



The City of Poughkeepsie New York

Common Council Public Hearing Minutes

Tuesday, May 5, 2026

6:15 PM

Common Council Chambers

I WELCOME:

Welcome to the scheduled Public Hearing of the City of Poughkeepsie Common Council. The date is Tuesday, May 5, 2026 and the time is 6:19pm. This Public Hearing is for the purpose of receiving comments on a proposed local law amending the zoning map of the City of Poughkeepsie (Milton Stree, Known by tax grid #6162-73-623

II ROLL CALL

8 Present, 1 Absent (4th Ward Council Member Nathan Shook)

III PUBLIC PARTICIPATION:

Five (5) Minutes per person on the subject of the Public Hearing

Caren Lobrutt- Labella Eng
Laurie Sandow- S Grand Ave

IV ADJOURNMENT:

At 6:30 pm a motion to close the public hearing was made by 7th Ward Council Member Patterson Thompson and seconded by 3rd Ward Council Member Brown.

Dated: May 7, 2026

I hereby certify that this is a true and correct copy of the Minutes of the Common Council Public Hearing held on Tuesday, May 5, 2026.

**Respectfully submitted,
Donna M. DeLuca
Deputy City Chamberlain**



PUBLIC HEARING MEETING AGENDA

Tuesday, May 5, 2026
6:15 PM
Common Council Chambers

City of Poughkeepsie Common Council Public Hearing;

NOTICE IS HEREBY GIVEN that pursuant to the Charter and Codes of the City of Poughkeepsie, one Common Council Public Hearing will be held on **Tuesday, May 5, 2026 at 6:15 pm** respectively, in the Common Council Chambers, 3rd Floor, City Hall, 62 Civic Center Plaza, Poughkeepsie, NY for the purpose of receiving comments on:

A Local Law Amending the Zoning Map of the City of Poughkeepsie (Milton Street, Known By Tax Grid #6162-73-623227)

- I.** Welcome
- II.** Roll Call
- III.** Public Participation
- IV.** Adjournment:

**RESOLUTION
(R-26-36)**

**RESOLUTION INTRODUCING
A LOCAL LAW AMENDING THE ZONING MAP OF THE CITY OF POUGHKEEPSIE
(Milton Street, known by tax grid #6162-73-623227)**

**INTRODUCED BY CHAIRMAN WILSON; COUNCILMEMBER PATTERSON
THOMPSON, MENIST, JAMES AND GRANT :**

BE IT RESOLVED that an introductory Local Law entitled, “**A LOCAL LAW
AMENDING THE ZONING MAP OF THE CITY OF POUGHKEEPSIE (Milton Street,
known by tax grid #6162-73-623227)**” be and hereby is introduced before the Common Council
of the City of Poughkeepsie in the County of Dutchess and State of New York; and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed local law are laid
upon the desk of each member of the Council; and

BE IT FURTHER RESOLVED that the Council shall hold a public hearing on said
proposed local law to receive comment from the public on Tuesday, _____ at _____
pm in the Common Council Chambers, Third Floor, City Hall, 62 Civic Center Plaza,
Poughkeepsie, New York;

BE IT FURTHER RESOLVED that the Clerk publish or cause to be published a public
notice in the official newspaper of the City of Poughkeepsie of said public hearing at least five (5)
days prior thereto.

SECONDED BY COUNCILMEMBER GRANT .

A LOCAL LAW AMENDING THE ZONING MAP OF THE CITY OF POUGHKEEPSIE

(Milton Street, known by tax grid #6162-73-623227)

(LL-26-XX)

INTRODUCED BY _____:

WHEREAS, Maselo Realty, LLC has made application to the City of Poughkeepsie to rezone a certain nine (9) acre vacant parcel of land on Milton Street, known by tax grid #6162-73-623227 from RNA to RND; and

WHEREAS, the Common Council of the City of Poughkeepsie, by Ordinance O-21-01 on February 16, 2021, previously rezoned the nine (9) acre vacant parcel of land located on Milton Street known on the tax maps as Grid No. 6162-73-623227 from R-2 (Medium Low Density Residential District) to Planned Residential Development (PRD); and

WHEREAS, pursuant to City of Poughkeepsie City Code Section 19-4.1(6)(a)¹, a rezoning to PRD is effective for twelve months and the Common Council is authorized to grant extensions to the approval up to a maximum of 3 years and 6 months; and

WHEREAS, all extensions of the previous approval have been exhausted; and

WHEREAS, the applicant seeks a rezoning to RND for the same exact development plan; and it was determined by staff in the Development Department that a rezoning to RND would require fewer area variances from the Zoning Board of Appeals.

WHEREAS, the Planning Board served as lead agency for this application pursuant to the State Environmental Quality Review Act (SEQRA) and a conditioned negative declaration of environmental significance was adopted on March 24, 2026.

SECTION 1. BE IT ENACTED, by the Common Council of the City of Poughkeepsie, a local law amending the City of Poughkeepsie Zoning Map to change the zoning of the following parcel from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND).

Milton Street, known by tax grid #6162-73-623227, comprising approximately 9 acres.

SECTION 2. This Local Law shall take effect immediately upon filing with the New York State Secretary of State.

SECONDED BY COUNCILMEMBER _____

¹ Previously Code Section 19-3.18(6)(a) prior to November 2024.



**CITY OF POUGHKEEPSIE
NEW YORK
PLANNING DEPARTMENT
VIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006**

OFFICE USE ONLY
CODE: _____
ID # _____
FEE: \$1,000.00

APPLICATION FOR REZONING

PROJECT ADDRESS(ES): Milton Street, City of Poughkeepsie, Dutchess County, New York

GRID #(s): 131300-6162-73-623227

(ADD ADDITIONAL SHEETS IF NECESSARY)

APPLICANT: Maselo Realty, LLC (Simon Abikhzer)

Street: 18 Eastview Road

Town/Zip: Monsey, NY 10952

Phone: 845-341-7395

Email: simonabikhzer@gmail.com

Applicant is: Owner Contract Vendee

If Applicant is a Corporation, LLC, LP, PC, D/B/A or Partnership, provide the name of the principal(s) who will be representing the rezoning application: _____

Simon Abikhzer

If applicant is a Corporation, LLC, LP, PC, D/B/A or Partnership, provide names of all shareholders, members, partners and/or officers: _____

Simon Abikhzer

Date that Corporation, LLC, LP, PC D/B/A or Partnership was formed or registered to do business in New York State: 7/26/2004

IF THE APPLICANT IS NOT THE OWNER, DOCUMENTATION AUTHORIZING THE APPLICANT TO PURSUE APPROVALS, SUCH AS AN EXECUTED CONTRACT OF SALE OR OPTION TO PURCHES, MUST BE SUBMITTED.

Not applicable - Owner is applicant.

CONSULTANT: LaBella Associates (Caren LoBrutto)

Street: 21 Fox Street

Town/Zip: Poughkeepsie, NY 12601

Phone: (845) 486-1458

Email: clobrutto@labellapc.com



THE CITY OF POUGHKEEPSIE

NEW YORK

PLANNING DEPARTMENT

62 CIVIC CENTER PLAZA

POUGHKEEPSIE, NY 12601

Phone: (845) 451-4010 Fax: (845) 451-4006

**APPLICATION FOR REZONING
PROJECT INFORMATION**

ADDRESS: Milton Street, City of Poughkeepsie, Dutchess County, New York

CURRENT ZONING: Residential Neighborhood A (RNA)

PROPOSED ZONING: Residential Neighborhood D (RND)

DESCRIBE THE PROJECT FOR WHICH THE REZONING IS REQUESTED: _____

Proposed 63-unit multifamily development (31 one-bedroom units and 32 two-bedroom units)
clustered within two buildings.

Will the project require any of the following approvals after rezoning? Please check all that apply:

- Site Plan from the Planning Board
- Special Permit from the Planning Board
- Subdivision (lot line adjustment)
- Use variance from the Zoning Board of Appeals
- Area variance(s) from the Zoning Board of Appeals

APPLICANT'S CERTIFICATION

By his/her signature, the applicant vows that: 1) He/She has read this application and is familiar with its contents and that the information provided herein is complete and true to the best of the applicant's knowledge; 2) He/She has read, is familiar with, and understands the requirements of the City of Poughkeepsie provision(s) affecting and/or regulating the project for which this application is made; 3) He/She agrees to comply with the requirements of the City of Poughkeepsie affecting and/or regulating the project for which this application is made, including any general or special conditions of permits or approvals granted by any board, agency or department of the City of Poughkeepsie; and, 4) He/She has read this statement and understands its meaning and terms.



Applicant's signature

10/24/25
Date



THE CITY OF POUGHKEEPSIE

NEW YORK

PLANNING DEPARTMENT

62 CIVIC CENTER PLAZA

POUGHKEEPSIE, NY 12601

Phone: (845) 451-4010 Fax: (845) 451-4006

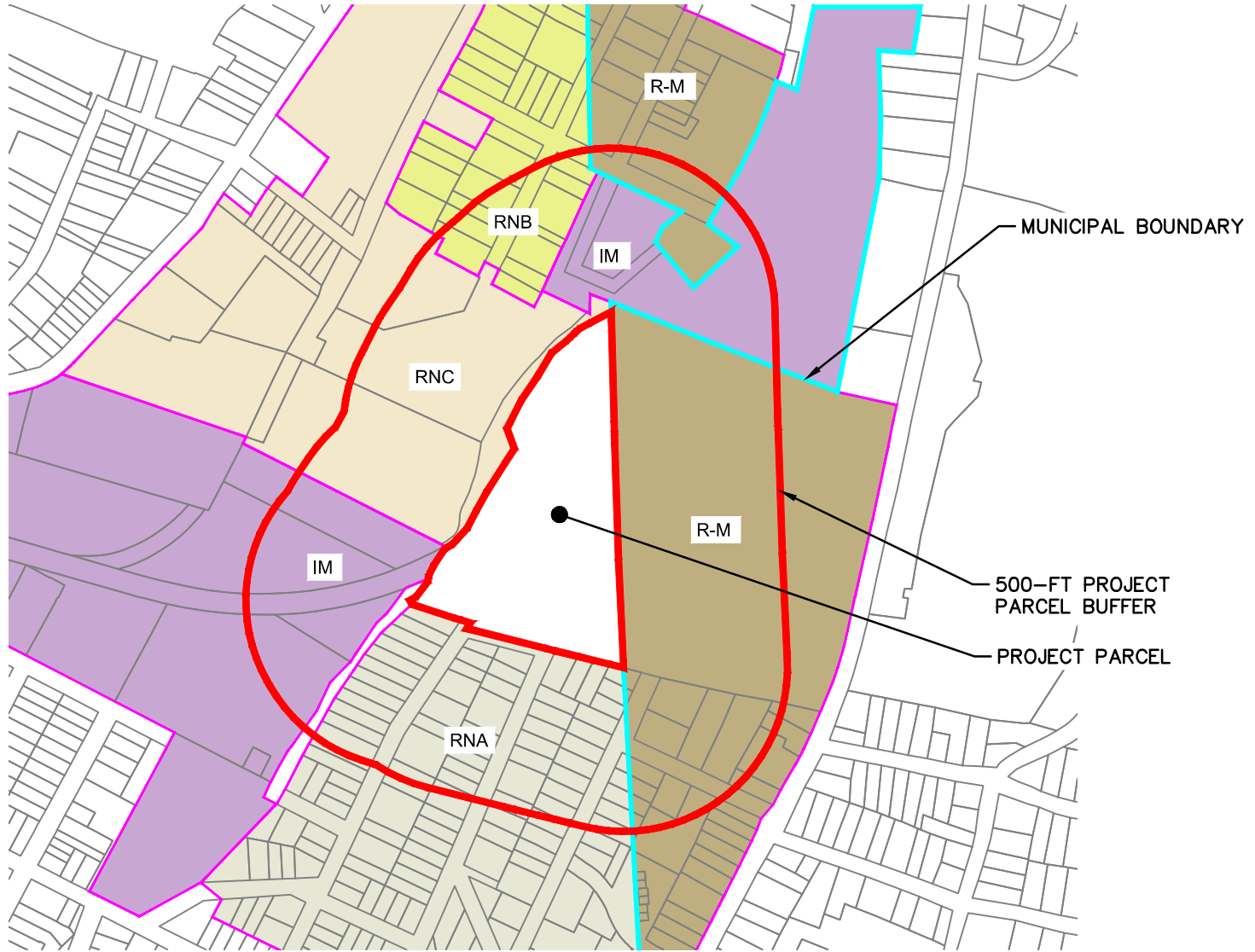
APPLICATION FOR REZONING

INSTRUCTIONS FOR FILING APPLICATION FOR REZONING


Complete the attached application (type or print legibly) and return to the Planning Department with the following information/documentation:

- 1) One (1) hard copy of a tax map illustrating the parcel or parcels under review, as well as all parcels within 500 feet, indicating the current zoning of all those properties;
- 2) One (1) hard copy of a site plan indicating the proposed development of the parcel or parcels under review.
- 3) One (1) hard copy of a Part 1 Long Form EAF.
- 4) Application fee (\$1000).
- 5) A CD, flash drive or SD Card with an electronic copy of all applications, forms, documents and maps. The digital copy shall be in a pdf, jpg, tiff or other suitable write-protected image format capable of being opened and view using any standard Windows software.

Once the application and supporting documentation has been received, the Planning Staff will review it for completeness and consistency with City planning objectives, and prepare an analysis for the Common Council, which body is charged with the authority to rezone parcels. At that time, you will be contacted relative to the number of copies required for circulation, and any other forms needed to secure a place on a Council agenda.



SCALE: 1"=500'

 <p>LaBella Powered by partnership.</p> <p>21 Fox Street Poughkeepsie, NY 12601 (845) 454-3980</p> <p>labellapc.com © 2022 LaBella Associates</p>	<p>It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.</p>		<p>ISSUED FOR: FIGURE - NOT FOR CONSTRUCTION</p>		
	<p>DRAWING NAME: 500-FT BUFFER ZONING MAP</p>		<p>DRAWN BY: JRR</p>	<p>DATE: 10/28/2025</p>	<p>PROJECT NO.: CZ81947.00</p>
	<p>PROJECT NAME: HIGHVIEW AT THE FALLKILL CREEK MILTON STREET, CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NY</p>		<p>DRAWING NUMBER: FIGURE-1</p>		

HIGHVIEW AT THE FALLKILL CREEK

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

BULK DIMENSIONAL TABLE			
ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD D (RND)			
ALL REQUIREMENTS BELOW ARE FROM THE OCTOBER 2024 CITY OF POUGHKEEPSIE ZONING AND LAND USE REGULATIONS, CHAPTER 19, ARTICLE 2, SECTION 19-2.4			
	UNITS	REQUIRED	PROPOSED
2. LOTS & PARKING			
LOT AREA AND COVERAGE			
A. MINIMUM LOT AREA (5+ UNITS)	SF	8,000	379,538
B. MINIMUM LOT WIDTH	FT	30	340
C. MAXIMUM LOT COVERAGE (ALL IMPERVIOUS)	%	80%	21%
PARKING LOCATION & ACCESS			
D. MINIMUM PRIMARY STREET SET-BACK (PRIMARY STRUCTURE PRIMARY STREET SETBACK + 5-FT)	FT	5	176
E. MINIMUM SECONDARY STREET SETBACK	FT	10	N/A
F. MINIMUM SIDE YARD SETBACK	FT	10	12
G. MINIMUM REAR YARD SETBACK	FT	5	265
H. MAXIMUM DRIVEWAY WIDTH	FT	15	N/A
3. BUILDING PLACEMENT			
PRIMARY STRUCTURE SETBACKS			
A. MINIMUM PRIMARY STREET SET-BACK	FT	0	209
B. MINIMUM SECONDARY STREET SETBACK	FT	10	N/A
C. MINIMUM SIDE SETBACK	FT	0	116
D. MINIMUM REAR SETBACK	FT	15	176
ACCESSORY STRUCTURE SETBACKS			
D. MINIMUM PRIMARY STREET SET-BACK	FT	NOT PERMITTED	N/A
E. MINIMUM SECONDARY STREET SETBACK	FT	NOT PERMITTED	N/A
F. MINIMUM SIDE SETBACK	FT	5	50
G. MINIMUM REAR SETBACK	FT	5	268
4. BUILDING COMPOSITION			
HEIGHT			
A. MAXIMUM PRIMARY BUILDING HEIGHT	FT	55	35
MAXIMUM PRIMARY BUILDING HEIGHT	STORIES	4	3
MAXIMUM ACCESSORY BUILDING/STRUCTURE HEIGHT	FT	25	
ENTRANCE			
B. PRIMARY STREET FACING ENTRANCE	-	REQUIRED	PROVIDED
C. SIDEWALK FROM ENTRANCE TO PUBLIC SIDEWALK	-	REQUIRED	PROVIDED
DENSITY			
D. DWELLING UNITS	PER LOT	5+	63
ADDITIONAL REQUIREMENTS BELOW ARE FROM THE OCTOBER 2024 CITY OF POUGHKEEPSIE ZONING AND LAND USE REGULATIONS, CHAPTER 19, ARTICLES 5&6, SECTION SPECIFIED BELOW			
	UNITS	REQUIRED	PROPOSED
FALLKILL CREEK SETBACK (SECTION 19-5.17)	FT	30	128
MINIMUM PARKING LOT LANDSCAPED AREA AS A PERCENTAGE OF TOTAL PARKING LOT AREA (SECTION 19-6.5)	%	7%	21%
MINIMUM PARKING LOT LANDSCAPED AREAS INCLUDING 80-SF OF LAND WITH 1 MEDIUM SHADE TREE (SECTION 19-6.5)	1 PER 20 PARKING SPACES	7	9

PARKING TABLE					
ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD D (RND)					
USE: MULTIFAMILY DWELLING					
REQUIREMENTS BELOW ARE FROM THE OCTOBER 2024 CITY OF POUGHKEEPSIE ZONING AND LAND USE REGULATIONS, CHAPTER 19, ARTICLE 6, SECTION 19-6.2 AND FROM THE DOJ 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN					
REQUIREMENT	PROPOSED # DWELLING UNITS	REQUIRED # SPACES	PROPOSED # SPACES	REQUIRED # ADA SPACES	PROVIDED # ADA SPACES
1.25 PARKING SPACES PER DWELLING UNIT	63	79	124	5	5

DRAWING INDEX	
Sheet Number	Sheet Title
G001	COVER SHEET
G002	NOTES & LEGENDS
C100	EXISTING CONDITIONS PLAN
C120	DEMOLITION & TREE REMOVALS PLAN
C130	SITE PLAN
C140	GRADING & DRAINAGE PLAN
C150	EROSION & SEDIMENT CONTROL PLAN
C160	UTILITY PLAN
C180	LANDSCAPING PLAN
C190	PHOTOMETRIC PLAN
C200	VEHICLE MANEUVERING PLAN
C530	SITE DETAILS 1
C531	SITE DETAILS 2
C540	STORMWATER DETAILS
C550	EROSION & SEDIMENT CONTROL DETAILS
C560	WATER DETAILS 1
C561	WATER DETAILS 2
C570	SANITARY SEWER DETAILS
C580	LANDSCAPING DETAILS

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

FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:

OFFICIALLY APPROVED AT THE PLANNING BOARD

MEETING HELD THE ____ DAY OF _____ 2____

PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):



AREA MAP
SCALE: 1"=1000'



LOCATION MAP
SCALE: 1"=500'

ADJOINING PARCELS

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

CITY OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES

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

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

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

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

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

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

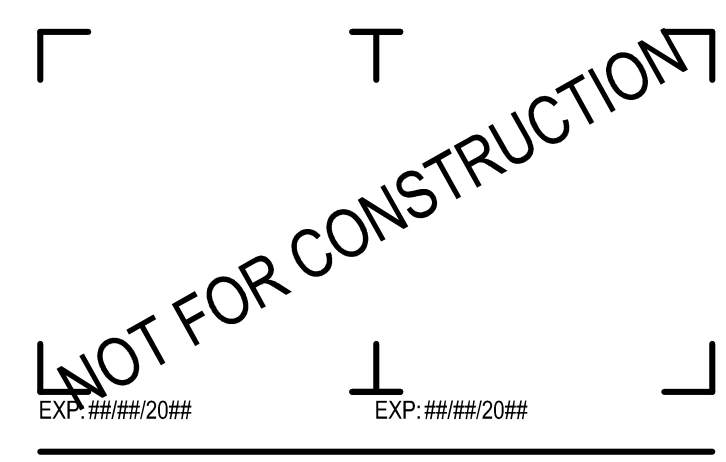
AREA:
TOTAL PARCEL ACREAGE: 8.713 ACRES
PROJECT DISTURBED ACREAGE: 5.26 ACRES



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



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



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

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

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MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10952

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

NO.	DATE	DESCRIPTION:
Revisions		
PROJECT NUMBER: CZ81947.00		
DRAWN BY: JRR		
REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

COVER SHEET

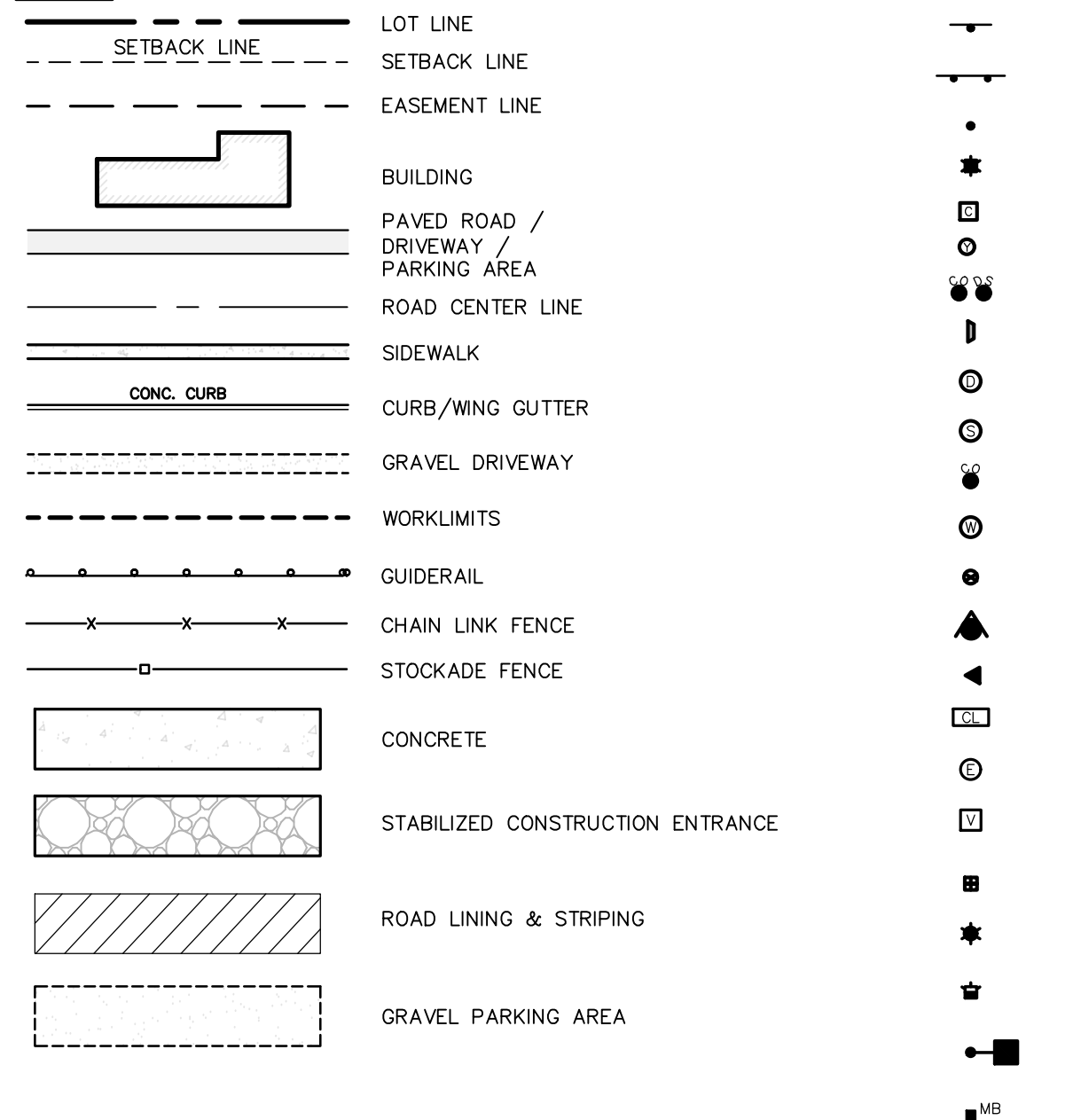
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G001

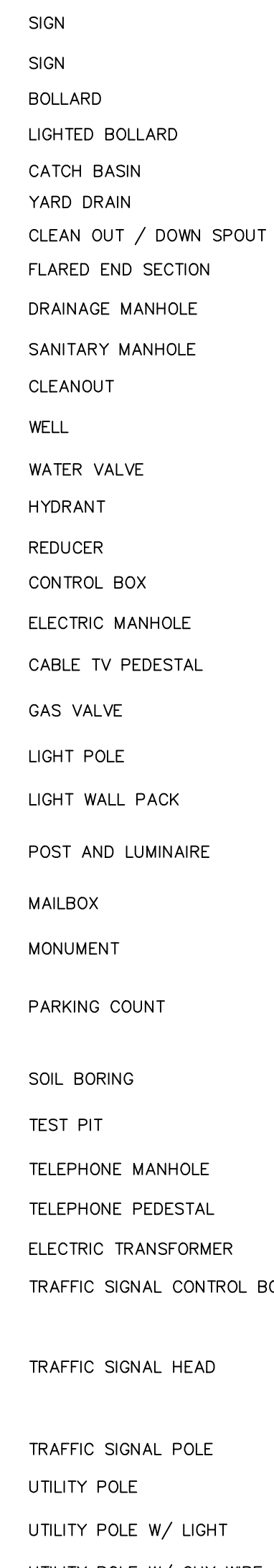
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User: Administrator
Date: 10/28/2025 10:28:25 AM
Plot: Project Plot 21.dwg

LEGEND:

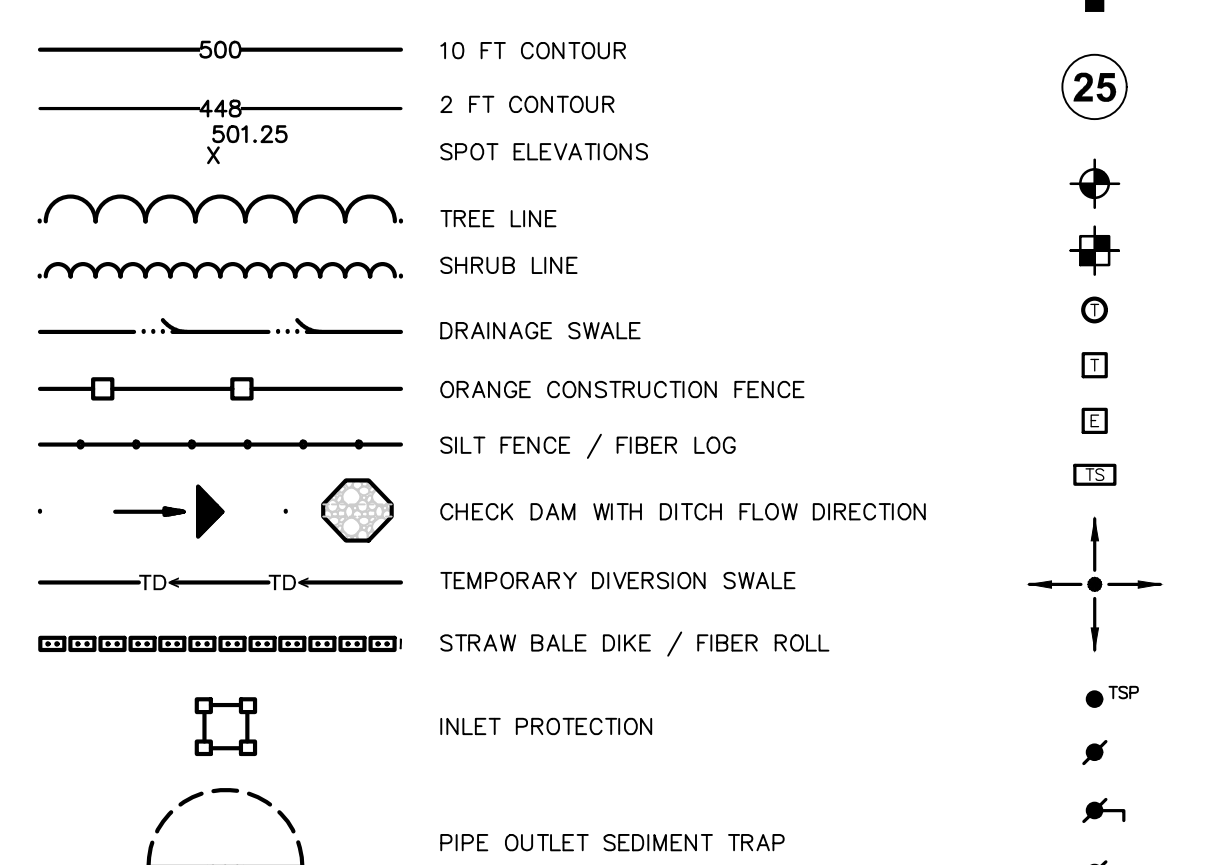
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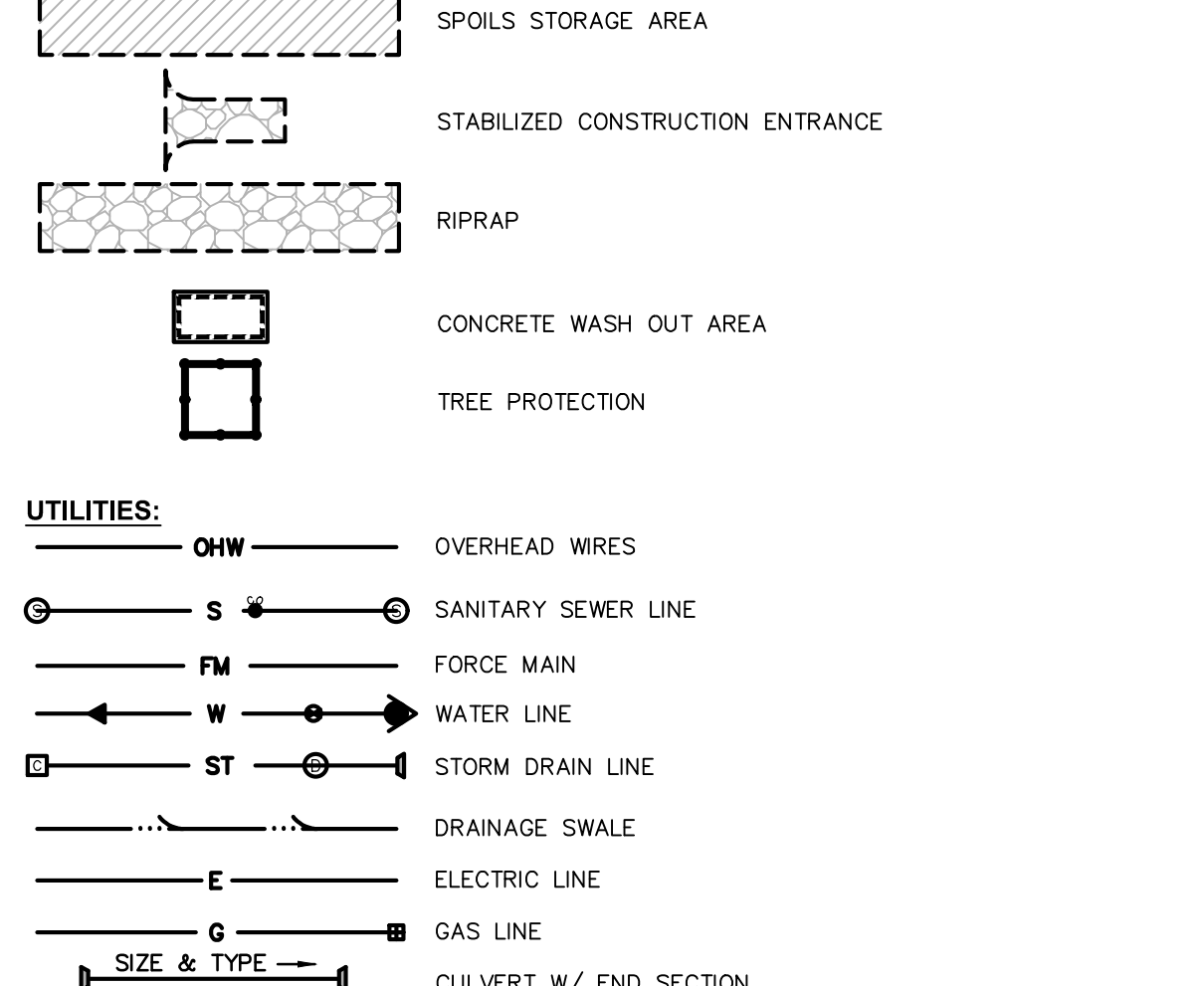
SYMBOLS:



