOOD
Buxus Microphylla Japonica Gregem
TO BE PLANTED AT PROPERTY LINE

Panicle Hydrangeas
Hydrangea Paniculata
TO BE PLANTED IN PLANTERS

TREE LEGEND

PROPOSED TREES		
NAME	SIZE	QUANTITY
Eastern Service Berry	4" Dia.	4
Eastern Redbud	6" Dia.	2
Pink Dogwood	4" Dia	2
Pink Magnolia	6" Dia	6

GENERAL LANDSCAPING

1. ALL CONSTRUCTION MATERIALS TO BE STORED AT REAR AREA DURING CONSTRUCTION.
2. AUTOMATIC DRIP SYSTEM TO BE INSTALLED IN ALL PLANTING AREAS.
3. OVER-DIG ALL TREE AND SHRUB HOLES TWO TIMES BALL SIZE AND REPLACE WITH MIX OF TOPSOIL AND ORGANIC MATERIAL.
4. MULCH ALL PERENNIAL BEDS WITH AT LEAST THREE INCHES OF ORGANIC MULCH.
5. RE-VEGETATE ALL AREAS TO REMAIN NATIVE WITH NATIVE GRASSES.
6. THERE IS TO BE NO SOD.
7. TRASH TO BE ENCLOSED AT REAR
8. APPLY ROCK OVER 6 MIL PLOY WHERE WATER IS CHANNELED AROUND HOUSE. DESIGN FOR SHEET DRAINAGE WHERE WATER IS NOT CHANNELED.

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROECTED DURING EXCAVATION AND CONSTRUCTION.

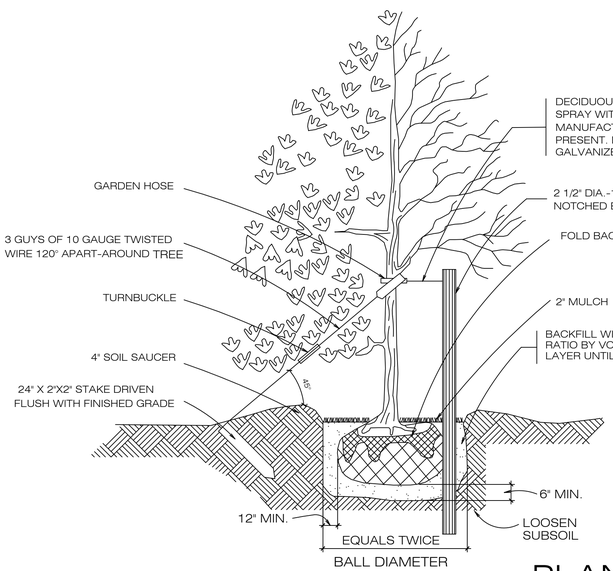
2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

NOTE:

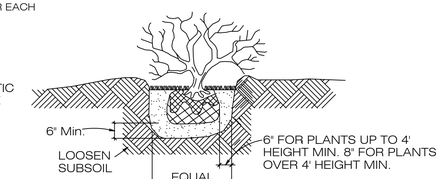
EVERGREENS TO BE
3' HIGH MINMUM.
3' WIDE MINMUM.
3' MINMUM FROM
PROPERTY LINE

SEDIMENT AND EROSION CONTROL NOTES:

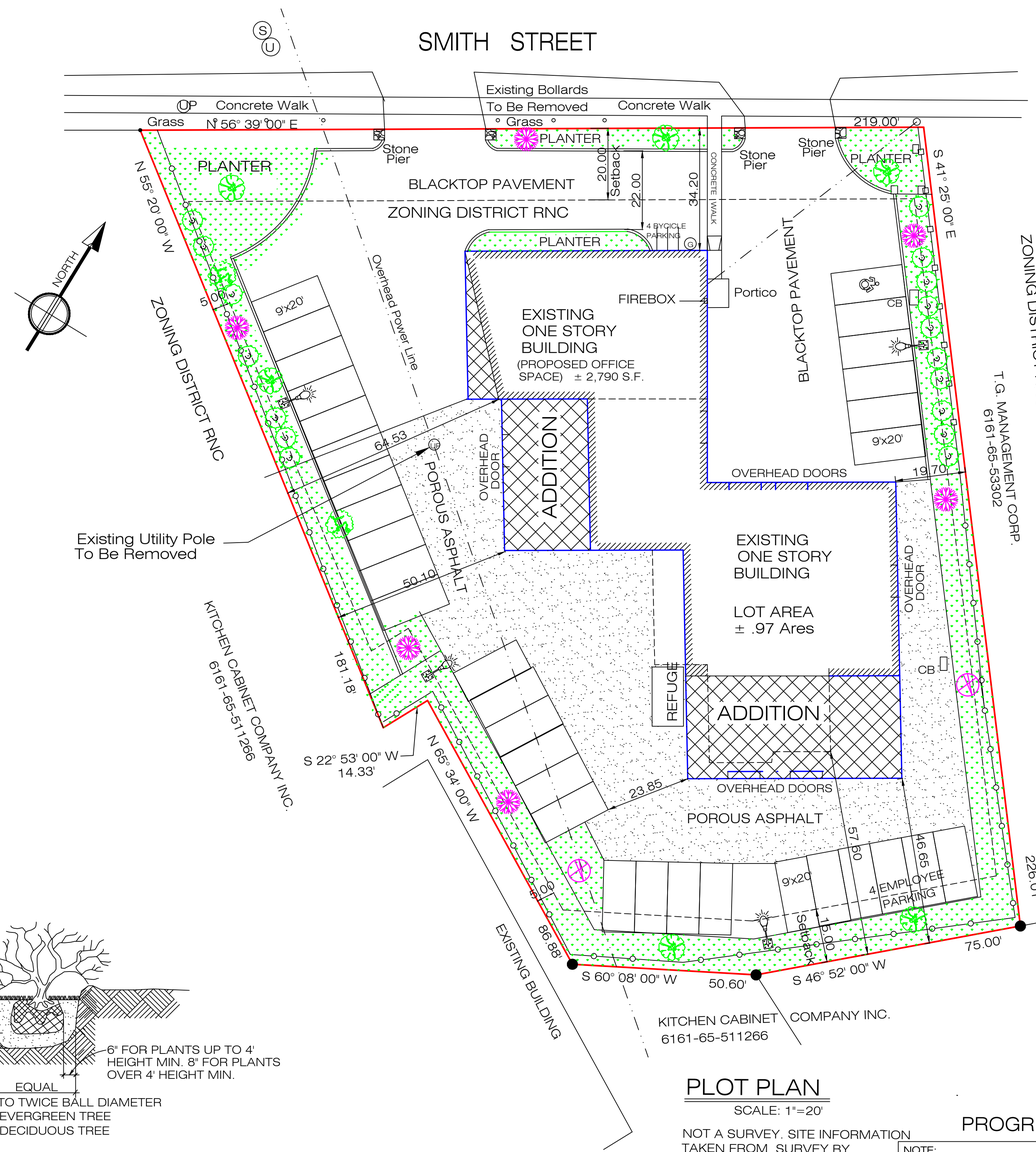
1. LOCATIONS SHOWN FOR EROSION CONTROL ARE APPROXIMATE.
2. A SEDIMENT BARRIER SHALL BE ERECTED AROUND THE DOWN SLOPE PERIMETER OF ALL CONSTRUCTION ACTIVITIES.
3. CUT AND/OR FILL SLOPES OF GREATER THAN 2 ON 1 REMAINING IN ROUGH GRADE SHALL BE MULCHED AND SEEDED.
4. THE AMOUNT OF NATURAL VEGETATIONS SHALL BE MINIMIZED.
5. ALL STOCKPILES LEFT FOR MORE THAN ONE MONTH SHALL BE RINGED WITH SEDIMENT BARRIERS.
6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE PLACED IN AN APPROVED SITE, A SUFFICIENT DISTANCE FROM ALL CONTROLLED ENVIRONMENTS.
7. EMERGENCY EROSION CONTROL MEASURES OF SILT FENCE, MULCH AND OR HAY BALES SHALL BE STOCKPILED ON SITE FOR USE IN STABILIZING DISTURBED AREAS IN ADVANCE OF SEVERE WEATHER CONDITIONS.
8. UPON FINAL GRADING THE OPEN SOIL HORIZONS SHALL BE IMMEDIATELY PLACED IN SEED.
9. CONSTRUCTION ENVELOPES ARE TO BE DELINEATED WITH HIGH VISIBLE BARRICADE TAPE, SNOW FENCE OR PLASTIC NETTING.
10. TREES IN CLOSE PROXIMITY TO CONSTRUCTION ARE TO BE PROTECTED WITH SNOW FENCE OR A COMPATIBLE BARRIER PLACED AT DRIPLINE.
11. UTILITY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILLING.
12. PROVIDE A STABILIZED PAD OF 1 1/2" STONE AT THE CONSTRUCTION AREA.
13. INSTALL EROSION CONTROL MEASURES ALONG GRADING AND ANY OTHER ACTIVITY AND SHALL CONFORM TO TOWN OF HARRISON REGULATIONS.
14. ALL WORK SHALL COMPLY WITH: CURRENT EDITION OF "N.Y.S. AND DUTCHESS COUNTY BEST MANAGEMENT PRACTICE MANUAL FOR EROSION AND SEDIMENT CONTROL." NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, AND ANY OTHER CODES AS APPLICABLE.



NOTE: WRAP DECIDUOUS TREES OVER 1" CAL. WITH BURLAP OR ASPHALTIC KRINKLE KRAFT TREE WRAP



PLANTING DETAILS



PLOT PLAN

SCALE: 1"=20'

NOT A SURVEY. SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED MARCH 21, 2021

PROGRESS PRINT

NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- FD — FYRE HYDRANT
- 9 — GAS
- W — WATER
- S — SEWER
- POROUS PAVEMENT
- PROPOSED LIGHT POLE
- WOOD FENCE
- CHAIN LINK FENCE

REVISION	DATE:
NO. 3	REVISED ADDITION (REDUCTION) 3-2-2026
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 7-18-2025

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, NEW YORK 1564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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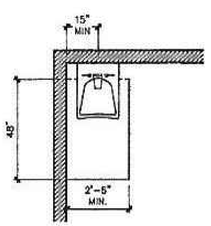
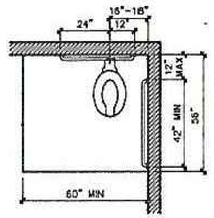
STATE OF NEW YORK — PETER G. MARCHETTI JR. — LICENSED PROFESSIONAL ENGINEER

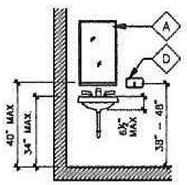
PROJECT: PROPOSED
INTERIOR ALTERATIONS
PROPOSED ONE STORY ADDITION
LANDSCAPING PLAN

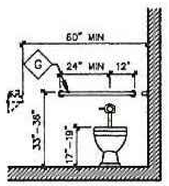
VINCE'S AUTO BODY WORKS
185 SMITH STREET
POUGHKEEPSIE, N.Y. 12601

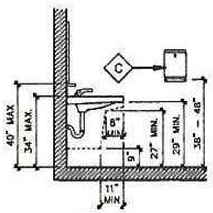
DATE: 5-8-2025
JOB NO. 25-18
SCALE: 1"=20'
DWG. NO.: SP-1

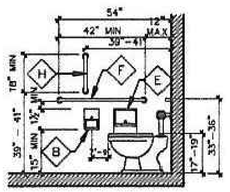












ICC/ANSI-A117.1-2009
CLEAR FLOOR SPACE AT SINKS AND LAVS.

ICC/ANSI-A117.1-2009
CLEAR FLOOR SPACE AT WATER CLOSETS

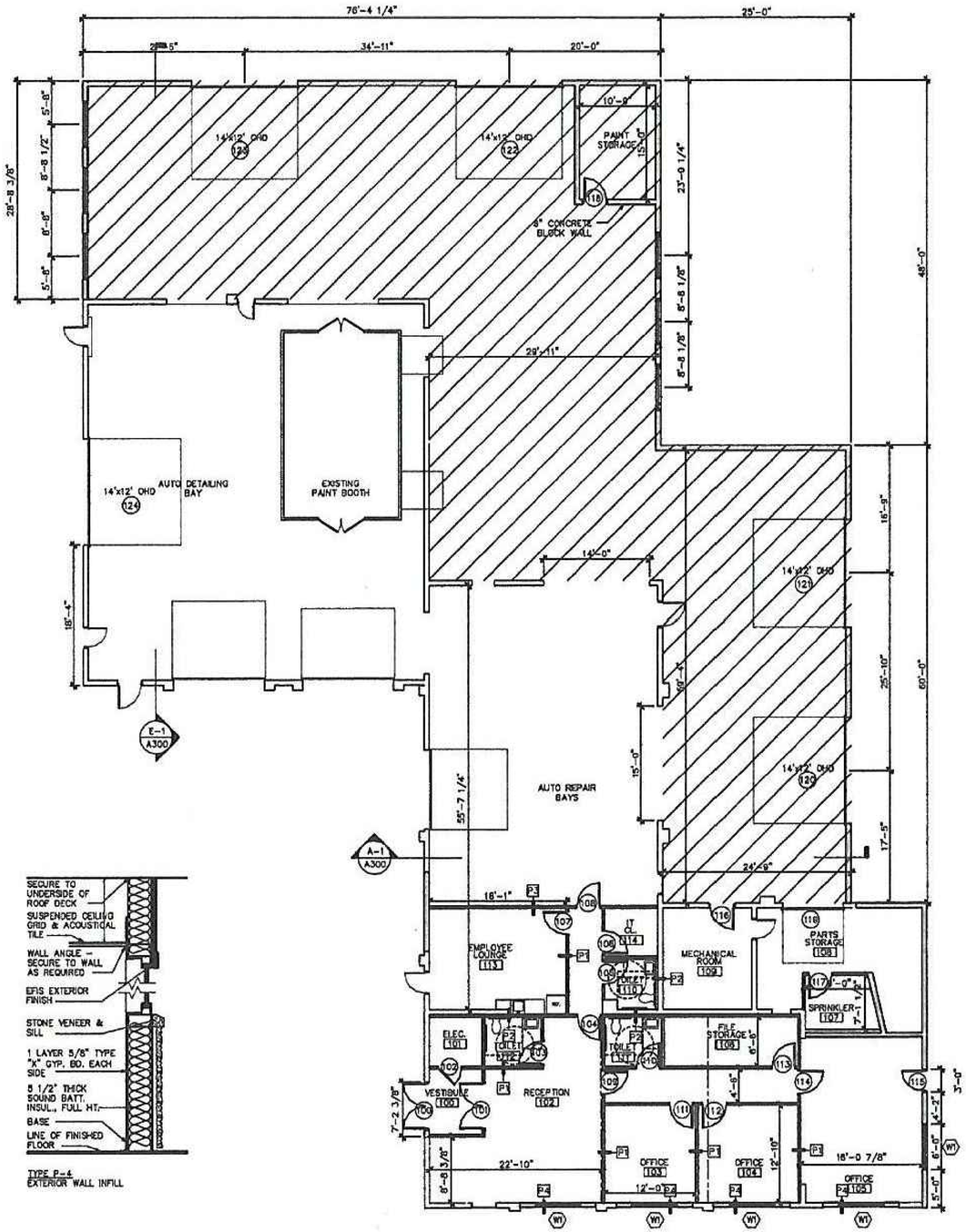
TOILET ACCESSORIES SCHEDULE	
SYMBOL	ITEM
A	48" X 24" MIRROR, TEMP GLASS PROVIDED & INSTALLED BY CONTRACTOR
B	SURF. MNTD TOILET PAPER DISP., PROVIDED BY & INSTALLED BY CONT.
C	ELECTRIC HAND DRYER, PROVIDED BY AND INSTALLED BY CONTRACTOR
D	SOAP DISPENSER, PROVIDED AND INSTALLED BY CONTRACTOR
E	FEMININE NAPKIN DISPOSAL, PROVIDED AND INSTALLED BY CONTRACTOR
F	42" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR
G	36" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR
H	18" GRAB BAR, PROVIDED AND INSTALLED BY CONTRACTOR

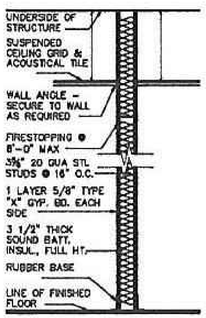
* CONTRACTOR TO PROVIDE FIRE-RATED WOOD BLOCKING WITHIN WALLS FOR ALL TOILET ACCESSORIES (IN A CONCEALED MANNER) MIRRORS, GRAB BARS, ETC. COORDINATE AND CUT AND PATCH AS REQUIRED.

PROVIDE WRAPPING AT ALL EXPOSED HOT AND COLD WATER PIPES AND WASTE LINES. THIS IS TO OCCUR AT ALL EXPOSED PIPE AREAS.

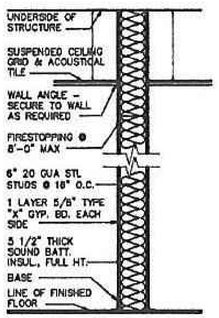
ALL UNITS AS INDICATED ARE REQUIRED TO MEET ALL MANUFACTURERS AND HANDICAP ACCESSIBILITY SPECIFICATIONS AND DIMENSIONS.

COORDINATE TILE FINISH AT ALL TOILET ACCESSORIES SUCH AS PAPER TOWELS, MIRRORS, ETC.

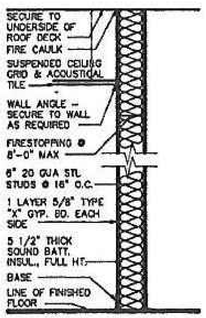




TYPE P-1
UNLESS OTHERWISE NOTED (PROVIDE MOIST. RESIST. GWB ON WET WALLS)



TYPE P-2
(TYPE P-2.1 – MOIST. RESIST. GWB ON WET SIDE OF WALL)



TYPE P-3
1 HOUR RATED UL DESIGN U425 PROVIDE RATED DOORS WHERE SHOWN (MOIST. RESIST. GWB ON WET SIDE OF WALL)

TYPE P-4
EXTERIOR WALL INFILL

PARTITION NOTES:

1. ALL GYPSUM WALLBOARD TO BE 5/8" TYPE "X".

2. PROVIDE WATER RESISTANT/MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL WET AREAS. PROVIDE CEMENT BOARD AT ALL TILED WALL SURFACES IN PLACE OF GWB. REFER TO FLOOR PLAN AND PARTITION TYPES FOR ADDITIONAL INFORMATION.

3. PROVIDE PARTITION REINFORCEMENT OR BLOCKING WITHIN WALLS FOR THE FASTENING OF ALL WALL MOUNTED ACCESSORIES, EQUIPMENT, RAILINGS, SCREENS, GRAB BARS, ETC.

4. PROVIDE SEALANT WHEN GYPSUM WALLBOARD IS PERPENDICULAR TO ADJACENT SURFACES, TYPICAL. (WALL, FLOOR, STRUCTURE)

5. PROVIDE FIRESTOPPING INSULATION AND BLOCKING AT ALL VOID SPACES AND AT ALL RATED WALL CONDITIONS.

LEGEND:

EXISTING WALL / DOOR TO BE REMOVED

EXISTING WALL / DOOR TO REMAIN

NEW CONSTRUCTION

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

CBK Engineering P.C.
129 Clove Branch Road Suite 104
Hopewell Junction, N.Y. 12533
T (914) 509-6557 F (914) 509-8162

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
181 CHURCH STREET
ARCHITECTURE POUGHKEEPSIE, NEW YORK 12601
PLANNING & INTERIORS PHONE 845-452-2266 FAX 845-452-5752

PROJECT
VINCE'S AUTOBODY
185 SMITH STREET,
POUGHKEEPSIE, NY

DRAWING
FLOOR PLAN

DRAWN BY: KY
CHECKED BY: MM
PROJECT NUMBER: 22131
DATE: 7-15-25

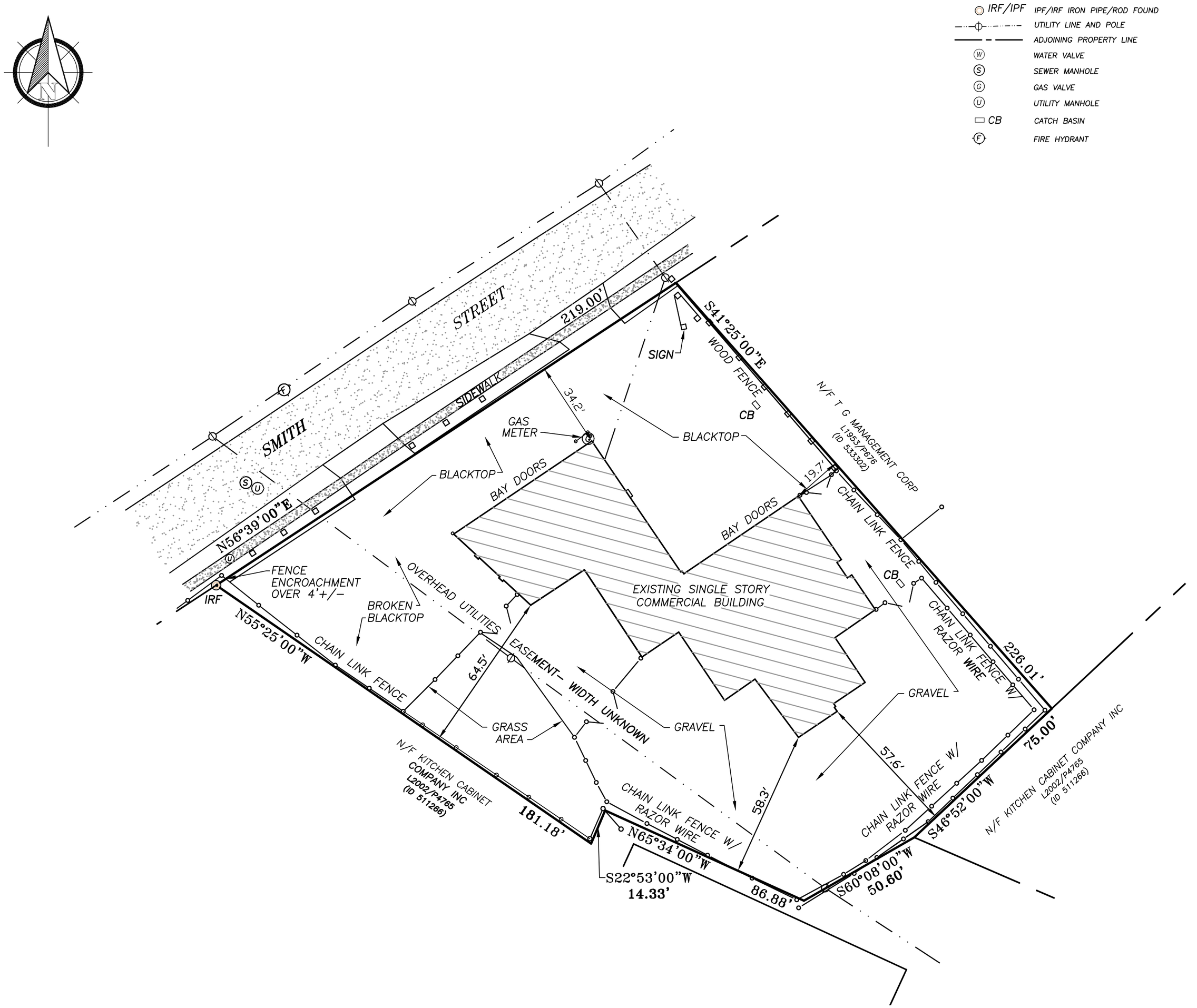
REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 019035-1 STATE OF NEW YORK

DRAWING NUMBER
A100

P:\2022\JOB # - JOB NAME\

A-1 FLOOR PLAN
1/4"=1'-0"

PROJECT NORTH



LEGEND

IRF/IPF	IPF/IRF IRON PIPE/ROD FOUND
	UTILITY LINE AND POLE
	ADJOINING PROPERTY LINE
W	WATER VALVE
S	SEWER MANHOLE
G	GAS VALVE
U	UTILITY MANHOLE
CB	CATCH BASIN
F	FIRE HYDRANT

NOTES:

PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.

THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD xxxxxx 2021

SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS

REFERENCES:

-L2020/P1655

LAND AREA

0.97 ACRES+/-

GRAPHIC SCALE

SCALE: 1" = 30'

0 15 30 45 60

SURVEY FOR

JOSEPH V. LOMORIELLO

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

PROJECT TITLE

STEVEN J. GREEN PLS
LICENSE NO. 050565
P.O. BOX 534, GOSHEN, NY 10924
(845) 978-1672

STEVEN J GREEN PLS LICENSE 050565 DATE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

SCALE	PROJECT	CAD REFERENCE
1" = 30'	185 SMITH STREET	J21-017
PARCEL ID	DATE:	DWG.NO
510286	3/21/2021	1 of 1

Agency Use Only [If applicable]

Project:	185 Smith Street
Date:	4/20/26

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	**Moderate to large impact may occur**
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: 185 Smith Street

Date: 2/24/26

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

In regard to EAF part two question one the project is incompatible with the existing zoning code with regards to the setback of the parking area behind the front of the building, the orientation of the primary entrance, landscaping, number of parking spaces and width of the driveway. Potential impact from the expansion of the non conforming use in residentially zoned neighborhood will be limited to the immediate neighborhood around Smith Street and Poughkeepsie Commons. The project is compatible with other dimensional requirements of the zoning code regarding primary building set backs, height, width and lot coverage. Due to the very localized nature of potential impacts to community plans and the community character they seek to regulate, only a small impact is anticipated. No other potential environmental impacts were identified from the submitted Short EAF part 1.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Planning Board	
Name of Lead Agency	Date
Anne Saylor	Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
APRIL 28, 2026

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

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

Recommendation
- Review draft SEQRA negative declaration.
- Applicant has revised the site plan to obviate the need for a use variance.
- The project requires several area variances regarding setbacks, non-street facing primary entrance, landscaping, parking and width of parking access.

Project History
- First Appearance & declaration of lead agency 1/27/26

Documents Entered into Record

Date	Description	Author	Comments
9/26/25	Application	Devanand Jaikarran	Site plan application addition
9/26/25	Survey	Steven Green PLS	3/21/21 Unsigned
9/26/25	SEQRA	Devanand Jaikarran	EAF Part I
9/26/25	Site Plan	Studio 90 Design&Planning	7/18/25 Plot Plan, SP-1, SP-2, Pictures,
9/26/25	Site Plan	Day Stokosa & LMV	7/15/25 A100, A2200, D100
3/2/26	Site Plan	Studio 90 Design&Planning	
3/2/26	Landscaping Plan	Studio 90 Design&Planning	
3/14/26	Application	Devanand Jaikarran	

Comments Received (Circulated 1/29/26)

Date	Author	Comments
3/4/26	Vincent Parise, Deputy Fire Chief	OK w/ Conditions

	Engineering Department	
	Captain John Zeltman, COP PD	
2.6.26	Eric Philipp, COP Bldg Inspector	OK

SEQRA Lead Agency Sent 1/28/26

Date	Author	Comments
2/11/26	Scott Parker, ZBA Chair	Consent

Motions and Resolutions
With regard to the City's file number #PB2025-112 and 185 Smith Street

The planning board finds that the proposed action will not result in any significant adverse environmental impacts and accordingly issues a negative declaration of environmental significance.
Motion:
Second:
Vote:

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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: 16 Pershing Avenue

II. PROPERTY OWNER: AJ AUTOBODY LLC

ADDRESS: 16 Pershing Avenue
Poughkeepsie
New York 12601 (state and zip code)

PHONE NUMBER: 845 764 8394 (include area code)

III. NAME OF APPLICANT: DEVANAND JAIKARRAN

ADDRESS: 16 Pershing Avenue
Poughkeepsie
New York 12601 (state and zip code)

PHONE NUMBER: 917 416 7591 (include area code)

EMAIL ADDRESS: INFO@DUTCHESSAUTOBODYCOLLISION.COM

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

IV. CONSULTANT: STUDIO 90 DESIGN & PLANNING

ADDRESS: 4 FAIRWAY DRIVE
Pawling
New York 12564 (state and zip code)

PHONE NUMBER: 845 239 1456 (include area code)

EMAIL ADDRESS: studio90@msn.com

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):
Automobile Repair Shop (Existing to remain)

VI. ZONING DISTRICT: MU5 (Former C-2, C-3)

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

Revised March 2026: Previous Editions Obsolete

PROJECT INFORMATION

New construction:_____(yes)__X__(no)

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

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

Alteration:__X__(yes)_____(no)

Cost of Construction: $_____

LOT AND BULK INFORMATION:

Lot area: 1.30 (acres) 56,628 (square feet)

Building Footprint: 1,899 (proposed square feet for new construction)

7,700 (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

9,599 (total building footprint, square feet)

Lot Coverage: 17% (percentage, building coverage only)

Gross Floor Area: 1899 (proposed square feet for new construction)

7700 (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

9599 (total gross floor area, square feet)

Building Height: One (stories) 24 (feet)

Floor Area Ratio: 17% (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 28

B) Number of Off-Street Parking Spaces provided: 25

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

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

Revised March 2026: Previous Editions Obsolete

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) X (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public?_____Yes_____No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____

(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: Automobile Repair Shop

B) Number of shifts (if any): One

C) Number of employees: 8

(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): Five (5)

F) Days/Hours of operation: Monday-Friday 8 AM 5 PM Saturday 9AM 12 Noon

Revised March 2026: Previous Editions Obsolete

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

Devanand Jaikarran — Signature of Applicant

03/14/2026 — Date

Revised March 2026: Previous Editions Obsolete

CITY OF POUGHKEEPSIE, NEW YORK	
DEPARTMENT HEAD APPROVALS	
Zoning Chair Person	Date:
Planning Board Site Plan Approval	Date:
Department Of Public Works and Engineering	Date:
Fire Chief:	Date:
Police CHief:	Date:
Building Inspector:	Date:

OWNER/APPLICANT CERTIFICATION.
THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT STATE THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS HEREBY CONSENT TO ALL TERMS CONDITIONS AS STATED HEREON..
HE/SHE IS FINANCIALLY CAPABLE OF COMPLETING THIS PROJECT.

OWNER Date:

PROPERTY NOTES

1.THERE ARE NO WAIVERS REQUESTED.

2.THERE ARE NO EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.

3. APPLICANT IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED PROJECT.

4. THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO CITY FIRE ALARM SYSTEM.

5. NO DAMAGE TO PERSHING AVENUE ENTRANCE AND SIDEWALK.

6.THERE ARE NO NEW PROPOSED GRADE CHANGES, EXISTING GRADE IS TO REMAIN.

7.THERE ARE NO WATER COURSES, MARSHES, WOODED AREAS, ROCK CROPS WITHIN THE SITE. THE SITE IS NOT WITHIN OR ADJACENT TO A FLOOD PLAN.

8. STORMWATER MEASURES WILL BE ADDRESSED ON SITE WITH "CULTEC" STORMWATER MANAGEMENT SYSTEM.

DRAWINGS NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, OBSERVATION, AND INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROECTED DURING EXCAVATION AND CONSTRUCTION.

2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

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NOTE:
EVERGREENS TO BE:
3' HIGH MINMUM.
3' WIDE MINMUM.
3' MINMUM FROM PROPERTY LINE

GENERAL CODE INFORMATION

APPLICABLE CODES:
CITY OF POUGHKEEPSIE CODE
UNIFORM BUILDING AND FIRE CODE
2020 NEW YORK STATE BUILDING AND FIRE CODE
2020 INTERNATIONAL BUILDING CODE
2020 INTERNATIONAL MECHANICAL
2020 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2020 NEW YORK STATE FUEL AND GAS CODE
NFPA 33
OSHA 126
2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

OCCUPANCY H
CONSTRUCTION TYPE V

ZONING DATA

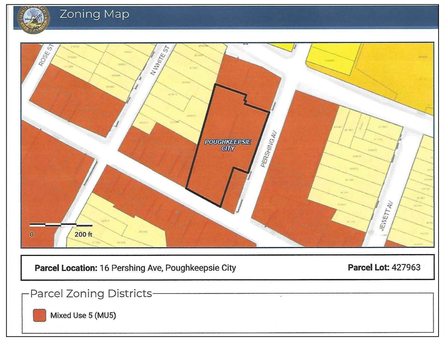
CITY OF POUGHKEEPSIE N.Y, OCTOBER 2024 ZONING AND USE REGULATIONS

PARCEL NUMBER: 6161-24-427963 YEAR BUILT: 2017
ZONING DISTRICT: MIXED USE5-(MU5) DISTRICT
USE: AUTO REPAIR SHOP

LOT AREA AND COVERAGE	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	N/A	± 1.30 Acres	± 1.30 Acres
LOT WIDTH	N/A	206.76'	206.76'
LOT COVERAGE	80%	± 49.8%	± 57%
BUILDING PLACEMENT			
PRIMARY BUILDING PLACEMENT PRIMARY STREET SETBACK	0/15'	100.3' ± 123'	100.3' ± 123'
SECONDARY STREET SETBACK	0/15		
SIDE SETBACK (Min.)	0'	80.88'	43.91'
REAR SETBACK (Min.)	15'	23.62'	23.62'
HEIGHT (Max.)	3 STORY/42'	ONE STORY/19.67'	ONE STORY/19.67'
PARKING SPACES EMPLOYEE (8)	1/300 S.F.=24 1/2 =4	25	25
BICYCLE PARKING	10% OF 30=4	0	4
LANDSCAPE BUFFER	10'	23.62'	23.62'

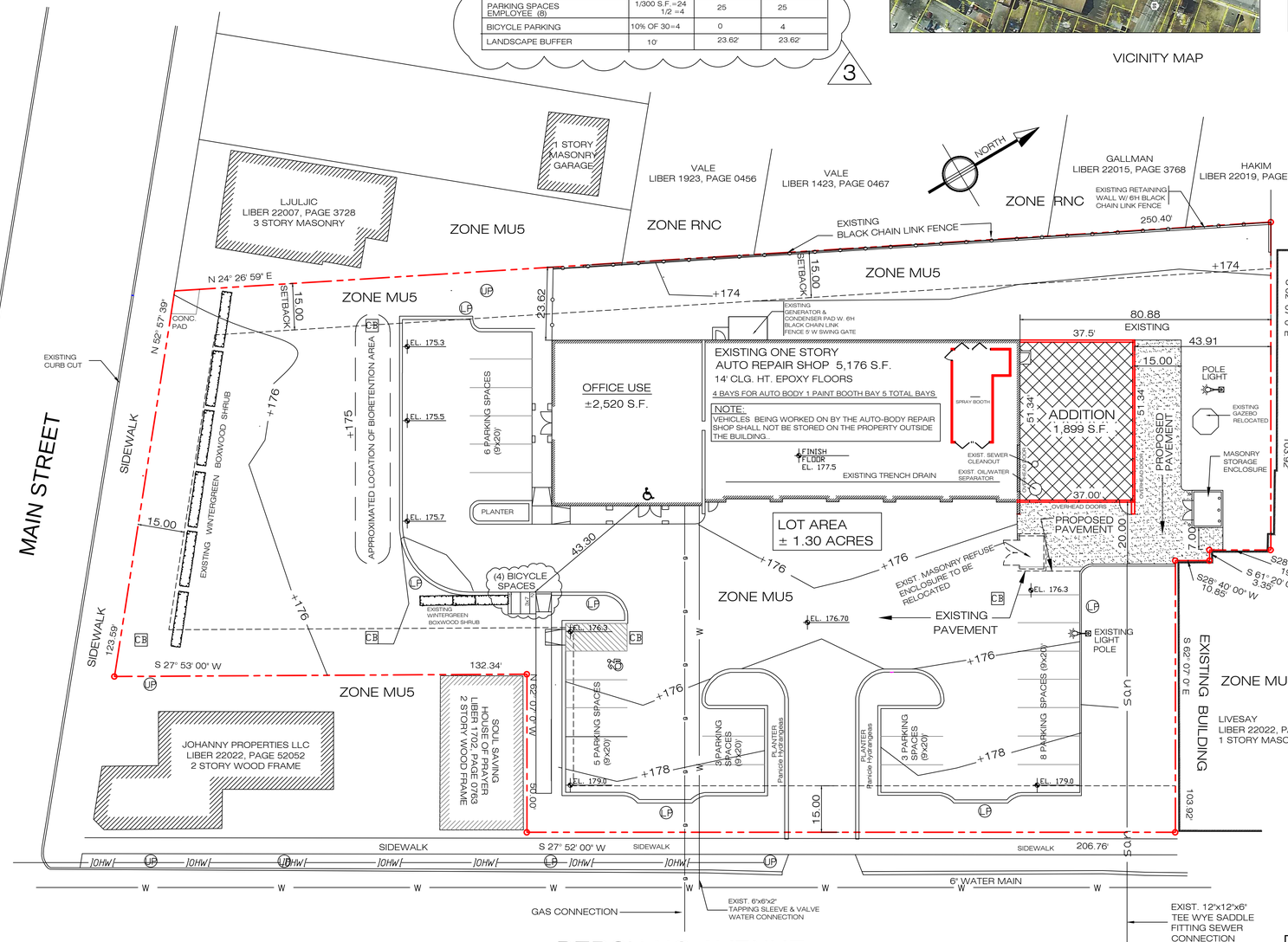
3

VICINITY MAP



16 PERSHING AVENUE

POUGHKEEPSIE, N.Y. 12601
PARCEL TAX ID.: 6161-24-427963
ZONING DISTRICT: MIXED USE 5 (MU5)
YEAR BUILT: 2017
OWNER : AJ AUTOBODY LLC
PROJECT: PROPOSED ADDITION



LEGEND

- PROPERTY LINE
- PROPOSED ADDITION
- SETBACK LINE
- AREA OF PROPOSED WORK
- UP UTILITY POLE
- CB CATCH BASIN
- RL ROOF LEADER
- LP LIGHT POLE
- HD HYDRANT
- 9 GAS
- W WATER
- S SEWER
- EXISTING TREES
- EXISTING SHRUBS

PROPOSED TREE
- Eastern Service Berry
- Pink Magnolia
- BLOOMERANG LILAC

- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

BUILDING SQUARE FOOTAGE	
EXISTING:	
OFFICE SPACE:	2,520 S.F.
REPAIR SHOP:	5,176 S.F.
TOTAL:	7,700 S.F.
25%	7700x.25=1,925 S.F.
	7,700+1,925 S.F.
ALLOWED:	9,625 S.F
PROPOSED:	51.34x37=1,899 S.F.
	7,700+1,899= 9,599. S.F.
TOTAL:	9,599 S.F. < 25%

3

PLOT PLAN

SCALE: 1"=20'

NOT A SURVEY.
SITE INFORMATION
TAKEN FROM SURVEY BY
STEVEN J. GREEN, PLS
DATED NOVEMBER 6, 2023

DRAWING LIST

SP PLOT PLAN
SP-1 LANSCAPING PLAN
A-1 EXISTING FLOOR PLAN
A-2 EXTERIOR ELEVATIONS
A-3 PROPOSED FLOOR PLAN

PROGRESS PRINT

NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

REVISION	DATE:
NO. 3	REVISED ADDITION (REDUCED) 3-2-2026
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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STATE OF NEW YORK PETER S. MARCHETTI JR. LICENSED PROFESSIONAL ENGINEER

PROJECT: PROPOSED ONE STORY ADDITION
PLOT PLAN,
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 7-19-2025
JOB NO. 25-14
SCALE: 1"=20'
DWG. NO.: SP

GENERAL NOTES

Contractor shall visit the site and verify all existing conditions and dimensions before construction is to begin. Do not scale drawings, use written dimensions.
Contractor shall provide all labor, materials, and equipment required to complete all work, as shown on drawings necessary for a complete job. All material and workmanship shall be of good quality.
Contractor shall obtain all necessary permits, licenses, and inspections necessary to complete the work. Contractor shall obtain Certificate of Occupancy.

GENERAL CODE INFORMATION

APPLICABLE CODES:
CITY OF POUGHKEEPSIE CODE
UNIFORM BUILDING AND FIRE CODE
2020 NEW YORK STATE BUILDING AND FIRE CODE
2020 INTERNATIONAL BUILDING CODE
2020 INTERNATIONAL MECHANICAL
2020 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2020 NEW YORK STATE FUEL AND GAS CODE
NFPA 33
OSHA 126
2020 UNIFORM ENERGY CONSERVATION CONSTRUCTION CODE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

Engineer/Designer have not been retained by owner to provide periodic job inspections and adminstration. It is the owner's and contractor's responsibility to ensure that the work is properly done.
Contractor shall notify the Engineer/Designer before demolition if any discrepancies exist which could alter the work.

Materials shall be installed according to the manufacturer's specifications. All work shall comply with applicable sections of the state and local codes and the generally accepted standards as listed in the state building code. New stucco finish and brick work shall match existing.

Foundation Excavate all earth, boulders, loose and soft rock to the lines and depth indicated on the drawings. All footings to bear on solid, undisturbed earth. Excavate for all utilities as required.
Foundation wall shall be damproof with 2 coats of asphalt waterproofing over 1/2" cement parge (block wall) or cement wash (poured wall). Provide 4" perforated pipe footing drain laid in 12" stone with layer of salt hay over. Drain to outflow above ground or drywell as per Village Code.
Footings shall bear on solid undisturbed earth. Design of footings is based on 3500 psi soil. If soil bearing conditions are questionable, contractor shall consult engineer for footing design. Sloped footings shall be 1:2 max. slope. All footings bearing from rock to soil shall be reinforced with four(4)#4 re-bars. Dowel and pin all footings bearing on rock with slope greater than 7:12. All footings shall be 3'6" minimum below finish grade.
Finish grading shall be established to provide surface drainage in all directions away from building and excavated areas.

STRUCTURAL STEEL
pipe columns shall be of standard weight pipe unless noted otherwise.
A-36 Steel Design(compact sections ex. wide flange beams):
Bending Fb= 24,000 psi
Shear Fv= 14,500 psi
Mod. Of Elasticity E= 29,000, 000 psi

All steel plates shall conform to ASTM specifications A-36 for structural steel. All bolt holes to be property drilled. Torched holes are not acceptable. See details.
The design, installation, workmanship, tecnique and inpection for welding and boilting shall be in accordance with AISC Load and Resistance Factor Design Specification for Structural Steel Buildings.

CONCRETE & MASONRY
CONCRETE shall be 1:2:3 mix with just enough water to make it workable. All concrete work shall conform to ACI 318 design and specifications as required by code. Concrete shall be a minimum of 3500 psi in strength. All Reinforcing bars for concrete work shall conform to A.S.T.M. A615 Grade 60.

CONCRETE FLOORS shall have a smooth, dense steel trowel finish, suitable to receive composition flooring. Provide 6-mil polyethylene vapor barrier under all concrete slabs. Garage slab shall be reinforced with 6x6 10/10 welded wire mesh. Concrete shall be 4000 psi in strength. Pitch garage floor for drainage.

POURED CONCRETE FOUNDATIONS Shall comply with the latest edition of American Concrete Institute Specification and shall be plumb, straight, level, and true. Forms to be properly constructed to hold concrete. Provide two (2) #5 re- bars located at top and bottom of wall.

MASONRY: Concrete block shall be load bearing, laid level, plumb, and straight. Provide galvanized ties at 16" o.c horizontal and vertical. All to be well tooled.

LUMBER All framing lumber to be stress graded Douglas Fir No.2 or better (865 psi).

FRAMING Framing shall be erected plumb, level and true, securely nailed. Joist, studs, and rafters shall be doubled over all openings. All flush headers shall be connected with galvanized metal joist hangers. All flush beam connections shall have heavy duty joist hangers. Double frame under all partitions parallel to framing. Sizes of joist and sheathing are shown on the plans. Provide solid blocking under all posts. Sill plates shall all be pressure treated with metal shield and sill sealer.

GLULAM BEAM: Shall be No. 1 Douglas Fir (minimum Fb-2200psi)

LAMINATED VENEER BEAM: Shall be GP-Lam by Georgia Pacific or equal minimum fb. 2850 install as per manufacture's specifications.

WINDOWS Shall be "ANDERSEN" Perma-shield TEMPERED or equal . Size and type shown on plans.

ALL FASTENERS USED WITH PRESSURE TREATED WOOD SHALL BE ACQ COMPATIBLE.
ELECTRIC WORK SHALL BE DONE A LICENSED ELECTRICIAN.

DEMOLITION NOTES:

CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND OR PERFORM ALL DEMOLITION WORK IN A PROFESSIONAL MANNER IN ACCORDANCE WITH REGULATIONS OF THE BUILDING CONSTRUCTION CODE OF NEW YORK STATE, N.F.P.A. DEMOLITION OPERATIONS CODE, "GOOD GENERAL PRACTICES" MANUAL.
ALL DEMOLITION WORK SHALL BE DONE IN CONFORMANCE WITH CITY OF POUGHKEEPSIE REGULATIONS.
CONTRACTOR SHALL OBTAIN ALL PERMITS, AND UTILITY CUT-OFF. BEFORE TO BEGIN ANY WORK.
CONTRACTOR SHALL BE RESPOSIBLE FOR REMOVAL AND DISPOSAL OF ALL LEAD PAINT, ASBESTOS AND ANY OTHER MATERIAL IN A SAFE, LAWFUL WORKMAN MANNER. ALL REMOVAL WORK SHALL CONFORM TO LOCAL, STATE AND FEDERAL LAWS.
NO FIRE SHALL BE ALLOWED ON SITE.

2020 UNIFORM BUILDING CODE

INSSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
DESIGN DATA ZONE 5

VALUES REQUIRED BY CODE									
FENESTRATION U-Factor	SKYLIGHT U-Factor	SHGC	CEILING R-VALUE	WOOD WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASMT. WALL R-VALUE	SLAB R-VALUE DEPTH	CRAWL SPACE WALL R-VALUE
0.30	0.55	NR	49	20 OR 13+5	13/17	30	15/19	10/2'	15/19
VALUES PROVIDED									
	NA	NR	NA	21	21	NA	NA	NA	NA

A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS I NSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS THE SHGC COLUMN APPLIES TO

A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS I NSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
C. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL. "15/19" MEANS R-15 ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. ALTERNATIVELY, COMPLIANCE WITH "15/19" SHALL BE R-13 CAVITY INSULATION OF THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME.
D. R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
E ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.
F THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
G MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

NOTE:
INSTALL EXPANDING FOAM SEALANT AT ALL GAPS OF RIGID INSULATION.
CONTINUOUS BEAD OF SEALANT AT CEILINGS AND FLOOR GAPS.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA ZONE 5

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS ZONE
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
40	90-110 MPH	B	SEVERE	48"	MODERATE TO HEAVY	SLIGHT TO MODERATE	72	YES	FIRM

NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION
- SD — SMOKE DETACTOR
- EMERGENCY EXIT
- FIRE EXINGUISHER

EXITING FLOOR PLAN
SCALE: 1/8"= 1'-0"
SCALE 0 2 4 6 8 10 20

SQUARE FOOTAGE

OFFICE SPACE:	2,520 S.F.
REPAIR SHOP:	5,176 S.F.
TOTAL:	7,696 S.F.

PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTE:
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REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025

STUDIO 90 DESIGN & PLANNING
PO BOX 63, NORTH SALEM, NEW YORK 10560
914 - 204 - 2456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER
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REGISTERED ARCHITECT KENNETH L. KAEFER 031191 STATE OF NEW YORK

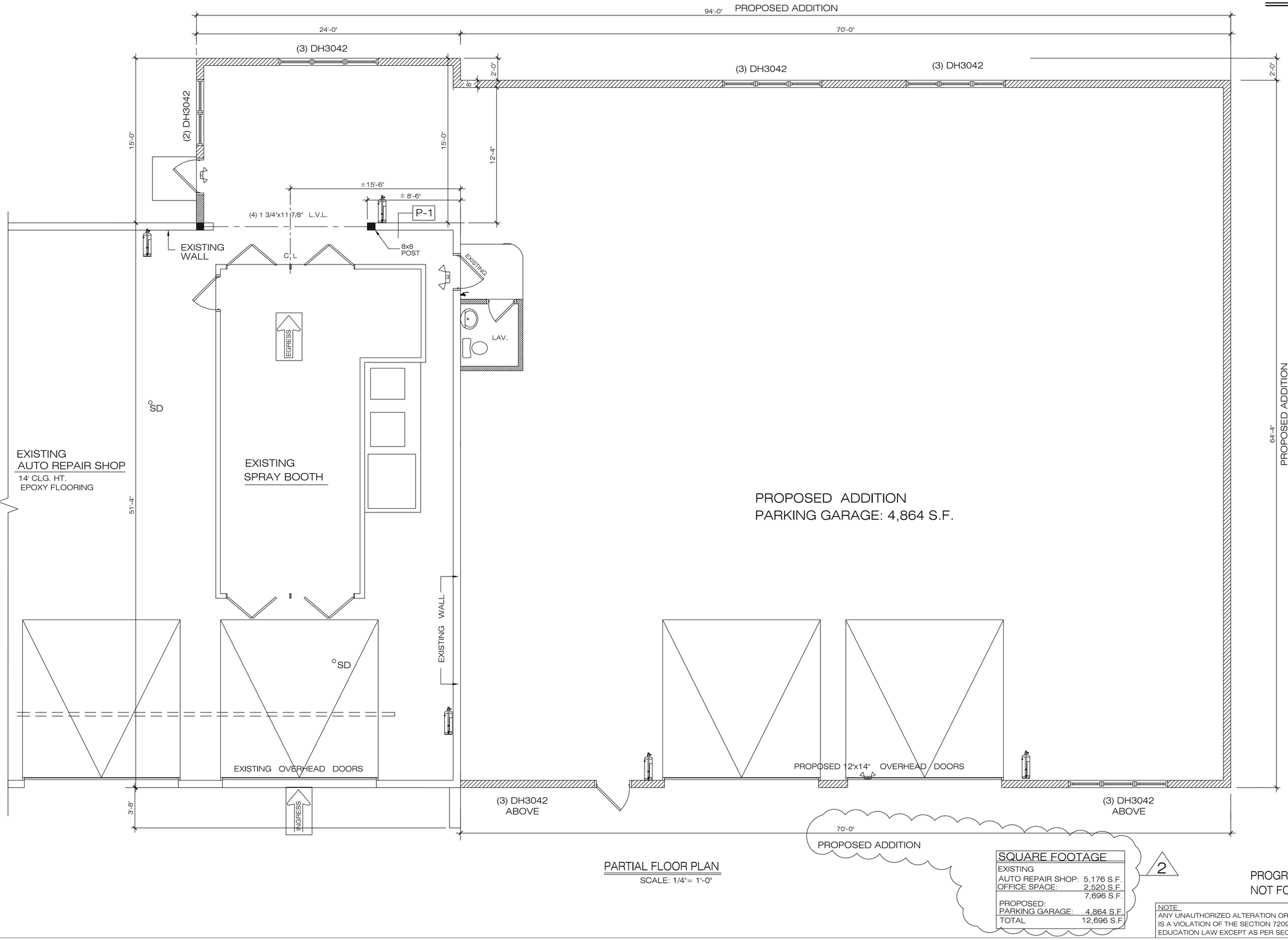
PROJECT:
PROPOSED PARKING GARAGE ADDITION
EXISTING CONDITIONS, DEMO PLAN
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1/8"=1'-0'
DWG. NO.: A 1

NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.



PARTIAL FLOOR PLAN

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

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION
- SOLID BEARING
- SD SMOKE DETACTOR
- EMERGENCY EXIT
- FIRE EXINGUISHER

SQUARE FOOTAGE	
EXISTING	
AUTO REPAIR SHOP:	5,176 S.F.
OFFICE SPACE:	2,520 S.F.
	7,696 S.F.
PROPOSED:	
PARKING GARAGE:	4,864 S.F.
TOTAL	12,696 S.F.

2

PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTE:
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REVISION	DATE:
NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025

STUDIO 90 DESIGN & PLANNING
PO BOX 65, NORTH SALEM, NEW YORK 10560
TEL: 845.528.1488
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ALFREDO DI PIETRO, DESIGNER
PETER MARGHETTI, P.E., CONSULTING ENGINEER

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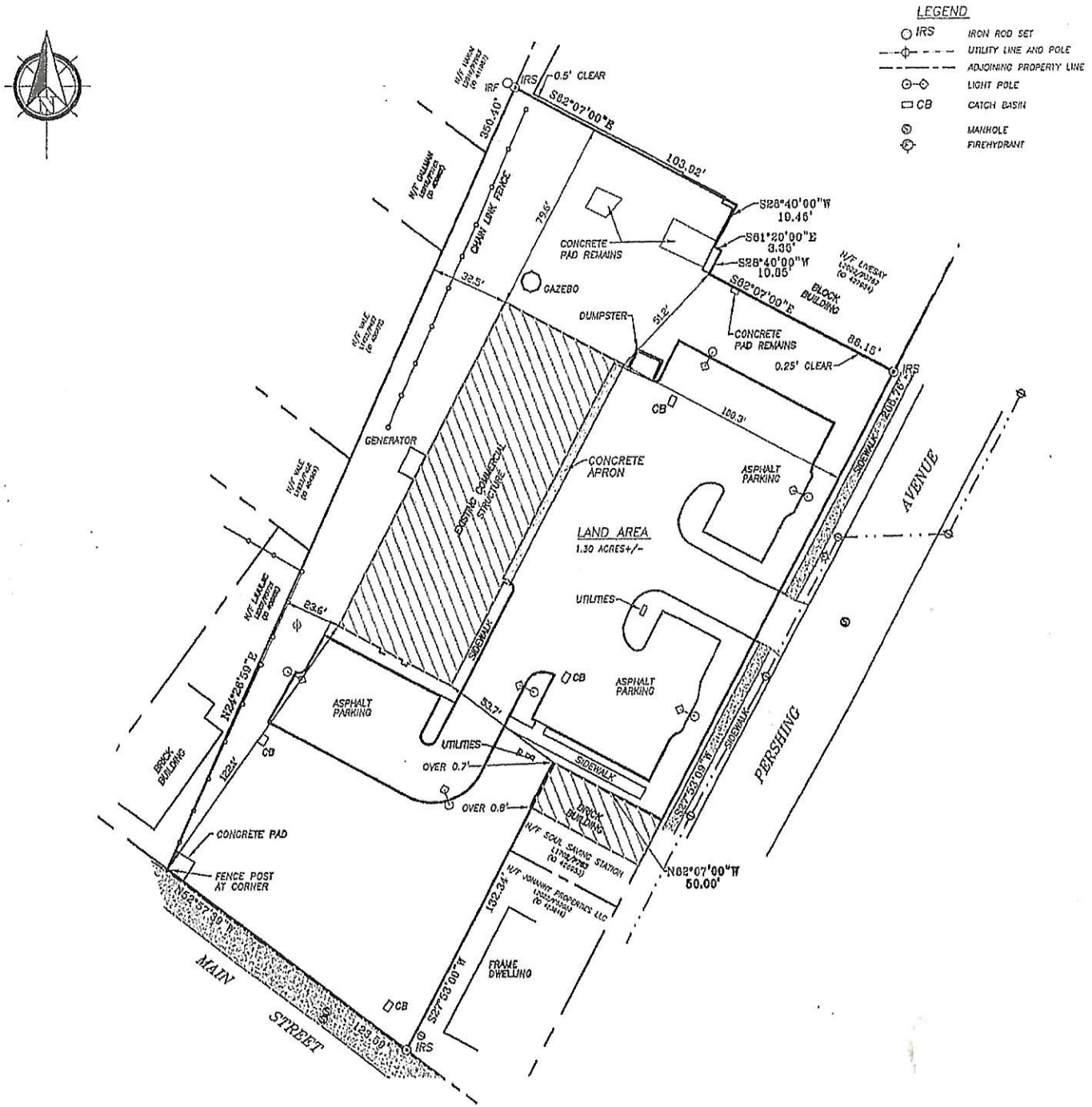
REGISTERED ARCHITECT KENNETH L. KAEFER 026747 STATE OF NEW YORK

PROJECT:
PROPOSED PARKING GARAGE ADDITION
PROPOSED PLAN
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE:3-19-2025
JOB NO. 25-14
SCALE: 1/4"=1'-0"
DWG. NO.: A-3



NOTES:

PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.

THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD SEPTEMBER 2023

SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID GUARANTEES OR CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS

REFERENCES:
-L2011/P3475

CERTIFY TO:
-AJ AUTOBODY LLC
-FIRST AMERICAN TITLE INSURANCE COMPANY
-PRO-10931

GRAPHIC SCALE
SCALE 1" = 30'
0 15 30 45 60

SURVEY FOR
AJ AUTOBODY LLC

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

PROJECT TITLE

STEVEN J. GREEN PLS
LICENSE NO. 050505
P.O. BOX 634, GOSHEN, NY 10924
(845) 978-1672

STEVEN J GREEN PLS LICENSE 050505 DATE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

SCALE	PROJECT	CAD REFERENCE
1" = 30'	16 PERSHING AVE	123-009
PARCEL ID	DATE:	DWG NO
427993	9/6/2023	1 of 1

NOTES:

1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROECTED DURING EXCAVATION AND CONSTRUCTION.

2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

NOTE:

EVERGREENS TO BE
3' HIGH MINMUM.
3' WIDE MINMUM.
3' MINMUM FROM PROPERTY LINE

Pink Magnolia, Lily Tree
Magnolia Soulangeana

BLOOMERANG LILAC
Syringa Vulgaris Lilac Tree

Amelanchier Canadensis
Eastern Serviceberry

WINTERGREEN BOXWOOD SHRUB

BABY GEM BOXWOOD
Buxus Microphylla Japonica Gregem
TO BE PLANTED AT PROPERTY LINE

Panicle Hydrangeas
Hydrangea Paniculata
TO BE PLANTED IN PLANTERS

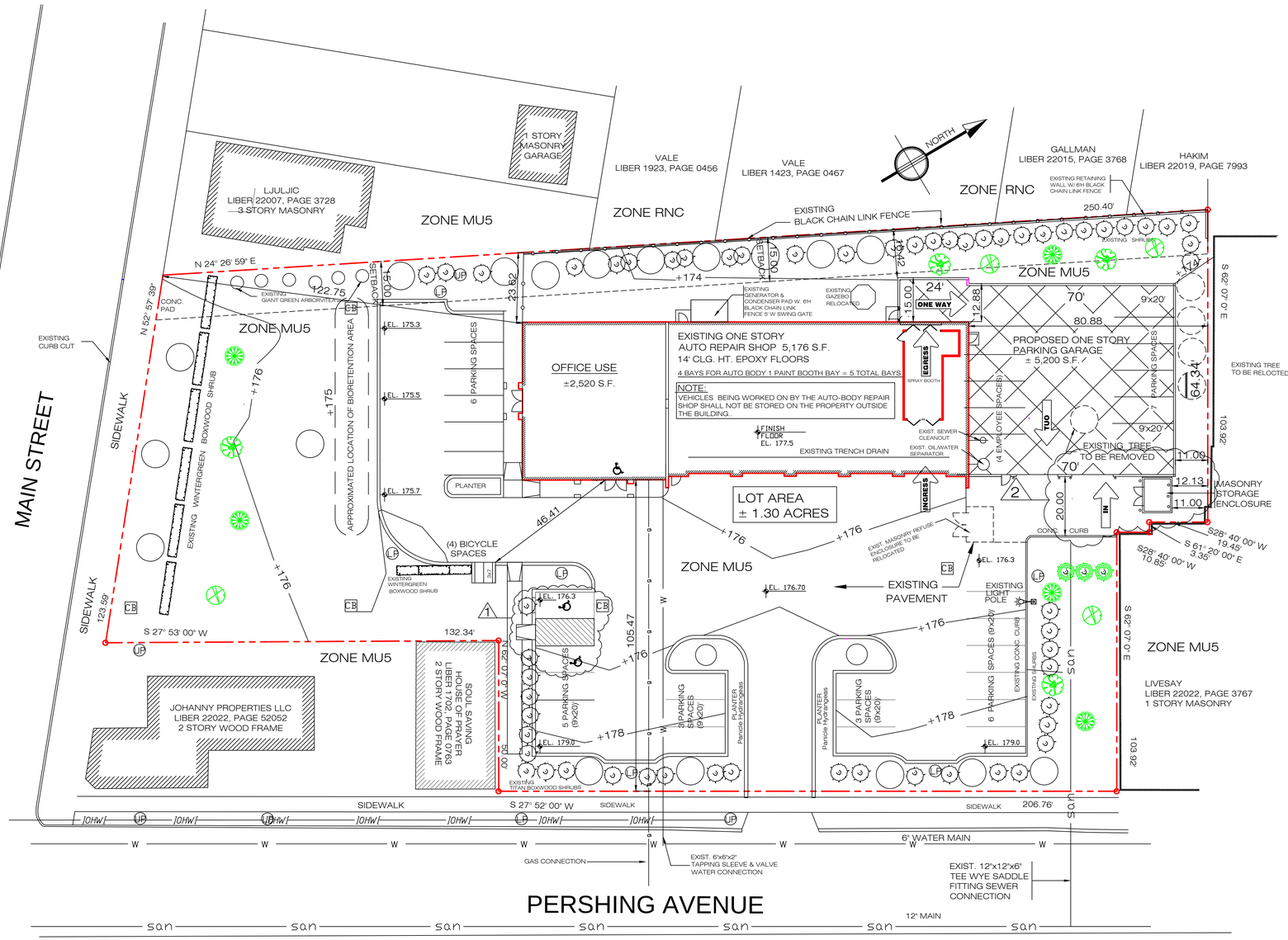
TREE LEGEND

PROPOSED TREES

NAME	SIZE	QUANTITY
Eastern Service Berry	4" Dia.	4
Blumerang Lilac	4" Dia	4
Pink Magnolia	6" Dia	5

GENERAL LANDSCAPING

1. ALL CONSTRUCTION MATERIALS TO BE STORED AT REAR AREA DURING CONSTRUCTION.
2. AUTOMATIC DRIP SYSTEM TO BE INSTALLED IN ALL PLANTING AREAS.
3. OVER-DIG ALL TREE AND SHRUB HOLES TWO TIMES BALL SIZE AND REPLACE WITH MIX OF TOPSOIL AND ORGANIC MATERIAL.
4. MULCH ALL PERENNIAL BEDS WITH AT LEAST THREE INCHES OF ORGANIC MULCH.
5. RE-VEGETATE ALL AREAS TO REMAIN NATIVE WITH NATIVE GRASSES.
6. THERE IS TO BE NO SOD.
7. TRASH TO BE ENCLOSED AT REAR
8. APPLY ROCK OVER 6 MIL PLOY WHERE WATER IS CHANNELED AROUND HOUSE. DESIGN FOR SHEET DRAINAGE WHERE WATER IS NOT CHANNELED.



LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- AREA OF PROPOSED WORK
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — HYDRANT
- 9 — GAS
- w — WATER
- S — SEWER
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED GARAGE ADDITION
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING SHRUBS

PROPOSED TREE
- Eastern Service Berry
- Blumerang Lilac
- Pink Magnolia

DRAWINGS NOTE:

THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, OBSERVATION, AND INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

Dig Safely. New York
Know what's below. Call 811 before you dig.

LANDSCAPING PLAN

SCALE: 1"=20'

PROGRESS PRINT

NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER
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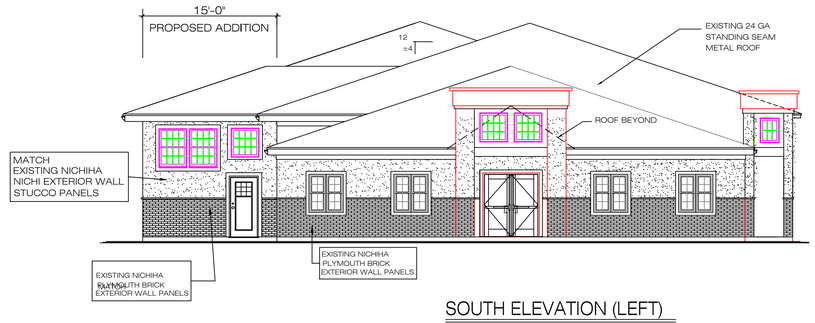
STATE OF NEW YORK · PETER G. MARCHETTI JR. · 061529 · LICENSED PROFESSIONAL ENGINEER

PROJECT: PROPOSED
PROPOSED PARKING GARAGE ADDITION
LANDSCAPING PLAN
AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

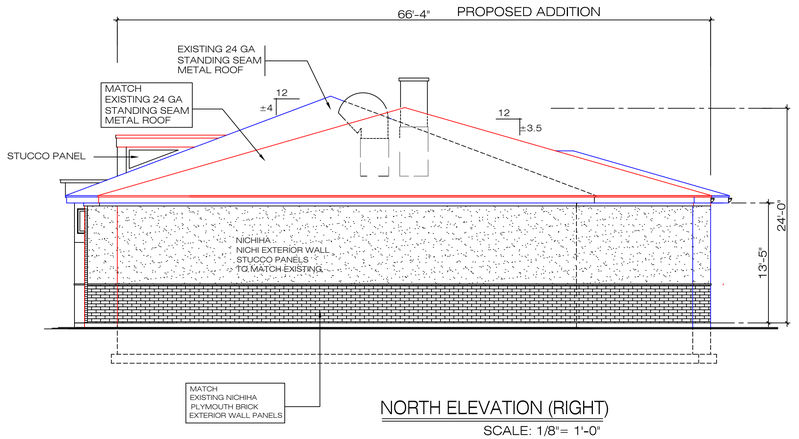
DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1"=20'
DWG. NO.: SP-1



SOUTH ELEVATION (LEFT)

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

SCALE
0 2 4 6 8 10 20



NORTH ELEVATION (RIGHT)

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

SCALE
0 2 4 6 8 10 20

NOTE:

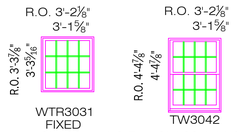
THESE DRAWINGS ARE BASED ON FIELD MEASUREMENTS, DRAWINGS BY OTHERS AND ON INFORMATION PROVIDED BY OWNER. THEY ARE SUBJECT TO MINOR VARIATIONS. ENGINEER/ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR UNFORSEEN CONDITIONS.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND OR FABRICATION.

LEGEND

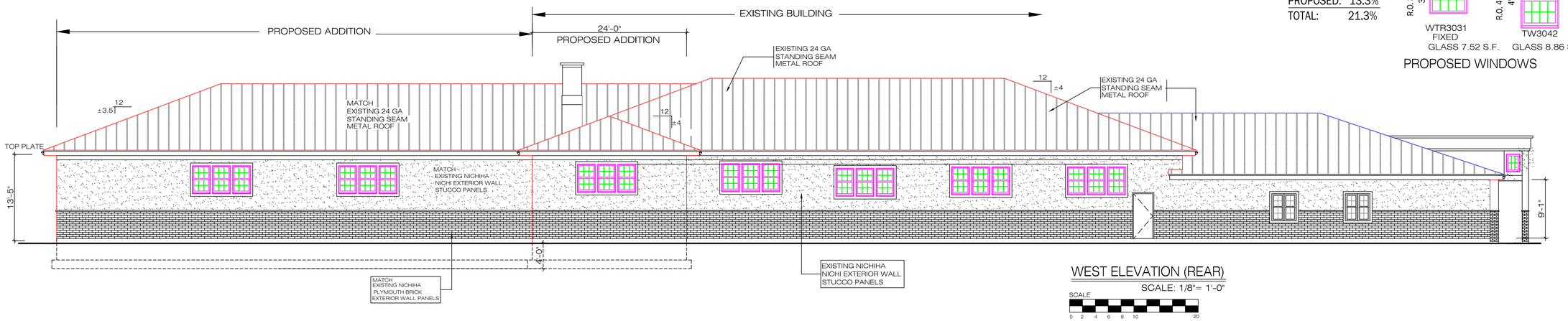
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION

TRANSPARENCY

EXISTING:	± 8.0%
PROPOSED:	13.3%
TOTAL:	21.3%



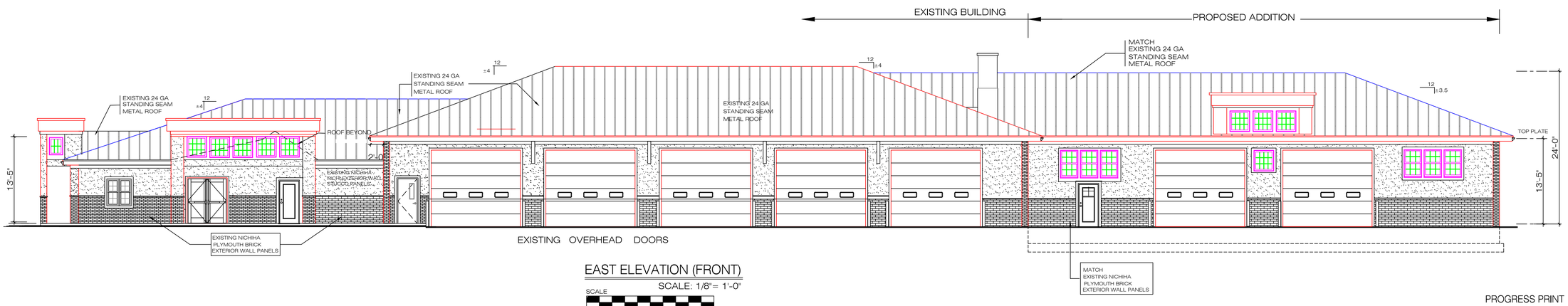
PROPOSED WINDOWS



WEST ELEVATION (REAR)

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

SCALE
0 2 4 6 8 10 20



EAST ELEVATION (FRONT)

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

SCALE
0 2 4 6 8 10 20

PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTE:
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NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
PO BOX 63, NORTH SALEM, NEW YORK 10560
TEL 845 270 9451
Email: studio90@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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REGISTERED ARCHITECT
KENNETH L. KAEFER
STATE OF NEW YORK
22119

PROJECT: PROPOSED
PARKING GARAGE ADDITION
PROPOSED ELEVATIONS

AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1/8"=1'-0'
DWG. NO.: A-2

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

DUTCHESS AUTO COLLISION

Project Location (describe, and attach a location map):

16 PERSHING AVENUE, POUGHKEEPSIE, NY 12601

Brief Description of Proposed Action:

ADDITION TO EXISTING COMMERCIAL BUILDING. EXISTING AND PROPOSED USE: AUTO REPAIR SHOP.

Name of Applicant or Sponsor:	Telephone: (917) 416-7591
DEVANAND JAIKARRAN	E-Mail: info@vincesautobodyworks.com

Address:

16 PERSHING AVENUE

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NEW YORK	12601

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

3. a. Total acreage of the site of the proposed action? 1.30 acres
   b. Total acreage to be physically disturbed? 0.12 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.30 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES
	☐	☑

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify:	☑	☐

8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
	☐	☑

9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water:	☐	☑

11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: CULTEC STORMWATER SYSTEM	☑	☐

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES
	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES
	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☑	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

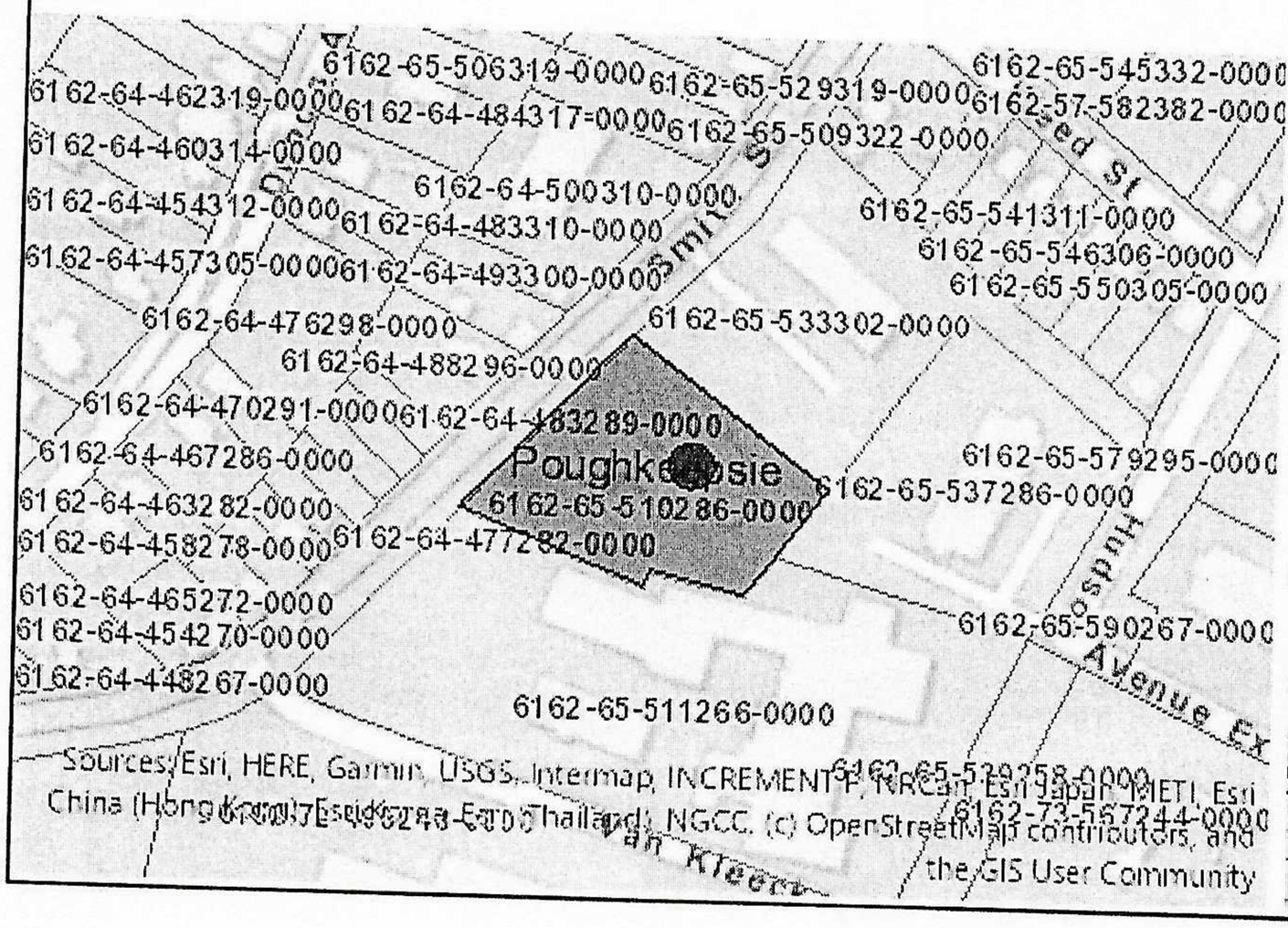
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: DEVANAND JAIKARRAN Date: 3/14/2026

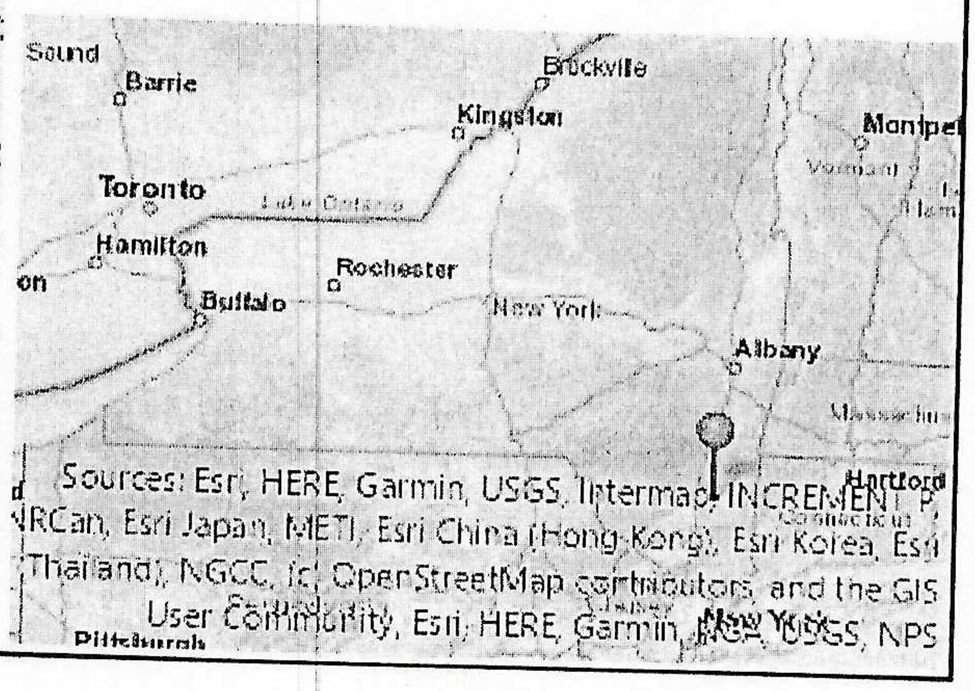
Signature: Devanand Jaikarran Title: President

EAF Mapper Summary Report

Monday, October 13, 2025 8:16 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.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.

2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING, PRUNING, MULCHING AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.

3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE 4. ALL SHRUBS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK WILLOW.

4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE THIS SHEET FOR PLANTING DETAILS.

5. COORDIANTE PLANT MATERIAL LOCATIONS WITH SITE UTILITES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES.SEE LIGHTING PLANS FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROPRIATE.EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

6. LANDSCAPE PLANTING POTS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM MAIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR EXPECTATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SAND LOAM FREE FROM STAKES AND RUBBISH. 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL .HARDWARE TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING DETAILS AS S.PECIFIED.

7 TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL AND JUNE1 OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.

8. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS: 1 PART PEAT MOSS, 3 PARTS TOPSOIL, FERTILIZER/LIVE (APPLY AS RECOMMENDED BY SOIL ANALYSIS), WYCHORZA INOCULATNT- "TRANSPLANT 1 STEP" AS MANUFACTURED OR ROOTS, INC OR APPROVED EQUAL. USE PER MANUFACUTER'S RECOMMENDATIONS FOR TREES AND SHRUBS

9. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE Ph, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

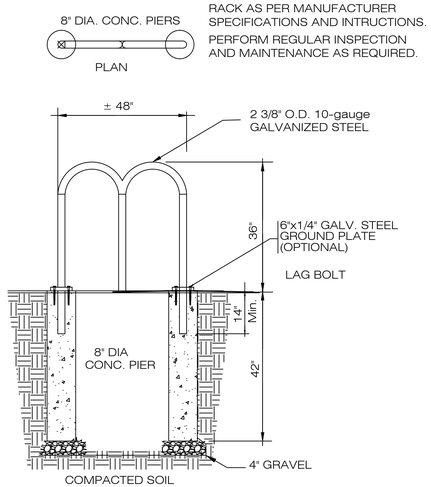
10. LAWN SEEDING MIXTURE (LOW-WOW): 15% KENTUCKY BLUEGRASS (POA PREATENESS-SINGLE VARIETY); 15% PERENNIAL RYEGRASS (LOUM PERENNE); 30% CREEPING AND FESCLE (FESTUCA RUBRA); 25% CHEWINGS FESCLE(FESTUCA RUBRA JAMESTOWN); 15% HARD FESCLE. SEEDING RATE: 4.5 LBS PER 1000 SF (ADD 10% TO QUANTITY IF HYPERSEEDED). SEEDING DATES: AUGUST 15- OCTOBER 1 AND APRIL 15-JUNE 15, UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

11. ALL SLOPES GREATER THAN 30% RECEIVING A GRASS SEEDING SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

12. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.

(4) CONTEMPORARY GALVANIZED BIKE LOOP RACK

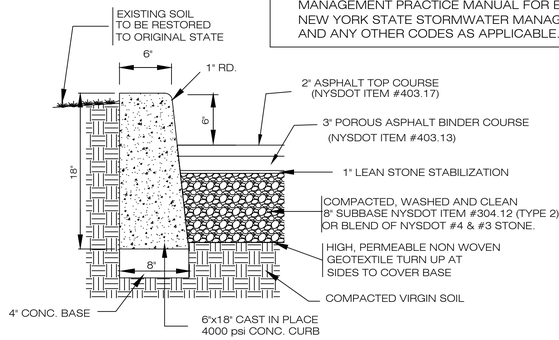
NOTE:
CONTRACTOR SHALL INSTALL RACK AS PER MANUFACTURER SPECIFICATIONS AND INTRUCTIONS.
PERFORM REGULAR INSPECTION AND MAINTENANCE AS REQUIRED.



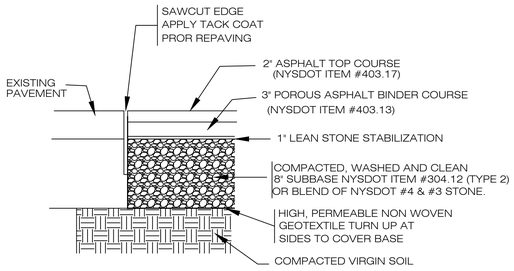
BIKE RACK DETAIL
NO SCALE

PROPOSED GALVANIZED (4) BIKE LOOP RACK

NOTES:
1. NEW PAVEMENT SHALL MEET N.Y.S. CODES, CITY OF POUGHKEEPSIE CODE AND STANDARDS. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL STATE.
2. ALL WORK SHALL COMPLY WITH CITY OF POUGHKEEPSIE CODE, CURRENT EDITION OF "N.Y.S. AND DUTCHESS COUNTY BEST MANAGEMENT PRACTICE MANUAL FOR EROSION AND SEDIMENT CONTROL NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, AND ANY OTHER CODES AS APPLICABLE.



CONCRETE CURB DETAIL
N.T.S.

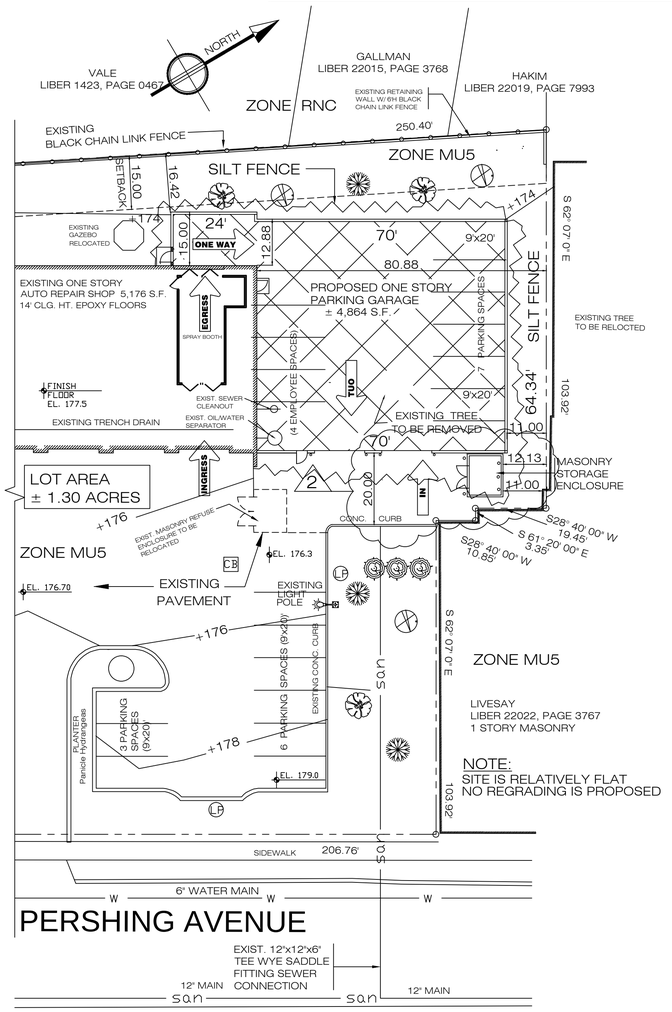


SAWCUT JOINT DETAIL
N.T.S.

NEW PAVEMENT DETAILS

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- AREA OF PROPOSED WORK
- UP — UTILITY POLE
- CB — CATCH BASIN
- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — HYDRANT
- G — GAS
- WATER
- S — SEWER
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED GARAGE ADDITION
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- EXISTING SHRUBS
- PROPOSED TREE
- Eastern Service Berry
- Pink Magnolia
- BLOOMERANG LILAC
- SILT FENCE



EROSION CONTROL

SCALE: 1"=20'

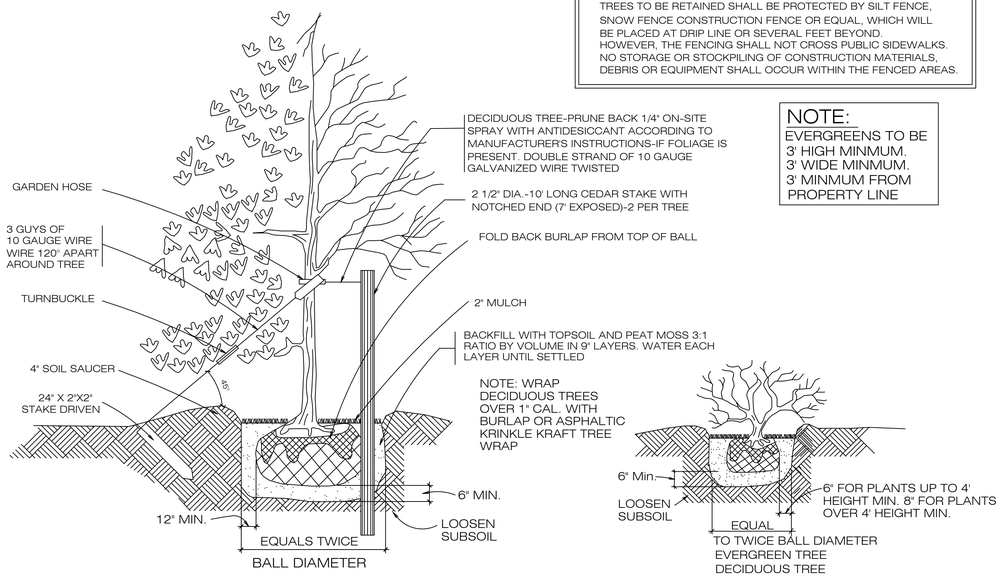
NOT A SURVEY. SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED NOVEMBER 6, 2023

PROGRESS PRINT

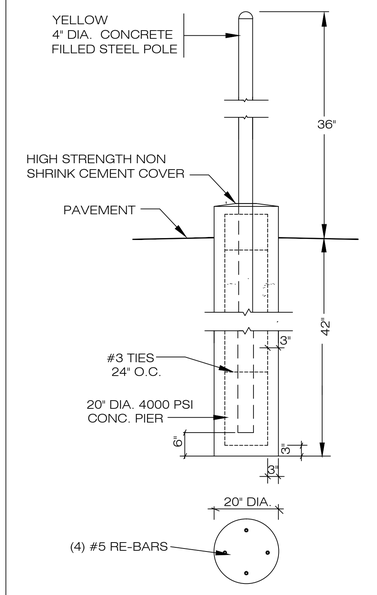
NOTE:
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF THE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

NOTES:
1. ALL CONNECTIONS, SEWER, GAS, WATER, ETC. SHALL BE PROPERLY SECURED AND PROECTED DURING EXCAVATION AND CONSTRUCTION.
2. PRIOR TO START OF EXCAVATION AND CONSTRUCTION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE CONSTRUCTION FENCE OR EQUAL, WHICH WILL BE PLACED AT DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREAS.

NOTE:
EVERGREENS TO BE
3' HIGH MINMUM.
3' WIDE MINMUM.
3' MINMUM FROM PROPERTY LINE



PLANTING DETAILS



PROPOSED BOLLARD DETAIL
NO SCALE

NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N.Y. 12564
TEL: 845 239 1456
Email: studio9@msn.com
KENNETH L. KAEFER, R.A.
ALFREDO DI PIETRO, DESIGNER
PETER MARCHETTI, P.E., CONSULTING ENGINEER

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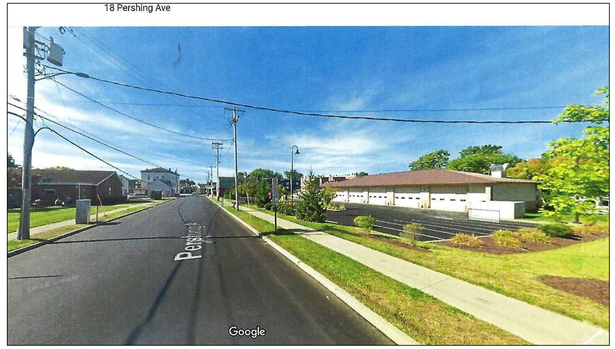
STATE OF NEW YORK · PETER G. MARCHETTI, JR. · 061528-1 · LICENSED PROFESSIONAL ENGINEER

PROJECT:
PROPOSED PARKING GARAGE ADDITION
EROSION CONTROL

AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: AS NOTED
DWG. NO.: SP-2

SOUTH MAIN STREET



PERSHING AVENUE

SOUTH/WEST

WEST

PARTIAL WEST

EXISTING BUILDING

NORTH

NORTH

WEST

EAST

NORTH

NORTH

AREA OF PROPOSED WORK

NOTE:
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NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL: 845 239 1456
Email: studio90@msn.com
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PETER MARCHETTI, P.E., CONSULTING ENGINEER
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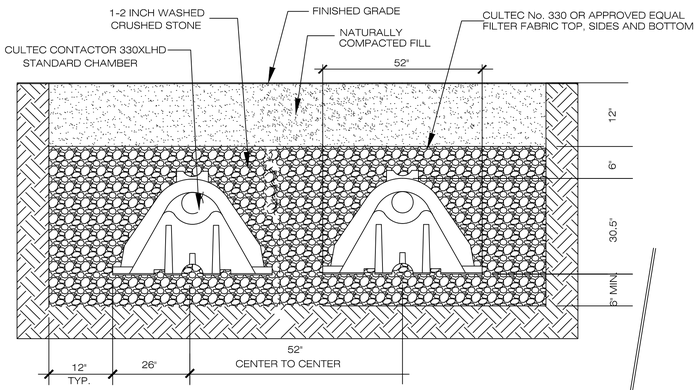
PROJECT:
PROPOSED PARKING GARAGE ADDITION

PICTURES

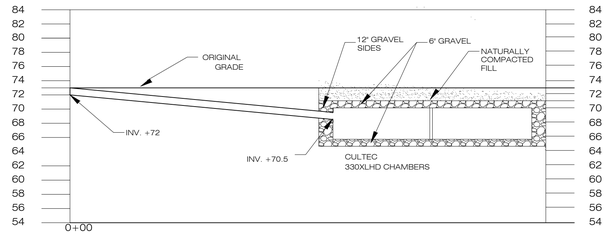
DEVANAND JAIKARRAN
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE:3-19-2025
JOB NO. 25-14
SCALE: NONE
DWG. NO.: P



CULTEC RECHARGER 330XLHD HEAVE DUTY

TYPICAL CROSS SECTION



RECHARGER PROFILE

NTS

GENERAL NOTES

MODEL 330XLHD BY CULTEC, INC. OF BROOKFIELD, CT.
MODEL 330XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC, Inc.	PH: (203) 775-4416
P.O. Box 330	PH: (800) 4-CULTEC
878 Federal Road	FX: (203) 775-1462
Brookfield, CT 06804 USA	www.cultec.com

IMPERVIOUS SURFACE	
DWELLING:	1,500 S.F.
PORCH:	100 S.F.
WALKS & CONC. PAD:	306 S.F.
TOTAL:	1,906 S.F.
	1,906/4500= 42.3%
POROUS ASPHALT:	± 736 S.F.

DESIGN NOTES:

SYSTEM SIZED USING 3" (inches) RAINFALL
SYSTEMS TO BE PLACED 10 FEET OR MORE FROM DWELLING, PROPERTY LINE AND TREES.

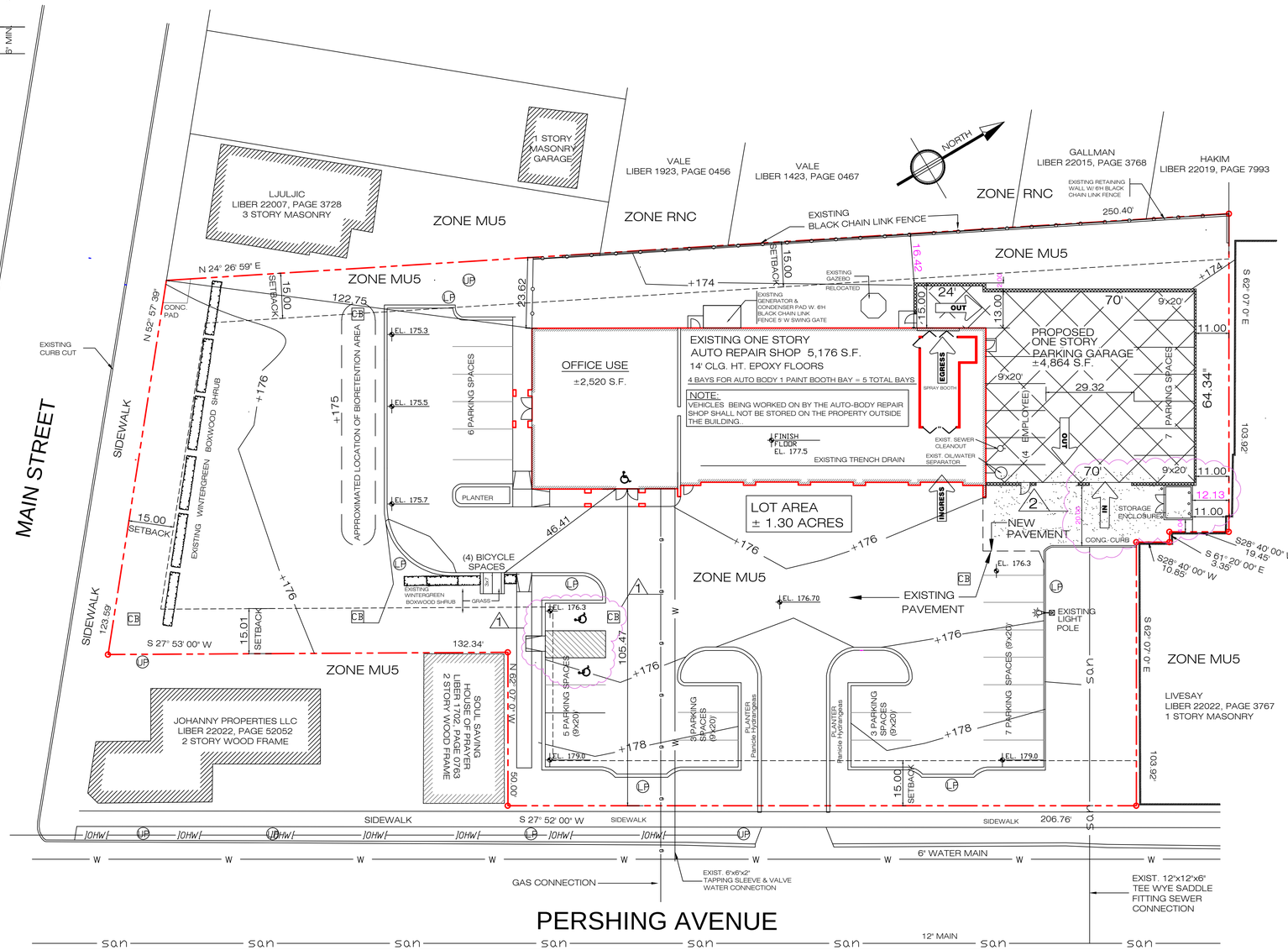
CONTRACTOR SHALL PROVIDE PERCOLATION TESTS AS REQUIRED

330XLHD CULTEC HOLDING CAPACITY
MINIMUM INSTALLED CHAMBER STORAGE =930 Gallons
DRAINAGE
AREA = 6264 sf
VOLUME =6264 sf x 3 in (.25 ft) =1566 cu.ft
1566 cu.ft x 7.48 gal/cu.ft =11714 gals
11714 gals / 930 gals/cultec = 12.60 = (13) 330XLHD Cultec

NOTE:
DRAIN PIPES
ROOF LEADER & FOOTING DRAINS TO BE 6" PVC PIPE CONNECTED TO 6" LINE TO CULTEC RECHARGE

SQUARE FOOTAGE	
EXISTING	
AUTO REPAIR SHOP:	5,176 S.F.
OFFICE SPACE:	2,520 S.F.
	7,696 S.F.
PROPOSED:	
PARKING GARAGE:	4,864 S.F.
TOTAL	12,560 S.F.