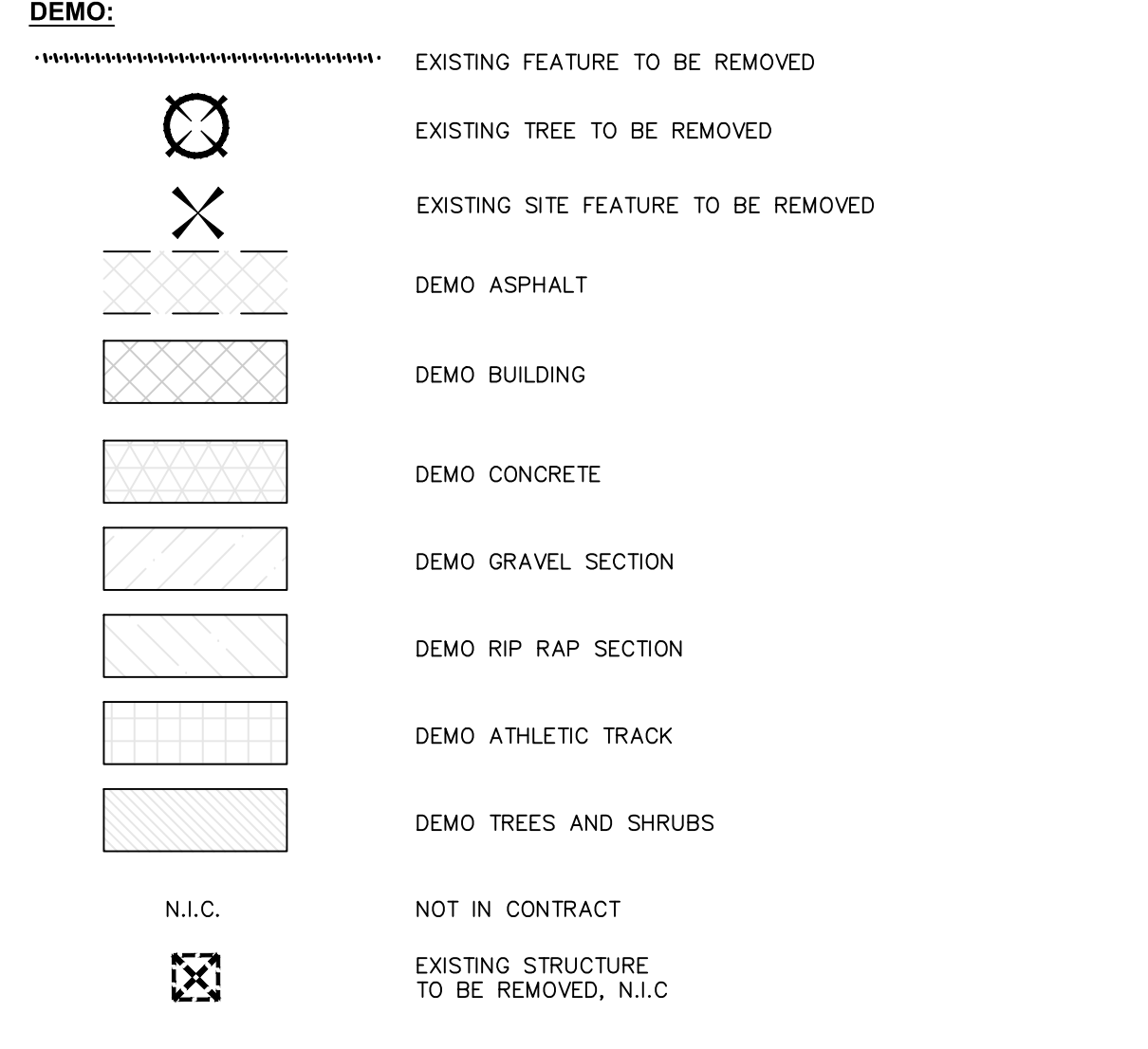
GRADING & EROSION CONTROL:



UTILITIES:



DEMO:



DEMOLITION PLAN NOTES:

DEMOLITION NOTES:

- 1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK.
3. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
4. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
6. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION.
7. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES.
8. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA.
9. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
10. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
11. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
12. MAINTAIN EGRESS AND ACCESS AT ALL TIMES.
13. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT.
19. CLEAN AND WASH EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
20. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES.
21. PREPARE AND MAINTAIN RECORD DRAWINGS TO REFLECT THE PROGRESS OF DEMOLITION OPERATIONS.
22. NO SITE DISTURBANCE IS TO OCCUR PRIOR TO CLEARING OF SUCH BY THE RETAINED QUALIFIED INSPECTOR.
23. ANY NECESSARY TREE CLEARING WILL OCCUR BETWEEN NOVEMBER 1ST AND MARCH 31ST TO AVOID DIRECT OR INDIRECT TAKE OF THE BAT SPECIES AS DURING THIS TIME THE BATS WOULD BE HIBERNATING AND NOT PRESENT ON SITE.

GRADING PLAN NOTES:

GRADING NOTES:

- 1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES.
4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS.
5. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM.
6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS.
7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SAVED FOR CONSTRUCTION.
8. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS.
9. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS.
10. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
11. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
13. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
15. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

- 1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS, WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE.
5. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
6. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HOPE UNLESS OTHERWISE SPECIFIED.
7. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
8. ALL WATER PIPE SHALL BE CL52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
10. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
11. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
13. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
15. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

GENERAL CONSTRUCTION NOTES:

- 1. ALL UTILITY WORK INVOLVING CONNECTION TO EXISTING MUNICIPAL WATER MAIN SHALL BE COORDINATED WITH OWNER AND OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL VERIFY THE PRESENCE OF AND EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY EXCAVATION WORK.
3. THE CONTRACTOR SHALL REVIEW ALL FIELD UTILITY MARKOUT INFORMATION AND BRING ANY CONFLICTS TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO COMMENCING ANY WORK OPERATIONS.
4. THE CONTRACTOR SHALL VERIFY THE PRESENCE OF AND EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY EXCAVATION WORK.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
6. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
8. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

SITE PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

- 1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN WAY.
4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING.
11. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS.
12. MAINTAIN EGRESS AND ACCESS AT ALL TIMES.
13. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT.
19. CLEAN AND WASH EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
20. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES.
21. PREPARE AND MAINTAIN RECORD DRAWINGS TO REFLECT THE PROGRESS OF DEMOLITION OPERATIONS.
22. NO SITE DISTURBANCE IS TO OCCUR PRIOR TO CLEARING OF SUCH BY THE RETAINED QUALIFIED INSPECTOR.
23. ANY NECESSARY TREE CLEARING WILL OCCUR BETWEEN NOVEMBER 1ST AND MARCH 31ST TO AVOID DIRECT OR INDIRECT TAKE OF THE BAT SPECIES AS DURING THIS TIME THE BATS WOULD BE HIBERNATING AND NOT PRESENT ON SITE.

LAYOUT NOTES:

- 1. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT.
3. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
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PAVING NOTES:

- 1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF ANY COURSE OF PAVING UNLESS IT HAS BEEN TIME GRADED, COMPACTED, AND IS READY FOR PAVING.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STREKE-OFF USING A SELF-PROPELLED PAVING MACHINE.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-80 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

TESTING WATER MAINS:

- 1. AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED.
2. AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
3. ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED.
5. FOR THE PRESSURE TEST, SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE.
6. LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY WITH A MINIMUM TEST PRESSURE OF 150 LBS/SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE.
7. MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN THE FOLLOWING TABLE:
8. IF LEAKAGE IN SYSTEM EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL AT NO ADDED COST TO THE OWNER LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.

MANHOLES AND OTHER BELOW GRADE STRUCTURES:

- 1. STRUCTURAL DESIGN FOR MANHOLES AND OTHER BELOW-GRADE PRECAST CONCRETE STRUCTURES:
A. NON-TRAFFIC LOADS:
B. TRAFFIC LOADS:
2. MATERIAL WHICH SHALL BE UTILIZED IN THE CONSTRUCTION OF PRECAST CONCRETE STRUCTURES:
3. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE MANUFACTURED FROM GRAY IRON OR DUCTILE IRON.
4. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE DESIGNED TO WITHSTAND ASHTO HS 20-44 HIGHWAY LOADING PLUS 25% IMPACT.
5. ALL ASTM REFERENCES SHALL BE FOR THE LATEST ACTIVE STANDARD.
6. THE GRADE TRAP SHALL BE INSPECTED MONTHLY, PUMPED-OUT AS NECESSARY, AND LOG KEPT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE TOWN.

WATER MAIN NOTES:

- 1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE WATER DEPARTMENT.
2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS.
3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE SEWER PIPE TO THE POINT OF CROSSING.
4. ALL WATER MAINS SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE OUTSIDE OF THE SEWER PIPE AS POSSIBLY.
5. THE WATER MAIN SHALL BE PROVIDED WITH ADEQUATE STRUCTURAL SUPPORT.
6. ALL WATER MAINS SHALL BE PROVIDED WITH ADEQUATE STRUCTURAL SUPPORT.
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.
8. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS FINISHED GRADE.
9. ALL WATER MAINS 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.
10. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
11. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
12. FIRE HYDRANTS NEAR HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE.
13. PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS OR APPROVED EQUAL), AND SHALL BE PROVIDED BY THE CITY OF POUKGKEEPSIE.
14. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
15. FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUKGKEEPSIE WATER DEPARTMENT.
16. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUKGKEEPSIE.
17. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUKGKEEPSIE.
18. ALL WATER SERVICE CONNECTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING.
19. THE CITY UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT.
20. INDICATOR TAPE SHALL BE PLACED AT 12 INCHES BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
21. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE CITY OF POUKGKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE.
22. THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE.
23. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651, LATEST EDITION.
24. THE CONTRACTOR SHALL NOTIFY THE CITY OF POUKGKEEPSIE AND THE PROJECT ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES.
25. DISINFECTED WATER MUST REMAIN IN THE WATER MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING THOROUGHLY FLUSHED OUT.
26. WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:
27. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, MICROBIOLOGICAL SAMPLES SHALL BE COLLECTED FROM BOTH ENDS AND THE MIDDLE OF EACH LINE.
28. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES.
29. MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER.
30. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUKGKEEPSIE.
31. DELIVERY AND TRANSPORT OF EXPLOSIVES FROM THE POWDER MAGAZINES TO THE BLAST AREA WILL BE BY VEHICLES SPECIFICALLY EQUIPPED FOR THIS USE.
32. MONITORING OF PEAK PARTICLE VELOCITY (INCHES/SECOND) AND PEAK AIRBlast OVERPRESSURE (PSI) SHALL BE PERFORMED DURING ALL BLASTS.

SANITARY & SEWER NOTES:

- 1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER.
2. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES.
3. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUKGKEEPSIE.
4. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES.
5. MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER.
6. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUKGKEEPSIE.
7. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUKGKEEPSIE SEWER DEPARTMENT.
8. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN.
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 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.
11. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER".
12. 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 POUKGKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.
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 POUKGKEEPSIE 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 SUBMISSION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE TOWN.

TESTING GRAVITY SEWER SYSTEMS:

- 1. CONTRACTOR SHALL INSPECT AND TEST THE INSTALLATIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION WHEN WORK IS READY FOR TESTING.
2. THE CONTRACTOR SHALL TEST AND INSPECT FOR ALIGNMENT OF ALL SANITARY SEWERS.
3. EACH MANHOLE--TO-MANHOLE SECTION SHALL BE REJECTED OR ACCEPTED BASED ONLY ON RESULTS OF ITS OWN INDEPENDENT TESTING.
4. LOW PRESSURE AIR TESTING SHALL BE PERFORMED UNDER DIRECTION OF ENGINEER ACCORDING TO ASTM F1417.
5. AN AIR TEST SHALL NOT BE RUN UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED OF ALL FOREIGN MATERIAL BY FLUSHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED BY THE ENGINEER.
6. WHERE FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF OUTSIDE DIAMETER.
7. SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES.
8. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE.
9. IN AREAS WHERE CONVENTIONAL TESTING IS IMPRACTICAL, EXISTING SEWERS ARE TIED INTO NEW LINE IMMEDIATELY AND ANY BLOCKAGE COULD RESULT IN HEALTH PROBLEMS.
10. WHERE SEWERS ARE CONSTRUCTED OF PRESSURE-RATED PIPE AND INSTALLED WITH LESS THAN 18 INCHES VERTICAL SEPARATION FROM EXISTING OR PROPOSED WATER MAINS, SEWERS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS.
11. IF THE ALLOWABLE RATE OF AIR LEAKAGE IS EXCEEDED, THE CONTRACTOR SHALL LOCATE POINTS OF EXCESSIVE LEAKAGE AND SHALL PROMPTLY CORRECT, REPAIR, AND BRING SYSTEM UP TO THE STANDARD.
12. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244.
13. TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL.
14. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
15. FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUKGKEEPSIE WATER DEPARTMENT.
16. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUKGKEEPSIE.
17. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUKGKEEPSIE.
18. ALL WATER SERVICE CONNECTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING.
19. THE CITY UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT.
20. INDICATOR TAPE SHALL BE PLACED AT 12 INCHES BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
21. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE CITY OF POUKGKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE.
22. THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE.
23. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651, LATEST EDITION.
24. THE CONTRACTOR SHALL NOTIFY THE CITY OF POUKGKEEPSIE AND THE PROJECT ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES.
25. DISINFECTED WATER MUST REMAIN IN THE WATER MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING THOROUGHLY FLUSHED OUT.
26. WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:
27. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, MICROBIOLOGICAL SAMPLES SHALL BE COLLECTED FROM BOTH ENDS AND THE MIDDLE OF EACH LINE.
28. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES.
29. MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER.
30. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUKGKEEPSIE.
31. DELIVERY AND TRANSPORT OF EXPLOSIVES FROM THE POWDER MAGAZINES TO THE BLAST AREA WILL BE BY VEHICLES SPECIFICALLY EQUIPPED FOR THIS USE.
32. MONITORING OF PEAK PARTICLE VELOCITY (INCHES/SECOND) AND PEAK AIRBlast OVERPRESSURE (PSI) SHALL BE PERFORMED DURING ALL BLASTS.

ROCK BLASTING NOTES:

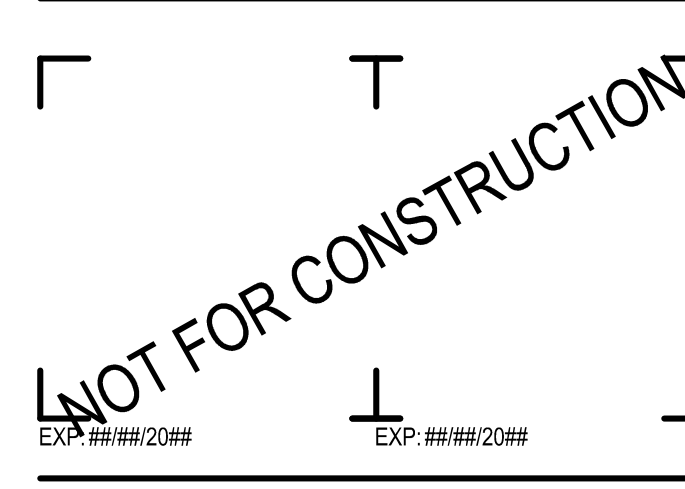
- 1. ALL RECOMMENDED SAFETY PROCEDURES AND STANDARDS REFERENCED AND ALL LOCAL REGULATIONS SHALL BE APPLIED AS REQUIRED FOR SAFETY, SECURITY, AND SPECIFICALLY RELATED DETAILS FOR BLASTING.
2. A MINIMUM OF FOUR (4) WEEKS PRIOR TO COMMENCEMENT OF THE INITIAL BLASTING OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AS APPROPRIATE: POLICE AGENCIES, GAS AND ORDINANCE DEPARTMENTS, TELEPHONE AND CABLE OPERATING COMPANIES, TOWN WATER AND SEWER DEPARTMENTS, NYSDOT, AND LOCAL FIRE, RESCUE, AND AMBULANCE SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGING RESULTING FROM THE USE OF EXPLOSIVES.
4. THE CONTRACTOR SHALL NOTIFY EACH PROPERTY AND UTILITY OWNER HAVING A BUILDING, STRUCTURE, OR OTHER INSTALLATION ABOVE OR BELOW GROUND IN PROXIMITY TO THE SITE OF THE WORK OF HIS INTENTION TO USE EXPLOSIVES.
5. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT PRE-BLAST SURVEYS WITH PROPERTY OWNERS LOCATED IN THE AREA POTENTIALLY AFFECTED BY AIRBLAST OVERPRESSURE AND GROUND VIBRATION.
6. THE CONTRACTOR SHALL IMPLEMENT ENGINEERING MEASURES IN ORDER TO MINIMIZE THE POTENTIAL IMPACTS OF DUST, NOISE AND GROUND VIBRATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGING RESULTING FROM HIS BLASTING OPERATIONS.
8. PROTECTIVE MEASURES INCLUDING INSTALLATION OF SIGNAGE, NOTIFICATION OF NEARBY RESIDENTS, TRAFFIC CONTROL, AS NECESSARY, ALONG NEARBY ROADS, AUDIBLE PRE-BLAST WARNINGS, AND USE OF BLAST MATS SHALL BE IMPLEMENTED.
9. DELIVERY AND TRANSPORT OF EXPLOSIVES FROM THE POWDER MAGAZINES TO THE BLAST AREA WILL BE BY VEHICLES SPECIFICALLY EQUIPPED FOR THIS USE.
10. MONITORING OF PEAK PARTICLE VELOCITY (INCHES/SECOND) AND PEAK AIRBlast OVERPRESSURE (PSI) SHALL BE PERFORMED DURING ALL BLASTS.
11. ALL TREE REMOVAL MUST CONFORM TO NYSDC AND/OR FEDERAL REGULATIONS RELATING TO PROTECTION OF THE ENDANGERED NORTHERN LONG-EARED BAT.
12. NO TREE CLEARING IS PERMITTED BETWEEN THE TIME PERIOD OF APRIL 1 AND OCTOBER 31 OF EACH YEAR.

TREE CLEARING NOTES:

- 1. ALL TREE REMOVAL MUST CONFORM TO NYSDC AND/OR FEDERAL REGULATIONS RELATING TO PROTECTION OF THE ENDANGERED NORTHERN LONG-EARED BAT.
2. NO TREE CLEARING IS PERMITTED BETWEEN THE TIME PERIOD OF APRIL 1 AND OCTOBER 31 OF EACH YEAR.



21 Fox Street
Poughkeepsie, NY 12601
845-454-3980
labellap.com



CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING 002172
LAND SURVEYING 002171
GEOLOGICAL: 021659
It is a violation of New York Education Law Art. 145 Sec. 7208 a 1, Art 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter in any way the contents of all such drawings, specifications, or reports. Any alteration is subject to the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10952

DUTCHESS COUNTY STANDARD NOTES FOR SEWER/WATER SYSTEMS:
THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
- NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS.
- RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES).
- RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES).
- NEW YORK STATE DEPARTMENT OF HEALTH AND HUNTSVILLE COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS.
- DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES.
- DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THEREOF SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL.
THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
- NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS.
- RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES).
- RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES).
- NEW YORK STATE DEPARTMENT OF HEALTH AND HUNTSVILLE COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS.
- DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES.
- DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER.

HIGHWAY AT THE FALKILL CREEK
CITY OF POUKGKEEPSIE
DUTCHESS COUNTY, NEW YORK

Table with 3 columns: NO., DATE, DESCRIPTION. Includes rows for Revisions, PROJECT NUMBER: C281947.00, DRAWN BY: JRR, REVIEWED BY: KGA, ISSUED FOR: PLANNING BOARD REVIEW, DATE: 10/28/2025, DRAWING NAME:

NOTES & LEGENDS
DRAWING NUMBER:
GOO2

NOT FOR CONSTRUCTION

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

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

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

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18 EASTVIEW ROAD
MONSEY, NY 10952

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

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: C281947.00

DRAWN BY: JRR

REVIEWED BY: KGA

ISSUED FOR: PLANNING BOARD REVIEW

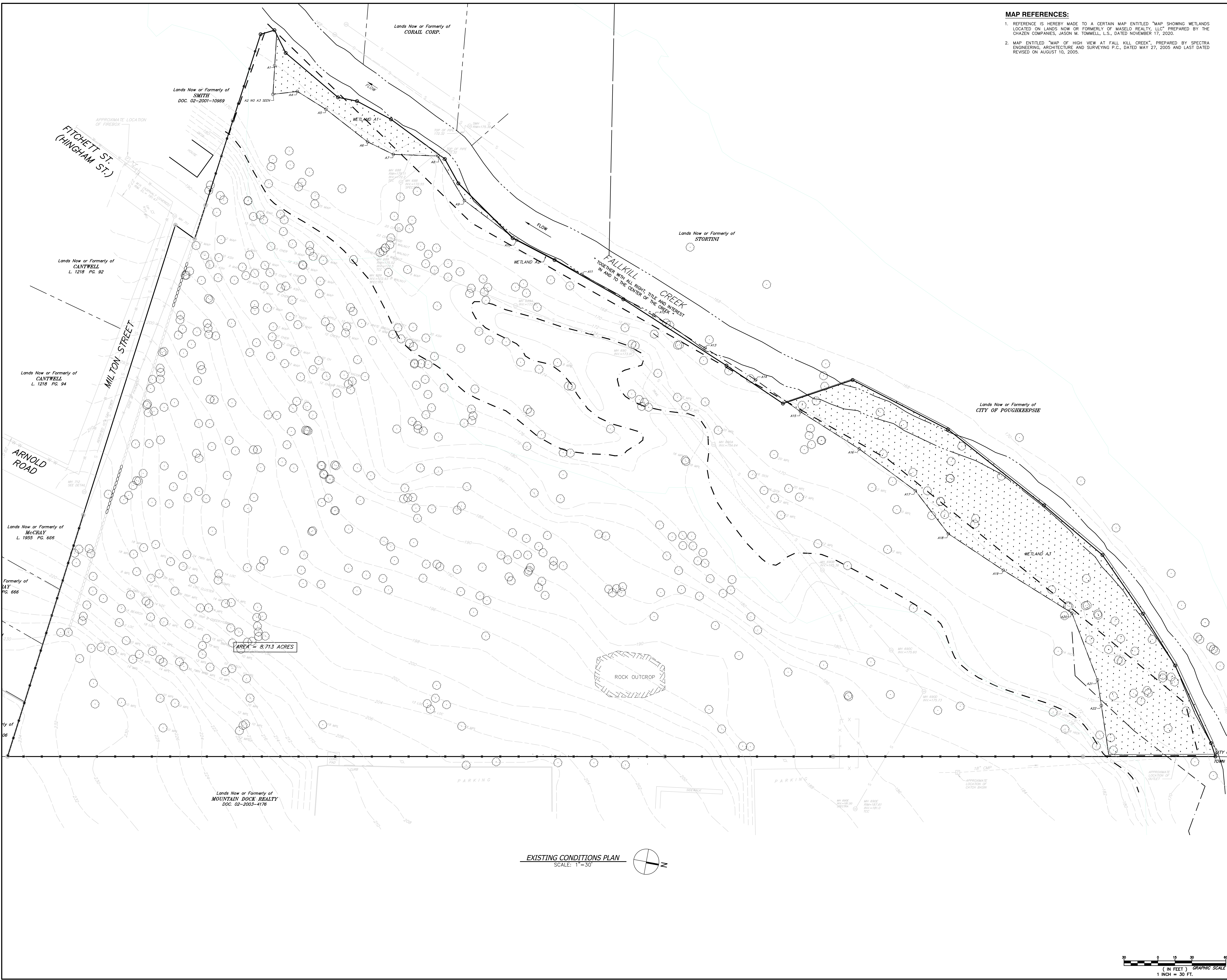
DATE: 10/28/2025

DRAWING NAME:

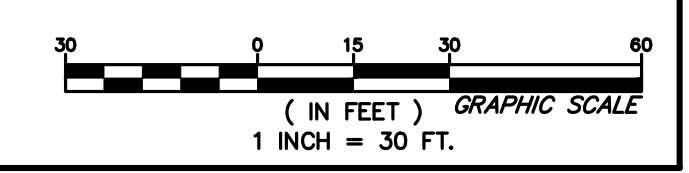
EXISTING CONDITIONS PLAN

DRAWING NUMBER:

- MAP REFERENCES:**
1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MAP SHOWING WETLANDS LOCATED ON LANDS NOW OR FORMERLY OF MASELO REALTY, LLC" PREPARED BY THE CHAZEN COMPANIES, JASON M. TOMMELL, L.S., DATED NOVEMBER 17, 2020.
 2. MAP ENTITLED "MAP OF HIGH VIEW AT FALL KILL CREEK", PREPARED BY SPECTRA ENGINEERING, ARCHITECTURE AND SURVEYING P.C., DATED MAY 27, 2005 AND LAST DATED REVISED ON AUGUST 10, 2005.

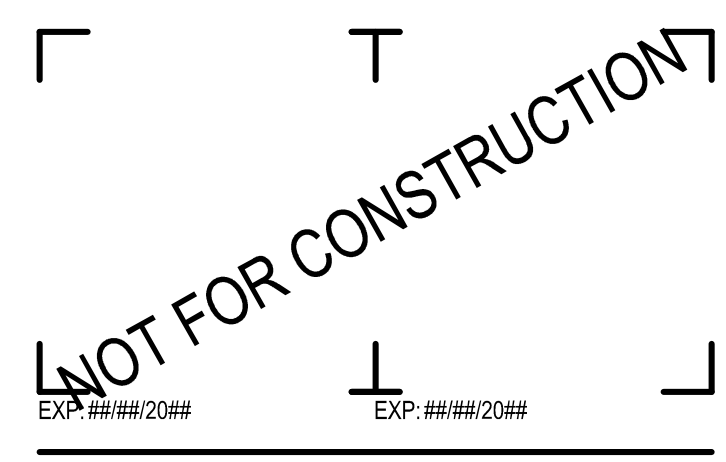


EXISTING CONDITIONS PLAN
SCALE: 1" = 30'



C100

Drawing Name: B:\GLOBAL\Legacy\Clearing\Projects\0904-3169948\047.00 - Highview II\DWG\01 - EXISTING CONDITIONS PLAN.dwg
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 Date: 10/28/2025 10:53:52 AM
 Plot Date: 10/28/2025 10:53:52 AM
 Plot Time: 10:53:52 AM
 Plot User: Administrator



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

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MONSEY, NY 10952

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

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

DEMOLITION & TREE REMOVALS PLAN

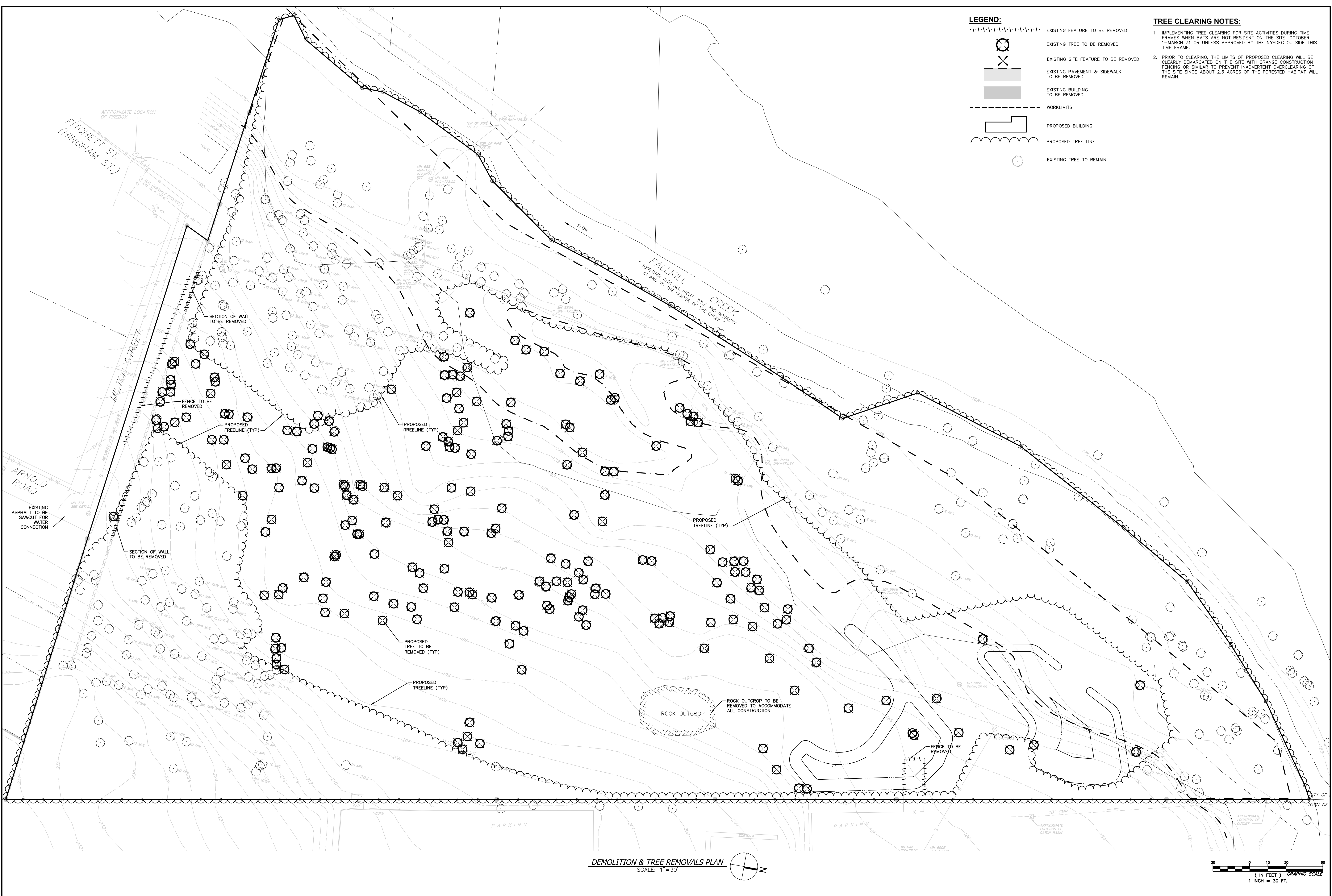
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LEGEND:

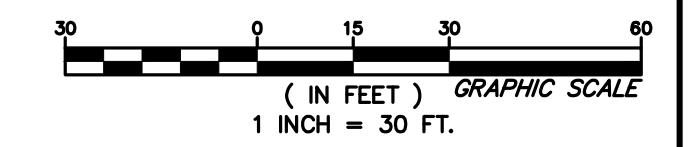
- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- WORKLIMITS
- PROPOSED BUILDING
- PROPOSED TREE LINE
- EXISTING TREE TO REMAIN

TREE CLEARING NOTES:

- IMPLEMENTING TREE CLEARING FOR SITE ACTIVITIES DURING TIME FRAMES WHEN BATS ARE NOT RESIDENT ON THE SITE, OCTOBER 1-MARCH 31 OR UNLESS APPROVED BY THE NYSDEC OUTSIDE THIS TIME FRAME.
- PRIOR TO CLEARING, THE LIMITS OF PROPOSED CLEARING WILL BE CLEARLY DEMARCATED ON THE SITE WITH ORANGE CONSTRUCTION FENCING OR SIMILAR TO PREVENT INADVERTENT OVERCLEARING OF THE SITE SINCE ABOUT 2.3 ACRES OF THE FORESTED HABITAT WILL REMAIN.