PROPOSED:	
PARKING GARAGE:	4,864 S.F.
NEW PAVEMENT:	±1,400 S.F.
TOTAL:	6,264 S.F.



PLOT PLAN

SCALE: 1"=20'

NOT A SURVEY. SITE INFORMATION TAKEN FROM SURVEY BY STEVEN J. GREEN, PLS DATED NOVEMBER 6, 2023

PROGRESS PRINT
NOT FOR CONSTRUCTION

NOTE:
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LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK LINE
- AREA OF PROPOSED WORK
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- RL — ROOF LEADER
- LP — LIGHT POLE
- HD — HYDRANT
- g — GAS
- w — WATER
- S — SEWER
- EXISTING TREES
- EXISTING SHRUBS
- PROPOSED TREE Eastern Service Berry
- Pink Magnolia
- BLOOMERANG LILAC
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- CULTEC RECHARGER 330XLHD

NO. 2	ZONING REVIEW COMMENTS 8-18-2025
NO. 1	ZONING REVIEW COMMENTS 4-9-2025
REVISION	DATE:

STUDIO 90 DESIGN & PLANNING
4 FAIRWAY DRIVE, PAWLING, N. Y. 12564
TEL. 845 239 1456
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PROJECT:
PROPOSED PARKING GARAGE ADDITION
STORMWATER MANAGEMENT

AJ AUTOBODY LLC
16 PERSHING AVENUE
POUGHKEEPSIE, N.Y. 12601

DATE: 3-19-2025
JOB NO. 25-14
SCALE: 1"=20'
DWG. NO.: SP-3

Agency Use Only [If applicable]

Project:	16 Pershing Ave Expansion
Date:	4/20/26

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: 16 Pershing Avenue Exp

Date: 4/20/26

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Regarding EAF part two, question one, the project is inconsistent with the local zoning code regarding an excess of the maximum primary street setback, build-to-frontage, failing to meet the minimum height, ground story transparency, parking area setback and driveway width. The project is located in the Mixed Use 5 district where automobile repair is a prohibited use. Section 19-3.2(1) describes the purpose of the zoning district as follows "The Mixed Use 5 District (MU5) is intended to enhance the economic vitality and the pedestrian-oriented urban fabric of Poughkeepsie's neighborhoods immediately adjacent to the City's downtown center and innovation district. This shall be accomplished through development that engages the public realm, creates pedestrian-friendly street frontages, and includes a combination of vertical and horizontal mixing of retail, service, office, and residential uses." Some impacts to community plans may occur in the immediate vicinity of the proposed action where the project fronts mixed use and residential properties to the west, and to the north where the proposed expansion infringes upon the side yard set back facing another property zoned for mixed use. The project is compatible with other dimensional requirements of the zoning code regarding lot coverage. Due to the very localized nature of potential impacts to community plans and the community character they seek to regulate, only a small impact is anticipated. No other potential environmental impacts were identified from a review of the applicants Short EAF part 1.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Planning Board	
Name of Lead Agency	Date
Anne Saylor	Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
APRIL 28, 2026

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

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

Recommendation
- Review draft negative declaration
- Project formerly received variances for the location of an autobody facility within 30 feet of a residential zoning district under the previous zoning code.
- Consider significance of SEQRA impacts regarding conflicts with adopted zoning regulations. Project requires 8 separate area variances regarding setbacks, height, transparency and dimension of the driveway.
- The project requires several area variances regarding setbacks, build-to-frontage-minimum height, driveway width and transparency.
- Expansion of non conforming uses are subject to planning board approval provided that the finds that "such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties."
    - Property is adjacent to RNC and MU5 zoning districts permitting a wide range of uses including single and multifamily residences, retail/commercial uses and community uses. Existing adjacent uses include multifamily residences, an auto use, and the Salvation Army.

Project History
First Appearance 1/27/26

Documents Entered into Record

Date	Description	Author	Comments
9/26/25	Application	Devanand Jaikarran	Site Plan Application

9/26/25	Survey	Steven Green PLS	September 2023 unsigned
9/26/25	SEQRA	Devanand Jaikarran	EAF Part I
9/26/25	Site Plan	Studio 90 Design & Planning	4/9/25 Plot Plan, SP-1, SP-2, SP-3, P, A1, A2, A3
3/2/26	Site Plan	Studio 90 Design & Planning	
3/14/26	Application	Devanand Jaikarran	
3/14/26	SEAF	Devanand Jaikarran	

Comments Received

Date	Author	Comments
3/4/26	Vincent Parise, Deputy Fire Chief	1
	Engineering Department	
	Captain John Zeltman, COP PD	
2/5/26	Eric Philipp, COP Bldg Inspector	OK
2/27/26	Nina Leonard, DC Dept of Planning	Local Concern w Comments

SEQRA Lead Agency Sent 1/28/26

Date	Author	Comments
	ZBA	
2/28	Nina Leonard, DC Dept of Planning	Consent
3/3	NYS DOT	Consent

Motions and Resolutions
With regard to the City's file number #PB2025-113 and 16 Pershing Ave

The planning board finds that the proposed action will not result in any significant adverse environmental impacts and accordingly issues a negative declaration of environmental significance.
Motion:
Second:
Vote:

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. PROPERTY ADDRESS: 287 & 307 South Avenue

II. PROPERTY OWNER: PK South Ave LLC
ADDRESS: 162 Rinaldi Blvd
Poughkeepsie
NY, 12601 (state and zip code)
PHONE NUMBER: c/o 845-874-7166 (include area code)

III. NAME OF APPLICANT: Same as owner
ADDRESS: _____
_____
_____ (state and zip code)
PHONE NUMBER: _____ (include area code)
EMAIL ADDRESS: _____

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

IV. CONSULTANT: KARC Planning Consultants, Natalie Quinn
ADDRESS: PO Box 924
Poughkeepsie
NY, 12602 (state and zip code)
PHONE NUMBER: 845-874-7166 (include area code)
EMAIL ADDRESS: _____

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____
Multi-family residential

VI. ZONING DISTRICT: CD

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

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes) _____ (no)

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

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

Alteration: _____ (yes) X (no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

Lot area: 0.998 (acres) 43,452 (square feet)

Building Footprint: 21,744 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

21,744 SF (total building footprint, square feet)

Lot Coverage: 57.1% (percentage, impervious coverage ~~building coverage only~~)

Gross Floor Area: 92,393 SF (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

92,393 SF (total gross floor area, square feet)

Building Height: 5 (stories) 58 (feet)

Floor Area Ratio: 2.13 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 103 spaces

B) Number of Off-Street Parking Spaces provided: 83 spaces

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multi-family residential
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 54

Number of two (2) bedroom unit's 24

Number with three or more bedrooms: 4

Total number of units: 82

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

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

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

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

_____ December 22, 2025

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

October 21, 2025

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of PK South Ave LLC property owner of 287 & 307 South Avenue Poughkeepsie, NY 12601, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

Ryan Arket
PK South Ave LLC

City of Poughkeepsie
Waterfront Assessment Form (WAF)

A. INSTRUCTIONS

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

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

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

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1 Describe nature and extent of action:

The applicant is seeking to construct an 82-unit multifamily residential building at 287 & 307 South Ave (Parcels #974481 and #982453). The building is 5-stories with structured parking on the first floor and four stories of residential units above.

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

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

Construction (site plan approval process)

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

N/A

c. Permit, approval, license, certification

Seeking site plan approval.

d. Agency undertaking action:

City of Poughkeepsie Planning Board

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

a. Name of applicant

PK South Ave LLC

b. Mailing address:

162 Rinaldi Blvd Poughkeepsie, NY 12601

c. Telephone number:

c/o (845) 874-7166

d. Property tax number:

974481 & 982453

e. Application number, if any:

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

Yes _____ No X

If yes, which State or federal agency? _____

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

South Ave, City of Poughkeepsie across from Poughkeepsie Rural Cemetery

6. Size of site (acres): 0.998

7. Amount (acres) of site to be disturbed: 0.97 acres

8. Present land use: Vacant, existing 600 SF office building and parking lot

9. Present zoning classification: CD

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): None

11. Percentage of site that contains slopes of 15% or greater: 0%

12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?

    (a) Name N/A

    (b) Size (in acres) N/A

13. Is the property serviced by public water? Yes X No _____

14. Is the property serviced by public sewer? Yes X No _____

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

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

3. Will the proposed action involve or result in any of the following:

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

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

(d)	Does the project presently offer or include scenic views or vistas that are known to be important to the community?	___	X
(e)	Is the project site presently used for commercial or recreational fishing or fish processing?	___	X
(f)	Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?	___	X
(g)	Is the project located in a flood prone area?	___	X
(h)	Is the project located in an area of high coastal erosion?	___	X
(i)	Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?	___	X
(j)	Do essential public services or facilities presently exist at or near the site?	___	X
(k)	Will the project involve surface or subsurface liquid waste disposal?	___	X
(l)	Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	___	X
(m)	Will the project involve shipment or storage of petroleum products?	___	X
(n)	Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters?	___	X
(o)	Will the project involve or change existing ice management practices?	___	X
(n)	Will the project alter drainage flow, patterns or surface water runoff on or from the site? See section D below.	X	___
(p)	Will best management practices be utilized to control storm water runoff into waterfront waters?	___	N/A ___ Not near the waterfront
(q)	Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates?	___	X
(r)	Will the project affect any area designated as a tidal or freshwater wetland?	___	X
(s)	Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	___	X

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

4(n) - On-site surface runoff will be collected in retention system beneath the permeable pavers or captured by catch basins and then directed to the existing culvert that runs south–north alongside South Avenue.

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

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

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

Preparer's Name (Please print) : Natalie Quinn, KARC Planning Consultants, Inc.

Affiliation: Agent for applicant

Telephone Number: (845) 874-7166

Date: 12.22.2025

KARC
PLANNING CONSULTANTS, INC.

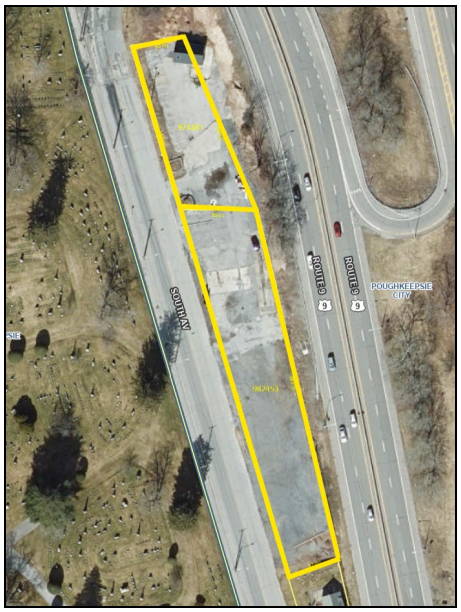
April 14, 2026

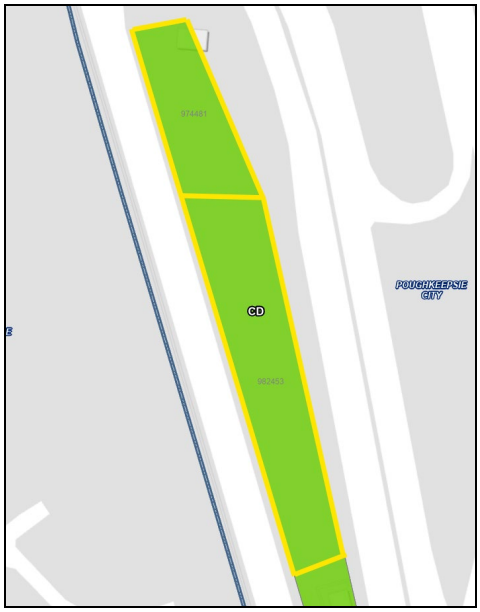
Anne Saylor, Chair
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 287 & 307 South Avenue
Parcel No. 131300-6061-60-974481 & 982453
City of Poughkeepsie
Site Plan Application

Dear Chair Saylor:

The applicant is seeking to construct a multifamily residential building at 287 & 307 South Avenue (Lots 974481 & 982453) in the City of Poughkeepsie. Together, the lots total approximately 0.998 acres (43,452 SF). The parcels are located in the Campus Development (CD) Zoning district, where multi-family residential is a permitted use.





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

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

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

Engineering Updates

- **New Resident Entrance.** As requested by County Planning, a new resident entrance connecting directly to South Avenue is now proposed on the northwestern portion of the building.

- **On-Street Parking Concept.** The applicant continues to be in contact with City Departments to discuss the on-street parking concept for South Avenue. Please refer to Sheet OS-1 for two options that are currently being discussed.

- **Crosswalk.** A crosswalk is proposed between the development and the Cemetery to allow for pedestrian connections to the development as well as connections for the proposed on-street parking along South Avenue.

- **Snow Storage.** A snow storage area has been identified on the plan set.

- **Fire Access.** Per request from the Fire Department, a 3-foot break is now proposed in the front yard fence to allow for easier access to the central stairwell and elevator lobby.

Architecture Updates

Based on conversations with the Board and Mass Designs comment letter dated March 11, 2026, the following updates have been made to the proposed building design:

1. **North Elevation Clarity:** The branding placement has been adjusted on the North elevation.

2. **Visual Interest on Southern Facade:** Design elements referencing Poughkeepsie has been added to the Southern façade and are visible when driving northbound on Route 9.

Below, please find responses to comments prepared by Dutchess County Planning, dated February 27, 2026:

- *Access/Transportation: The site plan details the only entrance to the residential units is located inside the parking garage. We recommend including a more direct pedestrian connection so that a resident could go on a walk without needing to navigate incoming and outgoing cars in the garage. To improve pedestrian safety, we suggest working with the City to add traffic calming measures on South Ave and/or a crosswalk to access the sidewalk on the other side of the road. In addition, the applicant could contact Dutchess County Public Transit to appraise them of the development and inquire about the possibility of a new bus shelter or stop on South Ave for residents using the transit service.*

  Response: A resident access point has been added to the Northwestern side of the building that will connect to South Ave via a sidewalk.

  The applicant has been in contact with City Staff to propose on-street parking along South Avenue which will act as a traffic calming measure along with the proposed building and landscaping on the site.

  The applicant will inquire with Dutchess County Public Transit regarding the potential for a new bus shelter or stop on South Avenue where one does not currently exist.

- *Garage Lighting: The lighting plan indicates several hot spots with a high maximum number of footcandles (up to 8). Most studies indicate anything greater than five footcandles contributes to glare and light pollution without discernable safety benefits. We suggest that the lighting plan be reevaluated to limit the intensity of these hot spots to between 2.0 and 5.0 footcandles, with no individual hot spot greater than 5 footcandles.*

  Response: The proposed garage lighting will be dimmed by 50% to achieve the maximum 5 footcandles.

- *Outdoor Lighting: The BUG rating of the lighting fixtures used outside of the covered parking area have a higher level of backlighting and glare (B2 U0 G3 and B1 U0 G2). We recommend considering fixtures with a BUG rating closer to 0.*

Response: To address glare, the proposed wall pack optic and garage fixtures have been updated and now have BUG glare values of 1.

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

- *Consider adding a nod to Poughkeepsie on the Southern blank façade.*

  Response: Design elements referencing Poughkeepsie has been added to the Southern façade and are visible when driving northbound on Route 9.

- *Incorporate sidewalk connections on the site plan.*

  Response: The site plan now includes a sidewalk along a portion of the building which connects to a crosswalk to access the sidewalk on the other side of South Avenue. Please refer to sheet OS-1 of the site plan set which outlines options for on-street parking and shows the proposed crosswalk.

Enclosed, please find the following:

1. Cover Letter prepared by KARC, dated April 14, 2026
2. Site Plan prepared by LRC, dated April 14, 2026
3. Massing Study prepared by ADG, dated April 13, 2026
4. Revised Vantage Point Rendering (VP-1-1-PB), dated April 13, 2026
5. Lighting Specs

We kindly request to be placed on the April 28, 2026 Planning Board Agenda. Please advise if you require anything further for your review.

Thank you.

Sincerely,

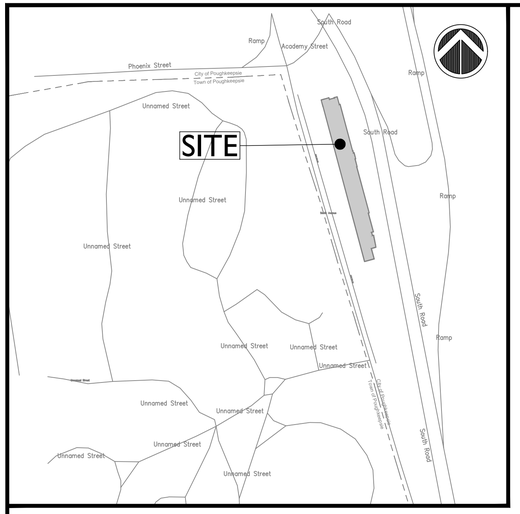
Natalie Quinn, Agent for Applicant

SITE PLAN SUBMISSION SET

PROPOSED MULTI FAMILY DEVELOPMENT

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

TAX MAP ID# 6061-60-974481 & 6061-60-982453



LOCATION MAP

SCALE: 1"=1,000'

VICINITY MAP

SCALE: 1"=200'

REVISED: APRIL 14, 2026

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

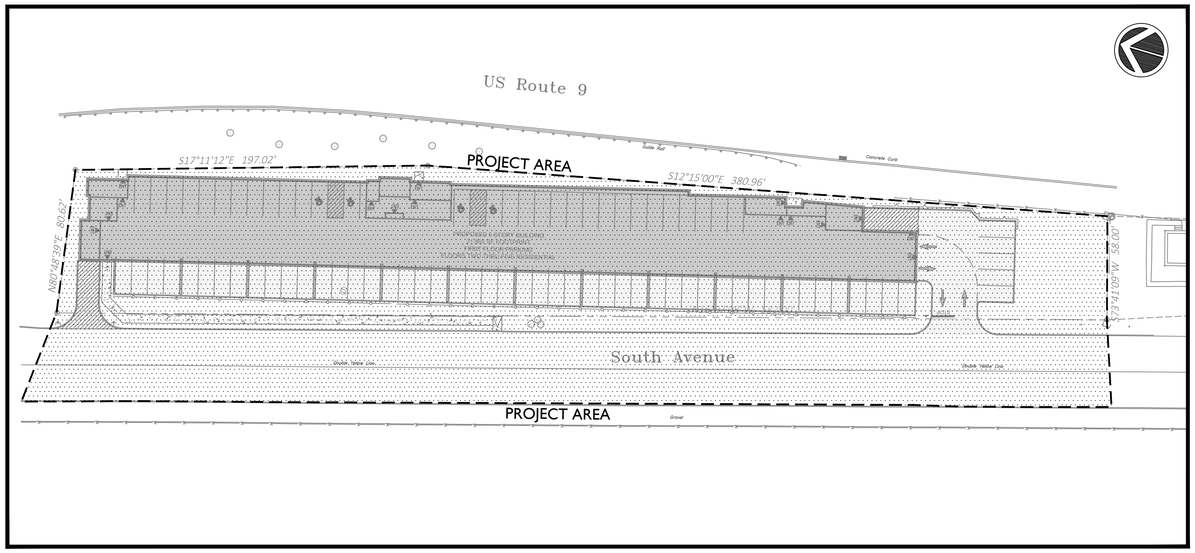
FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS



OVERALL SITE PLAN

SCALE: 1"=40'

INDEX OF DRAWINGS

CV-1	COVER SHEET
DM-1	DEMOLITION PLAN
SP-1	SITE PLAN
SG-1	SITE GRADING & DRAINAGE PLAN
UT-1	SITE UTILITIES
EC-1	EROSION & SEDIMENTATION CONTROL PLAN
LL-1	LANDSCAPE PLAN
A1	NIGHTTIME LIGHTING
TT-1	VEHICLE TURNING PLAN
OS-1	OFF-STREET PARKING PLAN
NS-1	NOTES SHEET
DN-1	SITE DETAILS
DN-2	SITE DETAILS
DN-3	SANITARY / WATER DETAILS
DN-4	STORMWATER DETAILS
DN-5	EROSION CONTROL DETAILS

CIVIL ENGINEER:

LRC Engineering & Surveying — A Loureiro Company

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants
Engineering & Surveying, LLC
Loureiro NY, P.C.

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880

160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877

www.lrcconsult.com

STATE OF NEW YORK — RODNEY E MORRISON — 074194 — LICENSED PROFESSIONAL ENGINEER

Rodney Morrison P.E. #074194

OWNER / APPLICANT:

PK SOUTH AVE LLC
162 RINALDI BLVD.
POUGHKEEPSIE, NY 12601

SURVEYOR:

JOHNSON SURVEYING
BRENDAN JOHNSON, PLS
10 MEADOW LANE
PLEASANT VALLEY, NY 12569

ARCHITECT:

ANDERSON DESIGN GROUP
25 WALLKILL AVENUE
MONTGOMERY, NY 12549
(845) 294-2724

ADG ARCHITECTS

PLANNER:

KARC
PO BOX 924
POUGHKEEPSIE, NY 12602

KARC
PLANNING CONSULTANTS, INC.

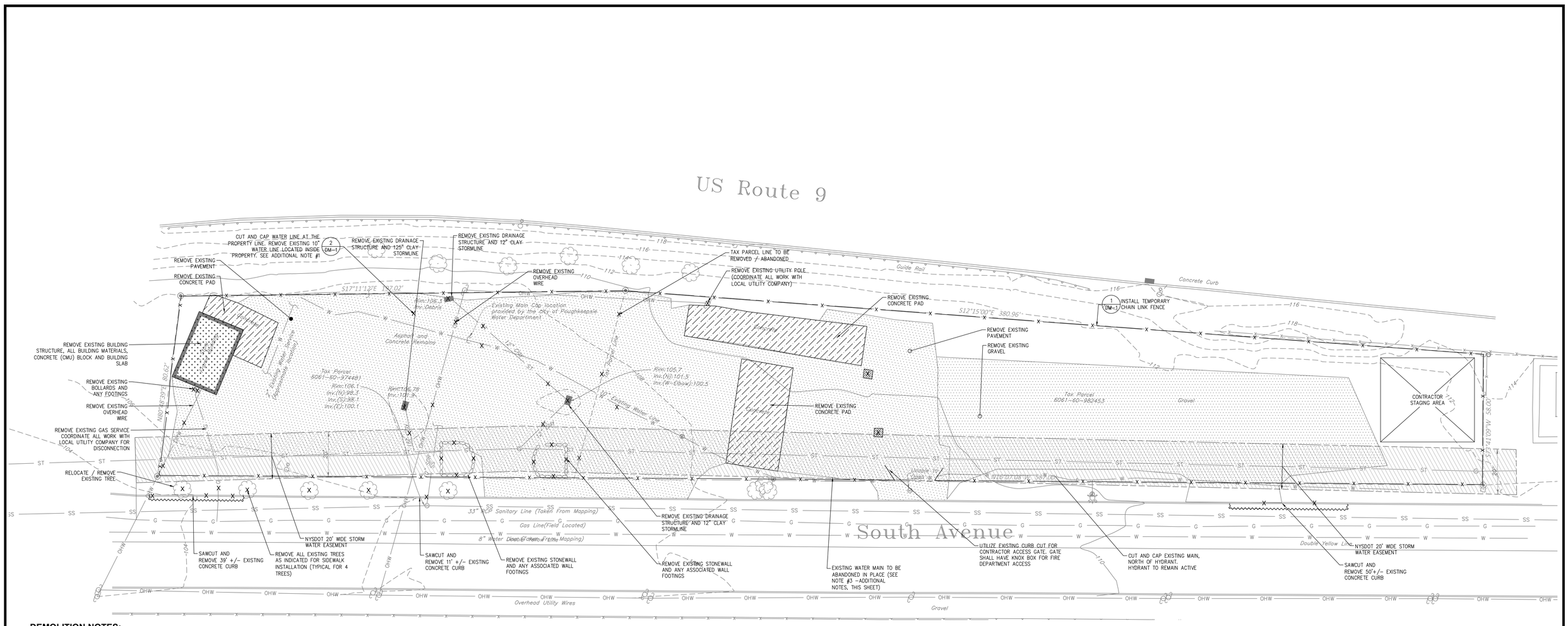
287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE

COVER SHEET

Drawing No.
CV-1

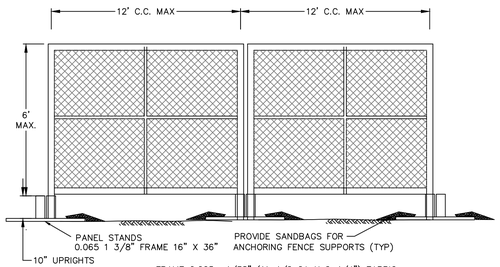
REVISION NOTE #2: 2026-04-14
REVISION NOTE #1: 2026-03-10
ORIGINALLY SUBMITTED: 12-22-2025

A:\JOBS\Jobs 2023\23-3264 - Ryan Alexi - 287-307 South Ave--PK South Ave, LLC\DWG\23-3264(01).dwg 3/30/2026 2:07 PM SDurmon

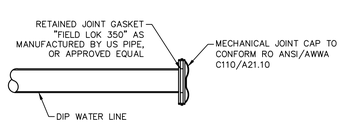


DEMOLITION NOTES:

1. CONTRACTOR SHALL NOTIFY "UDig NY" AT 1–800–962–7962 AT LEAST TWO FULL WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK IN ACCORDANCE WITH UFPO CODE RULE 53, 16 NYCRR PART 753.
2. ANY ITEM THAT MAY CONFLICT WITH SITE DEVELOPMENT AND IS NOT IDENTIFIED ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGN ENGINEER AS SOON AS POSSIBLE.
3. ADDITIONAL UNDERGROUND FACILITIES MAY BE PRESENT WITHIN THE LIMITS OF THE PROPOSED WORK. THE CONTRACTOR SHALL CONTACT ANY AND ALL PERSONNEL RESPONSIBLE FOR DETERMINING THE LOCATIONS.
4. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
5. PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND SECURITY DEVICES.
6. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
7. WHEN DISTURBED, EXISTING FACILITIES SHALL BE REPAIRED OR REPLACED IN KIND AND IN ACCORDANCE WITH THE REQUIREMENTS OR THE DIRECTION OF THE AUTHORITY HAVING JURISDICTION. ASSOCIATED COSTS SHALL BE BORNE BY THE CONTRACTOR.
8. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
9. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
10. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
11. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS WAY.
12. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
13. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
17. CONDUCT SELECTIVE DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH WORK.
18. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
19. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, OR POLLUTION.
20. REMOVE, TRANSPORT AND REMOVE DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS AND MEET ALL APPROPRIATE DISPOSAL AND TRUCKING LAWS.
21. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
22. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF–SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON–SITE. DO NOT BURN DEMOLISHED MATERIALS ON–SITE.
23. A MINIMUM OF TEN FEET OF EXISTING PIPE SHALL BE REMOVED AROUND ALL EXISTING MANHOLES, WHERE NEW PIPES ARE PROPOSED TO CONNECT.
24. IF ANY STORM DRYWELLS OR PREVIOUSLY UNIDENTIFIED UNDERGROUND STRUCTURES ARE IDENTIFIED AND EXHIBIT A SEWAGE/SEPTIC ODOR NOTIFY SITE ENGINEER AND TREAT AS SANITARY WASTE FOR DISPOSAL.
25. NO BLASTING IS PROPOSED FOR THIS PROJECT.



1 TEMPORARY CHAIN LINK FENCE
NOT TO SCALE



2 CAPPED END FOR DIP WATERMAIN DETAIL
SCALE: N.T.S.

ADDITIONAL NOTES:

1. CONTRACTOR TO FIELD LOCATE 10" WATERLINE AT PROPERLY LINE AND CUT AND CAP THE EXISTING MAIN. PRIOR TO CUTTING LINE CONTRACTOR SHALL SHUT OFF WATERLINE AT WATER VALVE SHUTOFF SHOWN ON THIS PLAN.
2. CONTRACTOR TO NOTE THAT ALL CONCRETE BENEATH EXISTING ASPHALT TO BE REMOVED IN ALL AREAS NOT NOTED / IDENTIFIED ON THE PLANS BY THE SURVEYOR.
3. THE EXISTING 10" WATER MAIN CAN BE ABANDONED IN PLACE UNLESS SECTIONS ARE NEEDED FOR REMOVAL IN AREAS WHICH MAY CONFLICT WITH NEW BUILDING.

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANYWAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT UDig NY 1–800–962–7962

LEGEND

- EXISTING PROPERTY LINE
- ITEM(S) TO BE REMOVED
- SAWCUT LINE
- BUILDING/STRUCTURE TO BE REMOVED
- WALK / DRIVE TO BE REMOVED
- CONCRETE PAD(S) TO BE REMOVED

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK RODNEY E. MURPHY 074194 LICENSED PROFESSIONAL ENGINEER

No.	Date	Revisions
1.	2025-03-10	CITY PLANNING BOARD SUBMISSION
2.	2025-04-14	CITY PLANNING BOARD SUBMISSION

LRC Engineering & Surveying a Lanc&Tec Company
- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

DEMOLITION PLAN

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

Design/Calcs	LRC	CAD File	DM25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25–3364	DM-1
Checked	KFC	Date	2025–12–22	
Approved	LRC	Scale	1"=20'	

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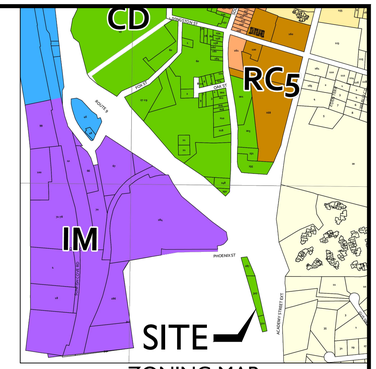

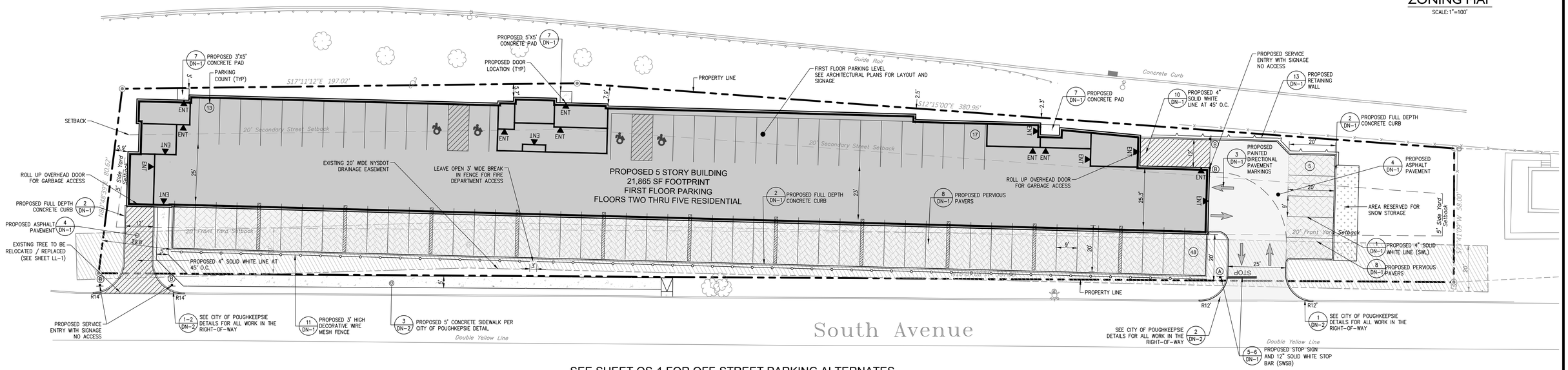

SEE SHEET OS-1 FOR OFF-STREET PARKING ALTERNATES

EASEMENTS:

EXISTING NYSDOT 20' WIDE DRAINAGE EASEMENT (LIBER 1109 PAGE 25)

NOTES:

1. EXISTING EASEMENTS ASSOCIATED WITH THIS PROJECT ARE SHOWN ON APPLICABLE PLAN SHEETS AND ARE LISTED ABOVE.
2. NO EXISTING WATERCOURSES, MARCHES, WOODED AREAS, ROCK OUTCROPS, TREES WITH A DIA. OF 8" OR MORE ARE ASSOCIATED OR LOCATED WITHIN WITH THIS PROJECT
3. SITE IS NOT IN FEMA 100 YEAR FLOODPLAIN
4. A FIRE DEPARTMENT KNOX BOX LOCATION IS PROVIDED AT THE SOUTHERN ENTRY LOCATION.
5. MAINTENANCE RECORDS FOR STORM WATER PRACTICES SHALL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT ON AN ANNUAL BASIS.

SURVEY MAP REFERENCE

EXISTING CONDITIONS / TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR PK SOUTH AVE LLC" DATED JULY 22, 2025 BY BRENDAN JOHNSON, PLS# 50919

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF BITUMINOUS CONCRETE
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED BOLLARD
- ENT — PROPOSED DOOR LOCATION
- PROPOSED CONCRETE PAVERS
- EXISTING NYSDOT DRAINAGE EASEMENT
- PROPOSED SNOW STORAGE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "UDig NY" AT 1-800-962-7962 AT LEAST 48 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.
17. A SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH NPFA AND THE NYS FIRE CODE 2020.

SIGN LEGEND

NO.	LEGEND	MUTCD SIGN DESIGNATION	QTY.
A	STOP	R1-1	1
B	SERVICE ENTRANCE ONLY NO ACCESS		4

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

ZONING SUMMARY CHART

ZONING INFORMATION		
TAX MAP IDENTIFICATION	131300-6061-60-974481 & 982453	
ZONING DISTRICT	CD - CAMPUS DEVELOPMENT	
PROPOSED USE	MULTIFAMILY RESIDENTIAL	
ZONING SUMMARY		
ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	N/A	43,452 SF (0.99 ACRES)
MIN. FRONTAGE	50 FT	587 FT
MIN. LOT COVERAGE	50%	57.17% (*)
MIN. PRIMARY STREET SETBACK	20 FT	20 FT
MIN. SECONDARY STREET SETBACK	20 FT	NORTHERN: 5.9 FT (*) EASTERN: 2.3 FT (*)
MIN. SIDE YARD	5 FT	5.9 FT
MAX. HEIGHT	5 STORIES 68 FT	5 STORIES 58 FT
MAX. DENSITY	5+ UNITS	74 UNITS
REQUIRED PARKING	1.25/DWELLING = 93 SPACES	83 SPACES (*)
REQUIRED BICYLCE PARKING	11 spaces	30 SPACES
REQUIRED OPEN SPACE	20%	29.30%
(*) DENOTES VARIANCE REQUIRED		

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

No.	Revisions
1.	2026-03-10 CITY PLANNING BOARD SUBMISSION
2.	2026-04-14 CITY PLANNING BOARD SUBMISSION

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- Land Surveying
- Landscape Architecture
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SITE PLAN

PROPOSED MULTI FAMILY DEVELOPMENT

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

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

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

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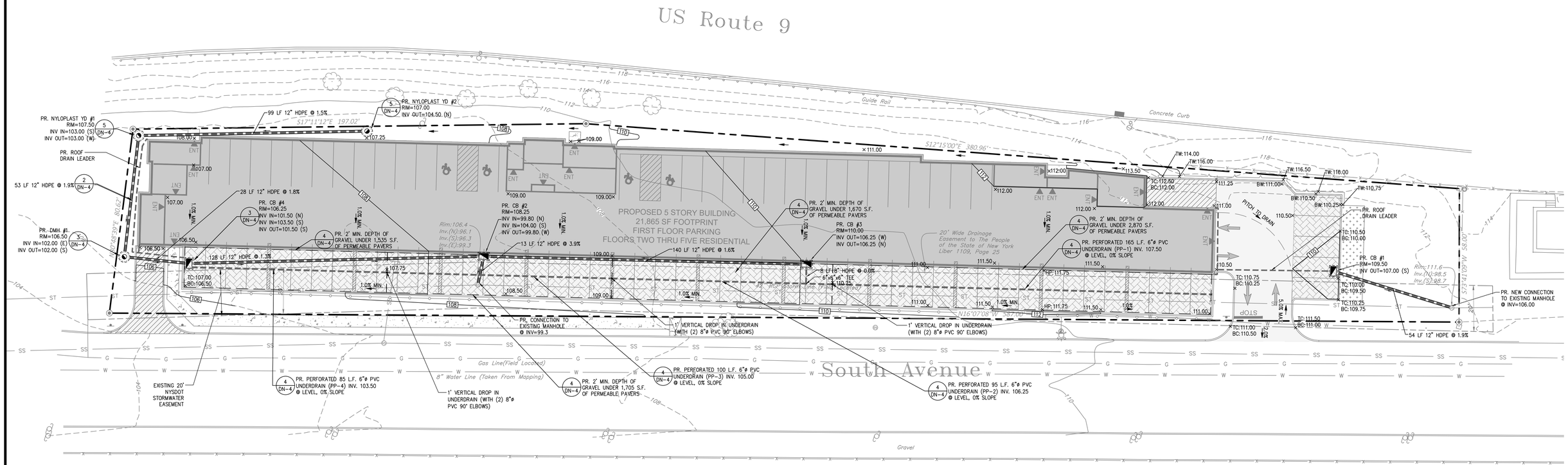

COMPACTION AND BACKFILL NOTES

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

GRADING AND DRAINAGE NOTES

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

LEGEND

	PROPERTY LINE
110	EXISTING MAJOR CONTOUR
108	EXISTING MINOR CONTOUR
	EXISTING DRAINAGE MANHOLE
ST	EXISTING STORM LINE
	PROPOSED UNDERGROUND STORM WATER PRACTICE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE
	PROPOSED NYLOPLAST YARD DRAIN
	PROPOSED STORM LINE
	PROPOSED UNDERDRAIN/ROOF DRAIN
110	PROPOSED MAJOR CONTOUR
108	PROPOSED MINOR CONTOUR
×111.00	PROPOSED SPOT GRADE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
071954

No.	Revisions
1.	CITY PLANNING BOARD SUBMISSION
2.	CITY PLANNING BOARD SUBMISSION
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2026-04-14	

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SITE GRADING & DRAINAGE PLAN

PROPOSED MULTI FAMILY DEVELOPMENT

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CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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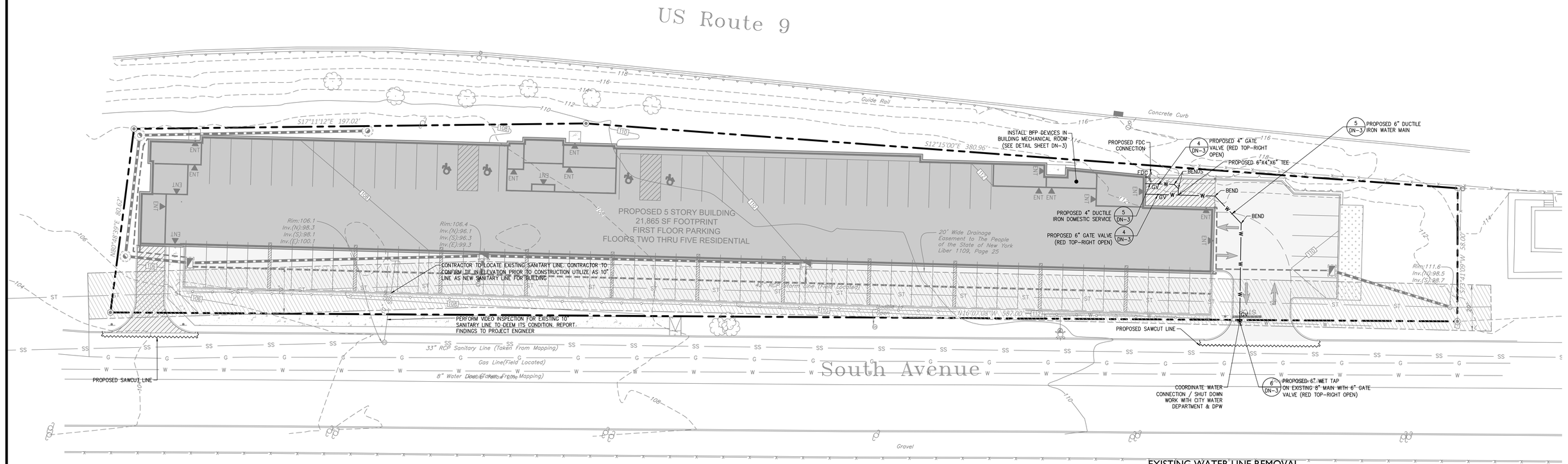

EXISTING WATER LINE REMOVAL

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

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

CONTRACTOR NOTES

1. BACKFLOW PREVENTION IS REQUIRED FOR BOTH THE FIRE AND DOMESTIC WATER SERVICE CONNECTIONS.
2. TAPPING SLEEVE VALVE IS TO BE RIGHT OPEN PER CITY OF POUGHKEEPSIE DPW REQUIREMENTS.
3. SEE NOTES SHEET NS-1 FOR WATER / SANITARY NOTES.

LEGEND

S	PROPOSED SANITARY SERVICE
W	PROPOSED WATER SERVICE
DCO	PROPOSED DOUBLE SANITARY CLEANOUT
GV	PROPOSED WATER SHUT OFF VALVE
	PROPOSED SANITARY MANHOLE
FDC	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)

GRAPHIC SCALE
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STATE OF NEW YORK
KRISTEN F. CASSIDY
LICENSED PROFESSIONAL ENGINEER
071494

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SITE UTILITIES

PROPOSED MULTI FAMILY DEVELOPMENT

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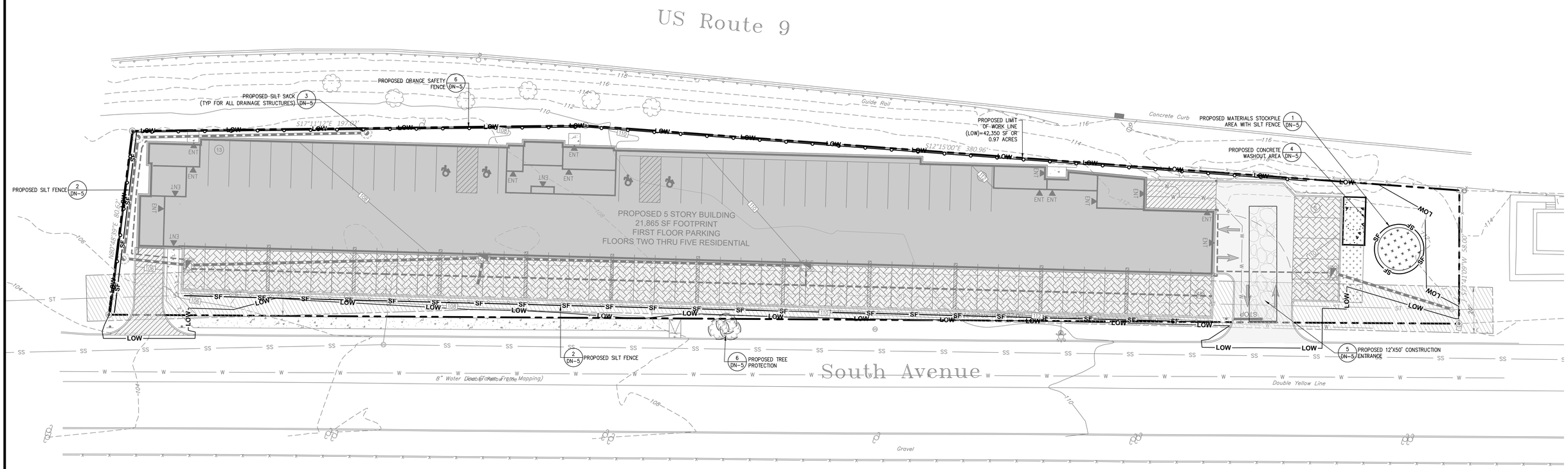

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

1. SILTATION FENCE
   ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN

   SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

2. INLET PROTECTION
   ALL INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT IS NOT ENTERING ANY STORM DRAIN INLETS. PROTECTION DEVICES ARE TO BE REPAIRED AND/OR REPLACED IF NOT FUNCTIONING AS DESIGNED.

3. STABILIZED CONSTRUCTION ENTRANCE
   THE ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

   WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES.

4. CONCRETE WASHOUT
   ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.

   ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.

   DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECTS SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTHFILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.

   THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

   INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

LEGEND

	PROPERTY LINE
SF	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION (SILT SACKS)
LOW	PROPOSED LIMIT OF WORK (LOW)
	PROPOSED CONCRETE WASHOUT AREA
	PROPOSED CONSTRUCTION ENTRANCE
	PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE
	PROPOSED ORANGE SAFETY FENCE
	PROPOSED TREE PROTECTION

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

1. All unvegetated areas in excess of 10%, per direction of the Engineer, shall have temporary seeding of fast germinating rye, 10 to 15 #'s per 1,000 sq. ft.
2. Graded areas – upper elevations: Provide temporary drainage swales, 1% grade min., to direct runoff away from construction sites. Discharge areas to be acceptable to the Engineer.
3. Graded areas – lower elevations: Provide drainage swales, 1% min. grades, with staked and secured hay bale siltation. Location of hay bales and discharge areas per approval of Engineer.
4. Permanent seeded areas for erosion control: Mixture of perennial rye and blue and red fescue grasses (50/50), 15 to 25 #'s per 1,000 sq. ft., mulching at 5#'s per 1,000 sq. ft., fertilizer – 5.10.5 at 5#'s per 1,000 sq. ft. (if determined necessary by Engineer), with pegging and netting for grades in excess of 15%.
5. All permanent drainage interceptor swales to be seeded per Item 4 also.
6. All erosion control shall be in accordance with the latest "Urban Erosion and Sediment Control Guidebook" of the Dutchess County Soil and Water Conservation District.
7. All areas shall be seeded and mulched as soon as possible.
8. Grade as needed and feasible to permit the use of conventional equipment for seed bed preparation, seeding and mulch application.
9. Scarify all compacted soils prior to applying topsoil.
10. Apply topsoil per Standard #6 Table 6.1 of the Soil Erosion Control Guide Book.
11. Seed mix shall be as follows:
    Ky. Blue grass 20 lbs/ac.
    Creeping Red Fescue 40 lbs/ac.

GRAPHIC SCALE
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SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

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EROSION & SEDIMENTATION CONTROL PLAN

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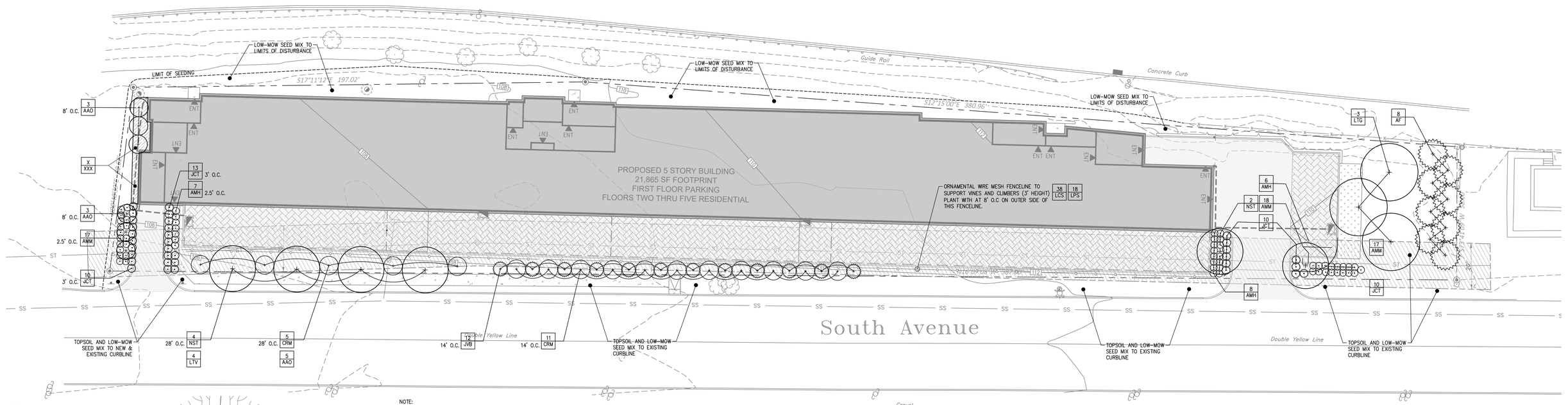
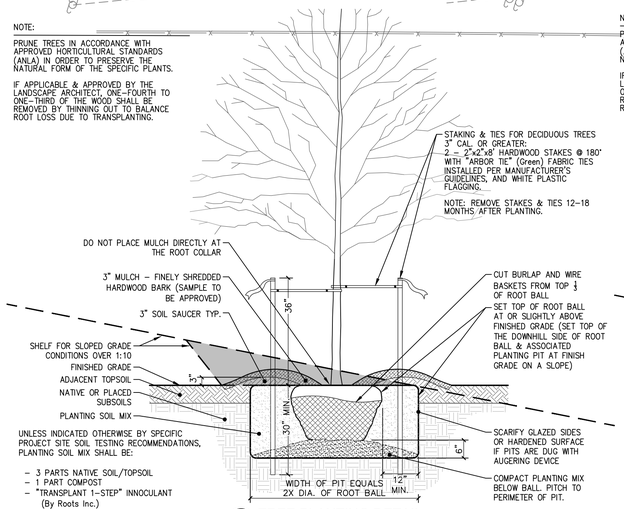


NOTE:
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

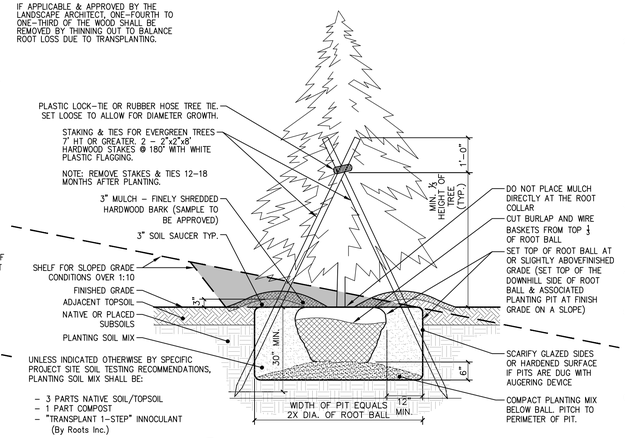
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



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

NOTE:
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



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

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET 38 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. PLANTING SOIL MIXTURE FOR NATIVE TREES AND SHRUBS:
   – 1 PART COMPOST
   – 3 PARTS TOPSOIL/NATIVE ON–SITE SOILS
   – PROVIDE OTHER SOIL AMENDMENTS AS RECOMMENDED BY SOIL TESTING FOR SPECIFIC PLANT TYPES BEING INSTALLED.
   – MYCORRHIZAL INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
9. PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
   – FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   – MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
10. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
11. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED FOR ESTABLISHMENT OF WOODY AND PERENNIAL PLANTINGS FOR TWO YEARS FORM ACCEPTANCE OF PLANTING BY OWNER. IRRIGATION OR OTHER WATERING SHALL ALSO BE PROVIDED FOR SEEDED GRASSES AND WILDFLOWER AREAS TO SUPPORT GERMINATION AND ESTABLISHMENT FOR ONE YEAR FROM INITIAL SEEDING.
12. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" IN SEEDED AREAS, OR 6" IN SODDED AREAS (IF SOD IS INDICATED ON DRAWINGS). CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
13. NATIVE GRASS SEED MIX A (TYPICAL OF GENERAL MEADOW AREAS):
    "ERNST SOLAR FARM SEED MIX" – ERNMX–186 AS BLENDED BY ERNST CONSERVATIONS SEEDS, MEADVILLE, PA; 1–800–873–3332
    SEEDING RATE: 4.0 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
14. ROADSIDE SEED MIX B:
    "PARTIALLY SHADED AREA ROADSIDE MIX" – ERNMX–140 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 20 LBS PER ACRE WITH 30 LBS/AC OF A COVER CROP.
    SEEDING DATE: AUGUST 15–OCTOBER 1 (GRAIN RYE COVER) AND APRIL 15–JUNE 15 (GRAIN OATS COVER) UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
15. INFILTRATION BASIN SEED MIX C:
    "RAIN GARDEN MIX" – ERNMX–180

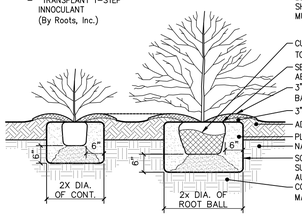
    AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 20 LBS PER ACRE WITH COVER CROP OF GRAIN RYE (FALL) AT 30 LBS/AC. OR OATS (SPRING) AT 30 LBS/AC.
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
16. SEED MIX D:
    "LOW–GROWING WILDFLOWER & GRASS MIX" – ERNMX–156 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 30–40 LBS PER ACRE
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
17. POLLINATOR WILDFLOWER MEADOW SEED MIX E:
    "BUTTERFLY & HUMMINGBIRD GARDEN MIX" – ERNMX–179 BY ERNST CONSERVATIONS SEEDS, MEADVILLE, PA, WWW.ERNSTSEED.COM; 1–800–873–3332.
    SEEDING RATE: 8–11 LBS PER ACRE WITH A COVER CROP OF GRAIN OATS OR GRAIN RYE.
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
18. SOD FOR LAWNS (ONLY WHERE SPECIFICALLY CALLED OUT ON PLANS):
    SOD SHALL BE A BLEND OF CREEPING RED, CHEWINGS AND HARD FESCUES. CONTRACTOR SHALL SUBMIT CERTIFIED BLEND FOR APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
19. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
20. PLANTING SHOWN ON THIS DRAWING IS ILLUSTRATIVE OF PROPOSED PERIMETER AND BUFFER PLANTING ONLY. ADDITIONAL INTERIOR PLANTING IMPROVEMENTS ARE ANTICIPATED WHEN DETAILED DRAWINGS ARE PREPARED.

PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	INSTALLED SIZE	MATURE SIZE (WxH)	COMMENTS
TREES:	AF	8	ABIES FRASERI	FRASER FIR	B&B	7–8' ht.	30–50' ht.	
	AAO	6	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	B&B	6–7' ht.	7'x15' ht.	Clump Form
	JVB	12	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	B&B	5–6' HT.	6–7'x15'+ht.	
	LTG	3	LIRIODENDRON TULIPIFERA 'GLEN GOLD'	GLEN GOLD TULIP TREE	B&B	3–3.5" cal.	25x40–60'	
	NST	6	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	B&B	2.5–3" cal.	20'x40' ht.	
SHRUBS	AMH	–	ARONIA MELANOCARPA 'UCONNAM166'	LOW SCAPE HEDGER CHOKEBERRY	CONT.	#5	3–5'hx2–3	2' o.c.; Red–Or Fall
	AMM	–	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12–24" ht.	18" o.c.; Red–Or Fall
	CRM	16	CORNUS RACEMOSA	GRAY DOGWOOD	CONT.	3–4' ht.	8'x12' ht.	Clump Form Preferred
	JCT	33	JUNIPERUS COMMUNIS 'TORTUGA'	TORTUGA JUNIPER	CONT.	#5	24–30" ht.	Jade Green
VINES	LCS	38	LONICERA x. 'CORAL STAR'	CORAL STAR HONESUCKLE	CONT.	#1	9–10' ht.	Orange–Red; Plant at 8' o.c.
	LPS	18	LONICERA PERICYLMENUM 'SCENTSATION'	SCENTSATION HONEYSUCKLE (PW)	CONT.	#1	10–15' ht.	Yellows; Plant at 8' o.c.
PERENNIALS & ORNAMENTAL GRASSES								

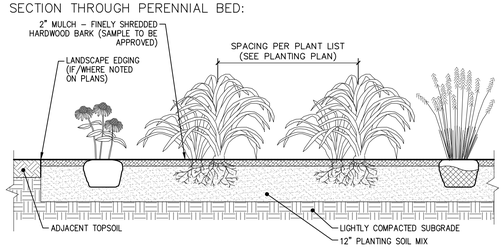
NOTE: IN AREAS OF MASS PLANTING, EXCAVATE BED AREA CONTINUOUSLY, BACKFILL BETWEEN SHRUBS WITH PLANTING SOIL MIX, AND APPLY MULCH TO THE SURFACE TO THE ENTIRE BED.

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



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

SECTION THROUGH PERENNIAL BED:



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

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

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

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

Revisions		
1.	2026–03–10	CITY PLANNING BOARD SUBMISSION
2.	2026–04–14	CITY PLANNING BOARD SUBMISSION

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Land Resource Consultants Engineering & Surveying, LLC
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160 West Street, Suite E
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LANDSCAPE PLAN

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

Design/Calcs	LRC	CAD File	LL25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25–3364	LL-1
Checked	KFC	Date	2025–12–22	
Approved	LRC	Scale	1"=20'	

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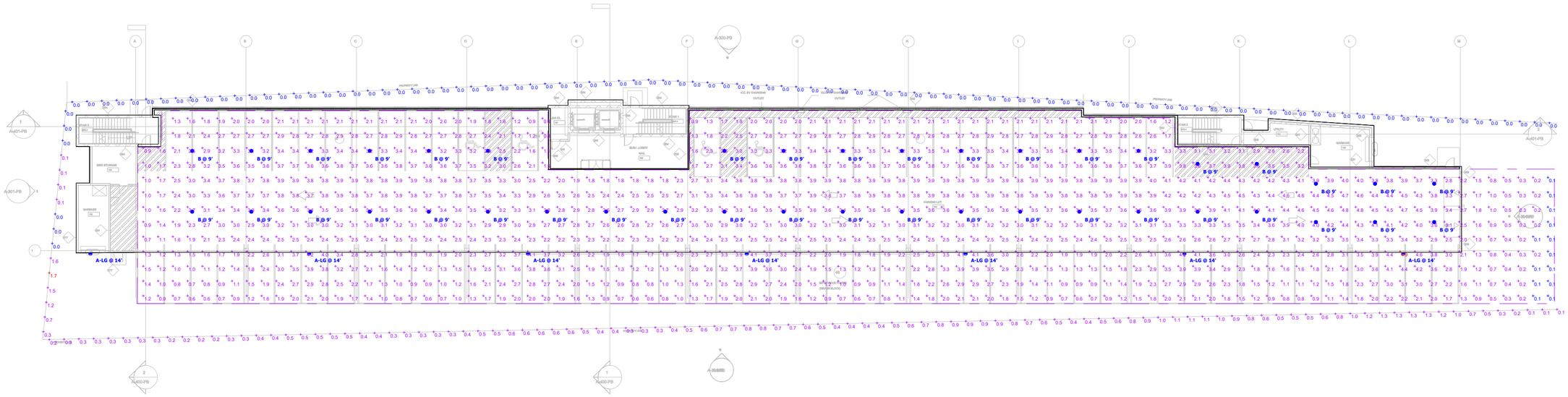
Schedule						
Label	**QTY**	**Catalog Number**	**Lumens per Lamp**	**LLF**	**Wattage**	**Distribution**
A-LG	7	DSXW1 LED P3 30K 80CRI T3LG MVOLT SRM PIR1FC3V DBLXD	2627	0.95	21.05	TYPE III, SHORT, BUG RATING: B1 - U0 - G1
B	41	VCPGX LED P1 30K T5W MVOLT SRM UPL1 NLTAIR2 PIRH DBLXD	4181	0.5	15	TYPE VS, BUG RATING: B2 - U3 - G1



Plan View

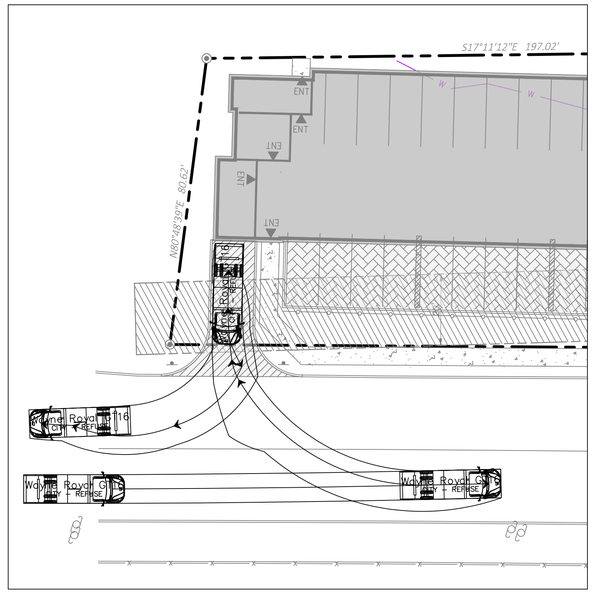
287 & 203 Development
Poughkeepsie

Designer

Date
04/02/2026
Scale
Not to Scale
Drawing No.

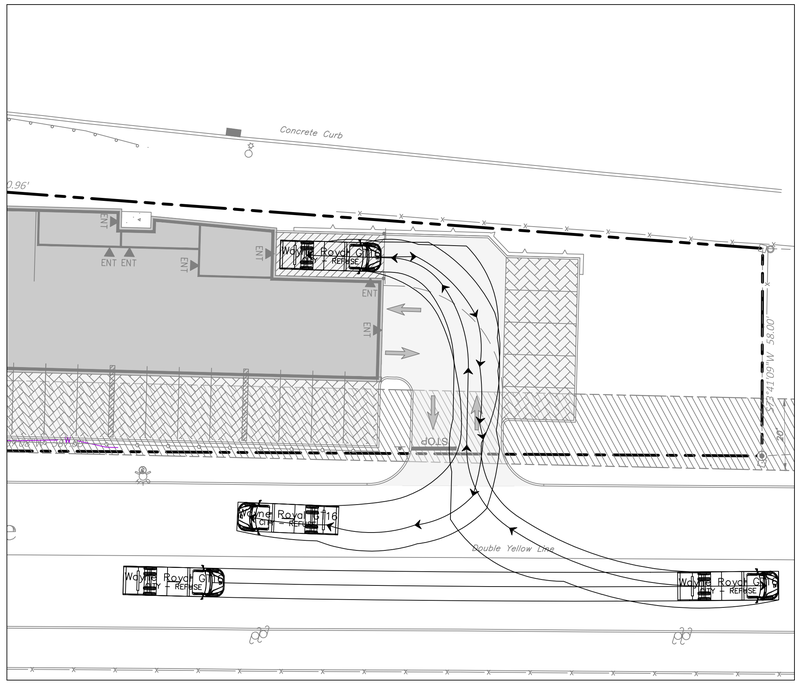
Summary

1 of 1



REFUSE ENCLOSURE MOVEMENT (NORTH ENTRANCE)

1"=20'



REFUSE ENCLOSURE MOVEMENT (SOUTH ENTRANCE)

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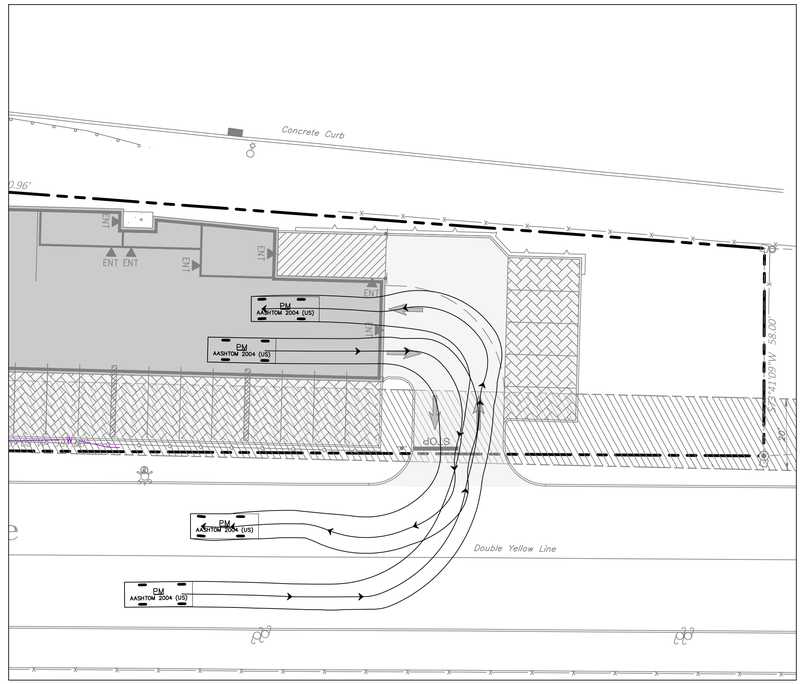
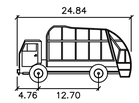


STANDARD PASSENGER CAR MOVEMENT

1"=20'



Refuse Vehicle

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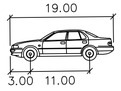
Lock to Lock Time	: 6.0
Steering Angle	: 26.5



P

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

GRAPHIC SCALE

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SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

No.	Revisions
1.	2026-03-10 CITY PLANNING BOARD SUBMISSION
2.	2026-04-14 CITY PLANNING BOARD SUBMISSION

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VEHICLE MOVEMENT PLAN

PROPOSED MULTI FAMILY DEVELOPMENT

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

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

Sheet No. TT-1

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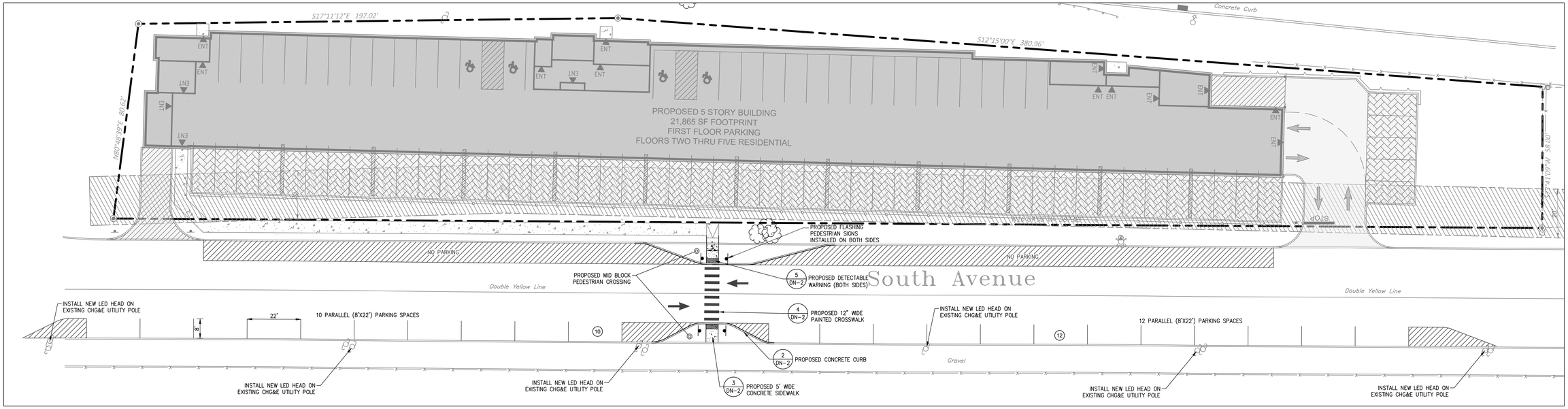
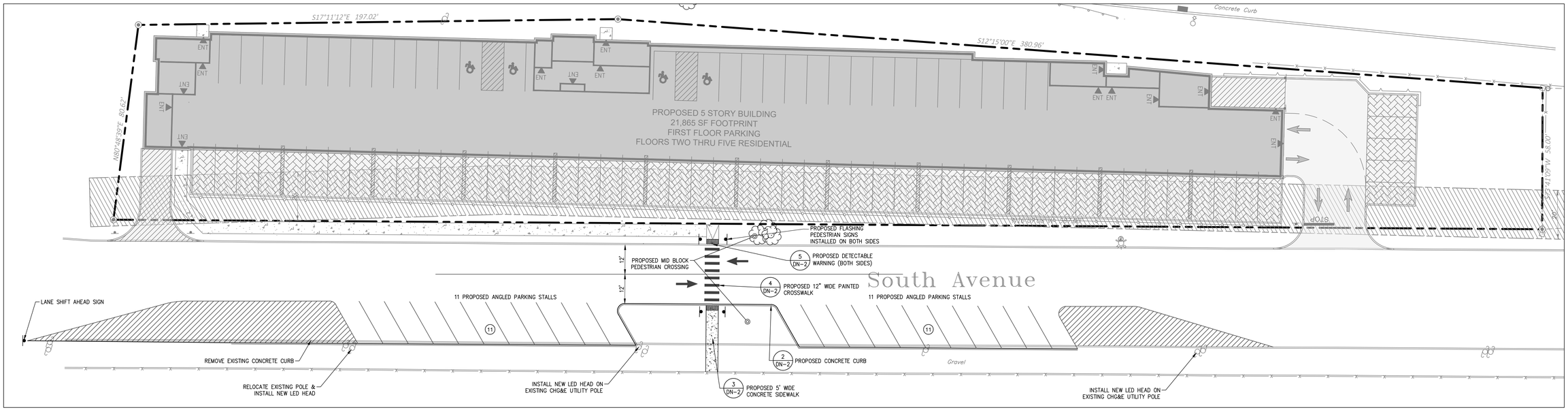


MID-BLOCK CROSSING WITH PARALLEL PARKING SPACES

1"=20'



MID BLOCK CROSSING WITH ANGLED SPARKING SPACES

1"=20'

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

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

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CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	OS25336401.dwg
Drawn	SMC	Project No.	25-3364
Checked	KFC	Date	2025-12-22
Approved	LRC	Scale	1"=20'

Sheet No. OS-1

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CITY OF POUGHKEEPSIE WATER NOTES

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.

2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAN THE PRESSURE CLASS FOR THE WATER LINE.

3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.

4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.

5. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS, AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE, TESTING, AND SAMPLING RESULTS SHALL BE PROVIDED TO THE CITY WATER MAINTENANCE SUPERVISOR AND DUTCHESS COUNTY DEPARTMENT OF HEALTH AS A CONDITION OF APPROVAL FOR OPERATION.

6. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.

7. THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.

8. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.

9. ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.

10. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.

11. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS, UNLESS OTHERWISE APPROVED BY SITE ENGINEER AND CITY OF POUGHKEEPSIE WATER DEPARTMENT.

12. FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS AS APPROVED BY THE CITY OF POUGHKEEPSE.

13. PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METER SHALL BE EQUIPPED WITH (RADIO TYPE REMOTE READER) TRANSCEIVER PROVIDED BY METER MANUFACTURER AND INSTALLED AND PROGRAMMED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.

14. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.

15. FINAL WATER DISTRIBUTION SYSTEM AND CERTIFICATION IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT AND THE DCDOH PRIOR TO APPROVAL TO OPERATE.

16. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.

17. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.

18. ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING. BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

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

19. TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO. 40	5-40
NO. 200	0-15

20. BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

21. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.

22. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.

23. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED AND APPROVED BY THE CITY OF POUGHKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.

24. THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE. THE SUPPORTS ARE TO BE PLACED ONLY BENEATH SPOOL PIECES AND NOT UNDER CRITICAL EQUIPMENT, METERS, ETC.

25. THREE AS-BIULT DRAWINGS WHICH INCLUDE VERIFICATION OF THE WATER INFRASTRUCTURE WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND WATER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

CITY OF POUGHKEEPSIE SANITARY SEWER NOTES

1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN; ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR DUTCHESS COUNTY SANITARY CODE.

2. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES. THE TESTS SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 5 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5% IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

3. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY PLUMBING CODE.

4. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. AIR CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.

5. MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST, AS A MINIMUM, SHALL CONFORM TO THE PROCEDURE DESCRIBED IN THE ASTM -F-1417 (1992) ENTITLED "STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF GRAVITY SEWER LINES USING LOW PRESSURE AIR" (RE-APPROVED 1998). SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TECHNICAL INFORMATION PAMPHLET (TIP) NO.15 (REVISED).

6. SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) AND SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.

7. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

8. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-26 PRESSURE RATED PIPE, (OR BE ENCASED PER THE DETAIL ON DN-3) AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

9. ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AND THE DCDOH AS A CONDITION OF APPROVAL FOR OPERATION.

10. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

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

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO.40	5-40
NO. 200	0-15

BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

11. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8" IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO.1 009 OR AN APPROVED EQUAL.

12. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.

13. LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.

14. EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.

15. THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

COMPACTION AND BACKFILL NOTES

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

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

DECOMPACTION OF SOILS IN RECLAIMED AREAS NOTES

THESE PROCEDURES SHALL BE FOLLOWED PRIOR TO INSTALLATION OF TOP SOIL OR INFILTRATION PRACTICES IN ANY AREA PREVIOUSLY IMPERVIOUS OR COMPACTED BY CONSTRUCTION EQUIPMENT. FOR ALL AREAS TO BE RECLAIMED FOR STORMWATER INFILTRATION, THE AREA SHALL BE MARKED OFF WITH ORANGE SAFETY FENCE AFTER DEMOLITION AND PRIOR TO DECOMPACTION TO PREVENT FURTHER COMPACTION OF THE UNDERLYING SOILS.

AREAS RECLAIMED AS TOP SOIL:

A. APPLY 3" OF COMPOST OVER SUBSOIL AFTER SUBGRADE LEVELS HAVE BEEN REACHED AND IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH HAVE BECOME HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR) INCLUDING, BUT NOT LIMITED TO, TEMPORARY PARKING AREAS, MATERIAL STOCKPILE AREAS, TEMPORARY ROADWAYS, CONSTRUCTION AREAS AND AREAS AROUND THE BUILDING, OTHER CONSTRUCTION AREAS, AREAS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING PLANTING SOIL. PERFORM NO WORK OF PLACING AND SPREADING PLANTING MIX UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, TOPSOIL MAY BE SPREAD BY USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE DUMPED AND SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

AREAS RECLAIMED FOR STORMWATER INFILTRATION PRACTICES:

A. EXCAVATE AREA TO THE DEPTH OF THE PROPOSED BOTTOM OF THE INFILTRATION PRACTICE.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES BELOW PROPOSED SUBGRADE UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH REMAIN HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR), AS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, INFILTRATION PRACTICES MAY BE INSTALLED USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE PLACED, DUMPED, OR SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

F. WHEN INFILTRATION PRACTICES ARE LOCATED BELOW PAVEMENT THE AREA SHALL REMAIN FREE OF LARGE VEHICLES UNTIL THE PAVEMENT SUBBASE HAS BEEN INSTALLED.

G. FOR REFERENCE OF DECOMPACTION NOTES, SEE NYS DESIGN MANUAL SECTION 5.1.6 FOR DEEP RIPPING AND DECOMPACTION OF EXISTING AREAS THAT ARE PROPOSED FOR RESTORATION.

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

No.	Revisions
1.	CITY PLANNING BOARD SUBMISSION 2026-03-10
2.	CITY PLANNING BOARD SUBMISSION 2026-04-14

LRC Engineering & Surveying, a Loureiro Company

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

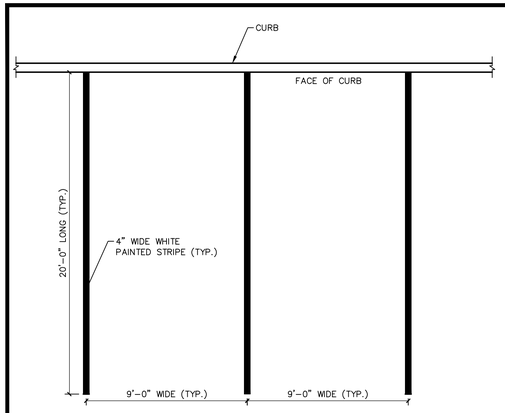
Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

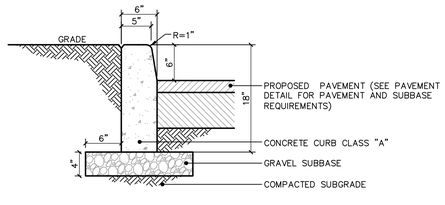
NOTES SHEET

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

Design/Calcs	LRC	CAD File	NS25336405.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	NS-1
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	NONE	

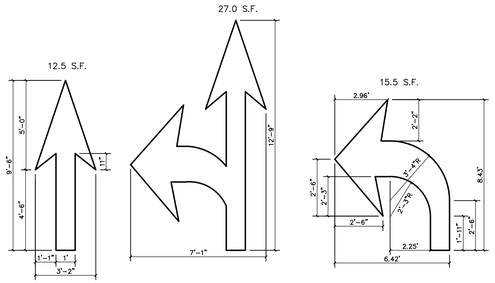
X:\JOBS\Jobs 2025\25-3364 - Ryan Axel - 287-307 South Ave-PK South Ave, LLC\DWG\NS25336405.dwg 3/30/2026 2:40 PM SDurren



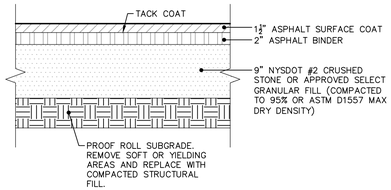


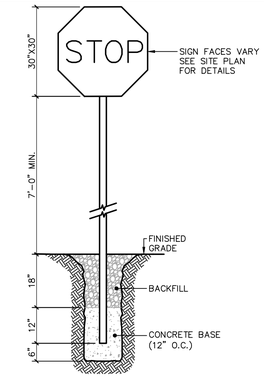
NOTES:

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



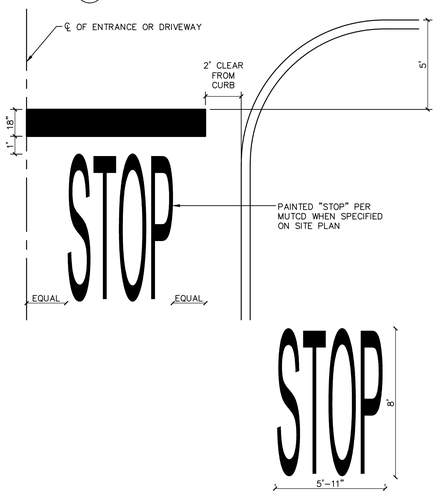
REFER TO ADJACENT VIEWS FOR DIMENSIONS
(WHITE)
(ARROWS TO BE CENTERED IN TRAVEL LANE)





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

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

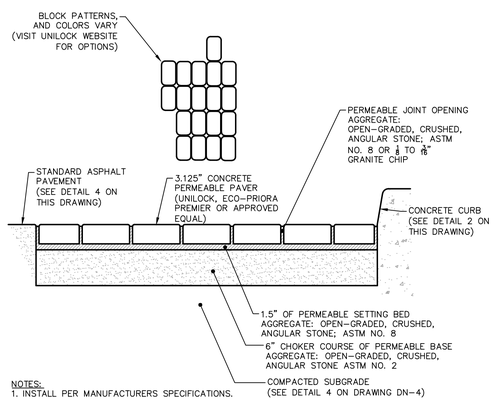


2 ON-SITE CONCRETE CURB DETAIL
SCALE: 1" = 1'-0"

NOTES:

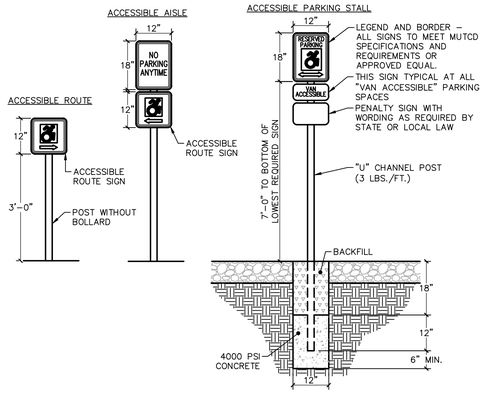
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE.

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

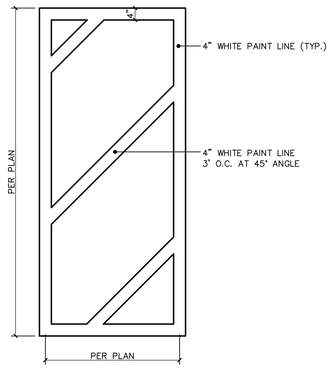


NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. DIMENSIONS WILL VARY BY MANUFACTURER. PRODUCT TO MATCH DETAIL OR APPROVED EQUIVALENT.

4 STANDARD ASPHALT PAVING DETAIL
SCALE: 1" = 1'-0"



5 SIGN WITH CONCRETE BASE DETAIL
SCALE: 1/2" = 1'-0"



NOTE:
1. PROVIDE TWO (2) COATS OF PAINT ON ALL SURFACES.

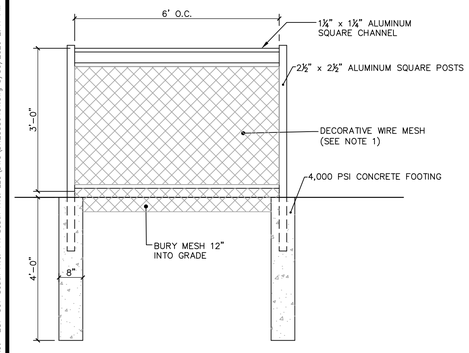
6 STOP BAR DETAIL
SCALE: 1/4"=1'-0"

7 SIDEWALK DETAIL
SCALE: 1" = 1'-0"

8 CONCRETE PAVER DETAIL
SCALE: 1" = 1'-0"

9 ACCESSIBLE PARKING & ACCESS SIGNS
SCALE: 1/2" = 1'-0"

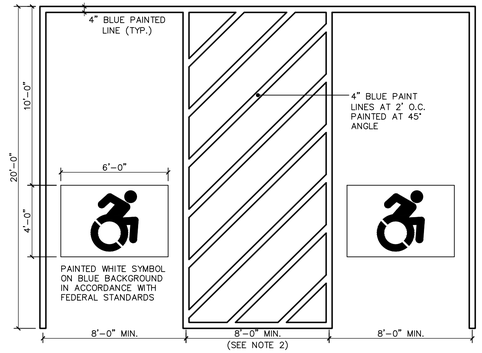
10 STRIPED ISLAND STRIPING DETAIL
SCALE: 1/2" = 1'-0"



NOTES:

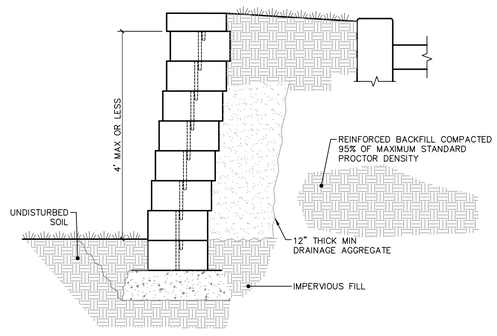
1. INSTALL 3 FT HIGH 14-GAUGE GREEN VINYL GALVANIZED (YARD GUARD) WELDED WIRE OR APPROVED EQUAL. BURY 12".

11 DECORATIVE WIRE MESH FENCE DETAIL
SCALE: 1/2" = 1'-0"



NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

12 TYPICAL ACCESSIBLE PARKING SPACE DETAIL
SCALE: 1/4"=1'-0"



13 SEG BLOCK RETAINING WALL DETAIL
SCALE: N.T.S.

STATE OF NEW YORK
RODNEY E. MORRISON
074154
LICENSED PROFESSIONAL ENGINEER

No.	Date	Revisions
1	2026-03-10	CITY PLANNING BOARD SUBMISSION
2	2026-04-14	CITY PLANNING BOARD SUBMISSION

LRC Engineering & Surveying, A Loureiro Company

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
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Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
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SITE DETAILS

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

Design/Calcs	LRC	CAD File	DN25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-1
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

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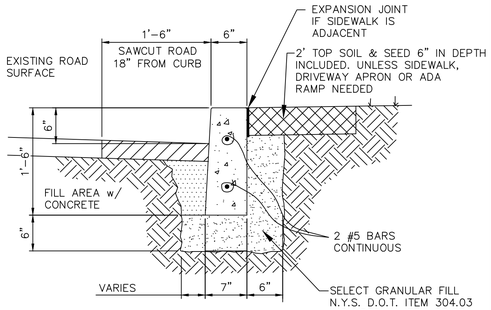


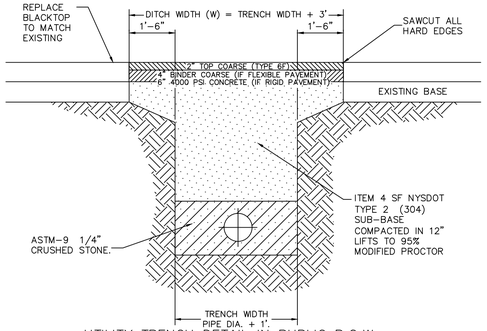
FORMED CURB DETAIL

SCALE: 1"=1'-0"

(1)

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	FORMED CURB DETIAL	

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

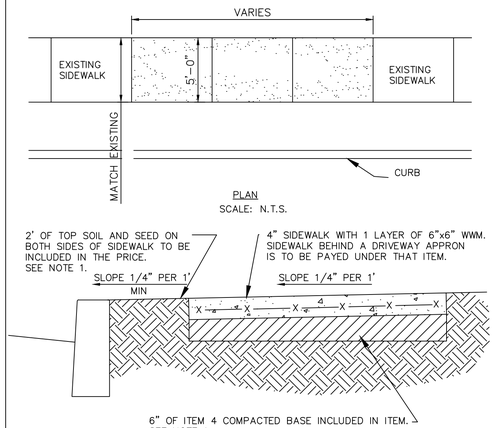
NOTES:

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

(2)

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: FLEXPAVE.DWG DATE: 9-9-04 SCALE: AS NOTED DRAWN BY: ENGINEERING	TRENCH AND PAVEMENT DETAIL	

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



NOTES:

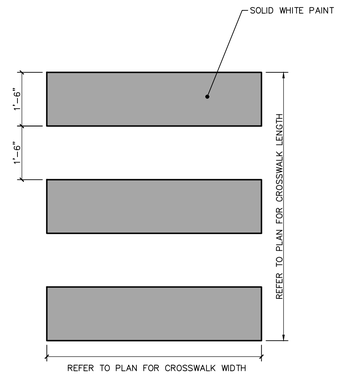
1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APROPRIATE ITEMS.

SIDEWALK DETAIL REPLACE & NEW

(3)

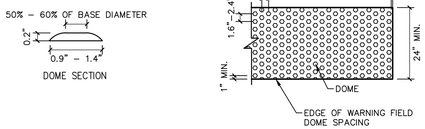
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	PROJECT: 001-DET DATE: 5-16-00 SCALE: AS NOTED DRAWN BY: JP	SIDEWALK DETAIL	

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



(4) CROSSWALK STRIPING DETAIL

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



NOTES:

1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO- CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
6. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED). INSTALL THE DETECTABLE WARNING FIELD BEHIND THE FLUSH CURB.
7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

DETECTABLE WARNING TILE SPECS

"DURALAST" CAST IRON WARNING TILES AS FABRICATED BY EAST JORDAN IRON WORKS, 800-626-4653; NATURAL FINISH (NO POWDER COATING)

NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"

(5) DETECTABLE WARNING DETAIL

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

DETECTABLE WARNING TILE SPECS

24" WIDE "ARMOR TILE" TACTILE WARNING (2.35" DOME SPACING)CAST INTO CONC. PAD PER MANUFACTURER'S INSTRUCTIONS.

NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"

No.	Revisions
1.	2026-03-10 CITY PLANNING BOARD SUBMISSION
2.	2026-04-14 CITY PLANNING BOARD SUBMISSION

LRC Engineering & Surveying a Loureiro Company

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC Loureiro NY, P.C.

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880

160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

SITE DETAILS

PROPOSED MULTI FAMILY DEVELOPMENT

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

Design/Calcs	LRC	CAD File	DN25336402.dwg	Sheet No.	DN-2
Drawn	SMC	Project No.	25-3364		
Checked	KFC	Date	2025-12-22		
Approved	LRC	Scale	AS NOTED		

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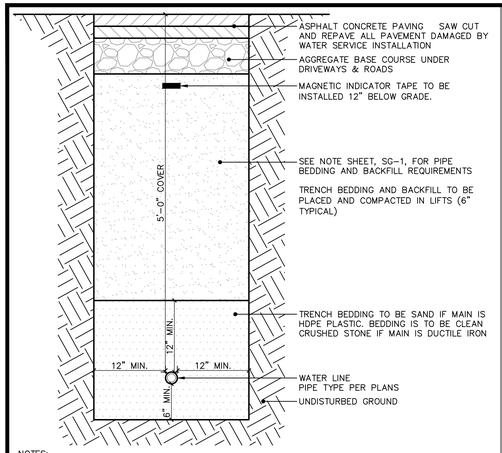
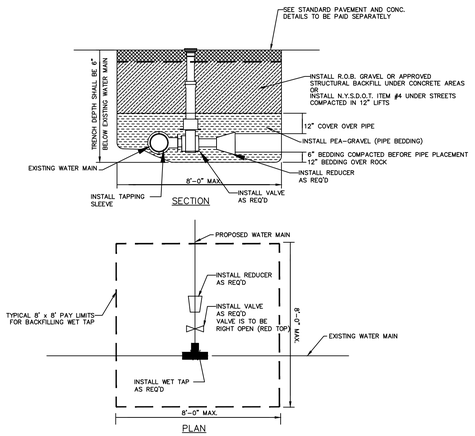


NOTES:
1. SEE NOTE SHEET SG-1 FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.
2. SEE WATER NOTES ON SHEET SG-1 FOR ADDITION DETAILS

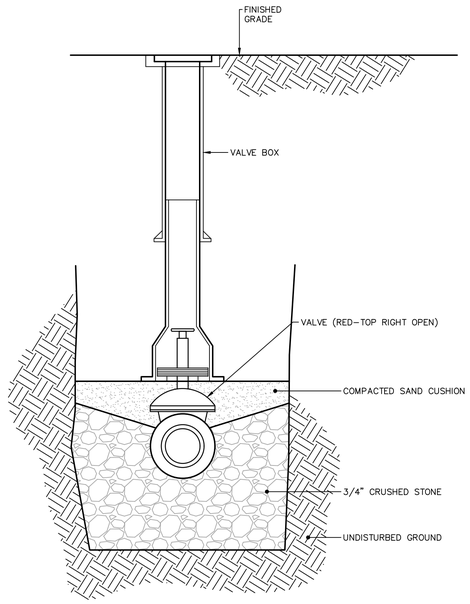
5 WATER MAIN TRENCH DETAIL
SCALE: 1" = 1'-0"



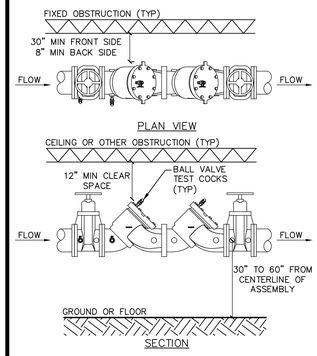
NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE
SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.: DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	TAPPING SLEEVE & VALVE	6 PAGE NO.

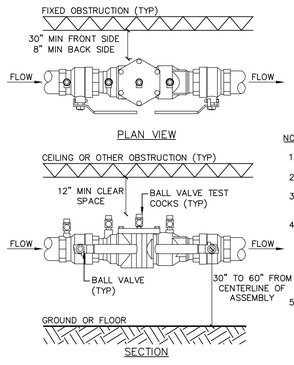


4 VALVE AND VALE BOX DETAIL
SCALE: 1" = 1'-0"



NOTES:
1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF709 6" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT.

FIRE SUPPLY DOUBLE CHECK VALVE DETAIL
SCALE: N.T.S.



NOTES:
1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF007 4" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT.

DOMESTIC DOUBLE CHECK VALVE DETAIL
SCALE: N.T.S.

Revisions		
1.	2026-03-10	CITY PLANNING BOARD SUBMISSION
2.	2026-04-14	CITY PLANNING BOARD SUBMISSION

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SANITARY / WATER DETAILS

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

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

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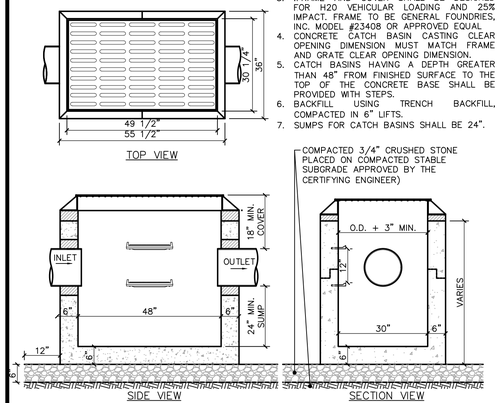
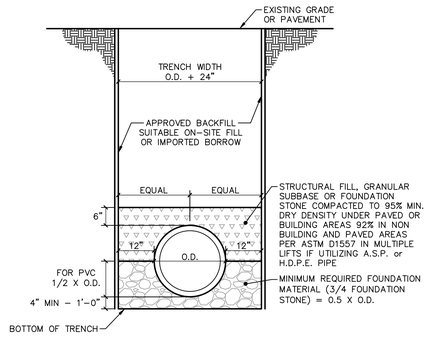
NOTES:

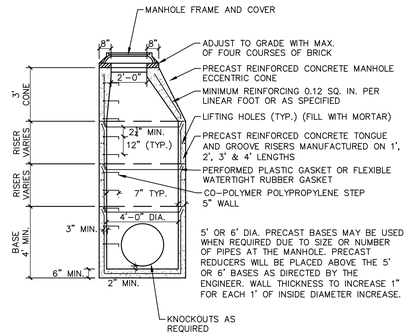
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #23408 OR APPROVED EQUAL.
4. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
5. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
6. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
7. SUMPS FOR CATCH BASINS SHALL BE 24".