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



SPECIES	EXISTING TREES																TOTAL		
	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"		36"	40"
APPLE	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
ASH	6	0	3	16	0	0	1	0	0	5	1	0	0	0	0	0	0	0	35
BIRCH	0	0	2	2	0	2	1	1	3	0	0	0	0	0	0	0	0	0	11
CHESTNUT	8	0	7	12	1	0	5	0	1	0	0	0	0	0	0	0	0	0	34
CHESTNUT	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
COTTONWOOD	1	0	2	1	0	0	0	0	0	3	0	1	3	0	0	0	0	0	11
HICKORY	11	1	5	27	0	0	8	0	9	11	0	0	0	6	0	0	0	0	78
LOCUST	2	0	8	11	2	7	1	1	5	5	0	0	6	0	1	0	1	1	51
MAPLE	31	30	44	81	0	20	14	8	29	17	3	0	10	1	0	2	1	0	291
OAK	0	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	3
POPLAR	0	0	0	1	0	0	2	0	0	1	0	0	0	0	0	0	0	0	4
SYCAMORE	0	0	0	15	0	0	0	0	3	0	5	0	0	0	0	0	0	0	23
WALNUT	5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
WILLOW	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	2
																			552

SPECIES	TREES TO BE REMOVED																TOTAL		
	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"		36"	40"
APPLE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ASH	4	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	6
BIRCH	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2
CHESTNUT	5	0	7	2	1	0	2	0	0	0	0	0	0	0	0	0	0	0	17
CHESTNUT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COTTONWOOD	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	3
HICKORY	4	0	1	10	0	0	0	0	0	1	1	0	0	3	0	0	0	0	20
LOCUST	1	0	4	7	1	3	0	0	1	6	0	0	3	0	0	0	0	0	26
MAPLE	16	5	13	29	0	11	3	1	18	1	0	0	4	0	0	0	0	0	101
OAK	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
POPLAR	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	3
SYCAMORE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WALNUT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WILLOW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
																			179

SPECIES	TREES TO BE PRESERVED																TOTAL		
	8"	9"	10"	12"	13"	14"	15"	16"	18"	20"	22"	23"	24"	25"	28"	30"		36"	40"
APPLE	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
ASH	2	0	3	18	0	0	1	0	0	5	1	0	0	0	0	0	0	0	30
BIRCH	0	0	1	2	0	2	1	0	3	0	0	0	0	0	0	0	0	0	9
CHESTNUT	3	0	0	10	1	0	3	0	1	0	0	0	0	0	0	0	0	0	18
CHESTNUT	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
COTTONWOOD	0	0	2	1	0	0	0	0	0	0	0	3	0	1	1	0	0	0	8
HICKORY	7	1	4	17	0	0	8	0	8	10	0	0	3	0	0	0	0	0	58
LOCUST	1	0	4	4	1	4	1	1	4	0	0	0	3	0	1	0	1	1	26
MAPLE	15	25	31	82	0	9	11	7	11	16	3	0	6	1	0	2	1	0	190
OAK	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
POPLAR	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SYCAMORE	0	0	0	15	0	0	0	3	0	5	0	0	0	0	0	0	0	0	23
WALNUT	5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
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																			376

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 Date: 10/28/2025 10:52:35 AM
 Plot Date: 10/28/2025 10:52:35 AM
 Plot Scale: 1/32" = 1'-0"
 Plot Size: 24" x 36"

NOT FOR CONSTRUCTION

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

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

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

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18 EASTVIEW ROAD
MONSEY, NY 10852

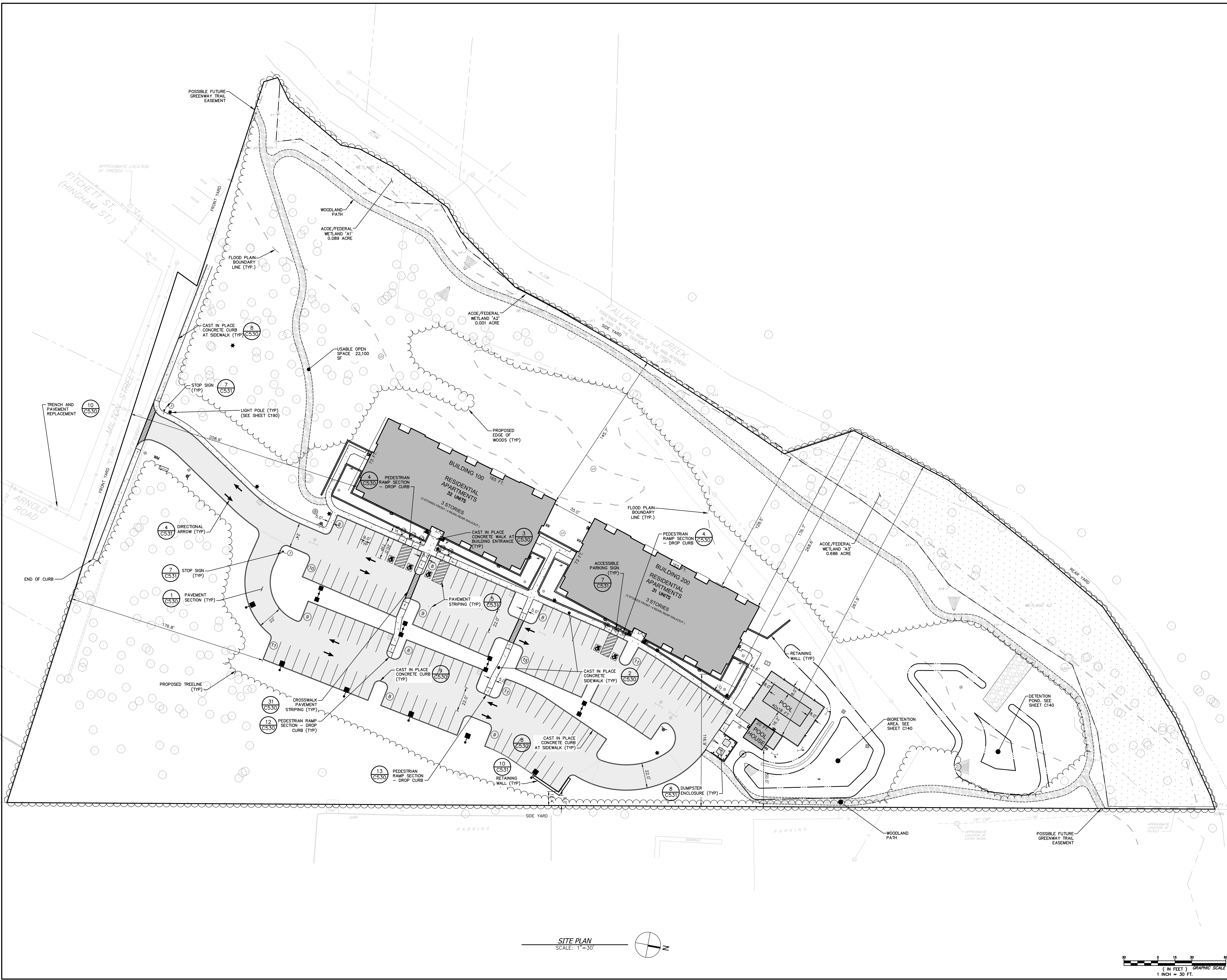
HIGHVIEW AT THE FALLKILL CREEK
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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

SITE PLAN

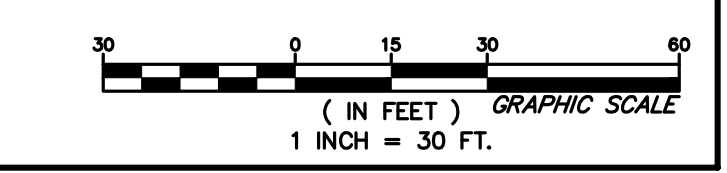
DRAWING NUMBER:

C130



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 User: A. Masello
 Date: 10/28/2025 10:17:35 AM
 Project: 1904-1999

SITE PLAN
SCALE: 1" = 30'



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

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

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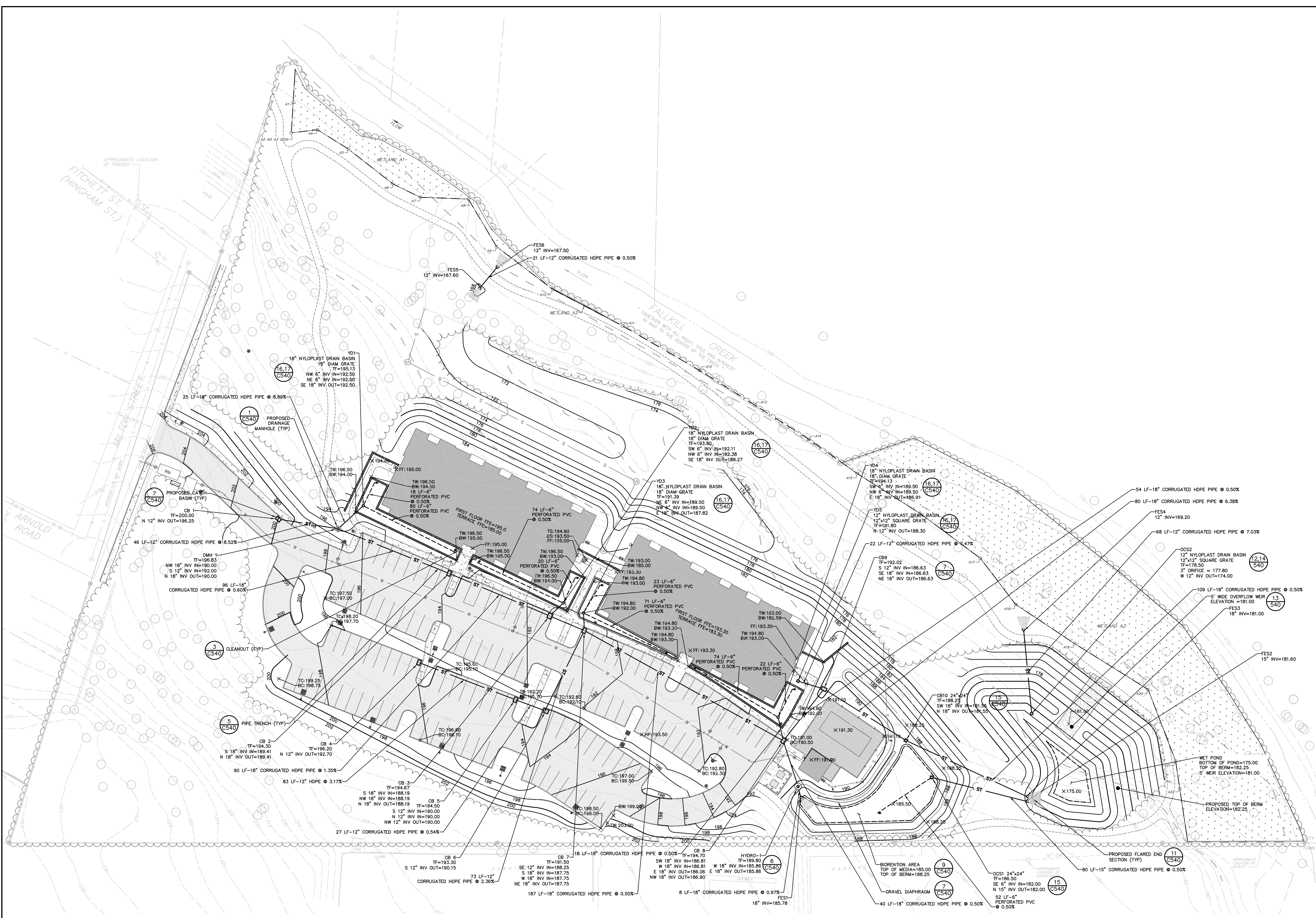
HIGHVIEW AT THE FALLKILL CREEK
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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

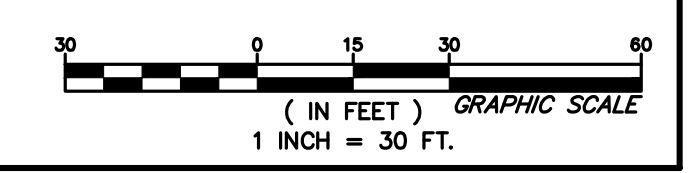
GRADING & DRAINAGE PLAN

DRAWING NUMBER:

C140



GRADING PLAN
SCALE: 1" = 30'



Drawing Name: B:\GLOBAL\Legacy\Clearing\Projects\0904-3\0904-3_001\0904-3_001.dwg
 User: JRR
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 Plot Date: 10/28/2025
 Plot Time: 10:28:00 AM
 Plot Scale: 1" = 30'
 Plot Units: Feet
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 Plot Lineweight: 0.20
 Plot Linetype: Solid
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 Plot Title: C140

NOT FOR CONSTRUCTION

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

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

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MONSEY, NY 10852

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

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: C281947.00

DRAWN BY: JRR

REVIEWED BY: KGA

ISSUED FOR: PLANNING BOARD REVIEW

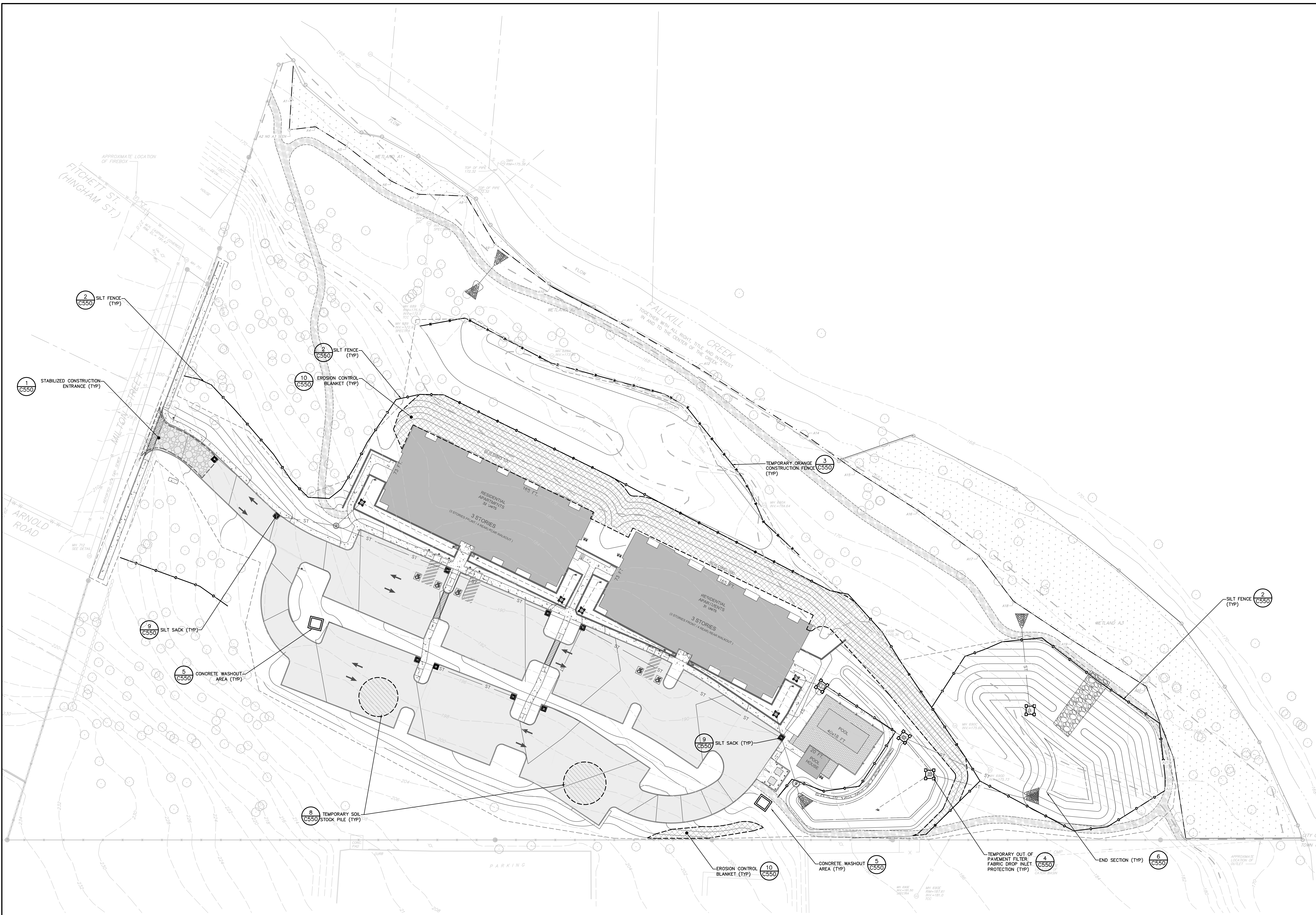
DATE: 10/28/2025

DRAWING NAME:

EROSION & SEDIMENT CONTROL PLAN

DRAWING NUMBER:

C150



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

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 Plot Date: 10/28/2025
 Plot Time: 10:00:00 AM
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 Plot Sheet: 1 of 1
 Plot Status: Final
 Plot Author: JRR
 Plot Project: 1904-3_Highview_ILDWG

NOT FOR CONSTRUCTION

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

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

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18 EASTVIEW ROAD
MONSEY, NY 10852

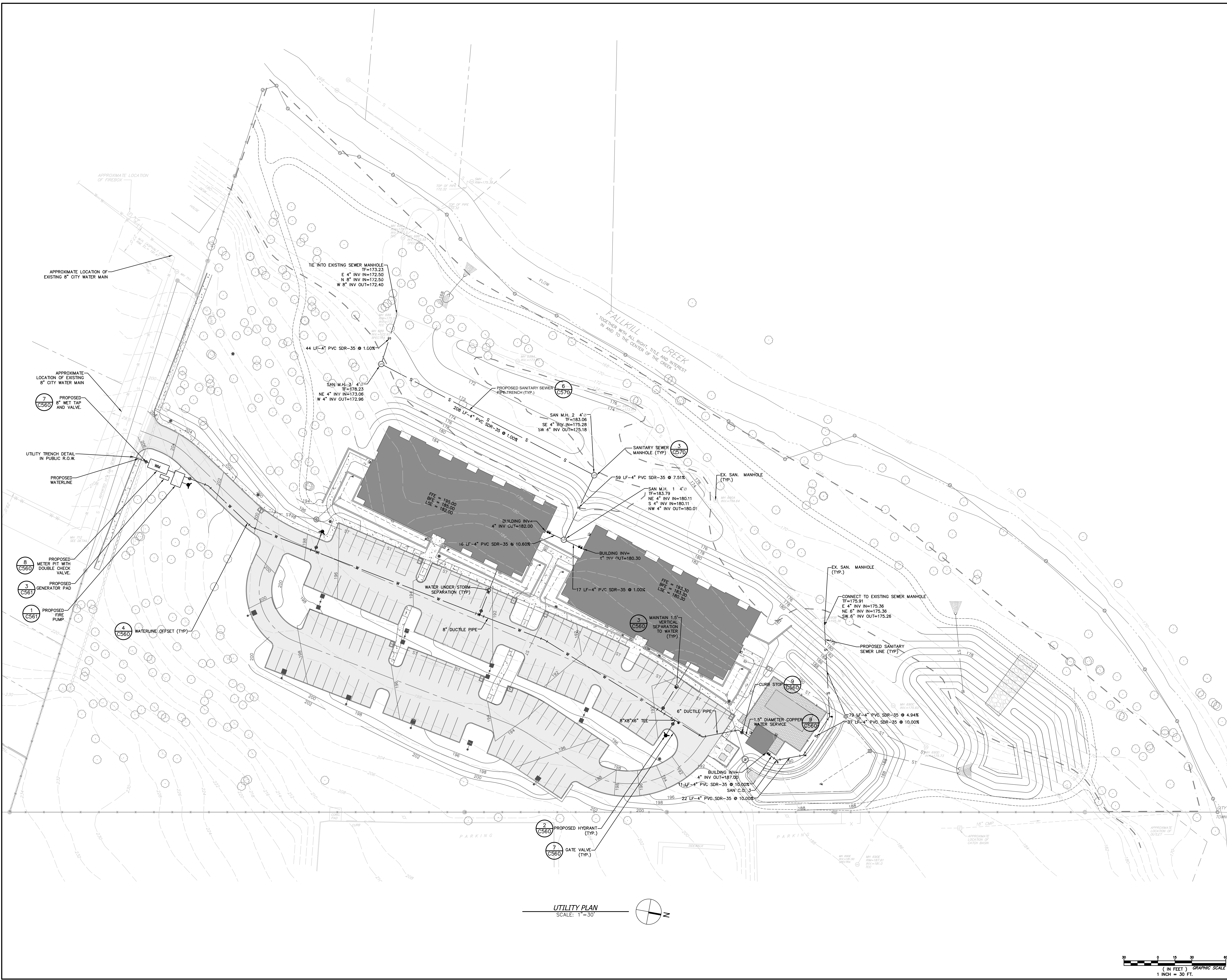
HIGHVIEW AT THE FALLKILL CREEK
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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

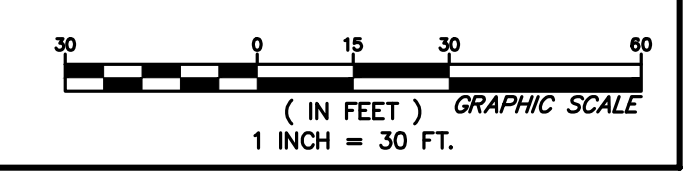
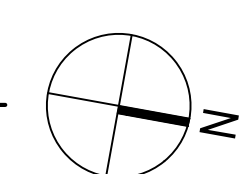
UTILITY PLAN

DRAWING NUMBER:

C160



UTILITY PLAN
SCALE: 1"=30'



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 User: JRR
 Date: 10/28/2025
 Plot Date: 10/28/2025
 Plot Time: 10:27:42 AM
 Plot Scale: 1"=30'
 Plot Size: 36" x 48"

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

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

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

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MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10952

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

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

LANDSCAPING PLAN
DRAWING NUMBER:

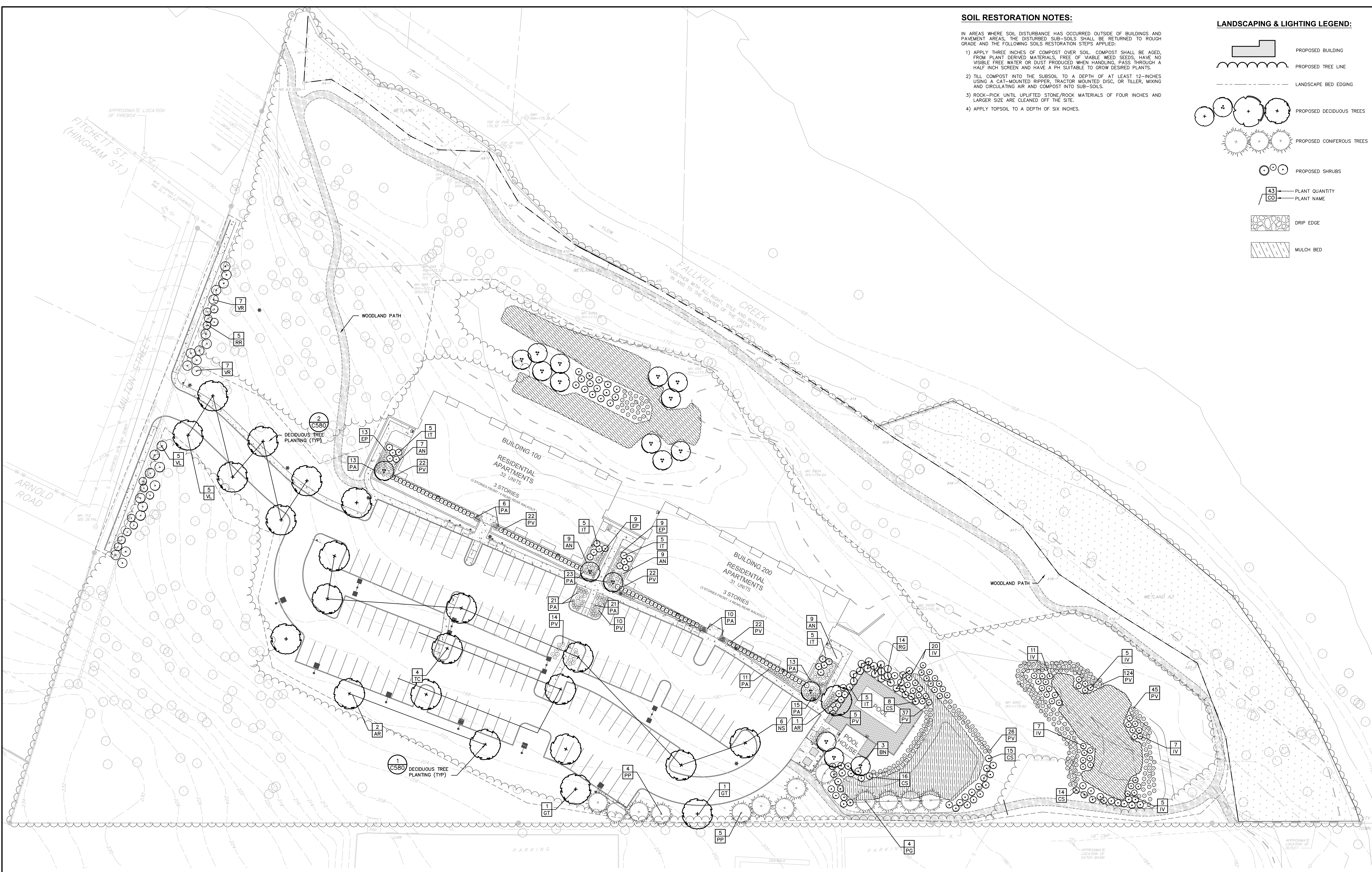
C180

SOIL RESTORATION NOTES:

- IN AREAS WHERE SOIL DISTURBANCE HAS OCCURRED OUTSIDE OF BUILDINGS AND PAVEMENT AREAS, THE DISTURBED SUB-SOILS SHALL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOILS RESTORATION STEPS APPLIED:
- 1) APPLY THREE INCHES OF COMPOST OVER SOIL. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.
 - 2) TILL COMPOST INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12-INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
 - 3) ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
 - 4) APPLY TOPSOIL TO A DEPTH OF SIX INCHES.