1 CURB LESS TYPE CATCH BASIN DETAIL
SCALE: 1/2" = 1'-0"

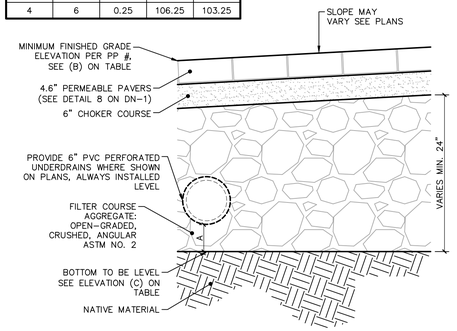


2 TYPICAL STORM SEWER TRENCH SECTION
SCALE: 1/2" = 1'-0"

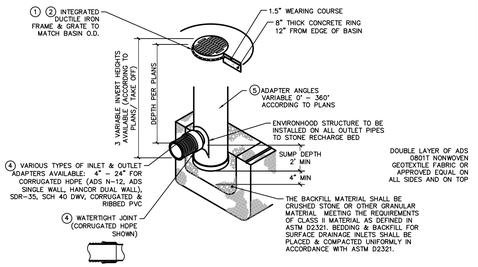


3 STORM DRAINAGE MANHOLE DETAIL
SCALE: 1/4" = 1'-0"

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



4 PERMEABLE PAVER UNDERDRAIN SECTION DETAIL
SCALE: 1" = 1'-0"



1 – GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 – FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 – DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 – DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5 – ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

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DRAWN BY	EBC	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE	4-3-06		
APPD BY	CJA	TITLE	
DATE	4-3-06	24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DWG SIZE	A	DWG NO. 7001-110-192	REV B

NOTE:
1. SEE NOTES SHEET NS-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS

5 NYLOPLAST 24" DRAIN BASIN DETAIL
SCALE: NTS

STATE OF NEW YORK
RODNEY E. MORRISON
071194
LICENSED PROFESSIONAL ENGINEER

No.		Revisions
1.	2026-03-10	CITY PLANNING BOARD SUBMISSION
2.	2026-04-14	CITY PLANNING BOARD SUBMISSION

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STORMWATER DETAILS

PROPOSED MULTI FAMILY DEVELOPMENT

287-307 SOUTH AVE.
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DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN25336404.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-4
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Approved	LRC	Scale	AS NOTED	

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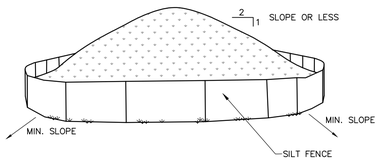
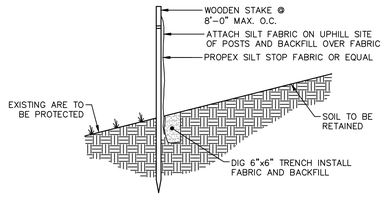


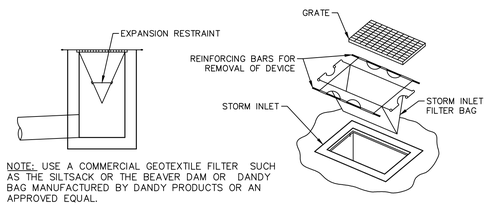
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

1 MATERIALS STOCKPILE DETAIL
SCALE: N.T.S.



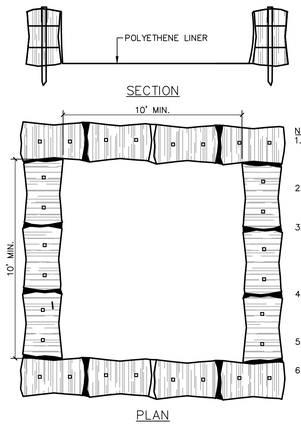
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

2 SILT FENCE DETAIL
SCALE: N.T.S.



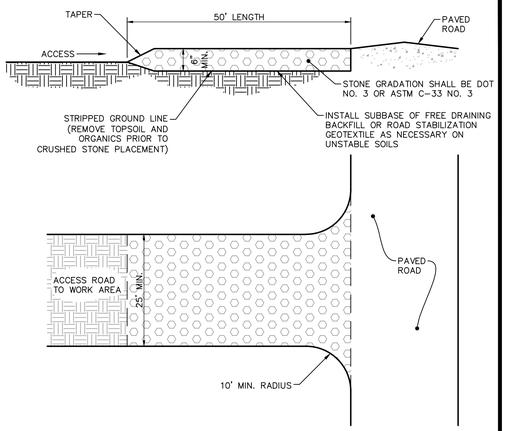
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

3 SILT SACK DETAIL
SCALE: N.T.S.

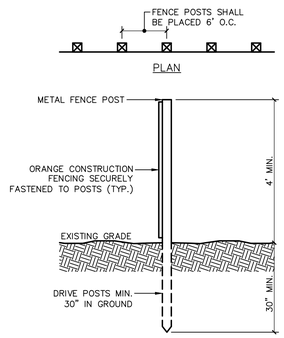


NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

4 ABOVE GROUND TEMPORARY CONCRETE WASHOUT DETAIL
SCALE: 1/4"=1'-0"

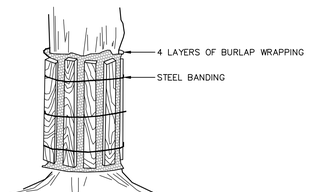


5 CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"

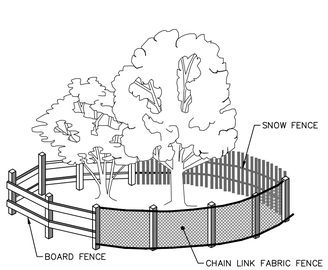


SECTIONAL ELEVATION

6 ORANGE CONSTRUCTION FENCE DETAIL
SCALE: 1/2" = 1'-0"

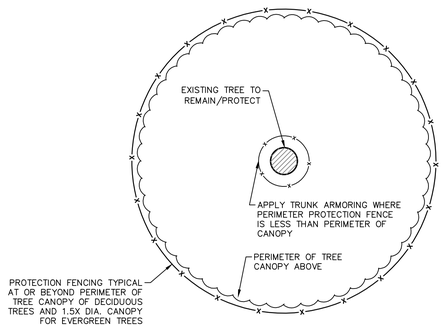


CONSTRUCTION AREA WHERE PAVED SURFACES MAKE IT IMPRACTICAL TO ESTABLISH TREE PROTECTION ZONE.

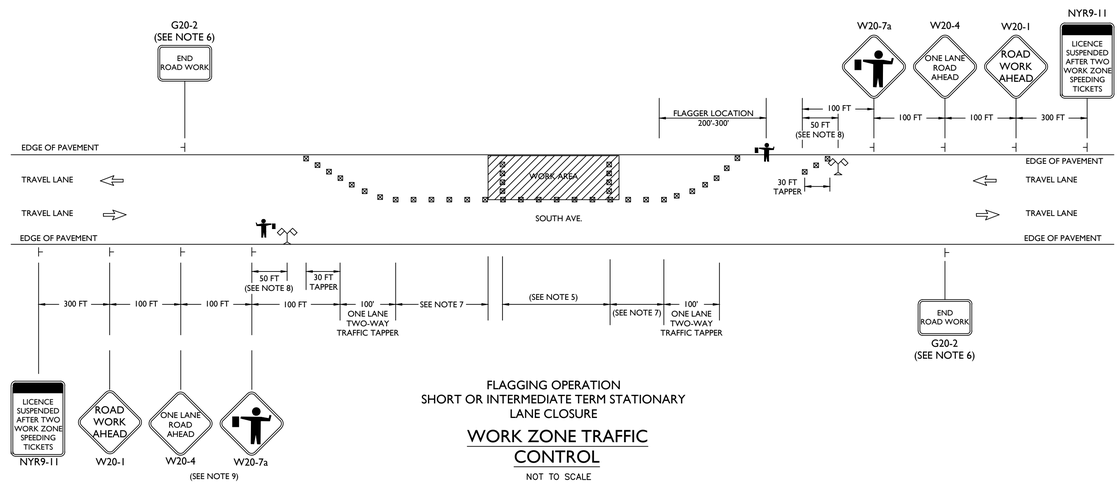


FENCING AT TREE PROTECTION ZONES

INSTALL ONE OF THE FENCE TYPES (MIN. FENCE HT. 42") NOTED ABOVE UNLESS SPECIFICALLY INDICATED ON PLANS. MAY BE INSTALLED CONTINUOUSLY AROUND GROUPS OF TREES TO REMAIN.

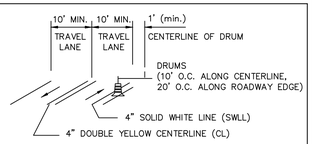


7 TREE PROTECTION DETAIL
SCALE: N.T.S.



FLAGGING OPERATION
SHORT OR INTERMEDIATE TERM STATIONARY LANE CLOSURE

WORK ZONE TRAFFIC CONTROL
NOT TO SCALE



DETAIL FOR PLACEMENT OF DRUMS
NOT TO SCALE

No.	Date	Revisions
1.	2026-03-10	CITY PLANNING BOARD SUBMISSION
2.	2026-04-14	CITY PLANNING BOARD SUBMISSION

LRC Engineering & Surveying a Loureiro Company

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

EROSION CONTROL DETAILS

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

Design/Calcs	LRC	CAD File	DN25336405.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-5
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

X:\JOBS\Jobs 2025\25-3364 - Ryan Arkell - 287-307 South Ave--PK South Ave, LLC\DWG\DN25336405.dwg 1/30/2026 2:47 PM GCarran

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5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

8. Subject to covenants, easements, restrictions, conditions and agreements of record.

9. Subject to any right, title or interest the public may have for highway use.

10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

11. Contour interval is two foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

DEED REFERENCE

Doc. #02 2023 3438
Chauncey Maggiacomo
to
PK South Ave LLC.
November 6, 2023

Doc. #02 2023 3439
C.N. Maggiacomo Realty Co. Inc
to
PK South Ave LLC.
November 6, 2023

TAX PARCEL NUMBER

City of Poughkeepsie, Dutchess County, New York
6061-60-974481
6061-60-982453

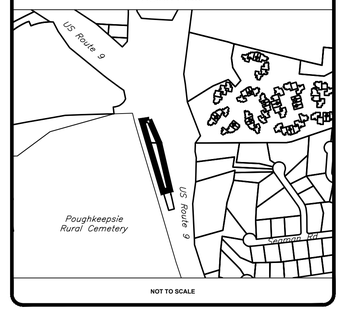
AREA

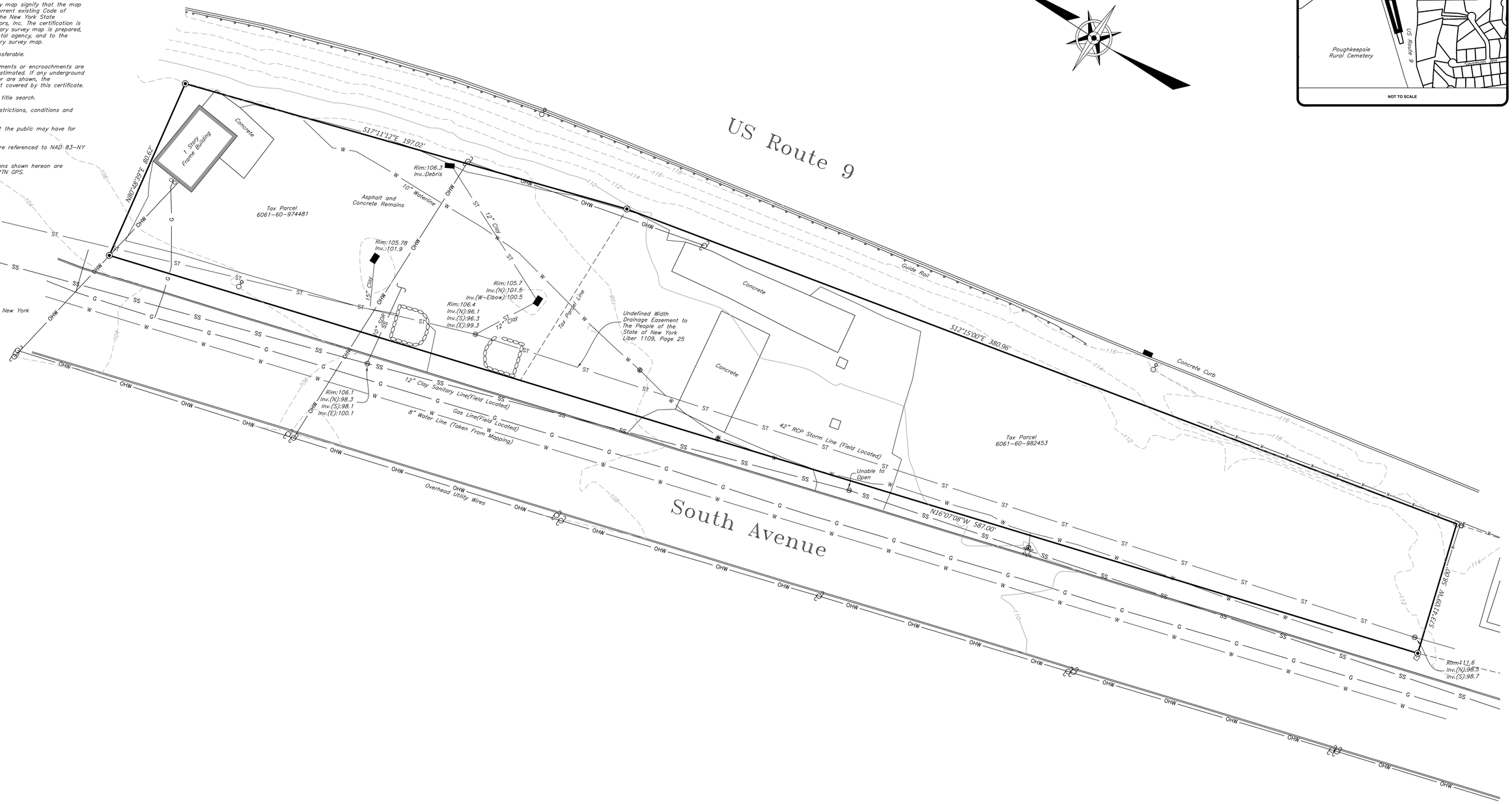
43,452 Square Feet
0.998 Acres

DATE OF SURVEY

Field Completion: December 19, 2025

VICINITY MAP





rev.	date	description
1	9/28/25	Underground Utility Revisions

JOHNSON SURVEYING
BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

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BRENDAN JOHNSON, P.L.S.
L.S. No. 50919

SOUTH AVE

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR PK SOUTH AVE LLC

CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	974481 & 982453
address	287 & 307 SOUTH AVE
date	7/22/25
drawn	BJ
scale	1"=20'
checked	BJ
project no.	25-091
project name	SOUTH AVE
sheet	1 OF 1

Schematic Block Study Concept

Table of Contents

Massing

03 Site Location Map
04 Site Plan Location
05 Existing Massing
06 SW Site Axonometric

Program

07 Exploded Building Axonometric Floor Plan
08 City Aerial View
09 Building Matrix Chart

Technical

10 First Floor Parking Schematic Plan
11 Second Floor Schematic Plan
12 Third Floor Schematic Plan
13 Fourth Floor Schematic Plan
14 Fifth Floor Schematic Plan
15 Rooftop Floor Schematic Plan
16 East Elevation
17 West Elevation
18 South & North Elevation
19 Section A & B

Rendering

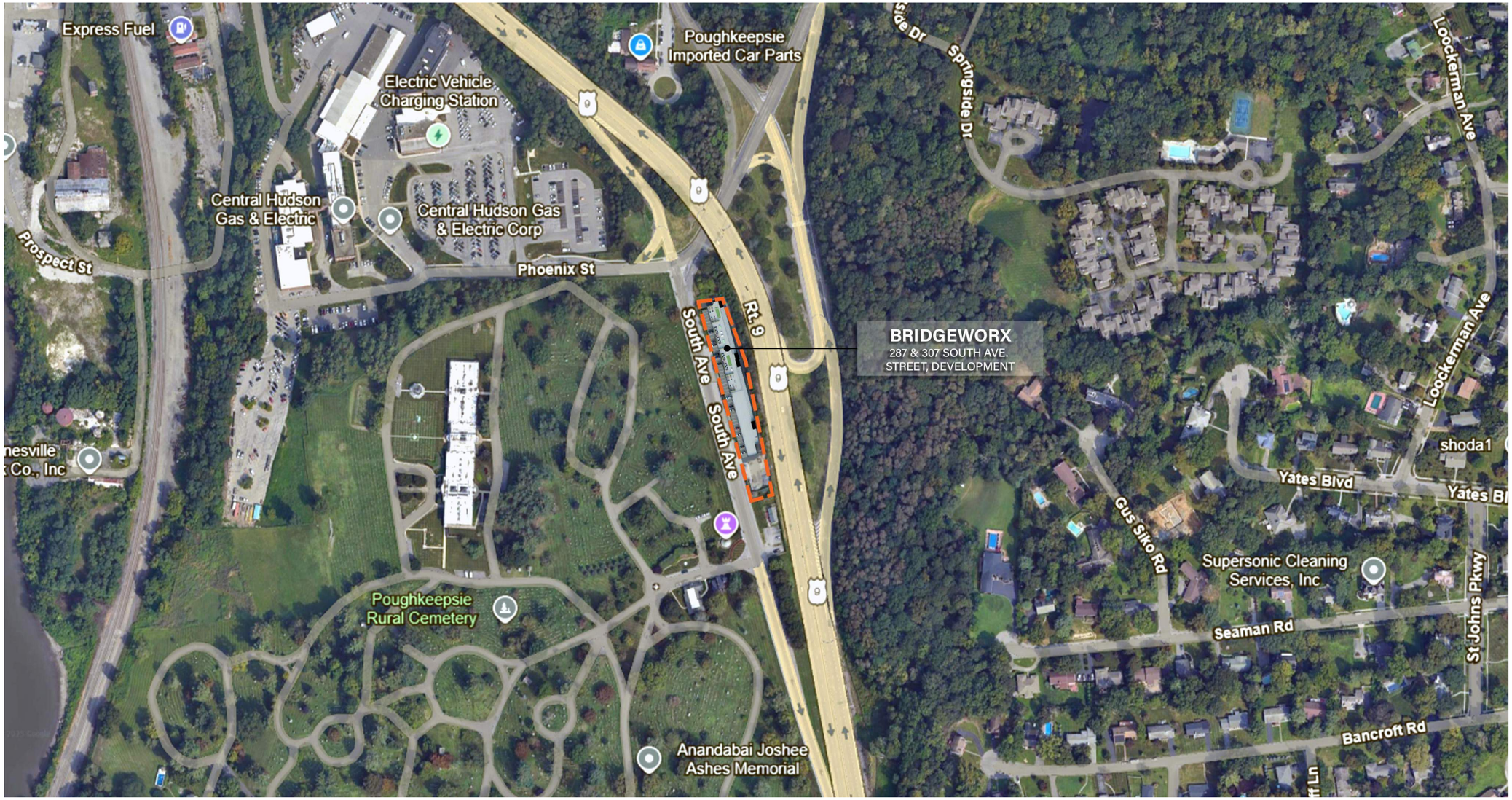
20 South Avenue West Facade Streetscape Rendering
21 South Avenue & Route 9 South Facade Streetscape Rendering
22 Material and Color Palette
23 West Dusk Rendering
24 West Daylight Rendering
25 Southwest Dusk Rendering
26 Southwest Daylight Rendering
27 Northwest Dusk Rendering
28 Northwest Daylight Rendering
29 Southeast Dusk Rendering
30 Southeast Daylight Rendering
31 Northeast Dusk Rendering
32 Northeast Daylight Rendering
33 East Balcony View Rendering
34 Back Cover

Executive Summary

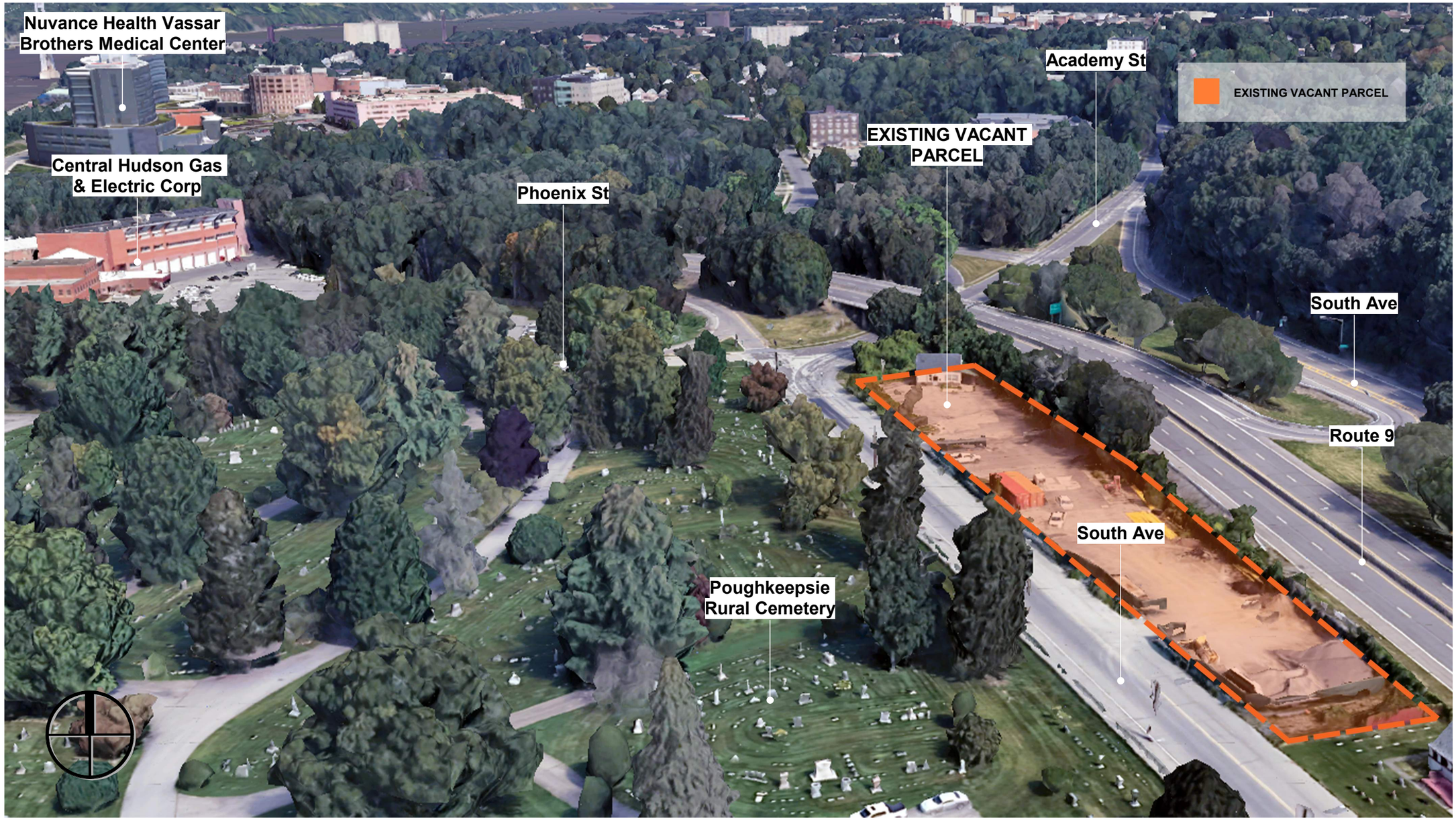
- 82 Apartments:
  - o 54 - 1 Bedroom Apartments
  - o 24 - 2 Bedroom Apartments
  - o 4 - 3 Bedroom Apartments
- 83 Parkings:
  - o 30 - Indoor Parking Spaces
  - o 53 - Outdoor Parking Spaces
- Resident Amenities
  - o Bike Storage
  - o Residential Storage Units
  - o Co-Work Area
  - o Game Room / Community Room
  - o Gym
  - o Dog Wash
  - o Lounge
  - o Roof-top Patio

Site Location Map

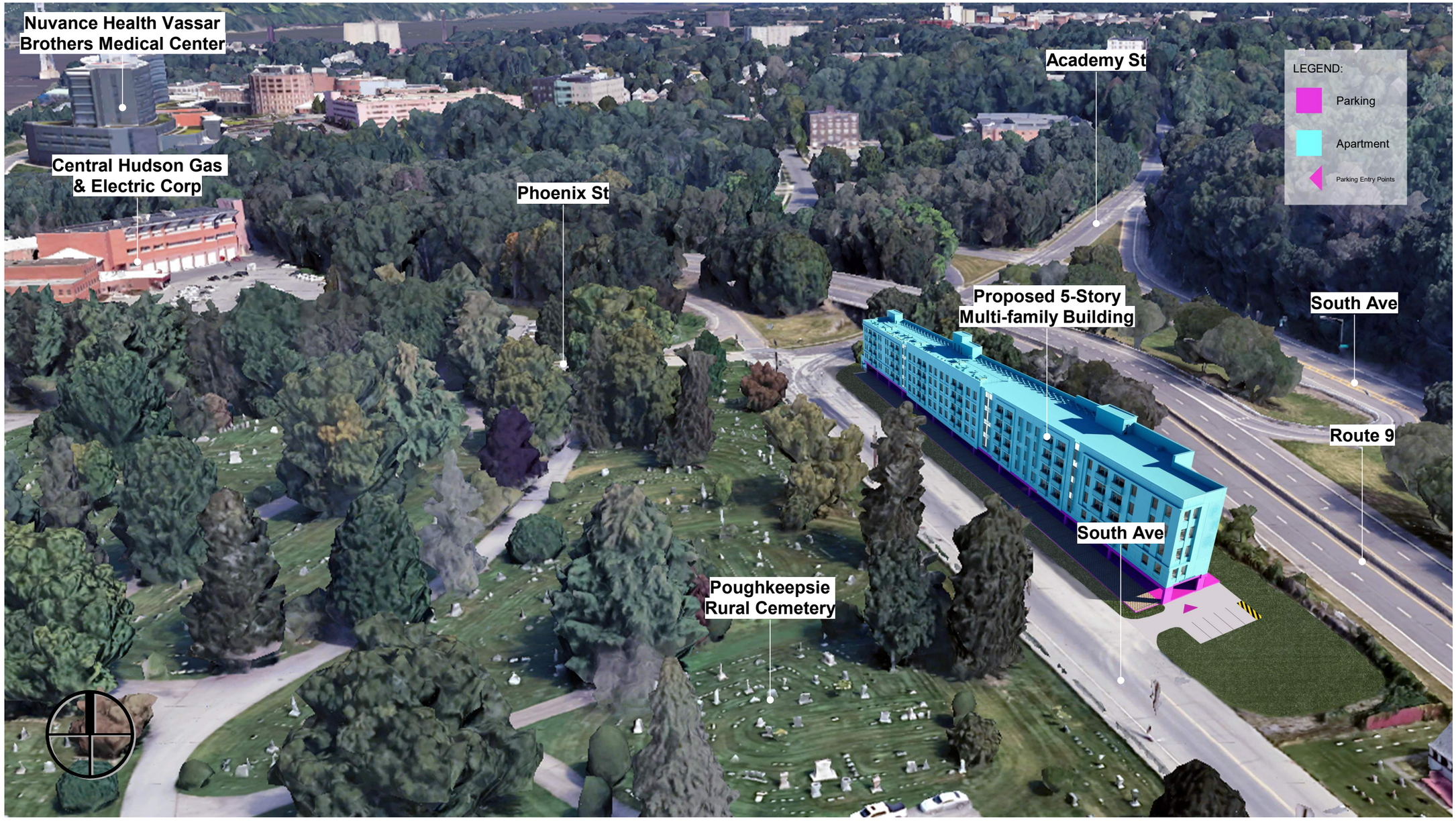
Site Plan Location



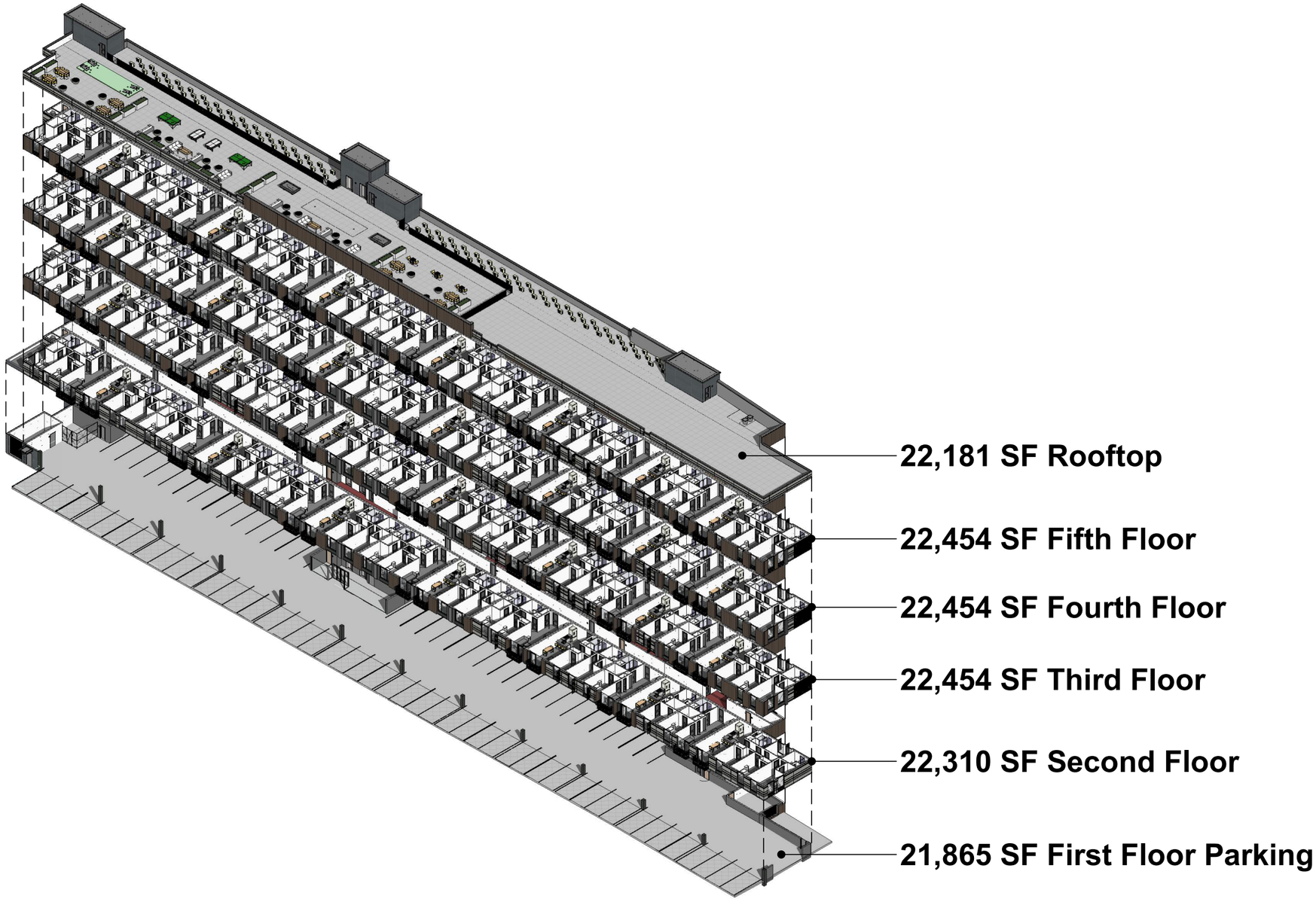
Existing Massing



SW Site Axonometric



Exploded Building Axonometric Floor Plan



City Aerial View

Building Matrix Chart

Area Tabulation								
Floor Level	Unit Count	Residential Gross SF	Balcony	Patio	Commercial Gross SF	Amenities	Ancillary Spaces	Total SF
Ground FL Parking						214	2,289	2,503
Second FL	14	13,586	198			3,861	4,665	22,310
Third FL	20	17,132	298			358	4,666	22,454
Fourth FL	20	17,132	298			358	4,666	22,454
Fifth FL	20	17,132	298			358	4,666	22,454
Total	74	64,982	1,092			5,149	20,952	**92,175**
Rooftop				10,035			12,146	22,181
Total (w/ Roof)	74	64,982	1,092	10,035		5,149	33,098	**114,356**

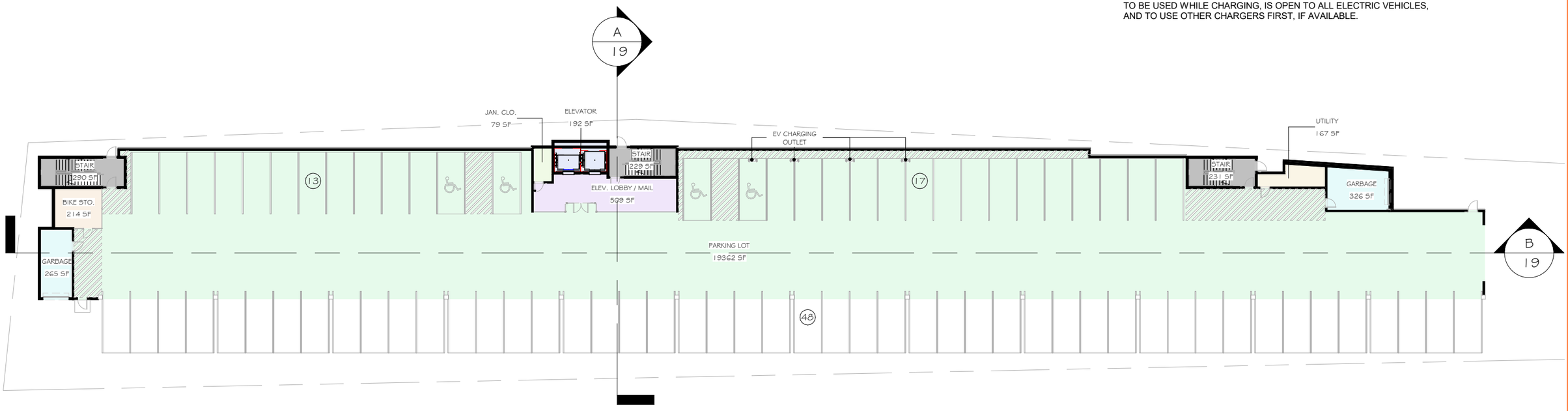
Parking Chart			
Floor Level	Parking	Handicap Parking	Total
First FL Parking	26	4	30
Outdoor	53	0	53
Total Unit Count	79	4	83
Total SF			19,362

Unit Schedule					
Floor Level	Studio	One Bed	Two Bed	Three Bed	Total Per Floor
First FL					
Second FL		3	10	1	14
Third FL		9	10	1	20
Fourth FL		9	10	1	20
Fifth FL		9	10	1	20
Rooftop					
Total Unit Count		30	40	4	74
Unit Distribution (percentage of total)		41%	54%	5%	100%

First Floor Parking Schematic Plan

FIRST FLOOR PARKING MATRIX		
USE	QTY (1ST FLOOR)	SQUARE FOOTAGE
BIKE STORAGE	1	214 SF
ELEV. LOBBY / MAIL	1	509 SF
ELEVATOR	1	192 SF
GARBAGE	2	591 SF
JAN. CLO.	1	79 SF
PARKING LOT	1	19,362 SF
STAIR	3	751 SF
UTILITY	1	167 SF
TOTAL		21,865 SF

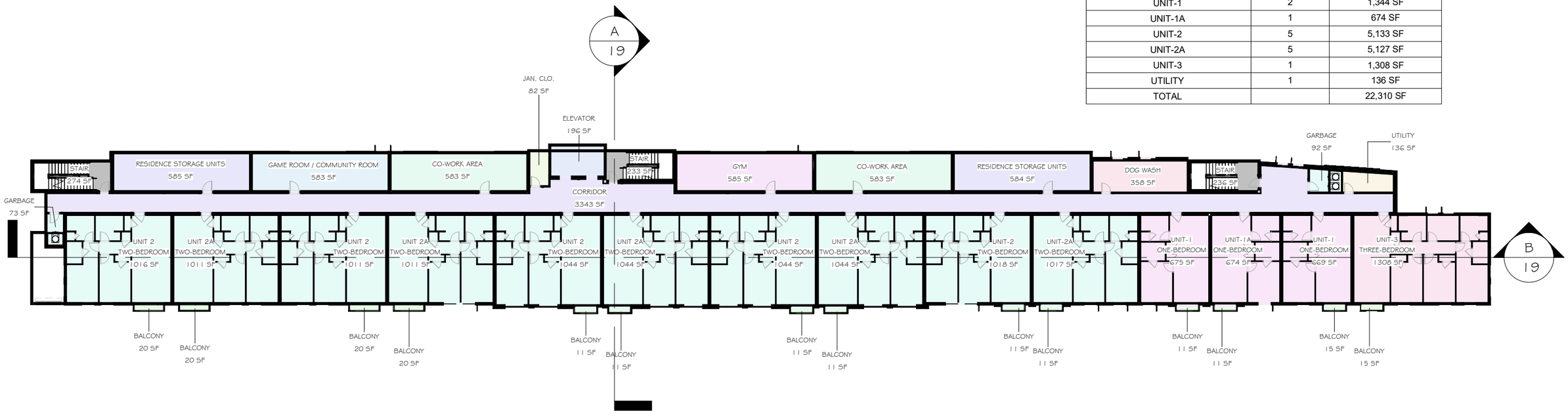
NOTE: ACCESSIBLE EV CHARGING STATION IS TO CONTAIN SIGNAGE INDICATING IT IS AN ACCESSIBLE EV CHARGING SPACE, IS ONLY TO BE USED WHILE CHARGING, IS OPEN TO ALL ELECTRIC VEHICLES, AND TO USE OTHER CHARGERS FIRST, IF AVAILABLE.



Second Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

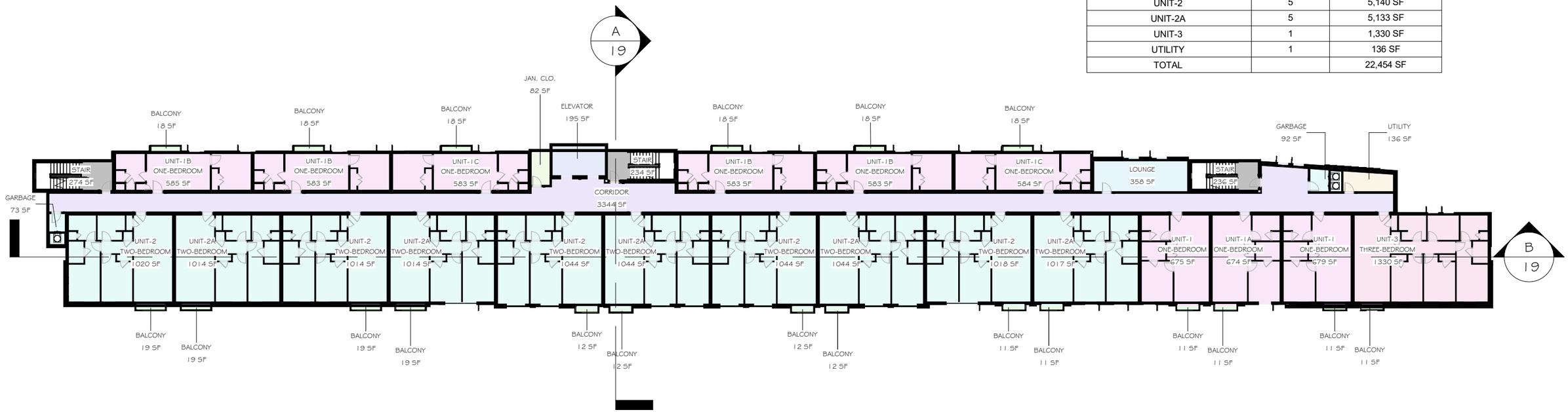
SECOND FLOOR MATRIX		
USE	QTY (2ND FLOOR)	SQUARE FOOTAGE
BALCONY	14	198 SF
CO-WORK AREA	2	1,166 SF
CORRIDOR	1	3,343 SF
DOG WASH	1	358 SF
ELEVATOR	1	196 SF
GAME ROOM / COMMUNITY ROOM	1	583 SF
GARBAGE	2	165 SF
GYM	1	585 SF
JAN. CLO.	1	82 SF
RESIDENCE STORAGE UNITS	2	1,169 SF
STAIR	3	743 SF
UNIT-1	2	1,344 SF
UNIT-1A	1	674 SF
UNIT-2	5	5,133 SF
UNIT-2A	5	5,127 SF
UNIT-3	1	1,308 SF
UTILITY	1	136 SF
TOTAL		22,310 SF



Third Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

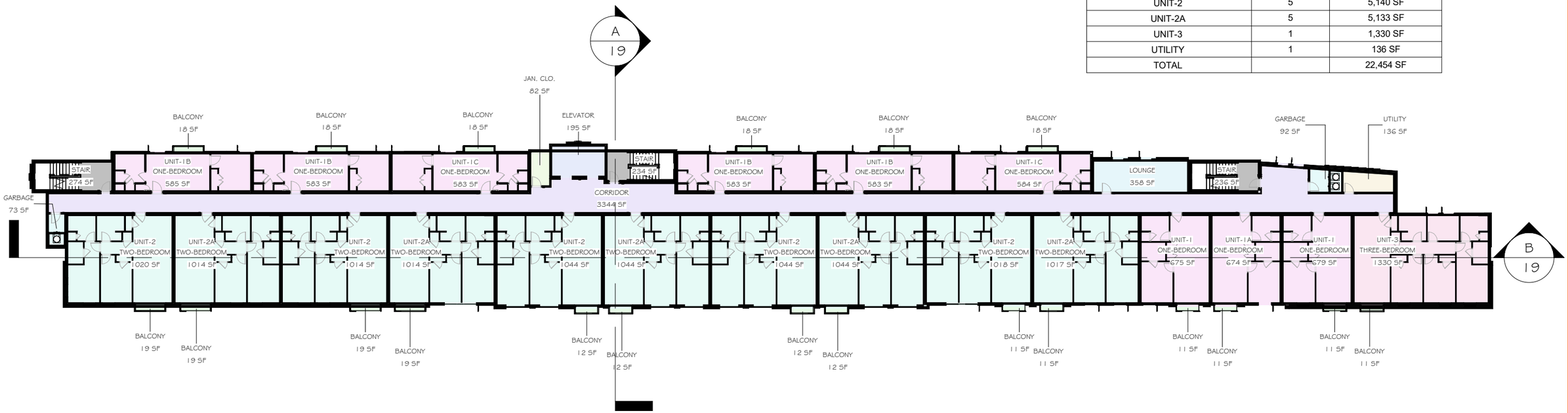
THIRD FLOOR MATRIX		
USE	QTY (3RD FLOOR)	SQUARE FOOTAGE
BALCONY	20	298 SF
CORRIDOR	1	3,344 SF
ELEVATOR	1	195 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	358 SF
STAIR	3	744SF
UNIT-1	2	1,354 SF
UNIT-1A	1	674 SF
UNIT-1B	4	2,334 SF
UNIT-1C	2	1,167 SF
UNIT-2	5	5,140 SF
UNIT-2A	5	5,133 SF
UNIT-3	1	1,330 SF
UTILITY	1	136 SF
TOTAL		22,454 SF



Fourth Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

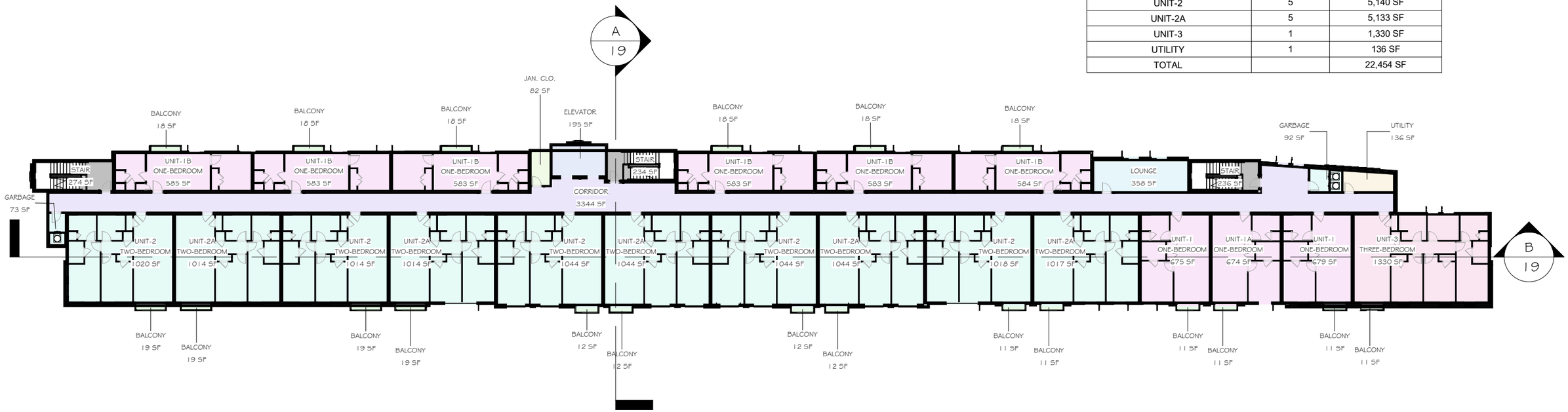
FOURTH FLOOR MATRIX		
USE	QTY (4TH FLOOR)	SQUARE FOOTAGE
BALCONY	20	298 SF
CORRIDOR	1	3,344 SF
ELEVATOR	1	195 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	358 SF
STAIR	3	744SF
UNIT-1	2	1,354 SF
UNIT-1A	1	674 SF
UNIT-1B	4	2,334 SF
UNIT-1C	2	1,167 SF
UNIT-2	5	5,140 SF
UNIT-2A	5	5,133 SF
UNIT-3	1	1,330 SF
UTILITY	1	136 SF
TOTAL		22,454 SF



Fifth Floor Schematic Plan

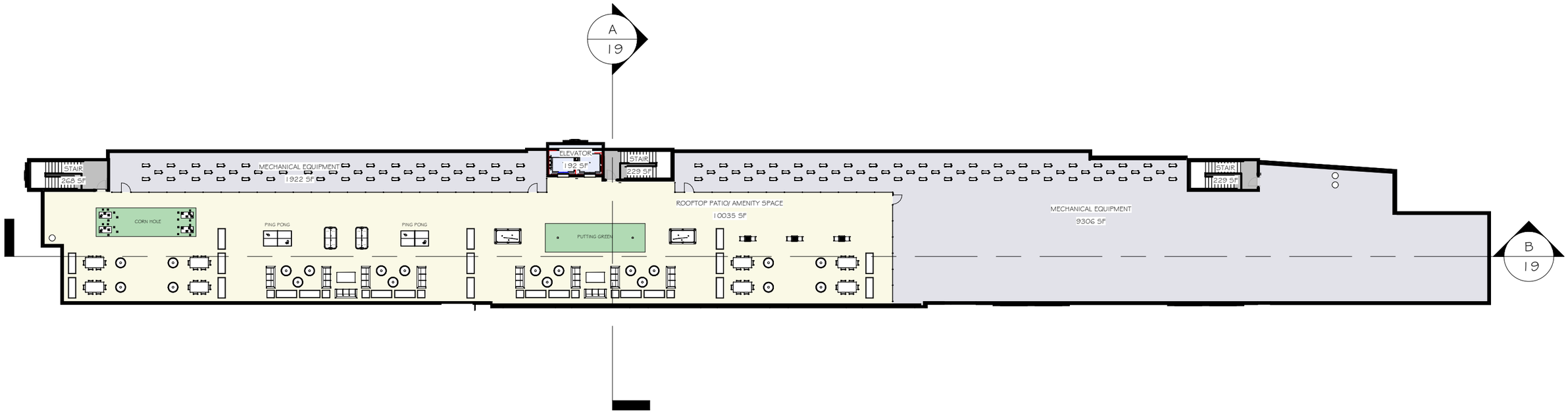
LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

FIFTH FLOOR MATRIX		
USE	QTY (5TH FLOOR)	SQUARE FOOTAGE
BALCONY	20	298 SF
CORRIDOR	1	3,344 SF
ELEVATOR	1	195 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	358 SF
STAIR	3	744SF
UNIT-1	2	1,354 SF
UNIT-1A	1	674 SF
UNIT-1B	4	2,334 SF
UNIT-1C	2	1,167 SF
UNIT-2	5	5,140 SF
UNIT-2A	5	5,133 SF
UNIT-3	1	1,330 SF
UTILITY	1	136 SF
TOTAL		22,454 SF

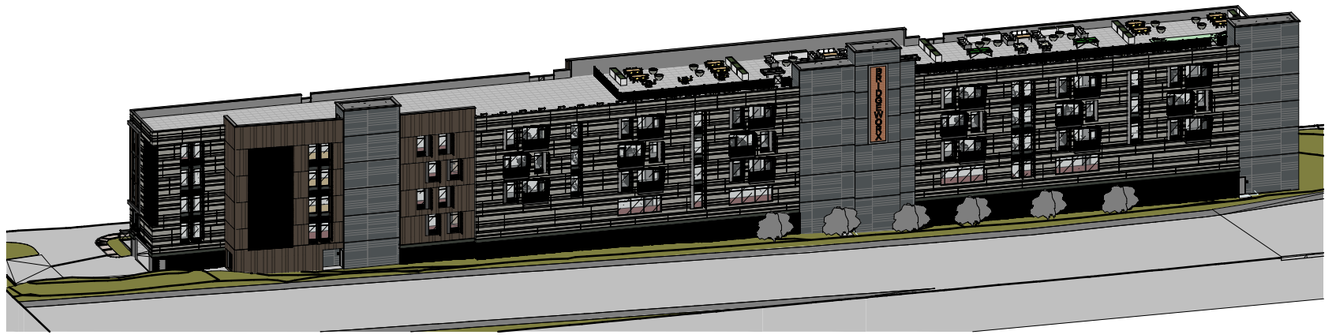


Rooftop Floor Schematic Plan

ROOFTOP MATRIX		
USE	QTY (ROOFTOP)	SQUARE FOOTAGE
ELEVATOR	1	192 SF
MECHANICAL EQUIPMENT	2	11,228 SF
ROOFTOP AMENITY SPACE	1	10,035 SF
STAIR	3	726 SF
TOTAL		22,181 SF

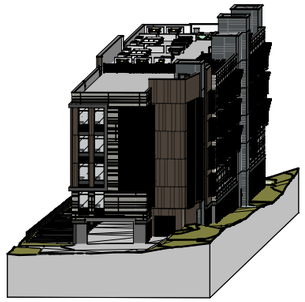


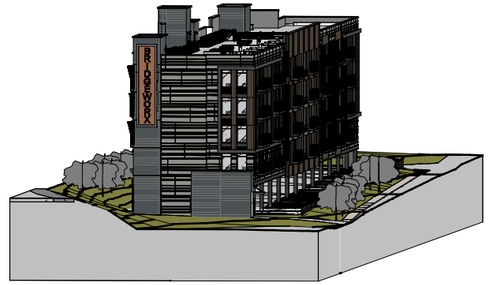
East Elevation

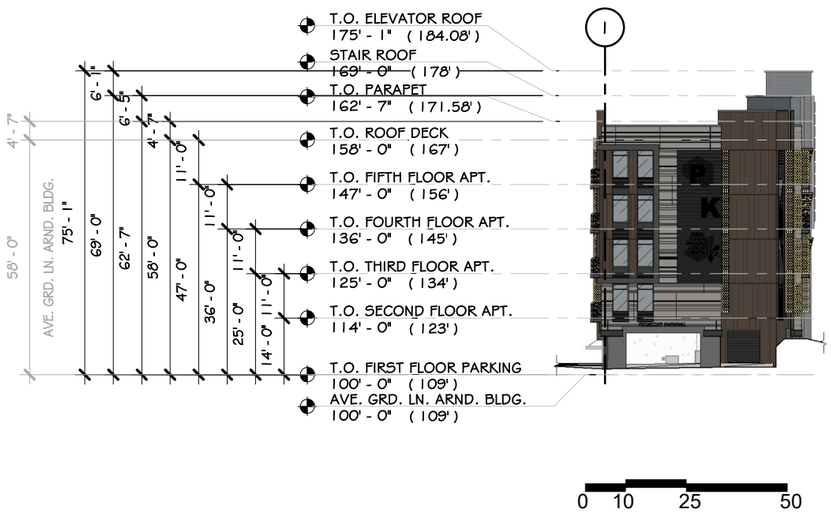


West Elevation

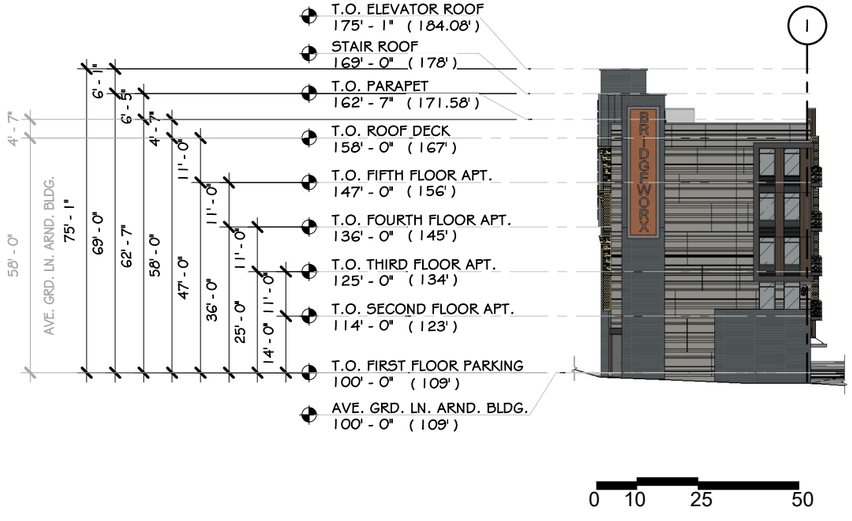
South & North Elevation







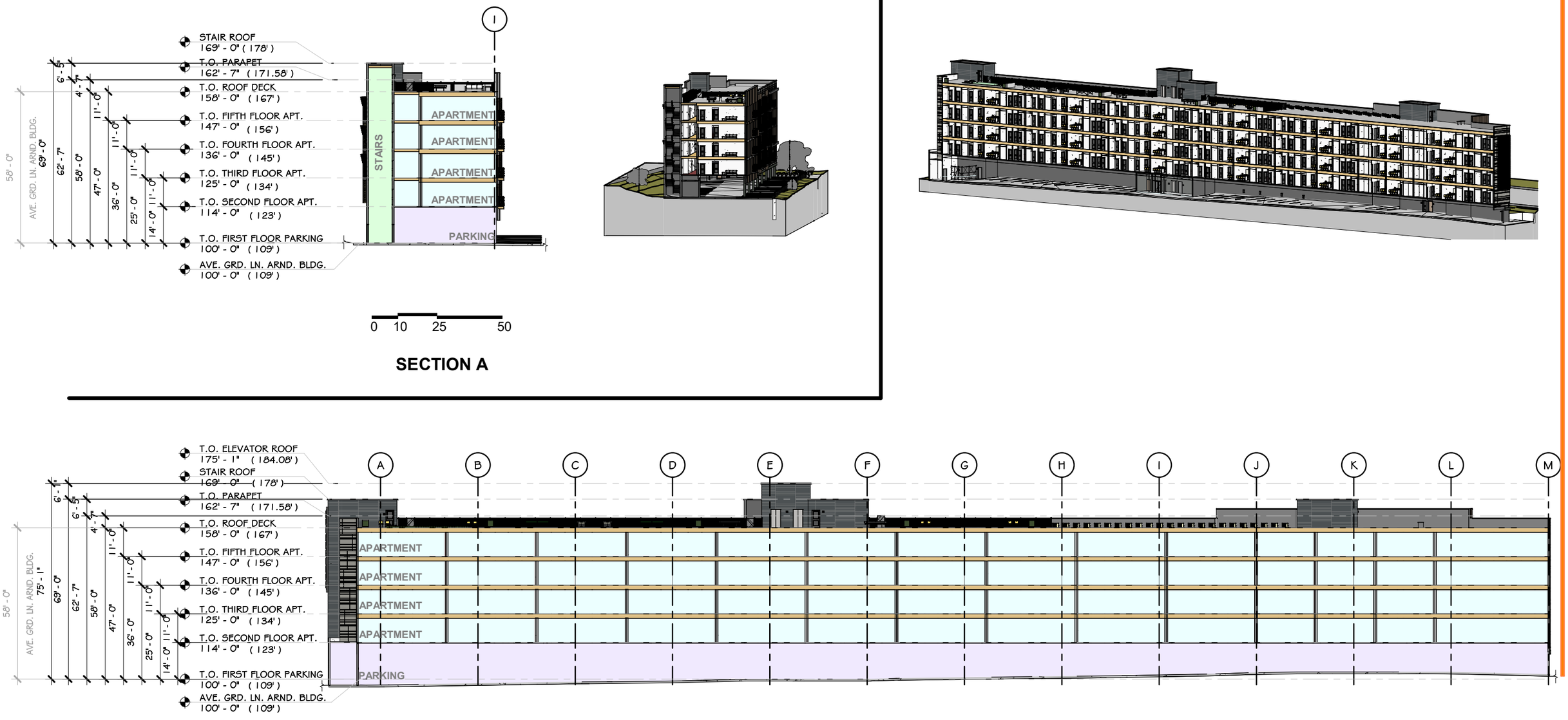
SOUTH ELEVATION



NORTH ELEVATION

Section A & B

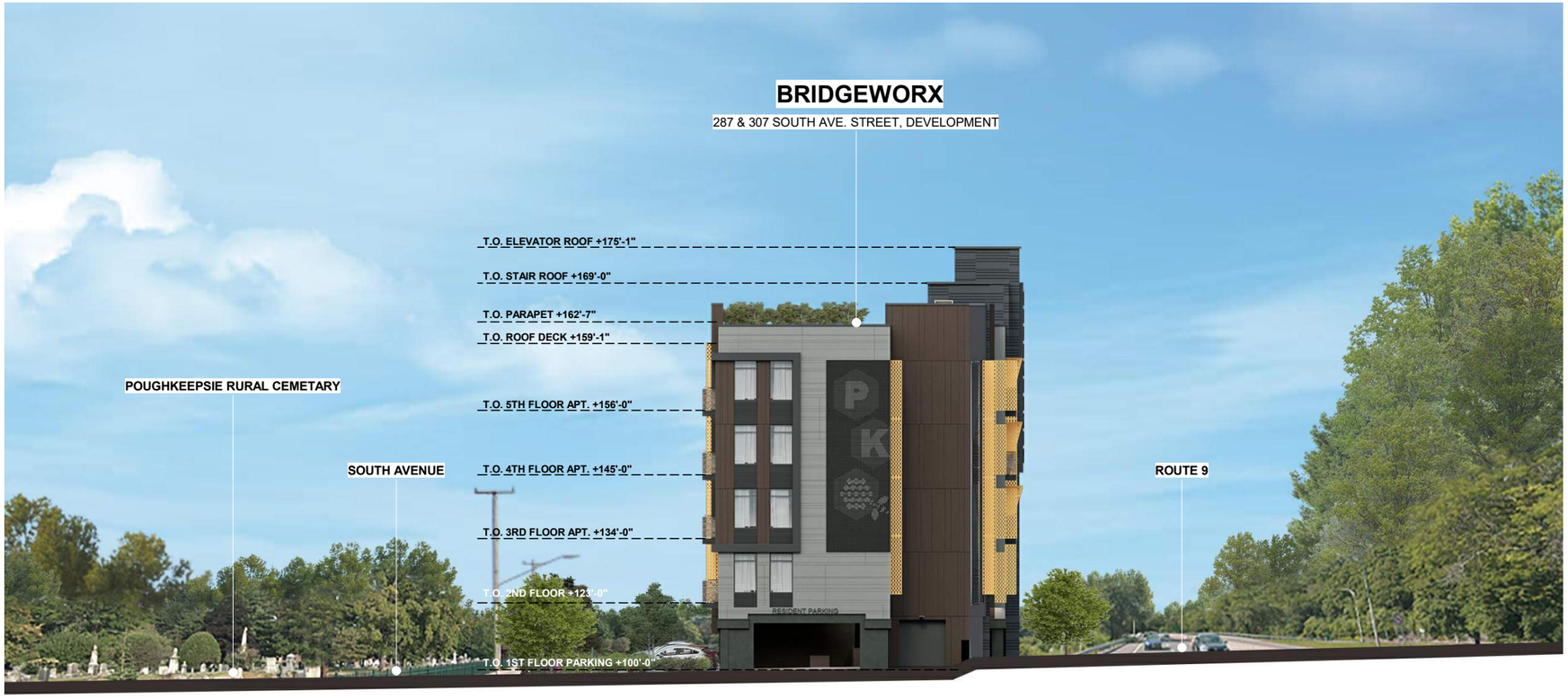
SECTION A



SECTION B

South Avenue West Facade Streetscape Rendering

South Avenue & Route 9 South Facade Streetscape Rendering



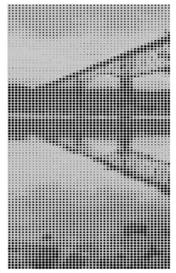
Material and Color Palette

North/ South Fenestration
Black Anodized Aluminum

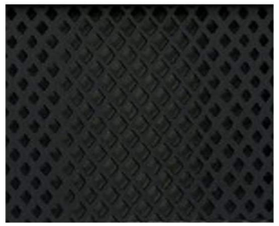
Residential Windows
Black: UPVC, or Equal

Exterior Railings
BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM Silver Fox 2108-50

First Floor Glazing
Low Reflectance
Solar Ban 65, or Equal



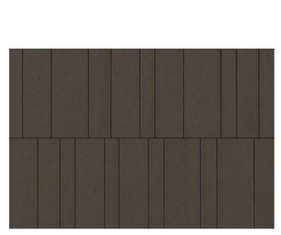
Architectural Perforated Aluminum Mural
Arktura Panels
Graphic Perf Solutions



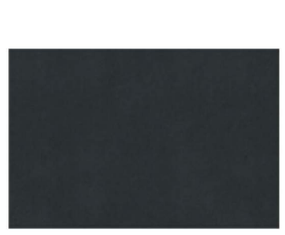
Parking Screening
BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM French Beret 1610

Exterior Facade:
Material: Painted Concrete
Color: French Beret 1610

Exterior Facade:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: BM Willow Creek 1468

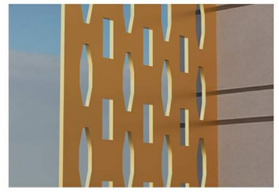


Exterior Facade:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: Fairview Taupe HC-85

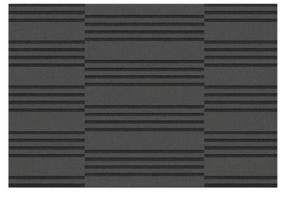


Infill Panel @ Windows:
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: French Beret 1610

Ceiling of Balcony
Manufacturer: Equitone
Material: Fiber Cement Panel
Color: FCW 157 Classic Oak



Vertical Fins:
Manufacturer: BOK Modern Panels
Pattern: Custom or Equal
Material: Powder Coated Aluminum
Color: BM Corduroy 2153-20



Stair/Elevator East Facade:
Material: Terra-cotta
Color: BM French Beret 1610

West Dusk Rendering

West Daylight Rendering

Southwest Dusk Rendering

Southwest Daylight Rendering

Northwest Dusk Rendering

Northwest Daylight Rendering

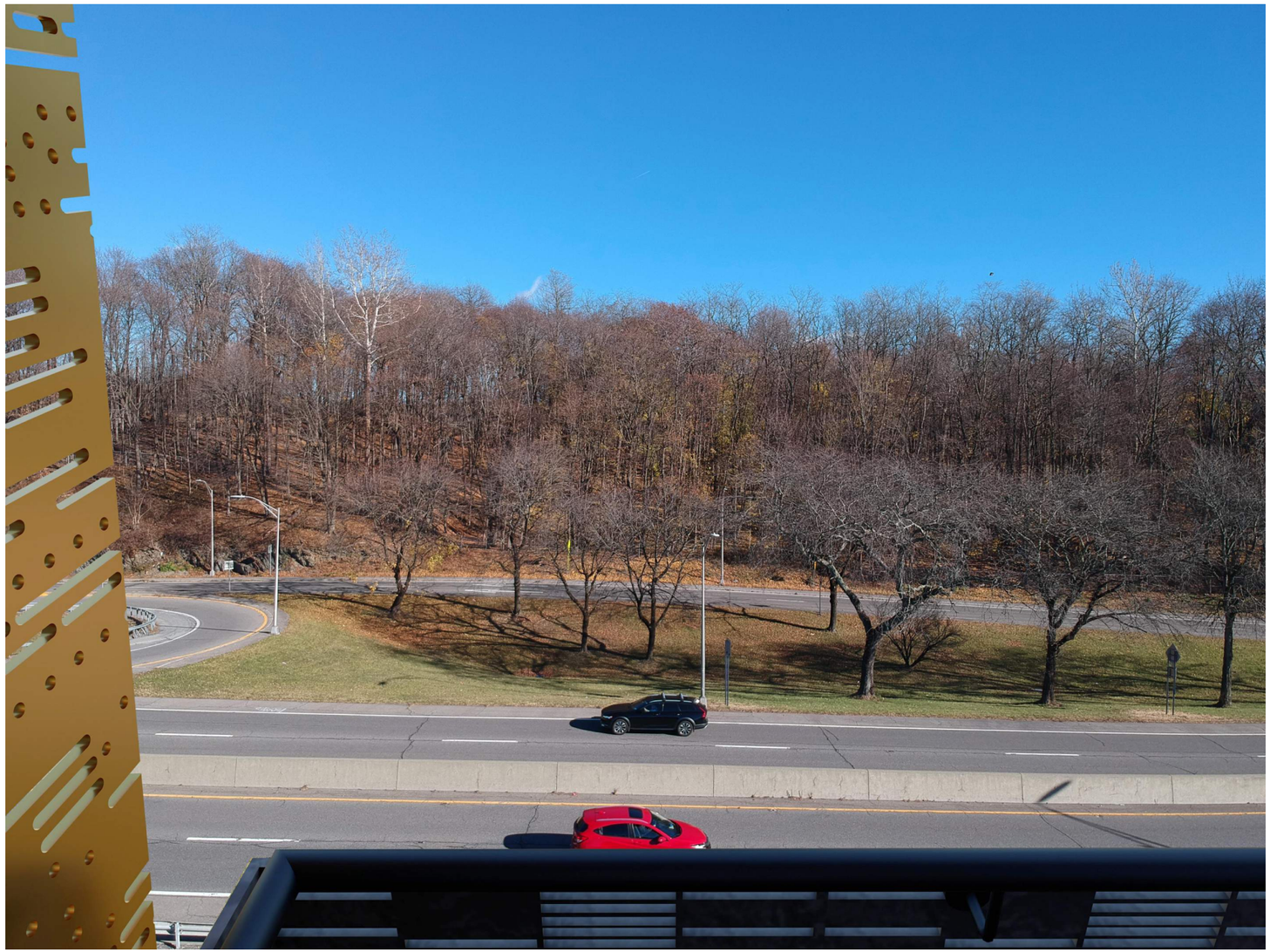
Southeast Dusk Rendering

Southeast Daylight Rendering

Northeast Dusk Rendering

Northeast Daylight Rendering

East Balcony View Rendering



BALCONY VIEW FROM UNIT-1C @ FIFTH FLOOR

BRIDGEWORX

WWW.ADGARCHITECT.COM

A
D
G
ARCHITECTS

287 & 307 SOUTH AVENUE, LLC

CONTACT@ADGARCHITECT.COM

1 PROPOSED VIEWSHED FROM ROUTE 9 SOUTH ROAD (VANTAGE POINT 1 - 50 MM)
LANDSCAPING AT YEAR 1 - LEAF-OFF

GPS COORDINATE: 41°40'57.7"N 73°55'46.2"W

2 VANTAGE LOCATION PLAN VP- 1
1 : 4000

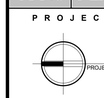
3 SECTION LOCATION PLAN VP- 1
1 : 4000

REVISIONS:

NUM.	DATE	DESCRIPTION
2	04/13/26	PLANNING BOARD RESUBMISSION

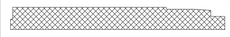
100% PLANNING BOARD SUBMISSION

PROJECT



NORTH

KEY PLAN



WORK AREA

ADG ARCHITECTS
25 WALLKILL AVE • MONTGOMERY • NY 12549
O. 845.294.2724 | F. 888.305.6442
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ARCHITECTURE • PLANNING • INTERIORS

Project: 287 & 307 DEVELOPMENT
SOUTH AVENUE, POUGHKEEPSIE, NEW YORK

Drawing: PHOTO-SIMULATION RENDERING
(VANTAGE POINT 1)

Project: 25123	Date: 03/10/26
Drawn: IDEA	Scale: AS NOTED

Drawing Number:
VP-1-1-PB

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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Revised March 10, 2026

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 287 & 307 South Ave		
Project Location (describe, and attach a general location map): 287 & 307 South Ave Poughkeepsie, NY 12601 (Parcel IDs: #131300-6061-60-974481 & 982453) APPENDIX A - PARCEL CARDS		
Brief Description of Proposed Action (include purpose or need): The applicant is seeking to construct an 74-unit multifamily residential building at 287 & 307 South Ave. The building is 5-stories with structured parking on the first floor and four stories of residential units above. A total of 83 parking spaces are provided. The lots total approximately 0.998 acres.		
Name of Applicant/Sponsor: PK South Ave LLC	Telephone: c/o 845-874-7166 E-Mail: c/o natalie@karcpc.com	
Address: 162 Rinaldi Blvd Apt D		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Natalie Quinn, KARC Planning Consultants	Telephone: 845-874-7166 E-Mail: natalie@karcpc.com	
Address: PO Box 924		
City/PO: Poughkeepsie	State: NY	Zip Code: 12602
Property Owner (if not same as sponsor): Same as applicant/sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site plan approval	
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Area variances	
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	GML 239-m (referral only)	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS OPRHP, NYS DOT	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

*NOTE: Answer should be 'YES'. The City of Poughkeepsie has an adopted LWRP, this answer was autofilled by the EAF Mapper tool but is incorrectly marked.

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

Hudson River Valley Greenway, Hudson River National Heritage Area APPENDIX B - GREENWAY & NATIONAL HERITAGE MAPS

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
CD - Campus Development

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
The site is 0.3 mi. from Springside Landmark and Preserve, a 20-acre historic designated landscape which offers public access to walking trails year round. The site is also directly adjacent to Poughkeepsie Rural Cemetery, a 165-acre site of gently rolling hills, tranquil waters and stately trees creating a park-like sanctuary with self-guided walking tours.

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 0.998 acres
b. Total acreage to be physically disturbed? 0.97 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.998 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: ~ 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	82 units
At completion of all phases	_____	_____	_____	_____

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

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

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

i .What is the purpose of the excavation or dredging? _____

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

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

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

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: 13,420 gallons/day

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

If Yes:

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 13,420 gallons/day

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

Sanitary wastewater

_____

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

If Yes:

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

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

If Yes:

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

_____

_____

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

If Yes:

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

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

_____

_____

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

_____

_____

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

Action will not disturb more than 1 acre.

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

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

_____

_____

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

_____

_____

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

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

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

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

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

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

Per the NYS FEAF Workbook, the proposed unit count does not exceed the 100-unit threshold to be considered a substantial increase in traffic.

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

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

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

i. During Construction:

- Monday - Friday: 6:30am - 9:00pm per City Code
- Saturday: 6:30am - 9:00pm per City Code
- Sunday: 6:30am - 9:00pm per City Code
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

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

If yes:

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

Noise will exceed ambient noise levels during the construction period only and only during hours permitted under City Code.

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

Describe: _____

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

If yes:

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

Parking lot/structured parking lighting

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities:_____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.773	0.566	- 0.207
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.225	0.432	+ 0.207
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

Vassar Brothers Medical Center

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

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

If Yes:

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

_____

_____

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

If Yes:

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

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

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

☐ Neither database

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

_____

_____

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

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

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

_____

_____

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

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

E.2. Natural Resources On or Near Project Site APPENDIX C - SOILS MAP

a. What is the average depth to bedrock on the project site? >6.7 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 1 %

c. Predominant soil type(s) present on project site:
Udorthents (Ud) 100 %
_____ _____ %
_____ _____ %

d. What is the average depth to the water table on the project site? Average: 3 - 6 feet

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

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

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Squirrels Rabbits Deer
Chipmunks Birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

If Yes: APPENDIX D - OFFICIAL SPECIES LIST
i. Species and listing (endangered or threatened):
Bald Eagle, Shortnose Sturgeon, Atlantic Sturgeon

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

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

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

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

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: Poughkeepsie Rural Cemetery

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

APPENDIX E - SHPO COMMENT LETTER

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Walkway Over the Hudson

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

iii. Distance between project and resource: ~1.6 miles.

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

If Yes:

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

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

F. Additional Information

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

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

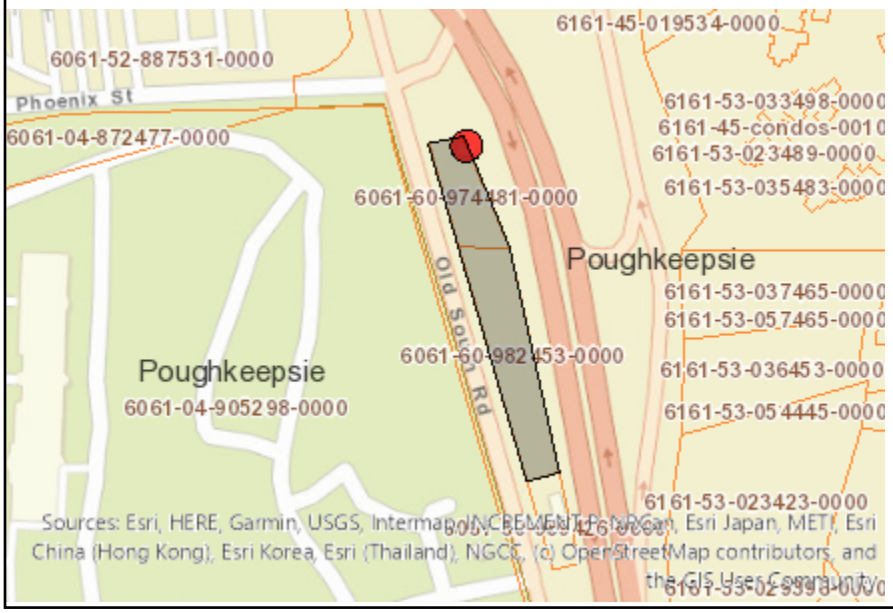
G. Verification

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

Applicant/Sponsor Name Natalie Quinn, KARC Planning Consultants Date January 30, 2026, last revised March 10, 2026

Signature _____ Title Agent for Applicant

PRINT FORM



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

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

E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle, Shortnose Sturgeon, Atlantic Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

KARC
PLANNING CONSULTANTS, INC.

February 24, 2026

Mike Young
Waterfront Advisory Committee Chair
City of Poughkeepsie
Building, Planning, and Zoning Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 287-307 South Avenue
6061-60-974481 & 6061-60-982453
City of Poughkeepsie
Waterfront Assessment Form – Consistency Review

Dear Chairman Young,

Below please find additional narrative to show compliance with select policies from the LWRP that are applicable to this proposed development at 287-307 South Avenue.

LWRP POLICY CONSISTENCY REVIEW

Policy 1 – 22: The project is either consistent or not applicable with policies 1 through 22. The project site is not located on or adjacent to coastal waters, a waterfront area, port, harbor, or designated coastal fish and wildlife habitat. The parcel is fully paved and previously developed, is served by existing public infrastructure, and is located outside of mapped flood hazard areas. The project does not involve mining, excavation, or dredging activities, nor does it affect any public water-dependent recreational resources. Therefore, Policies 1–22 are either not applicable or the project is consistent with their intent.

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

The Poughkeepsie Rural Cemetery is a historic eligible property located west of the proposed development site, across South Avenue. While the project site is visible from the cemetery, the New York State Historic Preservation Office (SHPO) has recommended the preservation of existing street trees along South Avenue and the installation of new vegetative screening to provide a visual buffer between the development and the cemetery grounds.

In response, the proposed residential development includes vegetative screening along the length of the front façade to screen the proposed parking area and the lower portions of the

building. These measures will help soften views of the development from the cemetery and improve the visual character of the corridor.

In addition, the applicant is coordinating with the City's Architectural Consultant as part of the site plan review process to ensure that the building's architectural design, materials, and massing are compatible with the surrounding neighborhood context, including the adjacent historic Poughkeepsie Rural Cemetery.

Policy 24 – 32: The project is either consistent or not applicable with policies 24 through 32. The project site is not located within or adjacent to any Scenic Resources of Statewide Significance or designated agricultural lands. The project does not involve the siting of an energy facility, the generation or transmission of energy infrastructure, or the discharge, storage, or release of hazardous substances. Therefore, Policies 24–32 are not applicable or the project is consistent with their intent.

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

Stormwater runoff will be managed onsite. Surface runoff will be collected in a retention system beneath permeable pavers or captured by catch basins and then directed into the existing culvert that runs along South Avenue. This stormwater management system will reduce post-development runoff from what currently exists on site. The proposed development includes establishment of landscaping to reduce the amount of impervious surface that currently exists by 0.2 acres and aid in reducing the amount of runoff from the site. Please see the submitted Site Drainage Plan (SG-1) within the site plan set and Engineer's Report for proposed stormwater management plans.

Policy 34 – 44: The project is either consistent or not applicable with policies 34 through 44. The project does not involve petroleum shipping, storage, or transfer, and does not include industrial production or associated effluent discharges. The site contains no wetlands and the proposal will not adversely affect surface water or groundwater quality or supply. No significant adverse air quality impacts are anticipated. Therefore, Policies 34–44 are not applicable or the project is consistent with their intent.

Sincerely,

Natalie Quinn, agent for applicant

ENGINEERING REPORT

Prepared for

PROPOSED MULTIFAMILY DEVELOPMENT

Located at

287-307 South Avenue
City of Poughkeepsie, Dutchess County, NY
Tax ID#: 6061-60-974481 & 6061-60-982453

Submitted:

December 22, 2025

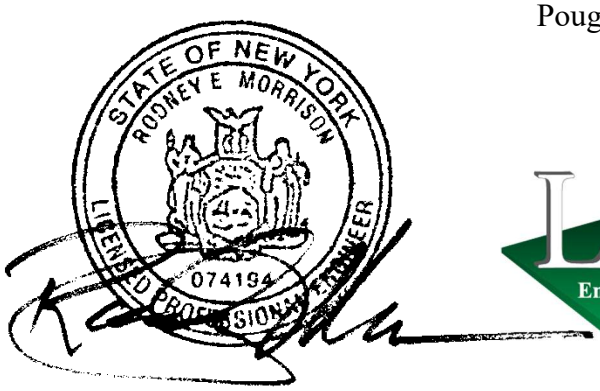
Revised:

March 10, 2026

Prepared for

PK South Ave, LLC

162 Rinaldi Boulevard
Poughkeepsie, NY 12601



Prepared by

Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204, Poughkeepsie, NY 12601 (845) 243-2880
www.lrcconsult.com
Civil Engineering • Land Surveying • Landscape Architecture • Land Planning • Laser Scanning & BIM • Subsurface Utility Engineering

TABLE OF CONTENTS

1.0 SITE DESCRIPTION
- 1.1 Location
- 1.2 Topography
- 1.3 Land Cover and Site Development
- 1.4 Soils
- 1.5 Streams, Water Bodies, Wetlands and Floodplains

2.0 PROJECT DESCRIPTION

3.0 WATER SERVICES
- 3.1 Water Demand and Supply
- 3.2 Proposed Water Supply
- 3.3 Water Infrastructure Improvements
- 3.4 Fire Suppression

4.0 WASTEWATER SERVICES
- 4.1 Design Wastewater Flows
- 4.2 Existing Wastewater Treatment
- 4.3 Wastewater Infrastructure Improvements
- 4.4 Water and Wastewater Services – Conclusion

5.0 STORMWATER SERVICES
- 5.1 Erosion and Sediment Controls
- 5.2 Other Pollutant Controls
- 5.3 Best Management Practices
- 5.4 Hydrologic Analysis
- 5.5 Proposed Stormwater Management – Pre vs. Post
- 5.6 Conveyance Piping
- 5.7 Permeable Pavers Underground Stormwater Retention

APPENDICES

Appendix A: Pre-Development Run-off Calculations

Appendix B: Post-Development Run-off Calculations

Appendix C: USDA Soil Map

Appendix D: Pre-Development & Post-Development Drainage Areas Map

Appendix E: 25-Year Storm Pipe Flow Calculations

1.0 SITE DESCRIPTION

This section briefly describes existing conditions of the site and the existing and proposed hydrologic conditions at and around the project site as they relate to stormwater runoff management planning considerations. Subsequent sections contain a description of the proposed methods to manage site runoff thus minimizing effects on areas adjacent to the site.

According to the NYS Department of Environmental Conservation SPDES General Permit for Stormwater Discharges for Construction Activity (GP-0-25-001) section 1A, a Stormwater Pollution Prevention Plan (SWPPP) must be implemented for any project with soil disturbances greater than one (1) acre of disturbance or if it meets any of the eligibility requirements as specified in section 1A. The total disturbance for this project is approximately 0.97 acres, and it has been determined that the eligibility requirements have not been met, therefore, a SPDES General Permit is not required.

1.1 Location

The subject property consists of two existing parcels with a total of 0.99 acres. The parcels are identified as Tax Parcel 6061-60-974481 & Tax Parcel 6061-60-982453. The project is located at 287-307 South Avenue, in the City of Poughkeepsie, NY. The project is located on the western side of US Route 9 and on the eastern side of South Avenue. The project has UTM coordinates of 588975 Easting and 461550 Northing. Below in ***Figure 1*** is a vicinity map showing the outer limits of the proposed project.

Figure 1: Vicinity Map

1.2 Topography

The topography at the project area can best be described as slightly sloped to the northwest of the site. The high point in the southeast edge of the property is approximately 118 with the elevation at the northwest property corner being approximately 105.

1.3 Land Cover and Site Development

The existing land cover for the entire project parcel consists of a combination of an impervious gravel area, asphalt pavement, and some overgrown grass areas. There is an existing one-story building located on the north portion of the site.

1.4 Soils

Soils mantling the site have been classified by the United States Department of Agriculture (USDA) Soil Survey of Dutchess County, New York. The following soil group is present, based on the aforementioned mapping:

1. Ud: Udorthents, smoothed
    a. These soil formations consist of well drained to poorly drained soils with a significant proportion of pedons contributing to aggregate values at specific depths. These soils are not highly erodible and associated with various landforms such as hills, mountain slopes, terraces and flats.

According to NRCS soil hydraulic classifications Ud is a "Class A" soil. A soils map can be found in **Appendix C.**

1.5 Streams, Water Bodies, Wetlands and Floodplains

There are no streams or water bodies located onsite. The nearest water body is the Hudson River located offsite.

2.0 PROJECT DESCRIPTION

The project is to propose constructing a multi-family residential building with 83 parking spaces provided. The building will be a 5-story condominium building with the basement designated for parking. The project will also include various utility connections, landscaping, lighting and stormwater management features as shown in the site plans.

Although the project disturbance being only 0.97 acres and a NYSDEC SWPPP is not required, stormwater management practices are proposed to properly manage site runoff. Site disturbance will be minimized to every extent possible.

3.0 WATER SERVICES

3.1 Water Demand and Supply

The estimated consumption values are derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. A summary of the projected sanitary sewer flow/water consumption is as follows:

South Avenue Development						
Proposed Sanitary Sewer Flow / Water Consumption Projections						
Location	**Use**	**Size**		**Rate**		**Flow (GPD)**
Residential Building						
1-Bed	Residential	30	Units	110	per Bedroom	3,300
2-Bed	Residential	40	Units	110	per Bedroom	8,800
3-Bed	Residential	4	Units	110	per Bedroom	1,320
					Total Proposed Daily Flow:	**13,420**

3.2 Proposed Water Supply

Water supply for the project will be provided from the City of Poughkeepsie municipal water system. The water will be supplied by the joint Town and City water treatment facility located at 3431 North Road, Poughkeepsie, NY 12601. The water will come from the municipal line located off North Water Street. The proposed development plans to do a wet tap connection of a 6" DIP service line with a gate valve into the existing 8" cast iron water main.

3.3 Water Infrastructure Improvements

A new water meter and backflow prevention device will be installed in the mechanical room in the proposed building. The building will include a new FDC connection and knox box located on the building frontage.

3.4 Fire Suppression

The proposed building will be equipped with sprinkler system in accordance with NFPA guidelines. There is an existing fire hydrant to remain in front of the building.

4.0 WASTEWATER SERVICES

4.1 Design Wastewater Flows

As discussed in Section 3.1, the estimated consumption values are derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. The total average day demand for sewer and water is 13,420 GDP for the project. Using a peak factor of 4.0, as recommended by the NYSDEC, the calculated Design Max Hourly Flow Rate is 37.28 GPM.

4.2 Existing Wastewater Treatment

The project will connect to the existing municipal sewer collection system. Wastewater generated by the proposed project will be treated by the City/Town of Poughkeepsie Municipal Wastewater Treatment Plant. The plant is located off Hudson Street in the Town of Poughkeepsie.

4.3 Wastewater Infrastructure Improvements

The wastewater is discharged into an existing sanitary manhole that connects into the municipal system's sanitary main located in South Avenue. The proposed building will tie into an existing 10" sanitary sewer line that connects into an existing the above-mentioned sanitary manhole.

4.4 Water and Wastewater Services – Conclusion

Based on the planned development of water/wastewater consumption estimates, the site will have a total sewer flow and water usage of 13,420 GPD. The water and sewer system will be connected to the City of Poughkeepsie water and sewer systems, using existing infrastructure located at the site. It is our ensurement that the existing water and wastewater services, from the City of Poughkeepsie Department of Public Works, will have adequate infrastructure and capacity to handle the proposed development.

The City of Poughkeepsie Engineering Department, as part of the site plan approval process, will be responsible for the review and approval of the water and sewer connections. The required testing parameters are also reviewed by the City Engineering Department and included in the approved plan.

5.0 STORMWATER SERVICES

Several types of permanent and temporary storm water pollutant controls are required to be installed and implemented for pre-construction, during construction and post-construction as shown on the Site Plans. Guidelines and recommendations can be found in the "New York State Standards and Specifications for Erosion and Sediment Control". Since disturbance is less than one acre and eligibility requirements are not met, a SPDES General Permit GP-0-25-001 and NYSDEC SWPPP is not required. However, a stormwater management plan to be reviewed by the City of Poughkeepsie has been designed to properly attenuate all stormwater runoff from the project site.

Selection of temporary storm water controls are part of the proposed plan and will be implemented on an "as needed basis" depending on the specific conditions of the site. Since site characteristics can change significantly during construction, it is important to monitor the site regularly to ensure the proper selection and implementation of the necessary controls. These controls include, but are not limited to, silt fence, drainage swales, check dams, hay bales, stone construction entrances, sediment traps and seeding and mulching.

5.1 Erosion and Sediment Controls

Temporary Stabilization

Silt fences, stabilized stone construction entrances, soil stockpiles and seeding and mulching, as well as other controls will be utilized as temporary surface water erosion and sediment control management features. See the Erosion and Sediment Control Plan(s) and details sheets for the location, size, quantity, and details of the temporary stormwater management features as described below.

Silt Fence

Silt fences will be used as necessary to reduce the sediment load in the receiving drainage ditches and as a perimeter sediment control device. In addition, silt fencing will be placed on the downslope sides of all disturbed areas 5 ft. from the toe of the slope until more permanent drainage and erosion control structures are established. In cases with environmentally sensitive areas adjacent to the downslope sides of disturbed

areas, silt fencing should be placed at the toe of the slope outside the sensitive area. All silt fence is to be 36" minimum length with built in woven wire mesh (min. 6X6 14 ½ gauge) unless otherwise specified on the construction details.

Inlet Protection

Storm drains inlet protection measures prevent soil, sediment, and debris from entering storm basins. In unpaved areas inlet protection shall consist of a row of silt fence completely encircling the drain inlet. In paved areas inlet protection can consist of stone and block, silt sox, or hanging filter traps as specified on the plans.

Stabilized Stone Construction Entrance

A construction entrance is used at all entrances and exists for construction activities. The stone construction entrance is stabilized to reduce tracking of mud and dirt onto surrounding roads and surfaces.

Seeding and Mulching

Seeding and mulching is one of the most important and underutilized erosion control practices. Exposed earths pose the greatest risks for erosion and sediment. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Temporarily Ceased means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Soil Stockpile

A soil stockpile is formed with soil excavated to provide proper building elevations. Stockpiled soil is later used to contour the surface to the desired grades, removed from the site, or the material is used for reclamation/restoration of the region following the removal of roads and facilities. All soil piled onsite must be completely enclosed by silt fence around the toe of the slope. The site fence should be installed a minimum of 2 feet from the toe of the slope. The soil pile should have a maximum side slope of 1V:2H. All soil piles must be stabilized with seed and mulch or covered with a plastic tarp if the soil will not be used within fourteen (14) days from the date the current soil pile was created.

Permanent Stabilization

Permanent stormwater stabilization measures include catch basins, piping and other stormwater structures as described in sections 5 and 6. In all instances, the structures associated with the stormwater management system have been sized to accommodate peak flows from the appropriate storm events as required by the governing municipality. All lawns and swales will be permanently seeded and mulched and maintained as necessary to prevent overgrowth.

5.2 Other Pollutant Controls

Paints and Solvents

During construction temporary structures such as construction trailers may be moved on site to store items such as paints, solvents, and gasoline pertinent to the continuation of construction activities. The intention of these structures is to shelter potential contaminants from stormwater and reduce the potential of toxic chemicals from entering the stormwater runoff due to construction activities.

Solvents and detergents that will be used for regular cleaning and maintenance of construction vehicles or temporary structures may be stored on-site. Solvents shall be used in cleaning machinery pursuant to 6 NYCRR Part 750. After use, solvents shall be disposed of in approved containers and removed from site at scheduled intervals.

Fuels

Fuel for construction equipment shall either be obtained from a licensed distributor of petroleum products or from an approved above ground storage tank on site. A distributor may be contracted to arrive on site periodically and fill all equipment, as necessary. All distributors of petroleum products must have adequate liability insurance to mitigate and clean up any spills that occur on site as well as obtain appropriate permits and licenses from the NYSDEC. All above ground storage tanks with a combined capacity of 1,100 gallons shall be registered with the NYSDEC pursuant to 6 NYCRR Part 614 Standards for New and Substantially Modified Petroleum Storage Facilities.

Fuel from construction vehicles may encounter stormwater when vehicles are stored outside. Good housekeeping and preventative maintenance procedures should be implemented to ensure fuel spills and leaks are minimized during refueling and storage. Any small-scale fuel or oil spills must be remedied immediately, and contaminated soils shall be disposed of appropriately. A licensed spill prevention and response team shall handle large-scale gasoline spills.

Oil and other petroleum products may be stored on site, in limited quantities, to ensure the continued operation of construction equipment in the event a scheduled delivery is unavailable. Items shall be stored in their original containers within temporary structures and shall not be exposed to stormwater. Used oil and petroleum products shall be stored in approved containers until recycled or disposed of at an approved disposal facility.

Temporary Facilities

Temporary sanitary facilities may be located on site for construction workers. This facility should be located in an accessible and visible location. Such a facility shall be leak and tip proof. A waste management company may be contracted to arrive on site and provide the routine pumping and sanitization of the facility. Such a company shall have adequate liability insurance to mitigate and clean up any spills that occur on site as well as appropriate permits and licenses from the NYSDEC.

Dust Control

Construction vehicles shall enter and exit the site at the stabilized construction entrance. The construction entrance will trap dust and mud that would otherwise be carried off-site by construction traffic. Water trucks will be used as needed during construction to reduce dust generated on the site. The general contractor will provide dust control in compliance with applicable local and state dust control regulations. The construction entrances will be maintained during the life of the construction and repaired, and/or cleaned, periodically to ensure proper function.

Dewatering

If dewatering is required, the water must be free of silt and sediment prior to discharge offsite or to any existing water bodies. If sediment is present, methods of sediment removal may include, but are not limited to; silt bags, temporary sediment traps, temporary sediment basins, or sheet flow across stabilized vegetated surfaces. As the quantity and quality of water cannot accurately be determined prior to

excavation dewatering practices must be determined during construction and should be approved by the site engineer prior to commencing any dewatering activities.

Solid Waste

No solid materials are allowed to be discharged from the site with stormwater. All solid waste shall be collected and placed in containers. The containers will be emptied periodically by a contract trash disposal service and hauled away from the site.

5.3 Best Management Practices

Throughout construction, care shall be taken to ensure sediment does not enter surface water bodies and chemicals do not enter stormwater, potentially contaminating surface, and groundwater supplies. The following Best Management Practices (BMP) shall be observed to maintain responsible environmental practices on the construction site.

Good Housekeeping

Good housekeeping is essential to reducing the risk of contaminating runoff waters during every stage of construction. The General Contractor shall ensure supervisors train each employee in good housekeeping practices as they pertain to the implementation of this Drainage Report.

Immediately following mobilization, the General Contractor shall take an inventory of all equipment and containers containing hazardous or toxic materials and submit this inventory to the Owner/Developer to keep on-site with this Drainage Report. This inventory shall be updated regularly to reflect changes in the quantity or type of hazardous and toxic materials stored on site. In the event of a spill, the Spill Response Team can refer to the inventory if the contents of the spill are unknown.

All equipment shall be operational while it is stored on site. Inspections shall be conducted regularly to ensure all equipment is free of leaks and that oil and grease are not in contact with soils or stormwater. Portable equipment such as chain saws, drills, as well as hand tools, must be placed within a trailer or under cover at the end of each workday.

A storage area shall be designated on-site where all hazardous or toxic materials are stored. Each employee shall return the materials to the designated storage area following use. Chemicals including oil, grease, solvents, and detergents shall be stored on-site in approved containers only. Used chemicals shall be disposed of in refuse containers and removed periodically. Containers shall be regularly inspected to ensure the integrity of the container and sealed to prevent leaks.

A scheduled clean-up shall occur at the end of each workweek. During this clean up, empty containers of solvents, oils, grease, paints, and detergents shall be disposed of, containers of gasoline shall be placed in trailers where they are not in contact with stormwater and the inventory shall be updated. Empty containers shall not be permitted on the ground.

Preventative Maintenance

All on-site vehicles must be inspected regularly for oil and grease leaks. All leaks shall be repaired immediately upon obtaining the appropriate equipment. If the leak cannot be fixed immediately, it shall be temporarily mitigated to prevent the flow of contaminants onto the soil and potentially into the stormwater. If necessary, the reservoir will be drained to stop the flow of contaminants, or the vehicle will

be moved under cover. Drip pans shall be used when performing any maintenance or cleaning on construction vehicles.

Spill Prevention and Response

The safety of employees and neighbors shall be of utmost concern when hazardous or toxic chemicals are stored or utilized on-site. Safety Data Sheets (SDS) shall be obtained for all toxic or hazardous substances that are stored on-site to provide employees with a valuable database in assessing risk in the event of a spill.

Any above ground storage tanks on site shall be installed pursuant to 6 NYCRR Part 614. According to the New York State "Minimum Standards for New and Substantially Modified Above Ground Storage Facilities", all tanks installed must meet or exceed the design criteria in one or more of the following design or manufacturing standards: UL No. 142, UL No. 58, API Standard No. 650, API Standard No. 620, CAN4-S601-M84 or CAN4-S630-M84. Tanks constructed of wood, concrete, aluminum, fiberglass reinforced plastic as well as riveted or bolted steel tanks are not permitted. All tanks must have installed leak detection systems, secondary containment, corrosion protection, and undergo periodic monitoring pursuant to all Part 614 requirements.

Should a spill occur, a licensed spill contractor will be contacted to mitigate the potential negative effects of a spill. Additionally, the NYSDEC must be notified of the release of petroleum products. The General Contractor shall have trained employees knowledgeable in the location of sorbent, brooms, rags, and mops in the event of a small-scale spill. An inventory of equipment and its location shall be posted in a visible location as well as kept in proximity to this Pollution Prevention Plan. If the General Contractor does not have Hazardous Materials trained employees on site, a firm that specializes in handling spills, soil and water contamination shall be called.

After a spill occurs, all personnel not trained in hazardous materials spill response shall be asked to evacuate the immediate area. The NYSDEC Spill Response Team shall be called to investigate the spill and determine if additional actions should be taken to ensure the safety of personnel and nearby residents. Should any employee have a suspected injury, a local emergency squad must be contacted immediately.

5.4 Hydrologic Analyses

The stormwater management design's purpose is to improve the quality of surface water runoff from all impervious areas and to provide a reduction in stormwater runoff volumes and rates during storm events. The appropriate methodology to manage stormwater runoff is to capture and treat runoff during 1-, 10- and 100-year storm events which are studied in conjunction with proposed and existing conditions in the hydrologic analyses.

The hydrologic analysis was performed using the HydroCAD stormwater modeling software, and surface areas have been calculated using AutoCAD. Soils information has been obtained through mapping per the NRCS Dutchess County Soils Survey and onsite deep tests. The hydrologic analyses can be found in **Appendices A & B**.

5.5 Proposed Stormwater Management – Pre vs. Post

To properly study the drainage areas for the specified project, a design point which represents the total flow leaving the studied drainage areas, has been modeled in HydroCAD and is visualized on the pre and

post drainage area maps in **Appendix D**. A single design point has been designated and all stormwater leading up to that point was evaluated for proposed and existing conditions**.** The table below compares the existing (Pre) to proposed (Post) conditions of stormwater runoff peak flow rates at the design point for the three specified storm events.

Peak Flow Rates At Design Point 1			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	1.7	1.2	**-0.5**
10	3.8	3.3	**-0.5**
100	7.0	6.3	**-0.7**

5.6 Conveyance Piping

Storm runoff from developed areas will be conveyed to and through the stormwater system by a series of underground piping and surface flows. Due to relatively small watershed areas associated with each catch basin, the SCS Unit Hydrograph TR-55/TR-20 Method and inlet capacities for circular pipes were used for pipe sizing. In general, piping is designed such that:

- All proposed piping is sized to accommodate the peak flow from the 25-year 24-hour storm, as prescribed by the local authority. (See **Appendix E**)
- Flow capacity is sufficient to convey runoff to the receiving discharge points.
- Strength is sufficient to withstand the soil cover and vehicle loads.

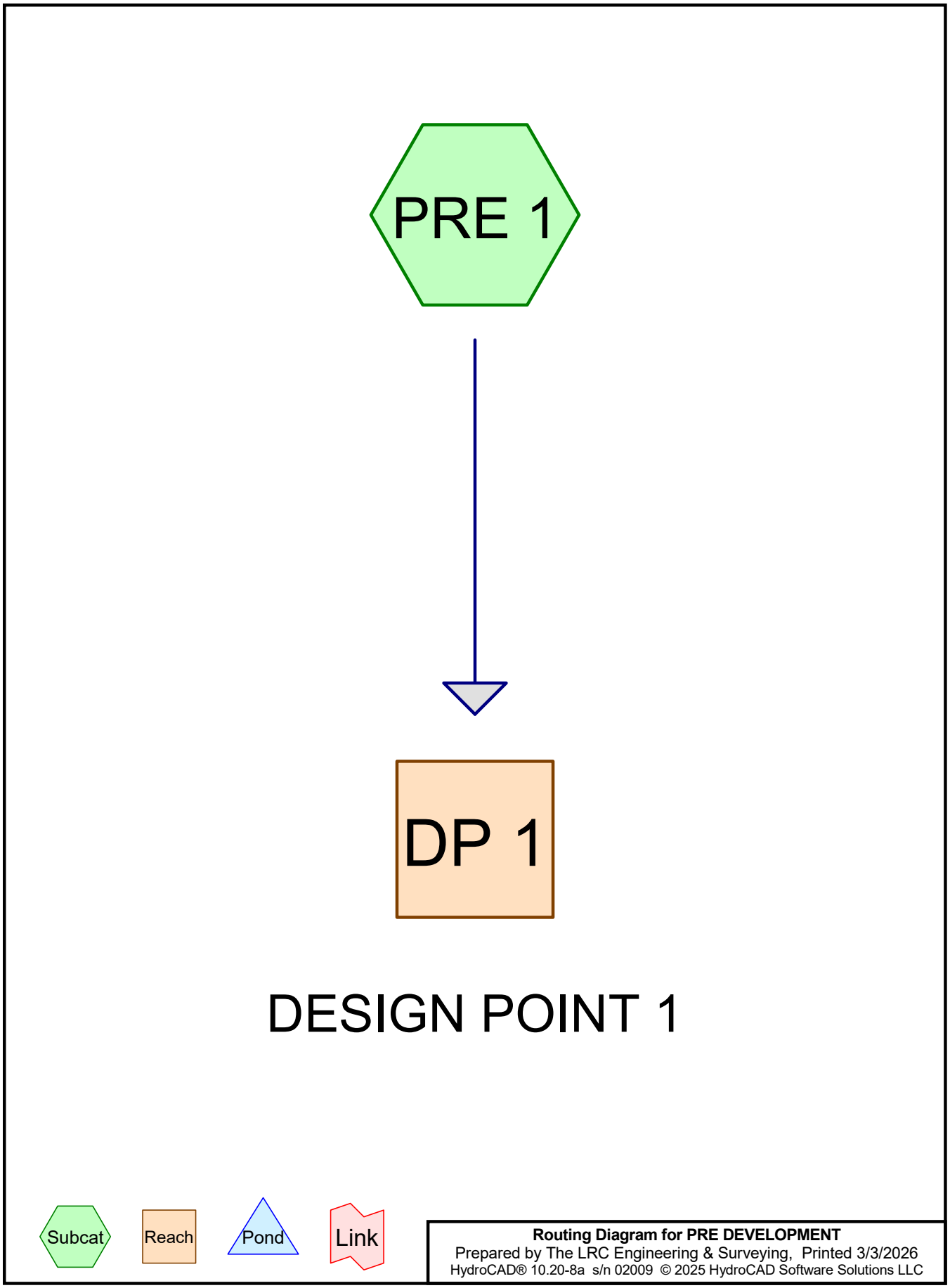
5.7 Permeable Pavers Underground Stormwater Retention

Permeable pavement is a green stormwater practice that is commonly used on urban sites with relatively flat, paved areas. Due to the site restraints, permeable pavers are proposed for this project along with underground gravel for stormwater retention. The intention of permeable pavers as a stormwater management practice is to detain and reduce stormwater runoff the site. The underground stone media system is proposed to provide stormwater runoff storage volumes within the void space as shown in **Appendix B** and drawings SG-1 and DN-4. In summary, the proposed permeable pavers practice will sufficiently provide:

- Stormwater runoff retention and potential infiltration into existing soils
- Strength to withstand vehicle loads
- Underdrains to convey stormwater towards existing stormwater conveyance systems

APPENDIX A

Pre-Development Run-off Calculations


PRE 1
DP 1
DESIGN POINT 1
Subcat
Reach
Pond
Link
Routing Diagram for PRE DEVELOPMENT
Prepared by The LRC Engineering & Surveying, Printed 3/3/2026
HydroCAD® 10.20-8a s/n 02009 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	NY-307 SOUTH AVE 24-hr S0P	1-yr	Default	0.00	1	2.61	2
2	10-yr	NY-307 SOUTH AVE 24-hr S0P	10-yr	Default	0.00	1	4.67	2
3	100-yr	NY-307 SOUTH AVE 24-hr S0P	100-yr	Default	0.00	1	8.20	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.209	39	>75% Grass cover, Good, HSG A (PRE 1)
0.213	96	Gravel surface, HSG A (PRE 1)
0.576	98	Paved parking, HSG A (PRE 1)
0.999	**85**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.999	HSG A	PRE 1
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.999		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.209	0.000	0.000	0.000	0.000	0.209	>75% Grass cover, Good	PRE 1
0.213	0.000	0.000	0.000	0.000	0.213	Gravel surface	PRE 1
0.576	0.000	0.000	0.000	0.000	0.576	Paved parking	PRE 1
0.999	**0.000**	**0.000**	**0.000**	**0.000**	**0.999**	**TOTAL AREA**	

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PRE 1: Runoff Area=43,500 sf 57.70% Impervious Runoff Depth=4.15"
Tc=6.0 min CN=85 Runoff=5.01 cfs 0.346 af

Reach DP 1: DESIGN POINT 1 Inflow=5.01 cfs 0.346 af
Outflow=5.01 cfs 0.346 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.15"
42.30% Pervious = 0.422 ac 57.70% Impervious = 0.576 ac

Summary for Subcatchment PRE 1:

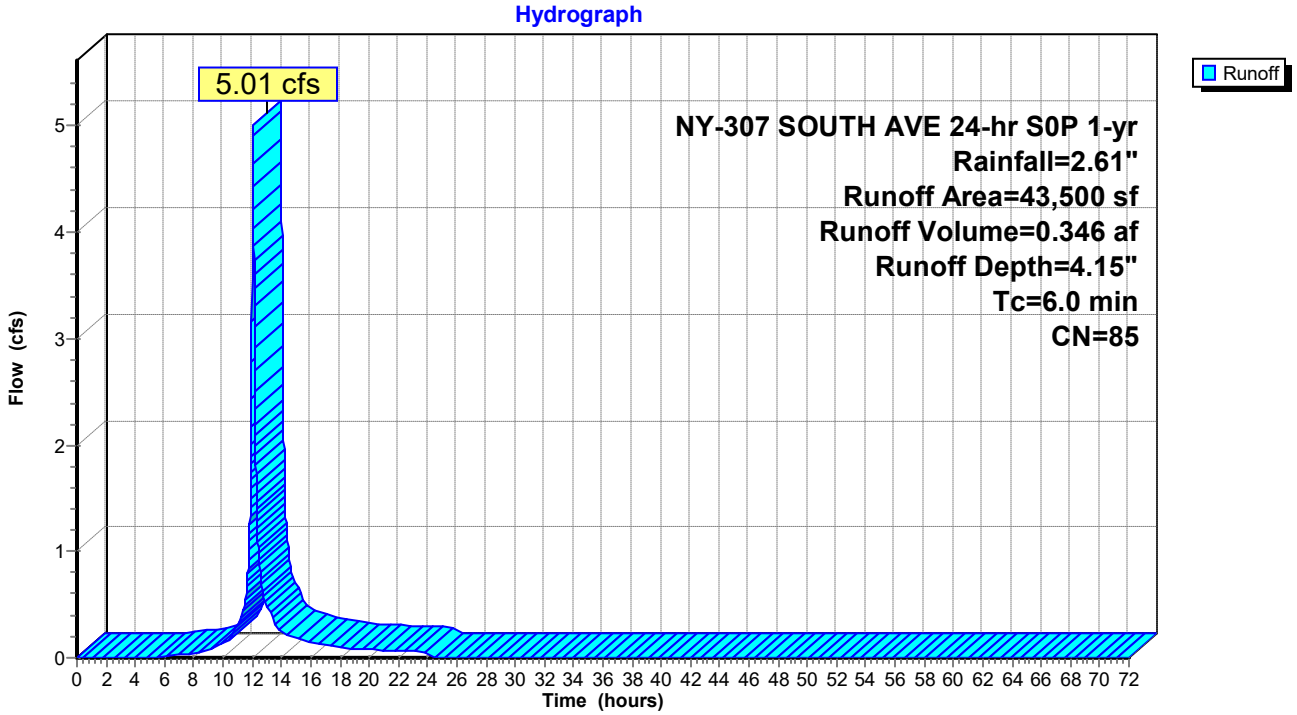
Runoff = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af, Depth= 4.15"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

Area (sf)	CN	Description
9,100	39	>75% Grass cover, Good, HSG A
25,100	98	Paved parking, HSG A
9,300	96	Gravel surface, HSG A
43,500	85	Weighted Average
18,400		42.30% Pervious Area
25,100		57.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment PRE 1:



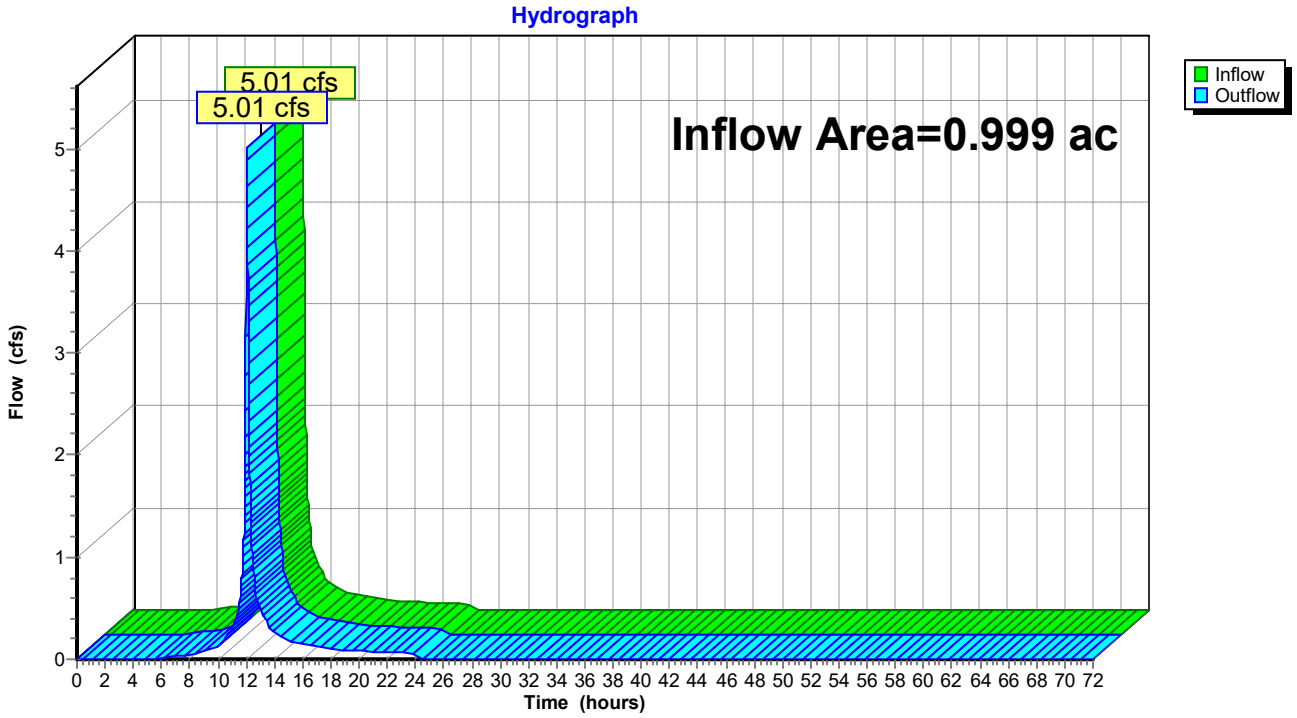
Summary for Reach DP 1: DESIGN POINT 1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.999 ac, 57.70% Impervious, Inflow Depth = 4.15" for 1-yr event
Inflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af
Outflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PRE 1: Runoff Area=43,500 sf 57.70% Impervious Runoff Depth=4.15"
Tc=6.0 min CN=85 Runoff=5.01 cfs 0.346 af

Reach DP 1: DESIGN POINT 1 Inflow=5.01 cfs 0.346 af
Outflow=5.01 cfs 0.346 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.15"
42.30% Pervious = 0.422 ac 57.70% Impervious = 0.576 ac

Summary for Subcatchment PRE 1:

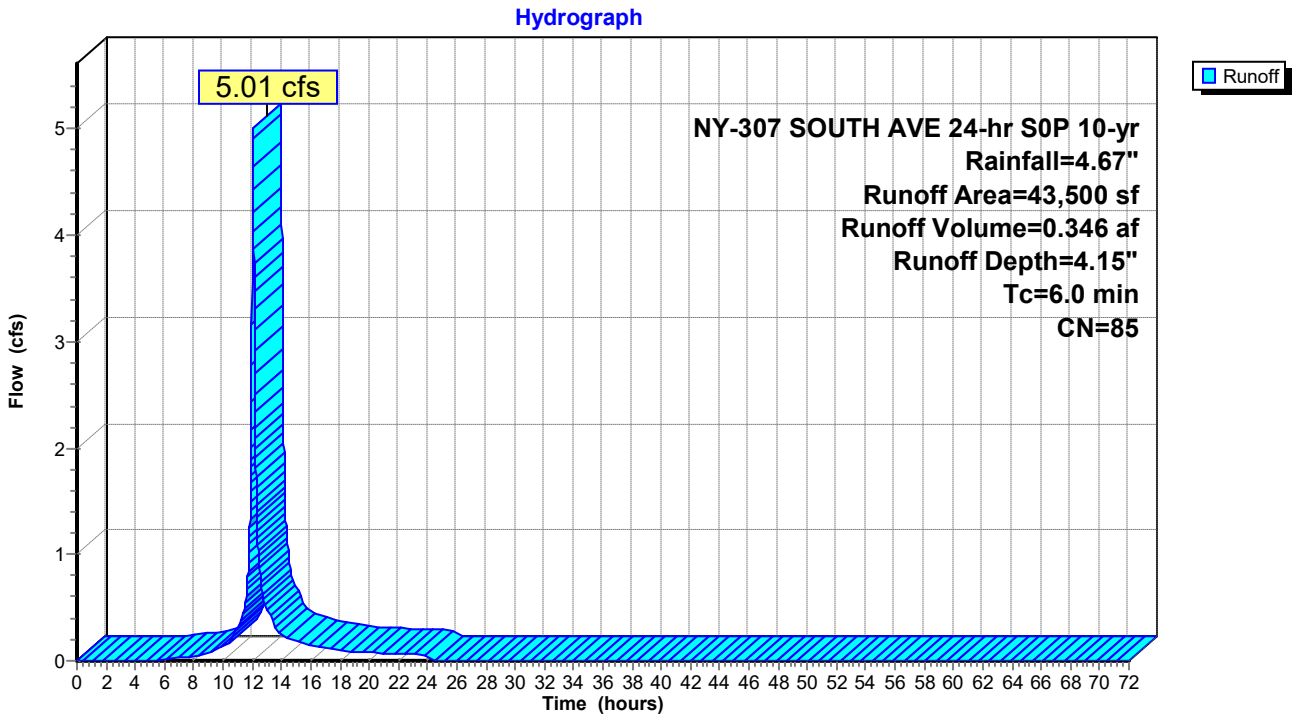
Runoff = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af, Depth= 4.15"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

Area (sf)	CN	Description
9,100	39	>75% Grass cover, Good, HSG A
25,100	98	Paved parking, HSG A
9,300	96	Gravel surface, HSG A
43,500	85	Weighted Average
18,400		42.30% Pervious Area
25,100		57.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment PRE 1:



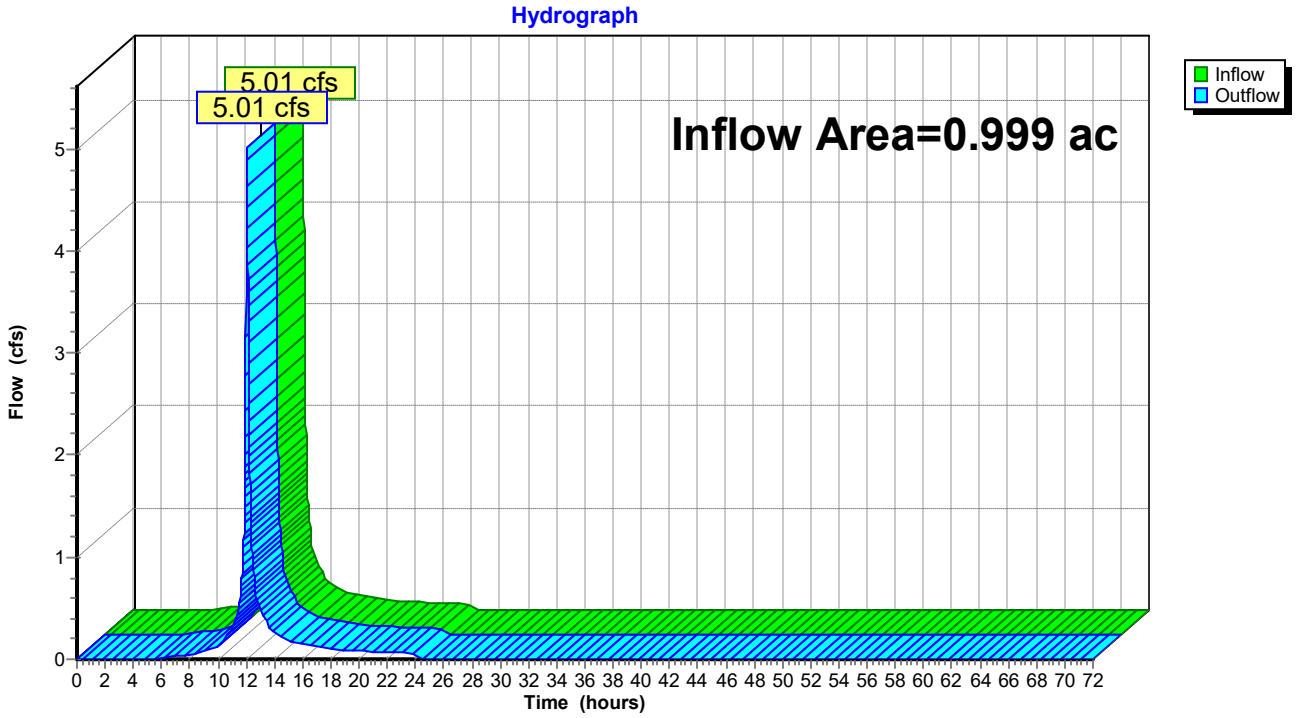
Summary for Reach DP 1: DESIGN POINT 1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.999 ac, 57.70% Impervious, Inflow Depth = 4.15" for 10-yr event
Inflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af
Outflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PRE 1: Runoff Area=43,500 sf 57.70% Impervious Runoff Depth=4.15"
Tc=6.0 min CN=85 Runoff=5.01 cfs 0.346 af

Reach DP 1: DESIGN POINT 1 Inflow=5.01 cfs 0.346 af
Outflow=5.01 cfs 0.346 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.15"
42.30% Pervious = 0.422 ac 57.70% Impervious = 0.576 ac

Summary for Subcatchment PRE 1:

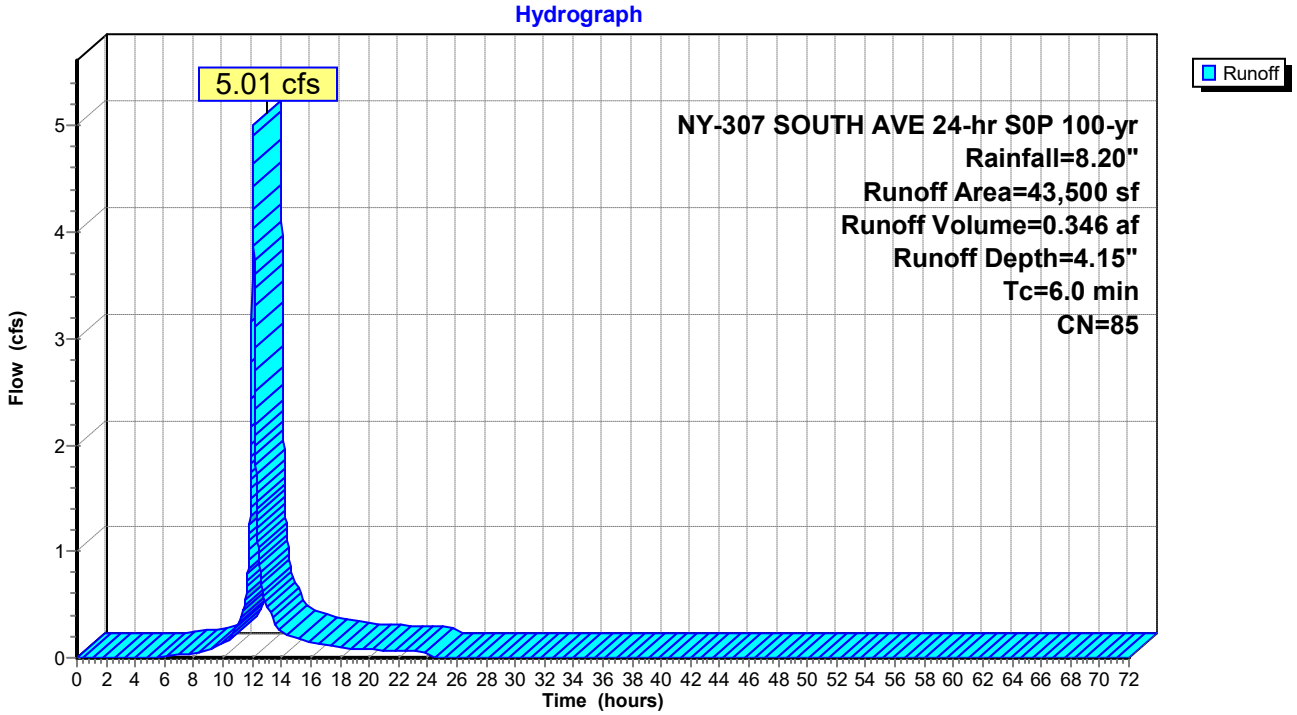
Runoff = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af, Depth= 4.15"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

Area (sf)	CN	Description
9,100	39	>75% Grass cover, Good, HSG A
25,100	98	Paved parking, HSG A
9,300	96	Gravel surface, HSG A
43,500	85	Weighted Average
18,400		42.30% Pervious Area
25,100		57.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment PRE 1:



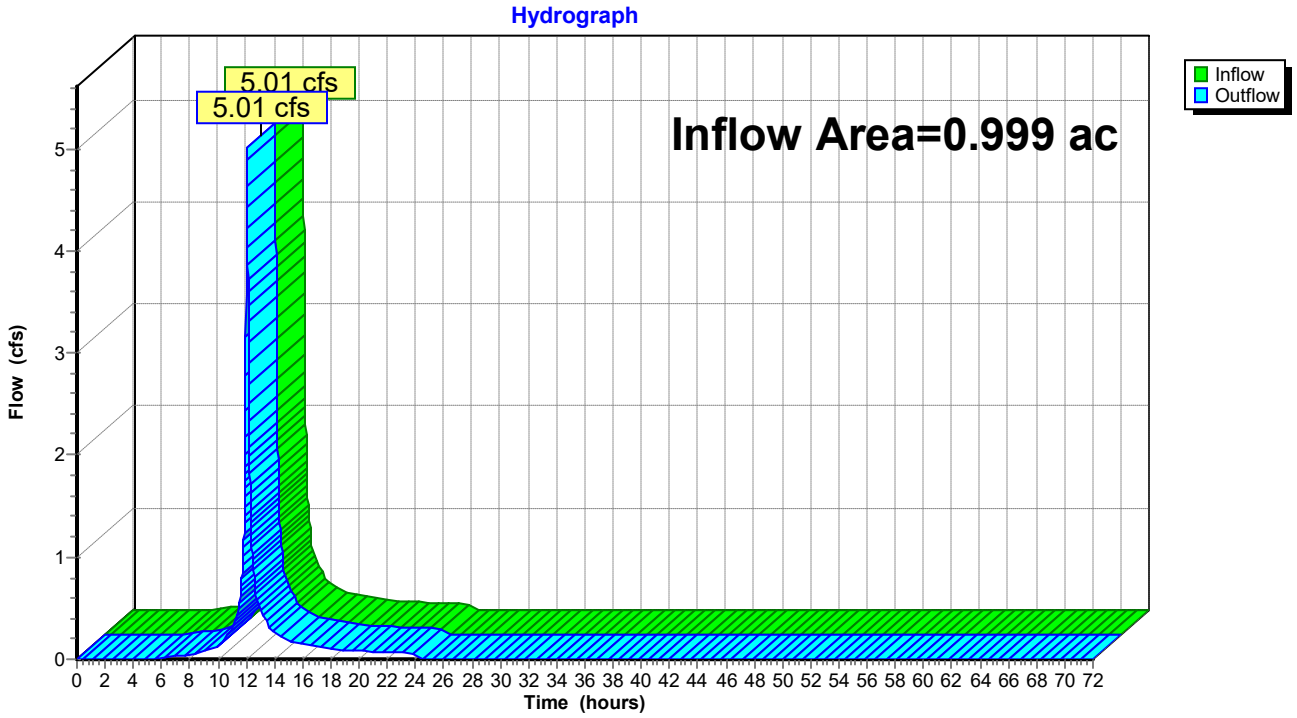
Summary for Reach DP 1: DESIGN POINT 1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.999 ac, 57.70% Impervious, Inflow Depth = 4.15" for 100-yr event
Inflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af
Outflow = 5.01 cfs @ 12.04 hrs, Volume= 0.346 af, Atten= 0%, Lag= 0.0 min

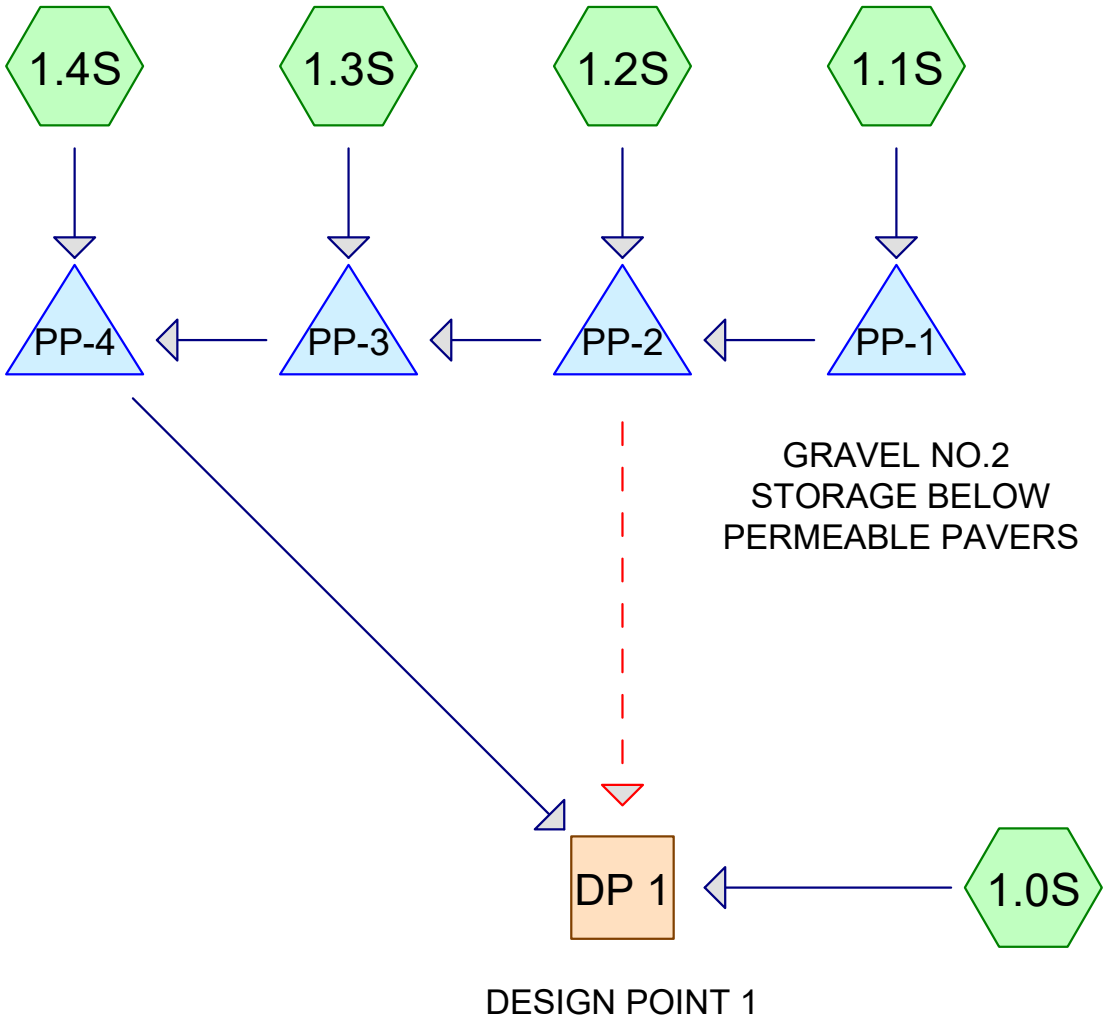
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



APPENDIX B

Post-Development Run-off Calculations



Subcat Reach Pond Link

Routing Diagram for POST DEVELOPMENT
Prepared by The LRC Engineering & Surveying, Printed 3/3/2026
HydroCAD® 10.20-8a s/n 02009 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	NY-307 SOUTH AVE 24-hr S0P	1-yr	Default	0.00	1	2.61	2
2	10-yr	NY-307 SOUTH AVE 24-hr S0P	10-yr	Default	0.00	1	4.67	2
3	100-yr	NY-307 SOUTH AVE 24-hr S0P	100-yr	Default	0.00	1	8.20	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.227	39	>75% Grass cover, Good, HSG A (1.0S)
0.569	98	Paved parking, HSG A (1.0S)
0.202	98	Permeable Pavers (1.0S, 1.1S, 1.2S, 1.3S, 1.4S)
0.999	**85**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.797	HSG A	1.0S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.202	Other	1.0S, 1.1S, 1.2S, 1.3S, 1.4S
0.999		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.227	0.000	0.000	0.000	0.000	0.227	>75% Grass cover, Good	1.0S
0.569	0.000	0.000	0.000	0.000	0.569	Paved parking	1.0S
0.000	0.000	0.000	0.000	0.202	0.202	Permeable Pavers	1.0S, 1.1S, 1.2S, 1.3S, 1.4S
0.797	**0.000**	**0.000**	**0.000**	**0.202**	**0.999**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	PP-2	106.25	99.30	153.0	0.0454	0.012	0.0	12.0	0.0	
2	PP-4	101.50	99.30	141.0	0.0156	0.012	0.0	12.0	0.0	

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1.0S: Runoff Area=35,715 sf 72.28% Impervious Runoff Depth=3.84"
Tc=6.0 min CN=82 Runoff=3.84 cfs 0.262 af

Subcatchment 1.1S: Runoff Area=2,870 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.40 cfs 0.031 af

Subcatchment 1.2S: Runoff Area=1,670 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.23 cfs 0.018 af

Subcatchment 1.3S: Runoff Area=1,705 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.24 cfs 0.018 af

Subcatchment 1.4S: Runoff Area=1,535 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.21 cfs 0.016 af

Reach DP 1: DESIGN POINT 1 Inflow=4.27 cfs 0.332 af
Outflow=4.27 cfs 0.332 af

Pond PP-1: GRAVEL NO.2 STORAGE BELOW Peak Elev=107.80' Storage=478 cf Inflow=0.40 cfs 0.031 af
Outflow=0.24 cfs 0.026 af

Pond PP-2: Peak Elev=106.51' Storage=253 cf Inflow=0.41 cfs 0.044 af
Primary=0.17 cfs 0.019 af Secondary=0.21 cfs 0.022 af Outflow=0.38 cfs 0.041 af

Pond PP-3: Peak Elev=105.36' Storage=310 cf Inflow=0.37 cfs 0.037 af
Outflow=0.30 cfs 0.034 af

Pond PP-4: Peak Elev=103.93' Storage=311 cf Inflow=0.45 cfs 0.050 af
Outflow=0.40 cfs 0.048 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.16"
22.76% Pervious = 0.227 ac 77.24% Impervious = 0.771 ac

Summary for Subcatchment 1.0S:

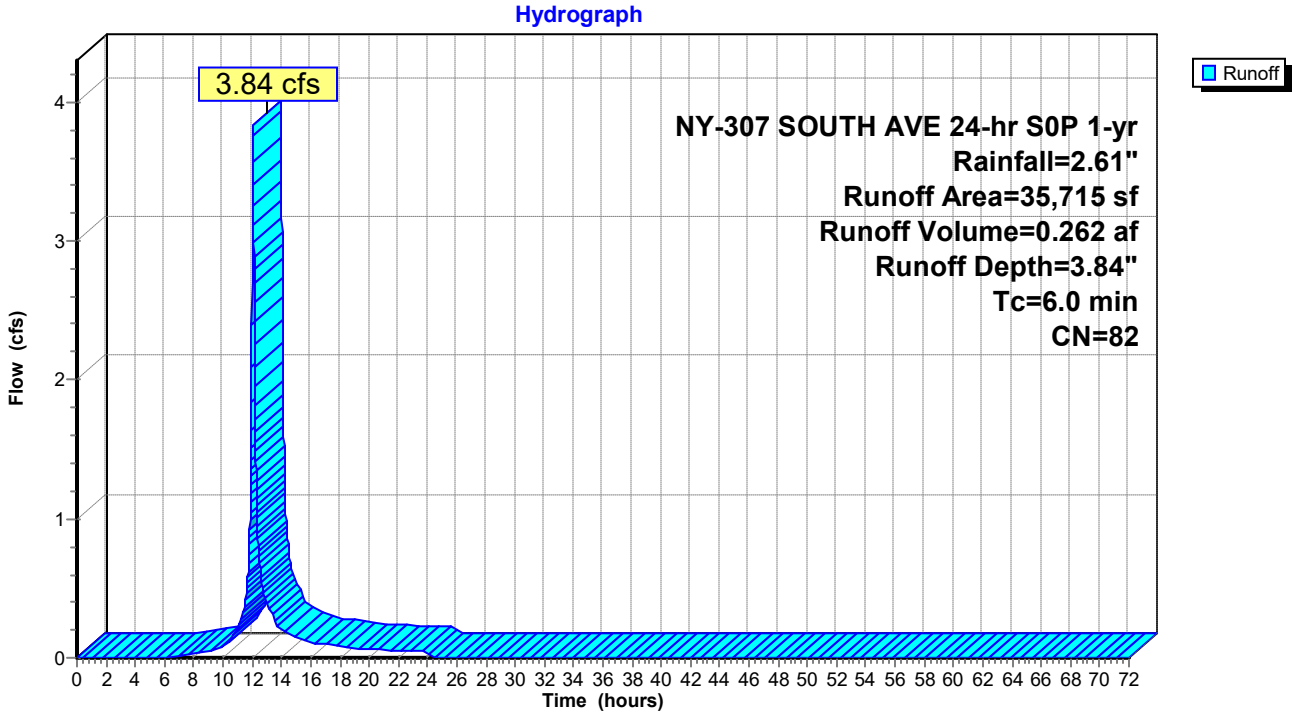
Runoff = 3.84 cfs @ 12.04 hrs, Volume= 0.262 af, Depth= 3.84"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
	9,900	39	>75% Grass cover, Good, HSG A
	24,800	98	Paved parking, HSG A
*	1,015	98	Permeable Pavers
	35,715	82	Weighted Average
	9,900		27.72% Pervious Area
	25,815		72.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.0S:



Summary for Subcatchment 1.1S:

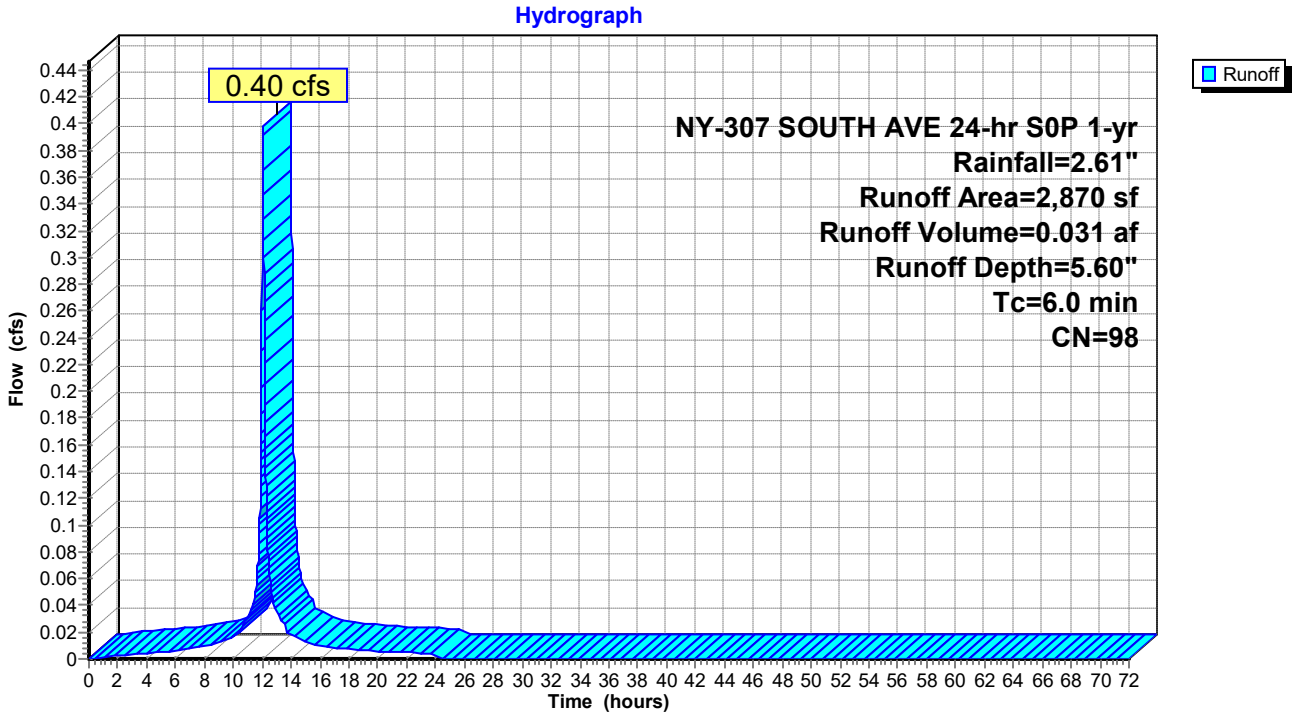
Runoff = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af, Depth= 5.60"
Routed to Pond PP-1 : GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	2,870	98	Permeable Pavers
	2,870		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.1S:



Summary for Subcatchment 1.2S:

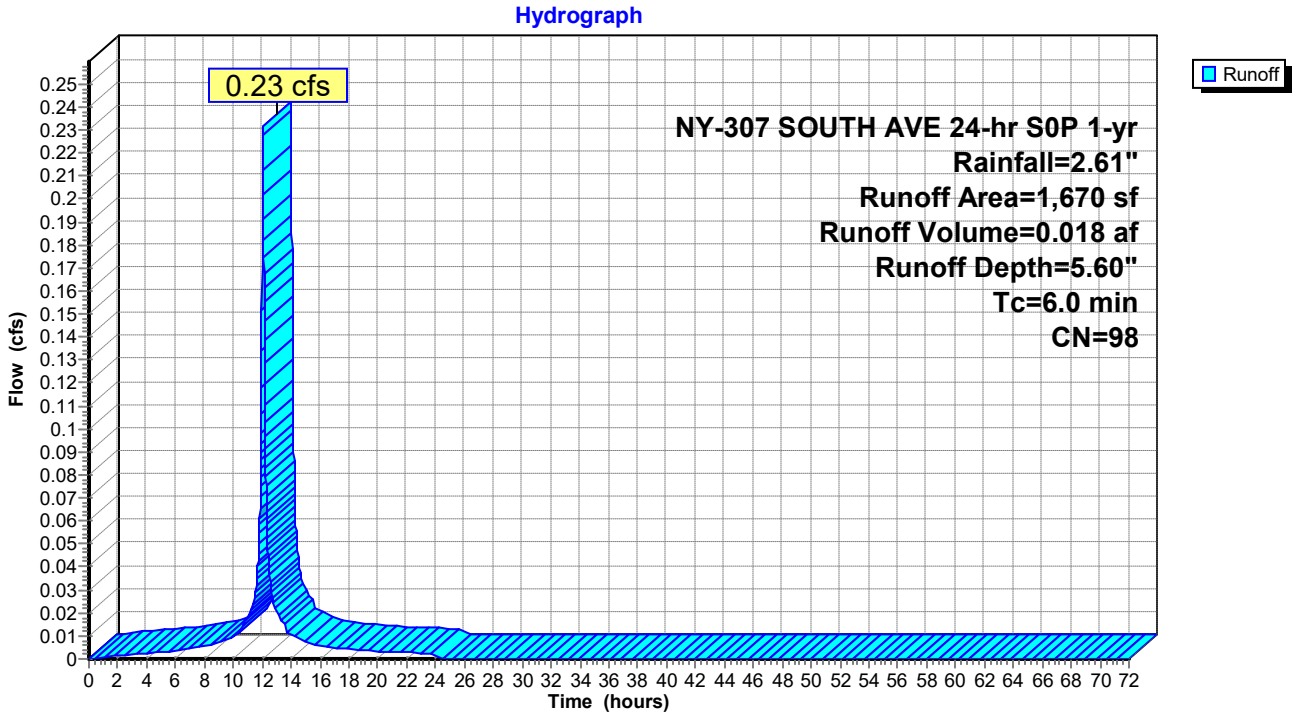
Runoff = 0.23 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	1,670	98	Permeable Pavers
	1,670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.2S:



Summary for Subcatchment 1.3S:

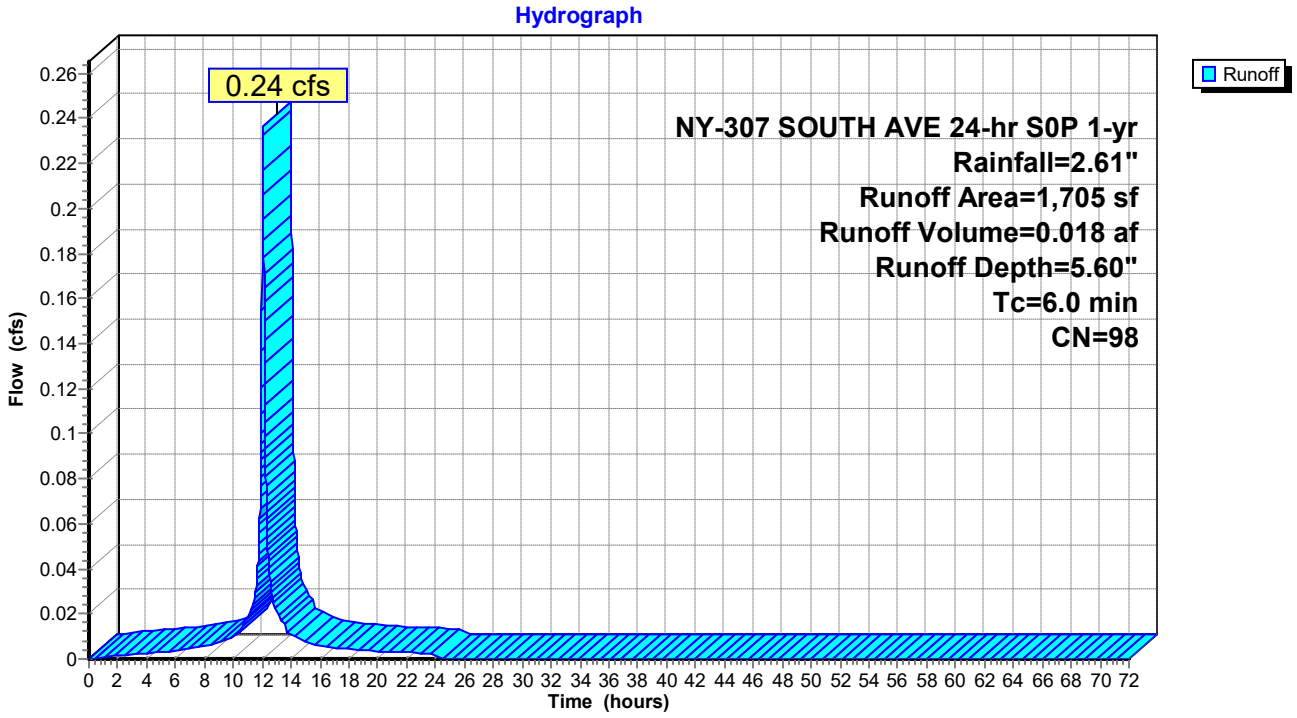
Runoff = 0.24 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-3 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	1,705	98	Permeable Pavers
	1,705		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.3S:



Summary for Subcatchment 1.4S:

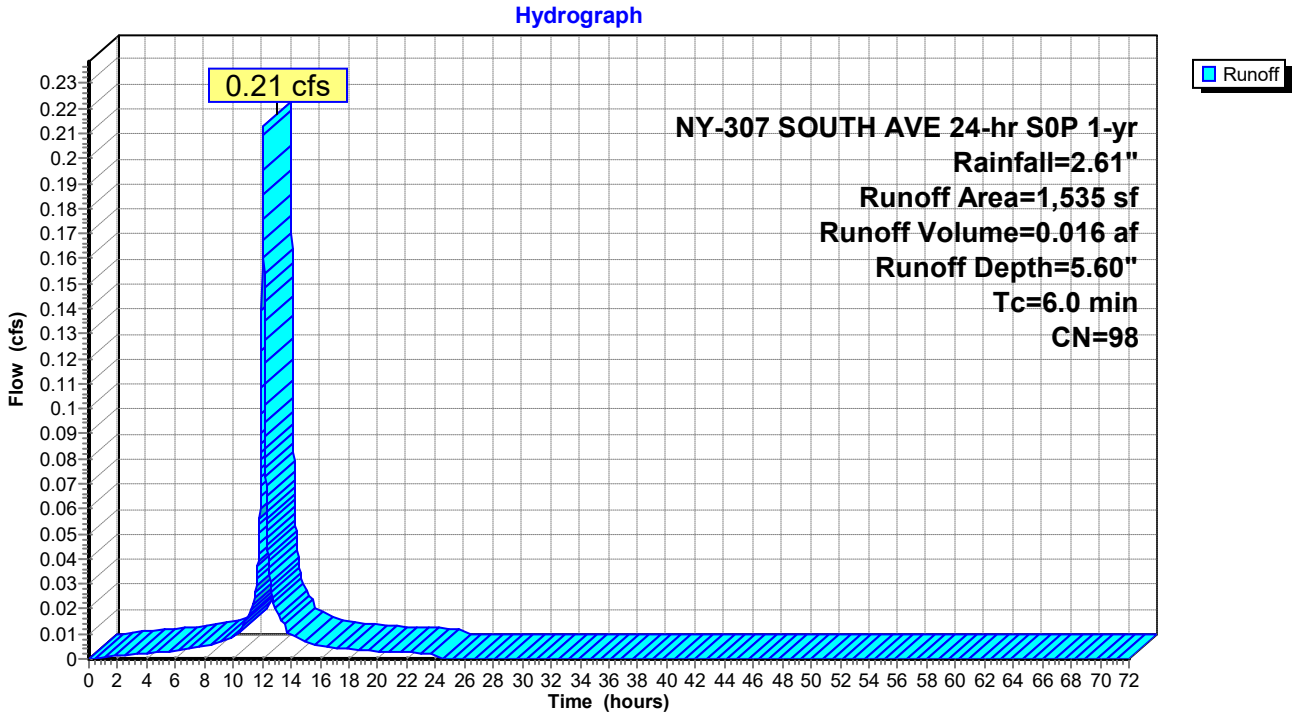
Runoff = 0.21 cfs @ 12.04 hrs, Volume= 0.016 af, Depth= 5.60"
Routed to Pond PP-4 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	1,535	98	Permeable Pavers
	1,535		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.4S:



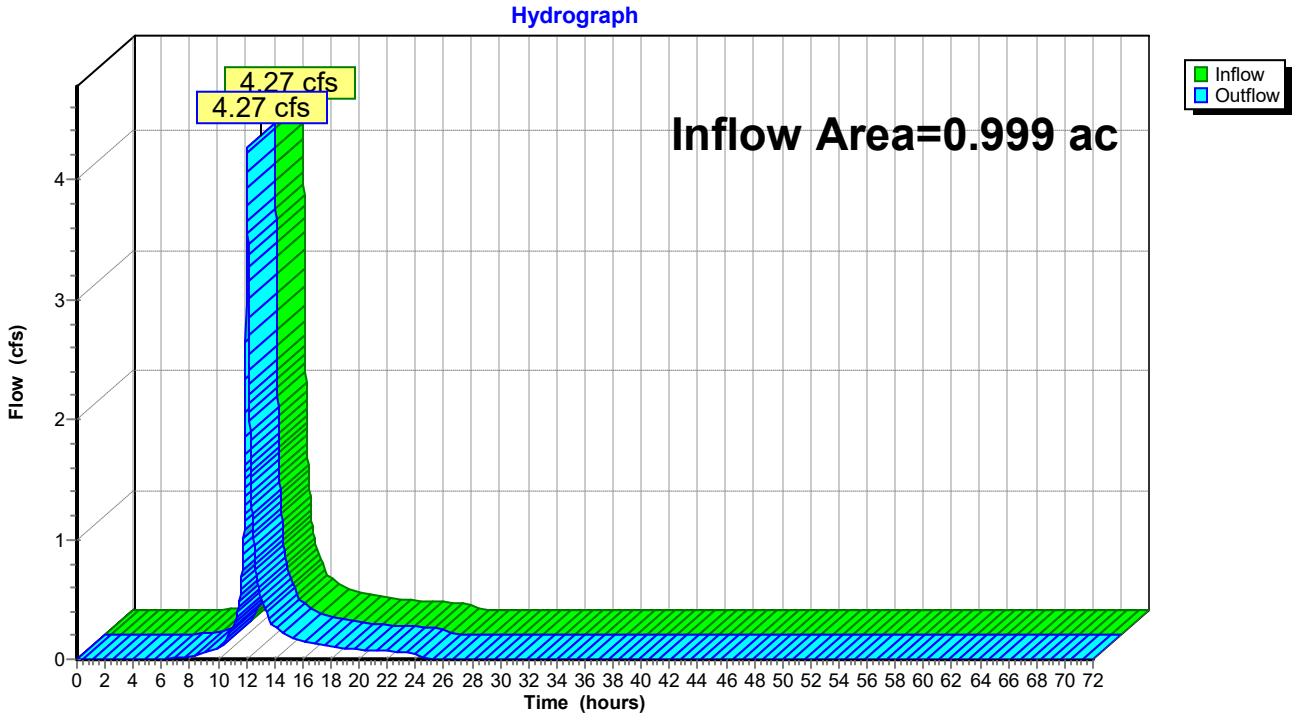
Summary for Reach DP 1: DESIGN POINT 1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.999 ac, 77.24% Impervious, Inflow Depth = 3.99" for 1-yr event
Inflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 af
Outflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



Summary for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Inflow Area = 0.066 ac,100.00% Impervious, Inflow Depth = 5.60" for 1-yr event
Inflow = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af
Outflow = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af, Atten= 41%, Lag= 7.4 min
Primary = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af
Routed to Pond PP-2 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 107.80' @ 12.16 hrs Surf.Area= 2,870 sf Storage= 478 cf

Plug-Flow detention time= 186.9 min calculated for 0.026 af (84% of inflow)
Center-of-Mass det. time= 114.9 min (860.0 - 745.1)

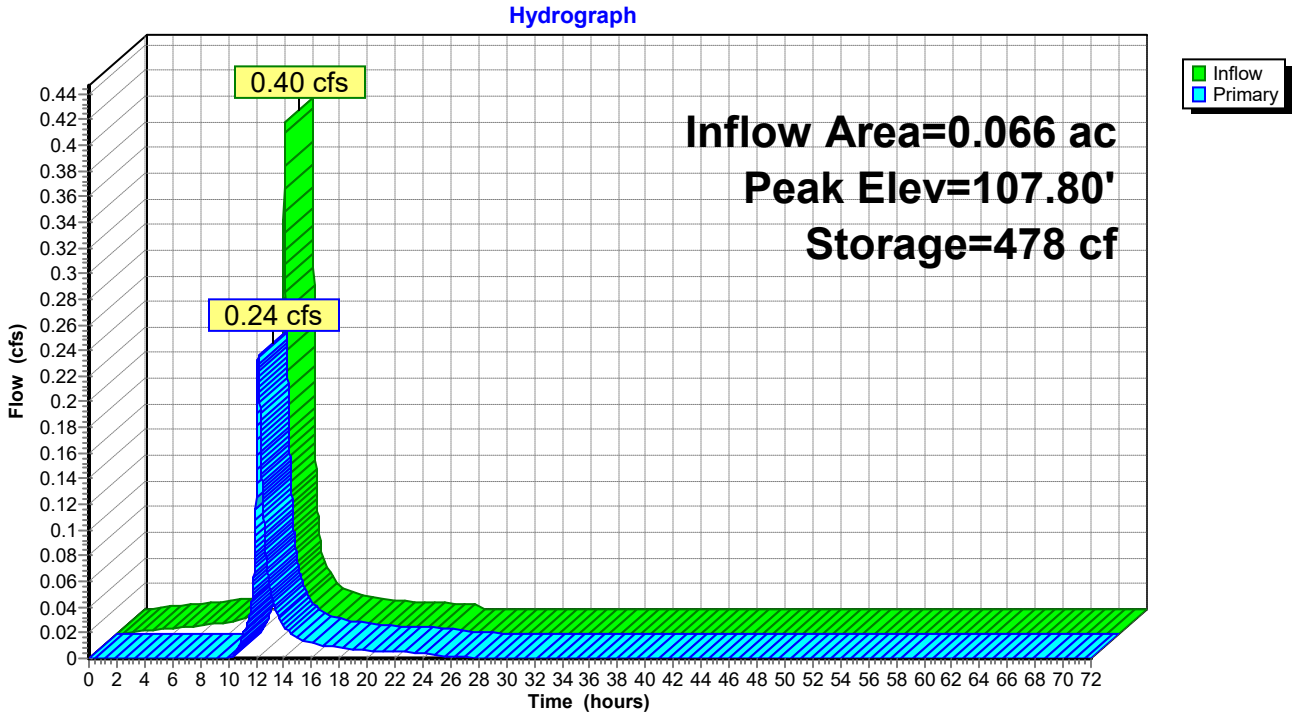
Volume	Invert	Avail.Storage	Storage Description
#1	107.25'	1,722 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,740 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
107.25	2,870	0	0
109.25	2,870	5,740	5,740

Device	Routing	Invert	Outlet Devices
#1	Primary	107.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.24 cfs @ 12.16 hrs HW=107.80' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.24 cfs @ 1.88 fps)

Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS



Stage-Area-Storage for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
107.25	**2,870**	0
107.27	2,870	17
107.29	2,870	34
107.31	2,870	52
107.33	2,870	69
107.35	2,870	86
107.37	2,870	103
107.39	2,870	121
107.41	2,870	138
107.43	2,870	155
107.45	2,870	172
107.47	2,870	189
107.49	2,870	207
107.51	2,870	224
107.53	2,870	241
107.55	2,870	258
107.57	2,870	276
107.59	2,870	293
107.61	2,870	310
107.63	2,870	327
107.65	2,870	344
107.67	2,870	362
107.69	2,870	379
107.71	2,870	396
107.73	2,870	413
107.75	2,870	431
107.77	2,870	448
107.79	2,870	465
107.81	2,870	482
107.83	2,870	499
107.85	2,870	517
107.87	2,870	534
107.89	2,870	551
107.91	2,870	568
107.93	2,870	585
107.95	2,870	603
107.97	2,870	620
107.99	2,870	637
108.01	2,870	654
108.03	2,870	672
108.05	2,870	689
108.07	2,870	706
108.09	2,870	723
108.11	2,870	740
108.13	2,870	758
108.15	2,870	775
108.17	2,870	792
108.19	2,870	809
108.21	2,870	827
108.23	2,870	844
108.25	2,870	861
108.27	2,870	878
108.29	2,870	895
108.31	2,870	913
108.33	2,870	930
108.35	2,870	947
108.37	2,870	964
108.39	2,870	982
108.41	2,870	999
108.43	2,870	1,016
108.45	2,870	1,033
108.47	2,870	1,050
108.49	2,870	1,068
108.51	2,870	1,085
108.53	2,870	1,102
108.55	2,870	1,119
108.57	2,870	1,137
108.59	2,870	1,154
108.61	2,870	1,171
108.63	2,870	1,188
108.65	2,870	1,205
108.67	2,870	1,223
108.69	2,870	1,240
108.71	2,870	1,257
108.73	2,870	1,274
108.75	2,870	1,292
108.77	2,870	1,309
108.79	2,870	1,326
108.81	2,870	1,343
108.83	2,870	1,360
108.85	2,870	1,378
108.87	2,870	1,395
108.89	2,870	1,412
108.91	2,870	1,429
108.93	2,870	1,446
108.95	2,870	1,464
108.97	2,870	1,481
108.99	2,870	1,498
109.01	2,870	1,515
109.03	2,870	1,533
109.05	2,870	1,550
109.07	2,870	1,567
109.09	2,870	1,584
109.11	2,870	1,601
109.13	2,870	1,619
109.15	2,870	1,636
109.17	2,870	1,653
109.19	2,870	1,670
109.21	2,870	1,688
109.23	2,870	1,705
109.25	2,870	**1,722**

Summary for Pond PP-2:

Inflow Area = 0.104 ac,100.00% Impervious, Inflow Depth = 5.03" for 1-yr event
Inflow = 0.41 cfs @ 12.06 hrs, Volume= 0.044 af
Outflow = 0.38 cfs @ 12.15 hrs, Volume= 0.041 af, Atten= 7%, Lag= 5.0 min
Primary = 0.17 cfs @ 12.15 hrs, Volume= 0.019 af
Routed to Pond PP-3 :
Secondary = 0.21 cfs @ 12.15 hrs, Volume= 0.022 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 106.51' @ 12.15 hrs Surf.Area= 1,670 sf Storage= 253 cf

Plug-Flow detention time= 87.3 min calculated for 0.041 af (93% of inflow)
Center-of-Mass det. time= 43.9 min (856.8 - 813.0)

Volume	Invert	Avail.Storage	Storage Description
#1	106.00'	1,002 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,340 cf Overall x 30.0% Voids

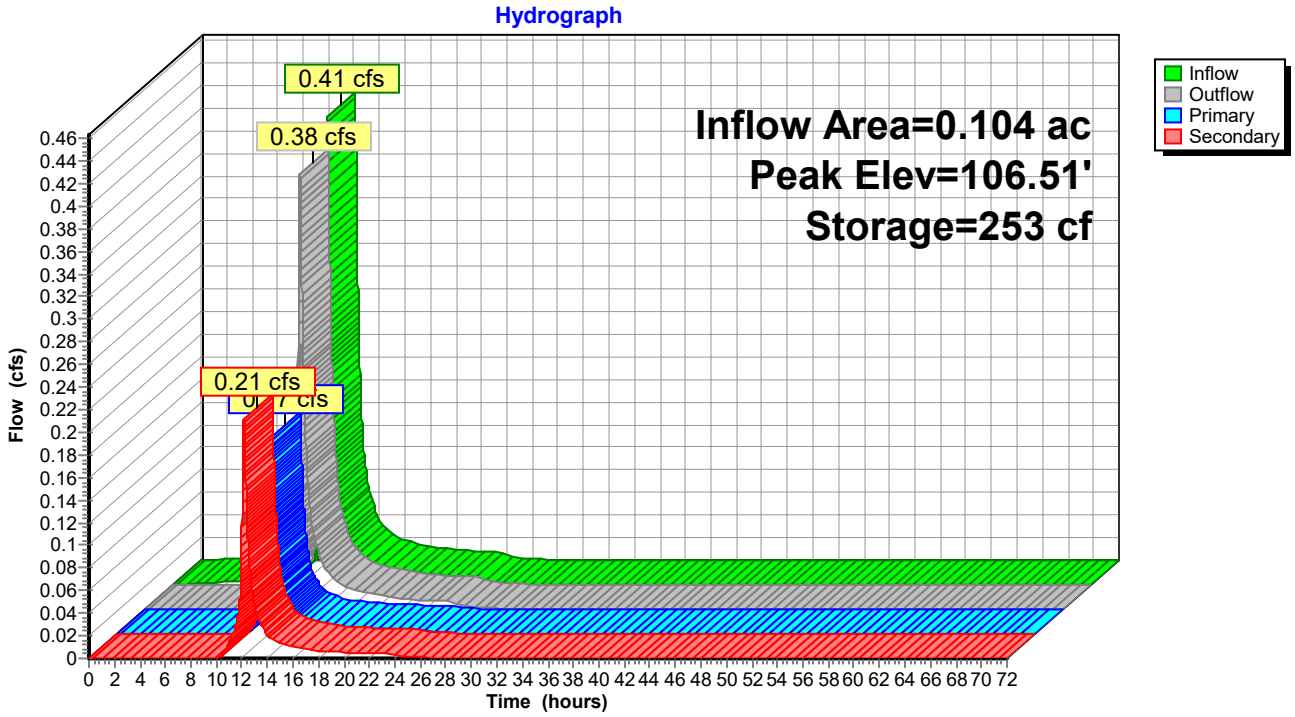
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.00	1,670	0	0
108.00	1,670	3,340	3,340

Device	Routing	Invert	Outlet Devices
#1	Primary	106.25'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 3	106.25'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	106.25'	**12.0" Round Culvert** L= 153.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 106.25' / 99.30' S= 0.0454 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.17 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.17 cfs @ 1.72 fps)

Secondary OutFlow Max=0.21 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**3=Culvert** (Passes 0.21 cfs of 0.27 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.21 cfs @ 1.72 fps)

Pond PP-2:


Hydrograph
Inflow Area=0.104 ac
Peak Elev=106.51'
Storage=253 cf
0.41 cfs
0.38 cfs
0.21 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-2:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
106.00	**1,670**	0
106.02	1,670	10
106.04	1,670	20
106.06	1,670	30
106.08	1,670	40
106.10	1,670	50
106.12	1,670	60
106.14	1,670	70
106.16	1,670	80
106.18	1,670	90
106.20	1,670	100
106.22	1,670	110
106.24	1,670	120
106.26	1,670	130
106.28	1,670	140
106.30	1,670	150
106.32	1,670	160
106.34	1,670	170
106.36	1,670	180
106.38	1,670	190
106.40	1,670	200
106.42	1,670	210
106.44	1,670	220
106.46	1,670	230
106.48	1,670	240
106.50	1,670	251
106.52	1,670	261
106.54	1,670	271
106.56	1,670	281
106.58	1,670	291
106.60	1,670	301
106.62	1,670	311
106.64	1,670	321
106.66	1,670	331
106.68	1,670	341
106.70	1,670	351
106.72	1,670	361
106.74	1,670	371
106.76	1,670	381
106.78	1,670	391
106.80	1,670	401
106.82	1,670	411
106.84	1,670	421
106.86	1,670	431
106.88	1,670	441
106.90	1,670	451
106.92	1,670	461
106.94	1,670	471
106.96	1,670	481
106.98	1,670	491
107.00	1,670	501
107.02	1,670	511
107.04	1,670	521
107.06	1,670	531
107.08	1,670	541
107.10	1,670	551
107.12	1,670	561
107.14	1,670	571
107.16	1,670	581
107.18	1,670	591
107.20	1,670	601
107.22	1,670	611
107.24	1,670	621
107.26	1,670	631
107.28	1,670	641
107.30	1,670	651
107.32	1,670	661
107.34	1,670	671
107.36	1,670	681
107.38	1,670	691
107.40	1,670	701
107.42	1,670	711
107.44	1,670	721
107.46	1,670	731
107.48	1,670	741
107.50	1,670	752
107.52	1,670	762
107.54	1,670	772
107.56	1,670	782
107.58	1,670	792
107.60	1,670	802
107.62	1,670	812
107.64	1,670	822
107.66	1,670	832
107.68	1,670	842
107.70	1,670	852
107.72	1,670	862
107.74	1,670	872
107.76	1,670	882
107.78	1,670	892
107.80	1,670	902
107.82	1,670	912
107.84	1,670	922
107.86	1,670	932
107.88	1,670	942
107.90	1,670	952
107.92	1,670	962
107.94	1,670	972
107.96	1,670	982
107.98	1,670	992
108.00	1,670	**1,002**

Summary for Pond PP-3:

Inflow Area = 0.143 ac,100.00% Impervious, Inflow Depth = 3.10" for 1-yr event
Inflow = 0.37 cfs @ 12.06 hrs, Volume= 0.037 af
Outflow = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af, Atten= 19%, Lag= 6.9 min
Primary = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af
Routed to Pond PP-4 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 105.36' @ 12.17 hrs Surf.Area= 1,705 sf Storage= 310 cf

Plug-Flow detention time= 109.8 min calculated for 0.034 af (92% of inflow)
Center-of-Mass det. time= 60.8 min (863.0 - 802.2)

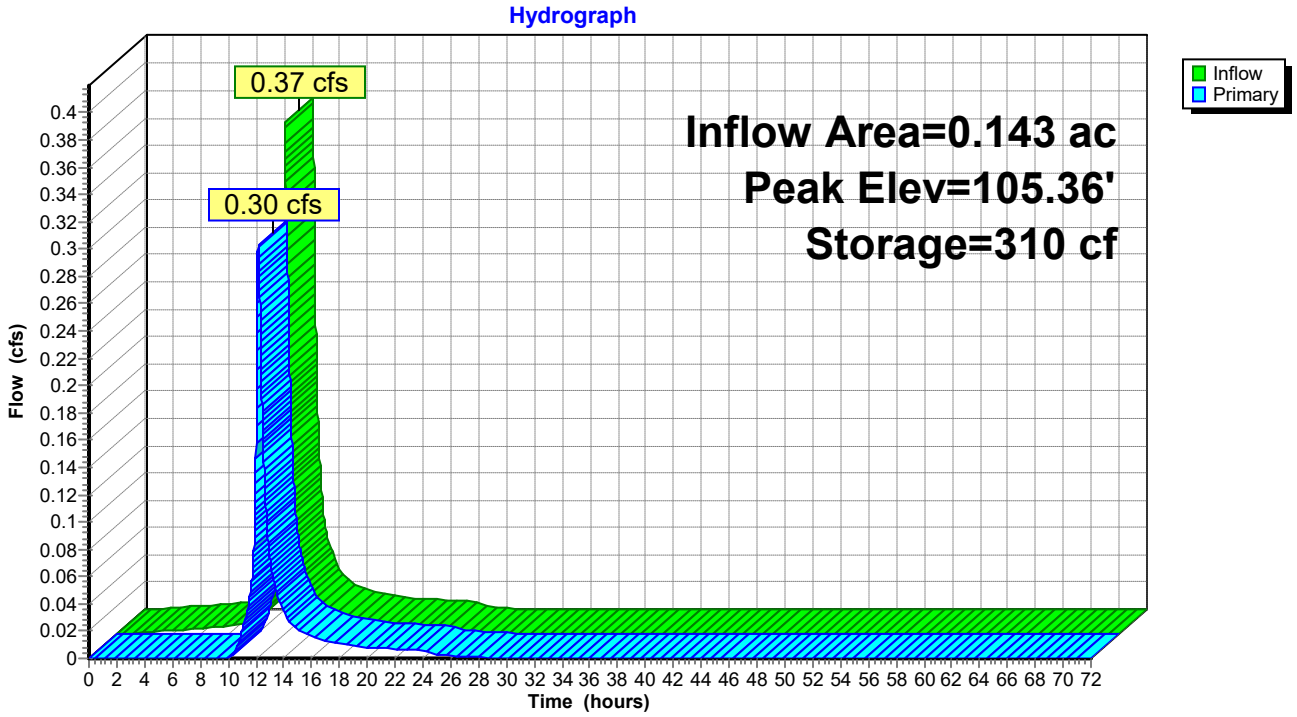
Volume	Invert	Avail.Storage	Storage Description
#1	104.75'	1,023 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,410 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
104.75	1,705	0	0
106.75	1,705	3,410	3,410

Device	Routing	Invert	Outlet Devices
#1	Primary	105.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.30 cfs @ 12.17 hrs HW=105.36' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.30 cfs @ 2.03 fps)

Pond PP-3:


Hydrograph
0.37 cfs
0.30 cfs
Inflow Area=0.143 ac
Peak Elev=105.36'
Storage=310 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-3:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
104.75	**1,705**	0
104.77	1,705	10
104.79	1,705	20
104.81	1,705	31
104.83	1,705	41
104.85	1,705	51
104.87	1,705	61
104.89	1,705	72
104.91	1,705	82
104.93	1,705	92
104.95	1,705	102
104.97	1,705	113
104.99	1,705	123
105.01	1,705	133
105.03	1,705	143
105.05	1,705	153
105.07	1,705	164
105.09	1,705	174
105.11	1,705	184
105.13	1,705	194
105.15	1,705	205
105.17	1,705	215
105.19	1,705	225
105.21	1,705	235
105.23	1,705	246
105.25	1,705	256
105.27	1,705	266
105.29	1,705	276
105.31	1,705	286
105.33	1,705	297
105.35	1,705	307
105.37	1,705	317
105.39	1,705	327
105.41	1,705	338
105.43	1,705	348
105.45	1,705	358
105.47	1,705	368
105.49	1,705	379
105.51	1,705	389
105.53	1,705	399
105.55	1,705	409
105.57	1,705	419
105.59	1,705	430
105.61	1,705	440
105.63	1,705	450
105.65	1,705	460
105.67	1,705	471
105.69	1,705	481
105.71	1,705	491
105.73	1,705	501
105.75	1,705	512
105.77	1,705	522
105.79	1,705	532
105.81	1,705	542
105.83	1,705	552
105.85	1,705	563
105.87	1,705	573
105.89	1,705	583
105.91	1,705	593
105.93	1,705	604
105.95	1,705	614
105.97	1,705	624
105.99	1,705	634
106.01	1,705	644
106.03	1,705	655
106.05	1,705	665
106.07	1,705	675
106.09	1,705	685
106.11	1,705	696
106.13	1,705	706
106.15	1,705	716
106.17	1,705	726
106.19	1,705	737
106.21	1,705	747
106.23	1,705	757
106.25	1,705	767
106.27	1,705	777
106.29	1,705	788
106.31	1,705	798
106.33	1,705	808
106.35	1,705	818
106.37	1,705	829
106.39	1,705	839
106.41	1,705	849
106.43	1,705	859
106.45	1,705	870
106.47	1,705	880
106.49	1,705	890
106.51	1,705	900
106.53	1,705	910
106.55	1,705	921
106.57	1,705	931
106.59	1,705	941
106.61	1,705	951
106.63	1,705	962
106.65	1,705	972
106.67	1,705	982
106.69	1,705	992
106.71	1,705	1,003
106.73	1,705	1,013
106.75	1,705	**1,023**

Summary for Pond PP-4:

Inflow Area = 0.179 ac,100.00% Impervious, Inflow Depth = 3.39" for 1-yr event
Inflow = 0.45 cfs @ 12.08 hrs, Volume= 0.050 af
Outflow = 0.40 cfs @ 12.20 hrs, Volume= 0.048 af, Atten= 11%, Lag= 6.9 min
Primary = 0.40 cfs @ 12.20 hrs, Volume= 0.048 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 103.93' @ 12.20 hrs Surf.Area= 1,535 sf Storage= 311 cf

Plug-Flow detention time= 81.5 min calculated for 0.048 af (95% of inflow)
Center-of-Mass det. time= 44.1 min (868.7 - 824.6)

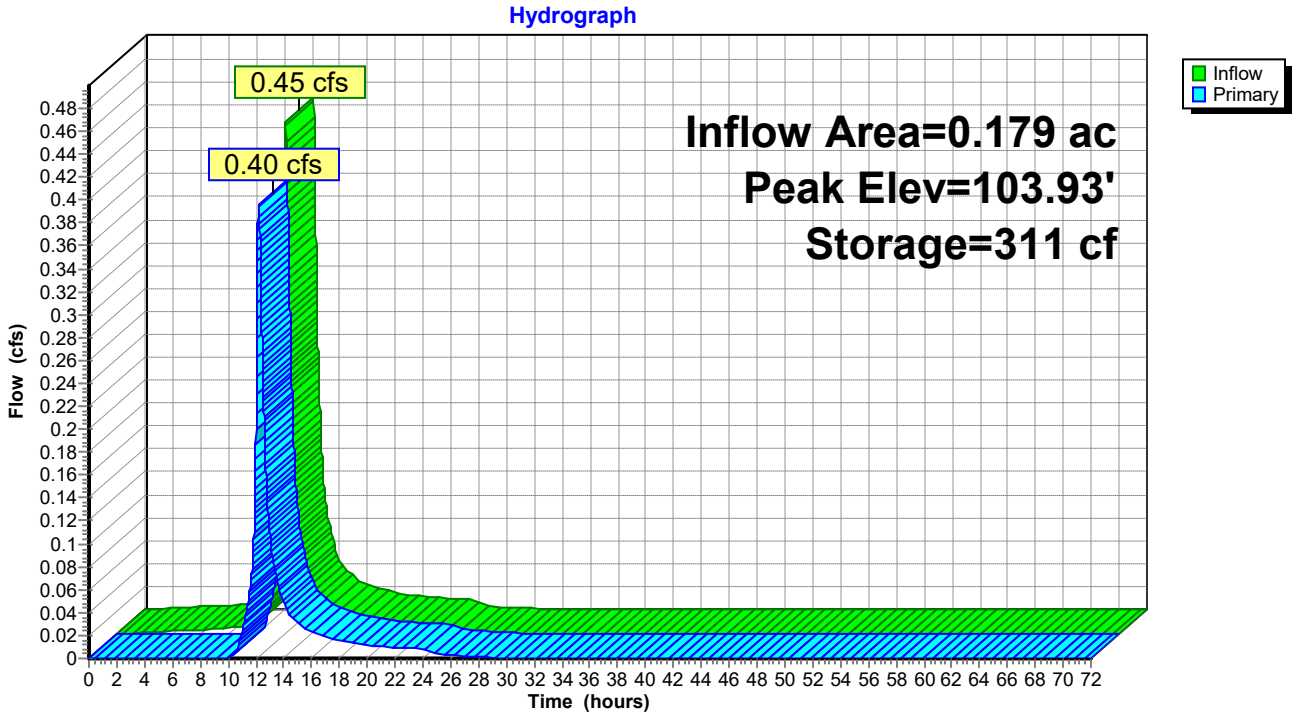
Volume	Invert	Avail.Storage	Storage Description
#1	103.25'	921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,070 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
103.25	1,535	0	0
105.25	1,535	3,070	3,070

Device	Routing	Invert	Outlet Devices
#1	Device 2	103.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	101.50'	**12.0" Round Culvert** L= 141.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 101.50' / 99.30' S= 0.0156 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.40 cfs @ 12.20 hrs HW=103.93' (Free Discharge)
↑—**2=Culvert** (Passes 0.40 cfs of 5.23 cfs potential flow)
↑—**1=Orifice/Grate** (Orifice Controls 0.40 cfs @ 2.22 fps)

Pond PP-4:


Hydrograph
0.45 cfs
0.40 cfs
Inflow Area=0.179 ac
Peak Elev=103.93'
Storage=311 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-4:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
103.25	**1,535**	0
103.27	1,535	9
103.29	1,535	18
103.31	1,535	28
103.33	1,535	37
103.35	1,535	46
103.37	1,535	55
103.39	1,535	64
103.41	1,535	74
103.43	1,535	83
103.45	1,535	92
103.47	1,535	101
103.49	1,535	111
103.51	1,535	120
103.53	1,535	129
103.55	1,535	138
103.57	1,535	147
103.59	1,535	157
103.61	1,535	166
103.63	1,535	175
103.65	1,535	184
103.67	1,535	193
103.69	1,535	203
103.71	1,535	212
103.73	1,535	221
103.75	1,535	230
103.77	1,535	239
103.79	1,535	249
103.81	1,535	258
103.83	1,535	267
103.85	1,535	276
103.87	1,535	286
103.89	1,535	295
103.91	1,535	304
103.93	1,535	313
103.95	1,535	322
103.97	1,535	332
103.99	1,535	341
104.01	1,535	350
104.03	1,535	359
104.05	1,535	368
104.07	1,535	378
104.09	1,535	387
104.11	1,535	396
104.13	1,535	405
104.15	1,535	414
104.17	1,535	424
104.19	1,535	433
104.21	1,535	442
104.23	1,535	451
104.25	1,535	461
104.27	1,535	470
104.29	1,535	479
104.31	1,535	488
104.33	1,535	497
104.35	1,535	507
104.37	1,535	516
104.39	1,535	525
104.41	1,535	534
104.43	1,535	543
104.45	1,535	553
104.47	1,535	562
104.49	1,535	571
104.51	1,535	580
104.53	1,535	589
104.55	1,535	599
104.57	1,535	608
104.59	1,535	617
104.61	1,535	626
104.63	1,535	635
104.65	1,535	645
104.67	1,535	654
104.69	1,535	663
104.71	1,535	672
104.73	1,535	682
104.75	1,535	691
104.77	1,535	700
104.79	1,535	709
104.81	1,535	718
104.83	1,535	728
104.85	1,535	737
104.87	1,535	746
104.89	1,535	755
104.91	1,535	764
104.93	1,535	774
104.95	1,535	783
104.97	1,535	792
104.99	1,535	801
105.01	1,535	810
105.03	1,535	820
105.05	1,535	829
105.07	1,535	838
105.09	1,535	847
105.11	1,535	857
105.13	1,535	866
105.15	1,535	875
105.17	1,535	884
105.19	1,535	893
105.21	1,535	903
105.23	1,535	912
105.25	1,535	**921**

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1.0S: Runoff Area=35,715 sf 72.28% Impervious Runoff Depth=3.84"
Tc=6.0 min CN=82 Runoff=3.84 cfs 0.262 af

Subcatchment 1.1S: Runoff Area=2,870 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.40 cfs 0.031 af

Subcatchment 1.2S: Runoff Area=1,670 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.23 cfs 0.018 af

Subcatchment 1.3S: Runoff Area=1,705 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.24 cfs 0.018 af

Subcatchment 1.4S: Runoff Area=1,535 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.21 cfs 0.016 af

Reach DP 1: DESIGN POINT 1 Inflow=4.27 cfs 0.332 af
Outflow=4.27 cfs 0.332 af

Pond PP-1: GRAVEL NO.2 STORAGE BELOW Peak Elev=107.80' Storage=478 cf Inflow=0.40 cfs 0.031 af
Outflow=0.24 cfs 0.026 af

Pond PP-2: Peak Elev=106.51' Storage=253 cf Inflow=0.41 cfs 0.044 af
Primary=0.17 cfs 0.019 af Secondary=0.21 cfs 0.022 af Outflow=0.38 cfs 0.041 af

Pond PP-3: Peak Elev=105.36' Storage=310 cf Inflow=0.37 cfs 0.037 af
Outflow=0.30 cfs 0.034 af

Pond PP-4: Peak Elev=103.93' Storage=311 cf Inflow=0.45 cfs 0.050 af
Outflow=0.40 cfs 0.048 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.16"
22.76% Pervious = 0.227 ac 77.24% Impervious = 0.771 ac

Summary for Subcatchment 1.0S:

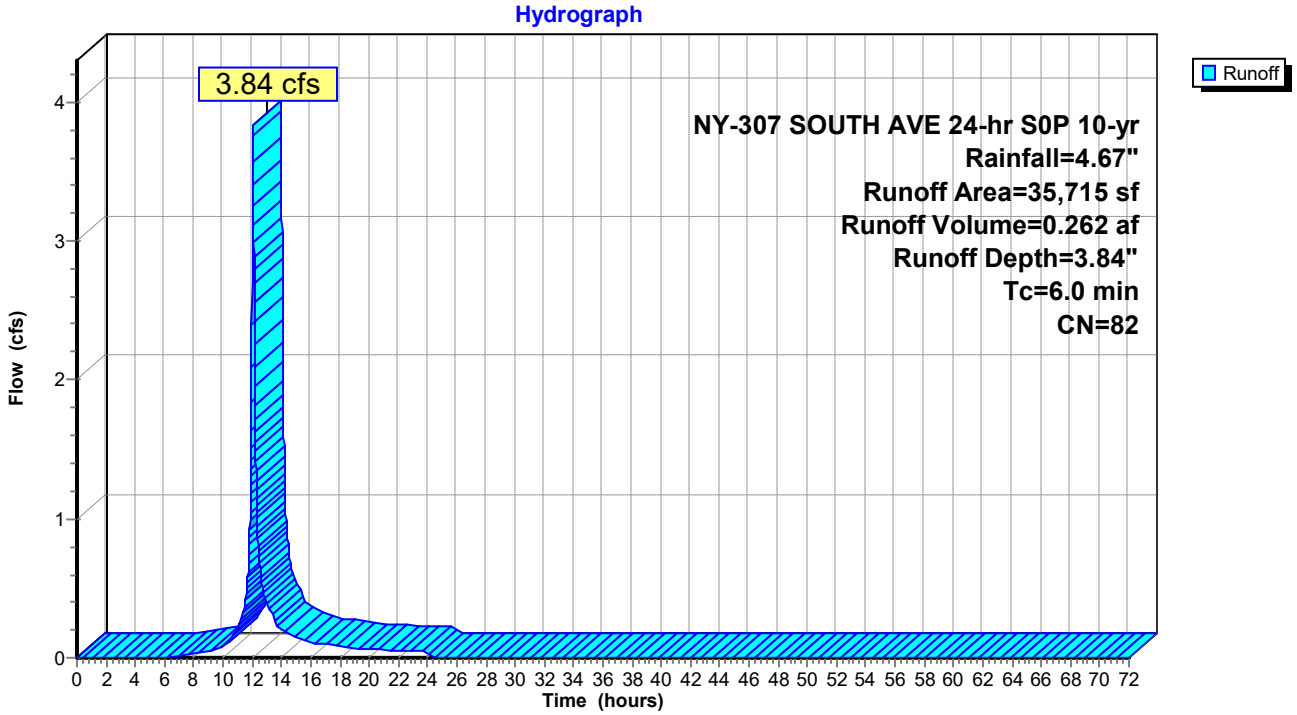
Runoff = 3.84 cfs @ 12.04 hrs, Volume= 0.262 af, Depth= 3.84"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

	Area (sf)	CN	Description
	9,900	39	>75% Grass cover, Good, HSG A
	24,800	98	Paved parking, HSG A
*	1,015	98	Permeable Pavers
	35,715	82	Weighted Average
	9,900		27.72% Pervious Area
	25,815		72.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.0S:



Summary for Subcatchment 1.1S:

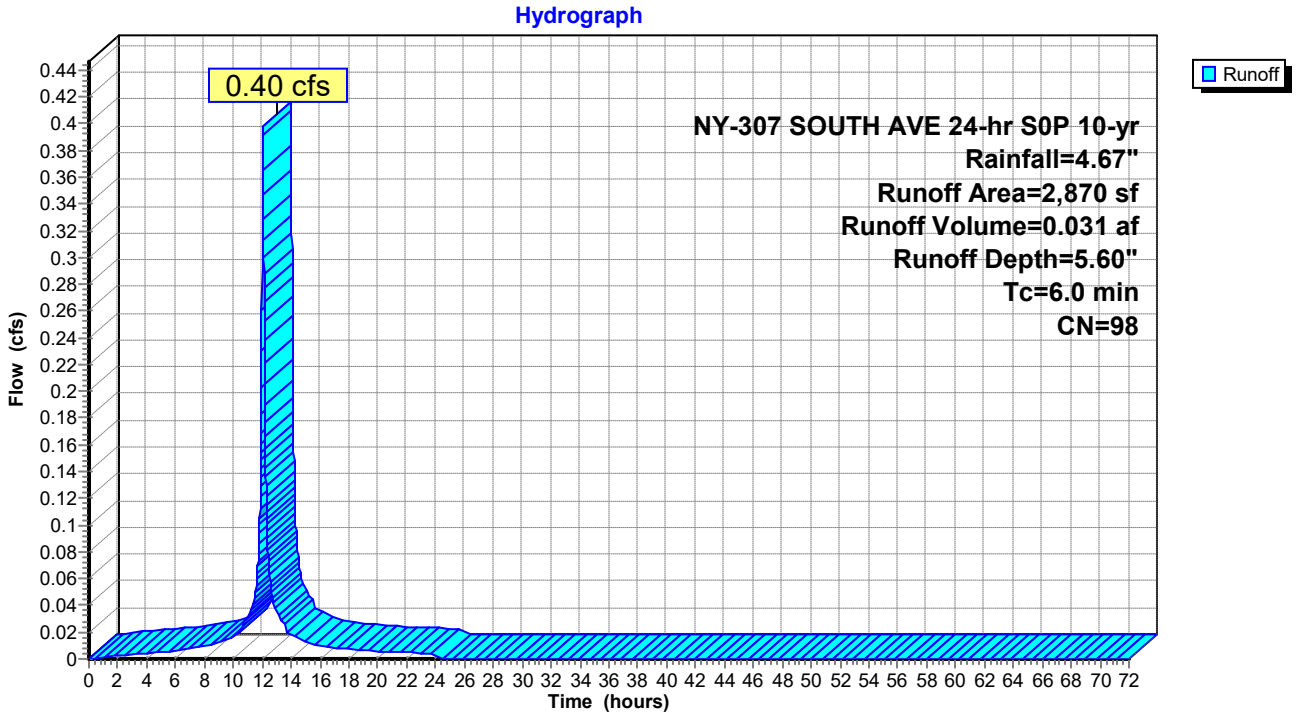
Runoff = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af, Depth= 5.60"
Routed to Pond PP-1 : GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

	Area (sf)	CN	Description
*	2,870	98	Permeable Pavers
	2,870		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.1S:



Summary for Subcatchment 1.2S:

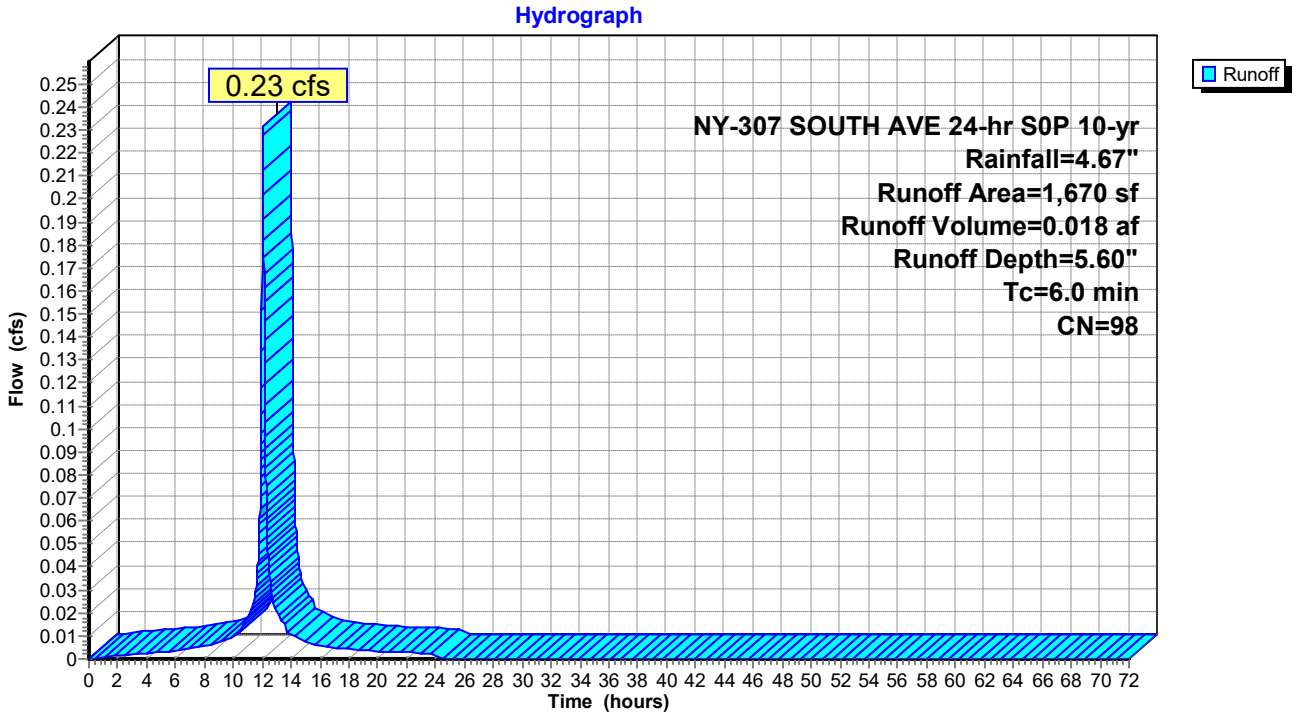
Runoff = 0.23 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