LANDSCAPING & LIGHTING LEGEND:

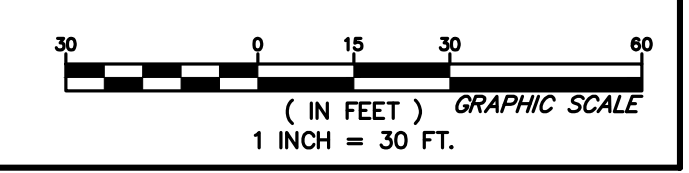
- PROPOSED BUILDING LINE
- PROPOSED TREE LINE
- LANDSCAPE BED EDGING
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS
- PLANT QUANTITY
PLANT NAME
- DRIP EDGE
- MULCH BED



LANDSCAPING PLAN
SCALE: 1"=30'

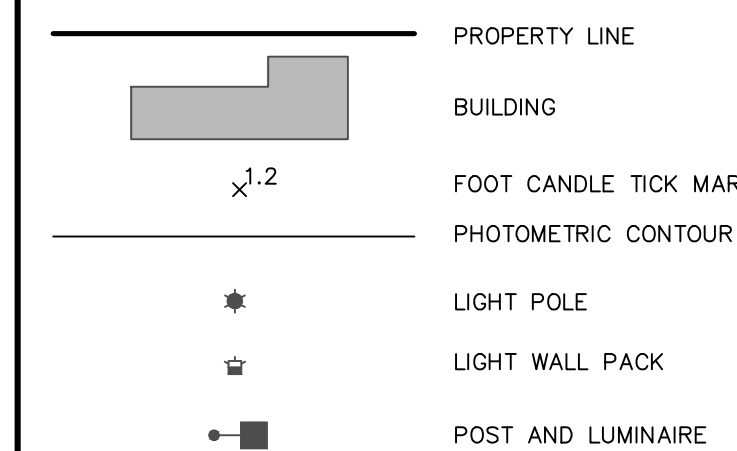
PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
3	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2 - 2.5" Cal.	B&B	As Shown	
6	BN	Betula nigra 'Heritage'	Heritage River Birch	10-12'	B&B	As Shown	
9	GT	Gleditsia triacanthos inermis	Thornless Honeylocust	3" - 3.5" Cal.	B&B	As Shown	
6	NS	Nyssa sylvatica	Black Tupelo	3 - 3.5" Cal.	B&B	As Shown	
7	PG	Picea glauca	White Spruce	8' - 10'	B&B	As Shown	
3	PP	Picea pungens glauca	Colorado Blue Spruce	8' - 10'	B&B	As Shown	
4	TC	Tilia cordata 'Greenspire'	Greenspire Linden	3 - 3.5" Cal.	B&B	As Shown	
6	UA	Ulmus americana 'Princeton'	Princeton Elm	3-3.5"	B&B	As Shown	
SHRUBS							
38	CS	Cornus sericea 'Bailey'	Red Twig Dogwood	#5	cont.	As Shown	
55	IV	Ilex verticillata	Winterberry Holly	#5	cont.	As Shown	
25	IT	Itea virginica	Virginia Sweetgum	#5	cont.	As Shown	
16	RR	Rhododendron 'Roseum Elegans'	Hybrid Pink Rhododendron	30-36"	B&B	As Shown	
16	RG	Rhus aromatica 'Sro Low'	Grow Low Sumac	#5	cont.	As Shown	
13	VL	Viburnum lentago	Nannyberry Viburnum	3-4"	B&B	As Shown	
7	UA	Viburnum rhytidophyllum	Leatherleaf Viburnum	3-4"	B&B	As Shown	
PERENNIALS/GRASSES							
138	PA	Pennisetum alopecuroides	Dwarf Fountain Grass	#2	cont.	As Shown	
325	PV	Panicum virgatum	Switchgrass	#2	cont.	As Shown	
34	VL	Aster novae-angliae	New England Aster	#2	cont.	As Shown	
31	EP	Purple Coneflower	Echinacea purpurea	#2	cont.	As Shown	



Drawing Name: B:\GLOBAL\Legacy\Chazarr\Projects\1947.00-Highview At The Fallkill_C180_81947_LAND.dwg
User: Administrator_V0101_25457_XL\MASLO_REALTY_25457_XL\MASLO_REALTY_25457_XL\KGA.dwg
Date Plotted: 10/28/2025 10:28:25 AM
Plot Device: HP DesignJet T1100e
Plot Style: HP-Default.ctb
Scale: 1"=30'

PHOTOMETRIC LEGEND:



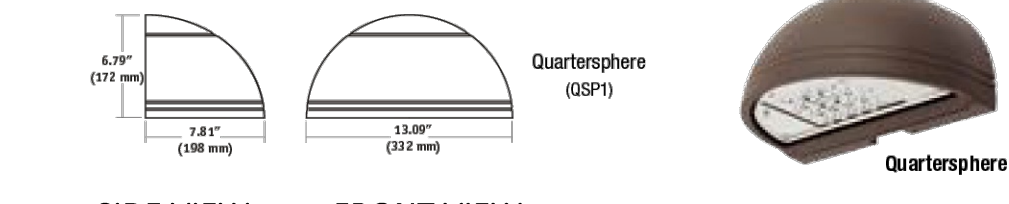
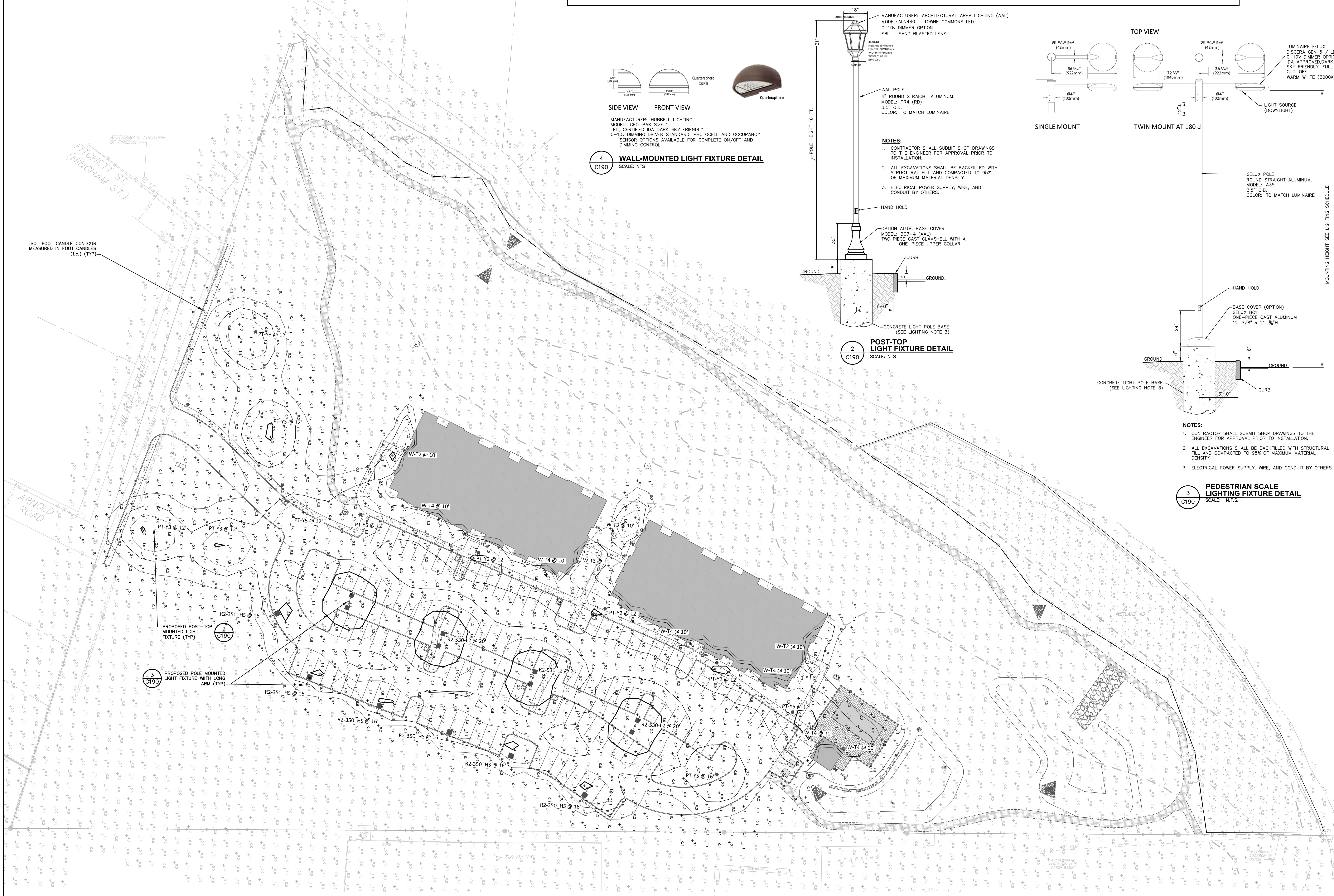
ABBREVIATIONS:
 W WALL MOUNTED
 LP LIGHT POLE - ARM MOUNTED
 PT POST TOP

LIGHTING NOTES:

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

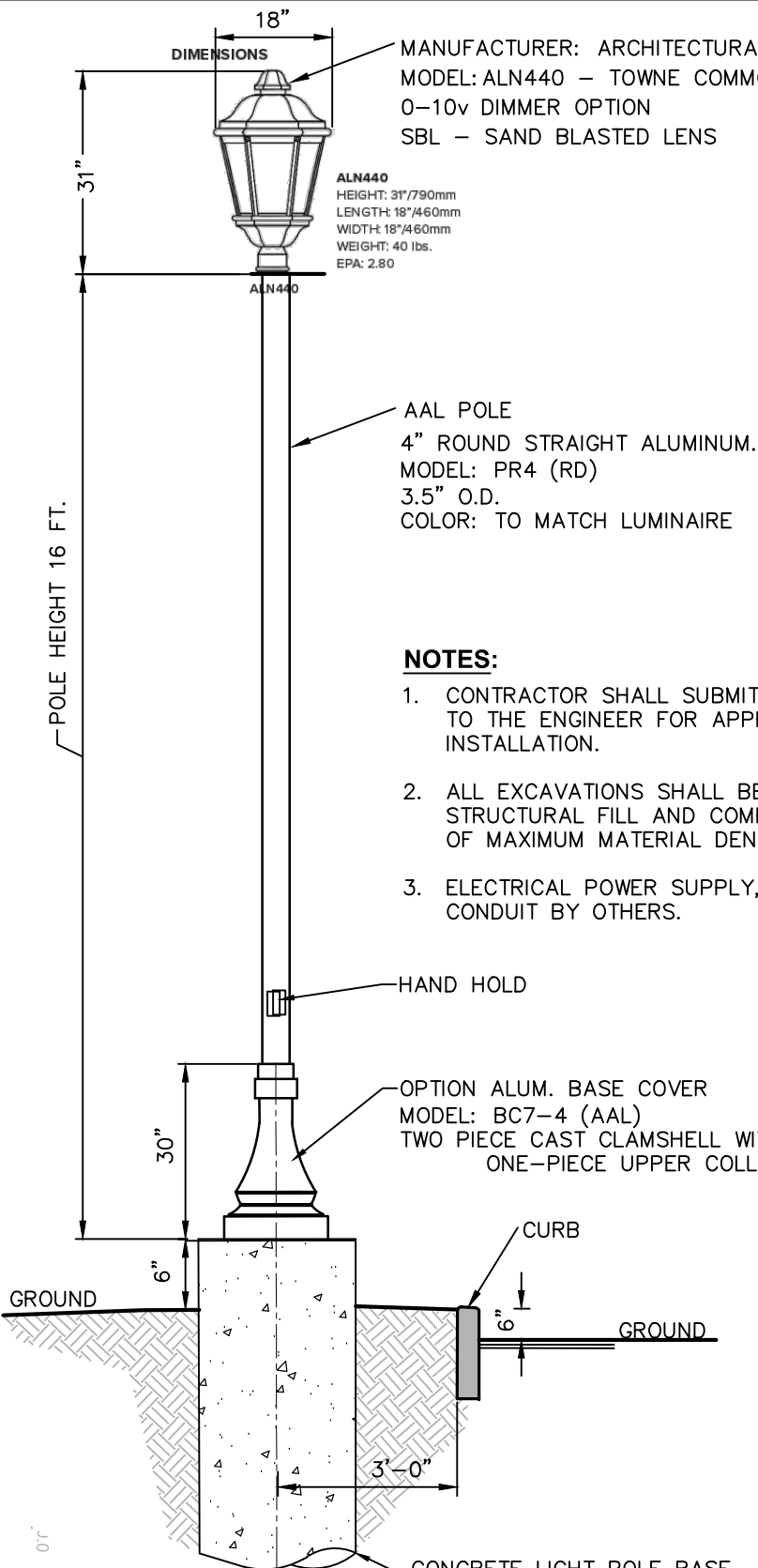
LIGHTING SCHEDULE

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



WALL-MOUNTED LIGHT FIXTURE DETAIL
 SCALE: NTS

MANUFACTURER: HUBBELL LIGHTING
 MODEL: GEO-PAK SIZE 1
 LED, CERTIFIED IDA DARK SKY FRIENDLY
 0-10V DIMMING DRIVER STANDARD. PHOTOCELL AND OCCUPANCY SENSOR OPTIONS AVAILABLE FOR COMPLETE ON/OFF AND DIMMING CONTROL.

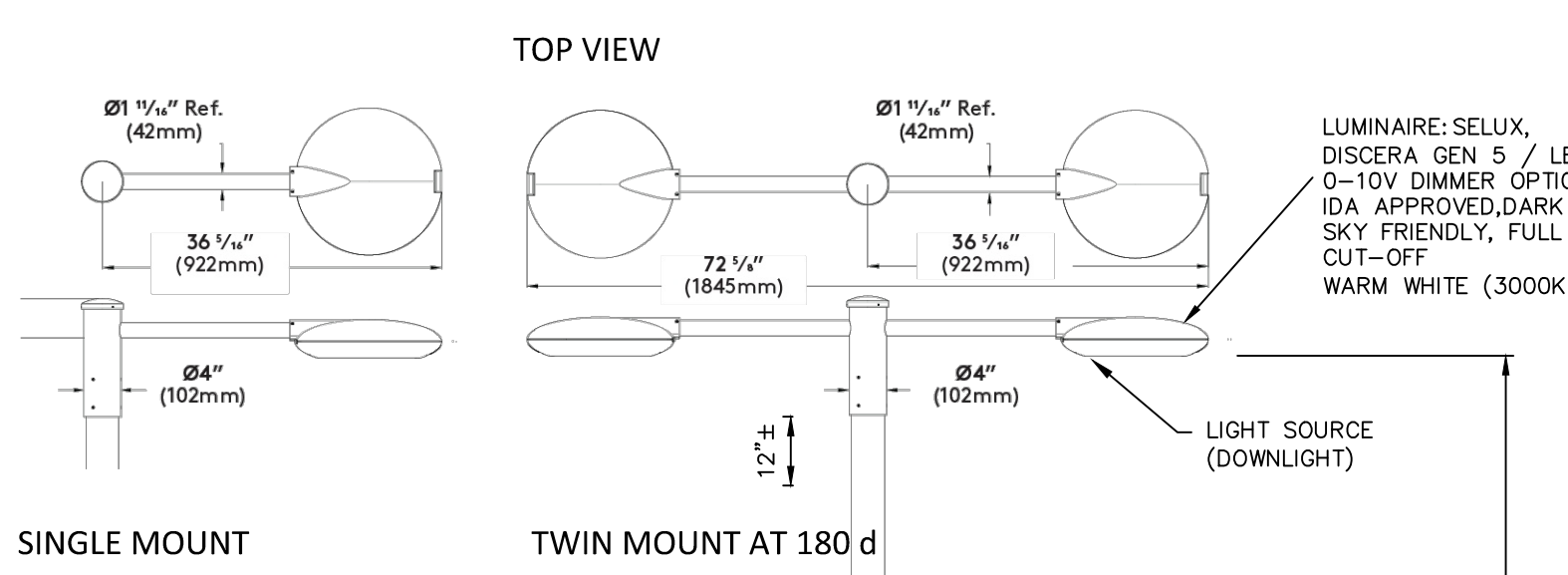


POST-TOP LIGHT FIXTURE DETAIL
 SCALE: NTS

MANUFACTURER: ARCHITECTURAL AREA LIGHTING (AAL)
 MODEL: ALN440 - TOWNE COMMONS LED
 0-10V DIMMER OPTION
 SBL - SAND BLASTED LENS

AAL POLE
 4" ROUND STRAIGHT ALUMINUM.
 MODEL: PH4 (RD)
 3.5" O.D.
 COLOR: TO MATCH LUMINAIRE

OPTION ALUM. BASE COVER
 MODEL: BC7-4 (AAL)
 TWO PIECE CAST CLAMHELL WITH A ONE-PIECE UPPER COLLAR



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

LUMINAIRE: SELUX, DISCRETA GEN 5 / LED
 0-10V DIMMER OPTION
 IDA APPROVED, DARK SKY FRIENDLY, FULL CUT-OFF
 WARM WHITE (3000K)

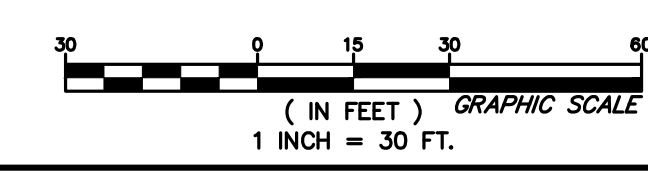
SELUX POLE
 ROUND STRAIGHT ALUMINUM.
 MODEL: A35
 3.5" O.D.
 COLOR: TO MATCH LUMINAIRE

NOTES:

- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
- ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

Drawing Name: B:\GLOBAL\Legco\Clearing\Projects\1904-1999\1947-00 - Highway 110\1947-00_PHOTO\MTRC.dwg
 User: Administrator
 Title: 1947-00 PHOTO MTRC.dwg
 Date: 12/27/2025
 Plot Date: 12/27/2025

PHOTOMETRIC PLAN
 SCALE: 1"=30'



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

NOT FOR CONSTRUCTION

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

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

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 18 EASTVIEW ROAD
 MONSEY, NY 10952

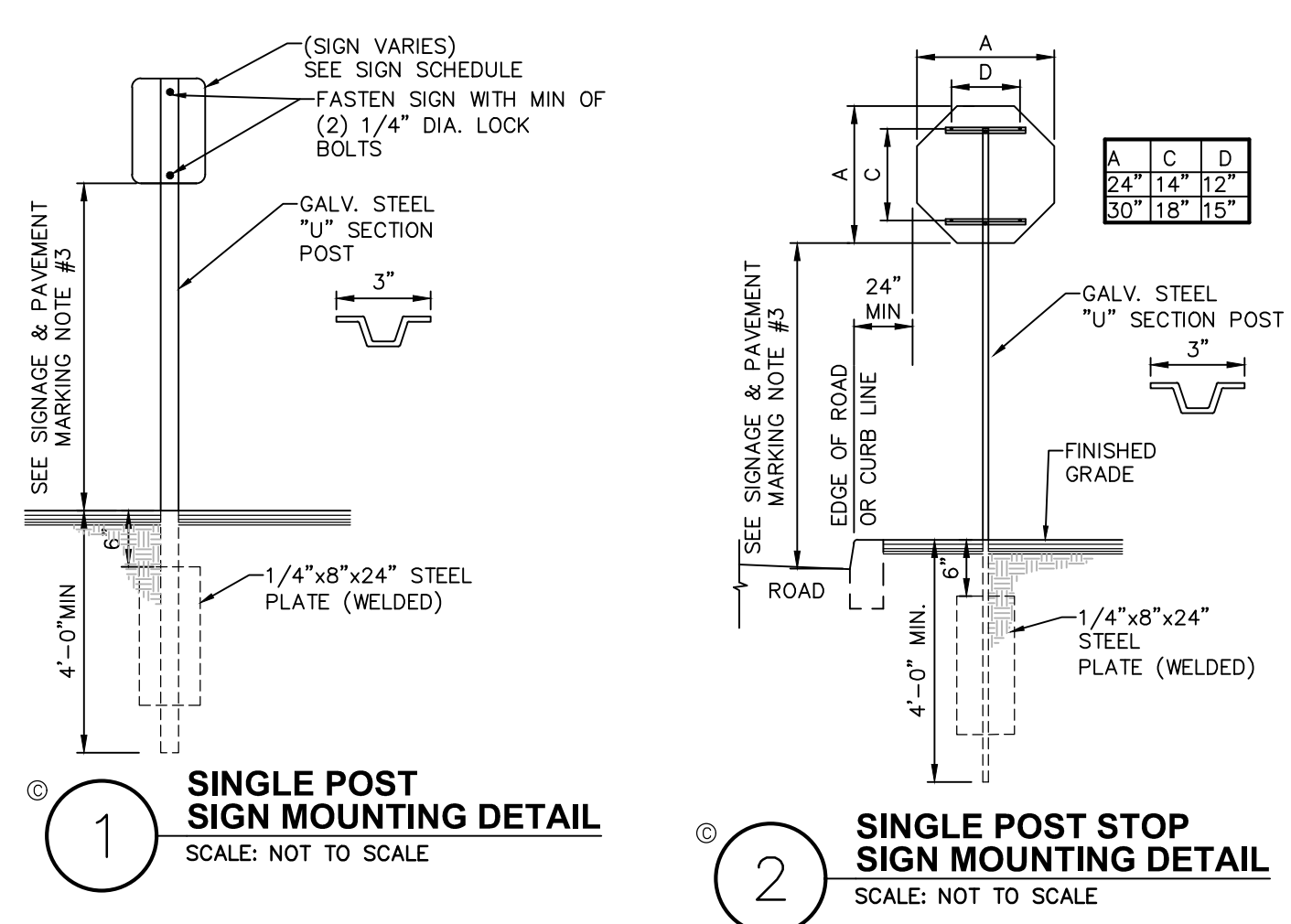
HIGHVIEW AT THE FALLKILL CREEK
 CITY OF POUGHKEEPSIE
 DUTCHESS COUNTY, NEW YORK

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

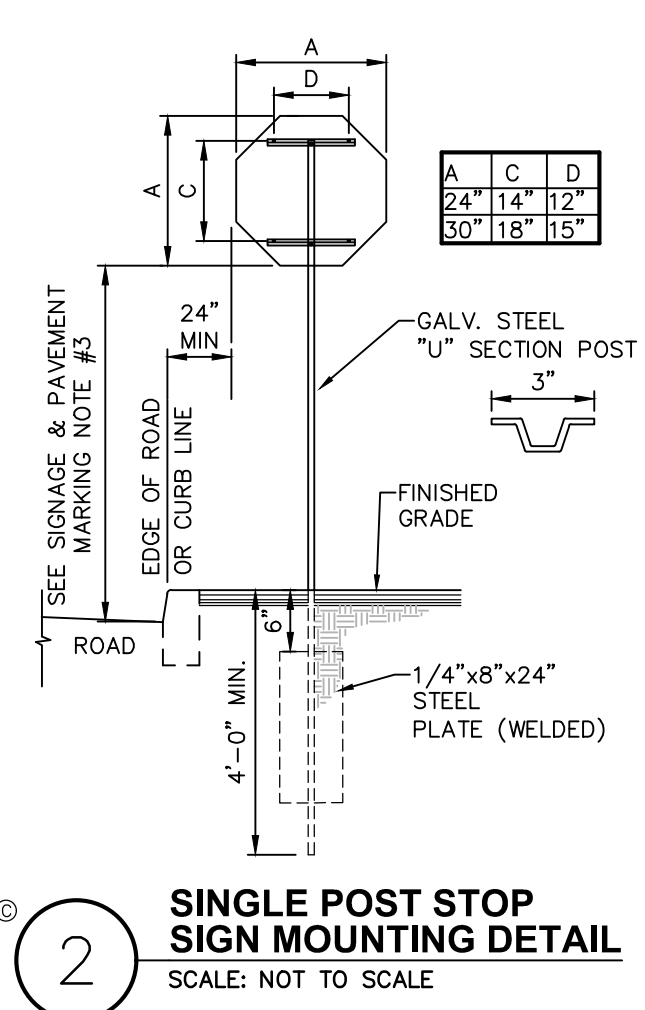
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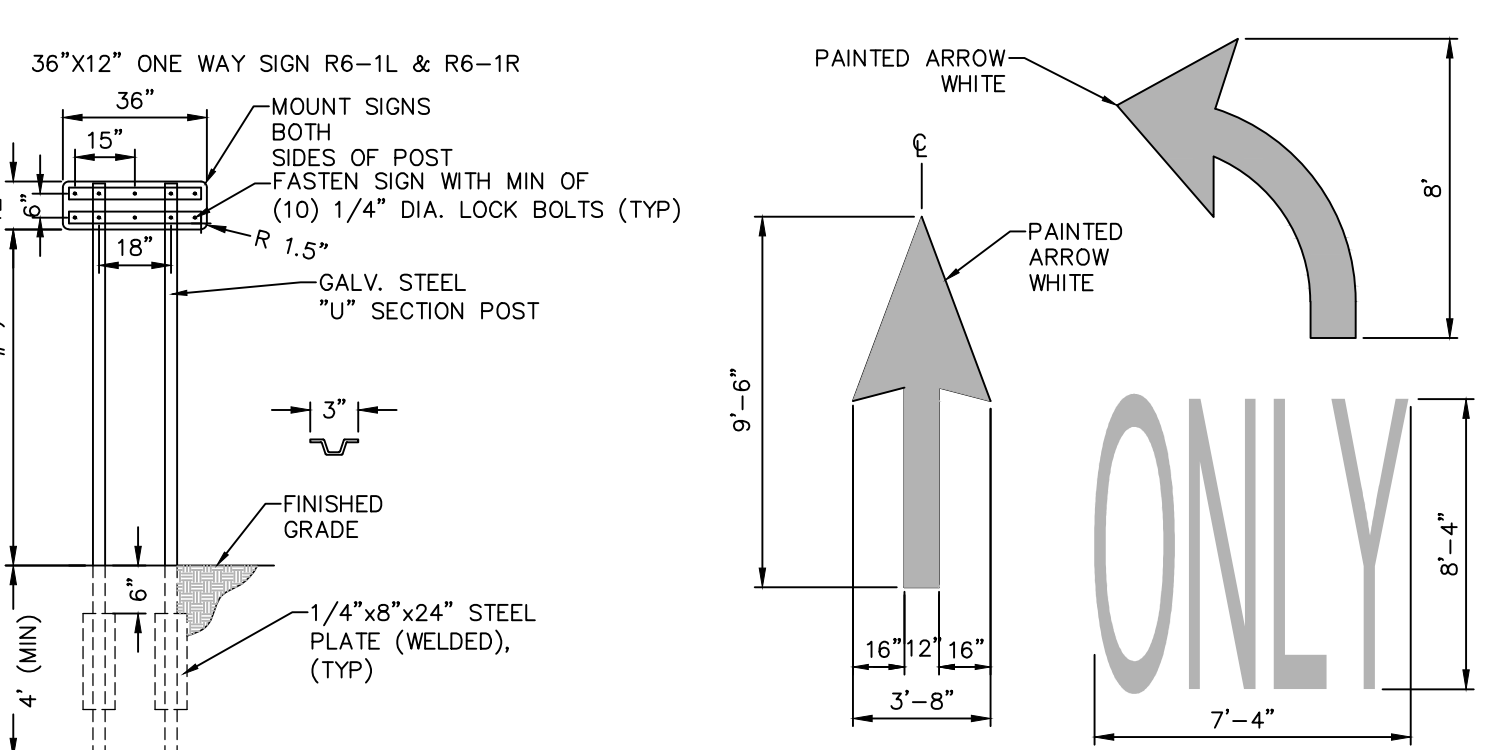
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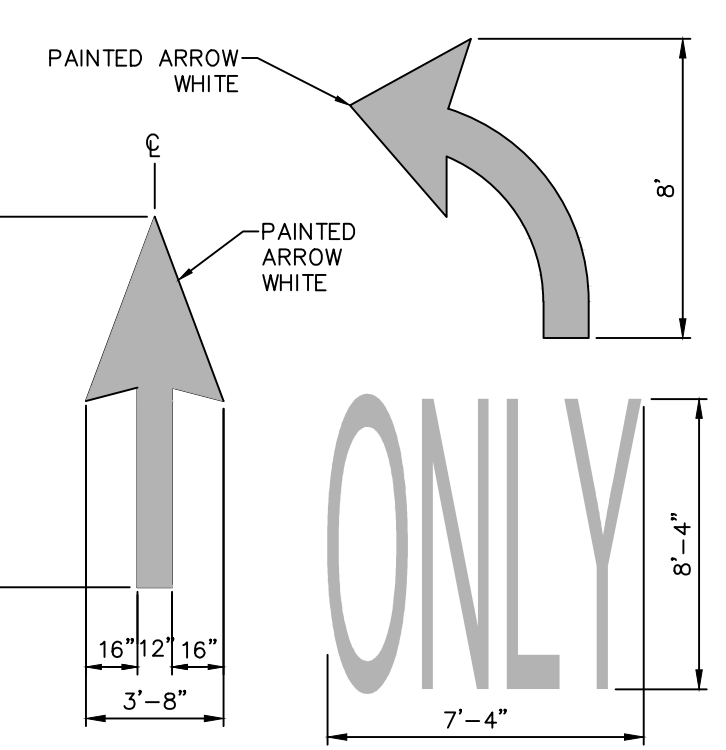
1 SINGLE POST SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



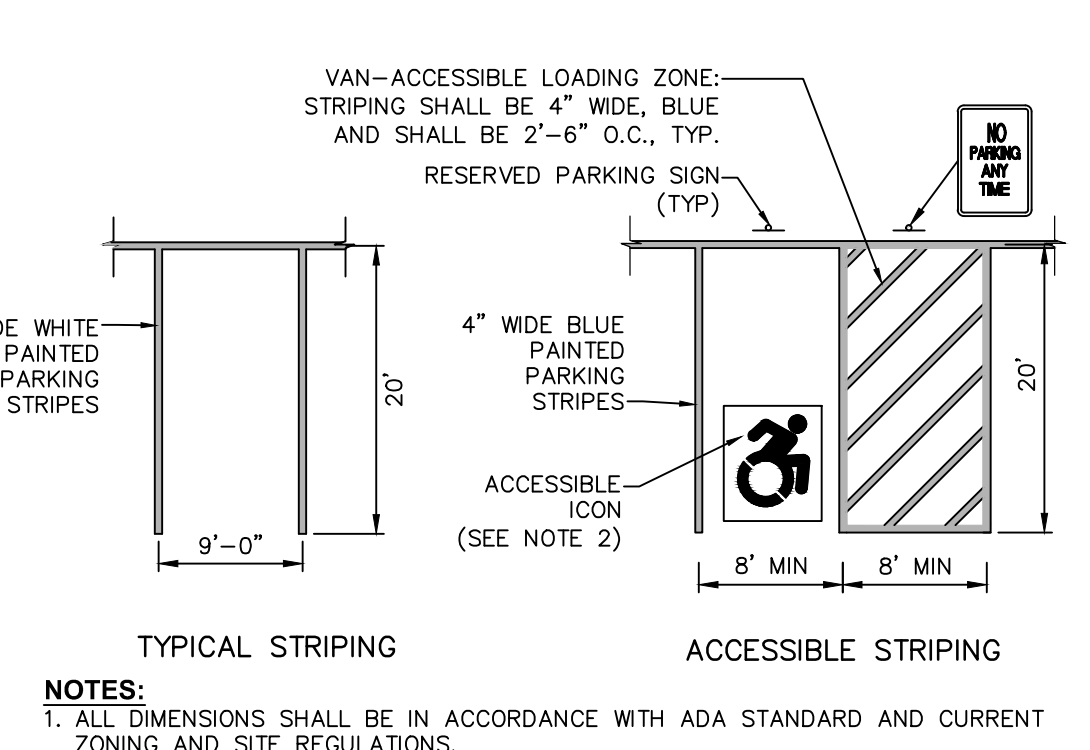
2 SINGLE POST STOP SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