	Area (sf)	CN	Description
*	1,670	98	Permeable Pavers
	1,670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.2S:



Summary for Subcatchment 1.3S:

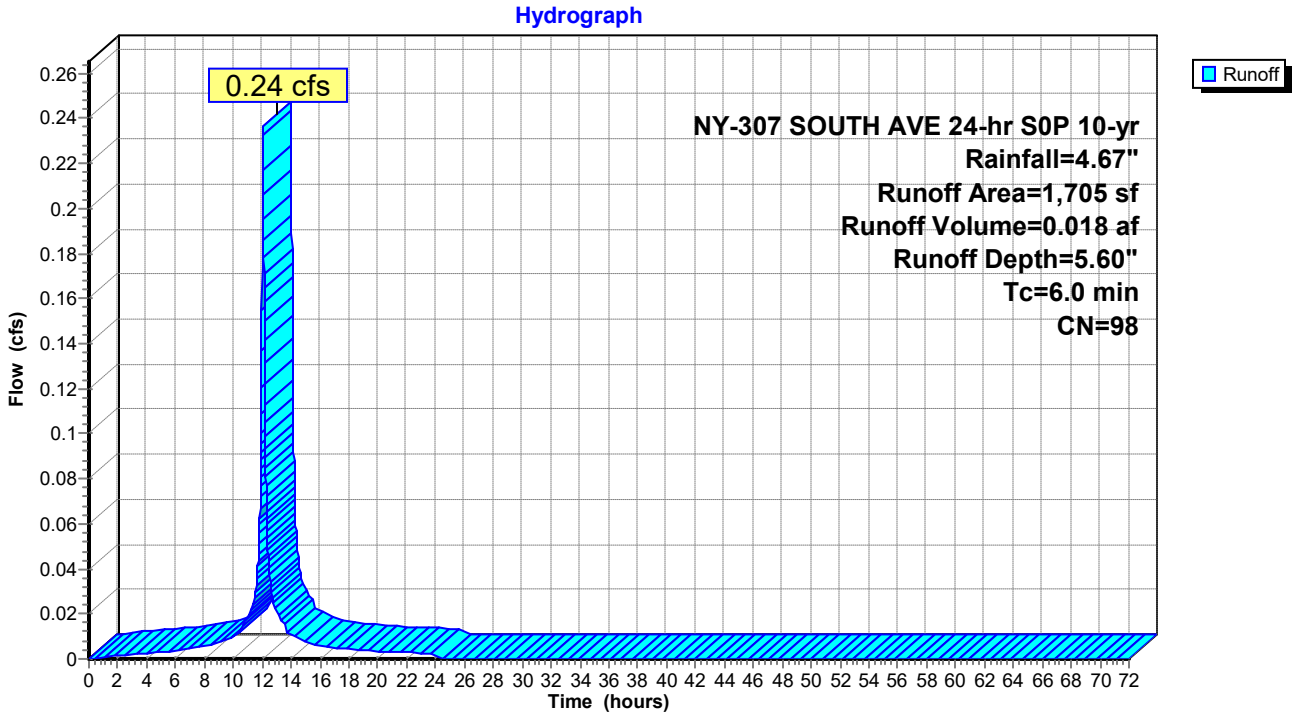
Runoff = 0.24 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-3 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

	Area (sf)	CN	Description
*	1,705	98	Permeable Pavers
	1,705		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.3S:



Summary for Subcatchment 1.4S:

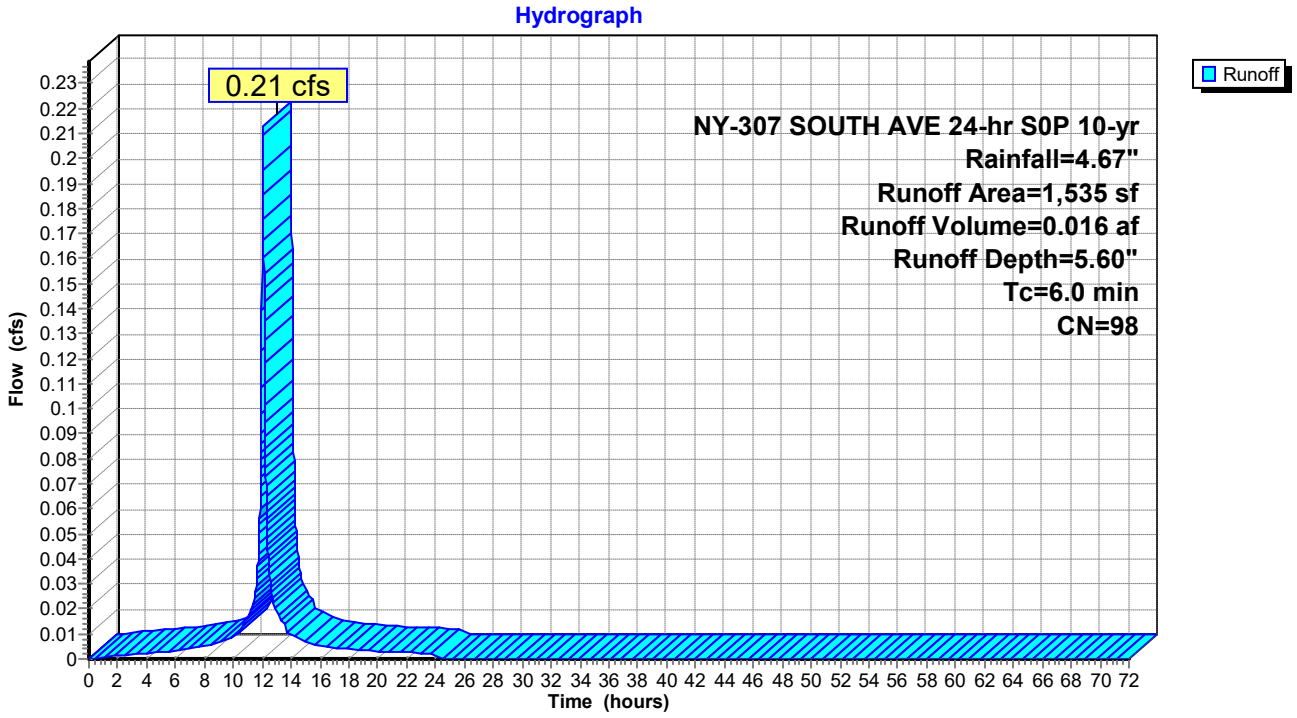
Runoff = 0.21 cfs @ 12.04 hrs, Volume= 0.016 af, Depth= 5.60"
Routed to Pond PP-4 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 10-yr Rainfall=4.67"

	Area (sf)	CN	Description
*	1,535	98	Permeable Pavers
	1,535		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.4S:



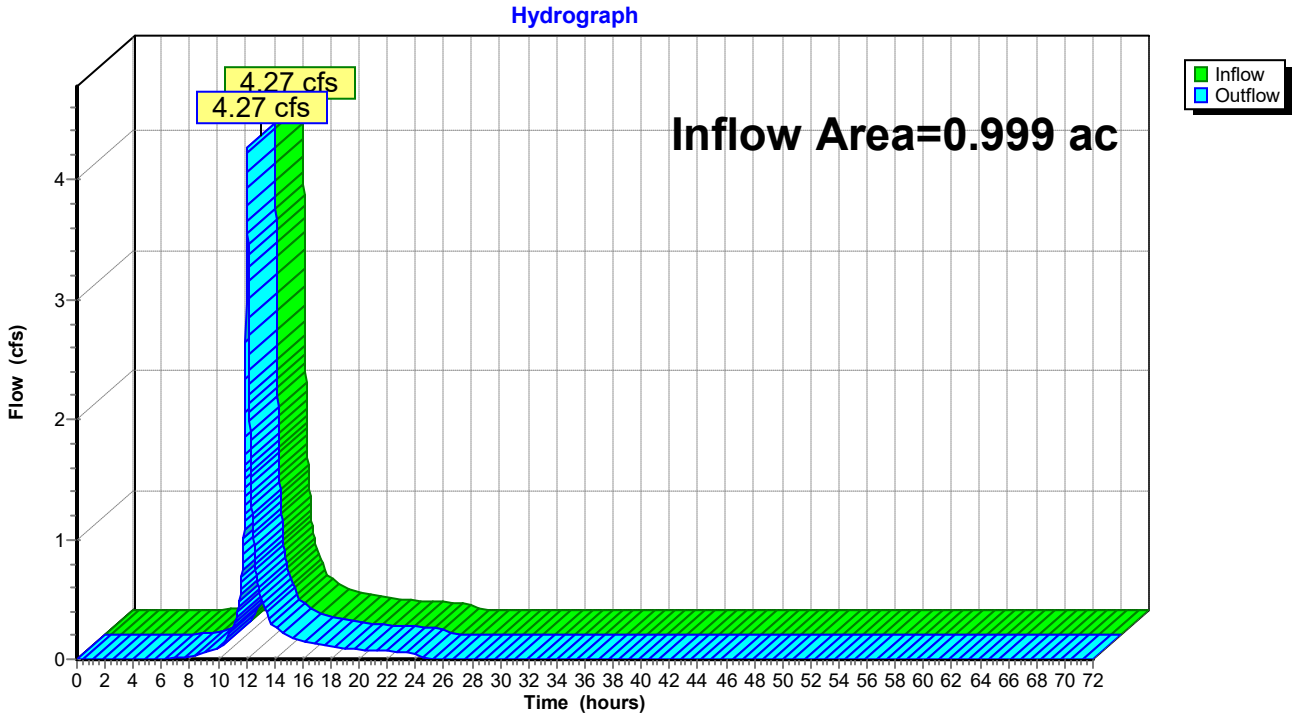
Summary for Reach DP 1: DESIGN POINT 1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.999 ac, 77.24% Impervious, Inflow Depth = 3.99" for 10-yr event
Inflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 af
Outflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



Summary for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Inflow Area = 0.066 ac,100.00% Impervious, Inflow Depth = 5.60" for 10-yr event
Inflow = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af
Outflow = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af, Atten= 41%, Lag= 7.4 min
Primary = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af
Routed to Pond PP-2 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 107.80' @ 12.16 hrs Surf.Area= 2,870 sf Storage= 478 cf

Plug-Flow detention time= 186.9 min calculated for 0.026 af (84% of inflow)
Center-of-Mass det. time= 114.9 min (860.0 - 745.1)

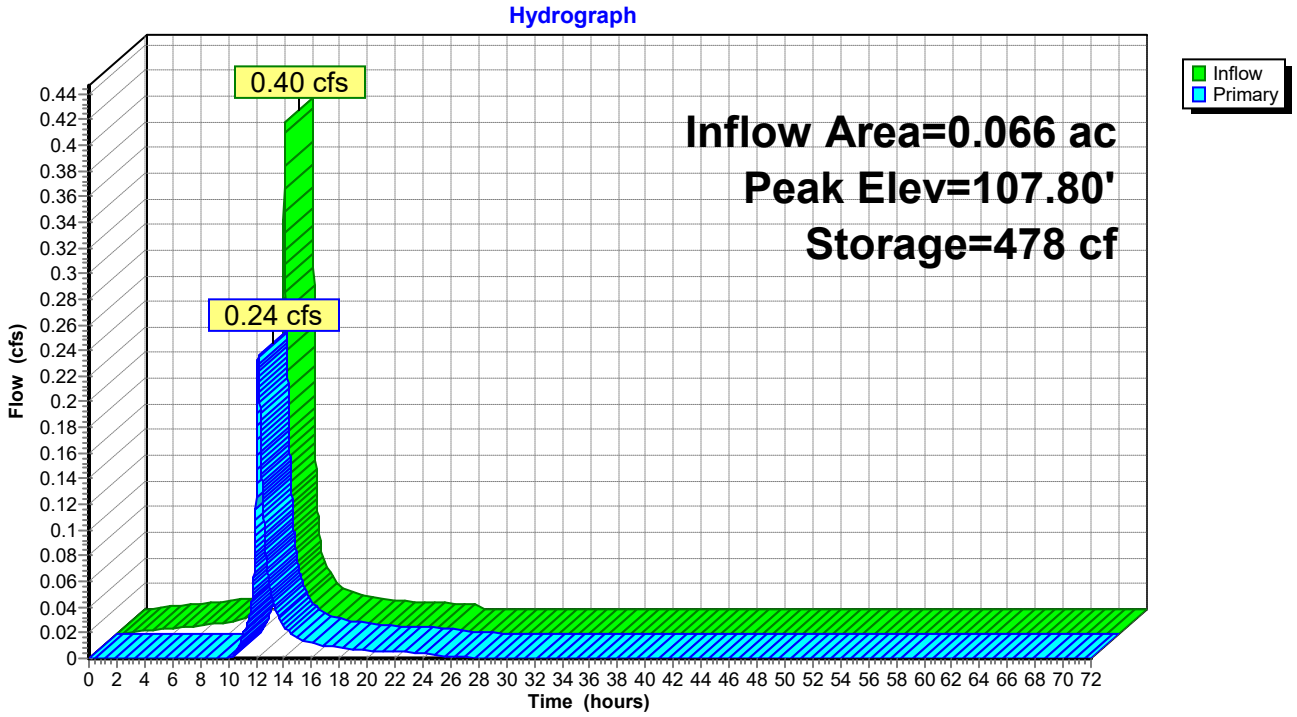
Volume	Invert	Avail.Storage	Storage Description
#1	107.25'	1,722 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,740 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
107.25	2,870	0	0
109.25	2,870	5,740	5,740

Device	Routing	Invert	Outlet Devices
#1	Primary	107.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.24 cfs @ 12.16 hrs HW=107.80' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.24 cfs @ 1.88 fps)

Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS



Stage-Area-Storage for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
107.25	**2,870**	0
107.27	2,870	17
107.29	2,870	34
107.31	2,870	52
107.33	2,870	69
107.35	2,870	86
107.37	2,870	103
107.39	2,870	121
107.41	2,870	138
107.43	2,870	155
107.45	2,870	172
107.47	2,870	189
107.49	2,870	207
107.51	2,870	224
107.53	2,870	241
107.55	2,870	258
107.57	2,870	276
107.59	2,870	293
107.61	2,870	310
107.63	2,870	327
107.65	2,870	344
107.67	2,870	362
107.69	2,870	379
107.71	2,870	396
107.73	2,870	413
107.75	2,870	431
107.77	2,870	448
107.79	2,870	465
107.81	2,870	482
107.83	2,870	499
107.85	2,870	517
107.87	2,870	534
107.89	2,870	551
107.91	2,870	568
107.93	2,870	585
107.95	2,870	603
107.97	2,870	620
107.99	2,870	637
108.01	2,870	654
108.03	2,870	672
108.05	2,870	689
108.07	2,870	706
108.09	2,870	723
108.11	2,870	740
108.13	2,870	758
108.15	2,870	775
108.17	2,870	792
108.19	2,870	809
108.21	2,870	827
108.23	2,870	844
108.25	2,870	861
108.27	2,870	878
108.29	2,870	895
108.31	2,870	913
108.33	2,870	930
108.35	2,870	947
108.37	2,870	964
108.39	2,870	982
108.41	2,870	999
108.43	2,870	1,016
108.45	2,870	1,033
108.47	2,870	1,050
108.49	2,870	1,068
108.51	2,870	1,085
108.53	2,870	1,102
108.55	2,870	1,119
108.57	2,870	1,137
108.59	2,870	1,154
108.61	2,870	1,171
108.63	2,870	1,188
108.65	2,870	1,205
108.67	2,870	1,223
108.69	2,870	1,240
108.71	2,870	1,257
108.73	2,870	1,274
108.75	2,870	1,292
108.77	2,870	1,309
108.79	2,870	1,326
108.81	2,870	1,343
108.83	2,870	1,360
108.85	2,870	1,378
108.87	2,870	1,395
108.89	2,870	1,412
108.91	2,870	1,429
108.93	2,870	1,446
108.95	2,870	1,464
108.97	2,870	1,481
108.99	2,870	1,498
109.01	2,870	1,515
109.03	2,870	1,533
109.05	2,870	1,550
109.07	2,870	1,567
109.09	2,870	1,584
109.11	2,870	1,601
109.13	2,870	1,619
109.15	2,870	1,636
109.17	2,870	1,653
109.19	2,870	1,670
109.21	2,870	1,688
109.23	2,870	1,705
109.25	2,870	**1,722**

Summary for Pond PP-2:

Inflow Area = 0.104 ac,100.00% Impervious, Inflow Depth = 5.03" for 10-yr event
Inflow = 0.41 cfs @ 12.06 hrs, Volume= 0.044 af
Outflow = 0.38 cfs @ 12.15 hrs, Volume= 0.041 af, Atten= 7%, Lag= 5.0 min
Primary = 0.17 cfs @ 12.15 hrs, Volume= 0.019 af
Routed to Pond PP-3 :
Secondary = 0.21 cfs @ 12.15 hrs, Volume= 0.022 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 106.51' @ 12.15 hrs Surf.Area= 1,670 sf Storage= 253 cf

Plug-Flow detention time= 87.3 min calculated for 0.041 af (93% of inflow)
Center-of-Mass det. time= 43.9 min (856.8 - 813.0)

Volume	Invert	Avail.Storage	Storage Description
#1	106.00'	1,002 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,340 cf Overall x 30.0% Voids

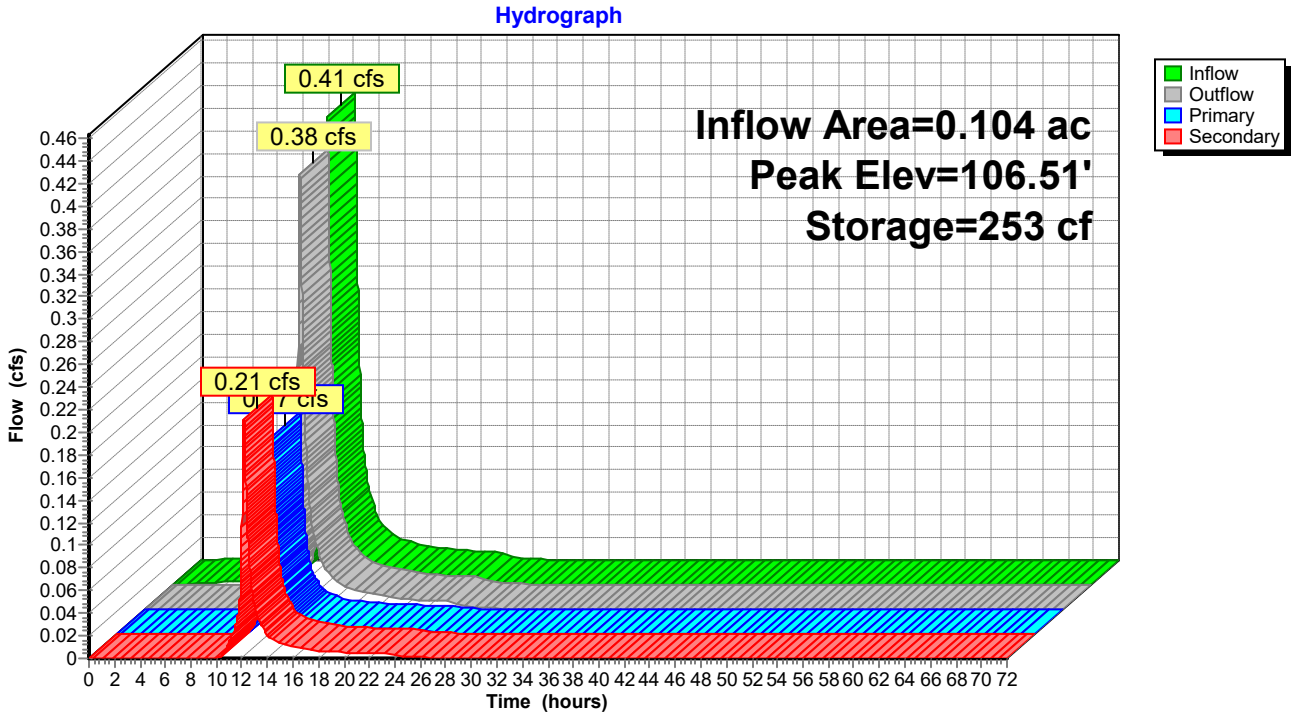
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.00	1,670	0	0
108.00	1,670	3,340	3,340

Device	Routing	Invert	Outlet Devices
#1	Primary	106.25'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 3	106.25'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	106.25'	**12.0" Round Culvert** L= 153.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 106.25' / 99.30' S= 0.0454 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.17 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.17 cfs @ 1.72 fps)

Secondary OutFlow Max=0.21 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**3=Culvert** (Passes 0.21 cfs of 0.27 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.21 cfs @ 1.72 fps)

Pond PP-2:


Hydrograph
0.41 cfs
0.38 cfs
0.21 cfs
Inflow Area=0.104 ac
Peak Elev=106.51'
Storage=253 cf
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-2:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
106.00	**1,670**	0
106.02	1,670	10
106.04	1,670	20
106.06	1,670	30
106.08	1,670	40
106.10	1,670	50
106.12	1,670	60
106.14	1,670	70
106.16	1,670	80
106.18	1,670	90
106.20	1,670	100
106.22	1,670	110
106.24	1,670	120
106.26	1,670	130
106.28	1,670	140
106.30	1,670	150
106.32	1,670	160
106.34	1,670	170
106.36	1,670	180
106.38	1,670	190
106.40	1,670	200
106.42	1,670	210
106.44	1,670	220
106.46	1,670	230
106.48	1,670	240
106.50	1,670	251
106.52	1,670	261
106.54	1,670	271
106.56	1,670	281
106.58	1,670	291
106.60	1,670	301
106.62	1,670	311
106.64	1,670	321
106.66	1,670	331
106.68	1,670	341
106.70	1,670	351
106.72	1,670	361
106.74	1,670	371
106.76	1,670	381
106.78	1,670	391
106.80	1,670	401
106.82	1,670	411
106.84	1,670	421
106.86	1,670	431
106.88	1,670	441
106.90	1,670	451
106.92	1,670	461
106.94	1,670	471
106.96	1,670	481
106.98	1,670	491
107.00	1,670	501
107.02	1,670	511
107.04	1,670	521
107.06	1,670	531
107.08	1,670	541
107.10	1,670	551
107.12	1,670	561
107.14	1,670	571
107.16	1,670	581
107.18	1,670	591
107.20	1,670	601
107.22	1,670	611
107.24	1,670	621
107.26	1,670	631
107.28	1,670	641
107.30	1,670	651
107.32	1,670	661
107.34	1,670	671
107.36	1,670	681
107.38	1,670	691
107.40	1,670	701
107.42	1,670	711
107.44	1,670	721
107.46	1,670	731
107.48	1,670	741
107.50	1,670	752
107.52	1,670	762
107.54	1,670	772
107.56	1,670	782
107.58	1,670	792
107.60	1,670	802
107.62	1,670	812
107.64	1,670	822
107.66	1,670	832
107.68	1,670	842
107.70	1,670	852
107.72	1,670	862
107.74	1,670	872
107.76	1,670	882
107.78	1,670	892
107.80	1,670	902
107.82	1,670	912
107.84	1,670	922
107.86	1,670	932
107.88	1,670	942
107.90	1,670	952
107.92	1,670	962
107.94	1,670	972
107.96	1,670	982
107.98	1,670	992
108.00	1,670	**1,002**

Summary for Pond PP-3:

Inflow Area = 0.143 ac,100.00% Impervious, Inflow Depth = 3.10" for 10-yr event
Inflow = 0.37 cfs @ 12.06 hrs, Volume= 0.037 af
Outflow = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af, Atten= 19%, Lag= 6.9 min
Primary = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af
Routed to Pond PP-4 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 105.36' @ 12.17 hrs Surf.Area= 1,705 sf Storage= 310 cf

Plug-Flow detention time= 109.8 min calculated for 0.034 af (92% of inflow)
Center-of-Mass det. time= 60.8 min (863.0 - 802.2)

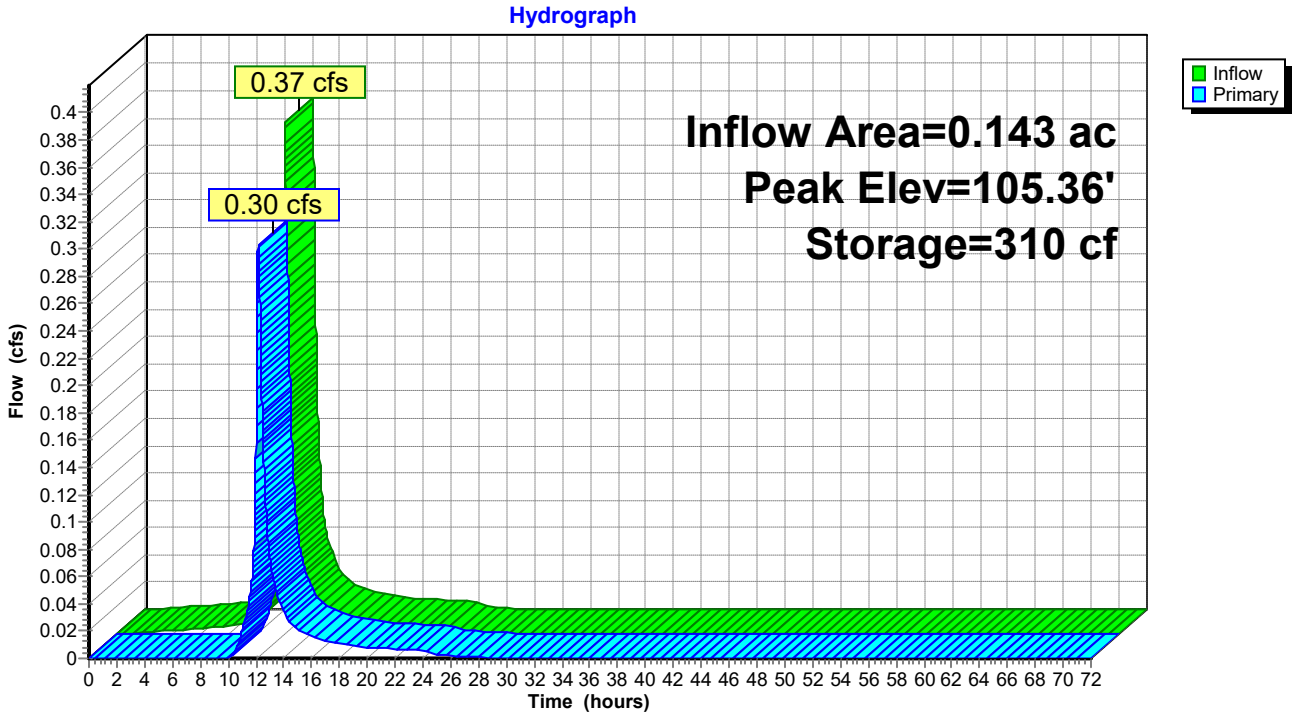
Volume	Invert	Avail.Storage	Storage Description
#1	104.75'	1,023 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,410 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
104.75	1,705	0	0
106.75	1,705	3,410	3,410

Device	Routing	Invert	Outlet Devices
#1	Primary	105.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.30 cfs @ 12.17 hrs HW=105.36' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.30 cfs @ 2.03 fps)

Pond PP-3:


Hydrograph
0.37 cfs
0.30 cfs
Inflow Area=0.143 ac
Peak Elev=105.36'
Storage=310 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-3:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
104.75	**1,705**	0
104.77	1,705	10
104.79	1,705	20
104.81	1,705	31
104.83	1,705	41
104.85	1,705	51
104.87	1,705	61
104.89	1,705	72
104.91	1,705	82
104.93	1,705	92
104.95	1,705	102
104.97	1,705	113
104.99	1,705	123
105.01	1,705	133
105.03	1,705	143
105.05	1,705	153
105.07	1,705	164
105.09	1,705	174
105.11	1,705	184
105.13	1,705	194
105.15	1,705	205
105.17	1,705	215
105.19	1,705	225
105.21	1,705	235
105.23	1,705	246
105.25	1,705	256
105.27	1,705	266
105.29	1,705	276
105.31	1,705	286
105.33	1,705	297
105.35	1,705	307
105.37	1,705	317
105.39	1,705	327
105.41	1,705	338
105.43	1,705	348
105.45	1,705	358
105.47	1,705	368
105.49	1,705	379
105.51	1,705	389
105.53	1,705	399
105.55	1,705	409
105.57	1,705	419
105.59	1,705	430
105.61	1,705	440
105.63	1,705	450
105.65	1,705	460
105.67	1,705	471
105.69	1,705	481
105.71	1,705	491
105.73	1,705	501
105.75	1,705	512
105.77	1,705	522
105.79	1,705	532
105.81	1,705	542
105.83	1,705	552
105.85	1,705	563
105.87	1,705	573
105.89	1,705	583
105.91	1,705	593
105.93	1,705	604
105.95	1,705	614
105.97	1,705	624
105.99	1,705	634
106.01	1,705	644
106.03	1,705	655
106.05	1,705	665
106.07	1,705	675
106.09	1,705	685
106.11	1,705	696
106.13	1,705	706
106.15	1,705	716
106.17	1,705	726
106.19	1,705	737
106.21	1,705	747
106.23	1,705	757
106.25	1,705	767
106.27	1,705	777
106.29	1,705	788
106.31	1,705	798
106.33	1,705	808
106.35	1,705	818
106.37	1,705	829
106.39	1,705	839
106.41	1,705	849
106.43	1,705	859
106.45	1,705	870
106.47	1,705	880
106.49	1,705	890
106.51	1,705	900
106.53	1,705	910
106.55	1,705	921
106.57	1,705	931
106.59	1,705	941
106.61	1,705	951
106.63	1,705	962
106.65	1,705	972
106.67	1,705	982
106.69	1,705	992
106.71	1,705	1,003
106.73	1,705	1,013
106.75	1,705	**1,023**

Summary for Pond PP-4:

Inflow Area = 0.179 ac,100.00% Impervious, Inflow Depth = 3.39" for 10-yr event
Inflow = 0.45 cfs @ 12.08 hrs, Volume= 0.050 af
Outflow = 0.40 cfs @ 12.20 hrs, Volume= 0.048 af, Atten= 11%, Lag= 6.9 min
Primary = 0.40 cfs @ 12.20 hrs, Volume= 0.048 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 103.93' @ 12.20 hrs Surf.Area= 1,535 sf Storage= 311 cf

Plug-Flow detention time= 81.5 min calculated for 0.048 af (95% of inflow)
Center-of-Mass det. time= 44.1 min (868.7 - 824.6)

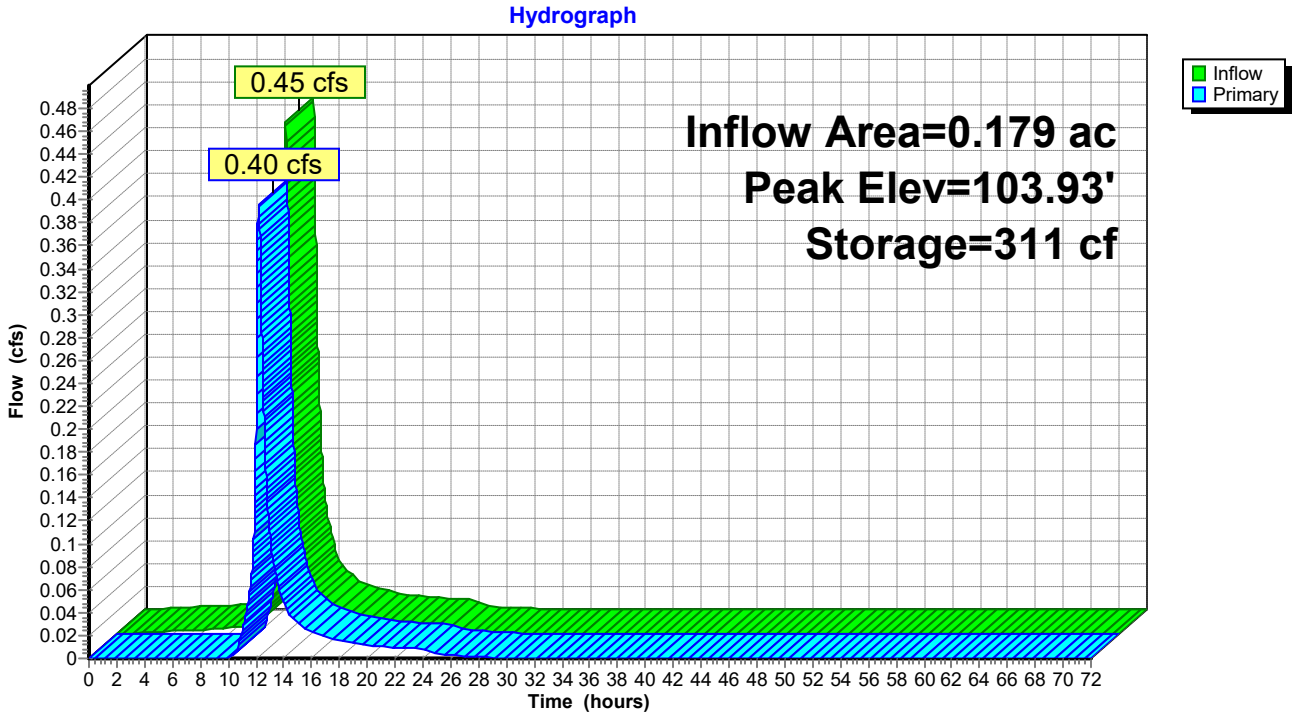
Volume	Invert	Avail.Storage	Storage Description
#1	103.25'	921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,070 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
103.25	1,535	0	0
105.25	1,535	3,070	3,070

Device	Routing	Invert	Outlet Devices
#1	Device 2	103.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	101.50'	**12.0" Round Culvert** L= 141.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 101.50' / 99.30' S= 0.0156 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.40 cfs @ 12.20 hrs HW=103.93' (Free Discharge)
↑**2=Culvert** (Passes 0.40 cfs of 5.23 cfs potential flow)
↑**1=Orifice/Grate** (Orifice Controls 0.40 cfs @ 2.22 fps)

Pond PP-4:


Hydrograph
0.45 cfs
0.40 cfs
Inflow Area=0.179 ac
Peak Elev=103.93'
Storage=311 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-4:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
103.25	**1,535**	0
103.27	1,535	9
103.29	1,535	18
103.31	1,535	28
103.33	1,535	37
103.35	1,535	46
103.37	1,535	55
103.39	1,535	64
103.41	1,535	74
103.43	1,535	83
103.45	1,535	92
103.47	1,535	101
103.49	1,535	111
103.51	1,535	120
103.53	1,535	129
103.55	1,535	138
103.57	1,535	147
103.59	1,535	157
103.61	1,535	166
103.63	1,535	175
103.65	1,535	184
103.67	1,535	193
103.69	1,535	203
103.71	1,535	212
103.73	1,535	221
103.75	1,535	230
103.77	1,535	239
103.79	1,535	249
103.81	1,535	258
103.83	1,535	267
103.85	1,535	276
103.87	1,535	286
103.89	1,535	295
103.91	1,535	304
103.93	1,535	313
103.95	1,535	322
103.97	1,535	332
103.99	1,535	341
104.01	1,535	350
104.03	1,535	359
104.05	1,535	368
104.07	1,535	378
104.09	1,535	387
104.11	1,535	396
104.13	1,535	405
104.15	1,535	414
104.17	1,535	424
104.19	1,535	433
104.21	1,535	442
104.23	1,535	451
104.25	1,535	461
104.27	1,535	470
104.29	1,535	479
104.31	1,535	488
104.33	1,535	497
104.35	1,535	507
104.37	1,535	516
104.39	1,535	525
104.41	1,535	534
104.43	1,535	543
104.45	1,535	553
104.47	1,535	562
104.49	1,535	571
104.51	1,535	580
104.53	1,535	589
104.55	1,535	599
104.57	1,535	608
104.59	1,535	617
104.61	1,535	626
104.63	1,535	635
104.65	1,535	645
104.67	1,535	654
104.69	1,535	663
104.71	1,535	672
104.73	1,535	682
104.75	1,535	691
104.77	1,535	700
104.79	1,535	709
104.81	1,535	718
104.83	1,535	728
104.85	1,535	737
104.87	1,535	746
104.89	1,535	755
104.91	1,535	764
104.93	1,535	774
104.95	1,535	783
104.97	1,535	792
104.99	1,535	801
105.01	1,535	810
105.03	1,535	820
105.05	1,535	829
105.07	1,535	838
105.09	1,535	847
105.11	1,535	857
105.13	1,535	866
105.15	1,535	875
105.17	1,535	884
105.19	1,535	893
105.21	1,535	903
105.23	1,535	912
105.25	1,535	**921**

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1.0S: Runoff Area=35,715 sf 72.28% Impervious Runoff Depth=3.84"
Tc=6.0 min CN=82 Runoff=3.84 cfs 0.262 af

Subcatchment 1.1S: Runoff Area=2,870 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.40 cfs 0.031 af

Subcatchment 1.2S: Runoff Area=1,670 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.23 cfs 0.018 af

Subcatchment 1.3S: Runoff Area=1,705 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.24 cfs 0.018 af

Subcatchment 1.4S: Runoff Area=1,535 sf 100.00% Impervious Runoff Depth=5.60"
Tc=6.0 min CN=98 Runoff=0.21 cfs 0.016 af

Reach DP 1: DESIGN POINT 1 Inflow=4.27 cfs 0.332 af
Outflow=4.27 cfs 0.332 af

Pond PP-1: GRAVEL NO.2 STORAGE BELOW Peak Elev=107.80' Storage=478 cf Inflow=0.40 cfs 0.031 af
Outflow=0.24 cfs 0.026 af

Pond PP-2: Peak Elev=106.51' Storage=253 cf Inflow=0.41 cfs 0.044 af
Primary=0.17 cfs 0.019 af Secondary=0.21 cfs 0.022 af Outflow=0.38 cfs 0.041 af

Pond PP-3: Peak Elev=105.36' Storage=310 cf Inflow=0.37 cfs 0.037 af
Outflow=0.30 cfs 0.034 af

Pond PP-4: Peak Elev=103.93' Storage=311 cf Inflow=0.45 cfs 0.050 af
Outflow=0.40 cfs 0.048 af

Total Runoff Area = 0.999 ac Runoff Volume = 0.346 af Average Runoff Depth = 4.16"
22.76% Pervious = 0.227 ac 77.24% Impervious = 0.771 ac

Summary for Subcatchment 1.0S:

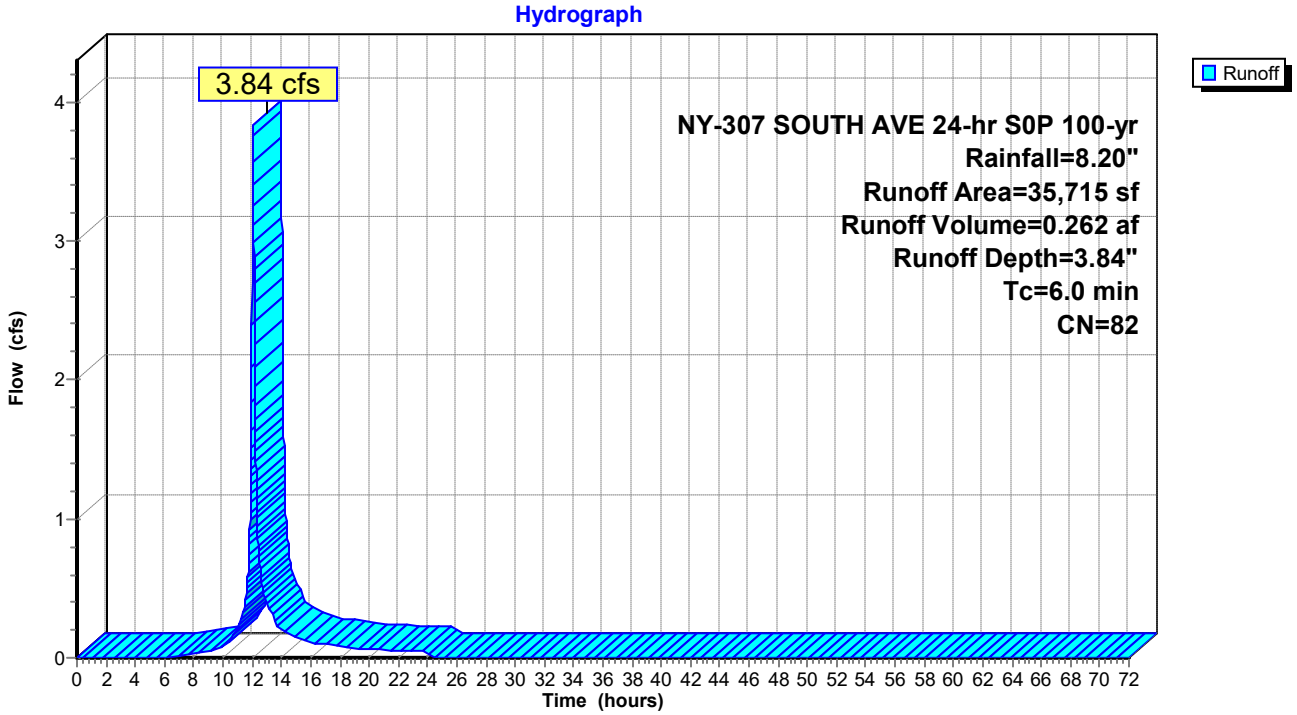
Runoff = 3.84 cfs @ 12.04 hrs, Volume= 0.262 af, Depth= 3.84"
Routed to Reach DP 1 : DESIGN POINT 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

	Area (sf)	CN	Description
	9,900	39	>75% Grass cover, Good, HSG A
	24,800	98	Paved parking, HSG A
*	1,015	98	Permeable Pavers
	35,715	82	Weighted Average
	9,900		27.72% Pervious Area
	25,815		72.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.0S:



Summary for Subcatchment 1.1S:

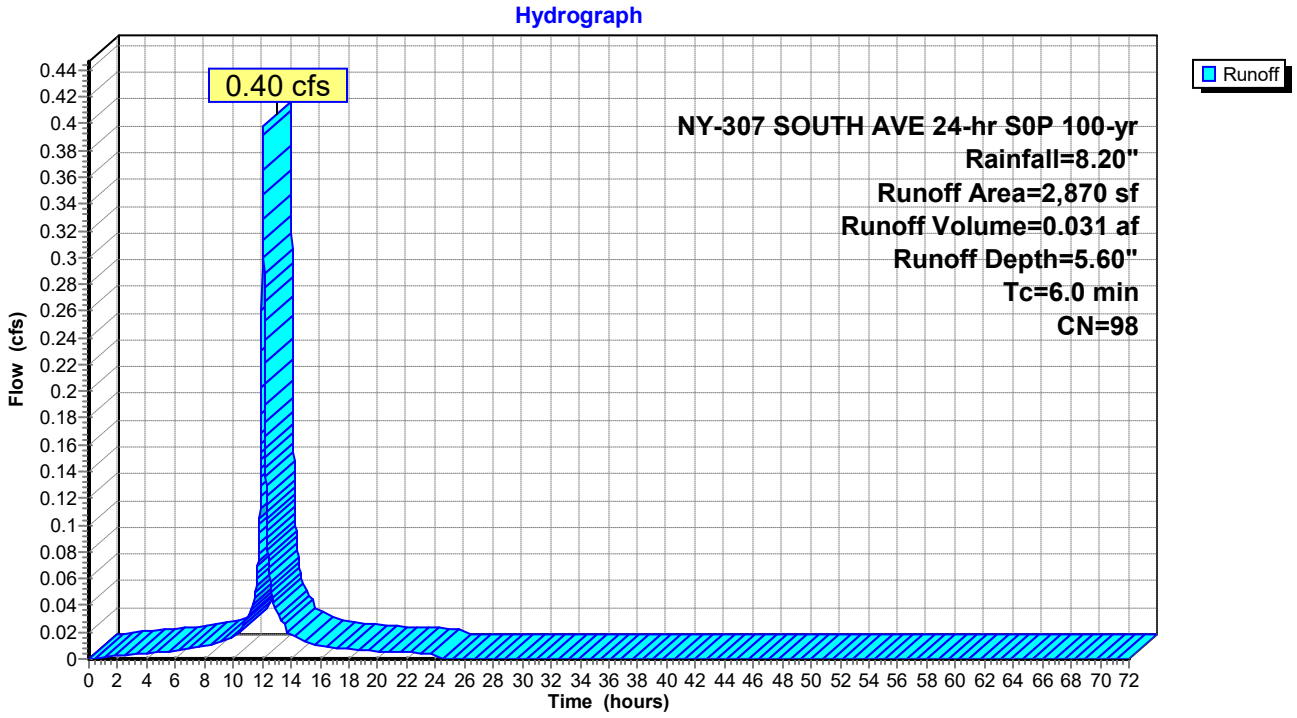
Runoff = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af, Depth= 5.60"
Routed to Pond PP-1 : GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

	Area (sf)	CN	Description
*	2,870	98	Permeable Pavers
	2,870		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.1S:



Summary for Subcatchment 1.2S:

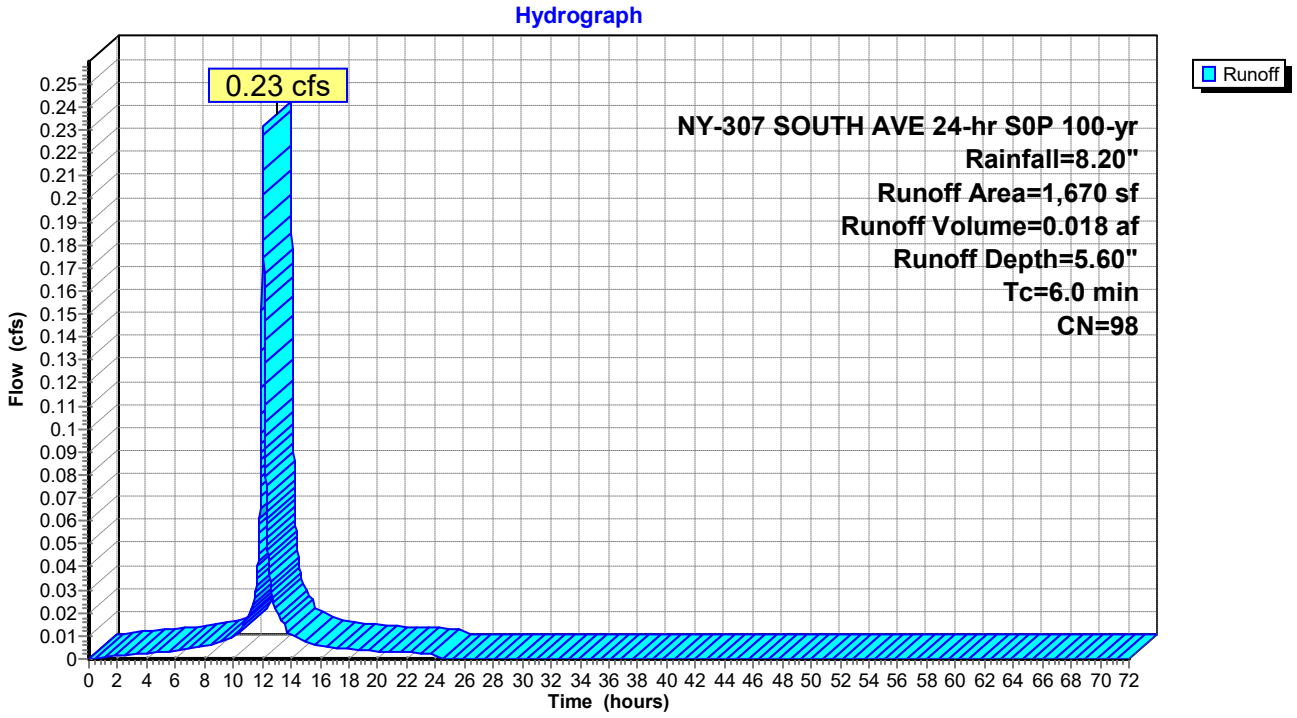
Runoff = 0.23 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

	Area (sf)	CN	Description
*	1,670	98	Permeable Pavers
	1,670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.2S:



Summary for Subcatchment 1.3S:

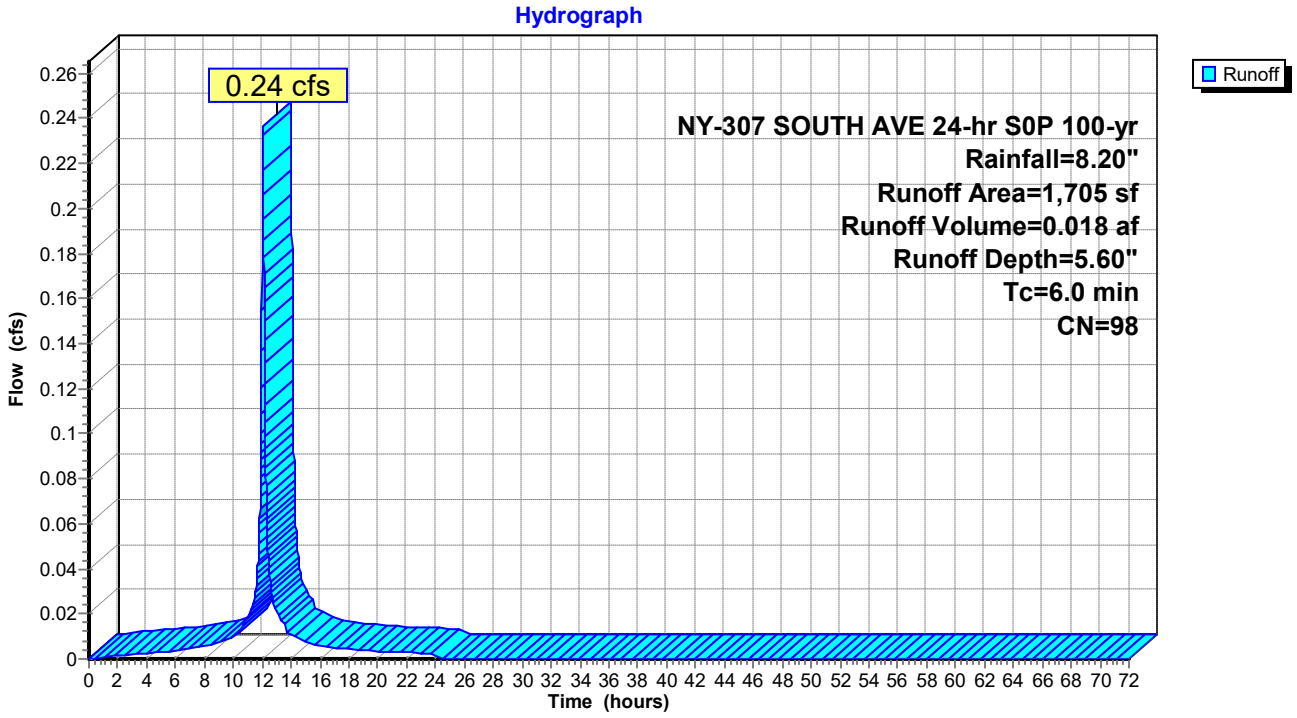
Runoff = 0.24 cfs @ 12.04 hrs, Volume= 0.018 af, Depth= 5.60"
Routed to Pond PP-3 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

	Area (sf)	CN	Description
*	1,705	98	Permeable Pavers
	1,705		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.3S:



Summary for Subcatchment 1.4S:

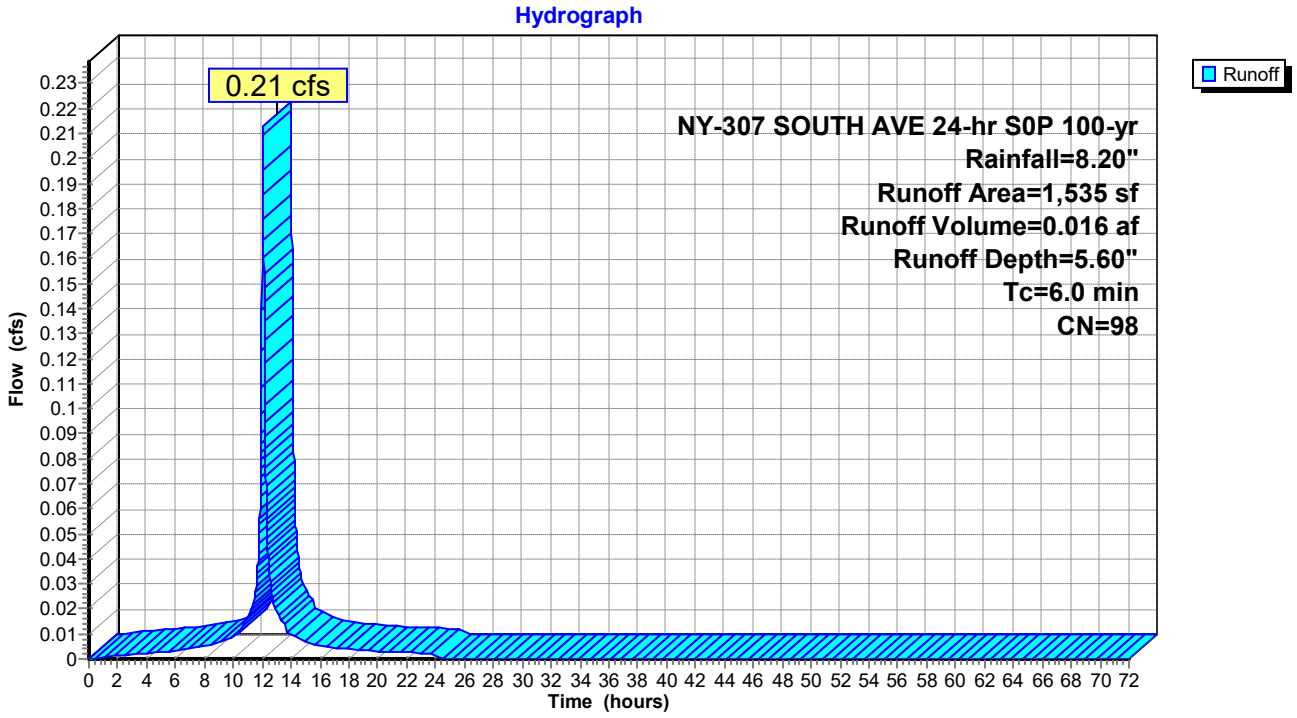
Runoff = 0.21 cfs @ 12.04 hrs, Volume= 0.016 af, Depth= 5.60"
Routed to Pond PP-4 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
NY-307 SOUTH AVE 24-hr S0P 100-yr Rainfall=8.20"

	Area (sf)	CN	Description
*	1,535	98	Permeable Pavers
	1,535		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Minimum**

Subcatchment 1.4S:



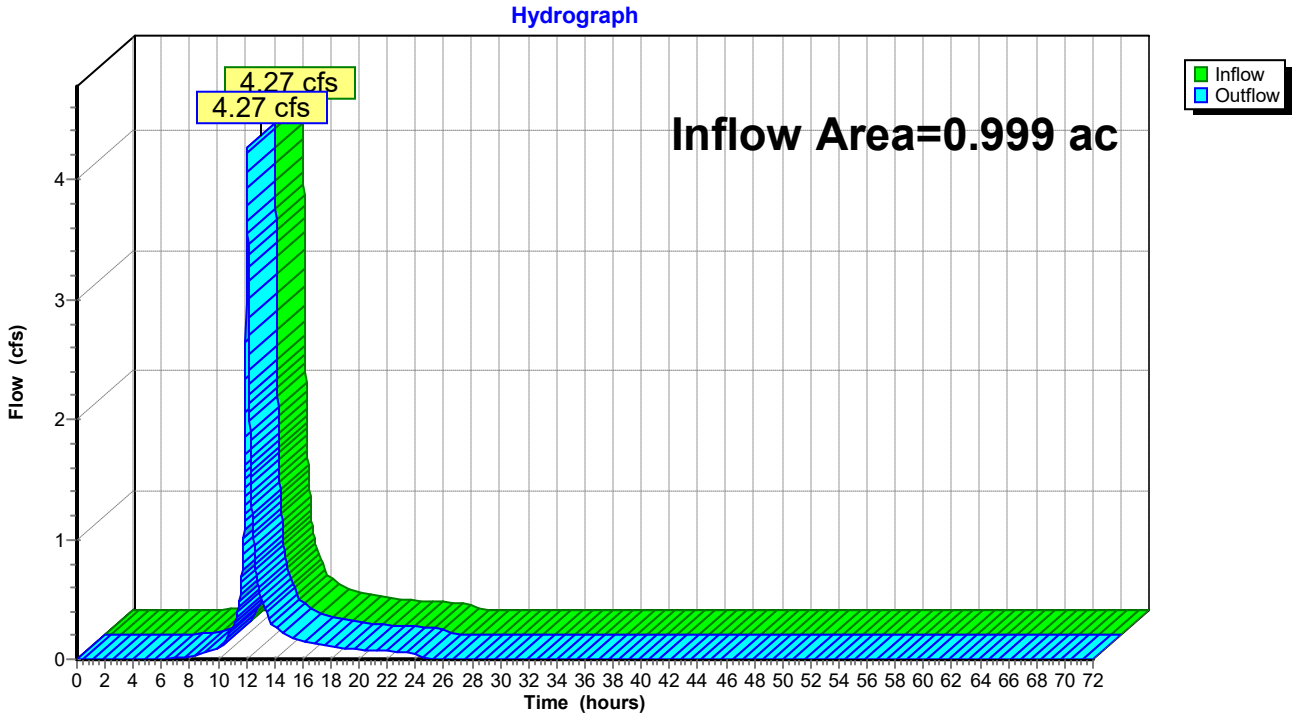
Summary for Reach DP 1: DESIGN POINT 1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.999 ac, 77.24% Impervious, Inflow Depth = 3.99" for 100-yr event
Inflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 af
Outflow = 4.27 cfs @ 12.04 hrs, Volume= 0.332 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DP 1: DESIGN POINT 1



Summary for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Inflow Area = 0.066 ac,100.00% Impervious, Inflow Depth = 5.60" for 100-yr event
Inflow = 0.40 cfs @ 12.04 hrs, Volume= 0.031 af
Outflow = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af, Atten= 41%, Lag= 7.4 min
Primary = 0.24 cfs @ 12.16 hrs, Volume= 0.026 af
Routed to Pond PP-2 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 107.80' @ 12.16 hrs Surf.Area= 2,870 sf Storage= 478 cf

Plug-Flow detention time= 186.9 min calculated for 0.026 af (84% of inflow)
Center-of-Mass det. time= 114.9 min (860.0 - 745.1)

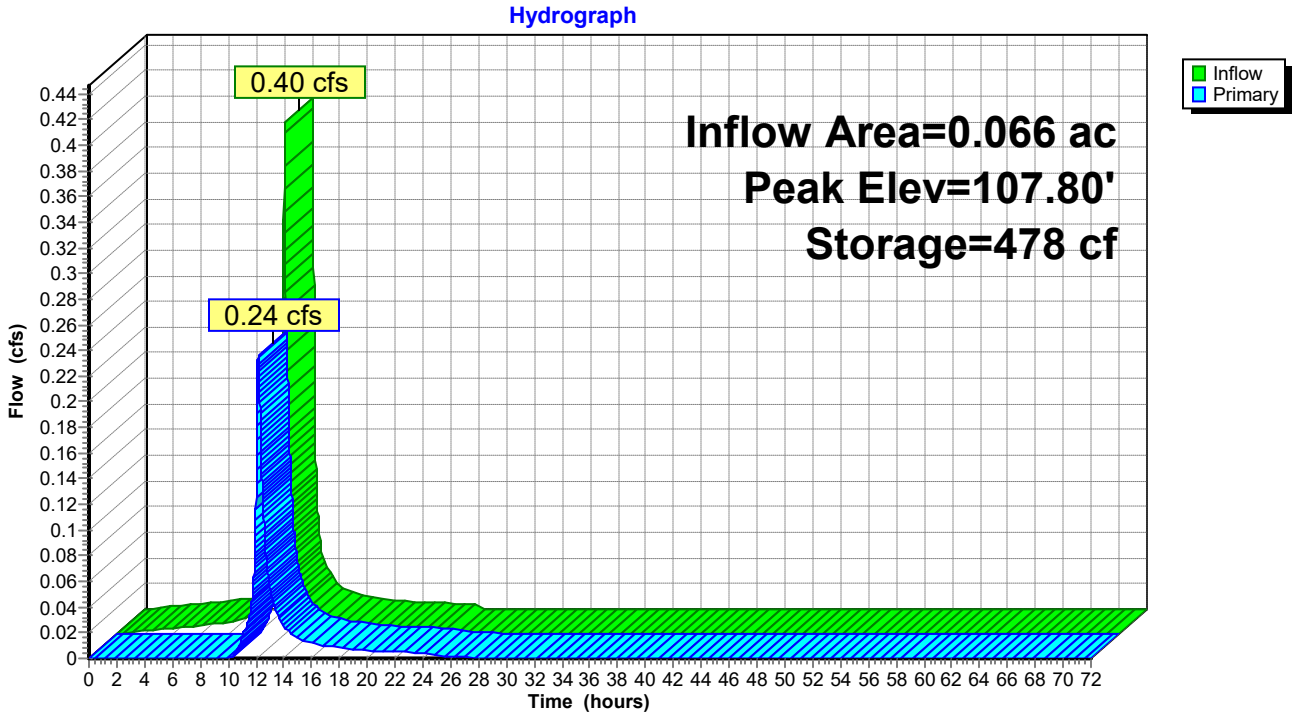
Volume	Invert	Avail.Storage	Storage Description
#1	107.25'	1,722 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,740 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
107.25	2,870	0	0
109.25	2,870	5,740	5,740

Device	Routing	Invert	Outlet Devices
#1	Primary	107.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.24 cfs @ 12.16 hrs HW=107.80' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.24 cfs @ 1.88 fps)

Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS



Stage-Area-Storage for Pond PP-1: GRAVEL NO.2 STORAGE BELOW PERMEABLE PAVERS

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
107.25	**2,870**	0
107.27	2,870	17
107.29	2,870	34
107.31	2,870	52
107.33	2,870	69
107.35	2,870	86
107.37	2,870	103
107.39	2,870	121
107.41	2,870	138
107.43	2,870	155
107.45	2,870	172
107.47	2,870	189
107.49	2,870	207
107.51	2,870	224
107.53	2,870	241
107.55	2,870	258
107.57	2,870	276
107.59	2,870	293
107.61	2,870	310
107.63	2,870	327
107.65	2,870	344
107.67	2,870	362
107.69	2,870	379
107.71	2,870	396
107.73	2,870	413
107.75	2,870	431
107.77	2,870	448
107.79	2,870	465
107.81	2,870	482
107.83	2,870	499
107.85	2,870	517
107.87	2,870	534
107.89	2,870	551
107.91	2,870	568
107.93	2,870	585
107.95	2,870	603
107.97	2,870	620
107.99	2,870	637
108.01	2,870	654
108.03	2,870	672
108.05	2,870	689
108.07	2,870	706
108.09	2,870	723
108.11	2,870	740
108.13	2,870	758
108.15	2,870	775
108.17	2,870	792
108.19	2,870	809
108.21	2,870	827
108.23	2,870	844
108.25	2,870	861
108.27	2,870	878
108.29	2,870	895
108.31	2,870	913
108.33	2,870	930
108.35	2,870	947
108.37	2,870	964
108.39	2,870	982
108.41	2,870	999
108.43	2,870	1,016
108.45	2,870	1,033
108.47	2,870	1,050
108.49	2,870	1,068
108.51	2,870	1,085
108.53	2,870	1,102
108.55	2,870	1,119
108.57	2,870	1,137
108.59	2,870	1,154
108.61	2,870	1,171
108.63	2,870	1,188
108.65	2,870	1,205
108.67	2,870	1,223
108.69	2,870	1,240
108.71	2,870	1,257
108.73	2,870	1,274
108.75	2,870	1,292
108.77	2,870	1,309
108.79	2,870	1,326
108.81	2,870	1,343
108.83	2,870	1,360
108.85	2,870	1,378
108.87	2,870	1,395
108.89	2,870	1,412
108.91	2,870	1,429
108.93	2,870	1,446
108.95	2,870	1,464
108.97	2,870	1,481
108.99	2,870	1,498
109.01	2,870	1,515
109.03	2,870	1,533
109.05	2,870	1,550
109.07	2,870	1,567
109.09	2,870	1,584
109.11	2,870	1,601
109.13	2,870	1,619
109.15	2,870	1,636
109.17	2,870	1,653
109.19	2,870	1,670
109.21	2,870	1,688
109.23	2,870	1,705
109.25	2,870	**1,722**

Summary for Pond PP-2:

Inflow Area = 0.104 ac,100.00% Impervious, Inflow Depth = 5.03" for 100-yr event
Inflow = 0.41 cfs @ 12.06 hrs, Volume= 0.044 af
Outflow = 0.38 cfs @ 12.15 hrs, Volume= 0.041 af, Atten= 7%, Lag= 5.0 min
Primary = 0.17 cfs @ 12.15 hrs, Volume= 0.019 af
Routed to Pond PP-3 :
Secondary = 0.21 cfs @ 12.15 hrs, Volume= 0.022 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 106.51' @ 12.15 hrs Surf.Area= 1,670 sf Storage= 253 cf

Plug-Flow detention time= 87.3 min calculated for 0.041 af (93% of inflow)
Center-of-Mass det. time= 43.9 min (856.8 - 813.0)

Volume	Invert	Avail.Storage	Storage Description
#1	106.00'	1,002 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,340 cf Overall x 30.0% Voids

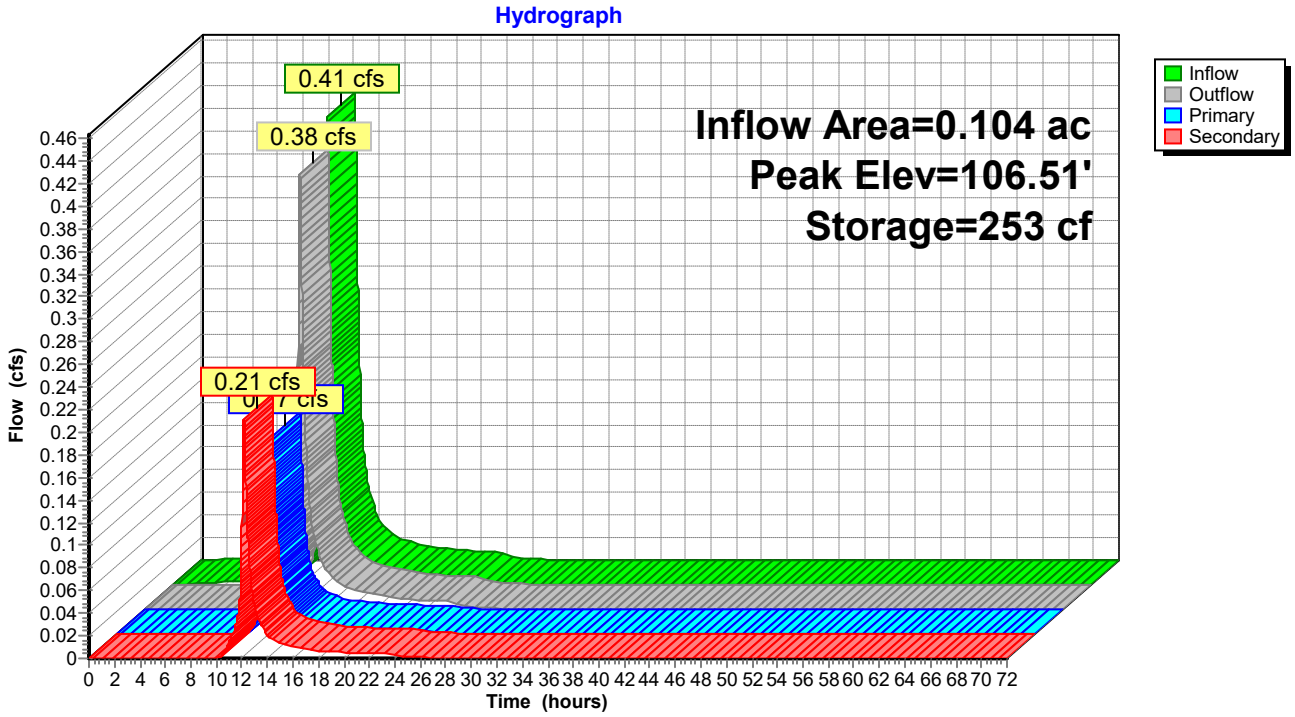
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
106.00	1,670	0	0
108.00	1,670	3,340	3,340

Device	Routing	Invert	Outlet Devices
#1	Primary	106.25'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 3	106.25'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	106.25'	**12.0" Round Culvert** L= 153.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 106.25' / 99.30' S= 0.0454 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.17 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.17 cfs @ 1.72 fps)

Secondary OutFlow Max=0.21 cfs @ 12.15 hrs HW=106.51' (Free Discharge)
└**3=Culvert** (Passes 0.21 cfs of 0.27 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.21 cfs @ 1.72 fps)

Pond PP-2:


Hydrograph
Inflow Area=0.104 ac
Peak Elev=106.51'
Storage=253 cf
0.41 cfs
0.38 cfs
0.21 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-2:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
106.00	**1,670**	0
106.02	1,670	10
106.04	1,670	20
106.06	1,670	30
106.08	1,670	40
106.10	1,670	50
106.12	1,670	60
106.14	1,670	70
106.16	1,670	80
106.18	1,670	90
106.20	1,670	100
106.22	1,670	110
106.24	1,670	120
106.26	1,670	130
106.28	1,670	140
106.30	1,670	150
106.32	1,670	160
106.34	1,670	170
106.36	1,670	180
106.38	1,670	190
106.40	1,670	200
106.42	1,670	210
106.44	1,670	220
106.46	1,670	230
106.48	1,670	240
106.50	1,670	251
106.52	1,670	261
106.54	1,670	271
106.56	1,670	281
106.58	1,670	291
106.60	1,670	301
106.62	1,670	311
106.64	1,670	321
106.66	1,670	331
106.68	1,670	341
106.70	1,670	351
106.72	1,670	361
106.74	1,670	371
106.76	1,670	381
106.78	1,670	391
106.80	1,670	401
106.82	1,670	411
106.84	1,670	421
106.86	1,670	431
106.88	1,670	441
106.90	1,670	451
106.92	1,670	461
106.94	1,670	471
106.96	1,670	481
106.98	1,670	491
107.00	1,670	501
107.02	1,670	511
107.04	1,670	521
107.06	1,670	531
107.08	1,670	541
107.10	1,670	551
107.12	1,670	561
107.14	1,670	571
107.16	1,670	581
107.18	1,670	591
107.20	1,670	601
107.22	1,670	611
107.24	1,670	621
107.26	1,670	631
107.28	1,670	641
107.30	1,670	651
107.32	1,670	661
107.34	1,670	671
107.36	1,670	681
107.38	1,670	691
107.40	1,670	701
107.42	1,670	711
107.44	1,670	721
107.46	1,670	731
107.48	1,670	741
107.50	1,670	752
107.52	1,670	762
107.54	1,670	772
107.56	1,670	782
107.58	1,670	792
107.60	1,670	802
107.62	1,670	812
107.64	1,670	822
107.66	1,670	832
107.68	1,670	842
107.70	1,670	852
107.72	1,670	862
107.74	1,670	872
107.76	1,670	882
107.78	1,670	892
107.80	1,670	902
107.82	1,670	912
107.84	1,670	922
107.86	1,670	932
107.88	1,670	942
107.90	1,670	952
107.92	1,670	962
107.94	1,670	972
107.96	1,670	982
107.98	1,670	992
108.00	1,670	**1,002**

Summary for Pond PP-3:

Inflow Area = 0.143 ac,100.00% Impervious, Inflow Depth = 3.10" for 100-yr event
Inflow = 0.37 cfs @ 12.06 hrs, Volume= 0.037 af
Outflow = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af, Atten= 19%, Lag= 6.9 min
Primary = 0.30 cfs @ 12.17 hrs, Volume= 0.034 af
Routed to Pond PP-4 :

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 105.36' @ 12.17 hrs Surf.Area= 1,705 sf Storage= 310 cf

Plug-Flow detention time= 109.8 min calculated for 0.034 af (92% of inflow)
Center-of-Mass det. time= 60.8 min (863.0 - 802.2)

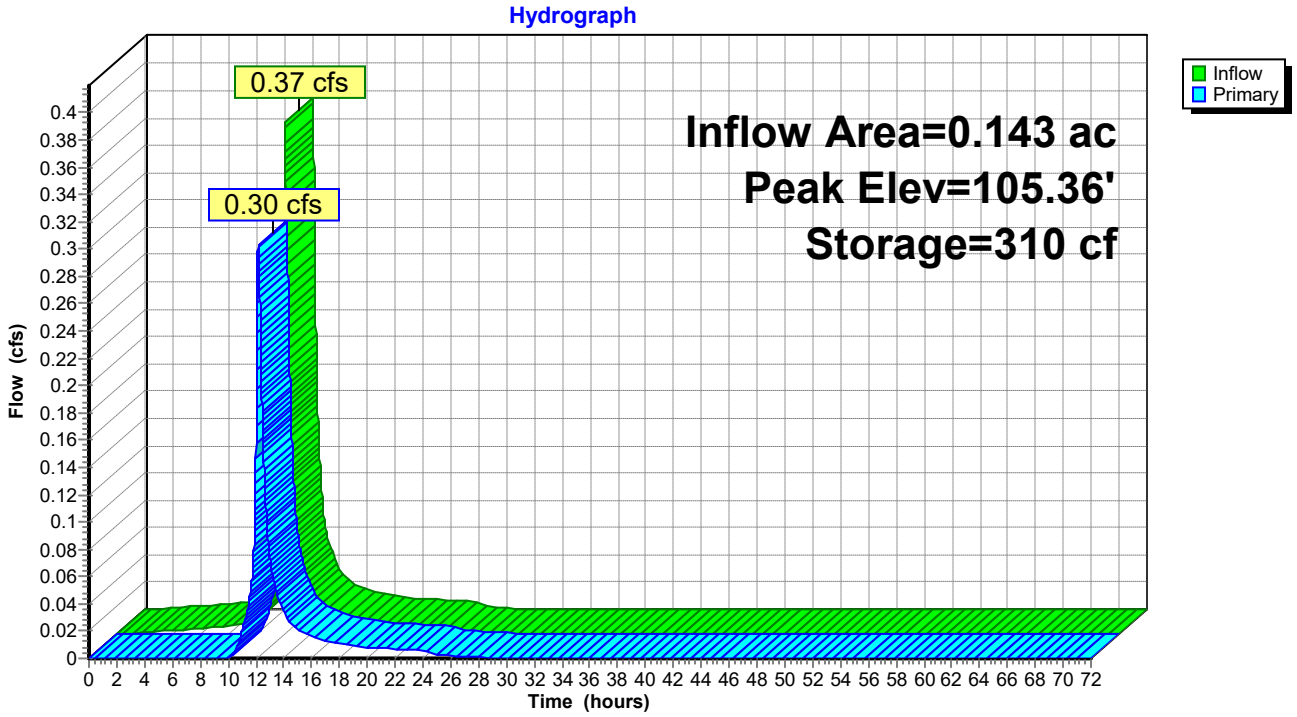
Volume	Invert	Avail.Storage	Storage Description
#1	104.75'	1,023 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,410 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
104.75	1,705	0	0
106.75	1,705	3,410	3,410

Device	Routing	Invert	Outlet Devices
#1	Primary	105.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.30 cfs @ 12.17 hrs HW=105.36' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.30 cfs @ 2.03 fps)

Pond PP-3:


Hydrograph
0.37 cfs
0.30 cfs
Inflow Area=0.143 ac
Peak Elev=105.36'
Storage=310 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-3:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
104.75	**1,705**	0
104.77	1,705	10
104.79	1,705	20
104.81	1,705	31
104.83	1,705	41
104.85	1,705	51
104.87	1,705	61
104.89	1,705	72
104.91	1,705	82
104.93	1,705	92
104.95	1,705	102
104.97	1,705	113
104.99	1,705	123
105.01	1,705	133
105.03	1,705	143
105.05	1,705	153
105.07	1,705	164
105.09	1,705	174
105.11	1,705	184
105.13	1,705	194
105.15	1,705	205
105.17	1,705	215
105.19	1,705	225
105.21	1,705	235
105.23	1,705	246
105.25	1,705	256
105.27	1,705	266
105.29	1,705	276
105.31	1,705	286
105.33	1,705	297
105.35	1,705	307
105.37	1,705	317
105.39	1,705	327
105.41	1,705	338
105.43	1,705	348
105.45	1,705	358
105.47	1,705	368
105.49	1,705	379
105.51	1,705	389
105.53	1,705	399
105.55	1,705	409
105.57	1,705	419
105.59	1,705	430
105.61	1,705	440
105.63	1,705	450
105.65	1,705	460
105.67	1,705	471
105.69	1,705	481
105.71	1,705	491
105.73	1,705	501
105.75	1,705	512
105.77	1,705	522
105.79	1,705	532
105.81	1,705	542
105.83	1,705	552
105.85	1,705	563
105.87	1,705	573
105.89	1,705	583
105.91	1,705	593
105.93	1,705	604
105.95	1,705	614
105.97	1,705	624
105.99	1,705	634
106.01	1,705	644
106.03	1,705	655
106.05	1,705	665
106.07	1,705	675
106.09	1,705	685
106.11	1,705	696
106.13	1,705	706
106.15	1,705	716
106.17	1,705	726
106.19	1,705	737
106.21	1,705	747
106.23	1,705	757
106.25	1,705	767
106.27	1,705	777
106.29	1,705	788
106.31	1,705	798
106.33	1,705	808
106.35	1,705	818
106.37	1,705	829
106.39	1,705	839
106.41	1,705	849
106.43	1,705	859
106.45	1,705	870
106.47	1,705	880
106.49	1,705	890
106.51	1,705	900
106.53	1,705	910
106.55	1,705	921
106.57	1,705	931
106.59	1,705	941
106.61	1,705	951
106.63	1,705	962
106.65	1,705	972
106.67	1,705	982
106.69	1,705	992
106.71	1,705	1,003
106.73	1,705	1,013
106.75	1,705	**1,023**

Summary for Pond PP-4:

Inflow Area = 0.179 ac,100.00% Impervious, Inflow Depth = 3.39" for 100-yr event
Inflow = 0.45 cfs @ 12.08 hrs, Volume= 0.050 af
Outflow = 0.40 cfs @ 12.20 hrs, Volume= 0.048 af, Atten= 11%, Lag= 6.9 min
Primary = 0.40 cfs @ 12.20 hrs, Volume= 0.048 af
Routed to Reach DP 1 : DESIGN POINT 1

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 103.93' @ 12.20 hrs Surf.Area= 1,535 sf Storage= 311 cf

Plug-Flow detention time= 81.5 min calculated for 0.048 af (95% of inflow)
Center-of-Mass det. time= 44.1 min (868.7 - 824.6)

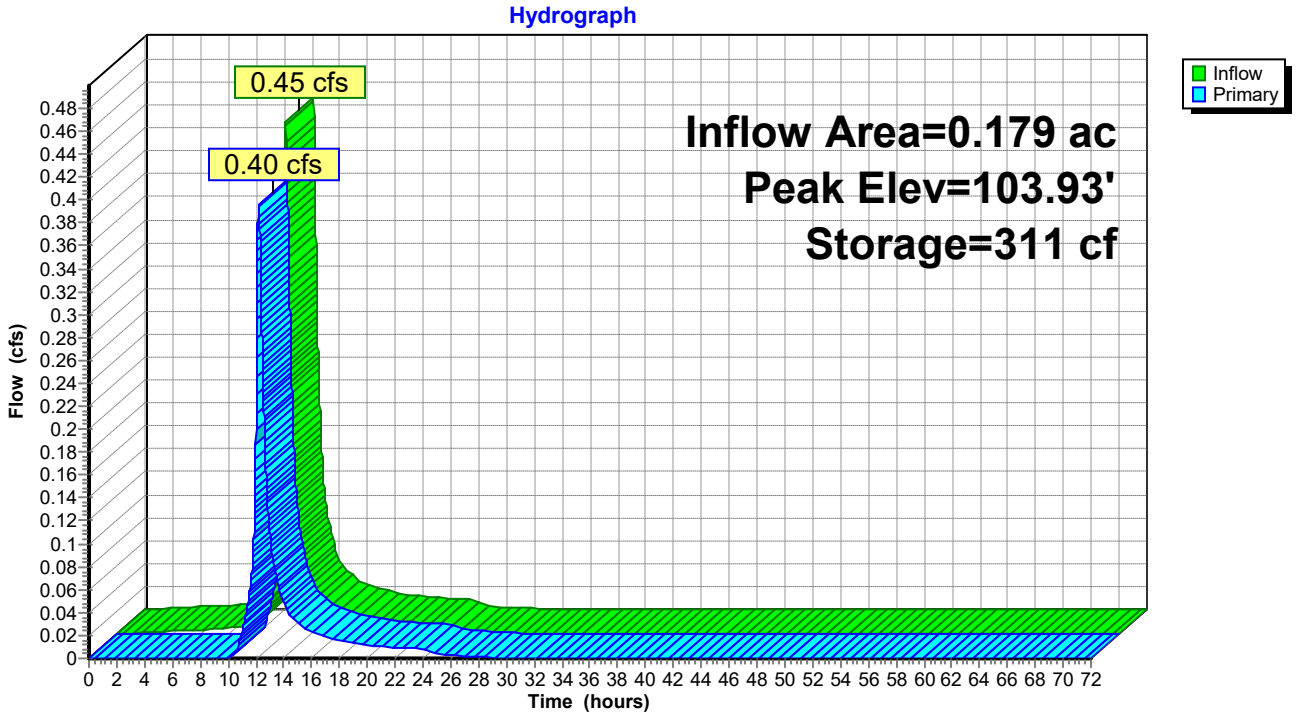
Volume	Invert	Avail.Storage	Storage Description
#1	103.25'	921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 3,070 cf Overall x 30.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
103.25	1,535	0	0
105.25	1,535	3,070	3,070

Device	Routing	Invert	Outlet Devices
#1	Device 2	103.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	101.50'	**12.0" Round Culvert** L= 141.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 101.50' / 99.30' S= 0.0156 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=0.40 cfs @ 12.20 hrs HW=103.93' (Free Discharge)
↑—**2=Culvert** (Passes 0.40 cfs of 5.23 cfs potential flow)
↑—**1=Orifice/Grate** (Orifice Controls 0.40 cfs @ 2.22 fps)

Pond PP-4:


Hydrograph
0.45 cfs
0.40 cfs
Inflow Area=0.179 ac
Peak Elev=103.93'
Storage=311 cf
Inflow
Primary
Flow (cfs)
Time (hours)

Stage-Area-Storage for Pond PP-4:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
103.25	**1,535**	0
103.27	1,535	9
103.29	1,535	18
103.31	1,535	28
103.33	1,535	37
103.35	1,535	46
103.37	1,535	55
103.39	1,535	64
103.41	1,535	74
103.43	1,535	83
103.45	1,535	92
103.47	1,535	101
103.49	1,535	111
103.51	1,535	120
103.53	1,535	129
103.55	1,535	138
103.57	1,535	147
103.59	1,535	157
103.61	1,535	166
103.63	1,535	175
103.65	1,535	184
103.67	1,535	193
103.69	1,535	203
103.71	1,535	212
103.73	1,535	221
103.75	1,535	230
103.77	1,535	239
103.79	1,535	249
103.81	1,535	258
103.83	1,535	267
103.85	1,535	276
103.87	1,535	286
103.89	1,535	295
103.91	1,535	304
103.93	1,535	313
103.95	1,535	322
103.97	1,535	332
103.99	1,535	341
104.01	1,535	350
104.03	1,535	359
104.05	1,535	368
104.07	1,535	378
104.09	1,535	387
104.11	1,535	396
104.13	1,535	405
104.15	1,535	414
104.17	1,535	424
104.19	1,535	433
104.21	1,535	442
104.23	1,535	451
104.25	1,535	461
104.27	1,535	470
104.29	1,535	479
104.31	1,535	488
104.33	1,535	497
104.35	1,535	507
104.37	1,535	516
104.39	1,535	525
104.41	1,535	534
104.43	1,535	543
104.45	1,535	553
104.47	1,535	562
104.49	1,535	571
104.51	1,535	580
104.53	1,535	589
104.55	1,535	599
104.57	1,535	608
104.59	1,535	617
104.61	1,535	626
104.63	1,535	635
104.65	1,535	645
104.67	1,535	654
104.69	1,535	663
104.71	1,535	672
104.73	1,535	682
104.75	1,535	691
104.77	1,535	700
104.79	1,535	709
104.81	1,535	718
104.83	1,535	728
104.85	1,535	737
104.87	1,535	746
104.89	1,535	755
104.91	1,535	764
104.93	1,535	774
104.95	1,535	783
104.97	1,535	792
104.99	1,535	801
105.01	1,535	810
105.03	1,535	820
105.05	1,535	829
105.07	1,535	838
105.09	1,535	847
105.11	1,535	857
105.13	1,535	866
105.15	1,535	875
105.17	1,535	884
105.19	1,535	893
105.21	1,535	903
105.23	1,535	912
105.25	1,535	**921**

APPENDIX C

USDA Soil Map

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dutchess County, New York

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Dutchess County, New York.....13
Ud—Udorthents, smoothed.....13
References.....15

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

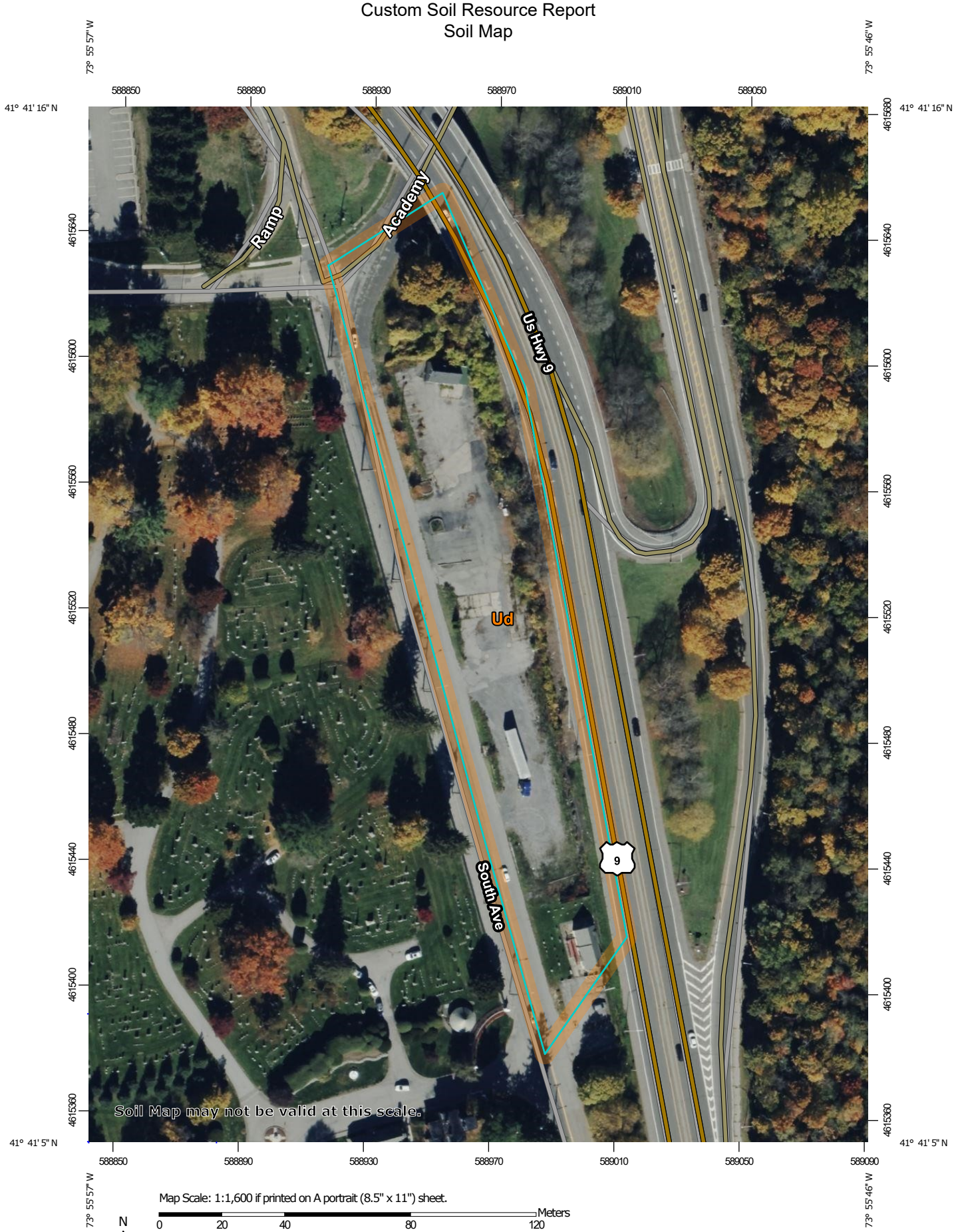
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:1,600 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 22, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ud	Udorthents, smoothed	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

Ud—Udorthents, smoothed

Map Unit Setting

National map unit symbol: 9rj7
Elevation: -30 to 950 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, smoothed, and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Smoothed

Typical profile

H1 - 0 to 4 inches: gravelly loam
H2 - 4 to 70 inches: very gravelly loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: About 36 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Urban land

Percent of map unit: 10 percent
Hydric soil rating: Unranked

Udorthents, wet substratum

Percent of map unit: 10 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 4 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent

Hydric soil rating: Unranked

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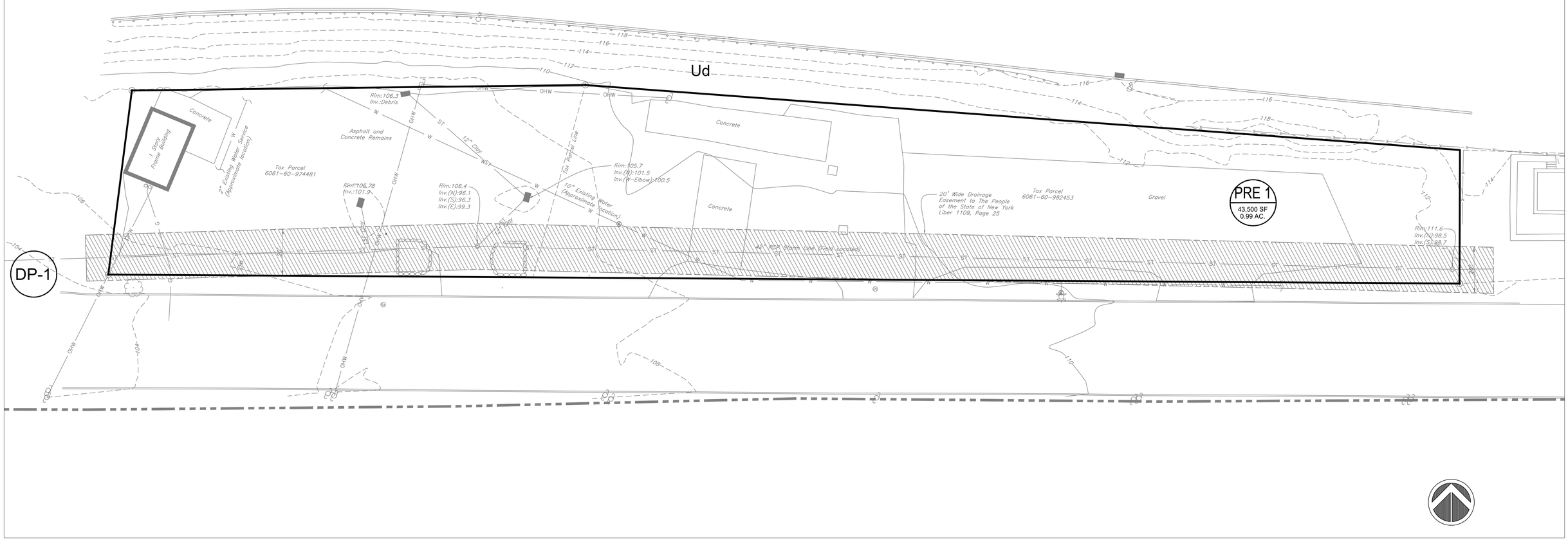
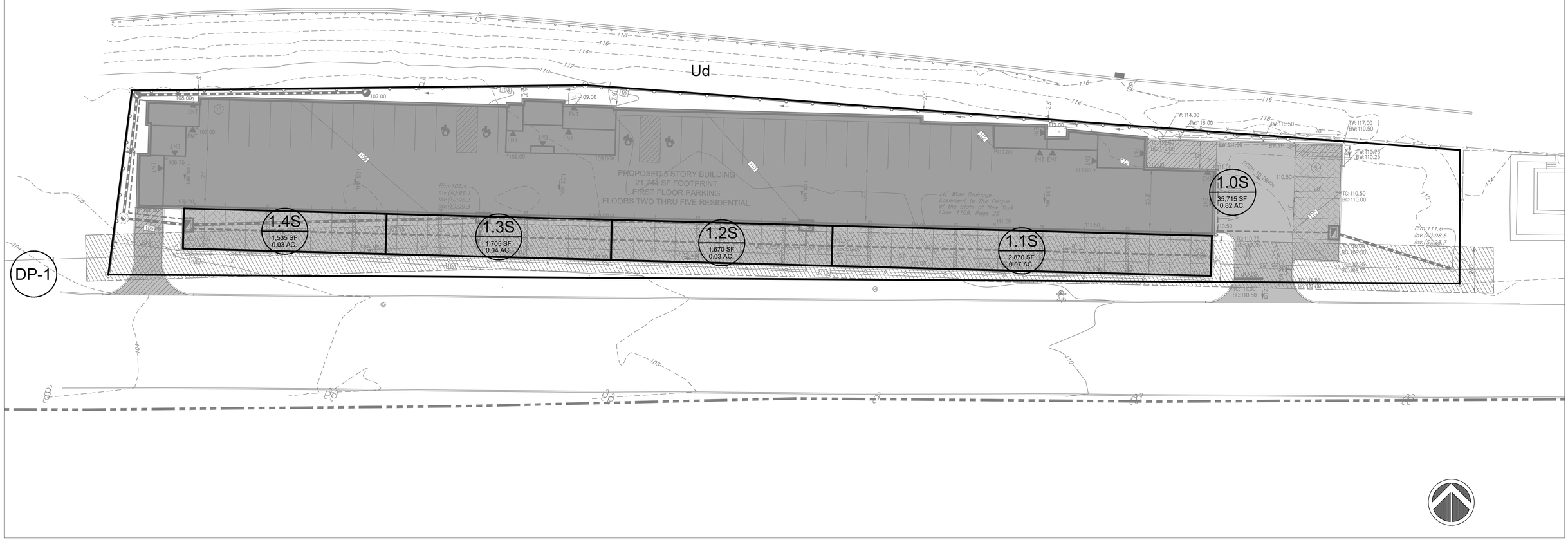
APPENDIX D

Pre-Development & Post-Development Drainage Areas Map


Ud
Concrete
1 story Frame Building
2" Existing Water Service (Approximate location)
Asphalt and Concrete Remains
Tax Parcel 6061-60-974481
Rim:106.3
Inv.:Debris
Rim:106.78
Inv.:101.9
Rim:106.4
Inv.(N):96.1
Inv.(S):96.3
Inv.(E):99.3
12" CMP
Top of Retaining Wall
Top of Retaining Wall
Top of Retaining Wall



GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- DRAINAGE LINE
- TEST PIT LOCATION
- Ud — SOIL TYPE DESIGNATION
- 1.0S / XX,XXX SF / X.XX AC. — DRAINAGE AREA DESIGNATION
- DP-1 — DESIGN POINT

#	Description	By/Dt/YY
	Revisions	

LRC Engineering & Surveying

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Loureiro NY, P.C.

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880

160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877

www.lrcconsult.com

DRAINAGE AREA MAP (POST-CONDITIONS)

PROPOSED RESIDENTIAL

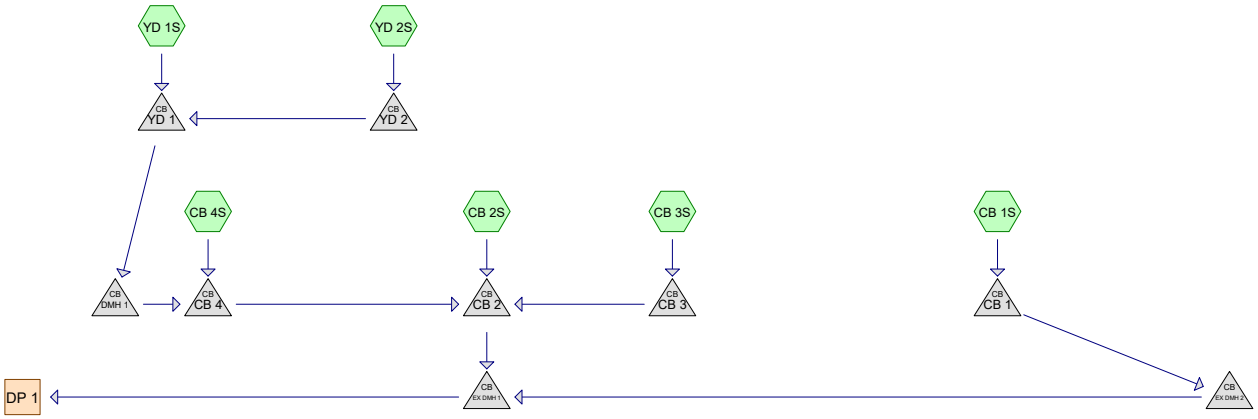
287-307 SOUTH AVE.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DA253364.dwg	Sheet No.	DA-2
Drawn	EPL	Project No.	25-3364		
Checked	KFC	Date	2025-12-22		
Approved	LRC	Scale	1"=20'		

N:\LRC\JOBS\Jobs 2025\25-3364 - Ryan Araet - 287-307 South Ave, PK South Ave, LLC\DWG\DA253364.dwg 12/16/2025 11:45 AM Eplore

APPENDIX E

25-Year Storm Pipe Flow Calculations



Subcat Reach Pond Link

Routing Diagram for 25-year pipe flow calcs
Prepared by The LRC Group, Printed 12/18/2025
HydroCAD® 10.20-8a s/n 02009 © 2025 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.122	39	>75% Grass cover, Good, HSG A (CB 1S)
0.275	98	Paved parking, HSG A (CB 1S, CB 2S, CB 3S, CB 4S)
0.502	98	Roofs, HSG A (CB 1S, CB 4S)
0.350	32	Woods/grass comb., Good, HSG A (YD 1S, YD 2S)
1.249	**74**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
1.249	HSG A	CB 1S, CB 2S, CB 3S, CB 4S, YD 1S, YD 2S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
1.249		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.122	0.000	0.000	0.000	0.000	0.122	>75% Grass cover, Good	CB 1S
0.275	0.000	0.000	0.000	0.000	0.275	Paved parking	CB 1S, CB 2S, CB 3S, CB 4S
0.502	0.000	0.000	0.000	0.000	0.502	Roofs	CB 1S, CB 4S
0.350	0.000	0.000	0.000	0.000	0.350	Woods/grass comb., Good	YD 1S, YD 2S
1.249	**0.000**	**0.000**	**0.000**	**0.000**	**1.249**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	CB 1	107.00	106.00	54.0	0.0185	0.012	0.0	12.0	0.0	
2	CB 2	99.80	99.30	13.0	0.0385	0.012	0.0	12.0	0.0	
3	CB 3	106.25	104.00	140.0	0.0161	0.012	0.0	12.0	0.0	
4	CB 4	101.50	99.80	128.0	0.0133	0.012	0.0	12.0	0.0	
5	DMH 1	102.00	101.50	28.0	0.0179	0.012	0.0	12.0	0.0	
6	EX DMH 1	96.10	95.10	100.0	0.0100	0.013	0.0	42.0	0.0	
7	EX DMH 2	98.50	96.30	421.0	0.0052	0.013	0.0	42.0	0.0	
8	YD 1	103.00	102.00	54.0	0.0185	0.012	0.0	12.0	0.0	
9	YD 2	104.50	103.00	99.0	0.0152	0.012	0.0	12.0	0.0	

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Pond CB 1: Peak Elev=107.86' Inflow=2.27 cfs 0.156 af
12.0" Round Culvert n=0.012 L=54.0' S=0.0185 '/' Outflow=2.27 cfs 0.156 af

Pond CB 2: Peak Elev=100.76' Inflow=2.57 cfs 0.201 af
12.0" Round Culvert n=0.012 L=13.0' S=0.0385 '/' Outflow=2.57 cfs 0.201 af

Pond CB 3: Peak Elev=106.60' Inflow=0.49 cfs 0.038 af
12.0" Round Culvert n=0.012 L=140.0' S=0.0161 '/' Outflow=0.49 cfs 0.038 af

Pond CB 4: Peak Elev=102.21' Inflow=1.72 cfs 0.136 af
12.0" Round Culvert n=0.012 L=128.0' S=0.0133 '/' Outflow=1.72 cfs 0.136 af

Pond DMH 1: Peak Elev=102.02' Inflow=0.00 cfs 0.003 af
12.0" Round Culvert n=0.012 L=28.0' S=0.0179 '/' Outflow=0.00 cfs 0.003 af

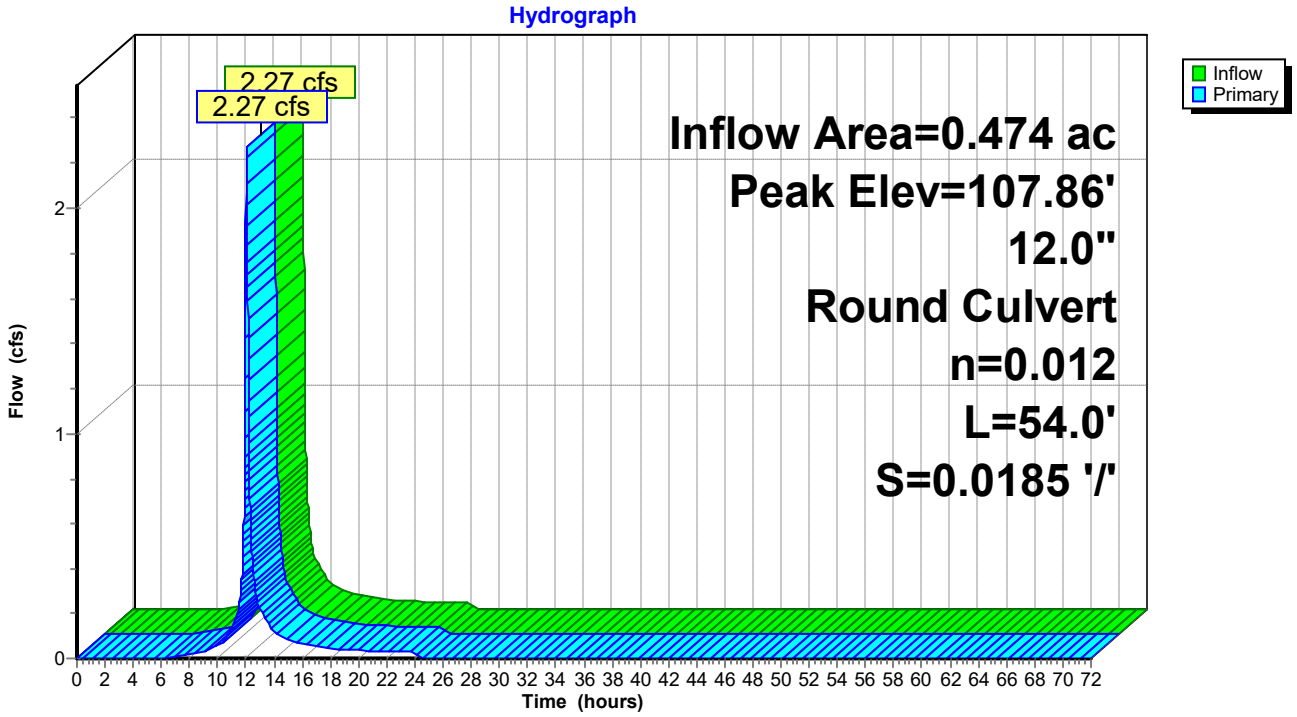
Pond EX DMH 1: Peak Elev=96.98' Inflow=4.84 cfs 0.357 af
42.0" Round Culvert n=0.013 L=100.0' S=0.0100 '/' Outflow=4.84 cfs 0.357 af

Pond EX DMH 2: Peak Elev=99.10' Inflow=2.27 cfs 0.156 af
42.0" Round Culvert n=0.013 L=421.0' S=0.0052 '/' Outflow=2.27 cfs 0.156 af

Pond YD 1: Peak Elev=103.02' Inflow=0.00 cfs 0.003 af
12.0" Round Culvert n=0.012 L=54.0' S=0.0185 '/' Outflow=0.00 cfs 0.003 af

Pond YD 2: Peak Elev=104.53' Inflow=0.00 cfs 0.003 af
12.0" Round Culvert n=0.012 L=99.0' S=0.0152 '/' Outflow=0.00 cfs 0.003 af

Pond CB 1:



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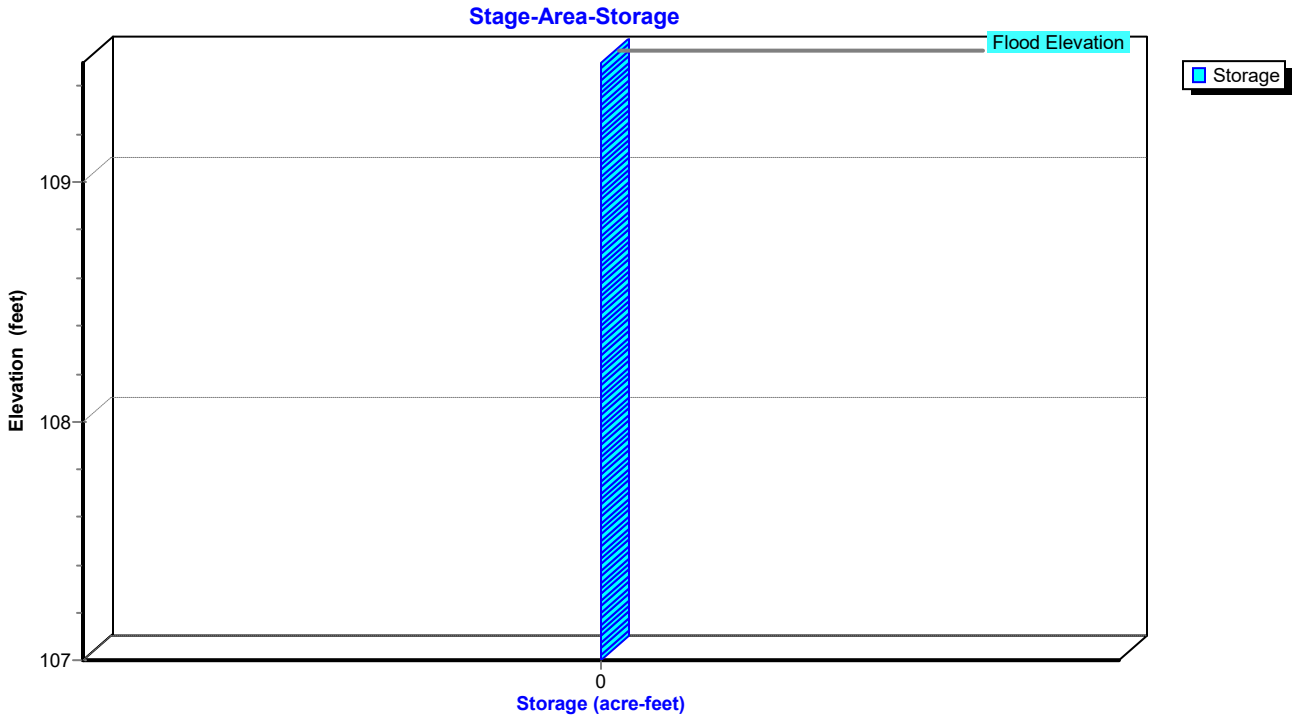

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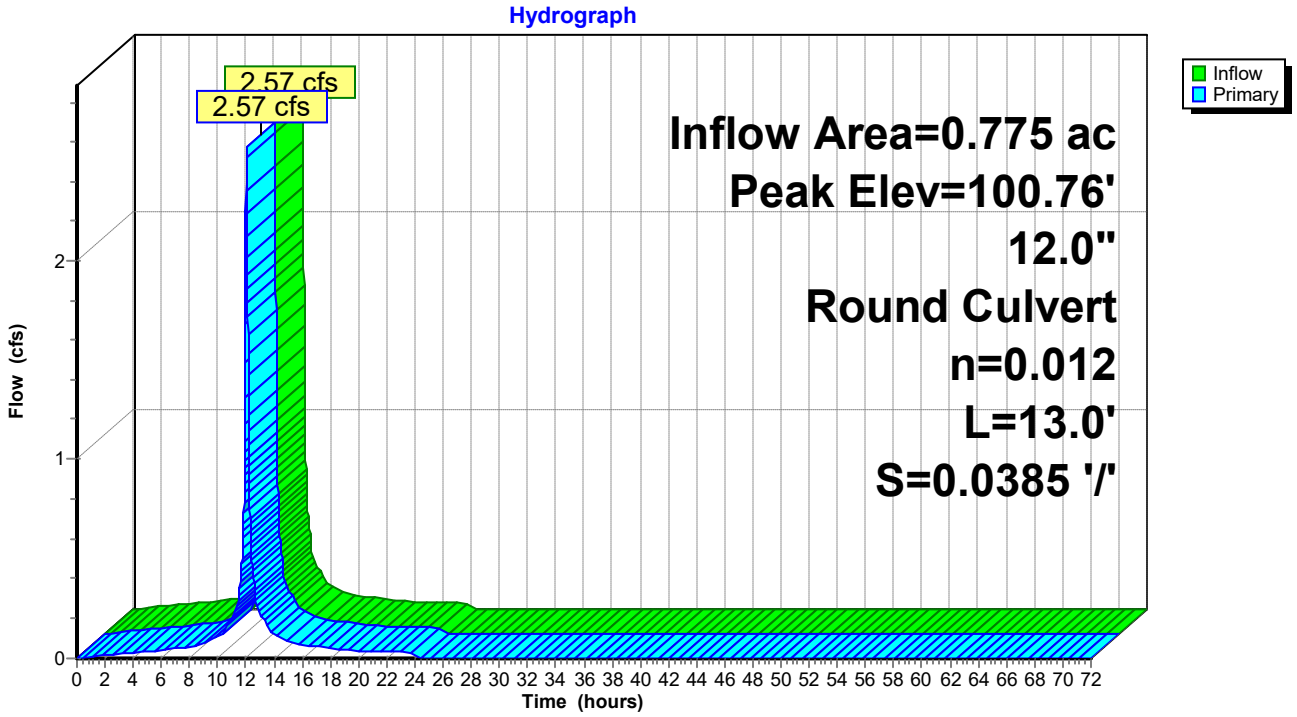
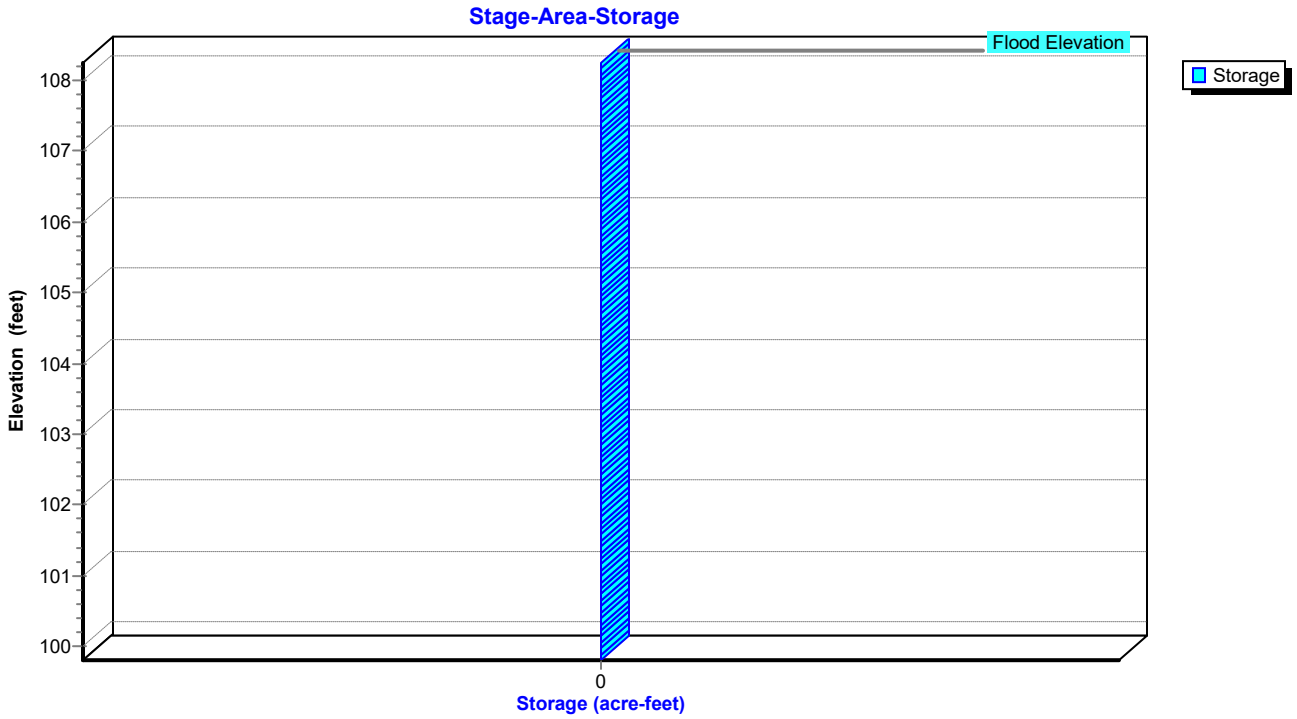
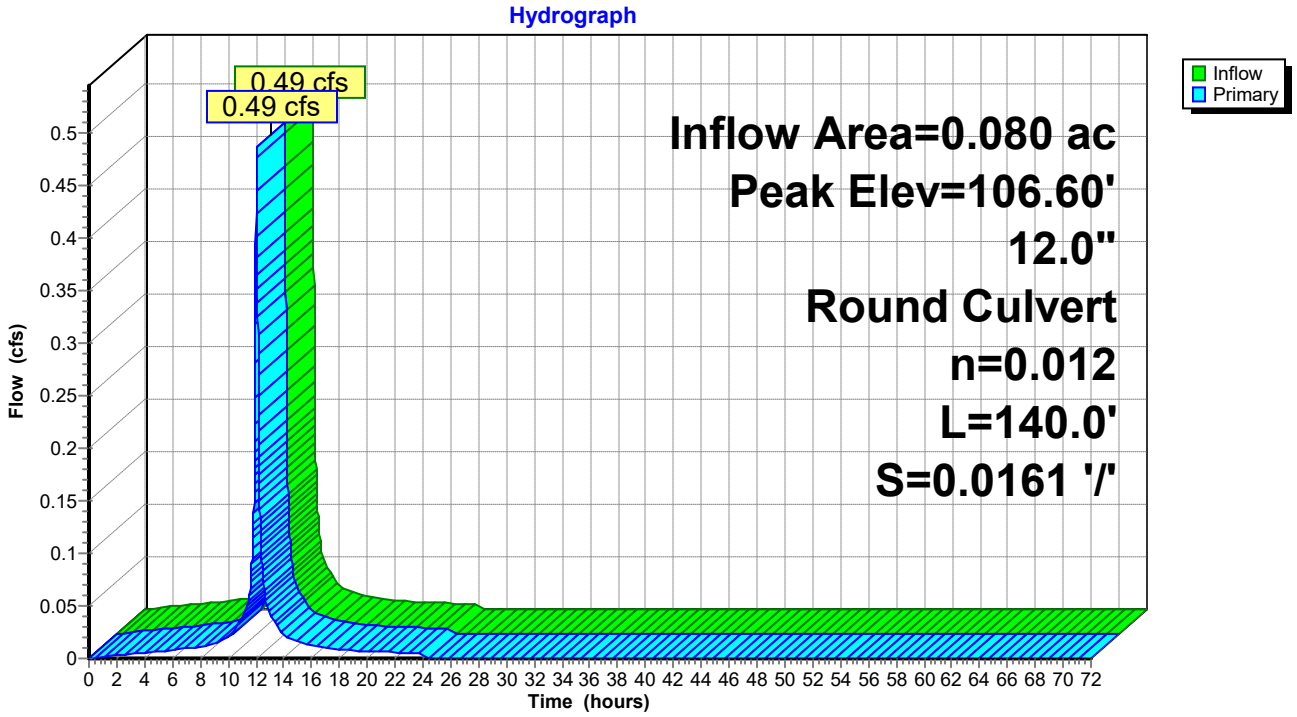


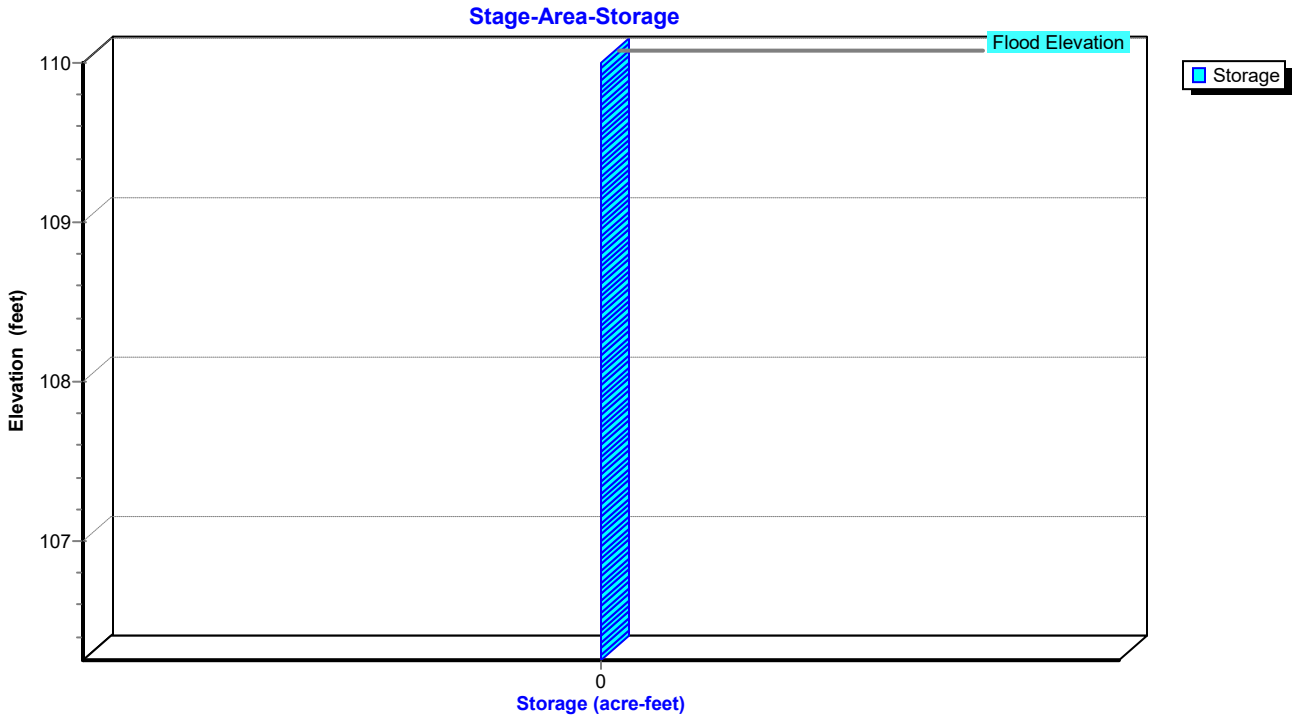
Pond CB 2:



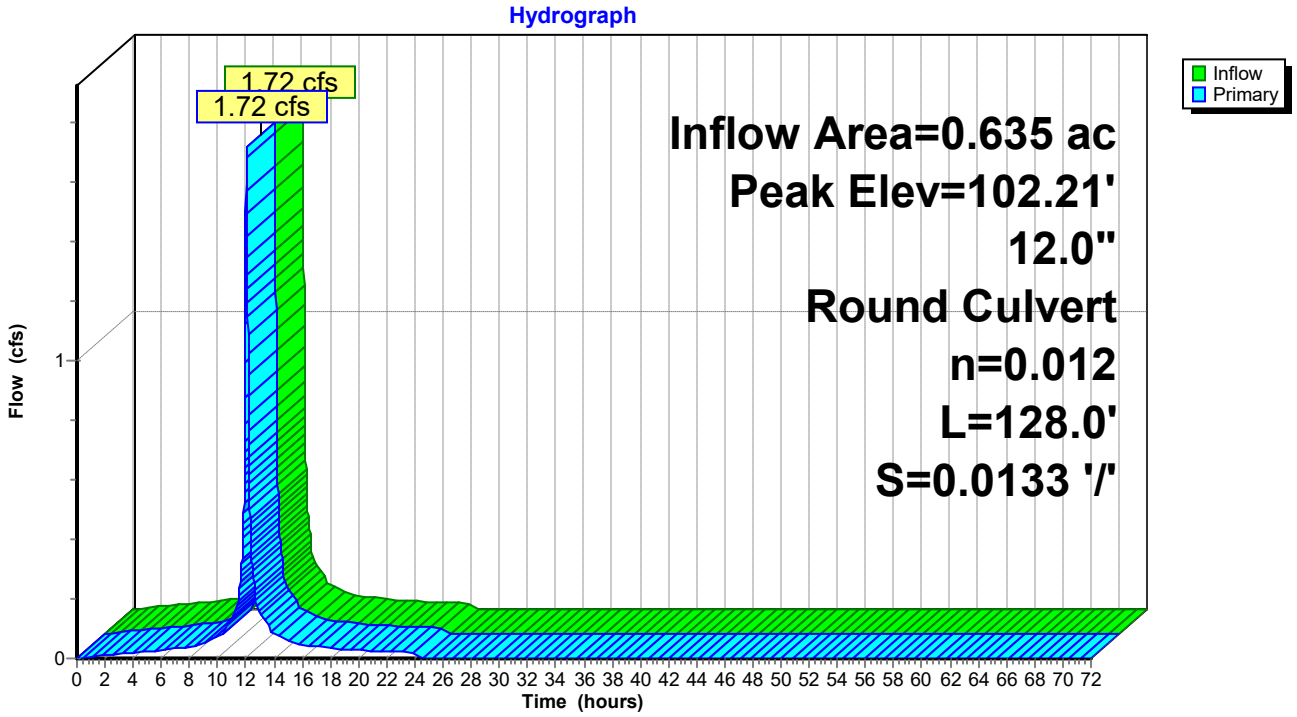
Pond CB 3:



Pond CB 3:



Pond CB 4:



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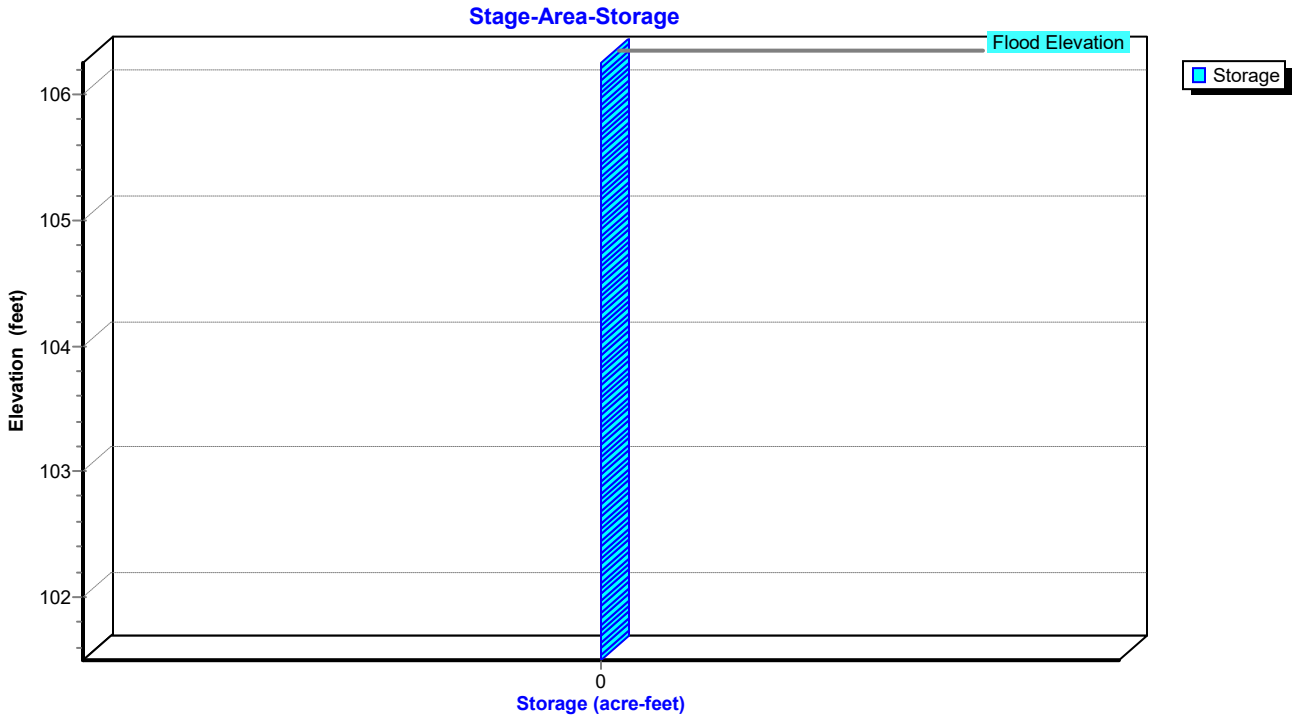

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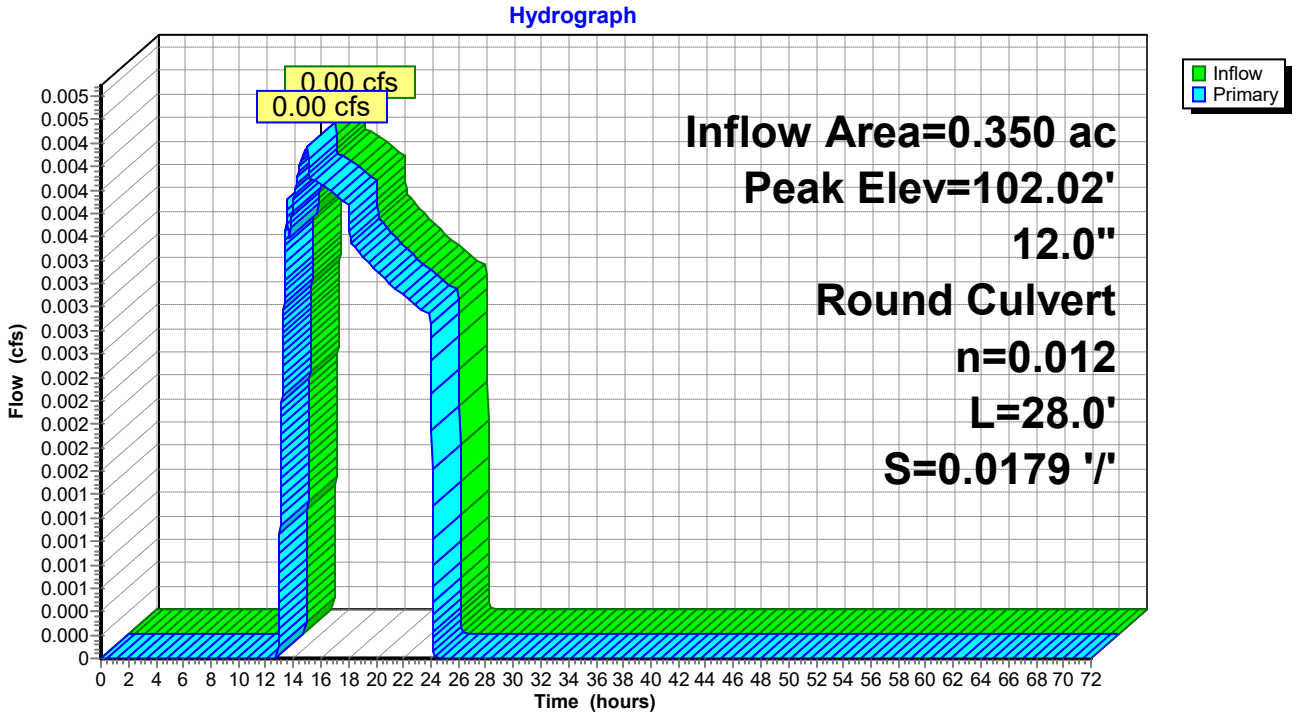

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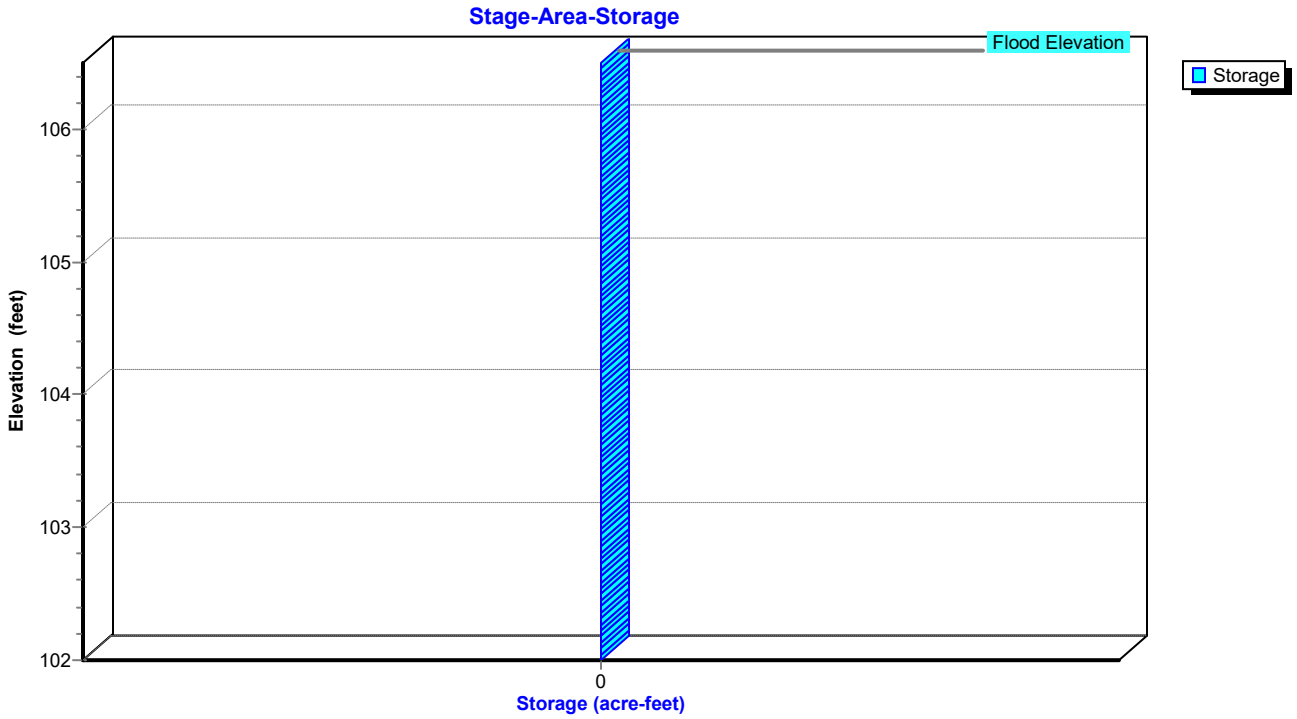

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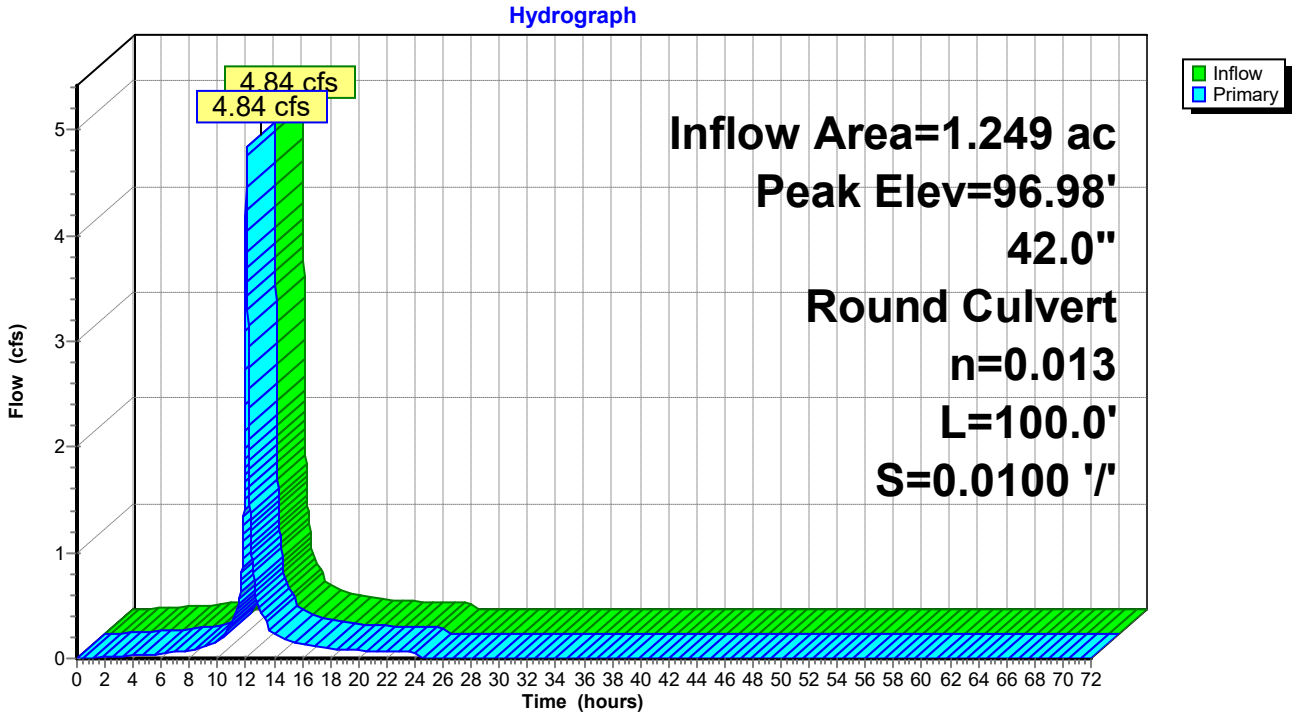

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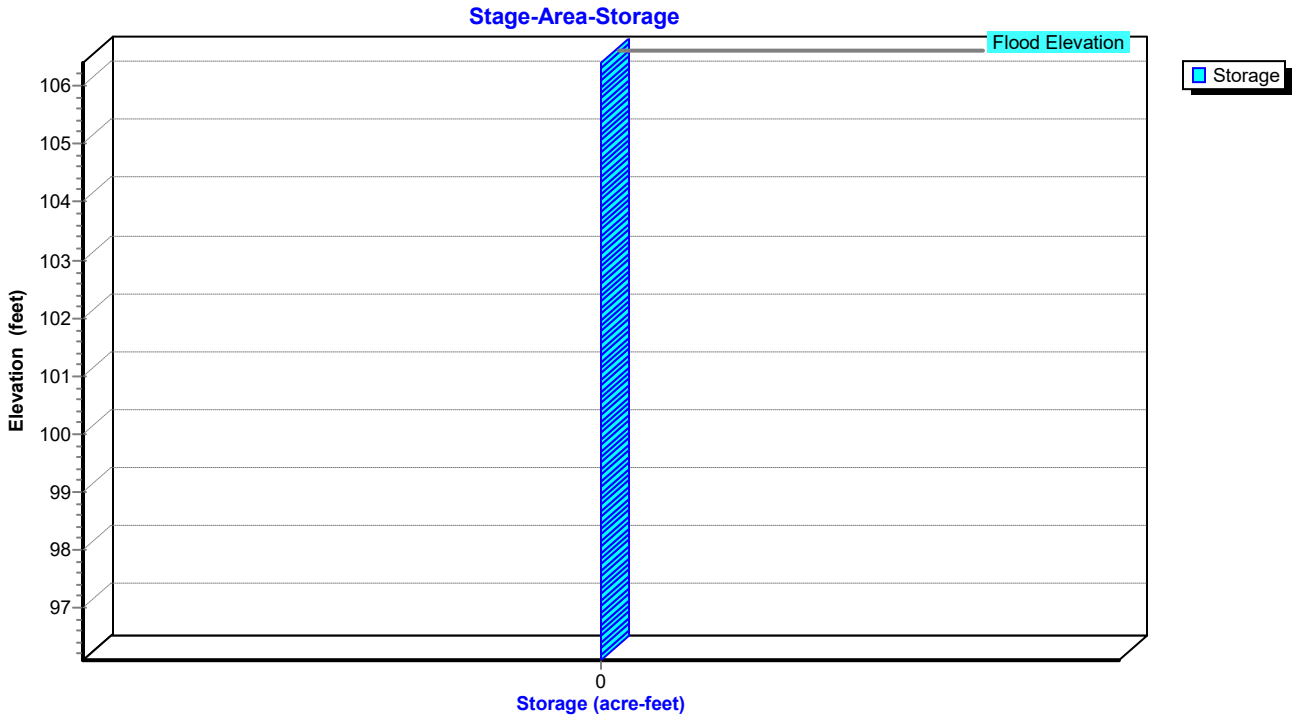

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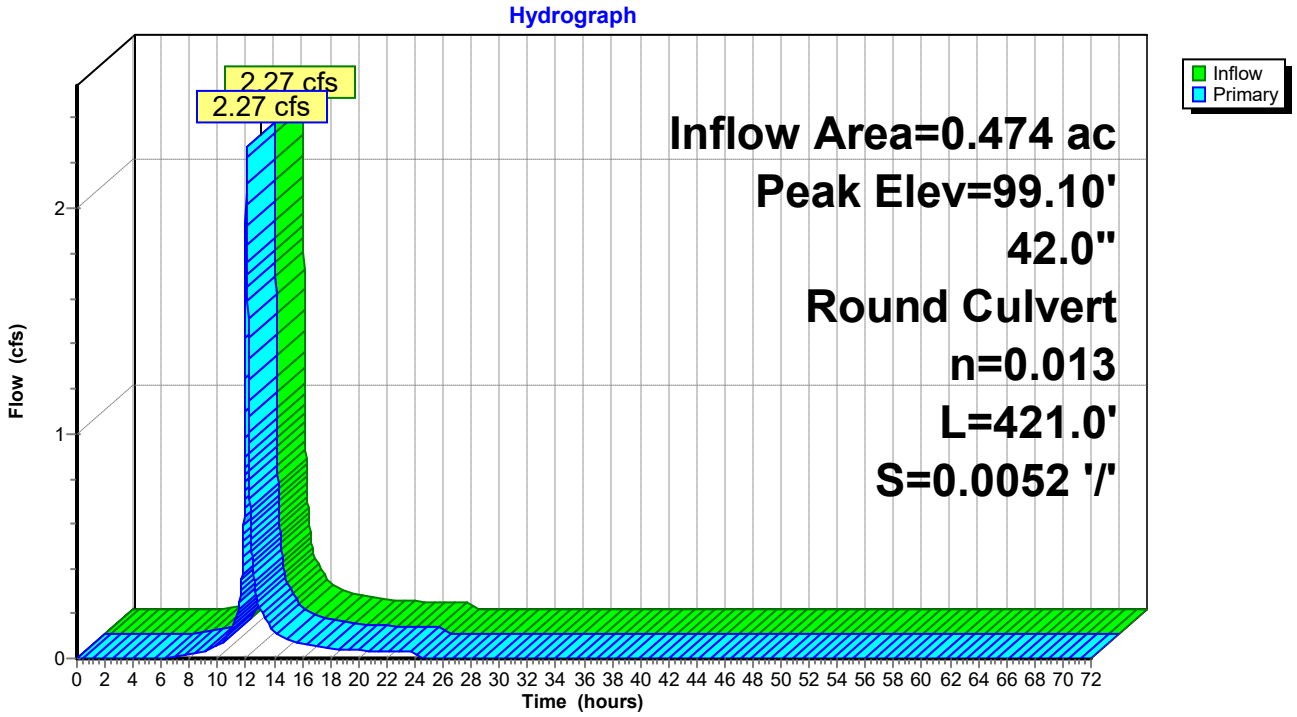

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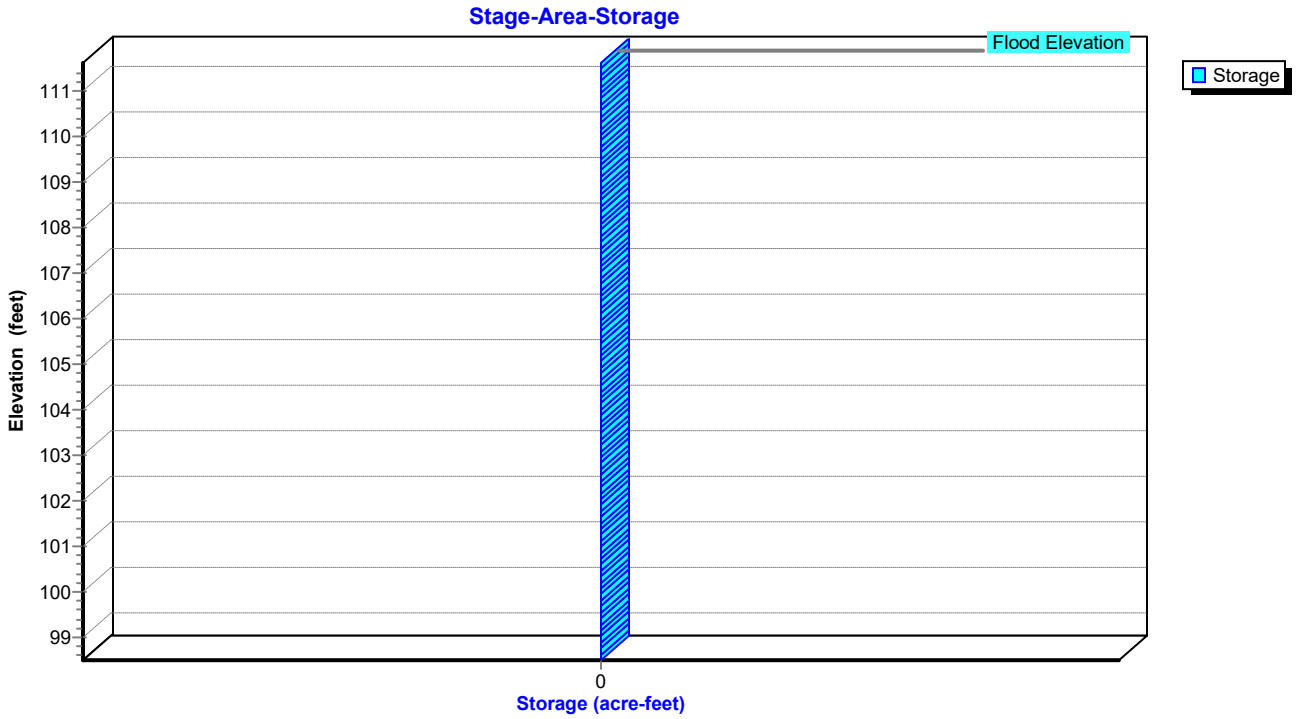

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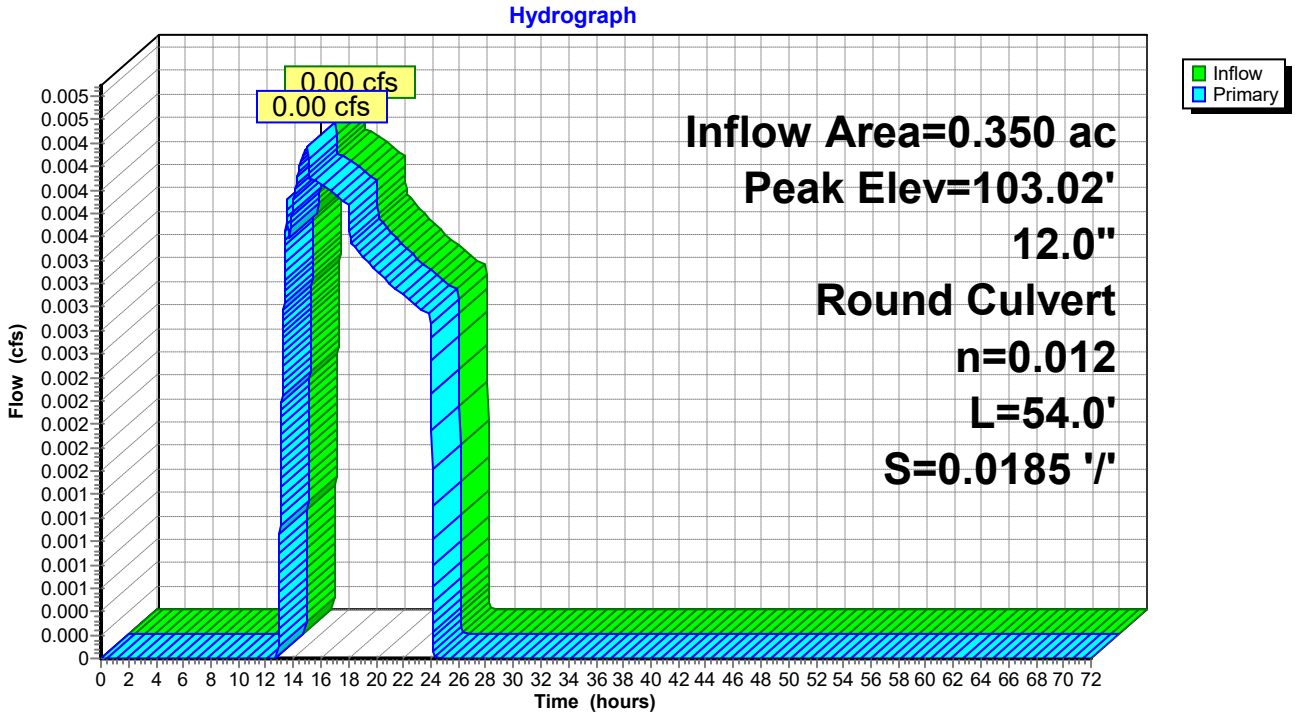

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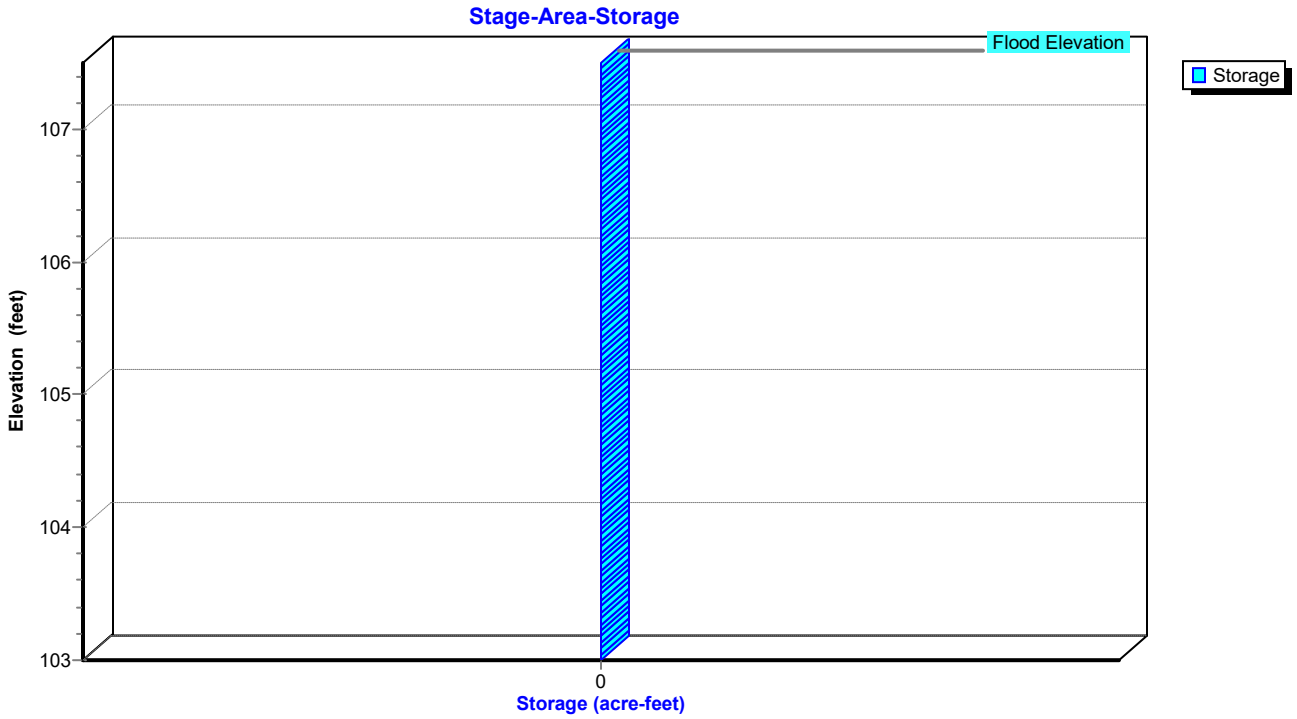

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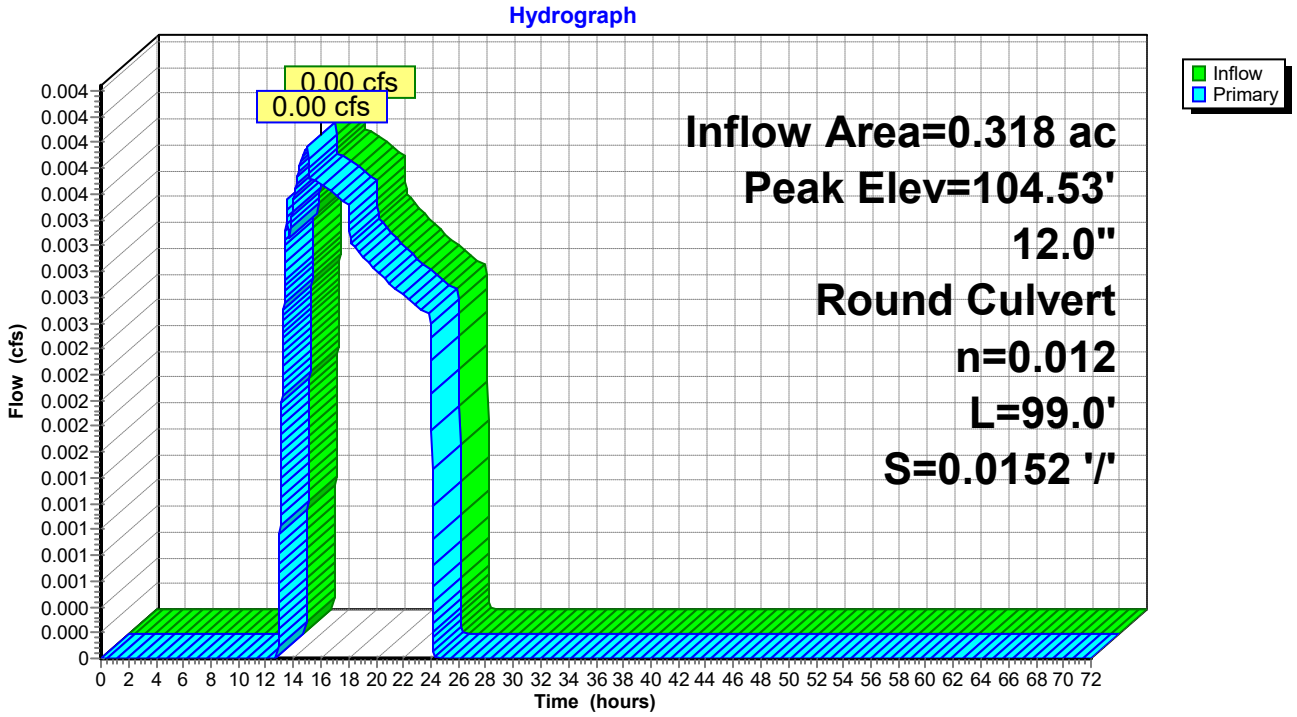

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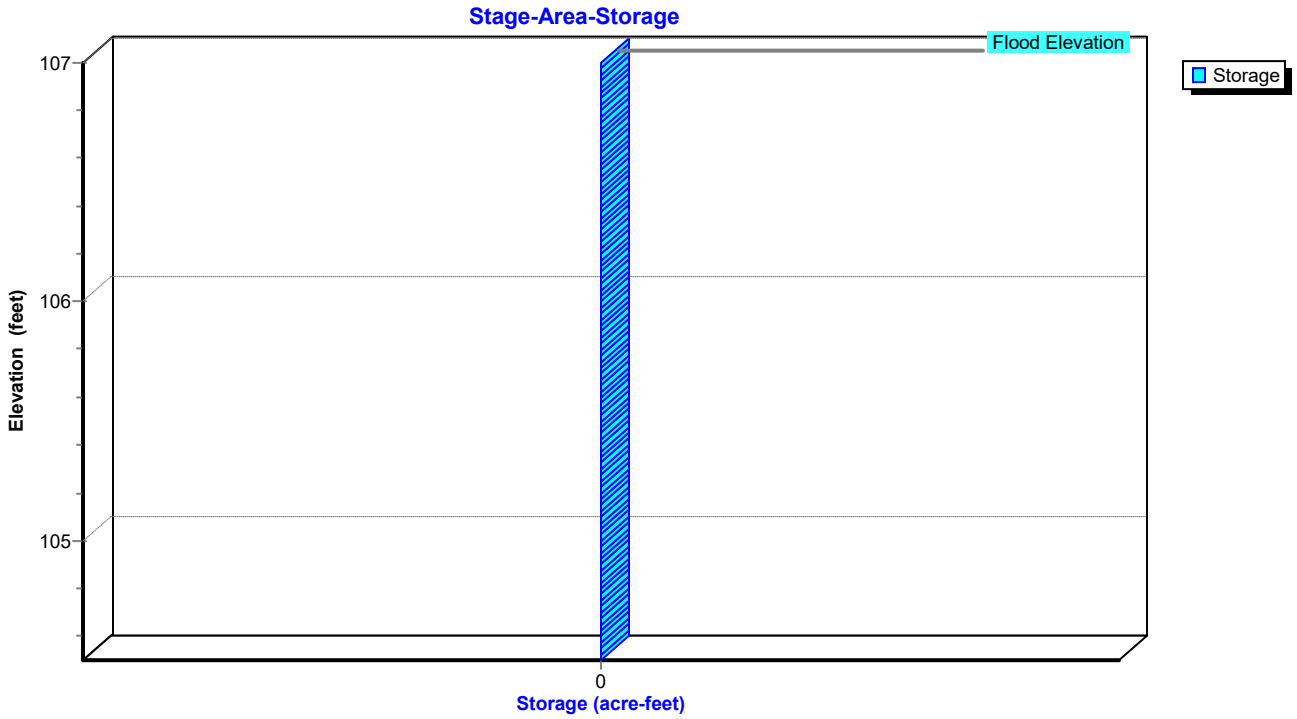


d-series

D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

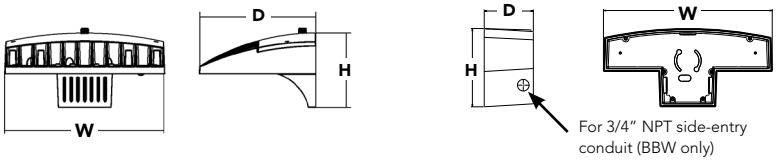
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**E20WC Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 2200 Lumens P3 3200 Lumens P4 4300 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC [3] AMBLW Amber LW [1,3]	70CRI 70CRI 80CRI 80CRI [2] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare [4] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3 [4] BLC4 Back Light Control Type 4 [4]	MVOLT 120 [5] 208 [5] 240 [5] 277 [5] 347 [5,6] 480 [5,6] HVOLT [6]	**Shipped included** SRM Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [7]	**Shipped installed** PE Photoelectric cell, button type [8] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [9] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [9] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [9] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [9] E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant [10] E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant [10]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [5,11]
DF	Double fuse (208, 240 or 480V) [5,11]
HS	House-side shield [12]
SPD	Separate surge protection

Shipped separately [12]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

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

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Only Available with AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Reference Motion Sensor table on page 3. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,786	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,693	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

Electrical Load

Performance Package	LEDs	Drive Current (mA)	System Watts	Current (A)					
				120V	208V	240V	277V	347V	480V
DSXW1 P1	10	375	12	0.10	0.06	0.05	0.04	-	-
DSXW1 P2	10	450	15	0.12	0.07	0.06	0.05	0.04	0.03
DSXW1 P3	10	650	21	0.18	0.10	0.09	0.08	0.06	0.05
DSXW1 P4	10	875	29	0.24	0.14	0.12	0.10	0.08	0.06
DSXW1 P5	10	1125	37	0.30	0.18	0.16	0.14	0.11	0.08
DSXW1 P6	20	750	48	0.39	0.24	0.20	0.18	0.14	0.10
DSXW1 P7	20	1150	73	0.60	0.36	0.31	0.27	0.21	0.15

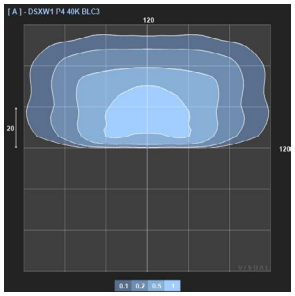
Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

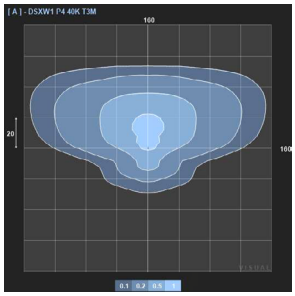
*For use when motion sensor is used as dusk to dawn control

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED P4 40K. Distances are in units of mounting height (20').





Options and Accessories

T3M (left)

HS - House-side shields

BSW - Bird-deterrent spikes

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.
DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

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

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

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VCPG Ultimate LED

Parking Garage

Catalog Number

Notes

Type

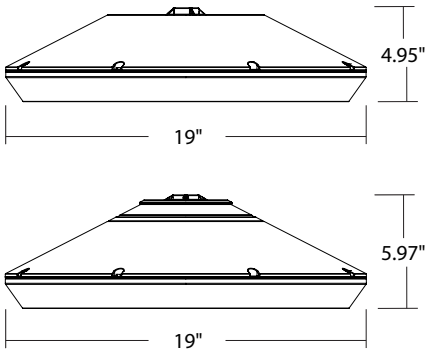
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: 19"

Height: 4.95" (6" with Up-Light)

Weight (max, with no options)**:** 25 lbs



Introduction

The all new VCPGX LED (Visually Comfortable Parking Garage) luminaire is the ultimate solution for parking garage applications. The deep recessed lens design of VCPGX LED minimizes high angle glare, while its patent pending transition zone reduces the contrast ratio between the luminaire and the dark ceiling. The dedicated up-light module option further reduces this contrast, creating a more visually comfortable environment.

The VCPGX LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPGX LED luminaire provides significant maintenance savings over traditional luminaires.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: VCPGX LED V8 P3 40K 70CRI T5M MVOLT PM UPL2 DWHXD

VCPGX LED

Series	LED Light Engines	Package	Color temperature	Color Rendering Index	Distribution	Voltage		Mounting
VCPGX LED	V4 4 Light Engines V8 8 Light Engines	P1 P2 P3 P4 P5 P6 P7 (with V8 only)	30K 3000 K 35K 3500 K 40K 4000 K 50K 5000 K	70CRI 80CRI	T5M Type V, medium T5R[1] Type V, rectangular T5W Type V, wide T5E Type V entry LANE[1] Drive lane	MVOLT 347 480	For ordering with fuse 120 208 240 277 347 480	**Shipped included** PM Pendant mount standard (24-inch length supply leads) SRM Surface mount (24-inch length supply leads) ARM Arm mount (use RSXWBA accessory to mount to a wall) **Shipped separately** YK Yoke/trunnion mount[2]

Options

Shipped installed

UPL1	Up-Light: 500 lumens[3]
UPL2	Up-Light: 700 lumens[4]
E7WC	Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (7W, -20°C min)[5,6,7]
E10WH	Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (10W, 0°C min)[5,6,7]
E18WC	Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (18W, -20°C min)[5,6,7]
HA	High ambient (50°C, only P1-P4)
SF	Single fuse (120V, 277V, 347V)
DF	Double fuse (208V, 240V, 480V)
SPD10KV	10KV Surge Pack
LDS36	36in (3ft) lead length
LDS72	72in (6ft) lead length
LDS108	108in (9ft) lead length
DMG	External 0-10V leads (no controls)[8]
TP	Tamper proof screws
CCE	Coastal Construction

Shipped Separately

BDS	Bird Shroud
BSW	Bird Spikes

Standalone Sensors/Controls

PIR	Motion/ambient sensor for 8-15' mounting heights
PIRH	Motion/ambient sensor for 15-30' mounting heights
PIR3FC3V	Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output
PIRH3FC3V	Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output

Networked Sensors/Controls

NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights[10]
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights[10]
NLTAIREM2 PIR	nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 8-15' mounting heights[9,10]
NLTAIREM2 PIRH	nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 15'-30' mounting heights[9,10]

Finish *(required)*

DWHXD	White
DNAXD	Natural aluminum
DDBXD	Dark bronze
DBLXD	Black

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Ordering Information Cont.

Accessories

Ordered and shipped separately.

VCPGBDS DWHXD U	Bird shroud for PM (specify finish)
VCPGBDS YK DWHXD U	Bird shroud for YK (specify finish)
VCPGUBDS DWHXD U	Bird shroud for PM with Up-Light (specify finish)
VCPGUBDS YK DWHXD U	Bird shroud for YK with Up-Light (specify finish)
VCPGSRM U	Surface mount kit, with no Up-Light
VCPGUSRM U	Surface mount kit, with Up-Light
VCPGWG U	Wire guard
SLVSQ	Quick mount pendant swivel kit, square
SLVRD	Quick mount pendant swivel kit, round
VCPG YK DWHXD U	Yoke mount kit (specify finish)
RSXWBA DWHXD U	RSX WBA wall bracket (specify finish)
VCPGSC120	Safety cable 120"

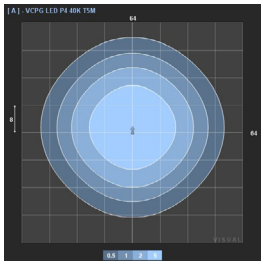
NOTES

1 Not available in P7 package or with V8 option.
2 Only vertical height adjustment. No angle adjustment. Use PM and SLVSQ or SLVRD for mounting to angled ceiling or canopies.
3 UPL1 not available with dim-to-off functionality.
4 UPL2 available with dim-to-off upon request.
5 Not available with 347V or 480V.
6 E7WC, E10WH, and E18WC only rated up to 35°C ambient.
7 E7WC and E18WH only available with P1-P4 packages. E10WH available with P1-P5 packages..
8 DMG option not available with standalone or networked sensors/controls.
9 Needs an nLight AIR Normal Power Sensing (NPS) device in the group.
10 Will need a junction box extension if surface mounted.

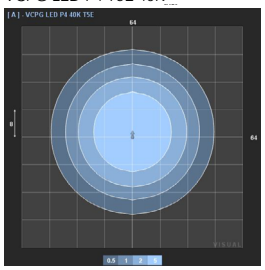
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the VCPG Ultimate LED Parking Garage Luminaire homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

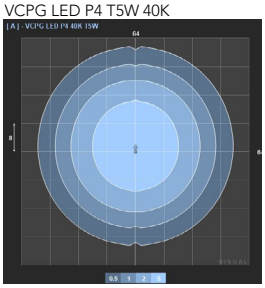
VCPG LED P4 T5M 40K



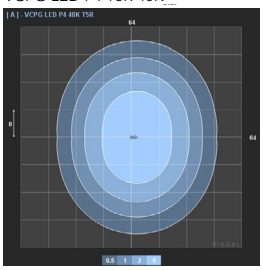
VCPG LED P4 T5E 40K



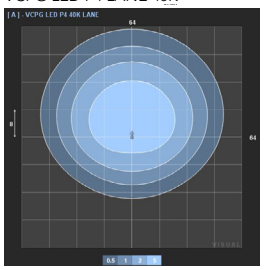
VCPG LED P4 T5W 40K



VCPG LED P4 T5R 40K



VCPG LED P4 LANE 40K



Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.97	0.94	0.89

Electrical Load

Power Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	27W	0.22	0.13	0.12	0.10	0.08	0.06
P2	34W	0.28	0.16	0.14	0.13	0.10	0.08
P3	43W	0.37	0.21	0.18	0.16	0.13	0.09
P4	56W	0.48	0.28	0.24	0.21	0.16	0.12
P5	82W	0.68	0.40	0.35	0.30	0.24	0.18
P6	108W	0.91	0.52	0.45	0.39	0.32	0.23
P7	124W	1.03	0.59	0.51	0.44	0.37	0.27

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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Lumen Output, V4 Option

Performance Package	Watts	Distribution Type	30K (3000K, 70 CRI)		35K (3500K, 70 CRI)		40K (4000K, 70 CRI)		50K (5000K, 70 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	27W	T5E	3,546	133	3,634	137	3,778	142	3,838	144
		T5M	3,573	134	3,662	138	3,807	143	3,867	146
		T5W	3,509	132	3,596	135	3,738	141	3,798	143
		T5R	3,421	129	3,506	132	3,645	137	3,703	139
		LANE	3,380	127	3,464	130	3,601	136	3,658	138
P2	34W	T5E	4,532	133	4,644	137	4,828	142	4,905	144
		T5M	4,567	134	4,680	138	4,865	143	4,942	146
		T5W	4,484	132	4,595	135	4,777	141	4,853	143
		T5R	4,372	129	4,481	132	4,658	137	4,732	139
		LANE	4,320	127	4,427	130	4,602	136	4,676	138
P3	43W	T5E	5,750	133	5,893	136	6,126	141	6,223	143
		T5M	5,795	134	5,938	137	6,173	142	6,271	145
		T5W	5,690	131	5,832	134	6,062	140	6,158	142
		T5R	5,548	128	5,686	131	5,910	136	6,004	138
		LANE	5,482	126	5,618	130	5,840	135	5,933	137
P4	56W	T5E	7,318	130	7,500	133	7,796	138	7,920	141
		T5M	7,375	131	7,558	134	7,856	140	7,981	142
		T5W	7,242	129	7,421	132	7,714	137	7,837	139
		T5R	7,061	125	7,236	129	7,522	134	7,641	136
		LANE	6,977	124	7,150	127	7,432	132	7,550	134
P5	82W	T5E	10,088	123	10,339	126	10,747	131	10,918	133
		T5M	10,166	124	10,418	127	10,830	132	11,002	134
		T5W	9,982	122	10,230	125	10,634	129	10,803	132
		T5R	9,733	118	9,974	121	10,368	126	10,534	128
		LANE	9,617	117	9,856	120	10,245	125	10,408	127
P6	108W	T5E	12,751	118	13,067	121	13,583	126	13,799	128
		T5M	12,849	119	13,168	122	13,688	127	13,906	129
		T5W	12,617	117	12,930	120	13,441	125	13,655	127
		T5R	12,302	114	12,607	117	13,105	122	13,313	124
		LANE	12,155	113	12,457	116	12,948	120	13,155	122

Up-light Lumen Output

Up-light Option	Watts	Lumens
UPL1	6.5W	519
UPL2	8.5W	715

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.926
35K	0.945
40K	0.967
50K	0.965

Lumen Output, V8 Option

Performance Package	Watts	Distribution Type	30K (3000K, 70 CRI)		35K (3500K, 70 CRI)		40K (4000K, 70 CRI)		50K (5000K, 70 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	26W	T5E	3,639	140	3,729	143	3,876	149	3,938	151
		T5M	3,667	141	3,758	145	3,906	150	3,968	153
		T5W	3,600	138	3,690	142	3,835	148	3,897	150
P2	33W	T5E	4,650	140	4,765	143	4,954	149	5,033	151
		T5M	4,686	141	4,802	144	4,992	150	5,071	152
		T5W	4,601	138	4,715	142	4,901	147	4,980	150
P3	42W	T5E	5,900	139	6,047	143	6,286	148	6,386	151
		T5M	5,946	140	6,093	144	6,334	149	6,435	152
		T5W	5,839	138	5,984	141	6,220	147	6,319	149
P4	55W	T5E	7,509	136	7,696	139	7,999	145	8,127	147
		T5M	7,567	137	7,755	140	8,061	146	8,189	148
		T5W	7,431	135	7,615	138	7,916	143	8,042	146
P5	81W	T5E	10,351	129	10,608	132	11,027	137	11,203	139
		T5M	10,431	130	10,690	133	11,112	138	11,289	140
		T5W	10,242	127	10,497	130	10,911	136	11,085	138
P6	106W	T5E	13,083	124	13,408	127	13,937	132	14,159	134
		T5M	13,184	125	13,511	128	14,045	133	14,268	135
		T5W	12,946	123	13,267	126	13,791	131	14,011	133
P7	124W	T5E	15,350	124	15,730	127	16,351	132	16,612	134
		T5M	15,468	125	15,851	128	16,477	133	16,740	135
		T5W	15,189	122	15,566	126	16,180	130	16,438	133

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Control/Sensor Options

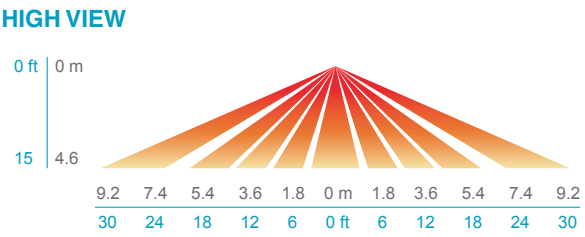
Motion/Ambient Sensor (PIR_, PIRH)

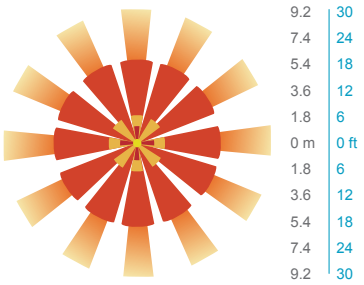
Motion/Ambeint sensor (Sensor Switch MSOD, nLight AIR RMSOD) is integrated into the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

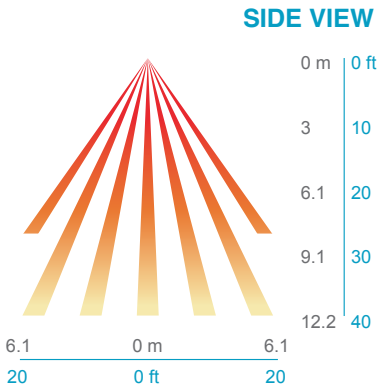
nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CL**AIR**ITY™**+**) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

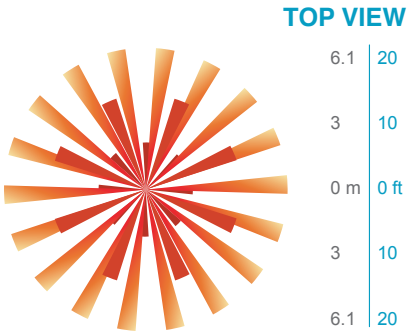
PIR





PIRH





Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR3FC3V or PIRH3FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 3fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec

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Mounting, Options & Accessories

PM – Pendant Mount
(compatible with ¾ NPT, pendant stem provided by others)

D = 19"
H = 4.1"

SRM – Surface Mount

D = 19"
H = 4.1"

SRM – Surface Mount with Up-Light

D = 19"
H = 5.3"

YK – Yoke/Trunnion Mount

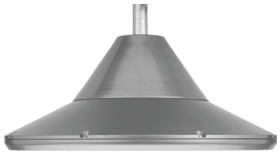
D = 19"
H (Yoke) = 10"-18"

ARM – Arm Mount

L = 28"
W = 19"
H = 8"

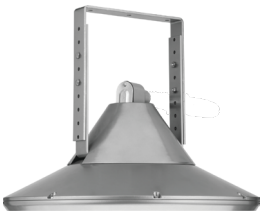
PIR & PIRH – Motion/ Ambient sensor

L = 20.4"
W = 19"
H = 5.65" (no up-light)
or 6.45" (with up-light)



BDS – Bird shroud for pendant mount

D = 19"
H = 8.85"



BDS – Bird shroud for yoke mount

D = 19"
H (Yoke) = 10"-18"

FEATURES & SPECIFICATIONS

INTENDED USE
The visually comfortable optics, energy savings, and long life of the VCPGX LED Parking Garage luminaire make it an ideal choice for new commercial installations and retrofit parking garage opportunities. It is designed to meet or exceed recommended illuminance criteria when installed as a direct replacement of most HID parking garage luminaires. Its modern dayform and aesthetics also make it appealing for indoor low-bay applications.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is separated from the heat generating light engines and mounted in direct contact with the casting to promote low operating temperatures, higher lumen maintenance and long life. The housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down application.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Light guide technology provides a diffused light source, reducing glare from direct view of the LEDs. The light source is recessed into the luminaire, further reducing the high angle glare from the luminaire. A combination of precision molded micro prismatic acrylic lenses and back reflectors provide five different photometric distributions tailored specifically to parking garage applications. Up-light option comes with a dedicated light engine and custom optic designed to efficiently spread light on to the ceiling, thus reducing the cave effect.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L89/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%, and a minimum 6.0 KV surge rating. When ordering the SPD10KV option, a separate 10kV (5kA) surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2). Luminaire is 0-10V dimmable down to 10% or lower.

INSTALLATION
Standard configuration accepts a rigid or free-swinging 3/4" NPT stem for pendant mounting. The surface mount option attaches to a 4x4" recessed or surface mount outlet box using a quick-mount kit (included); kit contains galvanized steel luminaire and outlet box plates and a full pad gasket. Kit has an integral mounting support that allows the luminaire to hinge down for easy electrical co nnections. Luminaire and plates are secured with set screws. Also, available with a yoke/trunnion mount option with 3/4" NPT provision for flexible conduit entry (conduit by others); height can be adjusted from 10-18". Supply leads are 24" in length as standard. Longer supply leads are available as additional options. Design can withstand up to a 3.0 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. IP66 rated for outdoor applications. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Government Procurement
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations

BABA - Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act

Please refer to www.acuitybrands.com/resources/buy-american for additional information.

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

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

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BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 1-30-26

PROJECT ADDRESS: 287 and 307 South Ave

PROJECT NAME: Bridgeworx

OWNER: PK South Ave LLC

ENGINEER/ARCHITECT: KARC Planning Consultants

☑ **The site plan is acceptable and will be signed with no conditions.**

☐ **The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:**

No conditions for site plan just notes about the possibility of not complying with the NYS building code on the East wall, the building code states the maximum openings in exterior walls within 3 to 5 feet of the property line is 15%. Based on the plans submitted for site plan review indicates there may be more then the allowable 15% of openings.

Eric Philipp
Building Inspector

March 11, 2026

City of Poughkeepsie Planning Board
Attn: Ann Saylor, Chair
62 Civic Center Plaza
Poughkeepsie, NY 12601

Model of Architecture Serving Society

289 Main Street, Suite 101
Poughkeepsie, NY 12601

hello@modelofarchitecture.org
+1 857 233 5788

modelofarchitecture.org

RE: Design Review Comments – 287 & 307 South Avenue

Dear Members of the Planning Board,

Due to travel and several recent winter storms, our site visit for the proposed development at 287 and 307 South Avenue was able to occur on February 24th (same day as the February planning board meeting). Following that visit, and in response to the design package previously submitted, I offer the following observations to support the Planning Board's ongoing review of this important gateway project.

I would also like to acknowledge that the applicant has submitted a follow-up letter dated March 10, 2026, describing several architectural and operational updates made in response to the site visit and board meeting. Where applicable below, I have noted these responses in *italics* so that the Board can understand how the project has already evolved in response to the review process.

Site Context and Gateway Condition

The site occupies a particularly prominent location along Route 9, effectively serving as one of the first parcels announcing arrival into the City of Poughkeepsie. At the same time, the parcel is somewhat unusual in that it sits between major roadways and reads less as a traditional urban streetscape condition and more as a linear island within moving traffic.

Unlike many projects that come before the Planning Board, this building is not attempting to extend a traditional Main Street fabric. It does not immediately attach to neighboring buildings nor create a tight street wall. Instead, it relates primarily to larger landscape conditions—most notably the Rural Cemetery to the west and Springside to the east—which creates a different architectural challenge.

In many ways the project behaves almost like a large vessel moving through a field of smaller objects in motion. Because of this condition, strategies that reinforce the long horizontal character of the building feel appropriate and can help the project sit comfortably within its linear site. The design team is already

introducing texture and articulation across the façade, and we encourage continued attention to details that reinforce this directional quality.

Façade Articulation and Elevations

One of the more compelling moments in the proposal appears on the west elevation, where vertical breaks created by illuminated spandrel glass panels introduce rhythm and visual relief. There may be an opportunity to further develop this strategy—whether through additional lighting at other areas or behind perforated metal, or other similar detailing—and to carry some of that energy to other elevations of the building.

By contrast, the Route 9 (east) elevation initially read somewhat heavier, particularly at the lower levels. While the proposed clerestory band windows helped reinforce horizontality along the roadway, this façade also serves as the building's most public face and as an architectural statement announcing arrival into the city.

For this reason, we encouraged the design team to consider introducing **additional transparency** along this elevation—particularly in areas associated with the building's amenity spaces.

The applicant's March 10 submission indicates that larger glazing areas have now been incorporated into the amenity spaces along Route 9 to increase transparency and activity visibility (referencing elevations on page 16 and renderings on pages 29–32). Additionally, adjustments to grading along the east side of the building have been incorporated into the renderings to more accurately reflect how the façade will be perceived from Route 9. The design applicant's calculations have worked to satisfy Building Department concerns of lot line window percentage exceeding 15%.

Gateway Identity and City Expression

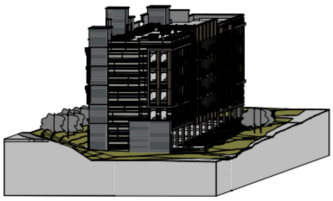
Given the project's prominent position at the entrance to the city, the east façade presents a unique opportunity to communicate identity. The building could potentially incorporate a design element that acknowledges the City of Poughkeepsie—whether through patterned perforated metal, integrated artwork, or another architectural gesture.

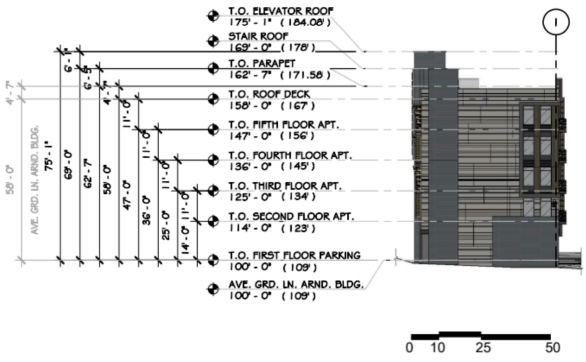
One suggestion is that this approach could build upon the strong vertical articulation seen on the west façade and help create a moment that encourages drivers along Route 9 to slow down, notice the building, and recognize their arrival into the city.

Views and Approach Along Route 9

North Elevation

In reviewing the materials, we had some difficulty understanding the full design of the north elevation. It does not appear to be presented with the same level of detail as the other sides. The Planning Board may therefore wish to request a viewpoint drawing showing the approach to the site from the north along Route 9 or more detail on the elevation in order to fully understand the building's massing from all sides. (See figure below)





NORTH ELEVATION

South Elevation

During review of aerial imagery and street views, we noted that this portion of Route 9 includes several openings where long-distance views toward **Illinois Mountain and the Catskills** briefly appear. It would be valuable to better understand how the building's massing relates to these existing view corridors.

One rendering that would be particularly helpful for the Board's consideration would depict the **approach to the site from the north along Route 9**, where the speed limit changes and the first visual cues of urban density begin to appear.

The applicant has responded to this request by including a new viewshed photo-simulation showing the building's earliest visual appearance when traveling north on Route 9 (Drawing VP-3).

Reference Drawing VP-3

This viewpoint drawing highlights an opportunity similar to one the same design team is addressing on another parcel at Water Street, where a portion of the southern façade presents a large blank surface. The impact of this blankness is heightened by the extended viewing time from passing traffic, which will approach and see the façade for several seconds before passing it. This portion of the façade could therefore serve as an ideal location for a perforated metal mural panel or custom identity elements that help accentuate the approach to Poughkeepsie.

Topography and Perceived Height

One aspect that may not have been immediately evident in earlier renderings is the drop in site elevation along the north end of the building, where the grade

falls several feet. As a result, portions of the structure may read closer to three stories in height rather than four when viewed from certain vantage points.

The applicant has updated several renderings to more accurately reflect the existing grades along Route 9 and the site's topographic conditions (pages 29–32), which should help the Board better understand the building's perceived scale. We would recommend that the same topographic understanding be added to the west elevation).

Materials and Color Palette

The renderings presented convey a vibrant and well-considered design vision. However, the flat line drawings do not yet fully communicate the richness suggested by those renderings. As such, we believe the next review would benefit greatly from physical material samples and a consolidated materials palette.

The applicant has indicated that the project will utilize a cohesive warm-toned palette and that physical material samples will be presented at the upcoming Planning Board meeting to confirm the selections.

Rooftop Amenity and Mechanical Equipment

The proposed rooftop amenity space appears to be a valuable feature for residents. However, the proximity of mechanical equipment raised questions about potential noise impacts on those spaces.

The applicant reports that the amenity gathering areas have been positioned as far as practicable from the mechanical equipment and that integrated screening will be used to mitigate acoustic impacts.

Landscape and Relationship to the Cemetery

The landscape context surrounding the site—particularly the adjacent Rural Cemetery—is a defining feature of this location. We agree with the design team that material choices and façade tones should ideally complement that landscape rather than compete with it.

The applicant notes that the selected material palette and colors were intentionally chosen to complement the dignified character of the cemetery landscape.

As part of the landscape review, it may also be helpful to illustrate the mature height of the proposed street trees directly atop of the building elevation drawings (west and south). This approach has proven useful in other Planning

Board reviews by demonstrating how plantings will scale relative to taller façades and integrate the building into its broader streetscape.

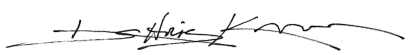
Site Operations and Circulation

One operational condition worth continued review is the drive-through passage beneath the building, which creates an unusual but potentially satisfactory circulation strategy. Given Poughkeepsie's winter climate, it may be worthwhile to consider how this condition performs during snow/heavy rain events and how snow removal or accumulation might be addressed within the site plan.

In closing, we appreciate the ambition and care evident in this proposal and recognize the significance of this site as a gateway into the City of Poughkeepsie. The applicant's March 10 responses demonstrate a constructive effort to address the Board's comments, and MASS remains available to assist the Planning Board as the application continues to evolve, as requested by the Planning Board.

With continued refinement of façade articulation, material selections, and the building's relationship to Route 9, this project has the potential to make a strong design statement while responding thoughtfully to its unique landscape context.

Sincerely,



Chris Kroner
Principal
MASS.

Project : 287-307 South Avenue
Date : 3.24.25

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

No potential impacts were identified regarding geological features, surface water, ground water, flooding, air, plants and animals, agricultural resources, Critical Environmental Areas, transportation, energy, noise, odor and light, human health, or consistency with community character from a review of the project applicant's Full Environmental Assessment Form part 1.

Regarding impacts on land, construction is anticipated to take place from 18 to 24 months. No excavation is anticipated as part of this action. Site work will occur only during those times permitted by the City of Poughkeepsie Noise Ordinance. A small impact is anticipated.

Regarding to impacts to historic and archeological resources, the location of the location is 'substantially contiguous' to the Poughkeepsie Rural Cemetery which has been determined by the Commissioner of the NYS office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. No action is planned at the Poughkeepsie Rural Cemetery itself. As per the SHPO comment letter addressed to the applicant dated November 5, 2025, potential impacts to historic architectural resources may be minimized by a "vegetative screening buffer" along Old South Road/ South Avenue and a construction protection plan for historic resources. A small impact to historic resources is anticipated.

Regarding impact to Plants and Animals, the United States Office of the Interior records no critical habitats within the project area as per their letter to the applicant dated 1/27/2026. No impacts to plant or animal habitats are anticipated.

Regarding consistency with community plans, the action requires area variances from the local zoning code regarding setbacks, lot coverage, open space, front yard parking, number of parking spaces and landscaping. Due to the scale of the development and its isolation from the rest of the city, potential impacts from the required variances will be localized to the site and its immediate vicinity. The use itself is permitted by the zoning code, and all other dimensional requirements of the zoning code have been met, including height and frontage. Due to the limited nature of the requested variances and their extremely localized impacts the Planning Board finds that the potential impacts to consistency with community plans is small.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 287-307 South Avenue

Name of Lead Agency: Planning Board

Name of Responsible Officer in Lead Agency: Anne Saylor

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency: Anne F. Saylor Date: 3/25/26

Signature of Preparer (if different from Responsible Officer) Tyler Maegerle Date: 3/25/26

For Further Information:

Contact Person: Tyler Maegerle

Address: 62 Civic Center Plaza, Poughkeepsie NY, 12601

Telephone Number: 845 451 4041

E-mail: tmaegerle@cityofpoughkeepsie.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

February 27, 2026

To: Planning Board, City of Poughkeepsie
Re: Referral ZR26-021, 287 & 307 South Avenue

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

ACTION
The applicant is seeking site plan approval for a multi-family building of 21,740 (+/-) square foot at 287 & 307 South Avenue with a covered parking garage on the ground level and four floors above.

COMMENTS
Access/Transportation: The site plan details the only entrance to the residential units is located inside the parking garage. We recommend including a more direct pedestrian connection so that a resident could go on a walk without needing to navigate incoming and outgoing cars in the garage. To improve pedestrian safety, we suggest working with the City to add traffic calming measures on South Ave and/or a crosswalk to access the sidewalk on the other side of the road. In addition, the applicant could contact Dutchess County Public Transit to appraise them of the development and inquire about the possibility of a new bus shelter or stop on South Ave for residents using the transit service.

Garage Lighting: The lighting plan indicates several hot spots with a high maximum number of footcandles (up to 8). Most studies indicate anything greater than five footcandles contributes to glare and light pollution without discernable safety benefits. We suggest that the lighting plan be reevaluated to limit the intensity of these hot spots to between 2.0 and 5.0 footcandles, with no individual hot spot greater than five footcandles.

Outdoor Lighting: The BUG rating of the lighting fixtures used outside of the covered parking area have a higher level of backlighting and glare (B2 U0 G3 and B1 U0 G2). We recommend considering fixtures with BUG ratings closer to 0.