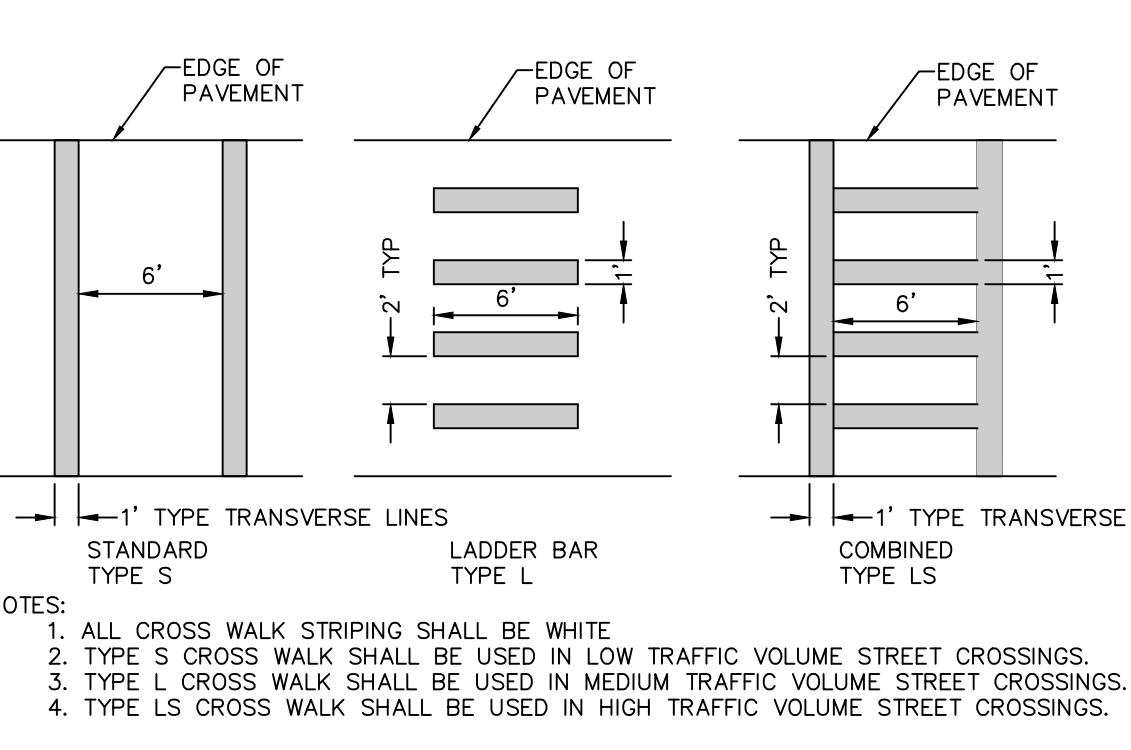
3 TWO POST ONE WAY SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



4 PAVEMENT MARKING DETAIL DIRECTIONAL ARROW
SCALE: NOT TO SCALE



5 PAVEMENT MARKING DETAIL PARKING STRIPING
SCALE: NOT TO SCALE



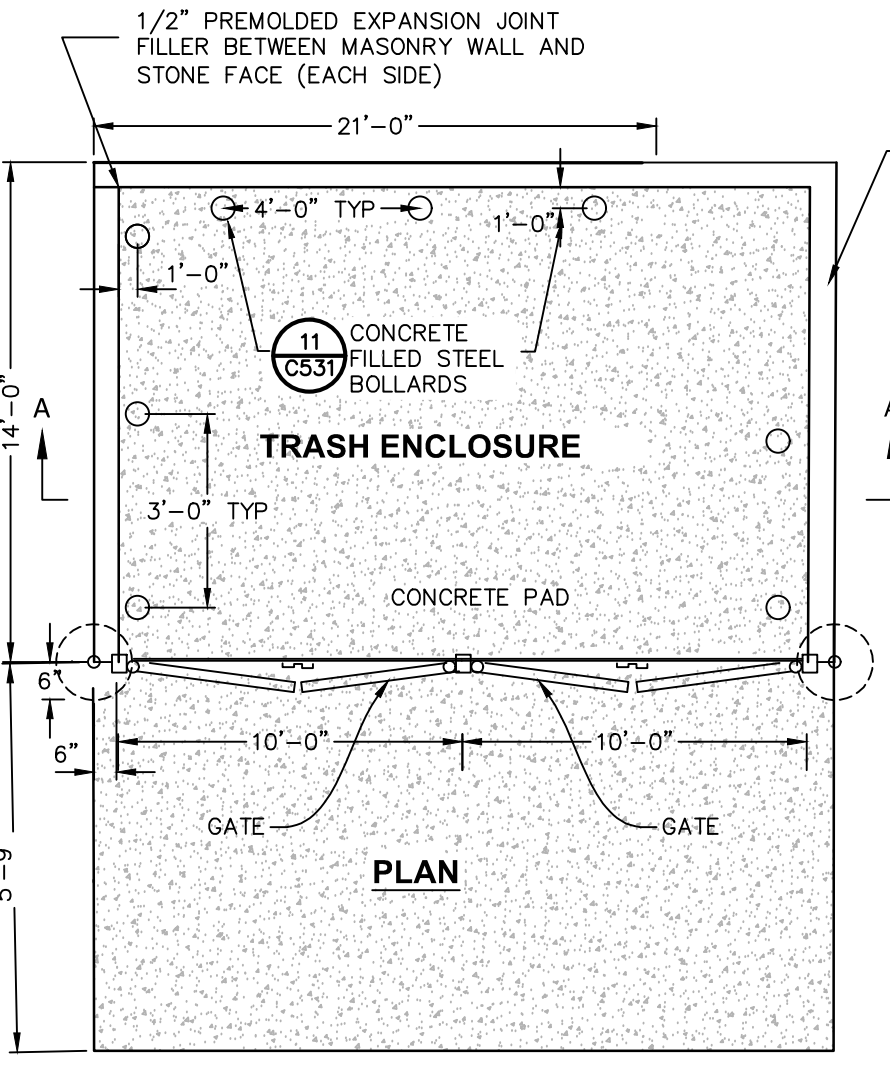
6 PAVEMENT MARKING DETAIL CROSS WALK STRIPING
SCALE: NOT TO SCALE

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

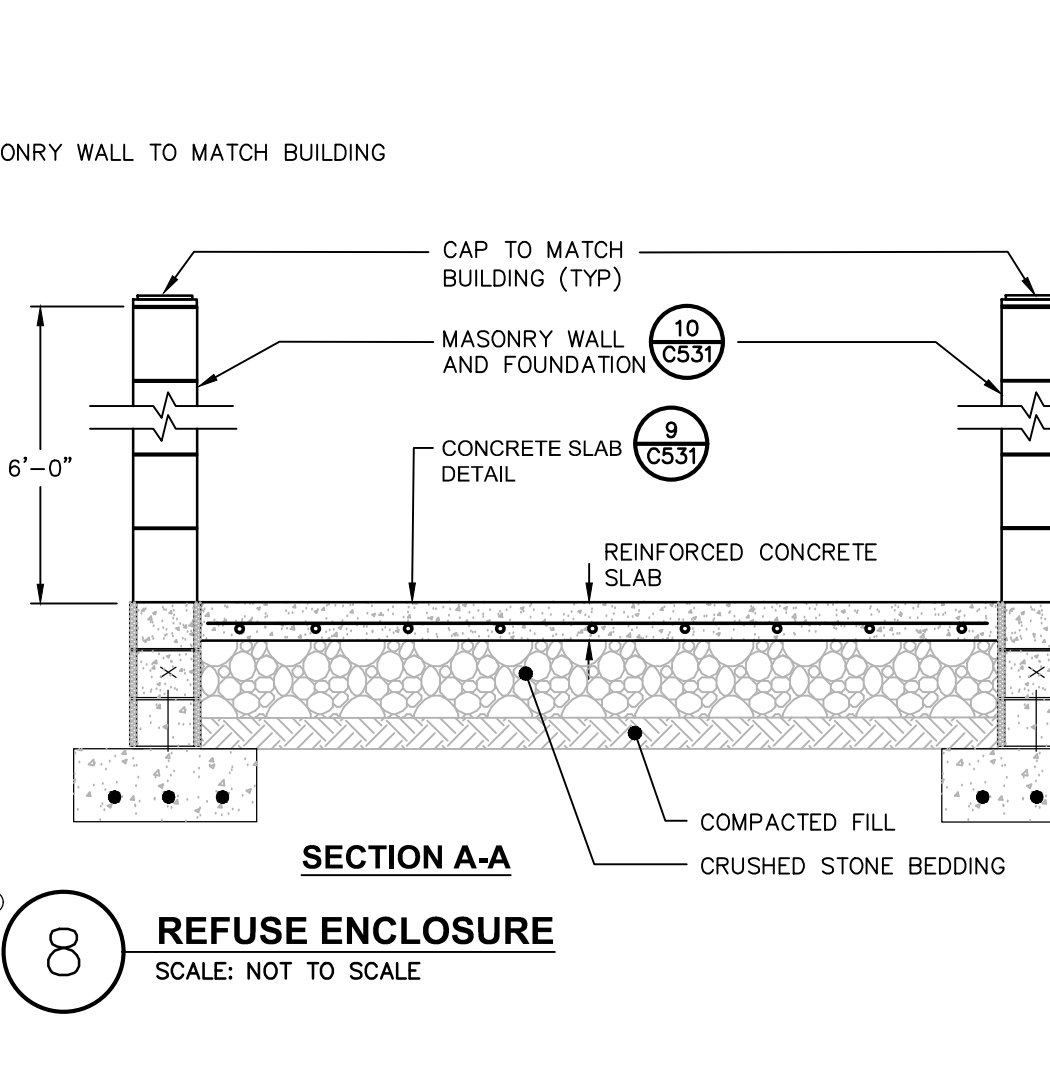
SIGNAGE NOTES:
 1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYS DOT STANDARD SPECIFICATIONS, SECTION 645 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
 2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7' MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED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

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	BCK	GRD	LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	2	C531
4	SEE ME FIRST	R6-1L	36"x12"	BLACK	WHITE	3	C531
5	YIELD	R6-1R	36"x12"	BLACK	WHITE	3	C531
6	WALKING	W11-2	24"x24"	YELLOW/FG	BLACK	1	C531
7	NO PARKING	W16-7P	24"x12"	YELLOW/FG	BLACK	1	C531
8	NO LEFT TURN	R5-1	30"x30"	RED	WHITE	2	C531
10	NO TRUCKS	NY R7-8D	12"x18"	WHITE/BLUE	GREEN/WHITE	1	C531
11	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	1	C531
12	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	1	C531

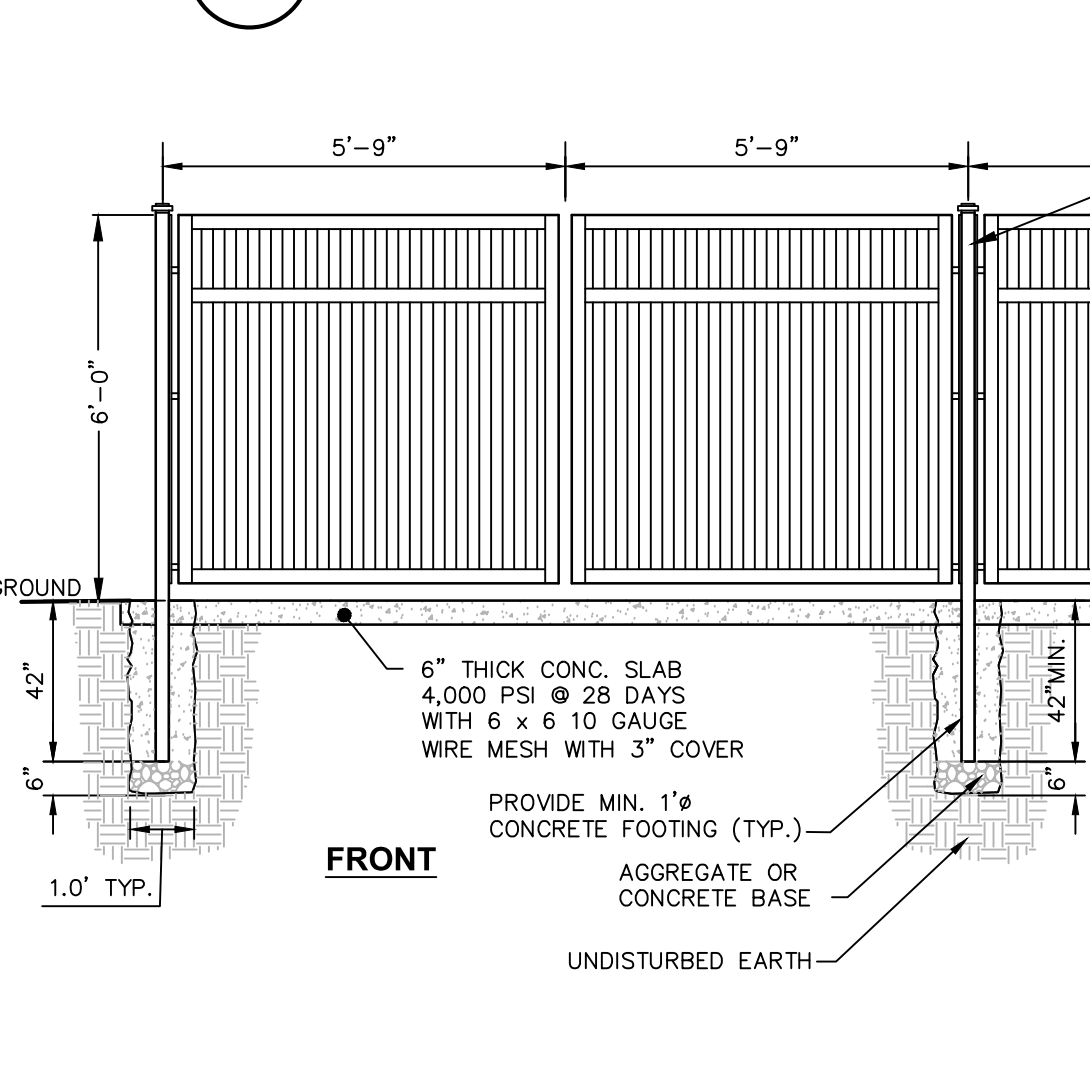
7 MUTCD SIGN SCHEDULE
SCALE: NOT TO SCALE



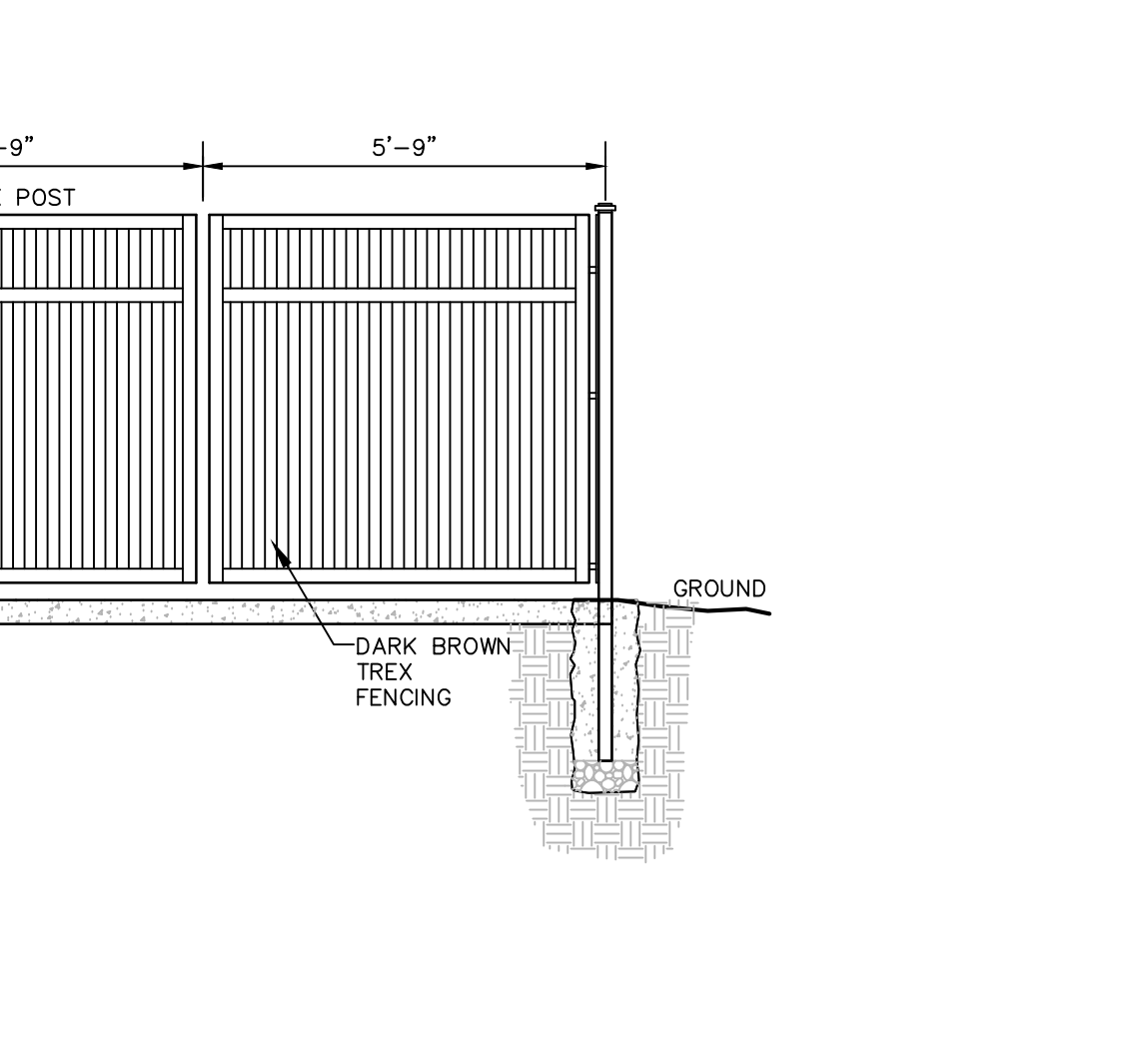
8 REFUSE ENCLOSURE
SCALE: NOT TO SCALE



9 CONCRETE SLAB
SCALE: NOT TO SCALE



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



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

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

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

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

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

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 18 EASTVIEW ROAD
 MONSEY, NY 10952

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

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

SITE DETAILS 2

DRAWING NUMBER:

C531

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
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LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