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

Eoin Wrafter, AICP
Commissioner
By

Nina Leonard

Nina Leonard, Planner

Dutchess County Department of Planning and Development

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

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **9744810000, 9824530000, 9894260000**

Project Name: **287&307 South Avenue**

Applicant: **South Ave LLC**

Address of Property: **287 South Ave, Poughkeepsie, NY 12601**

Exempt Actions:*
239 Review is NOT Required

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

Parcels within 500 feet of:

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

Date Response Requested:

Entered By: **Maegerle, Tyler**

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

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

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

Comments Attached:

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

Date Submitted: **1/30/2026**	Notes:	☐ Major Project
Date Received: **1/30/2026**		Referral #: **ZR26-021**
Date Requested:		
Date Required: **2/27/2026**	☐ Also mailed hard copy	Reviewer: Nina Leonard
Date Transmitted: **2/27/2026**		

City of Poughkeepsie Waterfront Advisory Committee

Local Waterfront Revitalization Program[1]

Waterfront Consistency Review

RE: 287 & 307 South Ave

The general comments in relation to the LWRP Section III Policies, as discussed at the applicant's first appearance before the WAC at the 3/4/2026 meeting, include the following:

> The 287 & 307 South Ave development was found to be consistent with the LWRP with comments specifically regarding Policy 25.
>
> Policy 25 addresses scenic quality of the coastal area, and specifically mentions that Route 9 provides "high quality views of the expanses of wooded bluffs in the Town of Lloyd, and of the Catskill Mountain Ridge." This area of local significance is qualified as slightly further north of the subject site, specifically where "the highway curves west towards the river". This policy also adds, "nor does every single view have to be preserved from every vantage point." It was not apparent from the WAC's initial review whether there was a scenic view from this particular location, nor whether it was significant enough to protect. The WAC asked the applicant to provide pictures or visual renderings to the Planning Board of the existing scenic conditions from Route 9, so the Planning Board could assess. The WAC leaves it to the Planning Board to decide whether Route 9 at this particular location significantly "contributes to overall scenic quality" and whether this site plan "impairs or degrades" that scenic quality.

Thank you for taking the comments above under consideration.

Sincerely,

Richard Distel, Planner on behalf of the Waterfront Advisory Committee

1. November 22, 2022 LWRP available on the City of Poughkeepsie LWRP webpage at: https://www.cityofpoughkeepsie.com/392/Project-Documents

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
APRIL 28, 2026

287 & 307 SOUTH AVENUE: SITE PLAN
Application for the proposed construction of a five-story residential development to contain 74 dwelling units and accessory structured parking. Owner/Applicant: PK South Ave LLC; Consultant: KARC Planning Consultants; Grid # 6061-60-974481 & 6061-60-982453; Zoning District: CD; File #PB2025-132

Project Description
The project has been determined to be a Type 1 Action under SEQRA.

Recommendation
- Shade Tree Committee reviewed landscaping plan 4/2/26, no comments.
- Applicant has reduced request parking variance from 20 spaces to 10 spaces.
- Applicant's cover letter references a the site being in "walking distance" from Vassar Hospital. There is a noted lack of pedestrian infrastructure from South Ave to Vassar Hospital or the rest of the City.
- Note correspondence from SHPO recommending landscape screening between the property and South Avenue.
- Project application made to the ZBA for area variances regarding setbacks, lot coverage and parking.

Project History
First appearance & lead agency declaration 1/27/2026
Architectural Review 2/24/26
Board meeting appearances 2/24/26
Neg dec 3/24/26

Documents Entered into Record

Date	Description	Author	Comments
12/22/25	Application	Natalie Quinn, KARC Planning Consultants	82 multi-unit residential
12/22/25	Letter	Natalie Quinn, KARC Planning Consultants	Cover letter describing project
12/22/25	Letter	Ryan Arket, PK South Ave LLC	Owner consent

12/22/25	Form	Natalie Quinn, KARC Planning Consultants	Waterfront Assessment Form
12/22/25	SEQRA	Natalie Quinn, KARC Planning Consultants	SEAF Part I
12/22/25	Report	LRC Engineering & Surveying	Preliminary Engineer's Report
12/22/25	Survey	Johnson Surveying	7/22/25 survey
12/22/25	Site Plan	LRC Engineering & Surveying	CV-1, DM-1, SP-1, SG-1, UT-1, EC-1, LL-1, Lighting Details, TT-1, NS-1, DN-1 to 5
12/22/25		ADG Architecture	Schematic Block Study Concept
3/10/26	Letter	Natalie Quinn, KARC Planning Consultants	Cover letter addressing changes
3/10/26	SEQRA	Natalie Quinn, KARC Planning Consultants	Revised FEAF Part I
3/10/26	Report	LRC Engineering & Surveying	Revised Engineer's Report
3/10/26		ADG Architecture	Revised Schematic Block Study Concept
3/10/26	Site Plan	LRC Engineering & Surveying	CV-1, SP-1, SG-1, UT-1, EC-1, LL-1, Lighting Details, TT-1, NS-1, DN-1 to 5
3/10/26	Photo Simulation	ADG Architecture	Vantage point photos
3/11/26	Letter	Chris Kroner, MASS Design	Design letter
4/14/26	Letter	Natalie Quinn, KARC Planning Consultants	Cover Letter
4/14/26	Site Plan	LRC Engineering & Surveying	
4/13/26	Massing Study	ADG Architecture	
4/13/26	Vantage Point	ADG Architecture	
4/14/26	Lighting Specs		

Comments Received (Circulated 1/29/26, 3/10/26 digital to all, Eng. hard copy))

Date	Author	Comments
3/4/25	Vincent Parise, Deputy Fire Chief	OK
	Engineering Department	
2/9/26	Captain John Zeltman, COP PD	OK
1/30/26	Eric Philipp, COP Bldg Inspector	OK w/ Comments
2/27/26	Nina Leonard, DC Dept of Planning	LC w comments

Motions and Resolutions
With regard to the City's file number # and 287 & 307 South Avenue

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT

62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263

APPLICATION FOR FAÇADE REVIEW

Office Use Only Code: PLSF
Fee: $350
ID # _____

NOTICE:
The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

I. PROPERTY ADDRESS: 584 Main Street

II. PROPERTY OWNER: 584 Main Street LLC (Wolf Luecherath/Michael Lehman)

III. APPLICANT: 1397 Second Avenue
ADDRESS: Suite 170
New York, NY 10021
(state and zip code)
PHONE NUMBER: 917-678-5966 (include area code)
EMAIL ADDRESS:

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

IV. CONSULTANT: Architect - Kevin Yeremic
ADDRESS: 181 Church Str.
Poughkeepsie, NY
(state and zip code)
PHONE NUMBER: 845-452-2722 bus.
EMAIL ADDRESS: (include area code)

V. FAÇADE CHANGES (Describe in detail): See cover letter.

VI. REQUIRED ATTACHMENTS:

1. Three (3) full size copies of elevations or color photographs illustrating existing conditions. Individual photos must be mounted and labeled.
2. Three (3) full size copies of elevations detailing all proposed changes, including, but not limited to, all proposed materials and colors.
3. Three (3) full size copies of a location map, or other acceptable survey or site plan, indicating the precise location of the building; and,
4. Electronic version of all of the above;
5. Short Environmental Assessment Form

VIII. SIGNATURE OF APPLICANT

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN HEREIN IS ACCURATE AS OF THE DATE OF APPLICATION.

Signature _____ Date 1/20/26

Print Name: Wolf Luecherath

Revised October 2025: Previous Editions Obsolete

Liscum
McCormack
VanVoorhis
ARCHITECTURE
PLANNING
INTERIORS
181 Church Street
Poughkeepsie, NY 12601
845-452-2268
www.LMVarchitects.com

April 20, 2026

The City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601
Attn: Chair and Members of the Planning Board
Cc: Planning Department Staff; Mr. Kroner, MASS Design

RE: 584 Main Street – Façade Revisions
Applicant/Owner: 584 Main Street LLC(Wulf Lueckerath/Mark Lehman)

Esteemed Planning Board,

Following our meeting last week with the Chair and Vice Chair of the Planning Board, the Board's design consultant, Mr. Kroner of MASS Design, and the property owners, the project team has developed the following revisions to address concerns and establish a clear path forward for the existing conditions at 584 Main Street in Poughkeepsie.

West Elevation
The leftmost bay of stucco over brick will remain at its current height; however, a more substantial trim element will be introduced at the top to clearly differentiate between materials and reinforce it as an intentional design feature. The remaining two brick bays will be extended to align with the roof trim and will be framed with white trim. Where existing trim does not currently extend to grade, it will be continued down to meet the sidewalk. The previously proposed bike rack will also be installed. See revised drawings attached.

South Elevation
The white Azek backer panel behind the electrical meters will be painted gray to better integrate the meters with the façade. See revised drawings attached.

North Elevation
No changes are proposed.

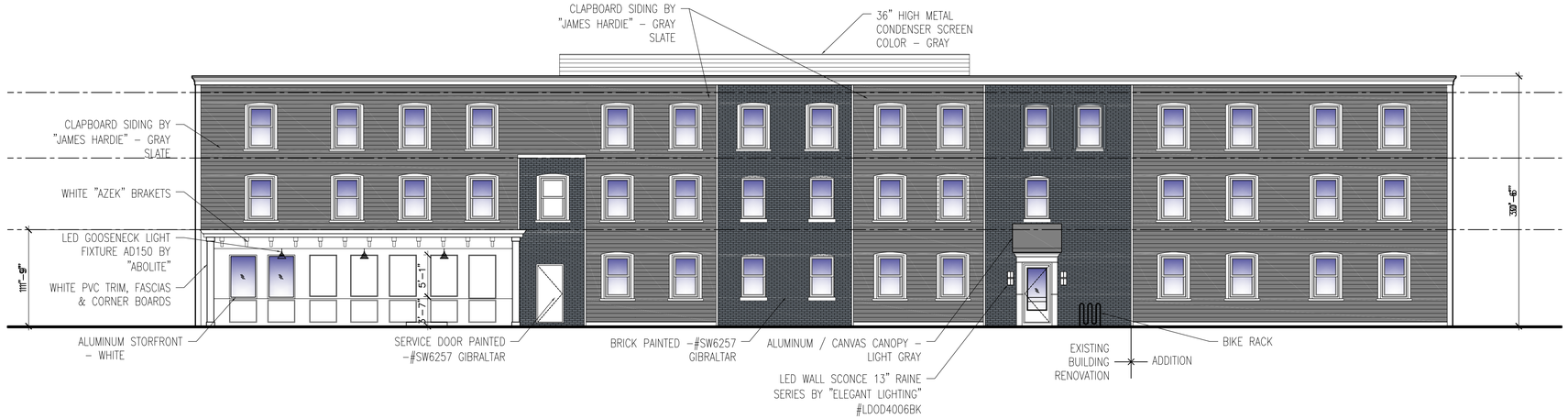
East Elevation
The existing brick will be painted as originally approved. In areas where deteriorated brick was replaced with Hardie siding, the siding above will be painted to match the brick, and both conditions will be framed with a wide white PVC trim. The PVC corner detail will extend the full height of the

building. The reinstalled wood mural will remain and will be complemented by the proposed gooseneck lighting. See revised drawings attached.

We appreciate the Planning Board's time, input, and continued collaboration in working toward a resolution that is responsive to both the Board's expectations and the realities of the existing construction.

Michael TJ McCormack, AIA
Principal

Liscum McCormack VanVoorhis
181 Church Street, Suite 200, Poughkeepsie, NY 12601



H–1 | WEST ELEVATION
1/8"=1'–0"

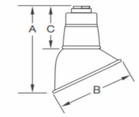
Angled Reflector (AD150)

Abolite® LED Angled Reflector

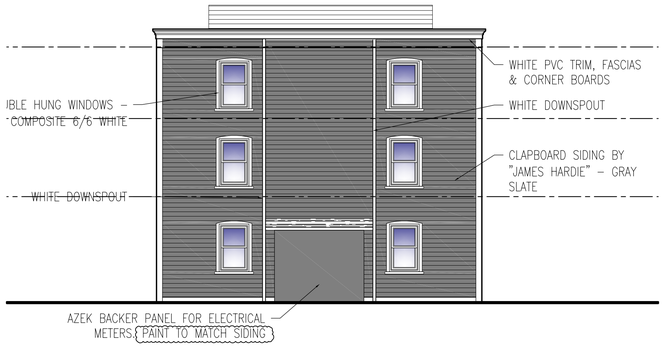
Abolite® LED Angled Reflector

PRODUCT DIMENSIONS

Prefix	Height (A)	Diameter (B)	Neck (C)
AD150	12" (305mm)	10" (254mm)	5-1/4" (133mm)



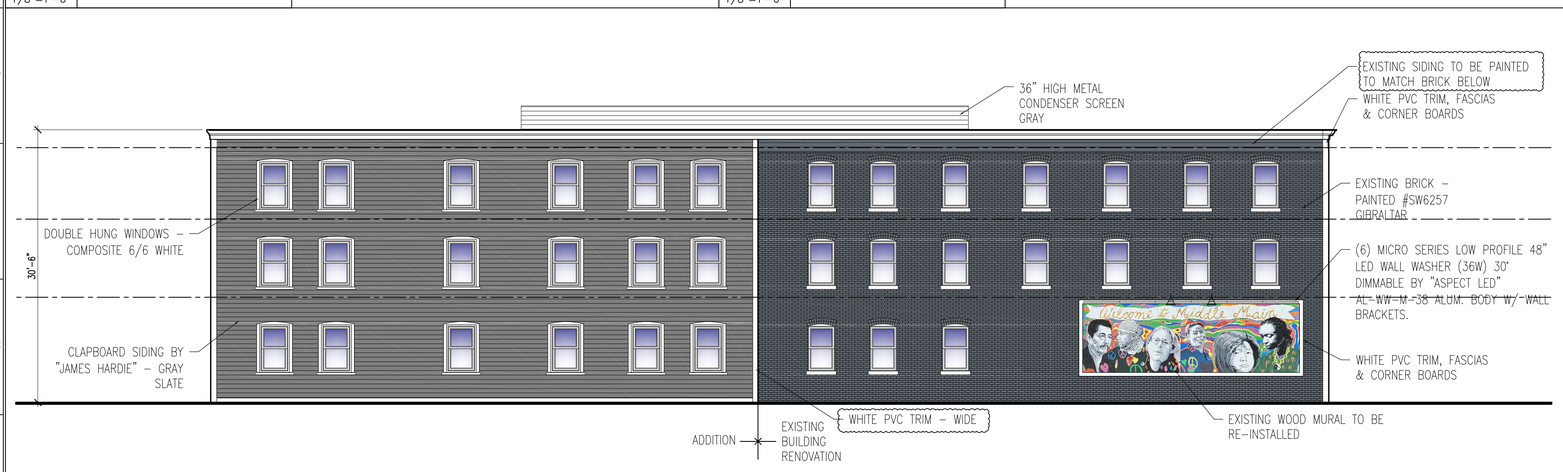
10" MATTE BLACK FINISH
3500K COLOR TEMPERTURE
24"x8" GOOSENECK WALL BRACKET – MATTE BLACK
8'–0" ABOVE SIDEWALK TYP. FOR 11 UNITS



E–1 | SOUTH ELEVATION
1/8"=1'–0"

E–5 | NORTH ELEVATION
1/8"=1'–0"

LED WALL SCONCE
RAINE SERIES BY ELEGANT LIGHTING
13" HIGH BLACK FINISH
MODEL #LD0D4006BK



A–1 | EAST ELEVATION
1/8"=1'–0"

JAMES HARDIE LAB SIDING
COLOR – GRAY SLATE

SHERWIN WILLIAMS
COLOR – #SW6257 GIBRALTAR

No.	REVISION/SUBMISSION	DATE
1	FINAL AS–BUILTS	1–13–26
2	PLANNING BOARD	12–17–25
3	FIRE PROTECTION DETAILS	10–31–24
4	AS–BUILT FLOOR PLAN	9–5–24
5	RESTROOMS FOR RETAIL	3–16–23

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

PROJECT
584 MAIN STREET
POUGHKEEPSIE, NY

DRAWING
ELEVATIONS

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

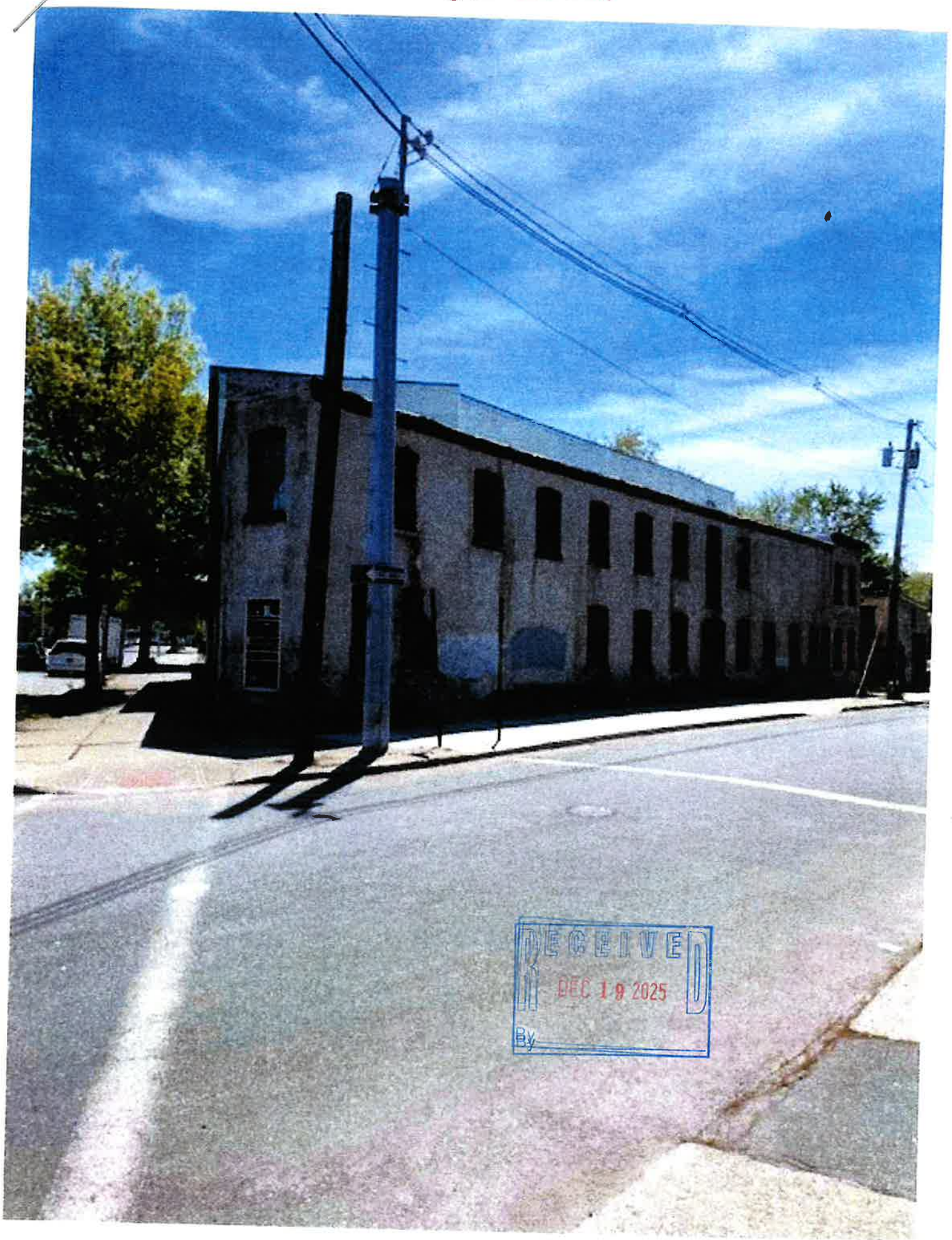
DRAWN BY	PROJECT NUMBER
KY/DS	20044
CHECKED BY	DATE
MM	04/17/2026

DRAWING NUMBER
A200

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

584
COMING
SOON!

584 Main St.



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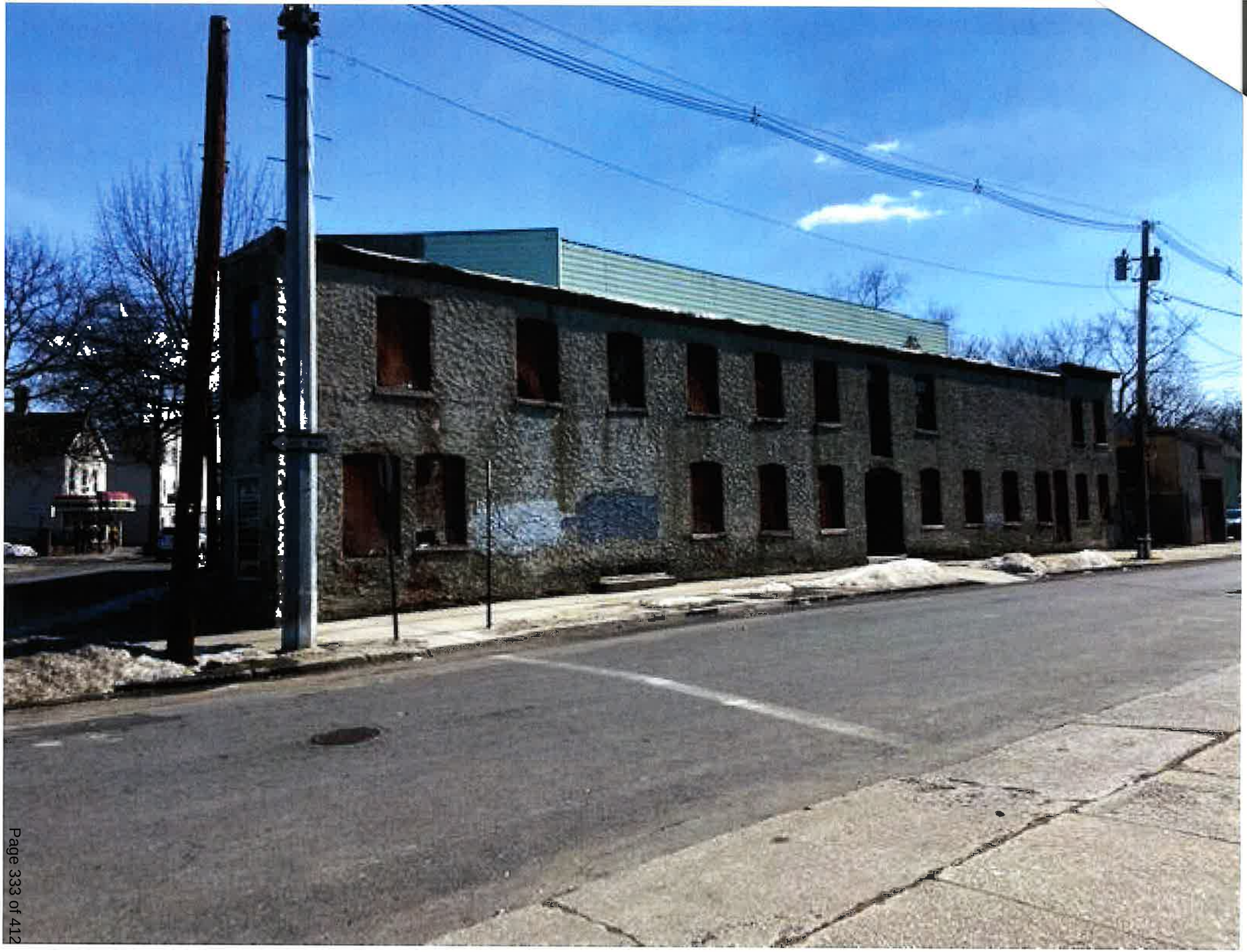

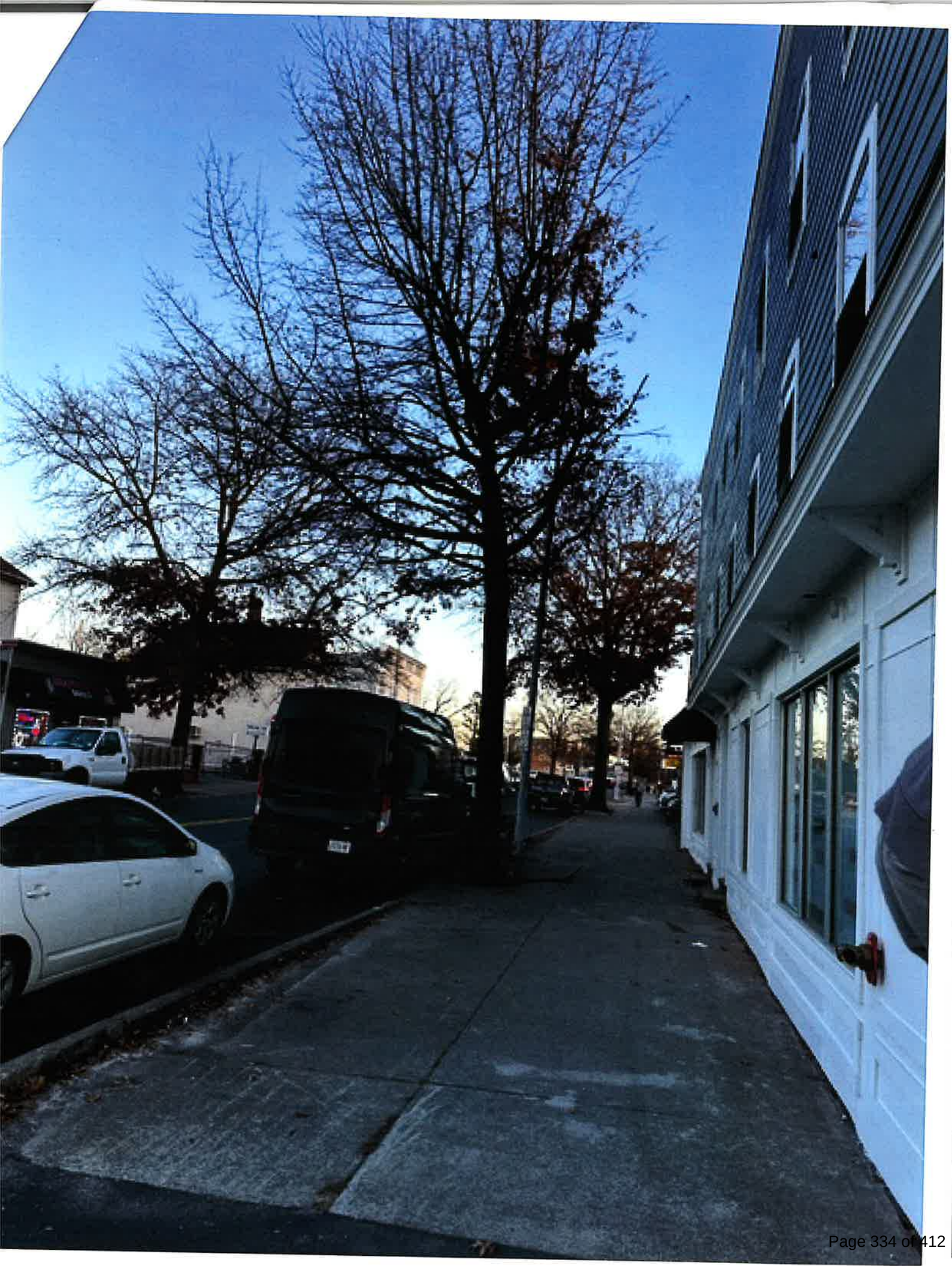

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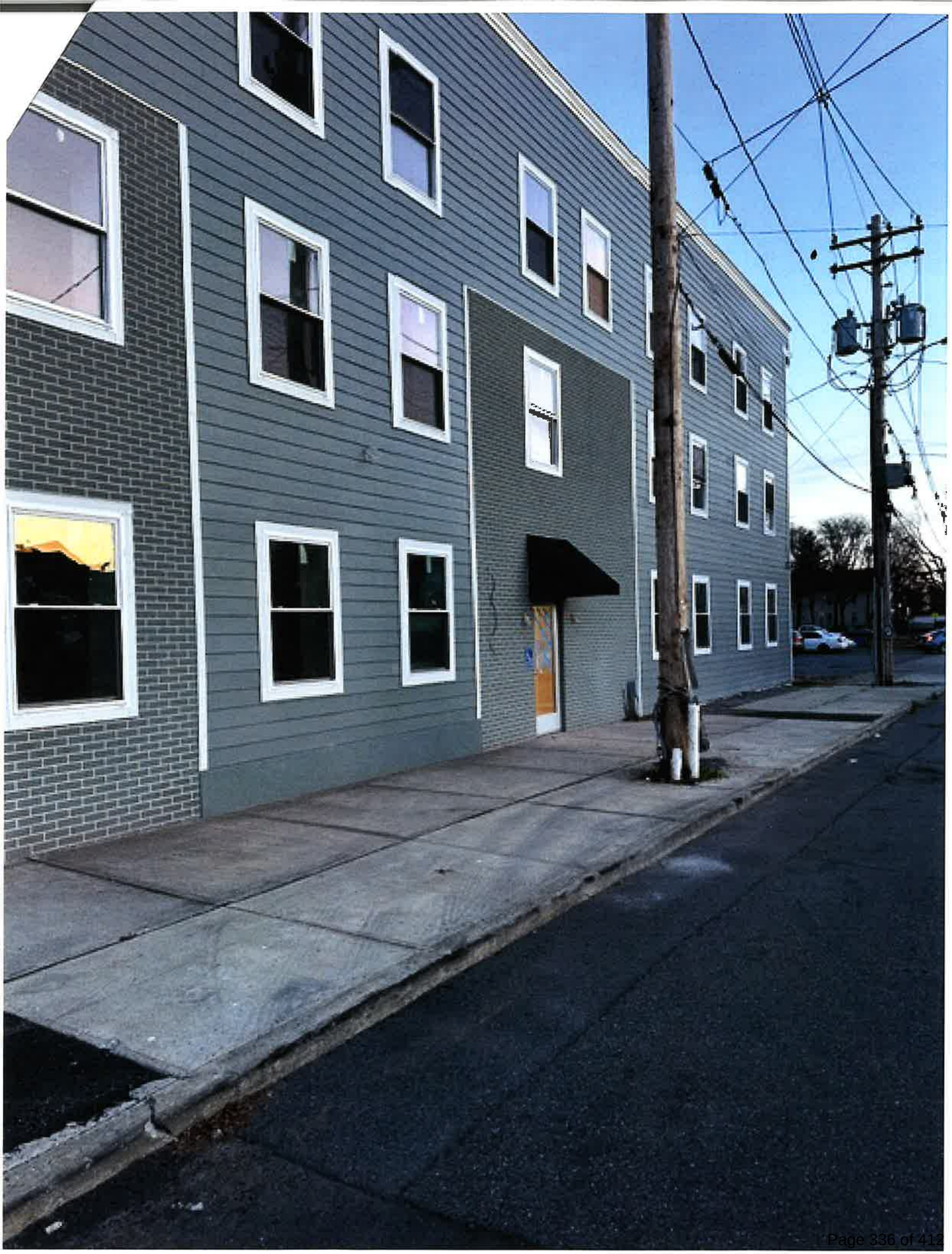

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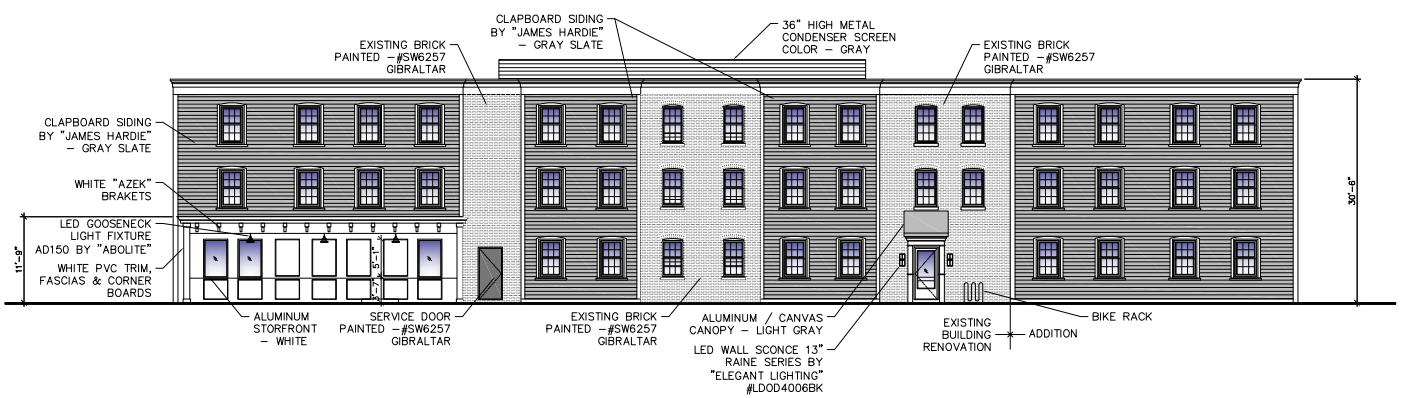

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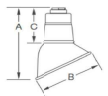

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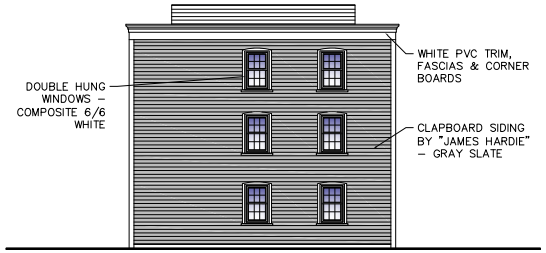
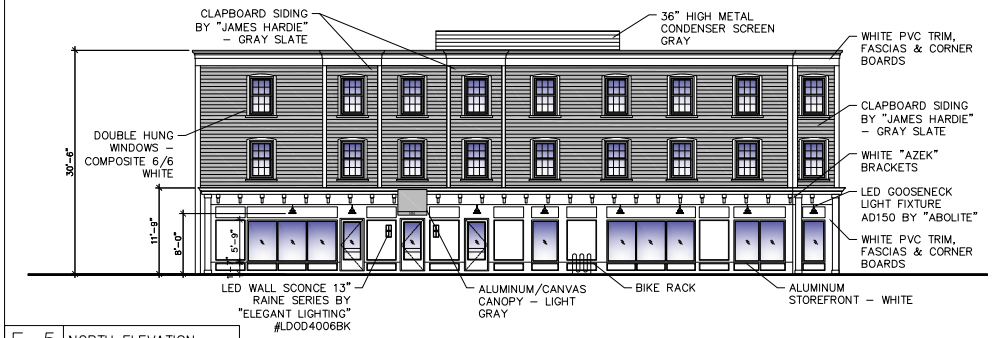
24"x8" GOOSENECK WALL BRACKET – MATTE BLACK
8'–0" ABOVE SIDEWALK TYP. FOR 11 UNITS

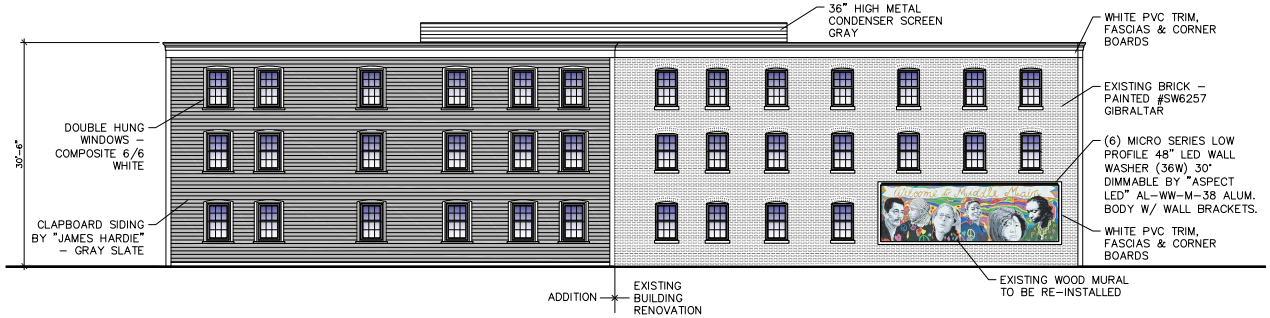


E–1 | SOUTH ELEVATION
1/8"=1'–0"



E–5 | NORTH ELEVATION
1/8"=1'–0"

LED WALL SCONCE
RAINE SERIES BY ELEGANT LIGHTING
13" HIGH BLACK FINISH
MODEL #LDOD4006BK



A–1 | EAST ELEVATION
1/8"=1'–0"

JAMES HARDIE LAB SIDING
COLOR – GRAY SLATE

SHERWIN WILLIAMS
COLOR – #SW6257 GIBRALTAR

No.	REVISION/SUBMISSION	DATE

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

PROJECT
584 MAIN STREET
POUGHKEEPSIE, NY

DRAWING
ELEVATIONS

DRAWN BY	PROJECT NUMBER
KY	20044
CHECKED BY	DATE
MM	10–01–21

DRAWING NUMBER
A200

FILE P:\2020\20044 - JOB NAME\

CLAPBOARD SIDING
JAMES HARDIE
GRAY SLATE

EXISTING BRICK MASONRY PAINT
SHERWIN WILLIAMS
SW6257 GILBRALTAR

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
APRIL 28, 2026

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

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

Recommendation
- Architectural workshop held 4/17/26
    - Revised elevations submitted with letter describing revisions.
- Project approved in 2021 for the conversion of a warehouse to a 30 unit multifamily residence with two ground floor commercial spaces.
- Applicant applying to amend the approved elevations according to the provided as built elevations

Project History
First Appearance 1/27/26

Documents Entered into Record

Date	Description	Author	Comments
10/1/21	Elevations	Liscum McCormick VanVoorhis LLP	10/1/21 Approved Elevations
10/11/2021	Letter	MAAD Architects, Chris Mansfield, RA	Design Review Letter, initial review
1/10/26	Façade Review Application	Wulf Luckerath	
1/10/26	Cover Letter	Wulf Luckerath	
12/17/25	Elevations	Liscum McCormick VanVoorhis LLP	Proposed Elevations without muntins on windows
12/17/25	Elevations	Liscum McCormick VanVoorhis LLP	Alternate proposed elevations including muntins on windows.
12/19/25	Photos	Wulf Luckerath	Exterior Photos

4/20/26	Letter	Michael TJ McCormack, AIA	
4/17/26	Elevations	Liscum McCormick VanVoorhis LLP	

Comments Received

Date	Author	Comments
	Nina Leonard, DC Dept of Planning	OK

Motions and Resolutions
With regard to the City's file number # 2025-133, 584 Main Street

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

THE CITY OF POUGHKEEPSIE
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
584 MAIN STREET
APRIL 28, 2026
DRAFT RESOLUTION

WHEREAS, the Planning Board has received an application from 584 Main Street, LLC for the proposed changes to the facade at 584 Main Street, File # 2025-133; and,

WHEREAS, this application has been classified as a Type 2 Action for the purposes of SEQRA; and,

WHEREAS, the action is more fully detailed on elevations prepared by Liscum McCormack VanVoorhis LLP, dated 4/17/2026, and supplemental documentation; and,

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

NOW THEREFORE BE IT RESOLVED that the Board grant site plan approval relative to the proposed changes to the facade at 584 Main Street, with the following conditions:

Motion:
Second:
Carried:

_____
Planning Board Chair

_____
Date

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. PROPERTY ADDRESS: 15 N Cherry Street

II. PROPERTY OWNER: North Cherry Holdings LLC

ADDRESS: 18 Sophia Street, Monsey

NY, 10128 (state and zip code)

PHONE NUMBER: c/o 845-874-7166 (include area code)

III. NAME OF APPLICANT: Same as owner

ADDRESS: _____

_____

_____ (state and zip code)

PHONE NUMBER: _____ (include area code)

EMAIL ADDRESS: c/o natalie@karcpc.com

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

IV. CONSULTANT: KARC Planning Consultants

ADDRESS: PO Box 924, Poughkeepsie

NY, 12602 (state and zip code)

PHONE NUMBER: 845-874-7166 (include area code)

EMAIL ADDRESS: natalie@karcpc.com

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____

Amendment to approved residential redevelopment to modify resident access to internal stairs, facade, and increase the single story portion of the building to three (3) stories to accomodate six (6) additional units.

VI. ZONING DISTRICT: MU5

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

Revised March 2026: Previous Editions Obsolete

PROJECT INFORMATION

New construction:_____(yes)_____(no)

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

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

Alteration:_____(yes)_____(no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

Lot area: 0.90 (acres) 39,204 (square feet)

Building Footprint: _____(proposed square feet for new construction)

13,842 (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

13,842 (total building footprint, square feet)

Lot Coverage: 35.31% (percentage, building coverage only)

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

39,899 (existing square feet for change of use/expansion) Previously Approved

7,097 (additional proposed square feet for expansion)

47,132 (total gross floor area, square feet)

Building Height: 3 (stories) 38' 7" (feet)

Floor Area Ratio: 1.2 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 60 *See note below

B) Number of Off-Street Parking Spaces provided: 22

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

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

*Area variance previously granted on July 12, 2022 to allow 22 spaces where 73 spaces were required. Thus, a variance for 51 spaces remains in effect.

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 21

Number of two (2) bedroom unit's 27

Number with three or more bedrooms: 0

Total number of units: 48

C) Is funding public? X Yes X No

If yes, describe funding source: ESD Downtown Revitalization Initiative (DRI)

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

_____ March 31, 2026

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

March 30, 2026

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of North Cherry Holdings LLC, property owner of 15 N Cherry Street, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

Jay Blumenfeld
Manager
North Cherry Holdings LLC

KARC
PLANNING CONSULTANTS, INC.

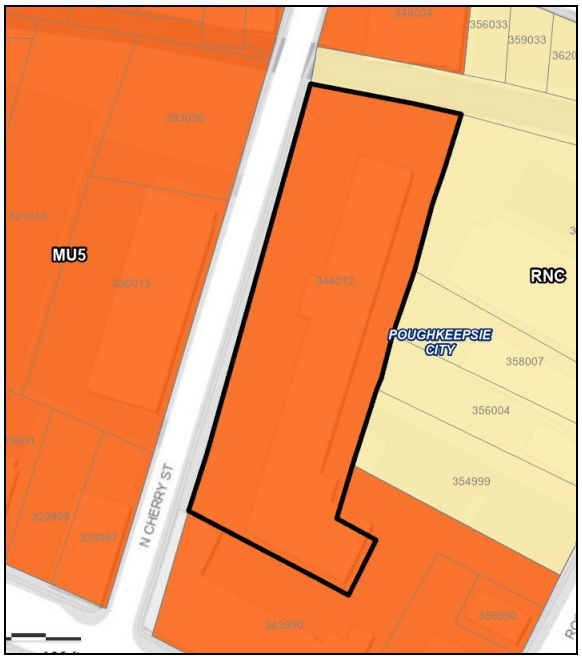
March 31, 2026

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

Re: 15 N Cherry St
Parcel No. 131300-6162-79-344012
City of Poughkeepsie
Site Plan Amendment

Dear Chair Saylor:

The applicant is seeking an amendment to a previously approved site plan at 15 N Cherry Street (Lot 344012) in the City of Poughkeepsie. The lot is 0.90 acres and is located in the MU5 Zoning District.



The Planning Board previously granted site plan approval on August 16, 2022 for the conversion of the existing warehouse building into a 42-unit residential development, including associated site improvements such as off-street parking, a playground, and a dog park. As part of that approval, 22 off-street parking spaces were provided, and the Zoning Board of Appeals granted an area variance on July 12, 2022 permitting 22 spaces where 73 were otherwise required.

The approved site plan remains active and valid. A building permit application for demolition work was filed, limited demolition has commenced, and the permit remains in effect.

The applicant now proposes to amend the approved site plan to modify the building design, primarily by replacing the previously proposed exterior stair access system with internal staircases. While the original concept utilized exterior access to individual units, the project team has determined that an internal circulation system is both feasible and preferable, resulting in improved building functionality, easier long-term maintenance, and a more cohesive architectural expression that allows the rehabilitated façade to be more fully realized. As part of this redesign and reconfiguration of the building interior, it has also become feasible to expand the existing one-story portion of the structure to three stories, resulting in an increase in the total number of residential units from 42 to 48.

The proposed amendment does not alter the fundamental site planning framework approved by the Board, including the overall parking supply, circulation pattern, and principal amenity areas. However, several limited modifications are proposed in connection with the building redesign, including retention of the existing stair tower along Cherry Street, reduction in the number of building access points along the Cherry Street façade from 19 to 9, and corresponding adjustments to the area in front of the building, including additional landscaping. These changes are incidental to the revised building design and do not materially alter the character or function of the approved site plan.

With respect to zoning compliance, the previously approved project was subject to parking requirements under the prior Zoning Code, which calculated demand based on number of bedrooms and resulted in a requirement of 73 spaces. The Zoning Board of Appeals granted an area variance permitting 22 on-site parking spaces, with associated conditions, contemplating a variance of 51 spaces. Since that time, the City has adopted updates to its Zoning Code, which now calculates residential parking demand on a per-unit basis. Under the current code, the proposed 48-unit development would require 60 parking spaces. As such, the necessary variance of 48 variances is already accommodated by the previously granted variance for 51 spaces. Given that the parking requirement under the current Zoning Code is reduced, and no changes are proposed to the parking layout or operation, no additional variance relief is required. All conditions of the prior variance and site plan approval will continue to apply.

With respect to environmental review, the Planning Board previously classified the project as a Type 2 Action pursuant to SEQRA, as documented in the original approval resolution. Although the current amendment includes limited modifications to building access, façade treatment, and a small area adjacent to the building, the proposal does not materially change the overall site layout, intensity of site disturbance, or general development pattern previously approved. Accordingly, the prior Type 2 classification remains applicable and no further environmental review is required.

KARC
PLANNING CONSULTANTS, INC.

As the building abuts the property line, the applicant will seek a variance from New York State to permit window openings along the southeastern façade. Additionally, portions of the property are located within the floodplain due to its proximity to the Fallkill. The applicant has confirmed that no mechanical equipment will be installed within the cellar level in areas subject to floodplain elevation constraints.

Enclosed, please find the following:

1. Cover Letter with exhibit prepared by KARC, dated March 31, 2026
2. Site Plan Application Form prepared by KARC, dated March 31, 2026
3. SEAF prepared by KARC, dated March 31, 2026
4. Elevations and Floor Plans prepared by abarchitekten, last revised March 30, 2026
5. Prior Approval Resolutions (Planning Board and ZBA)
6. Site Plan Amendment Fee in the amount of $1,700

We respectfully request placement on the April 28, 2026 Planning Board agenda to discuss the proposed amendment.

Thank you for your consideration.

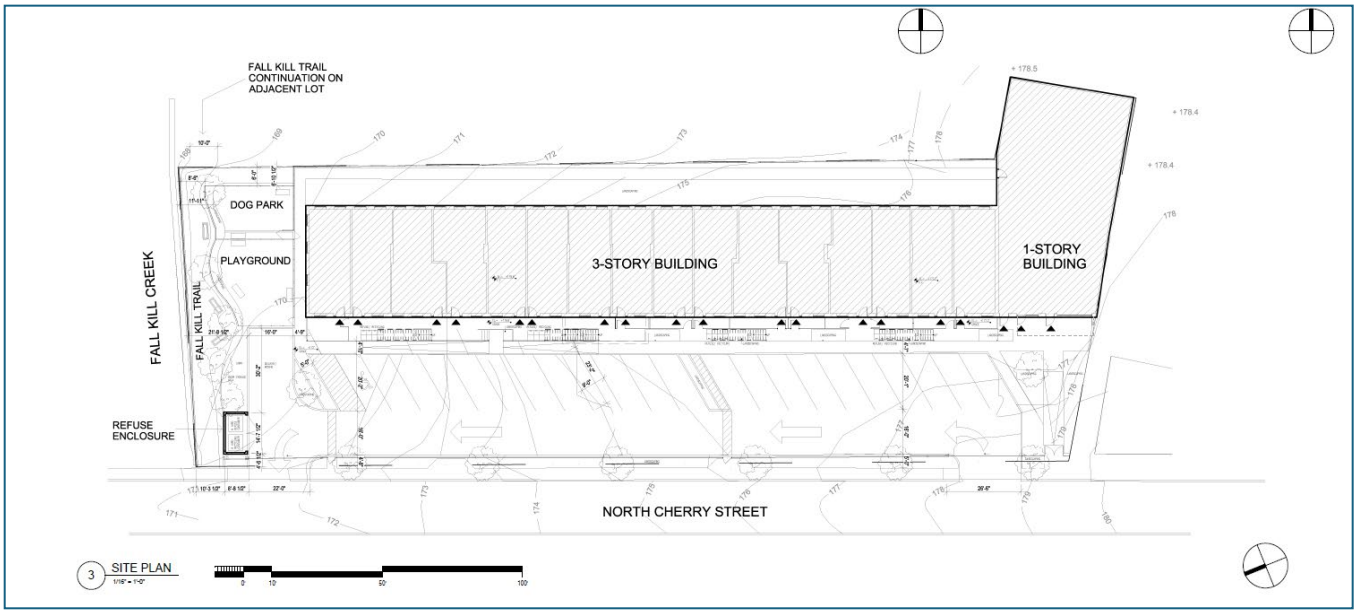
Sincerely,

_____
Natalie Quinn, Agent for Applicant

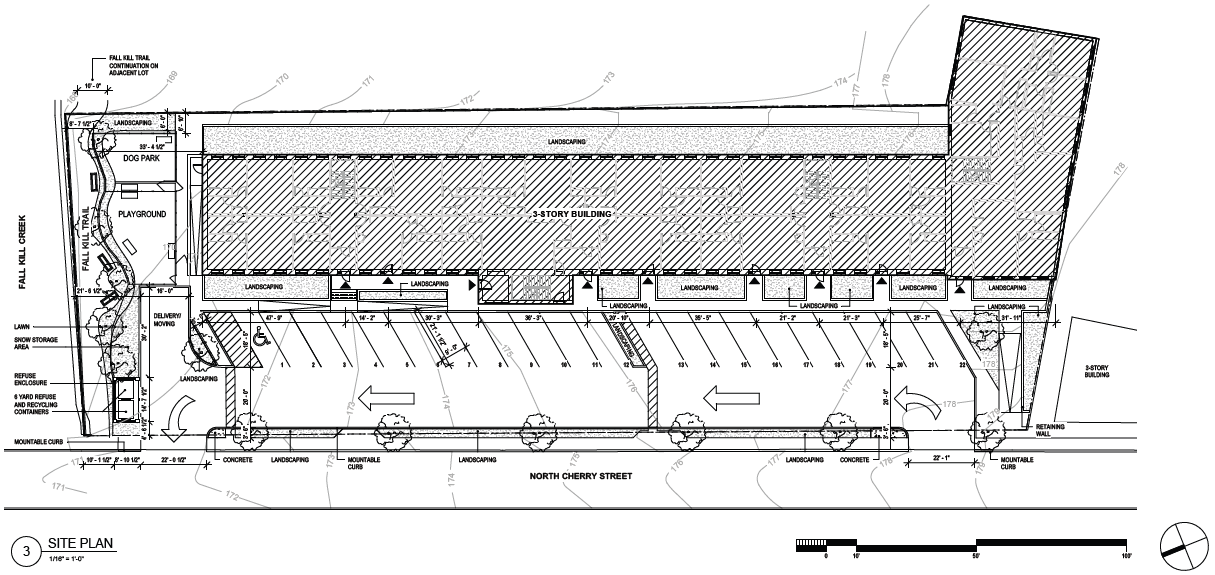
PO Box 924 |Poughkeepsie NY 12602 | 845.874.7166 | natalie@karcpc.com
DBE Certified |WBE in NY and NJ |US SBA WOSB & EDWOSB Certified

KARC
PLANNING CONSULTANTS, INC.

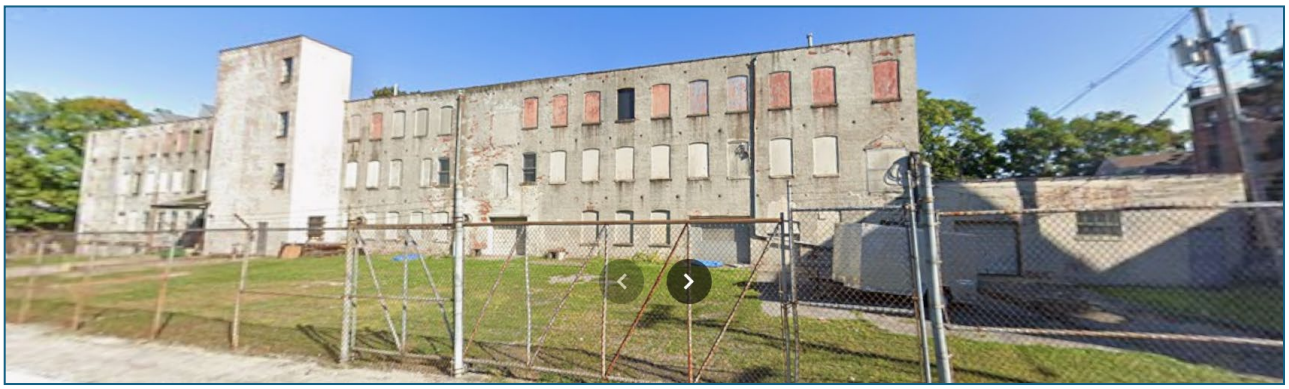
Exhibit A
Comparison of Approved vs. Proposed Building Design



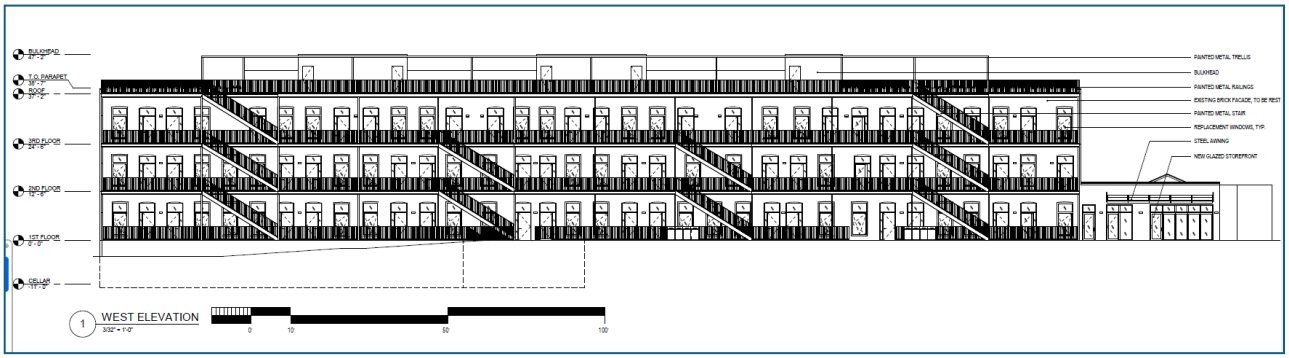
Previously Approved Site Plan



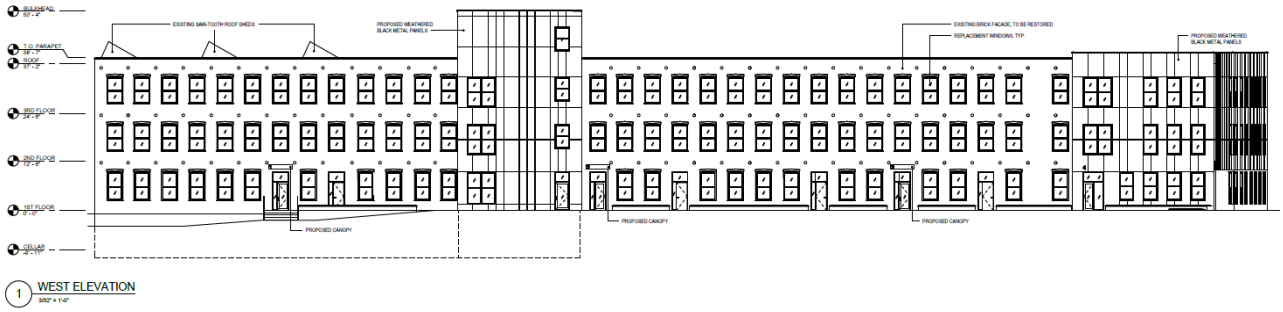
Proposed Site Plan



Existing Facade



Previously Approved West Façade



Proposed West Façade

Proposed West Facade (Rendering)

PARCEL DATA

TAX MAP INFORMATION	SECTION 6162, BLOCK 79, LOT 344012
PARCEL ADDRESS	NORTH 15 CHERRY STREET POUGHKEEPSIE, NEW YORK 12601
LOT AREA	0.90± ACRES

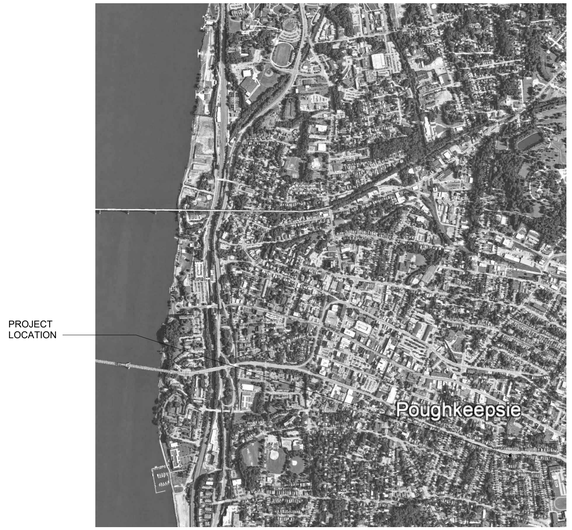
PROPERTY LOCATION AND SIZE

JURISDICTION	CITY OF POUGHKEEPSIE, NY
NAME	15 NORTH CHERRY STREET
ADDRESS	15 NORTH CHERRY STREET, POUGHKEEPSIE, NY 12601
SIZE	0.90 ACRES OR ± 39,204 SQ FT

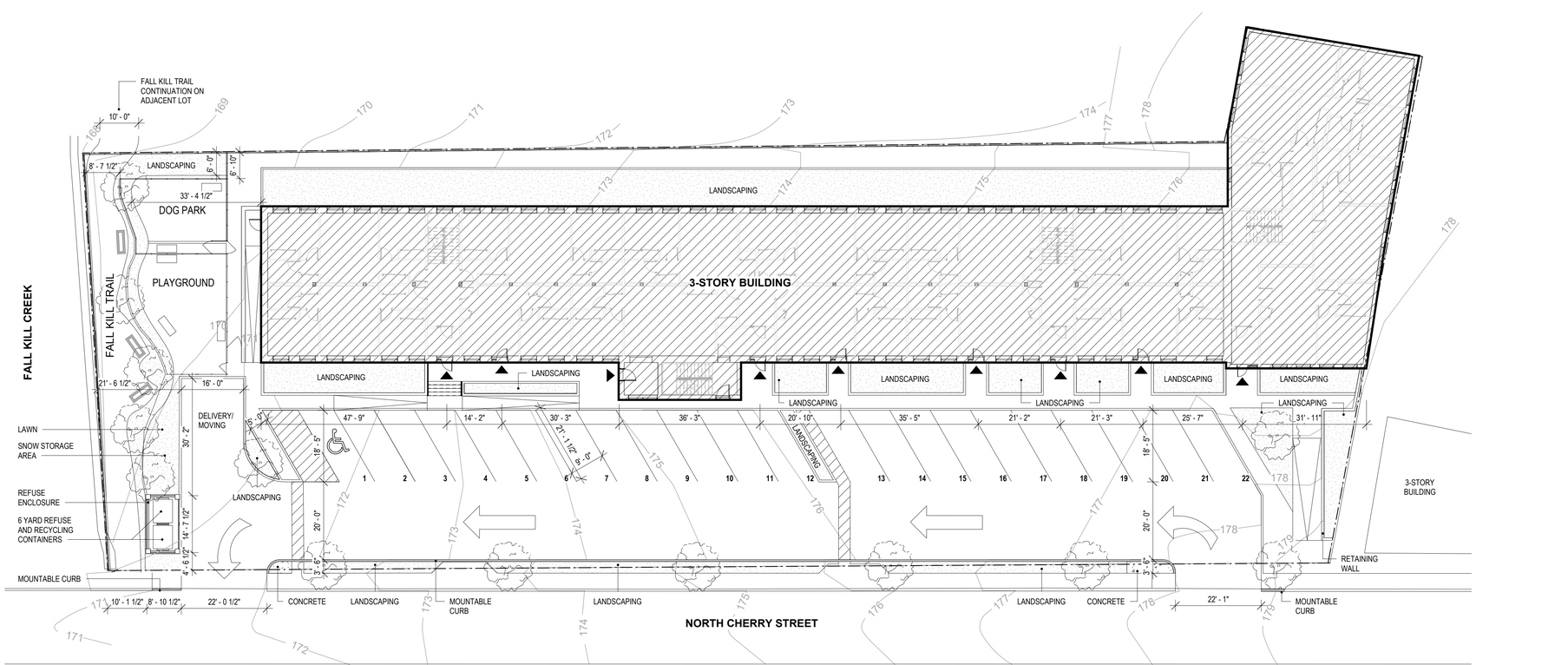
ADJACENT PROPERTIES TAX MAP INFORMATION:

PARCEL #	PARCEL ADDRESS	AREA	OWNER	OWNER ADDRESS
326997	519 MAIN ST, POUGHKEEPSIE 126010000	0.01 ACRES	YEUNG , SHING FU (PRIMARY)	1055 DUTCHER DR, FISHKILL NY 12524
330013	8 N CHERRY ST, POUGHKEEPSIE 126010000	0.43 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
333026	N CHERRY ST, POUGHKEEPSIE 126010000	0.25 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
339035	418 MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	MCGRANE , PETER (PRIMARY)	164 WHITMAN RD, YONKERS NY 107100000
348034	420-422 MAPLE ST, POUGHKEEPSIE 126010000	0.14 ACRES	JOHNSON , NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
356033	MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	JOHNSON , NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
363017	17 ROSE ST, POUGHKEEPSIE 126010000	0.84 ACRES	FALLKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
358007	9 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	JANENDO , JOHN JR A (PRIMARY)	9 ROSE ST, POUGHKEEPSIE NY 126010000
356004	7 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	MARKOVIC , ANTO (PRIMARY)	40 OLD ROUTE 52, STORMVILLE NY 12582
354999	ROSE ST, POUGHKEEPSIE 126010000	0.22 ACRES	FALLKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
343990	521 MAIN ST, POUGHKEEPSIE 126010000	0.54 ACRES	521-527 MAIN STREET CORP (PRIMARY)	PO BOX 4, BILLINGS NY 125100000

1 TAX MAP
N.T.S.



2 LOCATION MAP
N.T.S.



3 SITE PLAN
1/16" = 1'-0"

0 10' 50' 100'

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OWNER

DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER

10
9
8
7
6
5
4
3
2
1 03/30/26 PB SUBMISSION
DATE DESCRIPTION

ISSUES / REVISIONS

ab architekten
167 Canal Street, 2nd Fl
New York New York 10013
T 212.334.1232
F 212.334.4520
www.abarchitekten.com

PLANNING BOARD

REGISTERED ARCHITECT ALEXANDER JOHN BEADEL No. 029571 STATE OF NEW YORK

15 NORTH CHERRY ST.

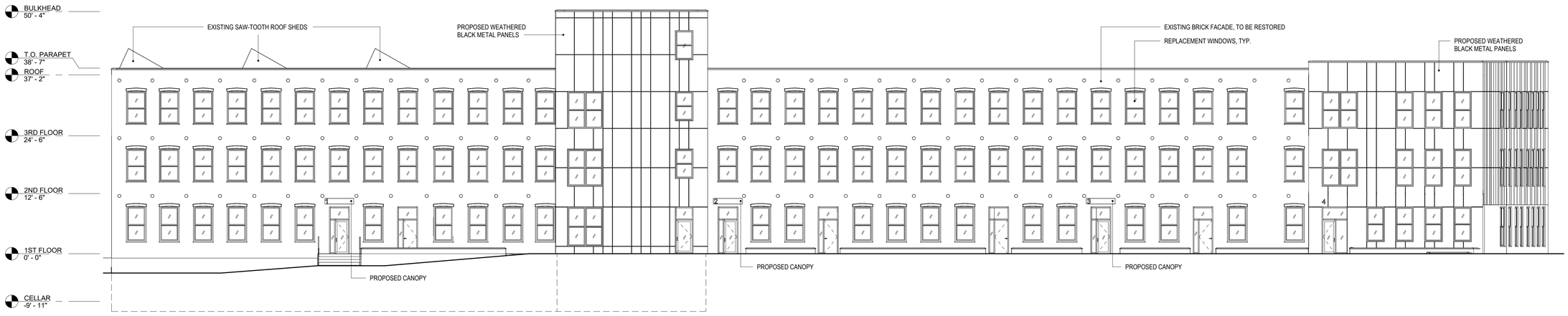
SITE PLAN

DRAWING TITLE

AB
CHECKED BY PROJECT #

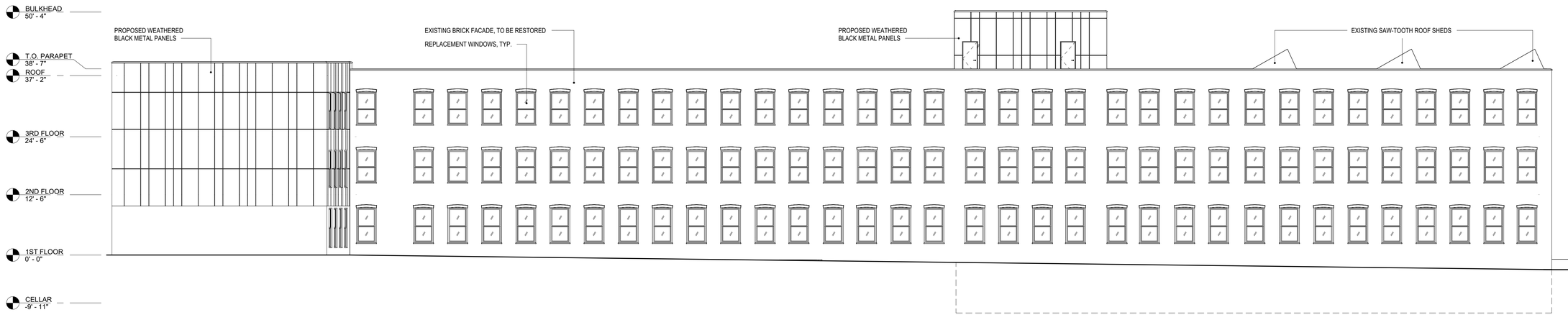
As indicated 03.29.22
SCALE DATE

A-100.00
DRAWING #



1 WEST ELEVATION

3/32" = 1'-0"



2 EAST ELEVATION

3/32" = 1'-0"

0 10' 50'

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OWNER

DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER

10
9
8
7
6
5
4
3
2

#	DATE	DESCRIPTION
1	03/30/26	PB SUBMISSION

ISSUES / REVISIONS

ab architekten
167 Canal Street, 2nd Fl
New York New York 10013
T 212.334.1232
F 212.334.4520
www.abarchitekten.com

PLANNING BOARD

REGISTERED ARCHITECT ALEXANDER JOHN BERRY No. 029571 STATE OF NEW YORK

15 NORTH CHERRY ST.

EAST AND WEST ELEVATIONS

DRAWING TITLE

AB — CHECKED BY

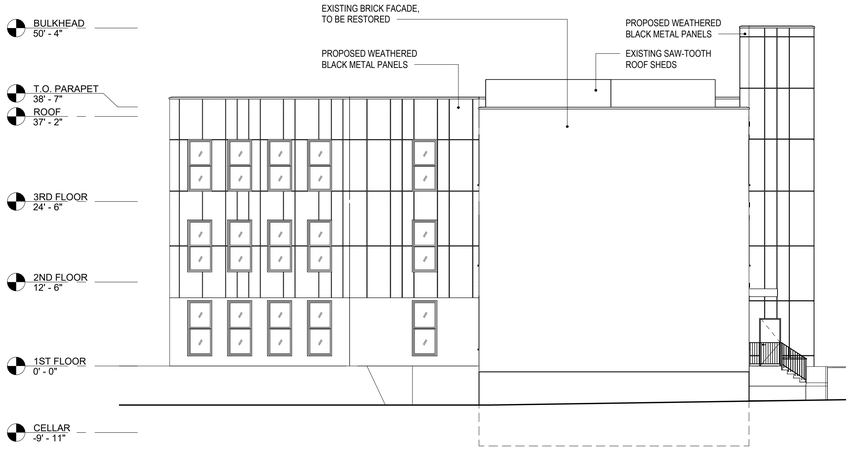
PROJECT #

3/32" = 1'-0" — SCALE

06/28/22 — DATE

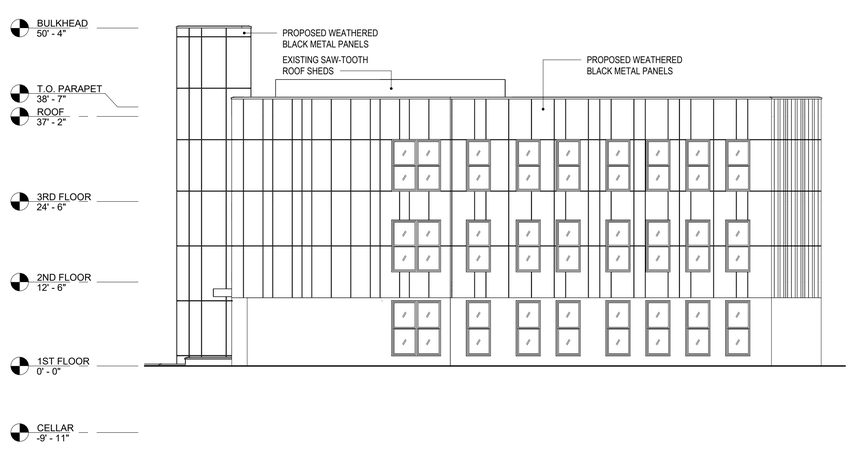
A-401.00

DRAWING #



1 NORTH ELEVATION

3/32" = 1'-0"



2 SOUTH ELEVATION

3/32" = 1'-0"

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OWNER

DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER

#	DATE	DESCRIPTION
10		
9		
8		
7		
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5		
4		
3		
2		
1	03/30/26	PB SUBMISSION

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REGISTERED ARCHITECT
ALEXANDER JOHN BODLEY
No. 026571
STATE OF NEW YORK

15 NORTH CHERRY ST.

NORTH AND SOUTH ELEVATIONS

DRAWING TITLE

AB

CHECKED BY

PROJECT #

3/32" = 1'-0"

SCALE

06/28/22

DATE

A-402.00

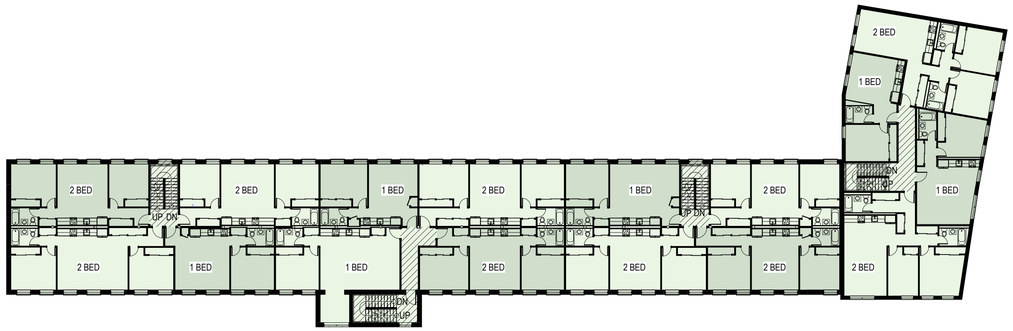
DRAWING #

KEY

RESIDENTIAL

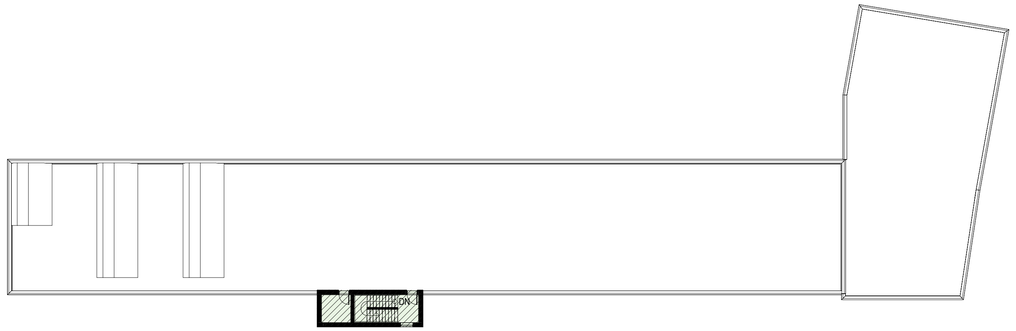
CIRCULATION

AMENITIES



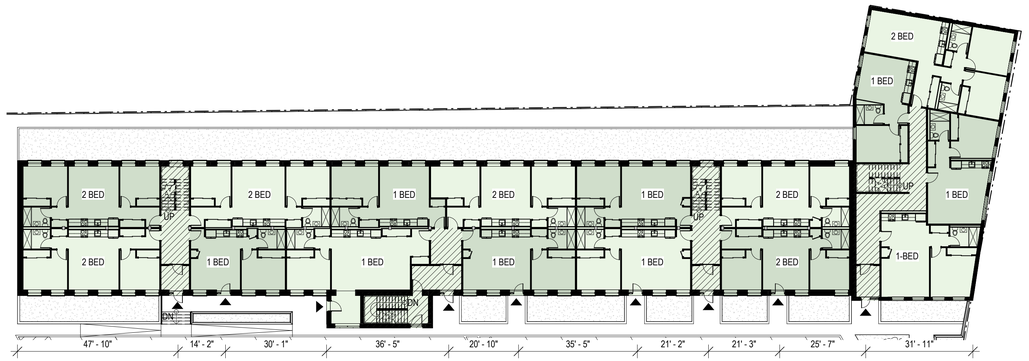
3 2ND FLOOR PLAN

3/64" = 1'-0"



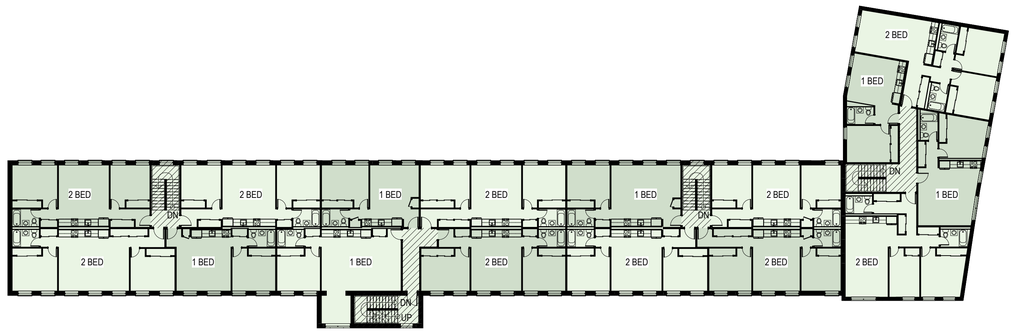
5 ROOF PLAN

3/64" = 1'-0"



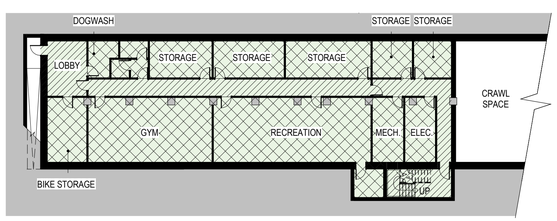
2 1ST FLOOR PLAN

3/64" = 1'-0"



4 3RD FLOOR PLAN

3/64" = 1'-0"



1 CELLAR PLAN

3/64" = 1'-0"

0 10' 50' 100'

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OWNER

DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER

#	DATE	DESCRIPTION
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1	03/30/26	PB SUBMISSION

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FLOOR PLANS

DRAWING TITLE

AB — CHECKED BY

PROJECT #

As indicated — SCALE

03.29.22 — DATE

A-201.00

DRAWING #

3 OF 59

1 SCHEMATIC RENDERING - SW
N.T.S.

2 SCHEMATIC RENDERING - NW
N.T.S.

3 SCHEMATIC RENDERING - WEST
N.T.S.

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OWNER

DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER

10
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3
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1 03/30/26 PB SUBMISSION
DATE DESCRIPTION

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15 NORTH CHERRY ST.

SCHEMATIC RENDERINGS
DRAWING TITLE

AB
CHECKED BY
PROJECT #

N.T.S.
SCALE
07/01/22
DATE

A-801.00
DRAWING #

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

15 N Cherry

Project Location (describe, and attach a location map):

15 N Cherry Street, Poughkeepsie (Parcel #131300-6162-79-344012)

Brief Description of Proposed Action:

The applicant is seeking an amendment to a previously approved residential redevelopment to modify resident access to internal stairs, facade, and increase the single story portion of the building to three (3) stories to accommodate six (6) additional units at 15 N Cherry Street (Lot 344012) in the City of Poughkeepsie.

Name of Applicant or Sponsor:	Telephone: c/o 845-874-7166
North Cherry Holdings LLC (c/o Natalie Quinn, KARC Planning Consultants)	E-Mail: c/o natalie@karcpc.com

Address:

18 Sophia Street

City/PO:	State:	Zip Code:
Monsey	NY	10128

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

3. a. Total acreage of the site of the proposed action? 0.9 acres
   b. Total acreage to be physically disturbed? 0.081 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.9 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
The action will meet the energy code requirements.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
Adjacent to the Poughkeepsie Underwear Factory.		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
The site is adjacent to the Fallkill Creek.		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Connection to municipal stormwater system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe: B00148, C314130		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

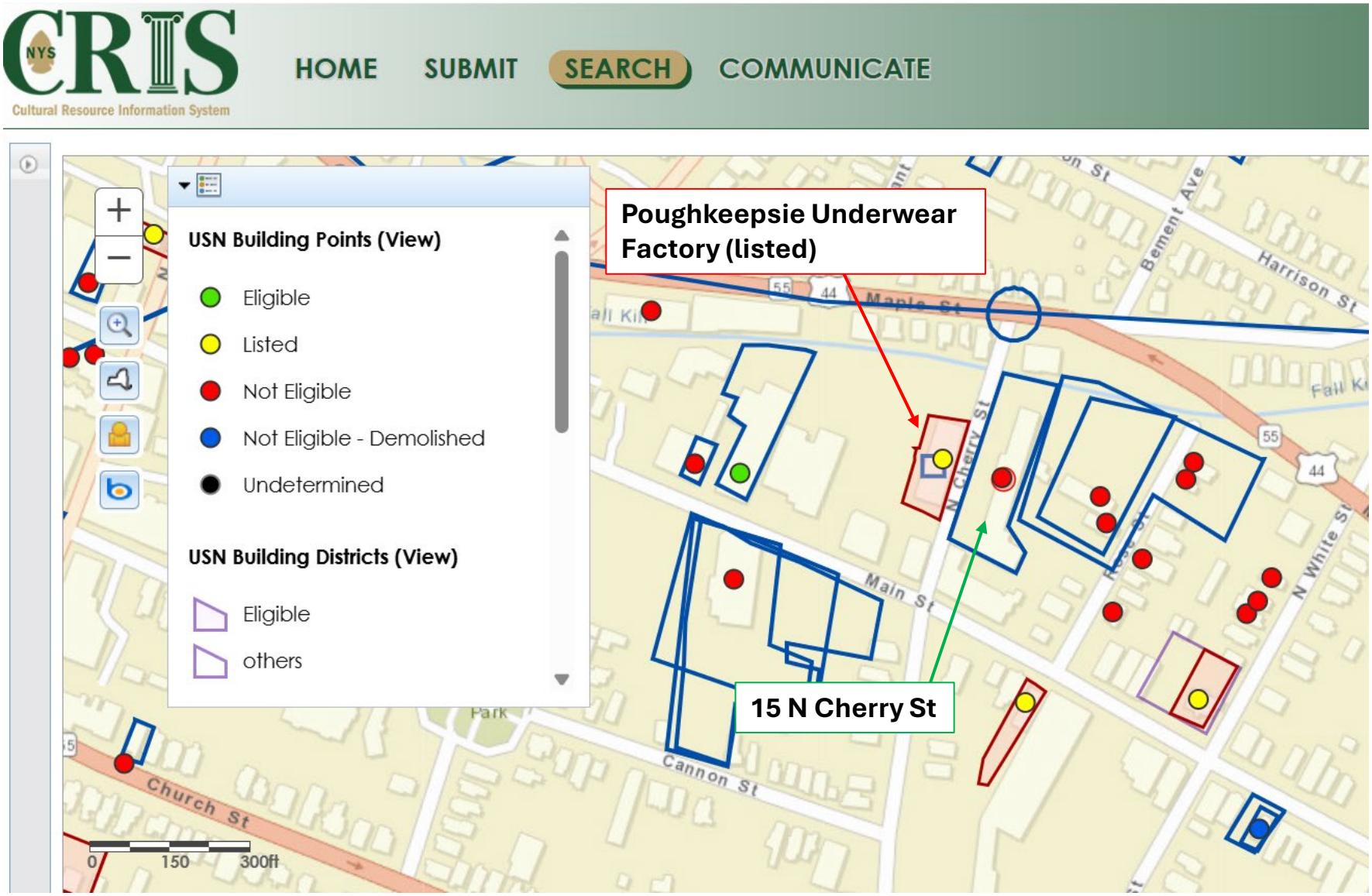
Applicant/sponsor/name: Natalie Quinn, KARC Planning Consultants Date: March 31, 2026

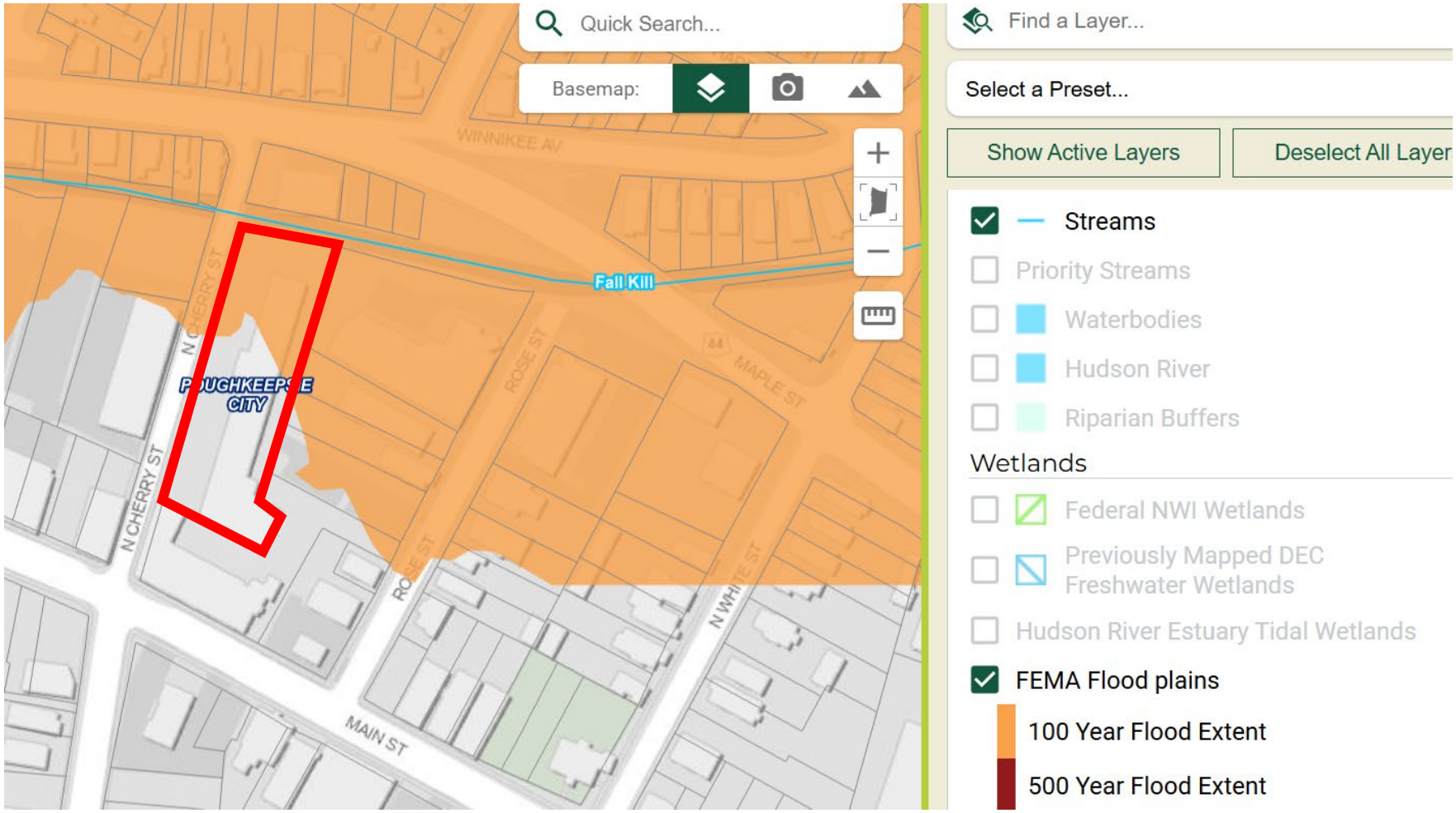
Signature: _____ Title: Agent for applicant

PRINT FORM

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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes


CRIS
NYS
Cultural Resource Information System
HOME
SUBMIT
SEARCH
COMMUNICATE
USN Building Points (View)
Eligible
Listed
Not Eligible
Not Eligible - Demolished
Undetermined
USN Building Districts (View)
Eligible
others
Poughkeepsie Underwear Factory (listed)
15 N Cherry St
Maple St
Main St
Cannon St
Church St
Harrison St
Bement Ave
N Cherry St
N White St
Park
0
150
300ft


Quick Search...
Basemap:
Find a Layer...
Select a Preset...
Show Active Layers
Deselect All Layer
WINNIKEE AV
Fall Kill
N CHERRY ST
ROSE ST
MAPLE ST
CITY
MAIN ST
N WHITE ST
Streams
Priority Streams
Waterbodies
Hudson River
Riparian Buffers
Wetlands
Federal NWI Wetlands
Previously Mapped DEC Freshwater Wetlands
Hudson River Estuary Tidal Wetlands
FEMA Flood plains
100 Year Flood Extent
500 Year Flood Extent

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: "400 Block" Restoration Area
Site Code: B00148
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 413-441 Main St
City: Poughkeepsie
Zip: 12601
County: Dutchess
Latitude: 41.70237425
Longitude: -73.92231127
Site Type:
Estimated Size: 1.7 Acres
Distance of site to the nearest points of community interest:

- School: 1,355.63 Ft
- Daycare Facility: 634.90 Ft
- Medical Facility: 384.84 Ft
- Senior Care Facility: 5,375.85 Ft
- Disadvantaged Community Boundary: 0.00 Ft (Located within a DAC)
- Potential Environmental Justice Area: 0.00 Ft (Located within a PEJ)

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Alternate Water Supply
Landuse Restriction
Cover System
Soil Management Plan
Vapor Mitigation

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE
Current Owner(s) Address: CITY HALL, P.O. BOX 3000
POUGHKEEPSIE, NY, 12601

Site Document Repository

No Repository Information Available

Site Description

Location:
The “400 Block” Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.7-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street.

Site Features:
The property contains three, 3-story structures that occupy the entirety of the property’s southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is located approximately 1 mile west of the Site.

Current Zoning and Land Use:
The Site’s general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences.

Past Use of the Site:
In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and

service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986.

In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building.

Site Geology and Hydrogeology:
The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

Contaminants of Concern (Including Materials Disposed)

No materials information available.

Site Environmental Assessment

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

Site Health Assessment

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

For more Information:

E-mail Us

Refine This Search

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Crannell Square
Site Code: C314130
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 35 Catharine Street
City: Poughkeepsie
Zip: 12601
County: Dutchess
Latitude: 41.703861111
Longitude: -73.924555556
Site Type:
Estimated Size: 1.109 Acres
Distance of site to the nearest points of community interest:

- School: 1,237.72 Ft
- Daycare Facility: 869.14 Ft
- Medical Facility: 386.62 Ft
- Senior Care Facility: 6,205.06 Ft
- Disadvantaged Community Boundary: 0.00 Ft (Located within a DAC)
- Potential Environmental Justice Area: 0.00 Ft (Located within a PEJ)

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Crannell Square Limited Partnership
Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place, NY, 10505

Current Owner Name: Crannell Square Housing Development Fund Company, Inc.
Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie, NY, 12601

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie, NY, 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River.

Site Features: The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected.

Current Zoning and Land Use: The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses.

Past Use of the Site: The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963.

Site Geology and Hydrogeology: Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Summary of Project Completion Date

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Chloroform
Benzo(k)fluoranthene
Lead
Trichloroethene (TCE)
Arsenic
Tetrachloroethene (PCE)
Dibenz[a,h]anthracene
Benzo(a)pyrene
Indeno(1,2,3-cd)pyrene
Mercury
Benzo(b)fluoranthene
Carbon tetrachloride
Chrysene
Benzo(a)anthracene

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use.

Prior to Completion of Remediation:

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor.

Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site.

Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each. The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration.

Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m3) of tetrachloroethylene (PCE), 0.67 ug/m3 of trichloroethene (TCE), and 0.51 ug/m3 of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all

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

August 22, 2022

Chiam Hirsch
North Cherry Holdings LLC
7 Lely Lane
Suffren, NY 10901

RE: 15 North Cherry Street Application for site plan/special permit review relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten; Grid #6162-77-092099; Zoning District: General Commercial (C-3) District; File #2022-011.

Dear Mr. Hirsch:

This letter is to inform you of the action taken at the Planning Board meeting held on **August 16, 2022**, relative to the application for site plan approval referenced above. The Board granted approval of the application in accordance with the attached resolution, with the following conditions:

- Applicant shall include restrictions in either the lease or building rules and procedures limiting the storage on balconies so that excessive items do not clutter the balcony or interfere with those walking through the balcony area.
- A Trail Easement Agreement shall be established with the City of Poughkeepsie for potential future access to the Fall Kill or creation of recreational trail.
- All comments of the Engineering Department on April 13, 2022 and the Fire Department on August 16, 2022, shall be satisfied to the satisfaction of the department.
- Applicant will return for final approval of decking material and the fencing and gate.

Please note all conditions on the final plan and bring two full size copies of the plan to the Planning Department in order to obtain the Planning Board stamp of approval and all required City Department Head sign-offs. One set will be retained by the Planning Department and the other set will be returned to you to copy as necessary to apply for any required permits. Pursuant to section 19-6.1(k)(3)(a), site plan approval by the Planning Board is valid for a period of one year for purposes of obtaining any necessary building permits. Failure to obtain a permit within the time-period shall cause the approval to become null and void. Upon application, for good cause, the Planning Board may extend the validity of the approval, one time, for a period not to exceed one year.

Please feel free to contact us if you have any questions in this regard.

Very truly yours,

Robert S. Levine, Esq.
Chairman
Planning Board

Resolution of the City of Poughkeepsie Planning Board
Site Plan Review for 15 North Cherry Street
Date: August 16, 2022

WHEREAS, the Planning Board has received an application from Chaim Hirsh and North Cherry Holdings, LLC the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park, File #2022-011; and,

WHEREAS, this application has been classified as a Type 2 Action for the purposes of SEQRA, requiring no further environmental review; and,

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by ab architekten, dated 7/26/22, and supplemental documentation including tonight's presentation; and,

WHEREAS, on July 12, 2022, the Zoning Board of Appeals granted variances regarding off-street parking and location of the refuse container in the front yard and within 30 feet of the Fall Kill; and,

WHEREAS, Section 19-6.1 of the Zoning Ordinance provides that if the cost of improvements is anticipated to be in excess of $30,000, a performance bond will be established to cover the cost of improvements, based on advice from the City Engineer, following the recommendations of the Engineering Department, a performance bond will be established; and,

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

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed conversion of the former warehouse at 15 North Cherry Street to a multiple residence containing 42 dwelling unit, with the following conditions:

- Applicant shall include restrictions in either the lease or building rules and procedures limiting the storage on balconies so that excessive items do not clutter the balcony or interfere with those walking through the balcony area.

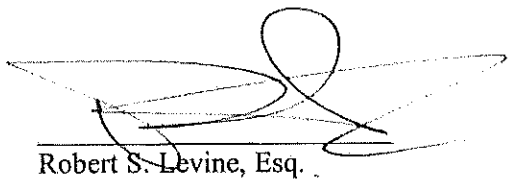
- A Trail Easement Agreement shall be established with the City of Poughkeepsie for potential future access to the Fall Kill or creation of recreational trail.

- All comments of the Engineering Department on April 13, 2022 and the Fire Department on August 16, 2022, shall be satisfied to the satisfaction of the department.

- Applicant will return for final approval of decking material and the fencing and gate.

Motion: Marjorie Smith Second: Rosaura Andújar-McNeil Carried: 7:0:0

Roll Call:
Robert Levine – Aye
Marjorie Smith – Aye
Rosaura Andújar – Aye
Robert Mallory – Aye
Nick Deliccia – Aye
Sean O'Donnel – Aye
Brian Veltre – Aye



Robert S. Levine, Esq.
Chairman

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #1

1. Date: April 13, 2022
2. Name of Site Plan: Site Plan
3. Address or Location: 15 North Cherry Street
4. Owner: North Cherry Holdings LLC
5. Engineer/ Architect: Paggi
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. The sewer is shown connected directly to a manhole. A connection to the 10" sewer main is preferred. If a connection is made to a manhole, and outside drop connection is required.
   2. The on-site drainage is shown connected directly to the storm sewer, which in turn drains directly to the Fallkill Creek a 303(d) impaired waterbody. Green infrastructure practices are encouraged to be implemented.
   3. As indicated by the applicants engineer additional details are required to complete the Departments' technical review (i.e. water and sewer connection details, stormwater management design and general site construction details, etc.) Additional comments may be forthcoming.

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

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT

505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO

August 16, 2022

RE: 15 North Cherry St

1. The building shall be fully sprinklered
2. The parking access lane shall be widened to 20 feet
3. Low grade rolled curbing shall be installed on landscaped island between Cherry Street sidewalk and proposed on-site parking area
4. The access and egress curb cuts shall be widened to meet required turning radius of Spartan Smeal fire apparatus.
5. It is requested that an external dry standpipe riser be installed as close to the center of the building as possible

Joseph Franco
Fire Chief
City of Poughkeepsie Fire Department
505 Main Street
Poughkeepsie, NY 12601

jfranco@cityofpoughkeepsie.com

845-451-4079 (Main)
845-451-4191 (Fax)

CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS RESOLUTION OF APPROVAL

CITY CLERK'S OFFICE
CITY OF POUGHKEEPSIE
2022 JUL 19 PM 1:25

In the matter of the appeal of Chaim Hirsch, regarding the property at 15 North Cherry Street, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held in the Common Council Chambers, 3rd Floor, City Hall, 62 Civic Center Plaza, on the 12th day of July, 2022, at 6:03pm:

Present	**Excused**
Scott Parker, Chair	Rob Page
John Gildard	
Thomas Klug	
Steven Reifler	
Jessica Vinall	

WHEREAS, the Zoning Board of Appeals has received an application for area variances from Chaim Hirsh, relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements. Variances are requested of Section 19.4.3(11) requiring 73 parking spaces to allow 22, Section 19-4.13(1) prohibiting front yard parking and accessory uses in the front yard to allow front yard parking and the refuse area to be located within the front yard, Section 19-4.18(2)(a) which prohibits uses within 30 feet of the Fall Kill Creek to allow a refuse area within that distance; and,

WHEREAS, the application was accompanied by supporting documentation including site plan set prepared by ab architekten, with a revision date of 5/24/2022; and,

WHEREAS, this application is considered to be a Type 2 Action under SEQRA requiring no further environmental review; and,

WHEREAS, a public hearing was held on April 8, 2022, May 10, 2022, June 14, 2022, and July 12, 2022; and,

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The applicant has demonstrated that there is no other feasible method to achieve compliance as the building is existing with little room to accommodate accessory uses in any location other than the front yard or additional parking on site; and,

2. The applicant has demonstrated that the variance requested is not substantial with regard to the location of accessory uses in the front yard, or within thirty (30) feet of the banks of the Fall Kill Creek. Relative to the variance for the number of off-street parking spaces, the number may appear substantial but the applicant has presented that the number of required spaces is an overestimate for what will likely be required by tenants; and,

3. The applicant has demonstrated the granting of the variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood, in that the front yard has been utilized for parking, whether formally or not, for some period of time and is at least partially paved; The refuse area has been situated in the most practicable location possible at the farthest distance possible from the banks of the creek; and units will be marketed to households with lower rates of car ownership, bicycle parking and storage space for personal electronic transportation devices will be provided on site, and a tenant brochure will be provided identifying alternative transportation opportunities and off-site parking; and,

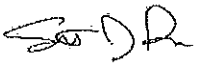
4. The applicant has demonstrated that the need for the variances is not necessarily self-created, due to the location of the building on the lot dictating the location of accessory uses such as off-street parking and the refuse area, while maintaining green space along the Fall Kill Creek.

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variances as outlined above, with the following conditions as agreed to by the applicant:

- The proposed building will have a total of 22 parking spaces. The privilege of on-site parking for tenants shall be on a first-come, first-served basis, with a fee charged for each on-site space. On-site parking, including the fee, shall be addressed in the lease, and shall be available for the duration of the lease, with no separate lease or rental agreement for parking on the premises. On-site parking shall be limited to not more than one space per apartment.
- For tenant loading and unloading, there shall be a designated, striped loading area,
- For any tenant who is interested in off-site parking when no on-site parking is available, applicant/management shall encourage those tenants to access the City of Poughkeepsie municipal parking lots within 1 ½-2 blocks of the site, and to pay the attendant permit fee to the City of Poughkeepsie to secure such parking, regardless of whether available municipal parking is short-term or long-term. This information shall be contained in written literature or brochures provided to tenants, receipt of which shall be acknowledged in writing by each tenant not eligible for on-site parking.
- Applicant/ management shall discourage tenants from occupying/using on- street parking on Main Street in the vicinity of the site. This information shall be contained in written literature provided to tenants, receipt of which shall be acknowledged in writing by each tenant not eligible for on-site parking."
- Applicant/Management shall provide a copy of the written literature to the Development Department (attention Director) prior to the issuance of a certificate of occupancy for the Project.
- The City shall have the right to request and review the written literature no more than annually to verify ongoing compliance with this condition.

Motion: Jessica Vinall
Second: Thomas Klug
Carried: 4:1:0

The motion to grant the variances as outlined herein carried.



7/18/22

Scott Parker
Chairman
Zoning Board of Appeals

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
APRIL 28, 2026

15 NORTH CHERRY: SITE PLAN
Application for the amendment of an approved site plan for the conversion of the existing building at 15 North Cherry from a warehouse to a multiple residence containing 42 dwelling units. Proposed amendment would enclose the stair system and raise the height of the southern portion of the building to three stories from one. Owner/Applicant: North Cherry Holdings LLC; Consultant: KARC Planning Consultants; Grid # 131300-6162-79-344012-0000; Zoning District: MU-5; File #PB 2026-036

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

Recommendation
- On review of the application the Development Department has determined that Section 19-8.1(f) applies to this application, which reads "Any amendment of a previously approved plan shall also require approval of the amendment by the Planning Board unless said amendment does not affect any aspect of the original approval. Following a presubmission conference, staff may determined that the review may be limited to the amendment itself."
    - Staff has requested all site details remain on the submission for record keeping purposes, but per the code review should be limited to the amended details, the western and southern facades.

Project History
First Appearance 4/28/2026

Documents Entered into Record

Date	Description	Author	Comments
3/31/26	Application	Natalie Quinn KARC Planning Consultants	Site Plan Amendment
3/31/26	Letter	Natalie Quinn KARC Planning Consultants	Cover Letter explaining project and attachments
3/31/26	SEQRA	Natalie Quinn KARC Planning Consultants	Short EAF
3/31/26	Letter	Jat Blumenfeld, N Cherry Holdings	3/30/26 Letter of consent

3/31/26	Site Plan	Alexander John Blakely, ab architekten	3/30/26 A100, A401, A402, A201, A801

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	
	Eric Philipp, COP Bldg Inspector	
	Nina Leonard, DC Dept of Planning	

Motions and Resolutions
With regard to the City's file number #PB 2026-036, 15 North Cherry Street

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request a draft resolution of approval/denial OR the Board may request the applicant to submit further documentation.

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: $640.00
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$ 140.00
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 70, 72-78 Prospect St & 4 Sunfish Cove Rd
Poughkeepsie, NY 12601

II. PROPERTY OWNER: Poughkeepsie Landing Corp.

ADDRESS: PO Box 410

Brewster

NY 10509 (state and zip code)

PHONE NUMBER: (845) 225-8252 (include area code)

III. NAME OF APPLICANT: AG Aggregates, LLC c/o Natalie Quinn, KARC Planning Consultants, Inc.

ADDRESS: PO Box 924

Poughkeepsie

NY 12603 (state and zip code)

PHONE NUMBER: (845) 594-1055 (include area code)

EMAIL ADDRESS: natalie@karcpc.com / john@karcpc.com

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

IV. CONSULTANT: Caesar Engineering D.P.C.

ADDRESS: 367 Windsor Highway 3411

New Windsor

NY, 12553 (state and zip code)

PHONE NUMBER: (845) 275-0230 (include area code)

EMAIL ADDRESS: Nick@caesarengineering.work

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): 24/7 Material Yard Storage and Distribution Operations

VI. ZONING DISTRICT: I-M

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

Revised March 2026: Previous Editions Obsolete

PROJECT INFORMATION

New construction: ____ (yes) X (no)

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

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

Alteration: ____ (yes) X (no)

Cost of Construction: $ N/A

LOT AND BULK INFORMATION:

Lot area: 11.7 (net) (acres) 509,652 (square feet)

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

26,770 (net) (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

26,770 (net) (total building footprint, square feet)

Lot Coverage: 0.05% (net) (percentage, building coverage only)

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

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

N/A (additional proposed square feet for expansion)

N/A (total gross floor area, square feet)

Building Height: 9 Stories (stories) N/A (feet)

Floor Area Ratio: .08 & .03 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 4

B) Number of Off-Street Parking Spaces provided: 11

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) X (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS N/A

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public?____Yes_____No

If yes, describe funding source: _____

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

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS N/A

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____) N/A

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: Aggregate Storage & Distribution by Converyors and Trucks

B) Number of shifts (if any): 3

C) Number of employees: 4
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): N/A

F) Days/Hours of operation: 24/7

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Natalie Quinn, 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.

_____ 03.31.2026

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

March 31, 2026

To Whom it May Concern:

Please accept this letter as written authorizing KARC Planning Consultants Inc. to sign as Agent on Behalf of Poughkeepsie Landing Corp. with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

Poughkeepsie Landing Corp.

KARC
PLANNING CONSULTANTS, INC.

March 31, 2026

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

Ms. Lori Garcia
Planning Board Administrative Assistant
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Poughkeepsie Sand Terminal
70 & 72-78 Prospect Street
Poughkeepsie, NY 12601
Parcel Number 131300-6162-69-065177 (70 Prospect)
Parcel Number 131300-6061-51-788513 (72-78 Prospect)
Parcel Number 131300-6061-59-785480 (4 Sunfish Cove)
Site Plan Application

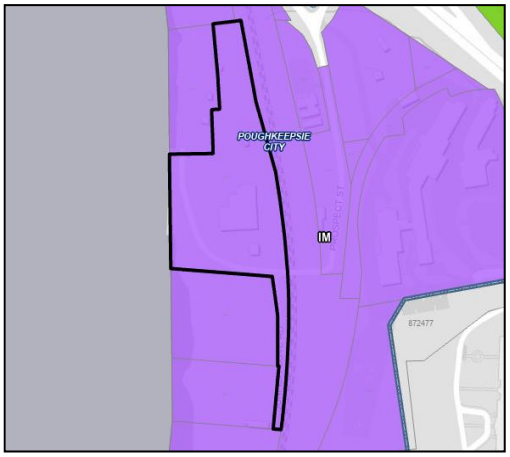
Dear Ms. Garcia and Chairwoman Saylor:

KARC Planning Consultants, Inc ("KARC") represents the project sponsor of 70 & 72-78 Prospect Street and 4 Sunfish Cove Road (AG Aggregates, LLC). Accordingly, the enclosed application for Site Plan Approval is seeking reapproval for the previously approved conversion of vacant industrial parcels at 70 & 72-78 Prospect Street and 4 Sunfish Cove Road to an aggregate storage and distribution facility.

Seventy (70) Prospect Street (131300-6162-69-065177) is approximately 1.8 acres in size; the second parcel 72-78 Prospect Street (131300-6061-51-788513) is approximately 6.4 acres in size; and the third parcel 4 Sunfish Cove Road (131300-6061-59-785480) is approximately 3.50 acres in size. All three parcels are located in the Industrial Mixed (IM) Zoning District.

As a summary, this project was initially submitted to the Planning Board on March 17, 2023. The cover letter originally submitted for this project, which includes a detailed project narrative and site photos, is attached for reference (see attached Exhibit A – Initial Application Cover Letter). The project was classified as an Unlisted Action with regards to SEQRA and received Site Plan Approval (see attached Exhibit B – Site Plan Resolution) from the City of Poughkeepsie Planning Board on April 23, 2024. Approximately one year later, the applicant submitted a Site Plan Extension Request which was approved by the Planning Board on May 28, 2025. The approved extension granted (See attached

Exhibit C – Site Plan Extension) by the Planning Board is set to expire on April 23, 2026. A memorandum prepared by Joseph O'Brien dated January 24, 2023 (see attached Exhibit D – Building Department Memorandum) provides information on a Zoning Code Review of the project site.



KARC
PLANNING CONSULTANTS, INC.

The Applicant has been working to resolve the conditions of the Site Plan Approval. All conditions have been satisfactorily addressed except for a condition related to access easements for a water line. KARC has now been retained to assist with resolving this condition.

We are seeking the Planning Board's reapproval of this project in the exact form as the prior approval with no changes to allow the Applicant to resolve the remaining condition of approval without the Site Plan becoming null and void due to the April 23, 2026 site plan expiration date.

Enclosed please find the following materials which are the same as the final materials reviewed by the Planning Board when the Site Plan was approved in April 2024.

I have enclosed the following documents for your review:

1. Six (6) copies of a Cover Letter with Exhibits prepared by KARC Planning Consultants dated March 31, 2026
2. Six (6) copies of an Application for Site Plan Approval prepared by KARC Planning Consultants dated March 31, 2026.
3. Six (6) copies of the Approved Site Plan Set prepared by Caesar Engineering dated April 15, 2024.
4. A check made out to The City of Poughkeepsie in the amount of $640.00 for the Application Fee[1]

We respectfully request that this matter be placed on the Tuesday, April 28, 2026 Planning Board meeting agenda for a retroactive re-approval of the project

We thank you for your time and consideration.

Sincerely,

Natalie Quinn

[1] $500 Site Plan Application Fee + $140 Required Parking Space Fee = $640 Total Application Fee

KARC
PLANNING CONSULTANTS, INC.

Exhibit A

Initial Application Cover Letter

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

Project P187: Prospect St. Site Plan

Date: 17MAR23

Caesar Engineering D.P.C.
367 Windsor Highway #411
New Windsor, New York, 12553
845.275.0230
contact@caesarengineering.work
www.caesarengineering.work

To: City of Poughkeepsie Building, Planning, Zoning

From: Nicholas Caesar, P.E., Project Engineer
on behalf of AC Aggregates, LLC, Project Sponsor

Members of the board,

Our firm is submitting a site plan approval application on behalf of our client and the project sponsor, AC Aggregates, LLC for a material storage and distribution operation on their existing property. This location comprises three parcels as shown in the attached site plan. Those parcels are contiguous and their addresses are 70 Prospect St., 72-78 Prospect St, and 4 Sunfish Cove Rd., which are all located in Poughkeepsie, NY, zip code 12601.

In summary, our client wishes to operate a temporary material and distribution operation with the intent to ship in aggregate material and distribute it to local and regional customers. The current site currently has no activity occurring besides routine property management functions.The site has been predominantly industrial in most of its active history and remains zoned industrial to this day (Zoning District I-2). The project sponsor intends to conduct operations with temporary equipment to allow for flexible operation of the site with a reduced footprint. As such there are no permanent features proposed as a part of this application package. Aggregate material will be shipped in via barge . Material will be offloaded using material conveyors to a predefined material confinement area. At the location of storage, aggregates will be loaded onto truck transport intended for delivery to local and regional customers. Before leaving the site, the trucks will be weighed on a portable truck scale located at the entrance to the site. We are ready and able to answer any questions you may have and we look forward to working with your office on this request.

Thank you for your time and effort,

Very respectfully,

NMJ Caesar, P.E.

Please see the below photos of the existing site conditions:

Figure 1: Existing dock location on 72-78 Prospect St.. Facing NW

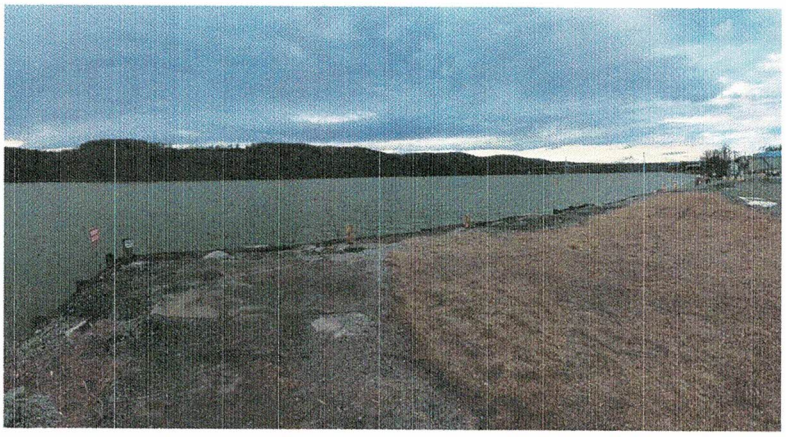


Figure 2: Proposed location of sand storage and loading operation. Facing South.

Figure 3: Shjowing proposed location of portable truck scale at site entrance. Facing North

KARC
PLANNING CONSULTANTS, INC.

Exhibit B

Site Plan Resolution

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

CITY OF POUGHKEEPSIE
CITY CHAMBERLAIN
2024 APR 25 PM 1:13

THE CITY OF POUGHKEEPSIE
PLANNING BOARD
RESOLUTION OF APPROVAL
APRIL 23, 2024
70 & 72-78 PROSPECT STREET

Present	Excused
Anne Saylor	Marjorie Smith
Rosaura Andújar-McNeil	Paul Ackermann
Nick DeLuccia	
Chris Petsas	
Brian Veltre	

WHEREAS, the Planning Board has received an application from ~~Brian K. Dreeland~~ AC Aggregate, L.L.C. relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility, File #2023-024 and 2023-025; and,

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

WHEREAS, the action is more fully detailed on a site plan prepared by Caesar Engineering, D.P.C., dated 4/15/24, and supplemental documentation; and,

WHEREAS, the Planning Board declared its intent to serve as SEQRA Lead Agency and conduct a coordinated review on 3/21/24

WHEREAS, at the March 21th, 2024 meeting the Planning Board as Lead Agency of the coordinated SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

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

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility, with the following conditions:

- Pending receipt and satisfaction of all City of Poughkeepsie department comments, including those regarding the condition of the roadway.
- Shall abide by all truck routes as indicated in the site plan.
- Barriers, or other mechanism, shall be placed protecting all historical structures from damage by heavy equipment.

Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 5:0:0

Anne P. Saylor
Anne Saylor, Planning Board Chair

4/25/24
Date

Amended Resolution
Motion: Brian Veltre
Second: Nick DeLuccia
Carried: 5:0:0

KARC
PLANNING CONSULTANTS, INC.

Exhibit C

Site Plan Extension Approval

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

PO'K CITY CHAMBERLAIN
2025 JUN 10 PM12:43

THE CITY OF POUGHKEEPSIE NEW YORK
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
MAY 28, 2025

EXTENSION REQUEST FOR 70 AND 72-78 PROSPECT STREET

With regard to our files #PB2023-024 and PB2023-025 relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility and after review of the written request for extension, pursuant to section 19-6.1(3)(a), the planning board grants an approval extension of the original approval date of April 23, 2024, one year to expire on April 23, 2026.

Motion: Shane Eagen
Second: Bryce Holland
Carried: 4:0:0

Rosaura Andújar-McNeil
Planning Board, Vice Chair

May 28, 2025
Date

KARC
PLANNING CONSULTANTS, INC.

Exhibit D

Building Department Memorandum

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

January 24th, 2023

Brian Dreeland

Re: 72-78 Prospect St/4 Sunfish Cove
Zoning Review

Dear Mr. Dreeland,

In response to a letter dated 10/6/21 by Mr. Ahearns for the properties located at 72-78 Prospect St/4 Sunfish Cove and for the proposed conversion of the existing vacant building and vacant land into storage and distribution of sand which would be delivered to the site by ship/barge and then picked up and delivered by trucks. I have reviewed the previous communications for this proposal and would have to respectfully disagree with Mr. Ahearns interpretation as it relates to the increase in intensity of the use. Currently there is no approved use at these properties and the addition of any use would be an increase. The fact that other properties pass through this property does not mean that there is no additional traffic or ship activity increase unless you can provide proof that the current established businesses will decrease their truck and ship activity. This can be reviewed as part of your Site Plan for the Planning Board to make a determination. However I do agree that a special use permit is not required, only Site Plan approval and a Change of Use permit. This property is located within the General Industrial District (I-2) which does allow building material storage per code **Section 19-3.30(2)(a)1** of the zoning ordinance. Although this is an allowed use it would require Site Plan approval by the Planning Board per code **Section 19-6.1(c)** which states "any change in use or intensity of use which will affect the characteristics of the site in terms of parking, loading, access, drainage or utilities" and code **Section 19-6.1(e)** which states "any application for a special use permit and any use or structure in a flood hazard area". This proposal will also be subject to review by the Waterfront Advisory Committee (WAC) per code **Section 18 1/2-7(a)**. Due to the lack of a plot and floor plan, a comprehensive review cannot be completed at this time, if provided such plan must be drawn to scale, dated, and identify the property and the person responsible for such drawing. A comprehensive review might identify lot, parking and other requirements that would need Area Variances.

Please note that the City is currently in the process of revising its Master Plan and, in conjunction with that process, is also seeking to update its Zoning Ordinance. That update is likely to contain substantive changes that may affect the area in which your property is located.

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

Joseph D. O'Brien
Deputy Zoning Administrator

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

Office - 845-451-4273
jobrien@cityofpoughkeepsie.com

A1 EXISTING CONDITIONS & UTILITIES OVERVIEW

FOR ALL FEATURES SHOWN 25' PAST THE PROPERTY BOUNDARY LINE
SEE REFERENCED SURVEY DATED 12/20/23

PARCEL 2:

OWNER: POUGHKEEPSIE LANDING CORPORATION
OWNER ADDRESS: PO BOX 410
BREWSTER, NY 10509
LEASEE: AC AGGREGATES
TAX ID: 6061-51-788513
ZONING: I-2 DISTRICT
LOT AREA: 6.4AC

LANDS NOW OR FORMERLY
PETRO INC.
TAX ID: 6061-51-772569

LANDS NOW OR FORMERLY
LAHIJI CORP

LANDS NOW OR FORMERLY
OWNED BY CONRAIL

LANDS NOW OR FORMERLY
CENTRAL HUDSON GAS AND ELECTRIC

LANDS NOW OR FORMERLY
OWNED BY CONRAIL

LANDS NOW OR FORMERLY
AMSTERDAM TWO STABLES LLC

PARCEL 1:

OWNER: POUGHKEEPSIE LANDING CORPORATION
OWNER ADDRESS: PO BOX 410
BREWSTER, NY 10509
LEASEE: AC AGGREGATES
TAX ID: 6061-51-827527
ZONING: I-2 DISTRICT
AREA: 1.8 AC

PARCEL 3:

OWNER: POUGHKEEPSIE LANDING CORPORATION
OWNER ADDRESS: PO BOX 410
BREWSTER, NY 10509
LEASEE: AC AGGREGATES
TAX ID: 6061-59-785480
ZONING: I-2 DISTRICT
LOT AREA: 3.5AC

EDGE OF HUDSON RIVER
MEASURED AT 2.37 MSL
SURVEYED 11/11/23
@ 11:10 AM

BUILDING
SHED
CONC PAD 29' x 78'
BENCHMARK EL. 197
EXISTING RETAINING WALLS TO BE ASSESSED, REPORT TO BE PROVIDED TO DPW AND/OR BUILDING DEPARTMENT.
CONCRETE
GRAVEL SURFACE
EDGE OF WOODS/ BRUSH LINE
EIN OF FOOTPRINT
1 STY BRK BLDG
UTILITY ASSESSMENT OF HYDRANTS TO BE PROVIDED TO DPW
WATER METER
WATER VALVE
VACANT
1 STORY BRICK
7908 SF FOOTPRINT (est.)
WAREHOUSE
VACANT
1 STORY BRICK WAREHOUSE
14019 SF FOOTPRINT (est.)
GROUND FLOOR TOP ELEVATION 20.6'
EXISTING ASPHALT PAVEMENT 2998 SF (est.)
12" CAST IRON SEWER
VACANT 1 STORY BRICK BLDG
MH MAP
CONC WALK
ASPHALT ROAD
WOOD AND CONCRETE BULKHEAD
BOLLARD
COMPACTED GRAVEL (EASEMENT) (SEE SURVEY AND EASEMENT OVERLAY)
EDGE OF HUDSON RIVER
VACANT
SANITARY LIFT STATION
APPROXIMATE LOCATION OF SANITARY SEWER FORCE MAIN
TUNNEL WITH EXISTING RAILWAY OVERPASS (MTA)
EXISTING ASPHALT PAVEMENT 26294 SF (est.)
GARAGE
ACCESS GATE
VACANT 1 STORY BRICK BLDG. 2000SF (est.)
CONC PAD
EXISTING CONCRETE PARKING
ASPHALT DRIVEWAY OVER CONCRETE PARKING
PROSPECT COVE STREET (PRIVATE)
ASPHALT DRIVEWAY OVER CONCRETE SIDEWALK

N 83°34'21"E 58.06'
N 01°27'21"E 288.89'
S 01°27'21"W 288.89'
N 87°09'39"E 100.07'
S 88°09'39"E 33.47'
N 00°09'51"E 175.99'
S 88°09'39"E 180.30'
N 01°50'21"E 417.76'
N 34°56'24" W
S 34°56'24" E
R 1050.00'
L 483.14'
LC 480.27'
CB N 07°47'40"W
N 78°21'41"E 40.05'
N 78°18'11"E 119.37'
R 338.00'
L 184.22'
LC 181.71'
S 10°10'55"E
S 07°47'40" E 348.27'
R 1050.00'
L 107.18'
LC 107.13'
CB S 01°47'22"E

SCALE: 1" = 70'

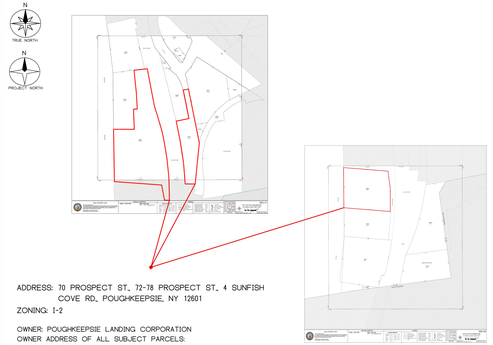
00 01 02 04

LEGEND

- EDGE OF RIVER
- FENCE
- 100 YEAR FLOOD ELEVATION ELEVATION 9'
- STORMWATER
- SEWER
- PROPERTY BOUNDARY
- UTILITY POLE
- CATCH BASIN
- HYDRANT
- OVERHEAD UTILITY LINES
- MAN HOLE
- EXISTING TREE AND BRUSH LINE

VICINITY MAP

SHOWING: DUTCHESS COUNTY TAX MAP SECTION 6061.51 & 6061.59



ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

ZONING: I-2

OWNER: POUGHKEEPSIE LANDING CORPORATION
OWNER ADDRESS OF ALL SUBJECT PARCELS:
PO BOX 410
BREWSTER, NY 10509

PROPERTY SURVEY NOTES: SURVEY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY HAVE DIRECT REFLECTIONS IN THIS DESIGN. REFERENCE SHALL BE MADE TO ORIGINAL SURVEY FOR VERIFICATION OR CONFIRMATION OF SITE FEATURES OR BOUNDARIES.

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

GENERAL NOTES:

1. ALL EXISTING BUILDINGS ON THE THREE PARCELS IN FOCUS ARE VACANT AND WILL REMAIN VACANT AND SECURED AS PART OF THIS SITE PLAN. ANY FUTURE ALTERATIONS TO THESE BUILDINGS WILL FOLLOW MUNICIPAL REGULATIONS AS REQUIRED. THE PROPOSED PLAN DOES NOT INCLUDE A CHANGE IN OCCUPATION OR USE OF ANY OF THE EXISTING BUILDINGS ON THE SITE.

2. SEE REFERENCED SURVEY FOR FEATURES 25' BEYOND THE PROPERTY LINES, ISOLATED TREES, OR OTHER PERTINENT INFORMATION.

3. EXISTENCE AND LOCATION OF UTILITIES SHOWN IS FOR REFERENCE ONLY. NO CHANGE TO UTILITIES ARE PROPOSED. UTILITIES MAY HAVE BEEN ALTERED OR CHANGED SINCE THE DATE OF THE INITIAL SURVEY. THE PROJECT SPONSOR SHOULD CONSULT THE APPROPRIATE PROFESSIONAL TO PERFORM A DEDICATED UTILITY SURVEY IF ALTERATIONS OR IMPROVEMENTS SHOULD BE MADE.

4. NO EASEMENTS, DEED RESITRICTIONS, PUBLIC AREAS, CONVENANTS, ETC. ARE PROPOSED IN THIS SITE PLAN. PLEASE SEE REFERENCE SURVEY DATED 20DEC23 FOR EXISTING EASEMENTS.

WARNING: IT IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW SECTION 7209.2

ONLY MAPS OR DRAWINGS WITH EMBOSSED OR TRUE INK SEALS WITH THE SIGNATURE AND DATE OF THE PROFESSIONAL ENGINEER ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED OR TRUE INK SEALS WITH A CORRELATED SIGNATURE SHOULD NOT BE RELIED UPON SINCE OTHER COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND OR CHANGES.

NO ONE EXCEPT THE ENGINEER WHOSE NAME AND SIGNATURE THAT HAVE BEEN AFFIXED TO THIS DOCUMENT OR SET OF DOCUMENTS MAY MAKE ANY ALTERATION WITHOUT EXPRESS WRITTEN CONSENT OF THIS INDIVIDUAL.

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ANYONE WHO CHOOSES TO HAVE THESE DOCUMENTS ALTERED IN ANY WAY WITHOUT THE CONSENT OF THE ENGINEER WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: #2023-024 and #2023-025
PROJECT NAME: 70 AND 72-78 PROSPECT STREET
PROJECT LOCATION: 70 AND 72-78 PROSPECT STREET (Grid #6061-51-827527 & 788513)
APPLICANT: AC Aggregates, L.L.C.
OFFICIALLY APPROVED at the Planning Board meeting held the 23rd day of April 2024
PLANNING CHAIR: ANNE SAYLOR
DESIGNEE: -
DATE SIGNED:
CONDITION(S):

- PENDING RECEIPT AND SATISFACTION OF ALL CITY OF POUGHKEEPSIE DEPARTMENT COMMENTS, INCLUDING THOSE REGARDING THE CONDITION OF THE ROADWAY.

- SHALL ABIDE BY ALL TRUCK ROUTES AS INDICATED IN THE SITE PLAN.

- BARRIERS, OR OTHER MECHANISM, SHALL BE PLACED PROTECTING ALL HISTORICAL STRUCTURES FROM DAMAGE BY HEAVY EQUIPMENT.

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

COMMON ABBREVIATIONS REFERENCED	
IAW: IN ACCORDANCE WITH	CY: CUBIC YARD
IVO: IN THE VICINITY OF	O.C. : ON CENTER
P.T. : PRESSURE TREATED	W/: WITH
P.C. PUMP CHAMBER	W/O: WITH OUT
SF: SQUARE FOOT	CLF: CHAIN LINK FENCE
CF: CUBIC FOOT	est.: ESTIMATED
CL: CENTER LINE	MSL: MEAN SEA LEVEL
SCH: SCHEDULE	
T.A. : TRIBUTARY AREA	
E.O.R. : ENGINEER OF RECORD	

PAGE #	SHEET INDEX	SHEET NAME
1	A1	EXISTING CONDITIONS & UTILITIES OVERVIEW
2	A2	PROPOSED CONDITIONS PHASE 1
3	A3	70 PROSPECT ST. SITE PLAN PHASE 1
4	A4	72-78 PROSPECT ST. SITE PLAN PHASE 1
5	A5	PROPOSED EQUIPMENT & DETAILS 1
6	A6	PROPOSED EQUIPMENT & DETAILS 2
7	A7	
8	A8	
9	A9	

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Know what's below. Call before you dig.

STATE OF NEW YORK — NJU C. CAESAR — 101354 — LICENSED PROFESSIONAL ENGINEER

NJU CAESAR, P.E.
LIC. NO. 101354
REGISTERED THRU: 30NOV27
FIRM AUTHORIZATION# 0020128

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 15APR24	PROJECT SPONSOR NUMBER: 845.225.8252	
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.	
BUSINESS ADDRESS: 30 3RD ST TROY, NY 12180	DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590	
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187	PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601	

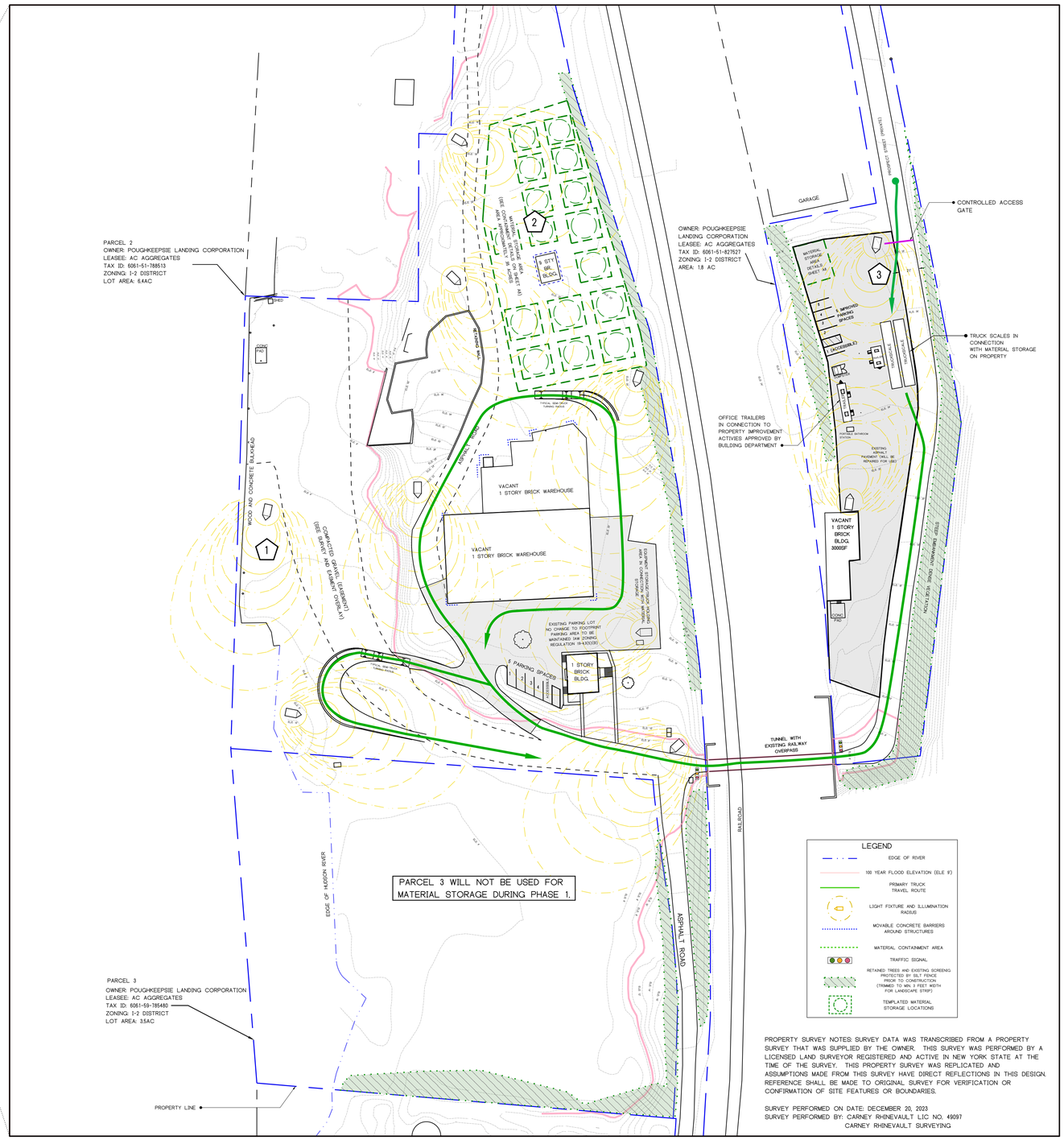
DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	1

SHEET IDENTIFICATION
A1
EXISTING CONDITIONS & UTILITIES OVERVIEW
SHEET 1 OF X TOTAL SHEETS

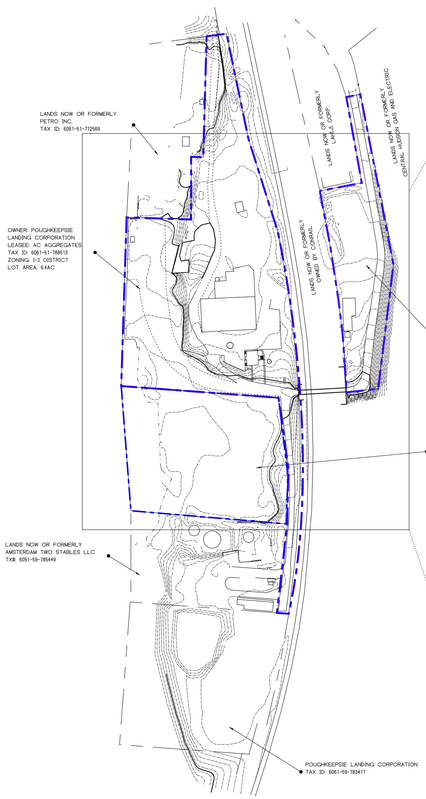
A2 PROPOSED CONDITIONS PHASE 1

SHOWING OVERVIEW OF PROPOSED CONDITIONS (ALL PARCELS - PHASE 1)

SCALE: 1" = 60'



PROSPECT STREET SITE MAP



SCALE: 1" = 200'

KEYED NOTES

1. OFFLOADING OF APPROVED BUILDING MATERIAL FROM A DELIVERY BARGE ON PARCEL# 6061-51-788513 (72-78 PROSPECT ST) VIA MATERIAL HANDLER. BARGE WILL BE CAPABLE OF SELF-OFFLOADING MATERIALS ONTO THE PARCEL. SEE SHEET A7 FOR TYPICAL BARGE DOCKING PLAN.
2. MATERIAL IS MOVED UP TO ELEVATION 20 AT THE NORTHERN END OF PARCEL #6061-51-788513 WHERE IT IS CONFINED IN STOCKPILES. DELIVERY TRUCKS TO BE LOADED WITH MATERIAL FOR DELIVERY TO CUSTOMERS OFF SITE.
3. A PORTABLE TRUCK SCALE, SCALE HOUSE, AND OFFICE WILL BE SET UP TO EXECUTE WEIGHING AND OPERATIONAL CONTROL FOR BUILDING MATERIAL STORAGE. CONSTRUCTION TRAILERS WILL BE USED IN CONNECTION WITH PARCEL IMPROVEMENT ACTIONS AS APPROVED BY BUILDING DEPARTMENT.

LEGEND

- EDGE OF RIVER
- 100 YEAR FLOOD ELEVATION (ELE 9')
- PRIMARY TRUCK TRAVEL ROUTE
- LIGHT FIXTURE AND ILLUMINATION RADIUS
- MOVABLE CONCRETE BARRIERS AROUND STRUCTURES
- MATERIAL CONTAINMENT AREA
- TRAFFIC SIGNAL
- RETAINED TREES AND EXISTING SCREENING PROTECTED BY SILT FENCE PRIOR TO CONSTRUCTION (TRIMMED TO MIN. 3 FEET WIDTH FOR LANDSCAPE STRIP)
- TEMPLATED MATERIAL STORAGE LOCATIONS

PROPERTY SURVEY NOTES: SURVEY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY HAVE DIRECT REFLECTIONS IN THIS DESIGN. REFERENCE SHALL BE MADE TO ORIGINAL SURVEY FOR VERIFICATION OR CONFIRMATION OF SITE FEATURES OR BOUNDARIES.

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

SCALE: SEE VIEWS
00 01 02 04

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

GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THIS SHEET SHOWS OPERATIONS DURING PHASE 1. ONLY PARCELS 6061-51-827527 AND 6061-51-788513 WILL BE UTILIZED FOR OPERATIONS DURING PHASE 1. OPERATIONS WILL CONSIST OF BRINGING IN APPROVED BUILDING MATERIALS VIA OFFSHORE VESSEL AND STOCKPILING THEM ON SITE BEFORE BEING PICKED UP BY TRUCK AND DELIVERED TO VARIOUS CUSTOMERS. MATERIAL CONFINEMENT WILL BE ACHIEVED BY MOVABLE PRE-CAST CONCRETE BLOCK WALLS (SEE SHEET A6) IAW ZONING REGULATION 19-4.10(2)(A)
2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN. TRUCK LOADING AND DELIVERY WILL TAKE PLACE DURING DAYTIME OPERATING HOURS. CONDITIONS/OPERATIONS PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
3) SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.
4) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND WILL BE SERVICED BY A THIRD PARTY. USAGE OF MUNICIPAL SEWER IS NOT PROPOSED AT THIS TIME.
5) THE LOCATIONS OF ALL PROPOSED ITEMS ON THE ABOVE PLAN ARE BASED ON THE MOST LIKELY BUSINESS SCENARIO AND SHOULD BE TAKEN AS IDEAL. HOWEVER, THE NATURE OF ALL OF THE ITEMS PROPOSED IS THAT THEY ARE FULLY PORTABLE AND WILL LIKELY BE MOVED AROUND THE SITE TO ACCOMPLISH THE MOST OPTIMIZED SETUP FOR THE INTENDED OPERATIONS. ALL ITEMS CAN BE MOVED, IF REQUIRED, AND WILL LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE PROJECT SPONSOR'S OCCUPATION OF THIS SITE. THE EQUIPMENT AND MACHINES PROVIDED ARE INTENDED TO SHOW HOW THE SITE WILL BE USED ON A TYPICAL TRANSACTION, HOWEVER ADDITIONAL EQUIPMENT AND ADDITIONAL TYPES OF EQUIPMENT WILL BE BROUGHT TO AND USED ON THE SITE.
6) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. BUILDINGS SHALL REMAIN VACANT, BE SECURED, AND CLOSED OFF TO UNAUTHORIZED PARTIES. NO NEW BUILDINGS ARE PROPOSED.
7) ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS TO PREVENT EROSION IAW ZONING REGULATION 19-4.11(1)(B). A 3-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF EXISTING VEGETATION WILL BE MAINTAINED ALONG ALL MAJOR VISUAL BOUNDARIES AS SHOWN ON THE SITE PLAN.

BULK TABLE NOTES:

I-2 ZONING PERMITTED USES: No building or premises shall be used, in whole or in part, for any purpose except those listed below:

Uses permitted by right:
1. ... Terminals and building material storage and sale, but excluding storage of coal, coke, fuel oil or junk.

MINIMUM PARKING REGULATIONS:

INDUSTURIAL AND HEAVY COMMERCIAL USE: 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT.

NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4

MINIMUM NUMBER OF SPACES PROVIDED ON ALL PARCELS: 5 (4 STANDARD & 1 ACCESSIBLE)

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 1
TAX ID: 6061-51-827527

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1.8 AC	NO CHANGE
REAR YARD	20'	153'	NO CHANGE
FRONT YARD	15'	560'	NO CHANGE
SIDE YARD	10'	3.3' ***	NO CHANGE
FAR	2.0	.03	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	60%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	NO CHANGE

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 2
TAX ID: 6061-51-788513

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	6.4 AC	NO CHANGE
REAR YARD	20'	695'	NO CHANGE
FRONT YARD	15'	470'	NO CHANGE
SIDE YARD	10'	72.4'	NO CHANGE
FAR	2.0	0.08	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	8%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	16%	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE***	NO CHANGE

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 3
TAX ID: 6061-59-785480

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	3.5 AC	NO CHANGE
REAR YARD	20'	VACANT	NO CHANGE
FRONT YARD	15'	VACANT	NO CHANGE
SIDE YARD	10'	VACANT	NO CHANGE
FAR	2.0	VACANT	NO CHANGE
LOT COVERAGE	80%	VACANT	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE ***	NO CHANGE

*** EXISTING NON-CONFORMING USE. THE PROPOSED USE DOES NOT INCREASE THE NON-CONFORMITY AND ALL OF THE PROPOSED USES ARE TEMPORARY IN NATURE.

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: #2023-024 and #2023-025
PROJECT NAME: 70 AND 72-78 PROSPECT STREET
PROJECT LOCATION: 70 AND 72-78 PROSPECT STREET (Grid #6061-51-827527 & 788513)
APPLICANT: AC Aggregates, L.L.C.
OFFICIALLY APPROVED at the Planning Board meeting held the 23rd day of April 2024
PLANNING CHAIR: ANNE SAYLOR
DESIGNEE: -
DATE SIGNED:
CONDITION(S):

- PENDING RECEIPT AND SATISFACTION OF ALL CITY OF POUGHKEEPSIE DEPARTMENT COMMENTS, INCLUDING THOSE REGARDING THE CONDITION OF THE ROADWAY.
- SHALL ABIDE BY ALL TRUCK ROUTES AS INDICATED IN THE SITE PLAN.
- BARRIERS, OR OTHER MECHANISM, SHALL BE PLACED PROTECTING ALL HISTORICAL STRUCTURES FROM DAMAGE BY HEAVY EQUIPMENT.

Fire Chief
Police Chief
Building Inspector
City Engineer
Commissioner of Public Works

STATE OF NEW YORK — NAJ CAESAR — 101334 — PROFESSIONAL ENGINEER

NAJ CAESAR, P.E.
LIC. NO. 101354
REGISTERED THRU 30NOV27
FIRM AUTHORIZATION# 0031128

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 15APR24		PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC		PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 30 3RD ST TROY, NY 12180	DRAWN BY: NG / NC		PROJECT SPONSOR ADDRESS: 238 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187		PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	1

CAESAR ENGINEERING

SHEET IDENTIFICATION
A2
PROPOSED CONDITIONS PHASE 1
SHEET 1 OF 8 TOTAL SHEETS

A3 70 PROSPECT ST. SITE PLAN PHASE 1

TAX LOT 6061-51-827527 PROPOSED CONDITIONS

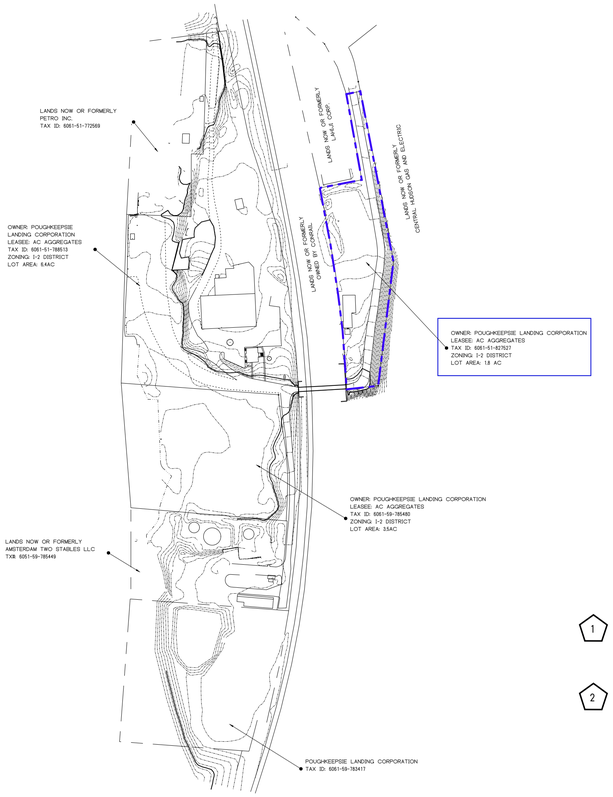
TRUE NORTH

PROJECT NORTH

PROSPECT STREET SITE MAP

EXISTING CONDITIONS

SCALE: 1" = 200'

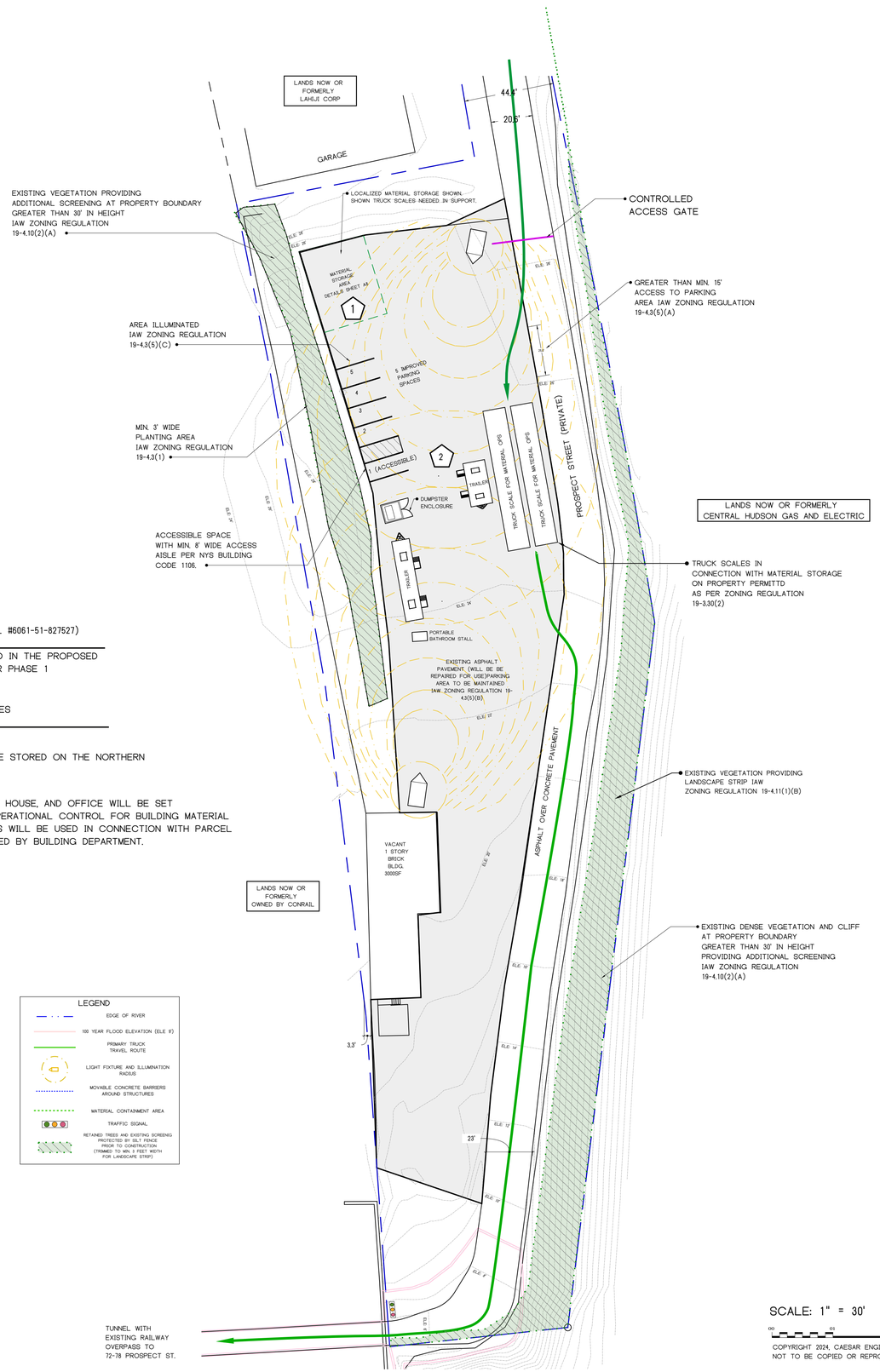


PHASE 1 SUMMARY (PARCEL #6061-51-827527)

THIS PARCEL WILL BE USED IN THE PROPOSED CONDITIONS FOR PHASE 1

KEYED NOTES

1. APPROVED BUILDING MATERIALS ARE STORED ON THE NORTHERN END OF THE SITE.
2. A PORTABLE TRUCK SCALE, SCALE HOUSE, AND OFFICE WILL BE SET UP TO EXECUTE WEIGHING AND OPERATIONAL CONTROL FOR BUILDING MATERIAL STORAGE. CONSTRUCTION TRAILERS WILL BE USED IN CONNECTION WITH PARCEL IMPROVEMENT ACTIONS AS APPROVED BY BUILDING DEPARTMENT.



LEGEND

- EDGE OF RIVER
- 100 YEAR FLOOD ELEVATION (ELE 9')
- PRIMARY TRUCK TRAVEL ROUTE
- LIGHT FIXTURE AND ILLUMINATION RADIUS
- MOVABLE CONCRETE BARRIERS AROUND STRUCTURES
- MATERIAL CONTAINMENT AREA
- TRAFFIC SIGNAL
- RETAINED TREES AND EXISTING SCREENING PROTECTED BY SILT FENCE PRIOR TO CONSTRUCTION (TRIMMED TO MIN. 9 FEET WIDTH FOR LANDSCAPE STRIP)

SCALE: 1" = 30'

00 01 02 04

VICINITY MAP

SHOWING: DUTCHESS COUNTY TAX MAP SECTION 6061.51 & 6061.59

ADDRESS: 70 PROSPECT ST.

ZONING: I-2

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS
TAX ID: 6061-51-827527

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1.8 AC	NO CHANGE
REAR YARD	20'	153'	NO CHANGE
FRONT YARD	15'	560'	NO CHANGE
SIDE YARD	10'	3.3' ***	NO CHANGE
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NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4

MINIMUM NUMBER OF PROVIDED OFF STREET PARKING SPACES FOR ALL PARCELS: 5 (4 STANDARD & 1 ACCESSIBLE)

GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THIS PARCEL (6061-51-827527) WILL BE UTILIZED TO STORE APPROVED MATERIALS, CONTROL, SITE ACCESS, AND PERFORM TRUCK WEIGHING OPERATIONS FOR MATERIAL OPERATIONS.
2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY SITE CONDITIONS/OPERATIONS.
3) SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.
4) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
5) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS, OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.
6) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. BUILDINGS SHALL REMAIN VACANT, BE SECURED, AND CLOSED OFF TO UNAUTHORIZED PARTIES. NO NEW BUILDINGS ARE PROPOSED.
7) ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS TO PREVENT EROSION IAW ZONING REGULATION 19-4.11(1)(B). A 3-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF EXISTING VEGETATION WILL BE MAINTAINED ALONG ALL MAJOR VISUAL BOUNDARIES AS SHOWN ON THE SITE PLAN.
8) NO SIGNS ARE PROPOSED AT THIS TIME.

PROPERTY SURVEY NOTES: SURVEY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY HAVE DIRECT REFLECTIONS IN THIS DESIGN. REFERENCE SHALL BE MADE TO ORIGINAL SURVEY FOR VERIFICATION OR CONFIRMATION OF SITE FEATURES OR BOUNDARIES.

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT, LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

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CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: #2023-024 and #2023-025
PROJECT NAME: 70 AND 72-78 PROSPECT STREET
PROJECT LOCATION: 70 AND 72-78 PROSPECT STREET (Grid #6061-51-827527 & 788513)
APPLICANT: AC Aggregates, L.L.C.
OFFICIALLY APPROVED at the Planning Board meeting held the 23rd day of April 2024
PLANNING CHAIR: ANNE SAYLOR
DESIGNEE: -
DATE SIGNED:
CONDITION(S):

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- BARRIERS, OR OTHER MECHANISM, SHALL BE PLACED PROTECTING ALL HISTORICAL STRUCTURES FROM DAMAGE BY HEAVY EQUIPMENT.

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

NMJ CAESAR, P.E.
LIC. NO. 101354
REGISTERED THRU: 30NOV27
FIRM AUTHORIZATION#: 002028

COMPANY: CAESAR ENGINEERING D.P.C.
CONTACT: 845.275.0230 contact@caesarengineering.work
BUSINESS ADDRESS: 30 3RD ST TROY, NY 12180

DATE: 15APR24
DESIGNED BY: NG / NC
DRAWN BY: NG / NC
PROJECT NUM: P187

PROJECT SPONSOR NUMBER: 845.225.8252
PROJECT SPONSOR: AC AGGREGATES, LLC.
PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED ITEM NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	1

SHEET IDENTIFICATION: A3 — 70 PROSPECT ST SITE PLAN PHASE 1

SHEET 1 OF 6 TOTAL SHEETS

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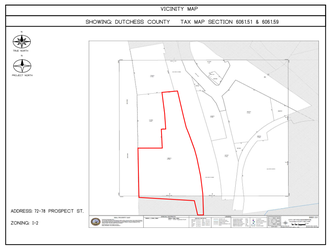
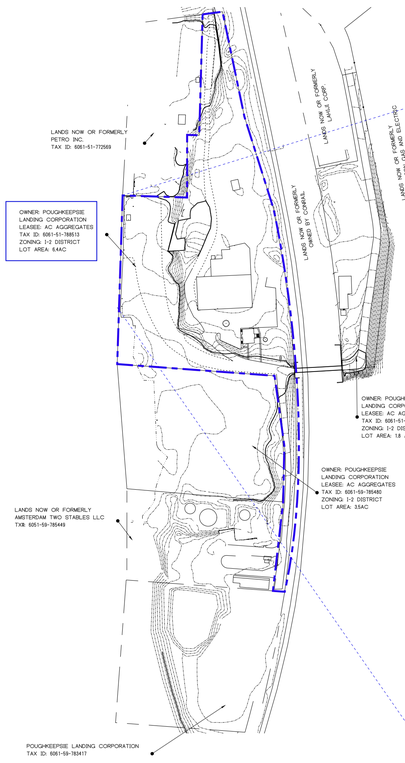
811 Know what's below. Call before you dig.

A4 72-78 PROSPECT ST. SITE PLAN PHASE 1

TAX LOT 6061-51-788513 PROPOSED CONDITIONS



PROSPECT STREET SITE MAP
EXISTING CONDITIONS
SCALE: 1" = 200'



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SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

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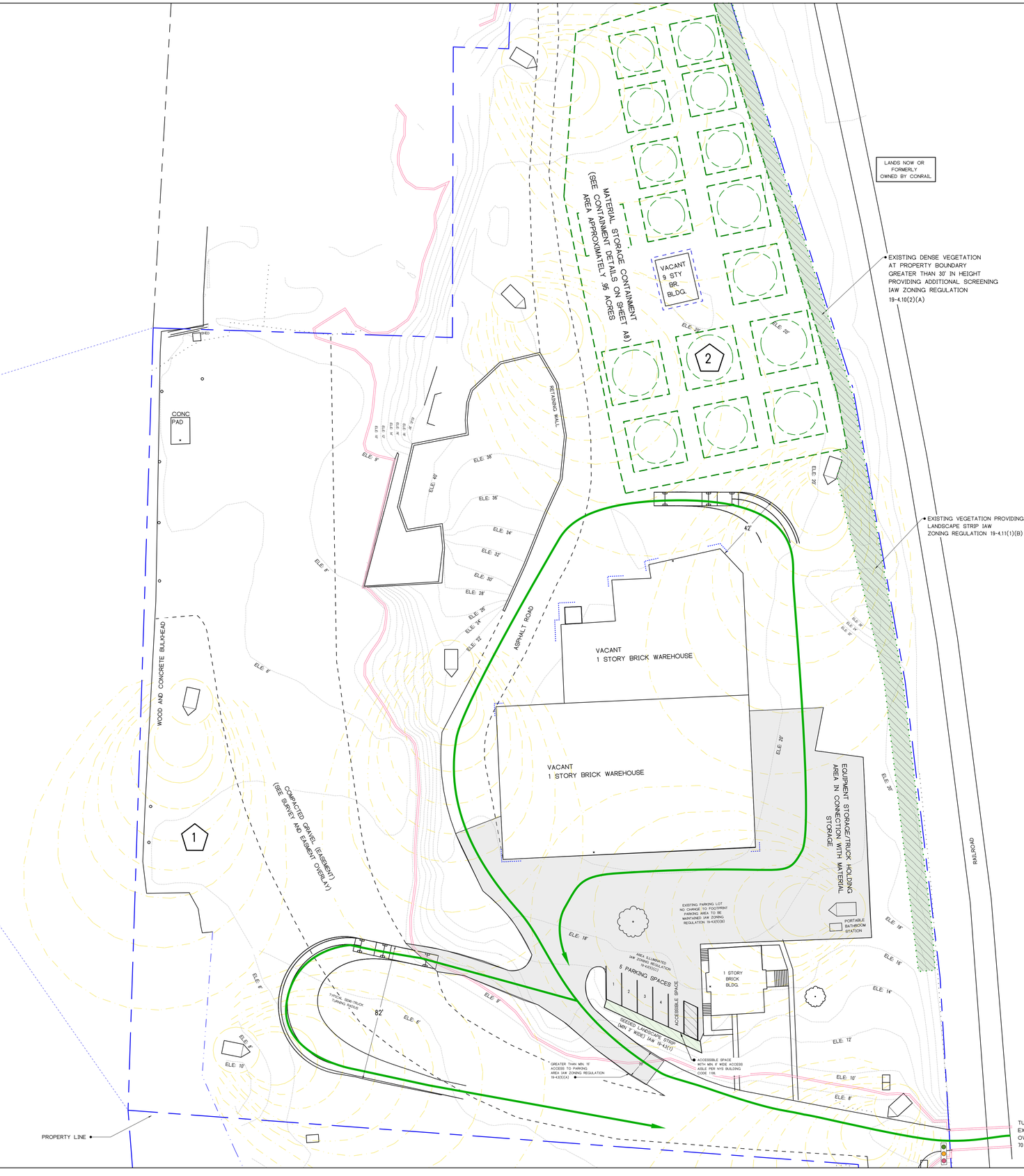

SUMMARY (PARCEL #6061-51-788513)

IN PHASE 1 THE PROJECT SPONSOR WISHES TO RECEIVE APPROVED BUILDING MATERIALS (AS OF RIGHT PER ZONING) VIA BARGE AND STORE THE MATERIAL ON THE NORTHERN END OF PARCEL #6061-51-788513. MATERIAL WILL THEN BE TRUCKED OFF SITE FOR DELIVERY TO VARIOUS CUSTOMERS.

KEYED NOTES

1. OFFLOADING OF APPROVED BUILDING MATERIAL FROM A DELIVERY BARGE. DELIVERY BARGE WILL HAVE OWN OFFLOADING CAPABILITIES. SEE SHEET A8 FOR TYPICAL BARGE.
2. MATERIAL IS MOVED UP TO ELEVATION 20 AT THE NORTHERN END OF PARCEL #6061-51-788513 WHERE IT IS CONFINED IN STOCKPILES. DELIVERY TRUCKS TO BE LOADED WITH MATERIAL FOR DELIVERY TO CUSTOMERS OFF SITE.

GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE APPROVED MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THIS PARCEL (6061-51-788513) WILL BE UTILIZED TO RECEIVE, STORE, AND DISTRIBUTE APPROVED MATERIALS. MATERIALS WILL BE STORED ABOVE THE 100-YEAR FLOOD PLAIN TO PREVENT AND MITIGATE POTENTIAL FLOOD HAZARDS. NO NEW GRADES ARE PROPOSED IN PHASE 1.
2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY SITE CONDITIONS/OPERATIONS.
3) SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.
4) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
5) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS, OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.
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7) ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS TO PREVENT EROSION IAW ZONING REGULATION 19-4.11(1)(B). A 3-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF EXISTING DENSE TREE VEGETATION WILL BE MAINTAINED ALONG ALL MAJOR VISUAL BOUNDARIES PROVIDING SCREENING IAW ZONING REGULATION 19-4.10(2)(A)

BULK TABLE NOTES:

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NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4

MINIMUM NUMBER OF PROVIDED OFF STREET PARKING SPACES FOR ALL PARCELS: 5 (4 STANDARD & 1 ACCESSIBLE)

LEGEND

- EDGE OF RIVER
- 100 YEAR FLOOD ELEVATION (ELE 9')
- PRIMARY TRUCK TRAVEL ROUTE
- LIGHT FIXTURE AND ILLUMINATION RADIUS
- MOVABLE CONCRETE BARRIERS AROUND STRUCTURES
- MATERIAL CONTAINMENT AREA
- TRAFFIC SIGNAL
- RETAINED TREES AND EXISTING SCREENING PROTECTED BY SILT FENCE PRIOR TO CONSTRUCTION (TRIMMED TO MIN 3 FEET WIDTH FOR LANDSCAPE STRIP)
- TEMPLATED MATERIAL STORAGE LOCATIONS

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 2
TAX ID: 6061-51-788513

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	6.4 AC	NO CHANGE
REAR YARD	20'	695'	NO CHANGE
FRONT YARD	15'	470'	NO CHANGE
SIDE YARD	10'	72.4'	NO CHANGE
FAR	2.0	0.08	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	8%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	16%	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE***	NO CHANGE

*** EXISTING NON-CONFORMING USE. THE PROPOSED USE DOES NOT INCREASE THE NON-CONFORMITY AND ALL OF THE PROPOSED USES ARE TEMPORARY IN NATURE.

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CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: #2023-024 and #2023-025
PROJECT NAME: 70 AND 72-78 PROSPECT STREET
PROJECT LOCATION: 70 AND 72-78 PROSPECT STREET (Grid #6061-51-827527 & 788513)
APPLICANT: AC Aggregates, L.L.C.
OFFICIALLY APPROVED at the Planning Board
meeting held the 23rd day of April 2024
PLANNING CHAIR: ANNE SAYLOR
DESIGNEE: -
DATE SIGNED:
CONDITION(S):

- PENDING RECEIPT AND SATISFACTION OF ALL CITY OF POUGHKEEPSIE DEPARTMENT COMMENTS, INCLUDING THOSE REGARDING THE CONDITION OF THE ROADWAY.

- SHALL ABIDE BY ALL TRUCK ROUTES AS INDICATED IN THE SITE PLAN.

- BARRIERS, OR OTHER MECHANISM, SHALL BE PLACED PROTECTING ALL HISTORICAL STRUCTURES FROM DAMAGE BY HEAVY EQUIPMENT.

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

SCALE: 1" = 30'

00 01 02 04

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STATE OF NEW YORK — NAJ CAESAR — 101354 — PROFESSIONAL ENGINEER

NAJ CAESAR, P.E.
LIC. NO. 101354
REGISTERED THRU 30NOV27
FIRM AUTHORIZATION# 0020128

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 15APR24		PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC		PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 30 3RD ST TROY, NY 12180	DRAWN BY: NG / NC		PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187		PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	1

Know what's below. Call before you dig. 811

SHEET IDENTIFICATION
A4
72-78 PROSPECT ST. SITE PLAN PHASE 1
SHEET 4 OF 8 TOTAL SHEETS

A5 PROPOSED EQUIPMENT & DETAILS 1

AERIAL PHOTO OF EXISTING SITE
TAKEN JULY 2023
FOR GENERAL ORIENTATION PURPOSES ONLY (LOOKING NORTH EAST)

1 SHEET A5 EXAMPLE CONSTRUCTION TRAILER

NOTES:

CONSTRUCTION TRAILERS ARE TEMPLATED ON-SITE TO PROVIDE OVERSIGHT AND MANAGE SITE IMPROVEMENT ACTIVITIES THAT THE PROJECT SPONSOR PLANS TO EXECUTE IN CONNECTION WITH THIS SITE PLAN. APPLICABLE IMPROVEMENT ACTIVITIES WILL BE PERMITTED WITH THE CITY BUILDING DEPARTMENT.

THE TRAILER DEPICTED IS FOR REPRESENTATION PURPOSES ONLY. FINAL SELECTION MAY BE DIFFERENT BUT WILL BE SIMILAR IN NATURE. MANUFACTURER TO PROVIDE ALL SPECS FOR ANY APPLICABLE CODE REQUIREMENTS.

2 SHEET A5 EXAMPLE WATER TRUCK FOR DUST SUPPRESSION

Curry Supply Co. ONE OF AMERICA'S LARGEST MANUFACTURERS OF COMMERCIAL SERVICE VEHICLES, SINCE 1932

NOTES:

WATER TRUCKS WILL BE USED FOR DAILY DUST SUPPRESSION AS REQUIRED. WATER WILL BE PROVIDED EITHER ON-SITE OR OFF-SITE AT THE DISCRETION OF THE PROJECT SPONSOR.

THE WATER TRUCKS DEPICTED ARE FOR REPRESENTATION PURPOSES ONLY. FINAL SELECTION MAY BE DIFFERENT BUT WILL BE SIMILAR IN NATURE. THE MANUFACTURER TO PROVIDE ALL SPECS AS REQUESTED.

3 SHEET A5 TRAFFIC LIGHT SYSTEM
N.T.S.

OMJC AT THE CORE

Pop-Up LD QPNW-234-2070

1 PERSON, 1 MINUTE

The Pop-Up LD is designed to control a single lane closure, but it is capable of far more. The 9" arm meets MUTCD requirements. Two, 3-section signal heads with 12" (FYG, Flex-orange), with FDI cassette kit, can quickly be in positions mandated by the MUTCD at the mere push of a button. Because the footprint is only 6' wide (the narrowest in the industry), it can fit almost anywhere. The LCD features the Intelligic 2070-ATC Controller running MATTRAC software. The system can system allows wireless communication between OMJC Pop-Up units along with complex phasing ability. The LD comes standard with a 180 watt solar panel (adjustable to 2 panel and 440-540 AH of AGM) batteries.

MAXIMUM VISIBILITY — NEC SIGNAL BEHAVIOR COMPLIANT

HYDRAULIC LIFT MECHANISM — DEPLOY IN 5 MINUTES, UTILIZING ONLY 1 PERSON

SOLAR POWER — BATTERY CHARGES AT SOLAR RATE OF 1 AMP PER HOUR, EVEN IN CLOUDY CONDITIONS

CAN FIT ALMOST ANYWHERE — 6' WIDE — NARROWEST IN THE INDUSTRY

A TRUSTED ALTERNATIVE TO THE "FLAGGER"

1.800.776.5999 sales@omjcsignal.com

4 SHEET A5 CAT FRONT LOADER

Cat® 980M
Wheel Loader

Cat 980M Wheel Loader

Engine		
Engine Model		Cat C13 ACERT
Max Gross Power @ 1,700 rpm – SAE J1995	317 kW	426 hp
Max Gross Power @ 1,700 rpm – SAE J1995 (metric)		431 hp
Max Gross Power @ 1,700 rpm – ISO 14396	313 kW	420 hp
Max Gross Power @ 1,700 rpm – ISO 14396 (metric)		426 hp
Max Net Power @ 1,700 rpm – SAE J1349	298 kW	399 hp
Max Net Power @ 1,700 rpm – SAE J1349 (metric)		392 hp
Max Net Power @ 1,700 rpm – ISO 9249	298 kW	399 hp
Max Net Power @ 1,700 rpm – ISO 9249 (metric)		392 hp
Peak Gross Torque (1,200 rpm) – SAE J1995	2204 N·m	1,627 lbf-ft
Peak Gross Torque (1,200 rpm) – ISO 14396	2182 N·m	1,609 lbf-ft
Maximum Net Torque (1,100 rpm)	2085 N·m	1,538 lbf-ft
Displacement	12.5 L	763 in³

Weights	
Operating Weight	20 090 kg 68 197 lb
• Weight based on a machine configuration with Michelin 29.5R25 XLDQ1 L4 radial tires, full fluids, operator, standard counterweight, cold start, reading heaters, Product Link, open differential axles (front/rear), secondary steering, sound suppression, and a 5.4 m³ (7.1 yd³) general purpose bucket with BOCE.	

Bucket Capacities		
Bucket Range	4.2–12.2 m³	5.25–16.0 yd³

Operating Specifications		
Static Tipping Load – Full 40° Turn – with Tire Deflection	19 565 kg	43,121 lb
Static Tipping Load – Full 40° Turn – No Tire Deflection	20 796 kg	45,834 lb
Breakout Force	224 kN	50,466 lbf
• For a machine configuration as defined under "Weight."		
• Full compliance to ISO 14397:2007 Sections 1 thru 6, which requires 2% verification between calculations and testing.		

Transmission		
Forward 1	6.9 km/h	4.2 mph
Forward 2	13.3 km/h	8.1 mph
Forward 3	23.5 km/h	14.3 mph
Forward 4	40.0 km/h	24.4 mph
Reverse 1	7.6 km/h	4.8 mph
Reverse 2	15.3 km/h	9.3 mph
Reverse 3	26.9 km/h	16.4 mph
Reverse 4	40.0 km/h	24.4 mph
• Maximum travel speed in standard vehicle with empty bucket and standard L4 tires with 933 mm (37 in) roll radius.		

Service Refill Capacities		
Fuel Tank	441 L	116.5 gal
DEF tank	21 L	5.5 gal
Cooling System	52 L	13.7 gal
Crankcase	37 L	9.8 gal
Transmission	77 L	20.3 gal
Differentials and Final Drives – Front	84 L	22.2 gal
Differentials and Final Drives – Rear	84 L	22.2 gal
Hydraulic Tank	180 L	48 gal

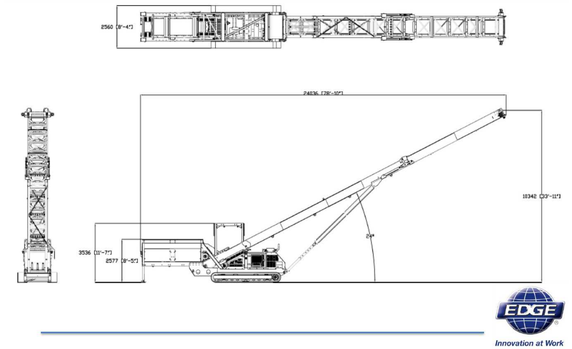
Hydraulic System	
Implement Pump Type	Variable Displacement Piston
Implement System:	
Maximum Pump Output (2,250 rpm)	445 L/min 118 gal/min
Maximum Operating Pressure	34 300 kPa 4,975 psi
Hydraulic Cycle Time – Total	10.1 Seconds

Sound	
With Cooling Fan Speed at Max Value:	
Operator Sound Pressure Level (ISO 6396:2008)	72 dB(A)
Exterior Sound Power Level (ISO 6395:2008)	112 dB(A)
Exterior Sound Power Level (SAE J88:2013)*	78 dB(A)
With Cooling Fan Speed at 70% of Max Value:	
Operator Sound Pressure Level (ISO 6396:2008)	72 dB(A)
European Union Directive 2000/14/EC as amended by 2005/88/EC:	
Exterior Sound Power Level (ISO 6395:2008)	109 LWA
*Distance of 15 m (49.2 ft), moving forward in second gear ratio.	

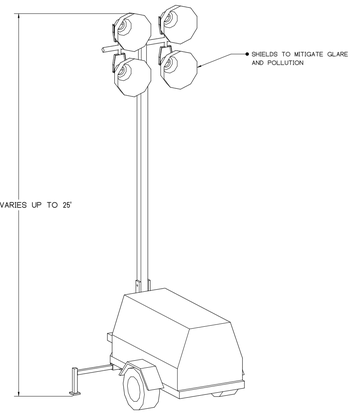
Dimensions	Standard Lift		High Lift	
Height to Top of Hood	3110 mm	10'2"	3110 mm	10'2"
Height to Top of Exhaust Pipe	3746 mm	12'3"	3746 mm	12'3"
Height to Top of ROPS	3813 mm	12'6"	3813 mm	12'6"
Ground Clearance	453 mm	1'5"	453 mm	1'5"
Center Line of Rear Axle to Edge of Counterweight	2469 mm	8'1"	2590 mm	8'6"
Center Line of Rear Axle to Hitch	1900 mm	6'2"	1900 mm	6'2"
Wheelbase	3890 mm	12'9"	3890 mm	12'9"
Overall Length (without bucket)	7964 mm	26'1"	8164 mm	26'9"
Hinge-Pin Height at Maximum Lift	4539 mm	14'10"	4760 mm	15'7"
Hinge-Pin Height at Carry	621 mm	2'0"	678 mm	2'2"
Lift Arm Clearance at Maximum Lift	3795 mm	12'5"	4041 mm	13'3"
Rack Back at Maximum Lift	61 degrees		61 degrees	
Rack Back at Carry Height	48 degrees		48 degrees	
Rack Back at Ground	40 degrees		39 degrees	
Maximum Width over Tires	3265 mm	10'8"	3265 mm	10'8"
Tread Width	2440 mm	8'0"	2440 mm	8'0"
• All dimensions are approximate and based on Michelin 29.5R25 XLDQ1 L4 radial tires.				

5 SHEET A5 FT S75 MATERIAL CONVEYOR

FTS75 Working Dimensions



6 SHEET A5 TYPICAL TEMP. LIGHT TRAILER TOWER
SCALE: 1" = 10'

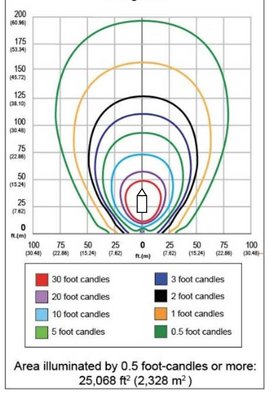


NOTES:

- FIXED TRAILER LIGHTING SYSTEMS WILL BE UTILIZED THROUGHOUT THE SITE FOR THE PURPOSE OF LIGHTING TO SUPPORT THE PROPOSED USE. LIGHT WILL USE POWER FROM GENERATOR. TIME OF USE WILL BE FROM SUNSET TO SUNRISE TO PROVIDE SITE ILLUMINATION AND SECURITY.

Illumination Data

23 ft (7 m) mast height with 4 - 320 W LED fixtures • Standard configuration • 70 degree tilt



Area illuminated by 0.5 foot-candles or more: 25,068 ft² (2,328 m²)

SITE PLAN REPRESENTATION

7 SHEET A5 MATERIAL LOADER

870E Hybrid Technical data, equipment **R**

MACHINE TYPE	
Model (type)	870

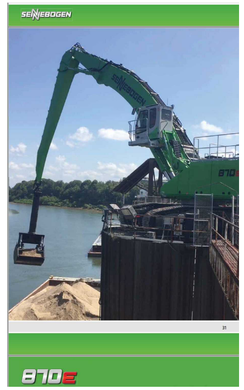
ENGINE	
Power	**Stage V:** 261 kW at 1800 min⁻¹ **Stage IIIa:** 268 kW at 1800 min⁻¹
Model	**Cummins 12 (Stage V) Cummins 11 (Stage IIIa)** Direct injection, turbo charged, intercooling, reduced-emission, ECO-mode, idle automation, automatic stop/start, fuel preheating
Cooling	Water-cooled, cooling fans change direction
Diesel filter	with water separator and heater
Air filter	Dry filter with integrated pre-separator, automatic dust discharge, main element and safety element, contamination indicator
Fuel tank	**1000 l**
DEF tank	**100 l**
Electr. system	**24 V**
Batteries	**2 x 180 Ah**, battery disconnect switch
Options	▪ Engine block heater ▪ Electric fuel pump ▪ Jump start pole

UPPERCARRIAGE	
Design	Torsion-resistant box design, precision cratered, steel bushings for boom mounting Very service-friendly design, engine installed in the longitudinal direction
Central lubrication	Automatic central lubrication for equipment and live ring track
Electro	Central electrical distributor, battery disconnect switch
Cooling system	3-circuit cooling system with high cooling output, thermostatically regulated fan drive for oil cooler and water cooler, fan reversal for cleaning
Options	▪ Swing bearing brake via foot pedal ▪ LED lighting packages ▪ Fire extinguisher ▪ Sea climate-resistant coating as corrosion protection ▪ Electric heater for hydraulic tank

Options	
	▪ SENtrack DS telematic system ▪ Low temperature package ▪ Hydraulically-driven magnetic generator 25 kW / 33 kW

HYDRAULIC SYSTEM	
Load-sensing/ LUDV hydraulic system, hydraulically operated work functions, load limit control	
Pump type	Swash plate-type variable-displacement piston pump, load pressure-independent flow distribution (LUDV), simultaneous, independent control of work functions
Pump control	Zero-stroke control, on-demand flow control – the pumps only pump as much oil as will actually be used, pressure purging, load limit control
Flow rate	**2x 475 l/min** and **1x 274 l/min** for rotary drive in the closed circuit
Operating pressure	**up to 350 bar**
Filtration	High-performance filtration with long change interval
Hydraulic tank	**900 l**
Control system	Proportional, precision hydraulic actuation of work movements, 2 hydraulic servo joysticks for the work functions, additional functions via switches and foot pedals
Safety	Hydraulic circuits with safety valves, secured emergency lowering of the equipment at engine standstill, pipe fracture safety valves for lift cylinder and stick cylinder
Options	▪ Bio-oil – environmentally friendly ▪ Tool Control for programming pressure/rate of up to 10 tools ▪ Supplementary hydraulic circuit for shear attachment ▪ Load moment warning with capacity display ▪ Overload safeguard with shutdown ▪ 60 µm pressure filter for attachments ▪ 3 µm hydraulic micro-filter – SENNEBOGEN HydroClean

ROTARY DRIVE	
Gearbox	Compact planetary gear with bent-axis hydraulic engine, integrated brake valves
Parking brake	Spring-loaded multi-disk brake
Slewing ring	Externally geared slewing ring with 360° protection and pinion lubrication
Slewing speed	0-5 min⁻¹, variable



CAB	
Cab elevation	E270, hydraulically elevating cab
Cab equipment	Sliding door inc. sliding pane, vibration damped, tinted safety glass, front pane can be openend, roof window, windscreen wiper for front pane, radio preparation, air-suspended comfort seat, joystick steering, SENNEBOGEN SENCON control & diagnosis system
Options	▪ 30 ° tiltable cab ▪ Cab elevation E300/260, can be elevated and moved forward hydraulically ▪ Cab elevation Skylift 700/900 ▪ Mastercab (Large-capacity port cab) ▪ Maxcab Industry ▪ Armored-glass windshield ▪ Armored-glass sunroof ▪ Safety side window and rear window ▪ Windscreen wiper for front window/skylight ▪ Rolling shade for roof window and windshield ▪ FOPS protective roof guard ▪ Protective front guard ▪ Charcoal filter for circulating and outside air ▪ Auxiliary heating ▪ Climatic seat ▪ Radio ▪ Electric cool box

EQUIPMENT	
Design	Decade-long experience, most advanced computer simulation, the greatest degree of stability and longest service life, large-scale mounting points and precision-crafted sealed low-maintenance special bushings, quick change couplings for connecting/removing/turning grabs
Cylinders	Hydraulic cylinders with high-quality sealing and guide elements, end position damping, sealed bearing points
Options	▪ Ball valves in the hydraulic lines for quick and easy grab switching ▪ Sea climate resistant coating ▪ Sea climate resistant coating of all cylinders, nickel-plated and chrome-plated ▪ Equipment floating position ▪ Adjustable stroke limiter / stick limiter ▪ LED lighting ▪ Stick mounted camera

UNDERCARRIAGE	
Design	Wide-gauge crawler undercarriage in stable, torsionally-rigid box construction.
Drive	Hydraulic travel drive, integrated in the traveling gear frame for each traveling gear side through an axial piston engine via compact planetary gear.
Parking brake	Spring-loaded, hydraulically-ventilated disk brakes. Hydraulic brake valves protect the drive engines when moving downhill.
Traveling gear	RBI-460 telescopic crawler undercarriage with 2.8 – 4.5 m mechanical track adjustment and maintenance-free BBb crawler track (63 links, 7,000 mm long) with 800 mm canted triple grouser shoes.
Speed	**0 - 1.6 km/h** Stage I, **0 - 3 km/h** Stage II
Options	▪ Maintenance-free BBb crawler track with 800 mm rounded flat track shoes ▪ Maintenance-free BBb crawler track with 900 mm canted triple grouser shoes ▪ RSO-550 special undercarriage with integrated 2 m pylon ▪ PS36-585 crawler gantry with 5 m vertical clearance

ELECTRIC DRIVE ECO GREEN	
Option	▪ Power: **250 kW / 400 V / 50 Hz** Total connected load 410 kVA, machine side fuse 500 A (alternatively 630 A with magnet system) for 400 V - star-delta connection engine start ▪ Advantages: lowest operating costs, low-noise and virtually vibration-free work, long service life of the hydraulic components

OPERATING WEIGHT	
Mass	**approx. 104,000 kg** Basic 870 R machine with K18 equipment and 3000 l orange peel grab
Note	The operating weight varies depending on the equipment.

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: #2023-024 and #2023-025
PROJECT NAME: 70 AND 72-78 PROSPECT STREET
PROJECT LOCATION: 70 AND 72-78 PROSPECT STREET (Grid #6061-51-827527 & 788513)
APPLICANT: AC Aggregates, L.L.C.
OFFICIALLY APPROVED at the Planning Board meeting held the 23rd day of April 2024
PLANNING CHAIR: ANNE SAYLOR
DESIGNEE: -
DATE SIGNED:
CONDITION(S):

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- BARRIERS, OR OTHER MECHANISM, SHALL BE PLACED PROTECTING ALL HISTORICAL STRUCTURES FROM DAMAGE BY HEAVY EQUIPMENT.

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

SCALE: SEE VIEWS
00 01 02 04

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

STATE OF NEW YORK — JOSEPH L. CAESAR — 091534 — LICENSED PROFESSIONAL ENGINEER

NMJ CAESAR, P.E.
LIC. NO. 101384
REGISTERED THRU 30NOV27
FIRM AUTHORIZATION# 0020128

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 15APR24	PROJECT SPONSOR NUMBER: 845.225.8252	
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.	
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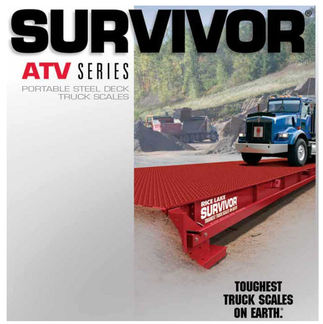
SHEET IDENTIFICATION
A5
PROPOSED EQUIPMENT & DETAILS 1
SHEET 5 OF 5 TOTAL SHEETS

A6 PROPOSED EQUIPMENT & DETAILS 2

8 SHEET A6 — PORTABLE TRUUCK SCALE
N.T.S.

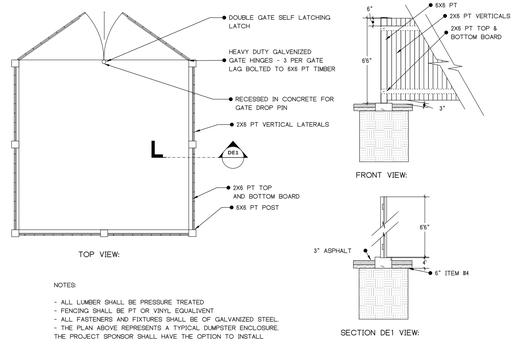


NOTES:

TWO PORTABLE TRUCK SCALES WILL BE USED ON SITE AS DEPICTED IN THE PROPOSED SITE PLANS. TRUCK SCALES WILL BE USED IN CONNECTION WITH BUILDING MATERIAL STORAGE OPERATIONS.

THE SCALE DEPICTED IS FOR REPRESENTATION PURPOSES ONLY. FINAL SELECTION MAY BE DIFFERENT BUT WILL BE SIMILAR IN NATURE. MANUFACTURER TO PROVIDE ALL SPECIFICATIONS AS NEEDED.

10 SHEET A6 — TYPICAL DUMPSTER ENCLOSURE DETAIL AS REQUIRED
NOT TO SCALE

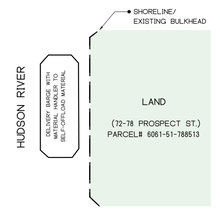


NOTES:

- ALL LUMBER SHALL BE PRESSURE TREATED
- FENCING SHALL BE PT OR VINYL, EQUALIVENT
- ALL FASTENERS AND FIXTURES SHALL BE OF GALVANIZED STEEL.
- THE PLAN ABOVE REPRESENTS A TYPICAL DUMPSTER ENCLOSURE. THE PROJECT SPONSOR SHALL HAVE THE OPTION TO INSTALL A FEATURE MEETING SIMILAR REQUIREMENTS AND IS EQUAL IN PERFORMANCE, BUT CAN BE OF AN ALTERNATE DESIGN OR MATERIALS.

12 SHEET A6 — TYPICAL MATERIAL DELIVERY BARGE

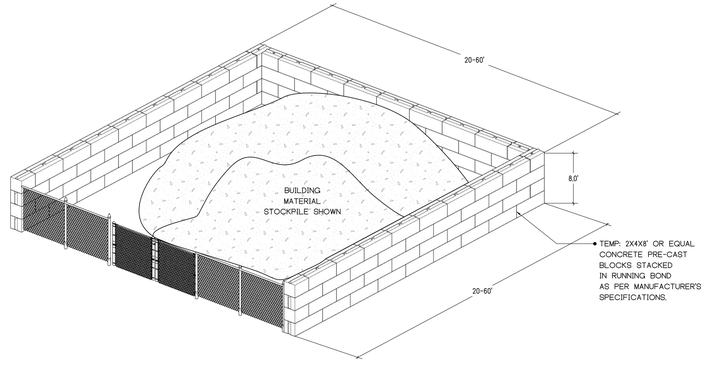
SIMPLIFIED DOCKING DIAGRAM



NOTES:

- DELIVERY BARGES WILL CONTAIN THEIR OWN SELF-OFFLOADING CAPABILITIES USING AN E-CRANE OR SIMILAR AS DEPICTED. BARGE WILL ONLY BE ON SITE TO PERFORM LOGISTICS OPERATIONS. ONCE OPERATIONS ARE COMPLETE, BARGE WILL DEPART SITE.

11 SHEET A6 — TYPICAL BUILDING MATERIAL CONFINEMENT
SCALE: 1" = 16'



NOTES:

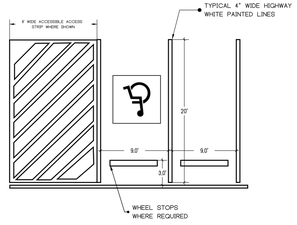
- MATERIAL CONFINEMENT WILL BE ACHIEVED VIA UTILIZATION OF PRE-CAST CONCRETE BLOCKS STACKED IN RUNNING BOND PATTERN AROUND THE VICINITY OF THE MATERIAL STOCKPILE. CONTROLLED ACCESS TO THE MATERIAL STOCK PILE WILL BE PROVIDED WITH A FENCE AS SHOWN WITH A GATE THAT CAN BE SECURED BUT WILL ALLOW FOR CONSTRUCTION EQUIPMENT TO ENTER AND EXIT AS REQUIRED. THE ABOVE CONFIGURATION IS A VERSION OF WHAT CAN BE INSTALLED ON SITE IF ALTERNATE OPTIONS ACHIEVE THE SAME PERFORMANCE STATE OF CONFINING THE MATERIAL AND SECURING ACCESS.

- THE INTENT OF THE MATERIAL STOCKPILE CONTAINMENT IS TO PROVIDE A FULLY TEMPORARY, NON-PERMENANT STRUCTURE THAT ALLOWS FOR THE STRUCTURED AND SAFE STORAGE OF UNCONFINED APPROVED BUILDING MATERIALS SUCH AS SAND AGGREGATE.

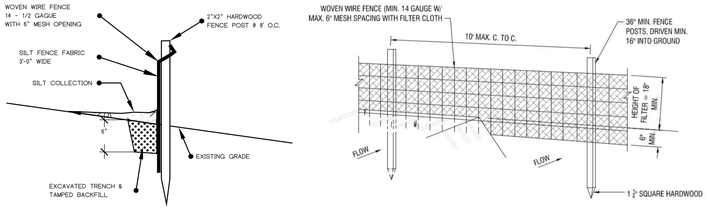
- THIS CONFINEMENT MECHANISM SHALL BE SITUATED SO THAT IT CAN BE ALTERED TO MEET THE NEEDS OF THE MATERIALS IMPORTED. THE MATERIAL STOCKPILE WILL REMAIN AT OR BELOW THE REQUIRED 8' SCREENING AS REGULATED IAW ZONING REGULATION 19-4.10(2)(A).

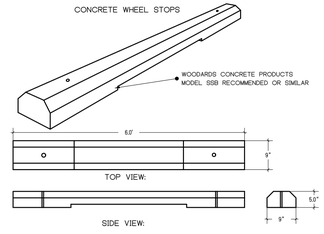
- ALL MATERIALS BROUGHT IN AND STORED ON SITE WILL BE BUILDING MATERIALS OF AN APPROVED USE AS ZONING REGULATION 19-3.30-2(A)(1) WILL BE OF A SELECT GRADE, AND WILL BE ABSENT UN-APPROVED MATERIALS SUCH AS COAL, COKE, FUEL, OR JUNK.

13 SHEET A6 — TYPICAL PARKING SPACES & STRIPING DETAIL
SCALE: 1" = 10'



19 SHEET A6 — SILT FENCE





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PROJECT NAME: 70 AND 72-78 PROSPECT STREET
PROJECT LOCATION: 70 AND 72-78 PROSPECT STREET (Grid #6061-51-827527 & 788513)
APPLICANT: AC Aggregates, L.L.C.
OFFICIALLY APPROVED at the Planning Board meeting held the 23rd day of April 2024
PLANNING CHAIR: ANNE SAYLOR
DESIGNEE: -
DATE SIGNED:
CONDITION(S):

- PENDING RECEIPT AND SATISFACTION OF ALL CITY OF POUGHKEEPSIE DEPARTMENT COMMENTS, INCLUDING THOSE REGARDING THE CONDITION OF THE ROADWAY.

- SHALL ABIDE BY ALL TRUCK ROUTES AS INDICATED IN THE SITE PLAN.

- BARRIERS, OR OTHER MECHANISM, SHALL BE PLACED PROTECTING ALL HISTORICAL STRUCTURES FROM DAMAGE BY HEAVY EQUIPMENT.

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

SCALE: SEE VIEWS
00 01 02 04

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Know what's below. Call before you dig. 811

STATE OF NEW YORK — NICHOLAS J. CAESAR — 101354 — PROFESSIONAL ENGINEER
NAJ CAESAR, P.E.
LIC. NO. 101354
REGISTERED THRU 30NOV27
FIRM AUTHORIZATION# 0031128

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 15APR24	PROJECT SPONSOR NUMBER: 845.225.8252	
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.	
BUSINESS ADDRESS: 30 3RD ST TROY, NY 12180	DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590	
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187	PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601	

DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	1

SHEET IDENTIFICATION
A6
PROPOSED EQUIPMENT & DETAILS 2
SHEET 6 OF 14 TOTAL SHEETS

AERIAL PHOTO OF EXISTING SITE

TAKEN JULY 2023

FOR GENERAL ORIENTATION PURPOSES ONLY (LOOKING NORTH EAST)

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
APRIL 28. 2026

70 AND 72-78 PROSPECT STREET – SITE PLAN

Application for site plan review relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility; Owner: Poughkeepsie Landing Corporation; Applicant: AG Aggregates, LLC C/o Natalie Quinn, KARC Planning Consultants, Inc. ; Consultant: Caesar Engineering, D.P.C.; Grid #6061-51-827327 and 788513; Zoning District: Mixed Industrial (I-M); File #2026-035

Recommendation

- Project approved April 23rd 2024 and has received two yearlong extensions without receiving a building permit. Approval has now expired.
- Project received a negative declaration 3/21/24.
- Consider view of vacant building facades from the Hudson River per Section 19-8.1(d)

Project History

Approved 4/23/24
First Appearance after approval expired 4/28/26

Documents Entered into Record

Date	Description	Author	Comments
3/31/26	Application	Natalie Quinn KARC Planning Consultants	Site Plan Amendment
3/31/26	Letter	Natalie Quinn KARC Planning Consultants	Cover letter and supporting documents
3/31/26	Site Plan	Nicholas Caesar, Caesar Engineering DPC	4/15/24 A3, A4, A5, A6
2023	Aerial Photo		

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	
	Eric Philipp, COP Bldg Inspector	
	Nina Leonard, DC Dept of Planning	

Motions and Resolutions
With regard to the City's file number #2026-035 and 70 & 72-78 Prospect Street

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request that the City Staff to draft a resolution of approval/denial OR the Board may request the applicant to submit further documentation.