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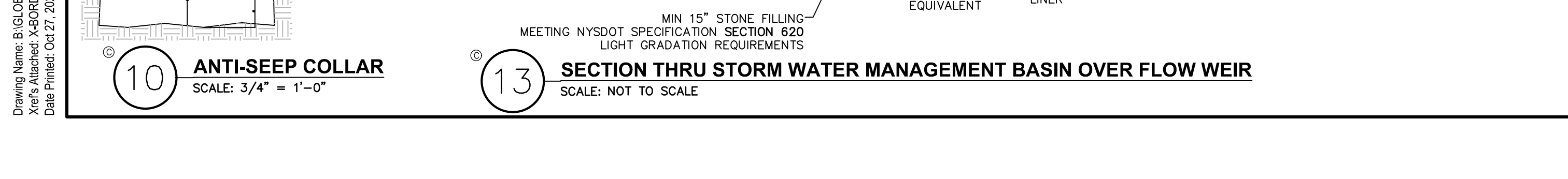
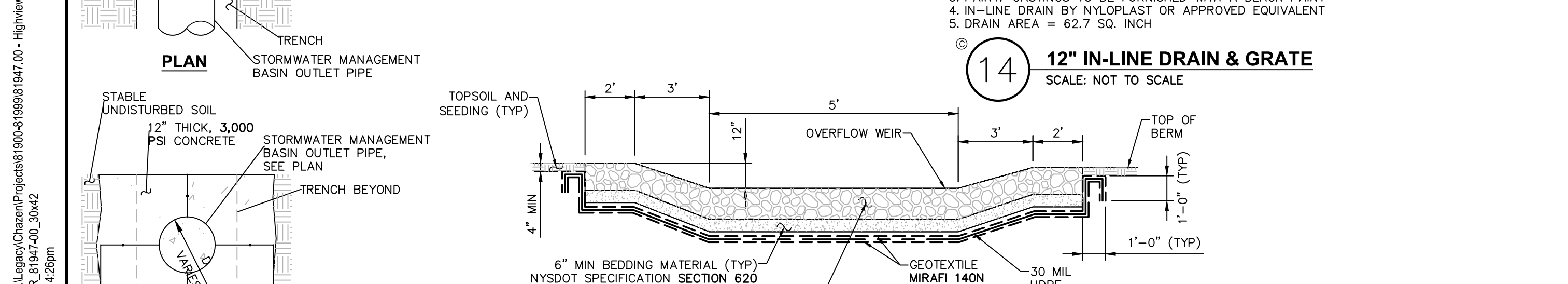
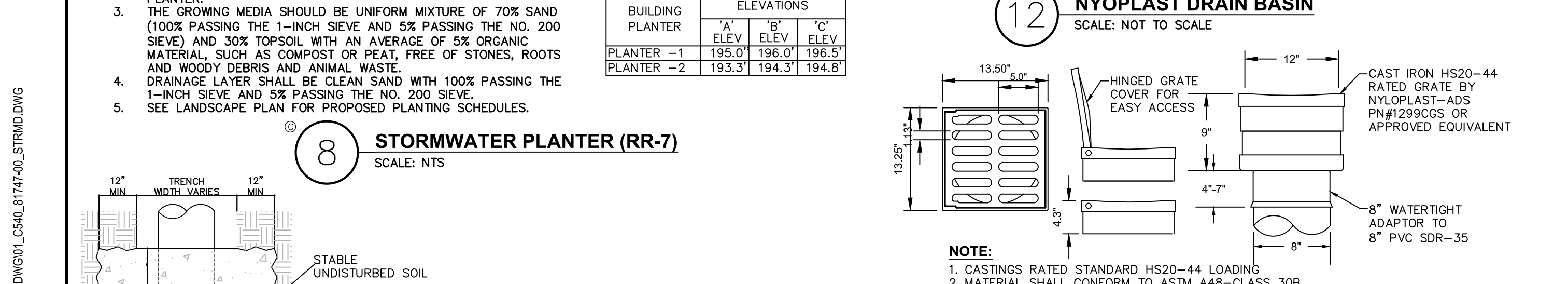
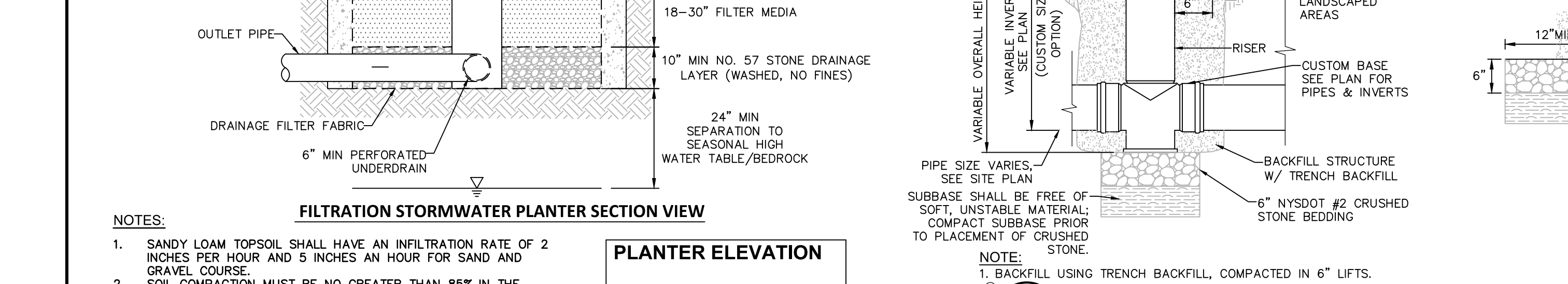
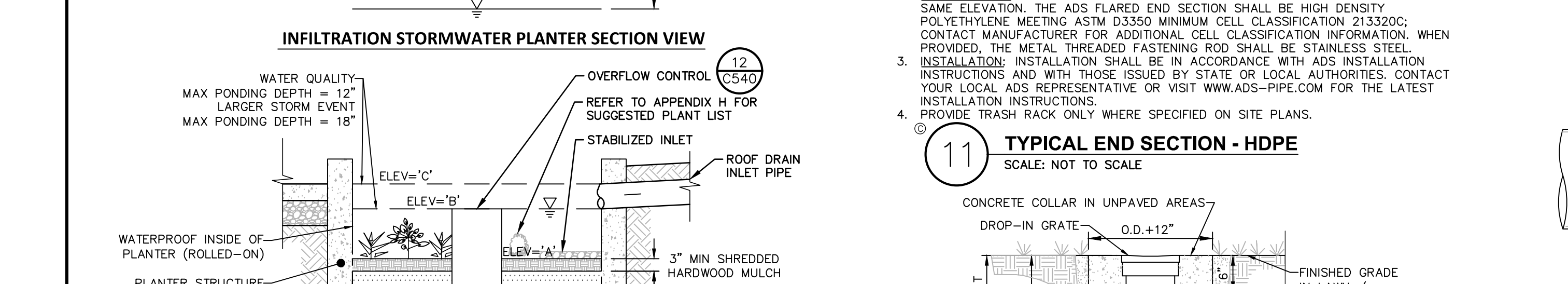
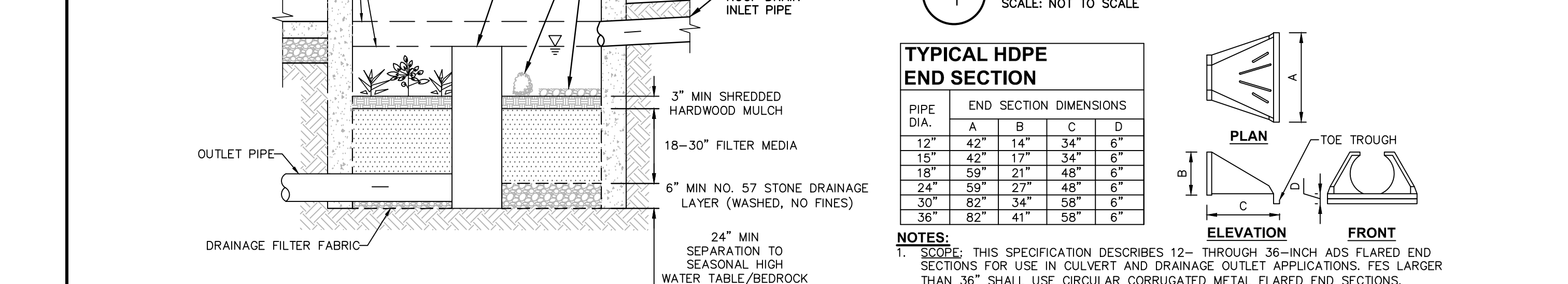
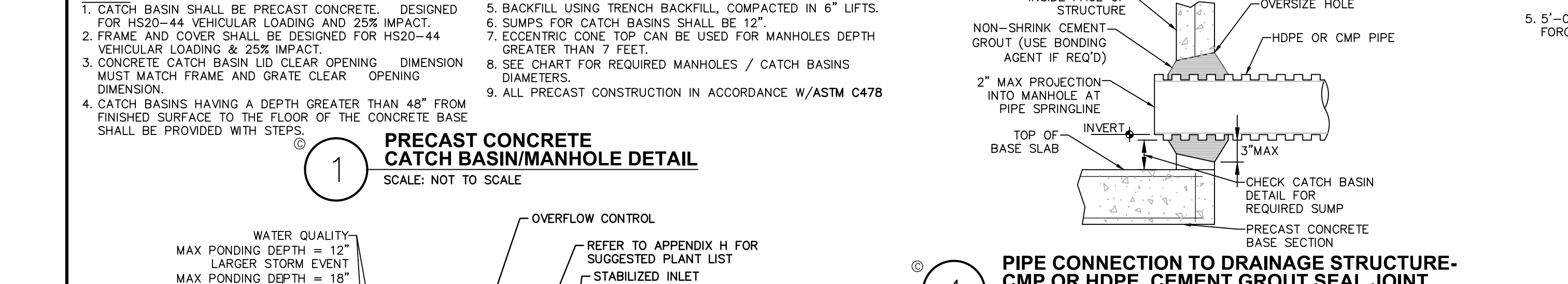
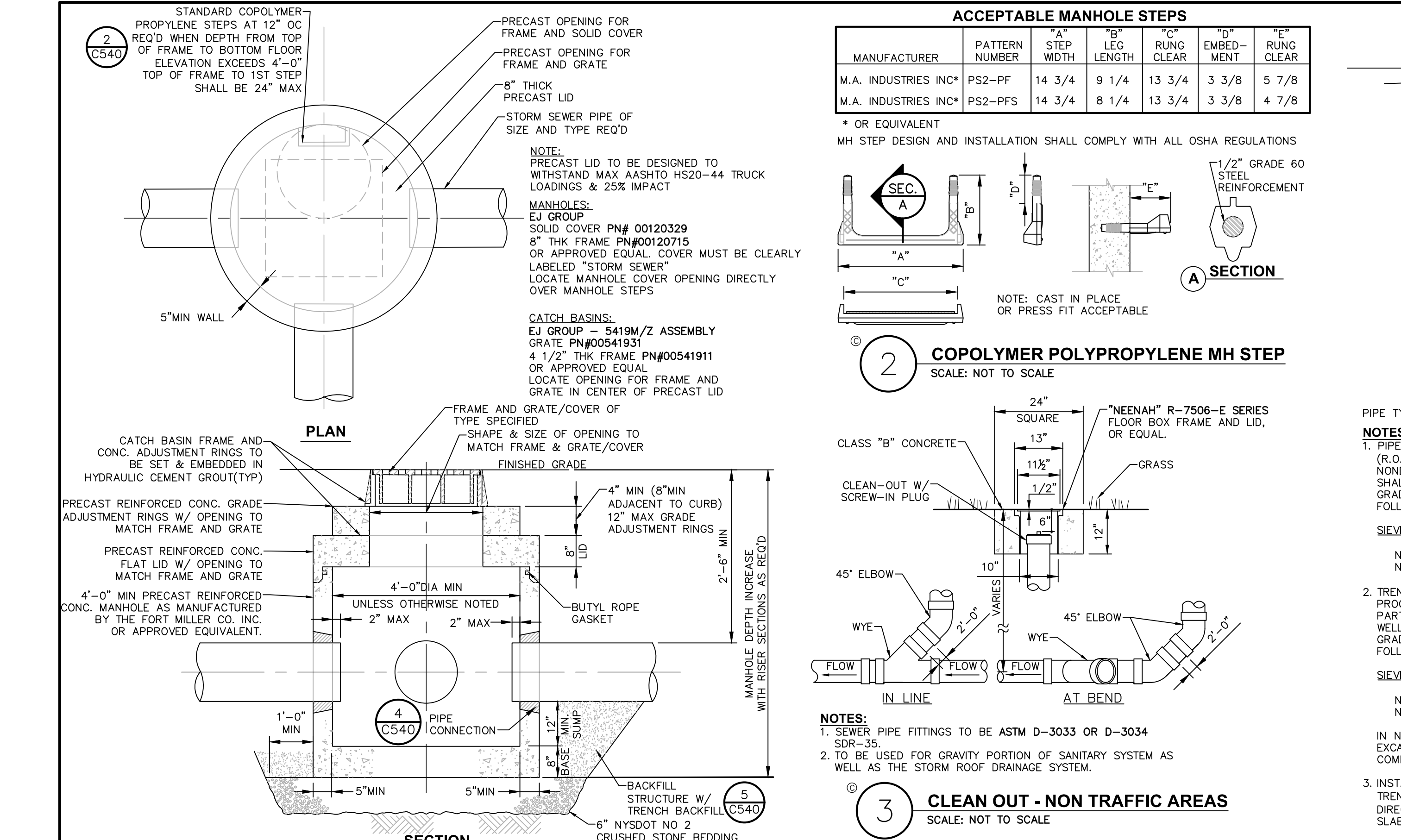
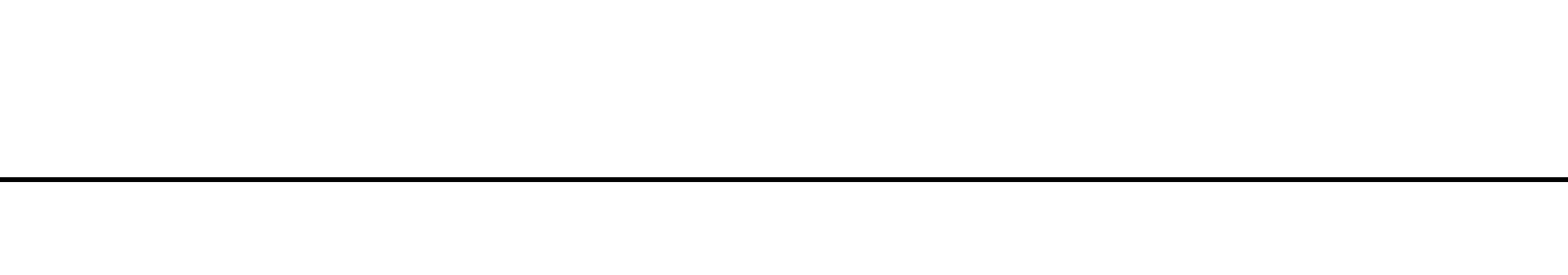
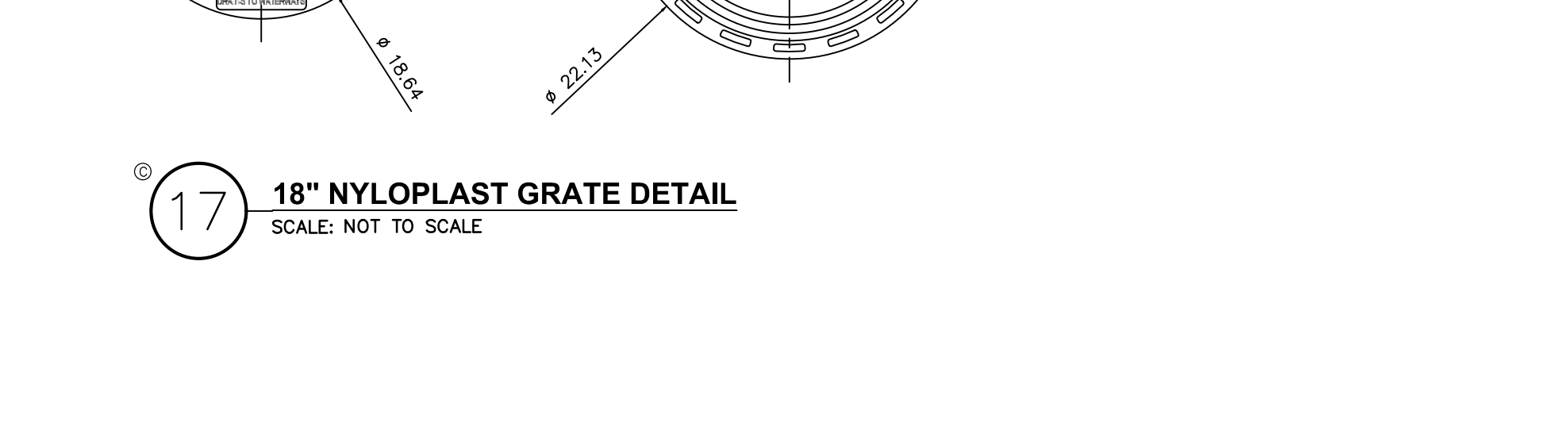
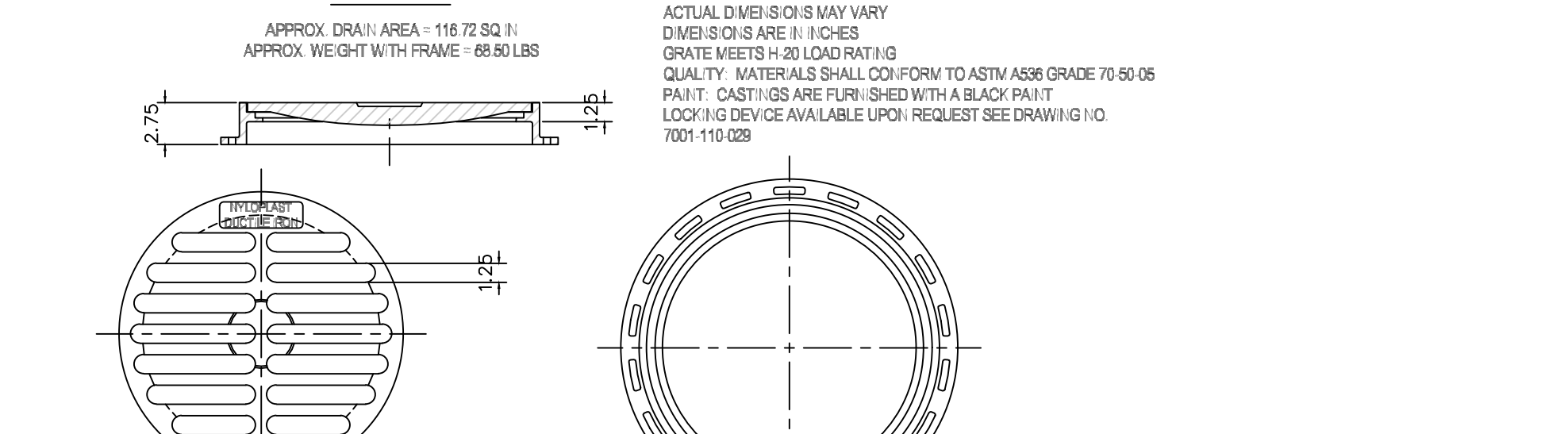
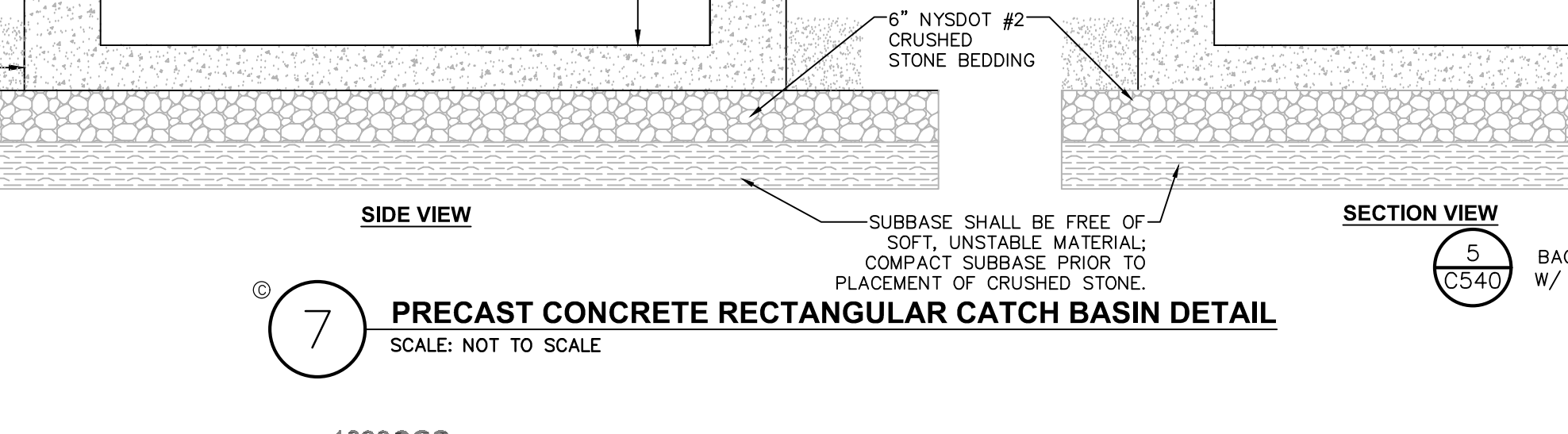
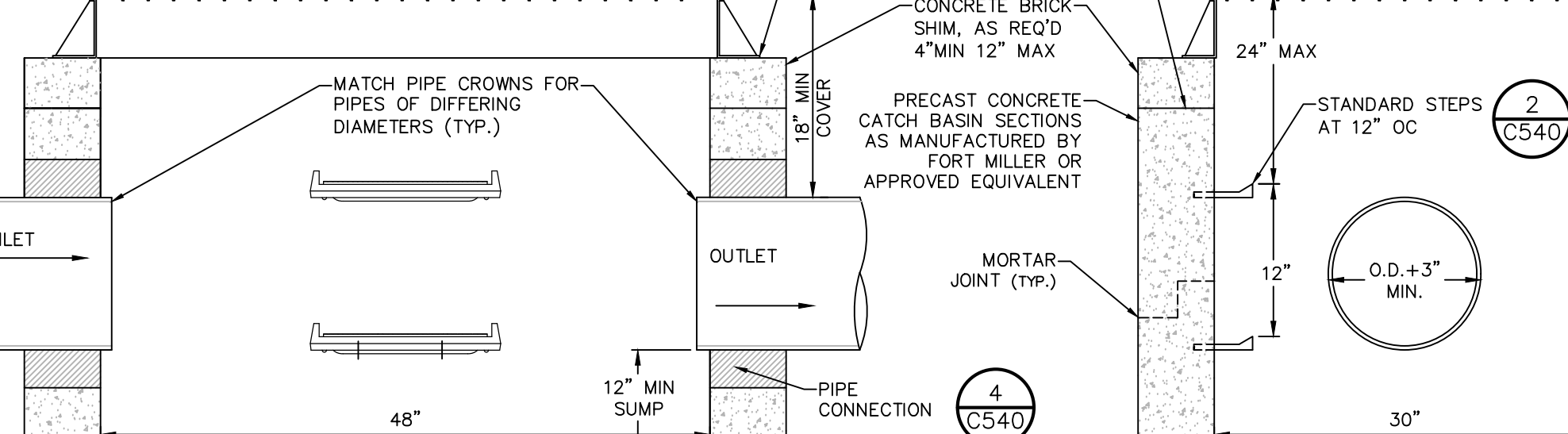
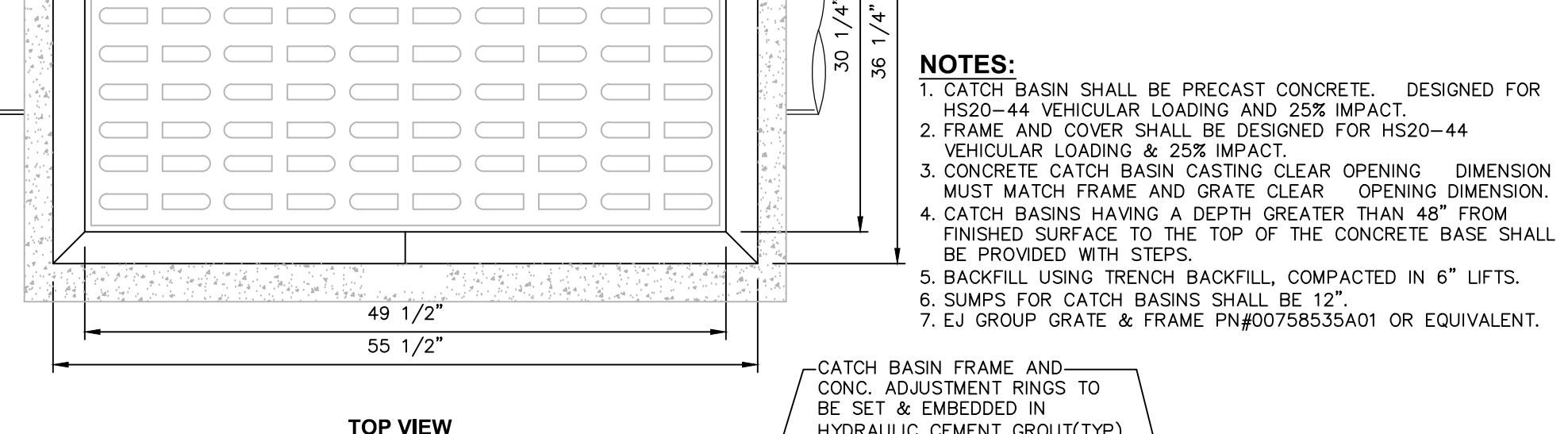
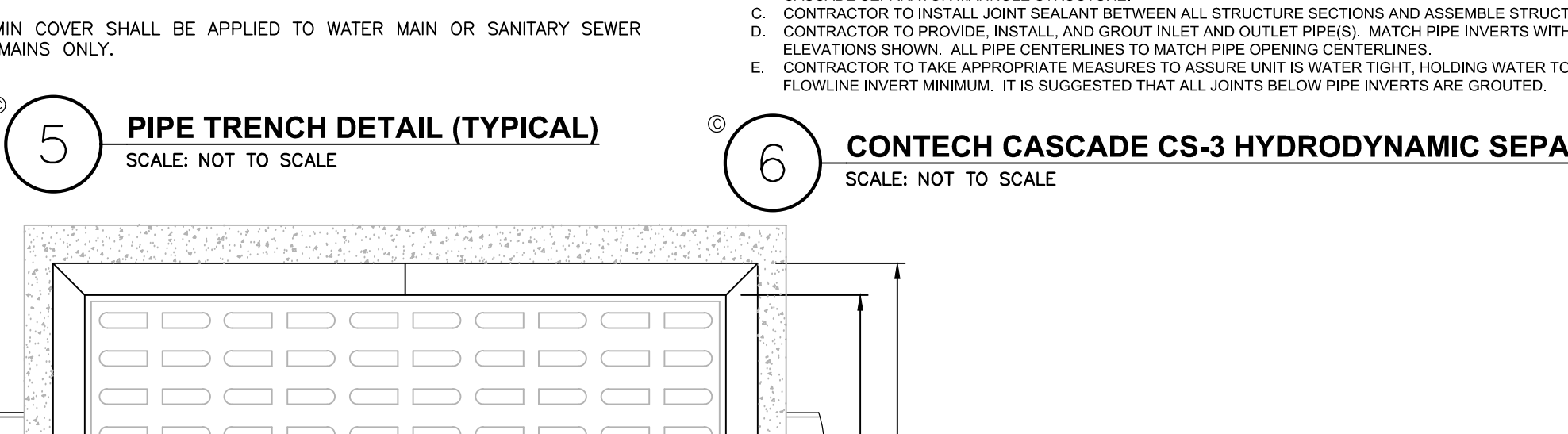
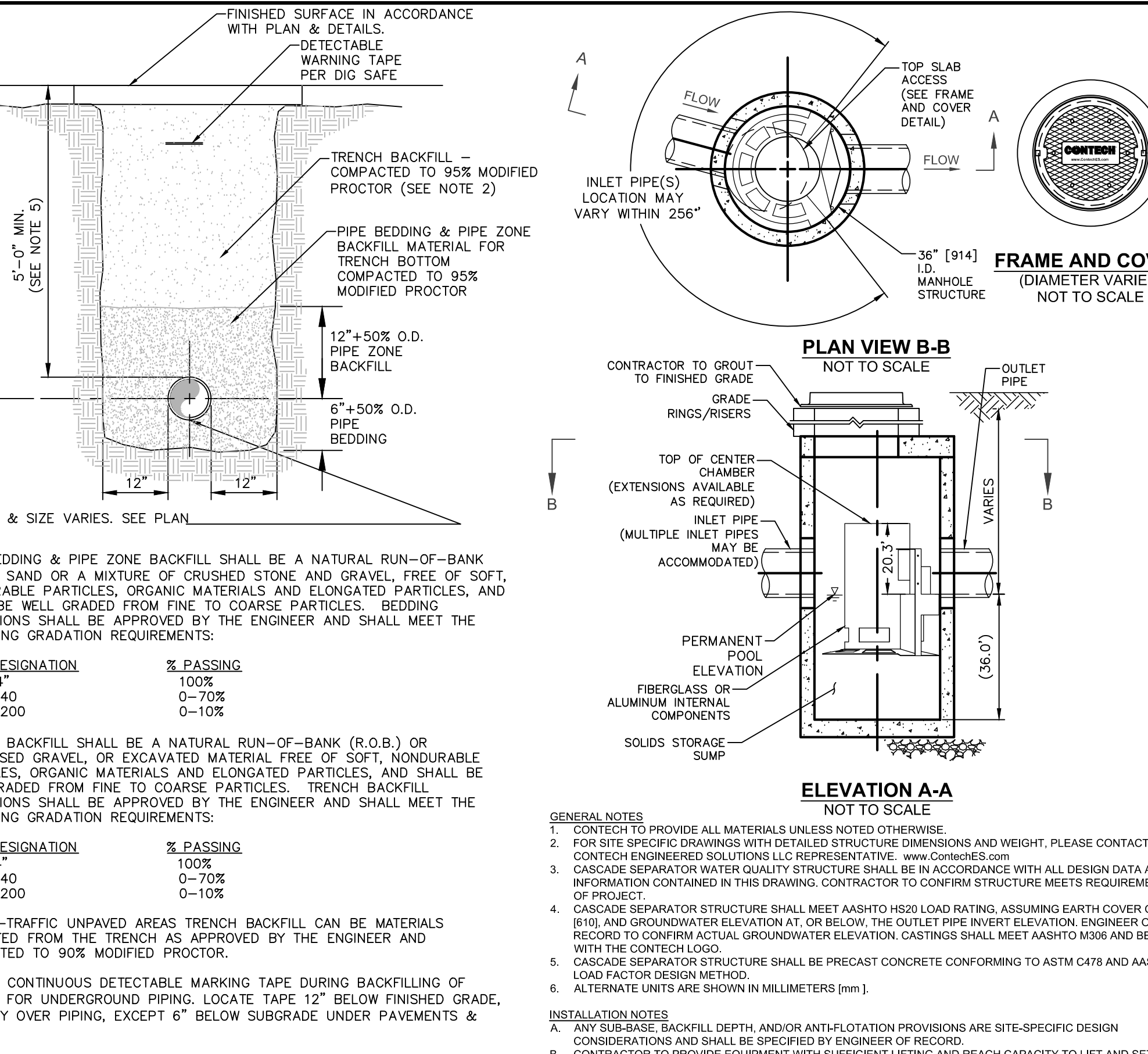
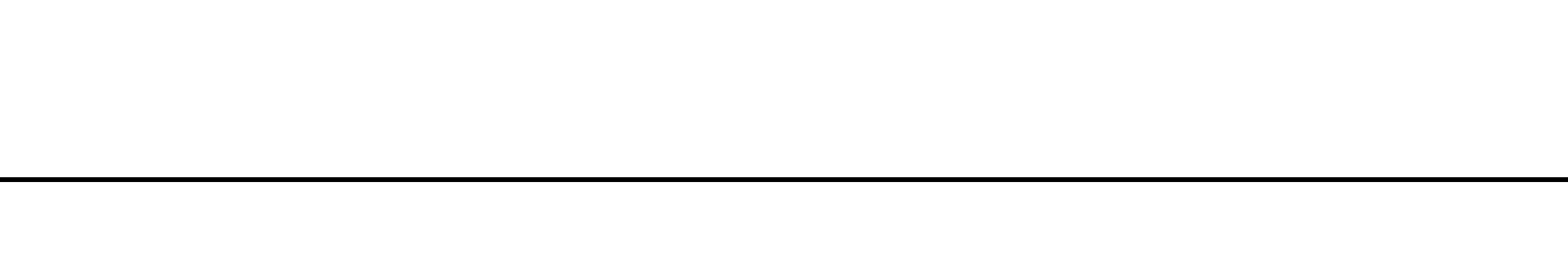
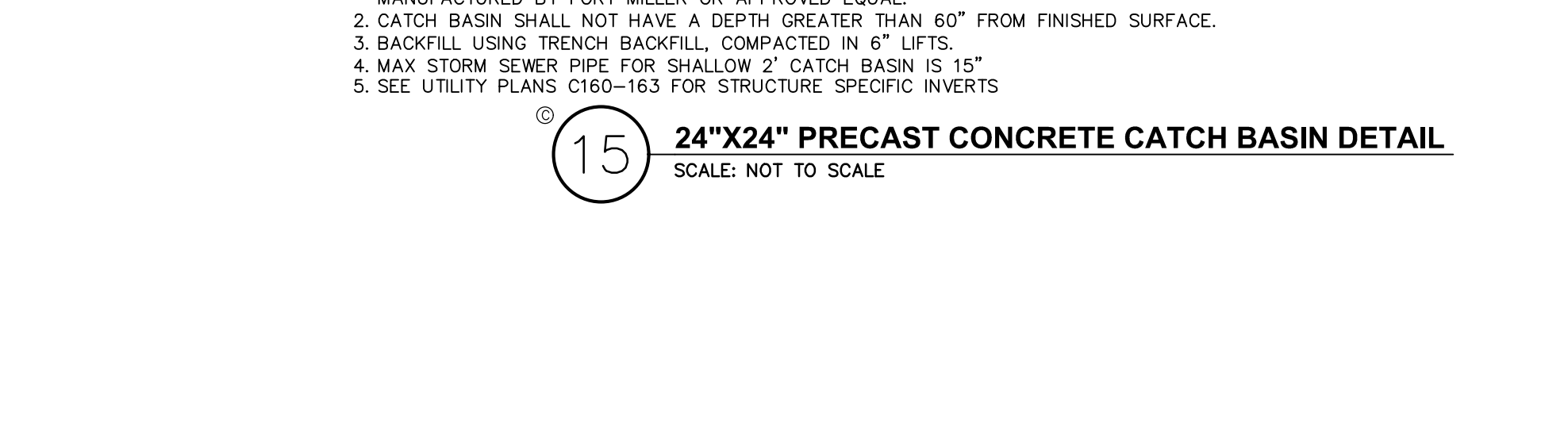
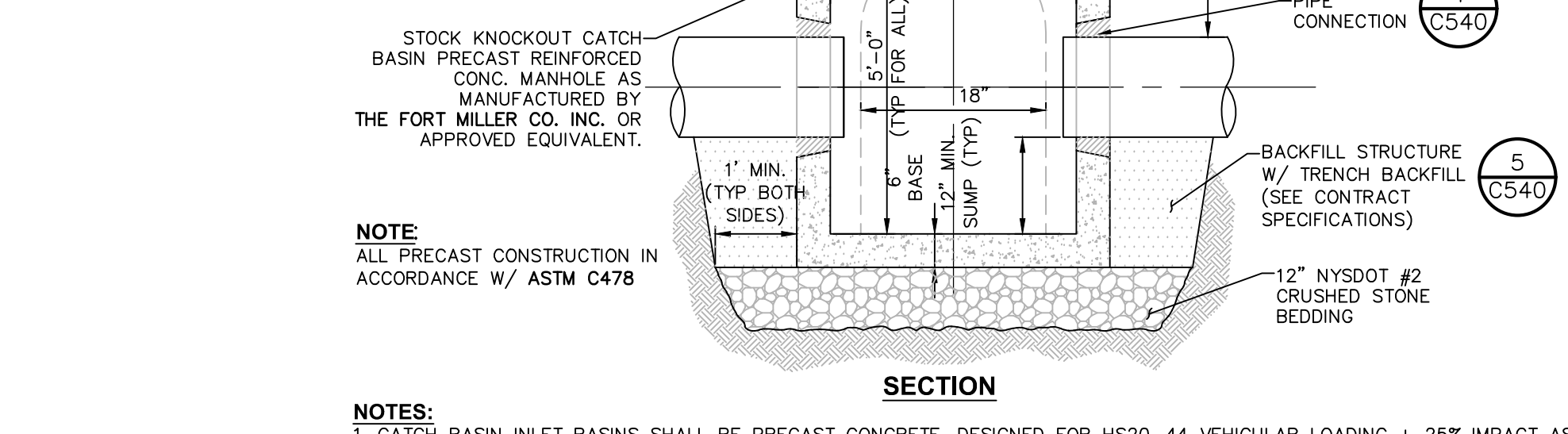
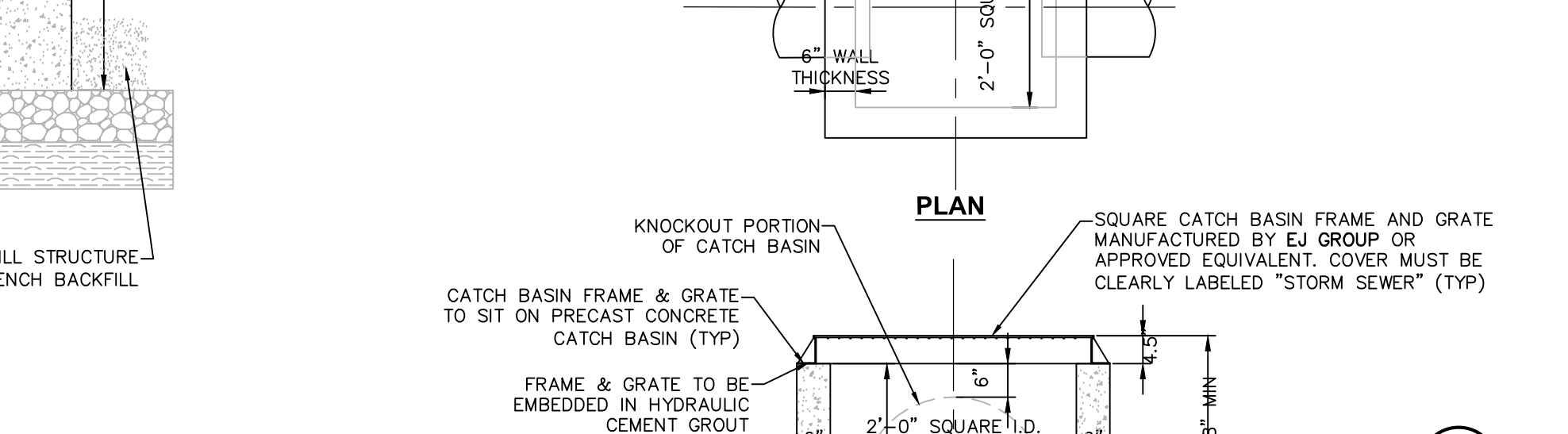
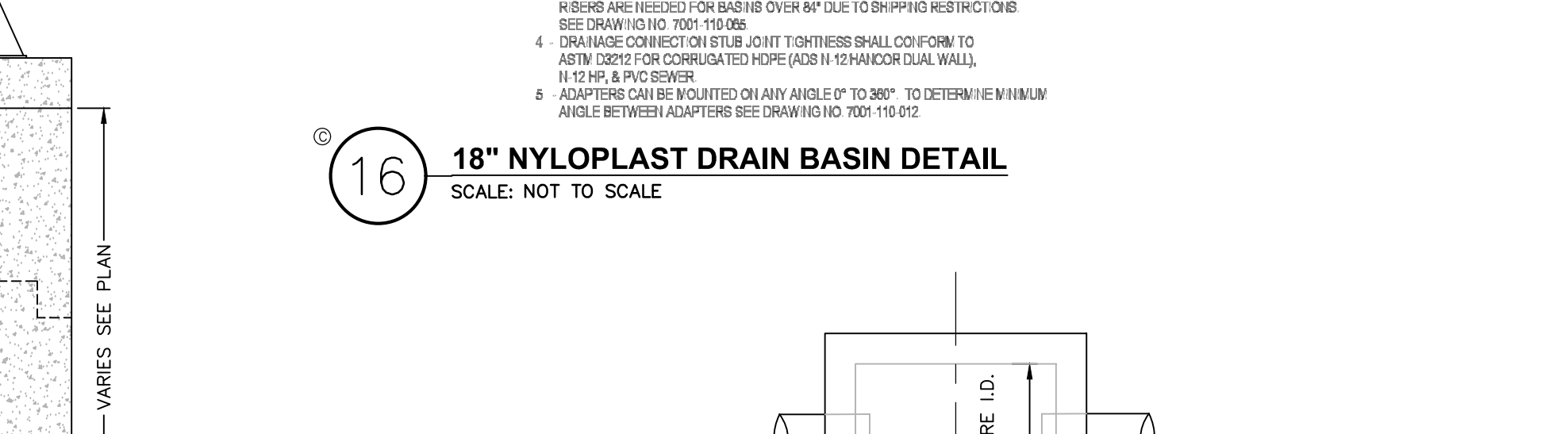
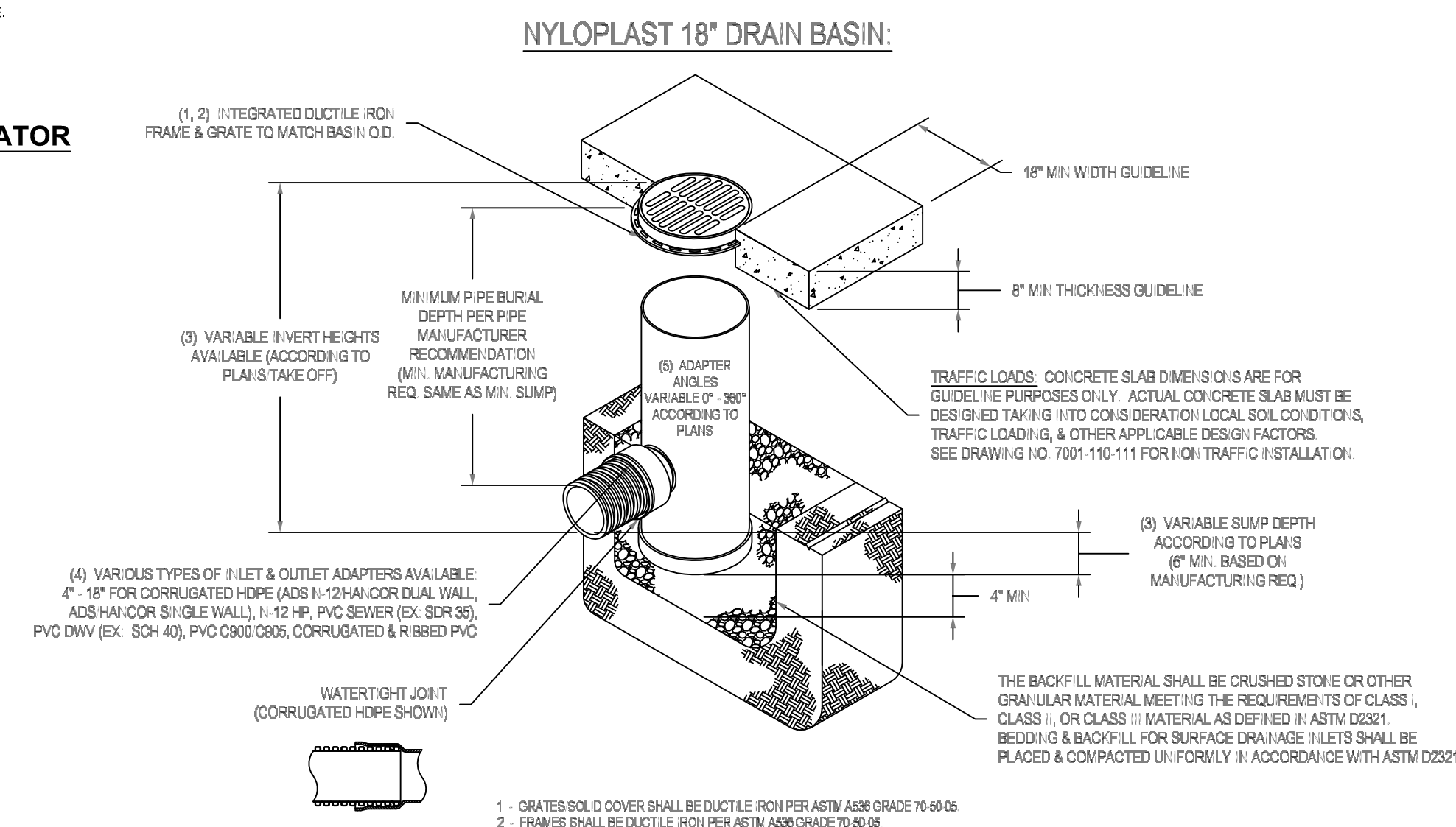
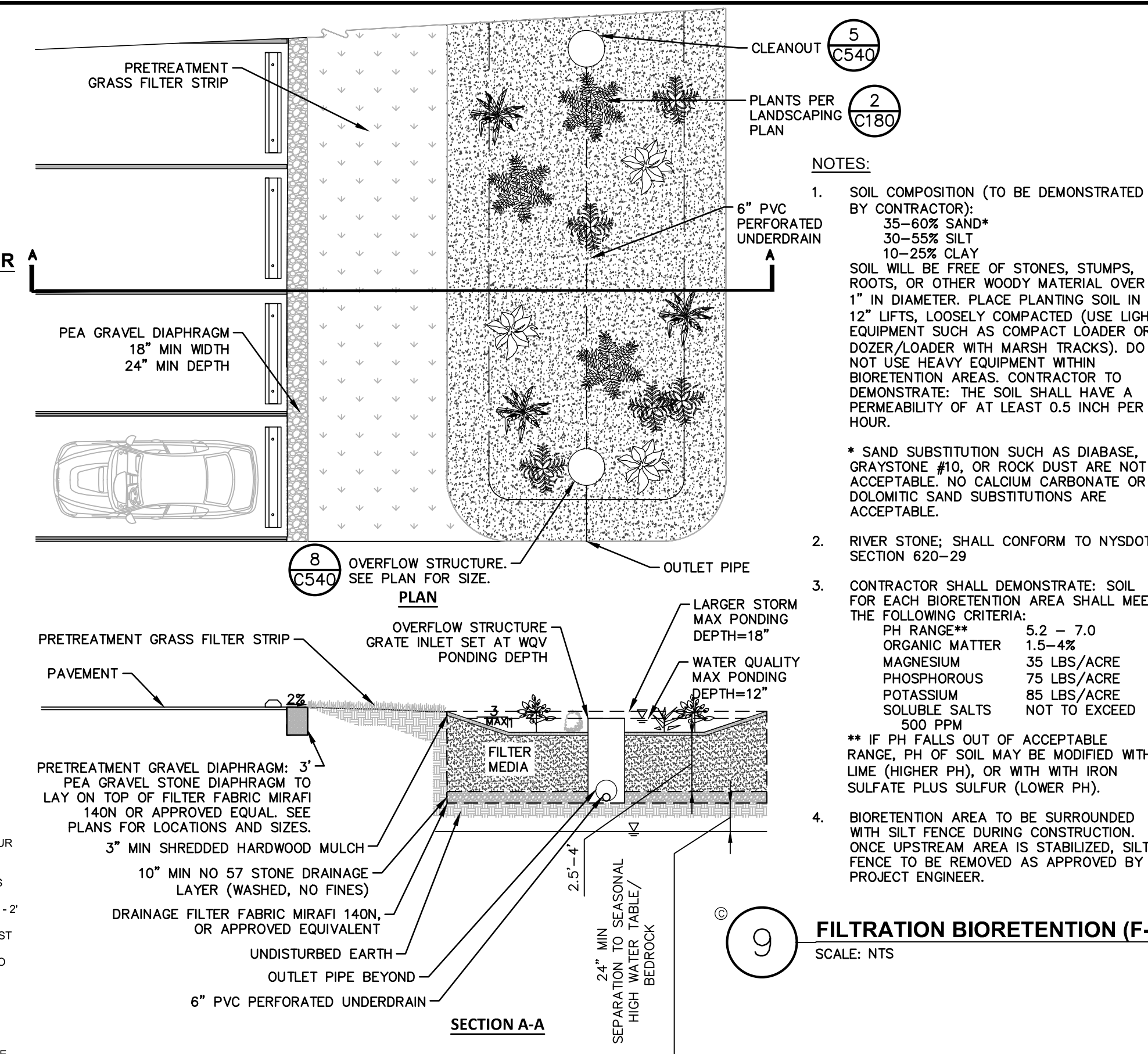
MASELO REALTY LLC
18 EASTVIEW ROAD
MONSEY, NY 10952

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

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

STORMWATER DETAILS

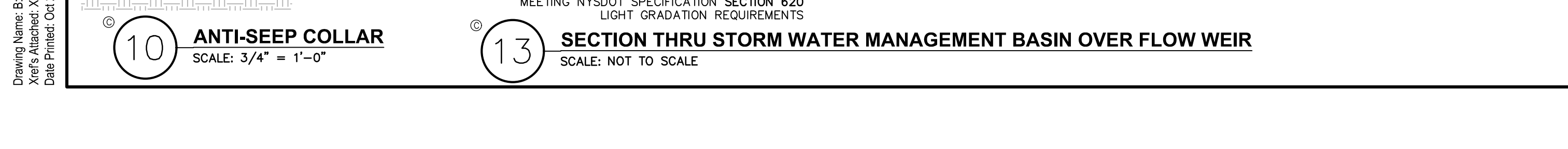
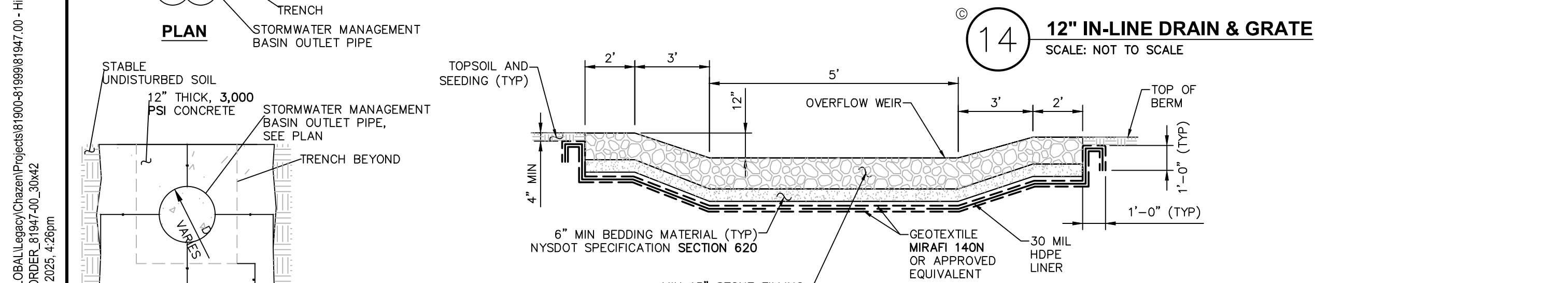
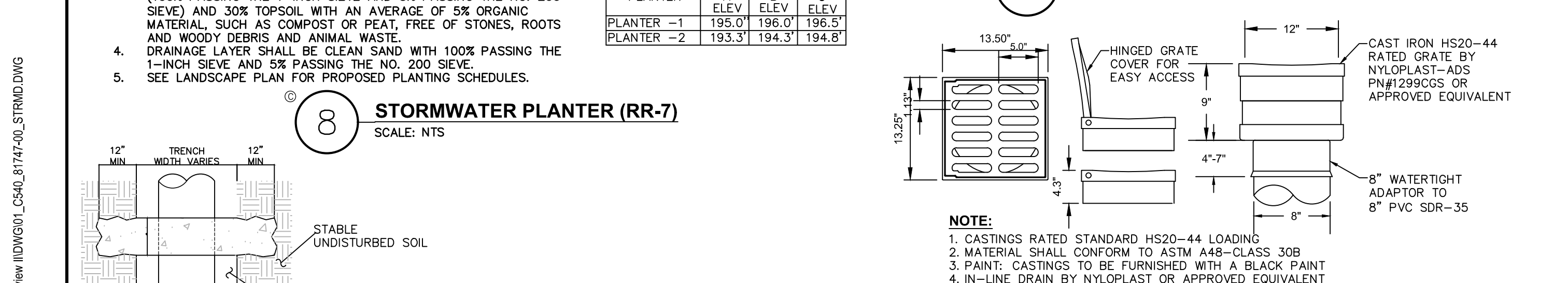
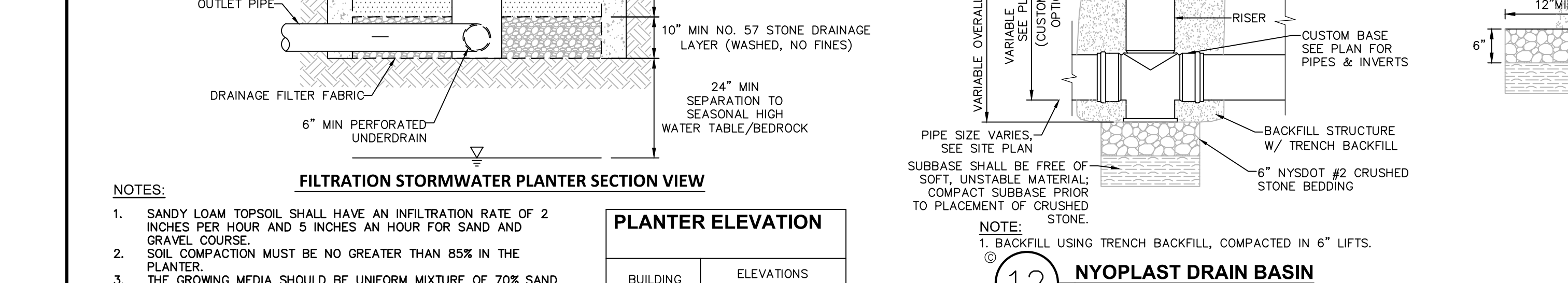
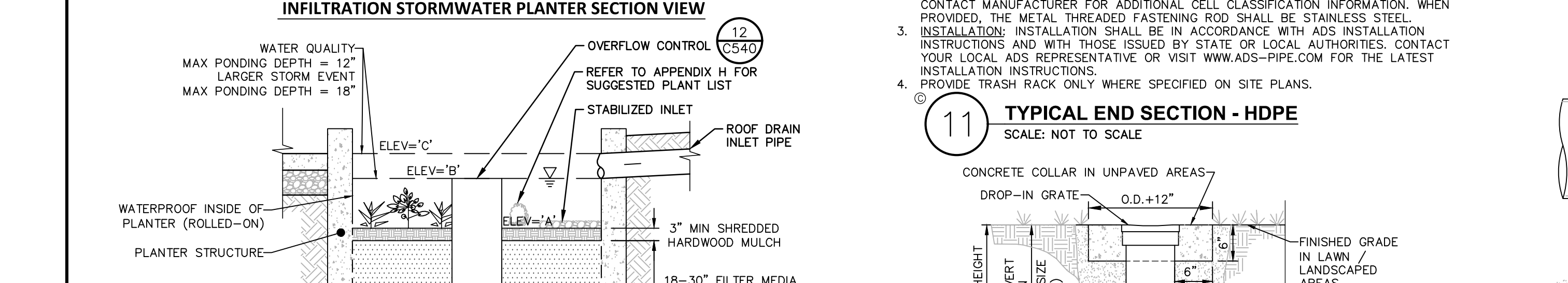
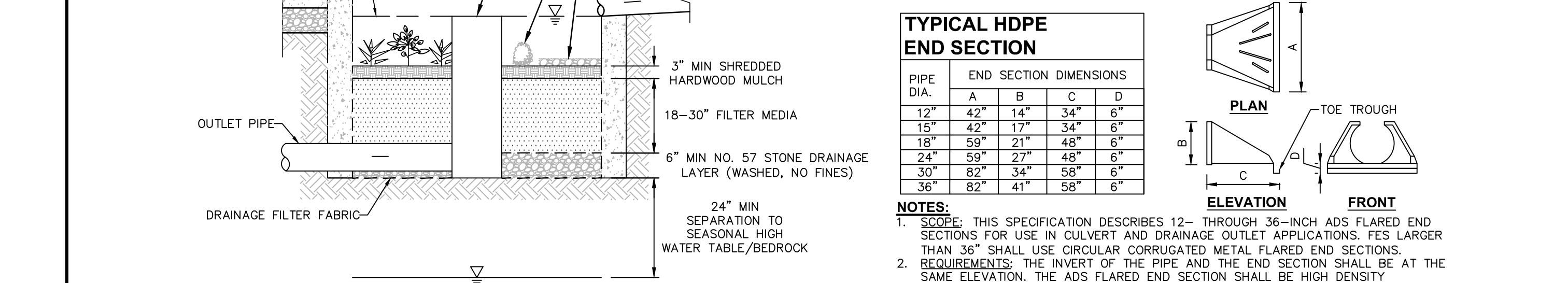
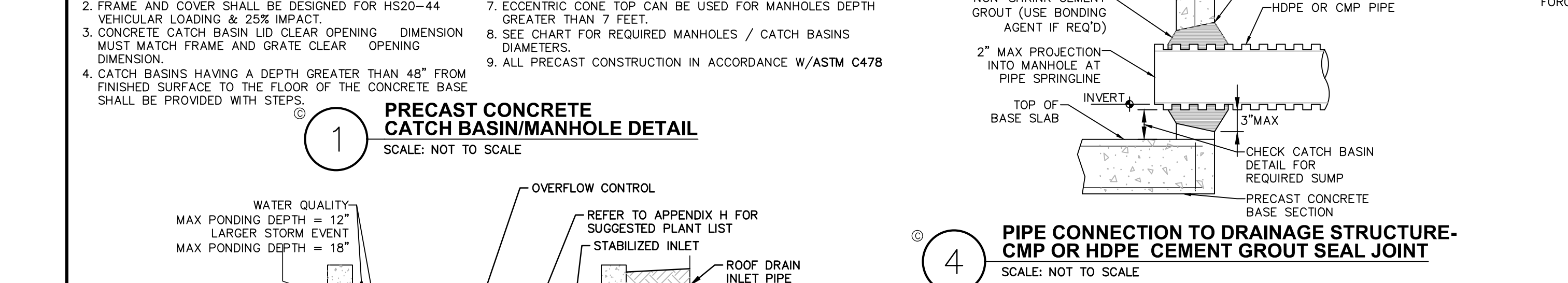
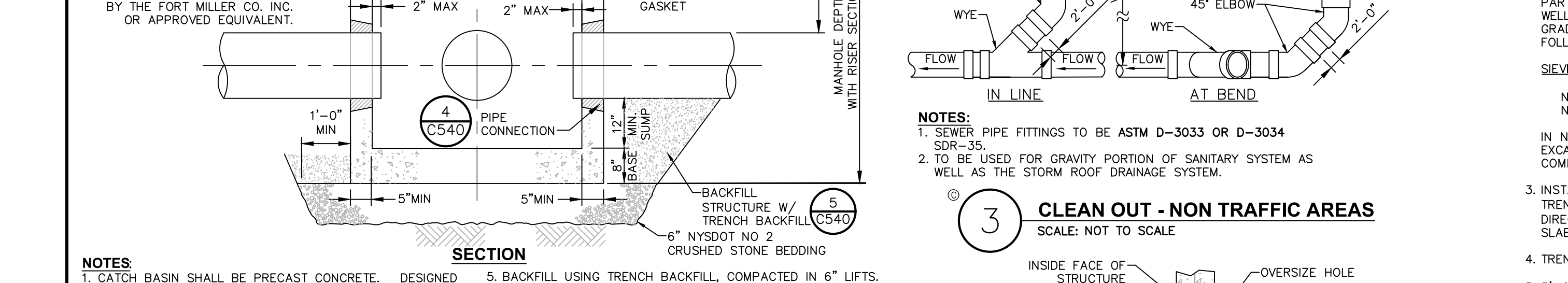
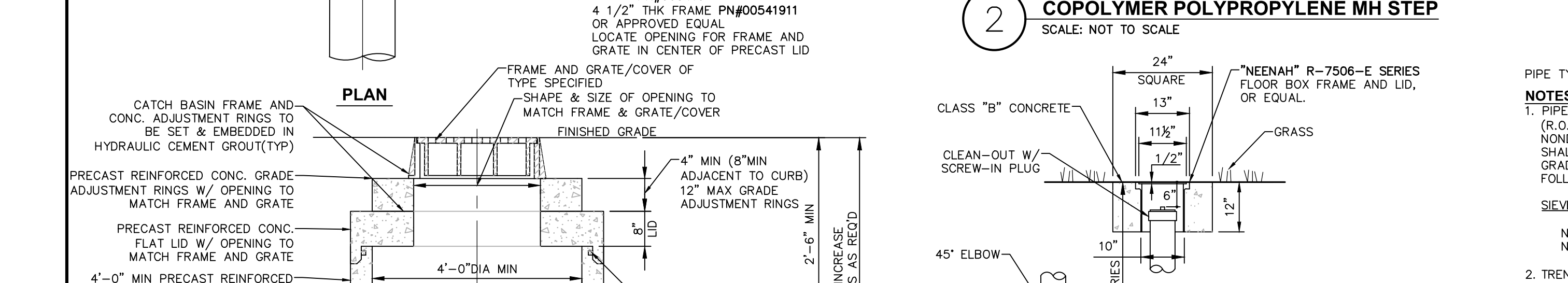
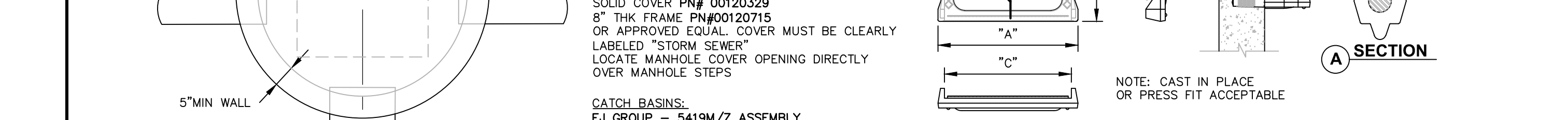
C540



ACCEPTABLE MANHOLE STEPS

MANUFACTURER	PATTERN NUMBER	STEP WIDTH	STEP LENGTH	RUNG CLEAR	EMERGENT	RUNG CLEAR
M.A. INDUSTRIES INC.	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC.	PS2-PFS	14 3/4	9 1/4	13 3/4	3 3/8	4 7/8

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



PLANTER ELEVATION

BUILDING PLANTER	ELEVATIONS	'A'	'B'	'C'	ELEV.	ELEV.	ELEV.
PLANTER - 1		193.07	195.07	195.57			
PLANTER - 2		193.37	194.37	194.87			

Notes for diagrams 1-15:
1. CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48\"/>

Notes for diagrams 16-23:
1. SANDY LOAM TOPSOIL SHALL HAVE AN INFILTRATION RATE OF 2 INCHES PER HOUR AND 6 INCHES AN HOUR FOR SAND AND GRAVEL COURSE.
2. SOIL COMPACTION MUST BE NO GREATER THAN 85% IN THE PLANTER.
3. THE GROWING MEDIA SHOULD BE UNIFORM MIXTURE OF 70% SAND (100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE) AND 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS AND WOODY DEBRIS AND ANIMAL WASTE.
4. DRAINAGE LAYER SHALL BE CLEAN SAND WITH 100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE.
5. SEE LANDSCAPE PLAN FOR PROPOSED PLANTING SCHEDULES.

Notes for diagrams 24-33:
1. CONCRETE BRICK SHALL BE SET & EMBEDDED IN HYDRAULIC CEMENT GROUT (TYP).
2. PRECAST CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
3. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6\"/>

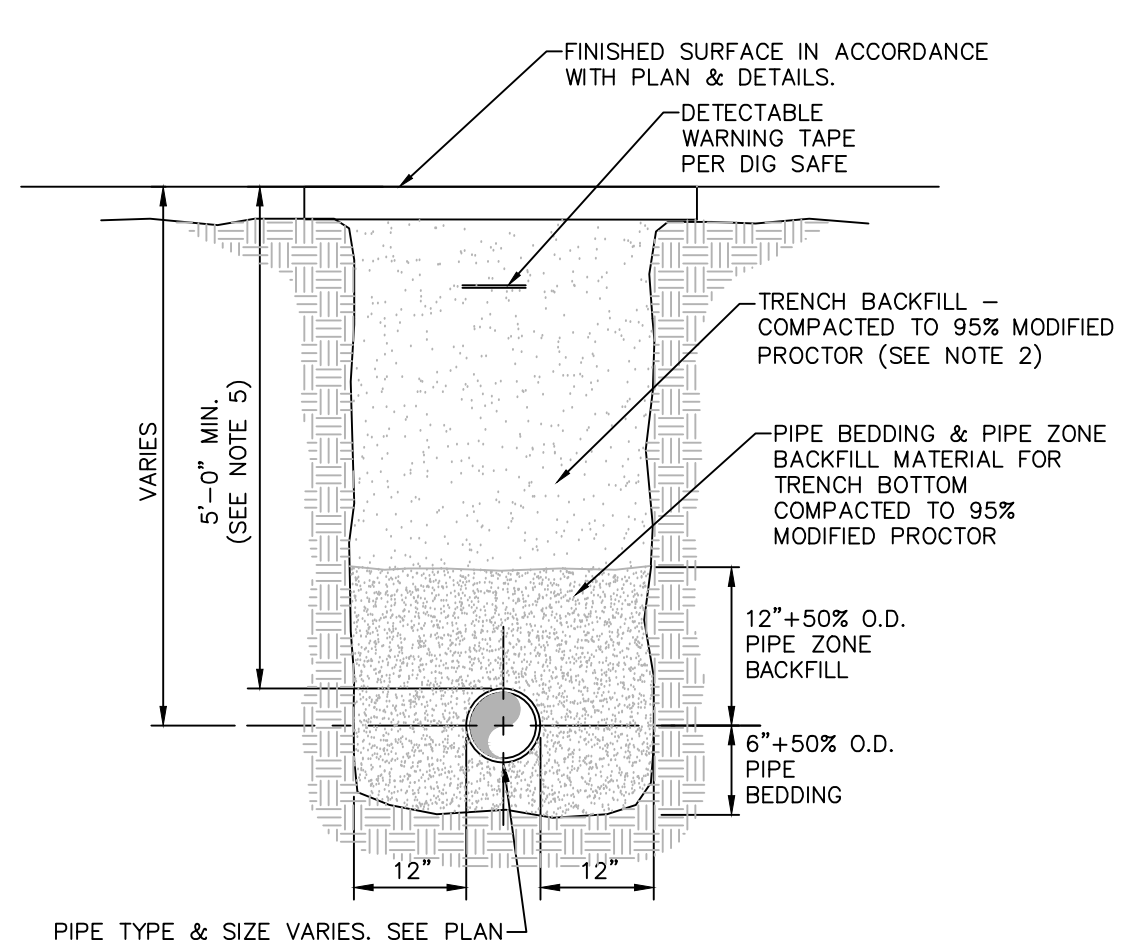
NOT FOR CONSTRUCTION
EXP:###/20## EXP:###/20##

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

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

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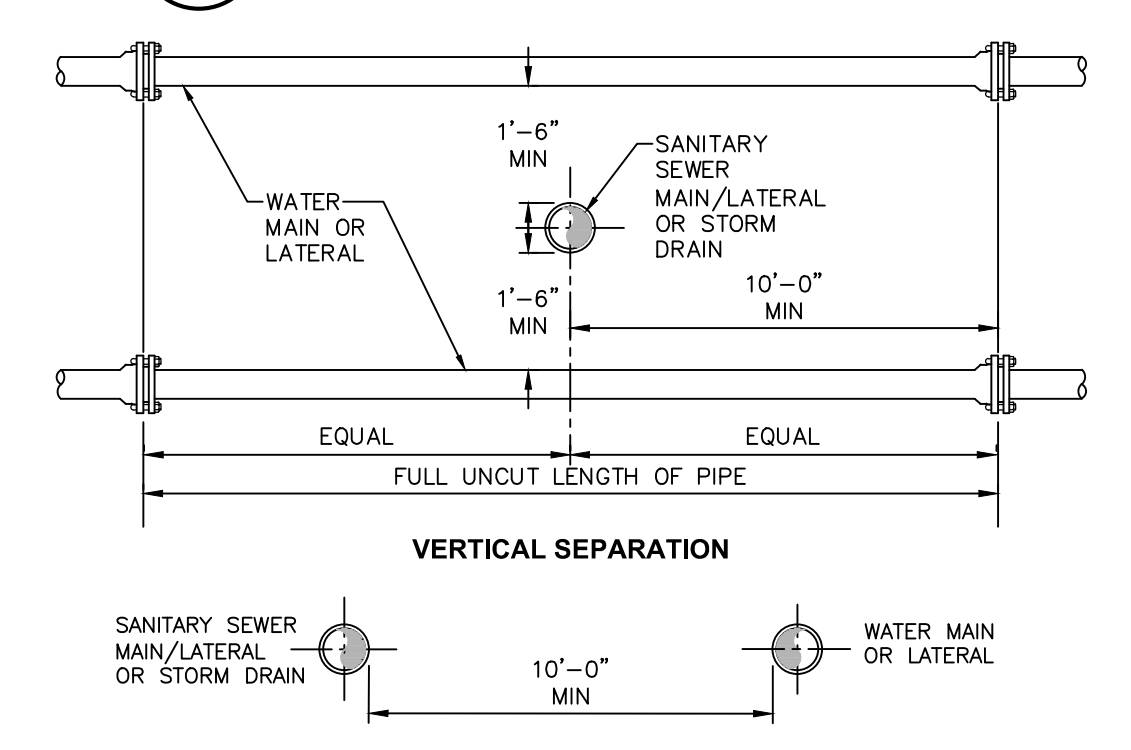
NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:
SIEVE DESIGNATION: 3/4", 100%, NO. 40, NO. 200. % PASSING: 100%, 0-70%, 0-100%.

2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:
SIEVE DESIGNATION: 4", 100%, NO. 40, NO. 200. % PASSING: 100%, 0-70%, 0-100%.

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

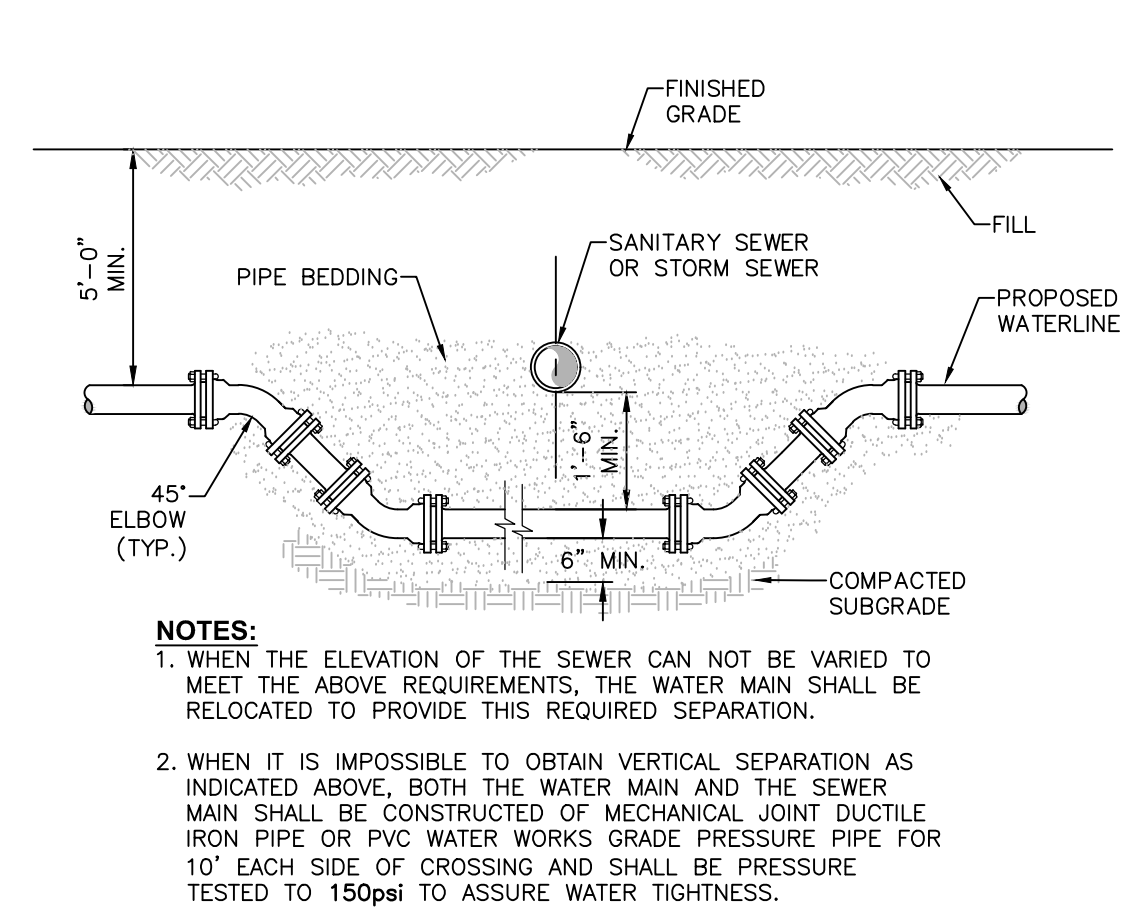
3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL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

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



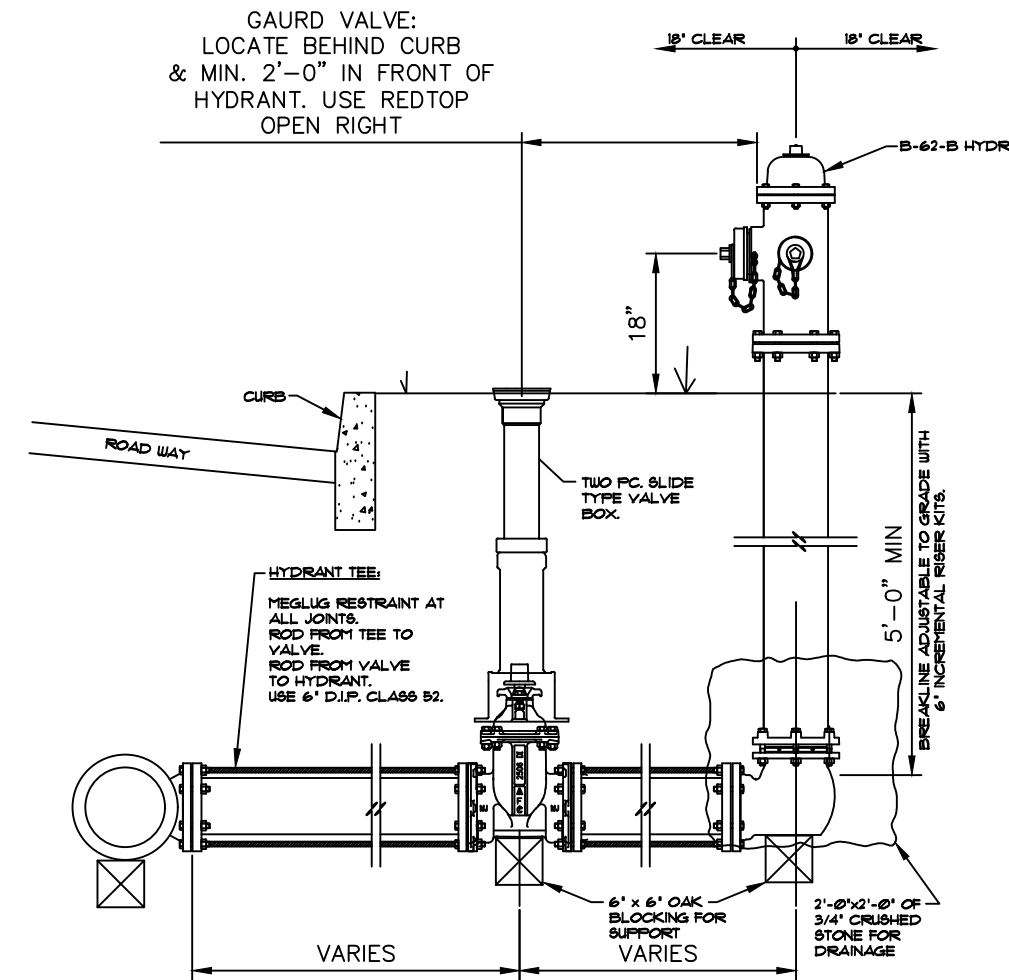
NOTES:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH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

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



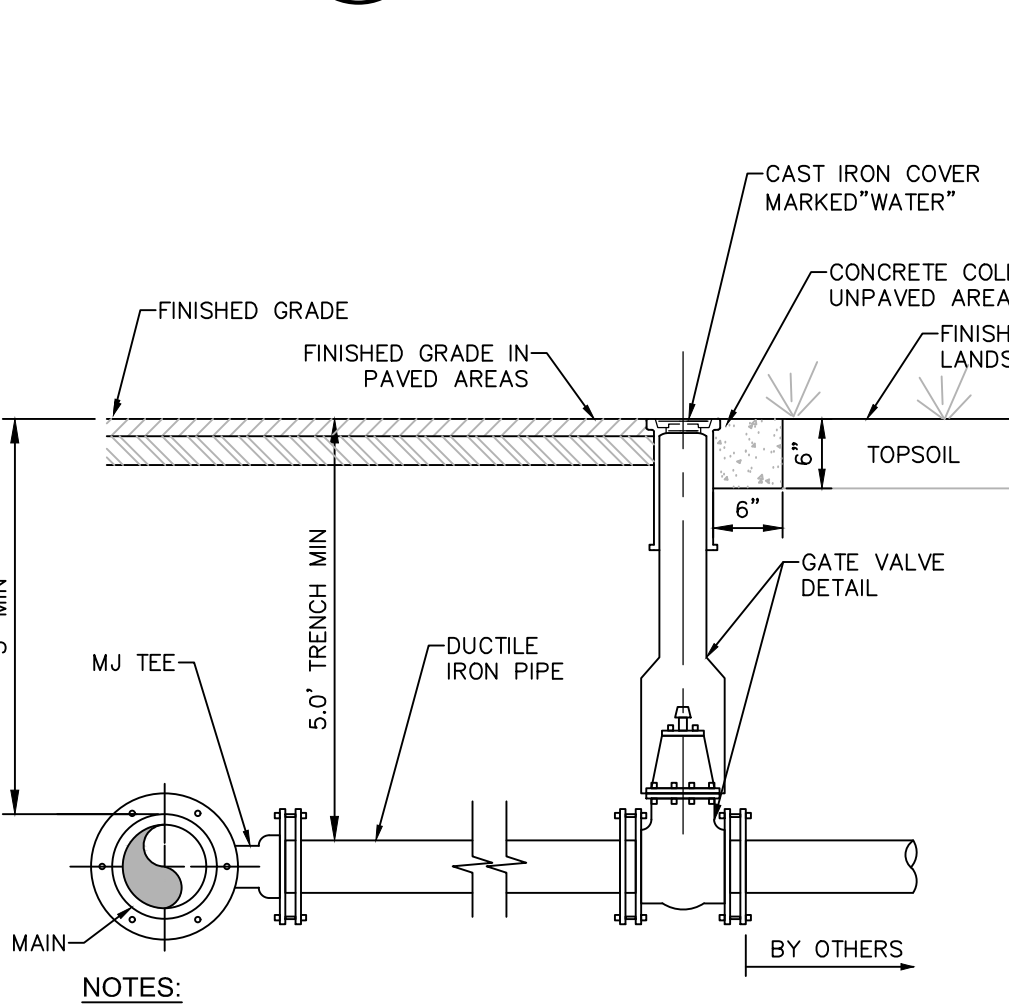
NOTES:
1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF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

4 WATERLINE OFFSET DETAIL
SCALE: NOT TO SCALE



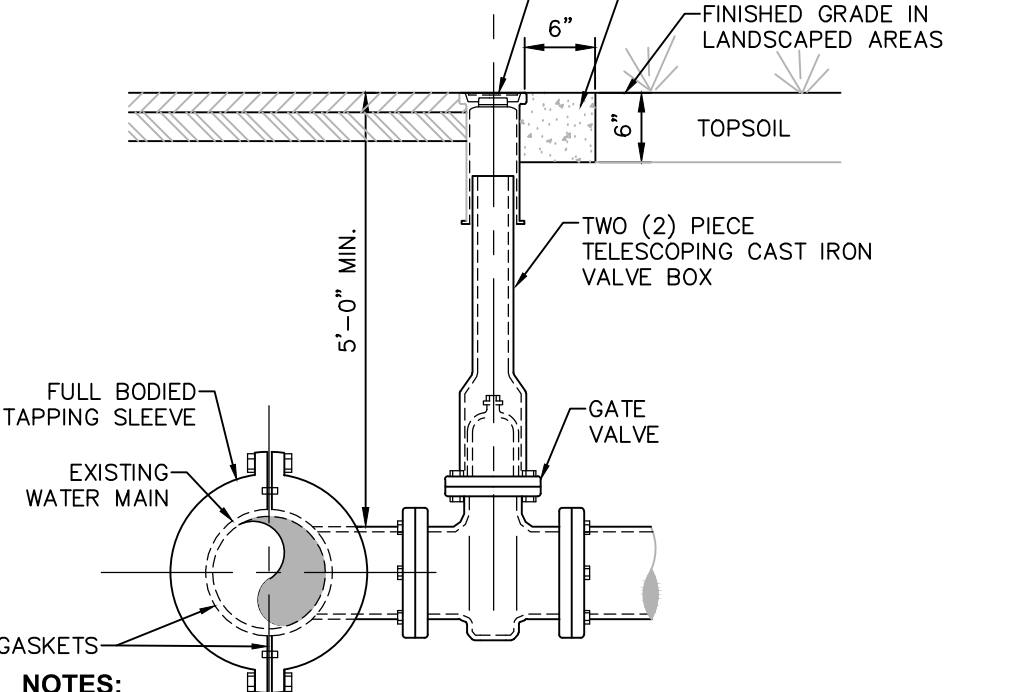
NOTES:
1. HYDRANTS SHALL BE AMERICAN DARLIN B-62-B OR APPROVED EQUIVALENT BY THE AUTHORITY HAVING JURISDICTION. HYDRANTS SHALL MEET REQUIREMENTS OF AWWA STANDARD C-502.
2. HYDRANTS SHALL BE CAST IRON BODY, DRY BARREL DESIGN, COMPRESSION-TYPE VALVE, OPENING AGAINST PRESSURE AND CLOSING WITH PRESSURE. 6-INCH MECHANICAL JOINT INLET FOOT PIECE, 5 1/4 INCH MAIN VALVE OPENING, O-RING TYPE PACKING, RATED FOR 250-PSI WORKING PRESSURE, TWO (2) 2 1/2 INCH HOSE NOZZLES AND ONE (1) 4 1/2 INCH PUMPER NOZZLE.
3. NOZZLE OUTLET THREADS SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS AND HAVE CAST IRON CAPS WITH NON-KINKING STEEL CHAINS. OPERATING AND CAP NUTS: PENTAGON 1 1/2 INCH POINT TO FLAT. HYDRANT VALVES SHALL BE OPENED BY TURNING OPERATING NUT TO THE LEFT, OR COUNTERCLOCKWISE.
4. HYDRANTS SHALL BE TRAFFIC TYPE WITH BREAKAWAY PAINT. HYDRANTS SHALL BE TOUCHED UP TO REMOVE ANY MARKS OR SCRAPPED PAINT CAUSED BY INSTALLATION OR TRANSIT.

2 HYDRANT ASSEMBLY DETAIL
SCALE: NOT TO SCALE



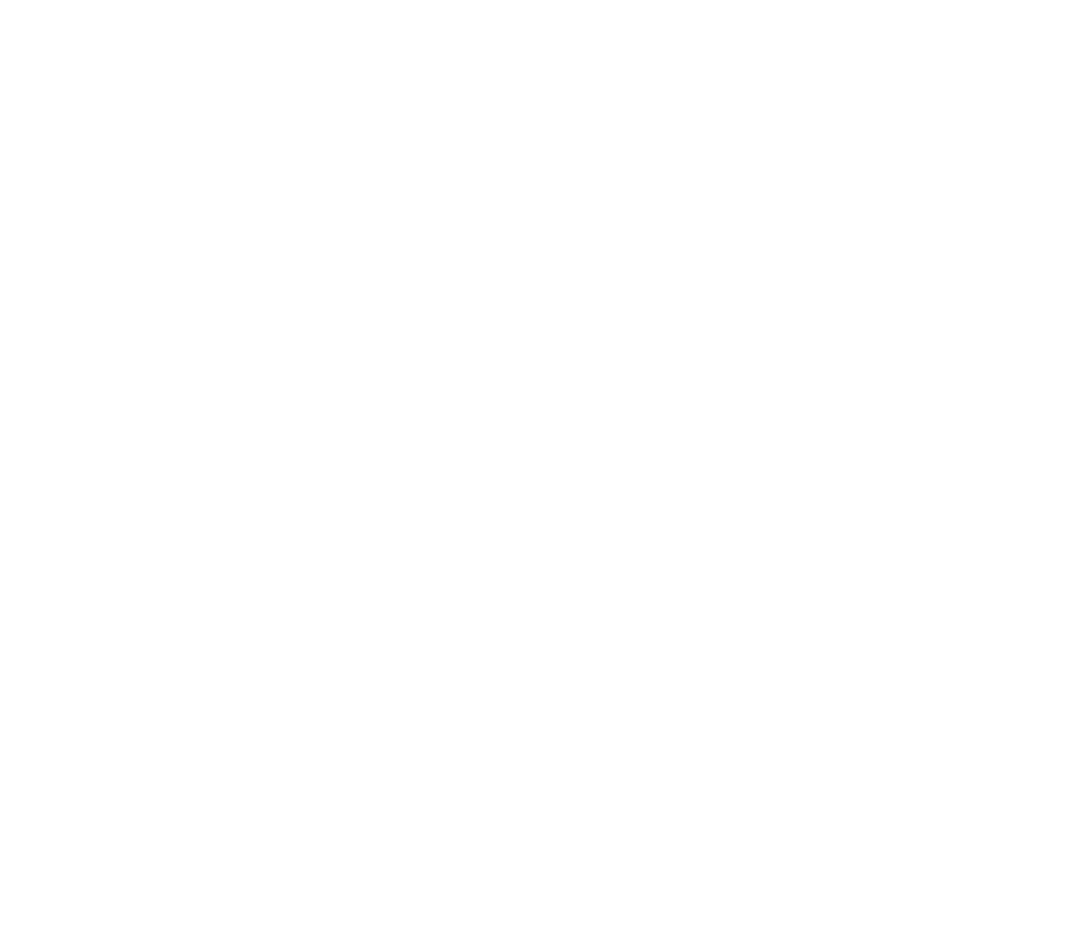
NOTES:
1. GATE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY (MUELLER, CLOW OR WATEROUS) OR APPROVED EQUIVALENT.
2. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
3. IF VALVE IS TO BE RODDED, PROVIDE VALVE WITH RODDING FLANGES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

5 DUCTILE IRON SERVICE PIPE
SCALE: NOT TO SCALE



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

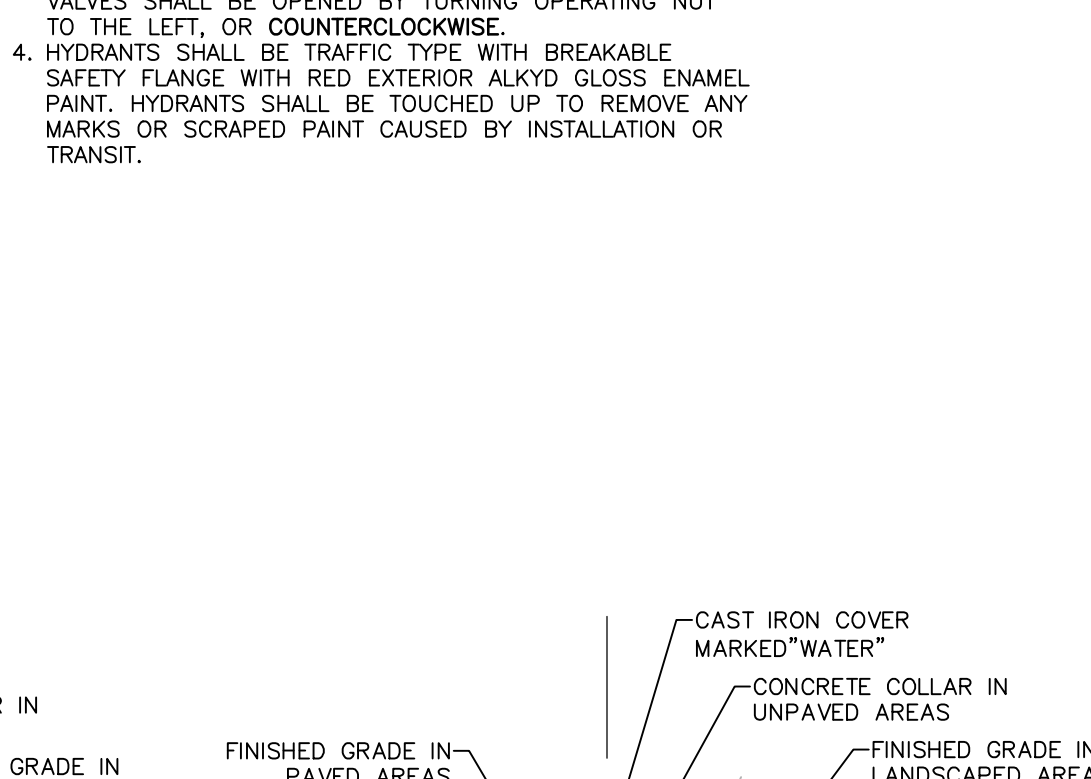
6 TAPPING SLEEVE AND VALVE DETAIL
SCALE: NOT TO SCALE



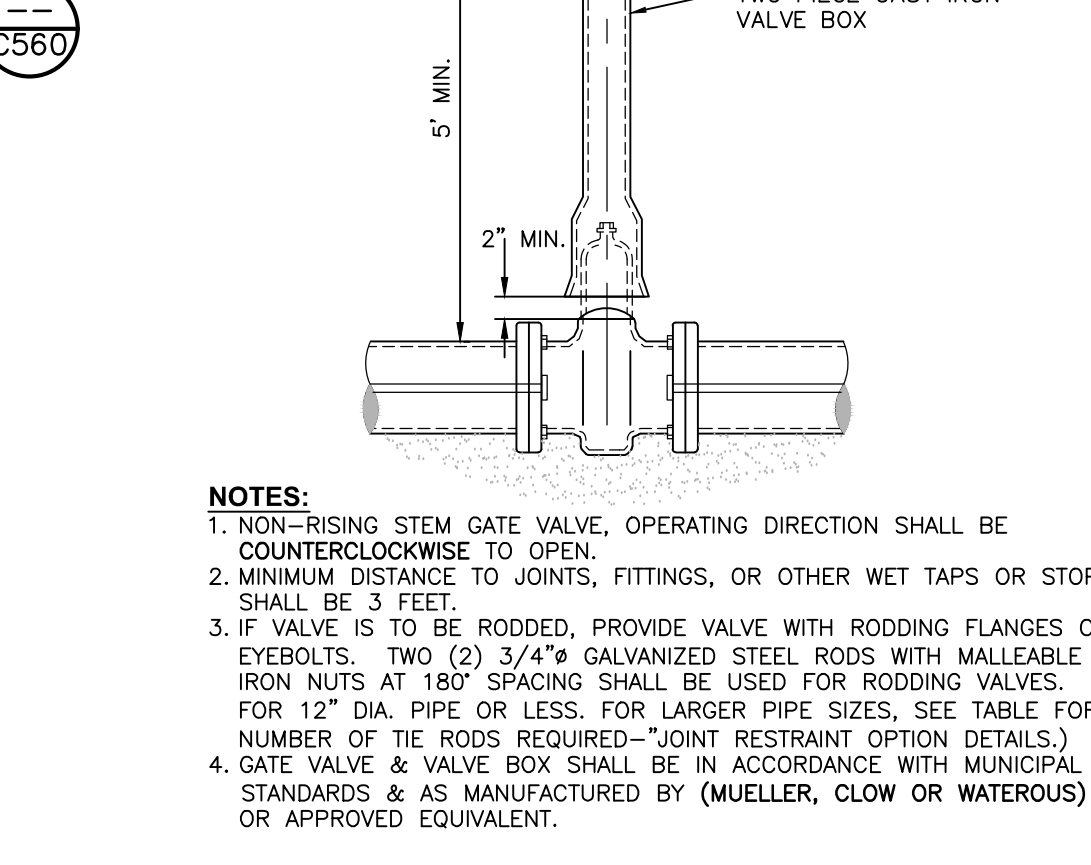
NOTES:
1. WATER METER PIT AND ASSEMBLY SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY THE CITY OF Poughkeepsie WATER DEPARTMENT. WATER METER SHALL BE A SENSUS ONLY OR APPROVED EQUAL.
2. WATER METER SHALL BE PROVIDED WITH A REMOTE READING SYSTEM WITH BRONZE WATER-TIGHT ENCLOSURE. WATER PROOF REGISTERS SHALL BE PROVIDED. LOCATION SHALL BE APPROVED BY THE CITY OF Poughkeepsie WATER DEPARTMENT PRIOR TO CONSTRUCTION.
3. AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE MANHOLE COVER. THE PLATE SHALL BE A MINIMUM OF 12"x12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING: CONFINED SPACE - ENTRY PROHIBITED WITHOUT AUTHORIZATION - CALL OWNER FOR APPROVAL TO ACCESS". VENTILATION SHALL CONFORM TO EXISTING LOCAL AND/OR STATE CODES AND AS PER SECTION 6.2.5 OF "RECOMMENDED STANDARDS FOR WATER WORKS - 1997" (TEN STATES STANDARDS).
4. PREPARED SURFACE (I.E. BOTTOM) OF EXCAVATION FOR PLACEMENT OF WATER METER PIT SHALL CONSIST OF A MINIMUM 8" DEPTH OF 3/4" CRUSHED STONE, LEVELLED AND LAD OVER STABLE NATIVE SOIL. IF EXCAVATION REVEALS UNSTABLE SOIL MATERIAL, THIS BEDDING REQUIREMENT SHALL BE MOOVED BY THE PROJECT ENGINEER.
5. WHEN INSTALLING TURBO METERS WITH A STRAINER, A MINIMUM OF FIVE (5) PIPE DIAMETERS OF STRAIGHT RUN PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM OF THE WATER INLET FLANGE. A MINIMUM OF THREE (3) PIPE DIAMETERS OF STRAIGHT PIPE OR EQUIVALENT IS REQUIRED DOWN STREAM OF THE METER.
6. DO NOT INSTALL ELBOWS, BENDS, NONCONCENTRIC REDUCERS, CHECK VALVES, BACK FLOW PREVENTORS AND/OR PRESSURE REDUCING DEVICES WITHIN TEN (10) PIPE DIAMETERS UPSTREAM OR FIVE (5) PIPE DIAMETERS DOWNSTREAM OF THE METER.
7. EXTERIOR OF METER PIT SHALL RECEIVE TWO COATS OF BITUMINOUS COATING.
8. WITHIN 30 DAYS OF INSTALLATION, THE BACKFLOW PREVENTION DEVICE SHALL BE TESTED BY A CERTIFIED TESTER. FOLLOWING TESTING A NYS DOH-1013 REPORT MUST BE COMPLETED AND SUBMITTED TO THE CITY OF Poughkeepsie, THE CITY OF Poughkeepsie AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
9. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
10. PROVIDE WATERPROOF ELECTRIC OUTLET FOR SUMP PUMP IN THE EVENT WATER ACCUMULATES IN SUMP AREA.

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

7 TYPICAL GATE VALVE DETAIL
SCALE: NOT TO SCALE



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



9 COPPER WATER SERVICE
SCALE: NOT TO SCALE

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

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

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

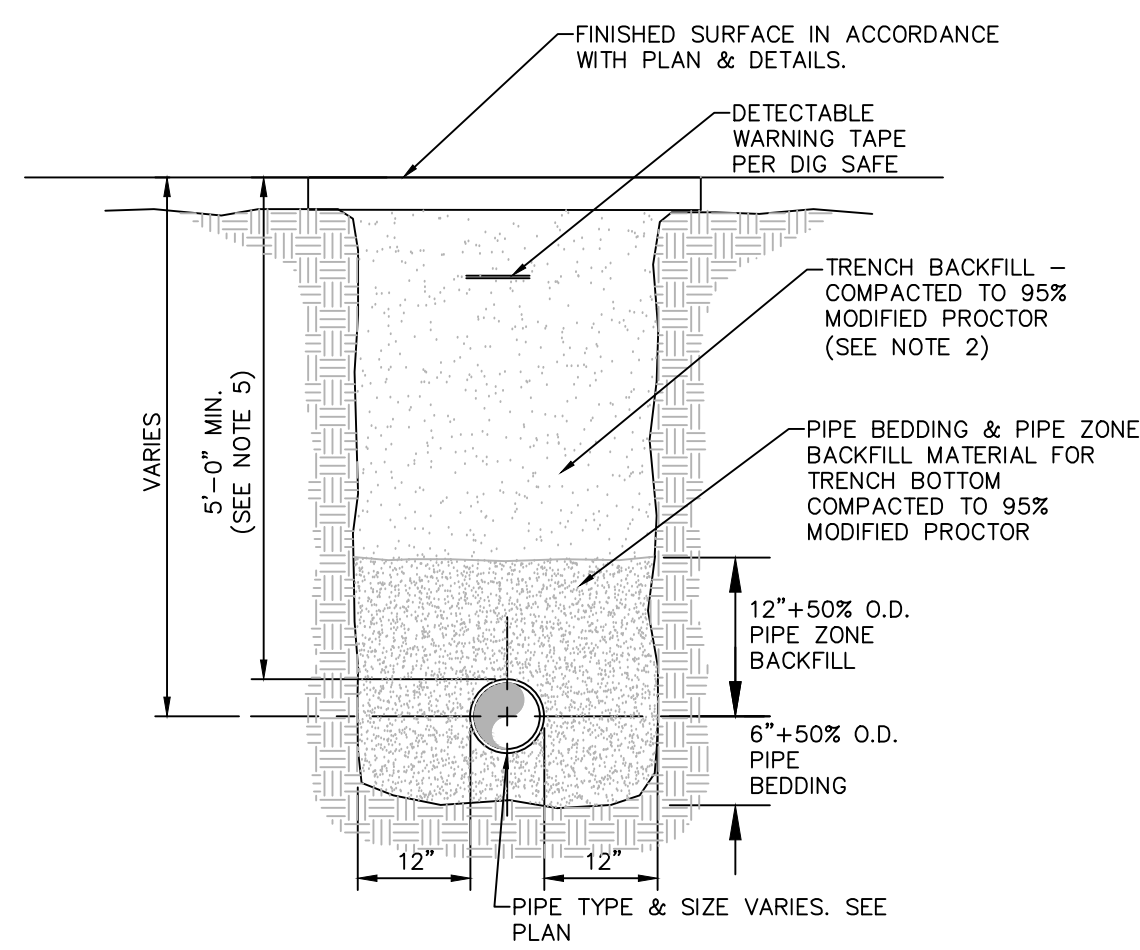
10 JOINT RESTRAINT SCHEDULE AND NOTES
SCALE: NOT TO SCALE

Drawing Name: B:\GLOBAL\Legacy\Change\Projects\1904-1\1904-1.dwg - Highway I\DWG\01_C560_81747-00_WTRD01.dwg
User: Adam...
Date: 10/28/2025

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

WATER DETAILS 1

DRAWING NUMBER:
C560



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

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

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

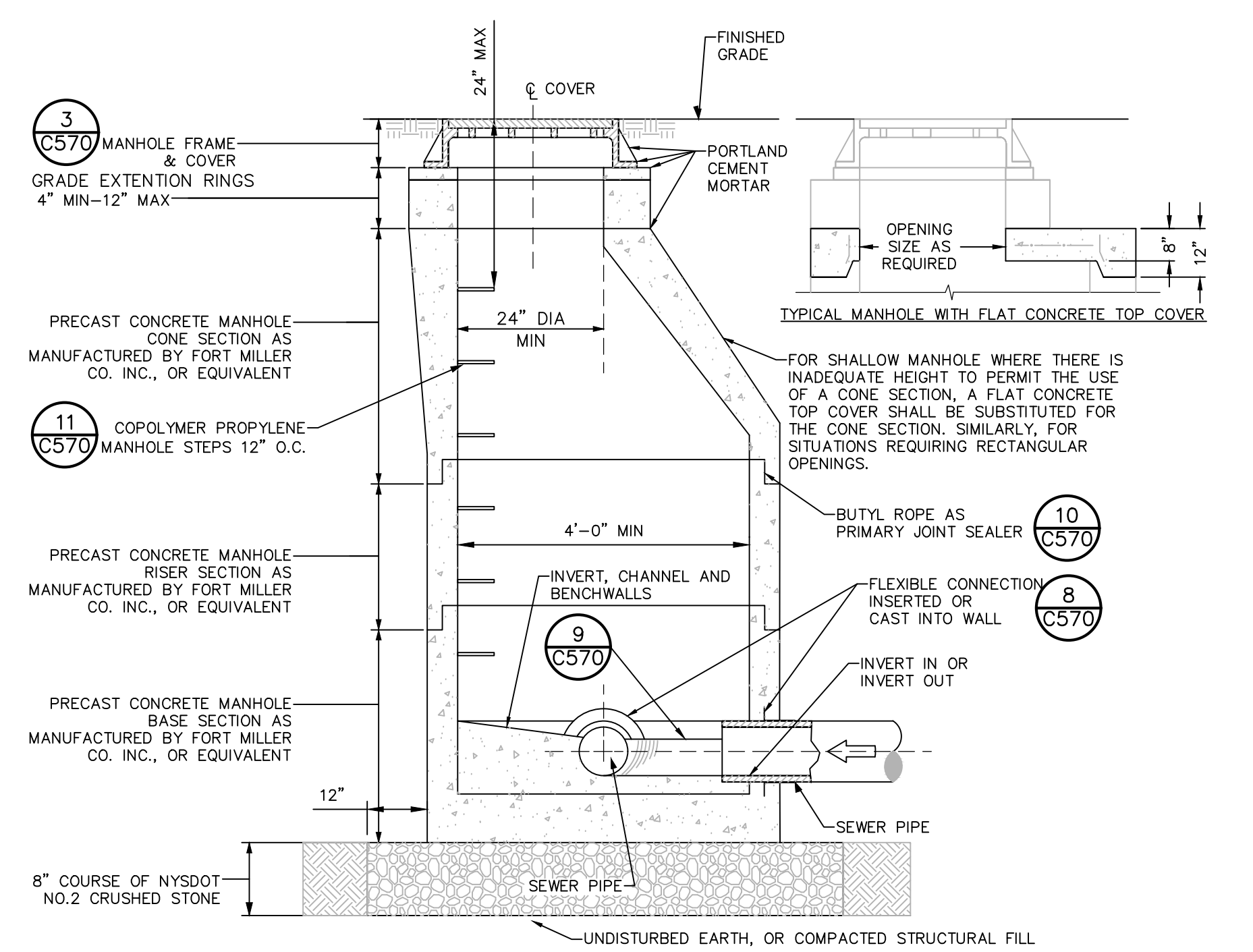
IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

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

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

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

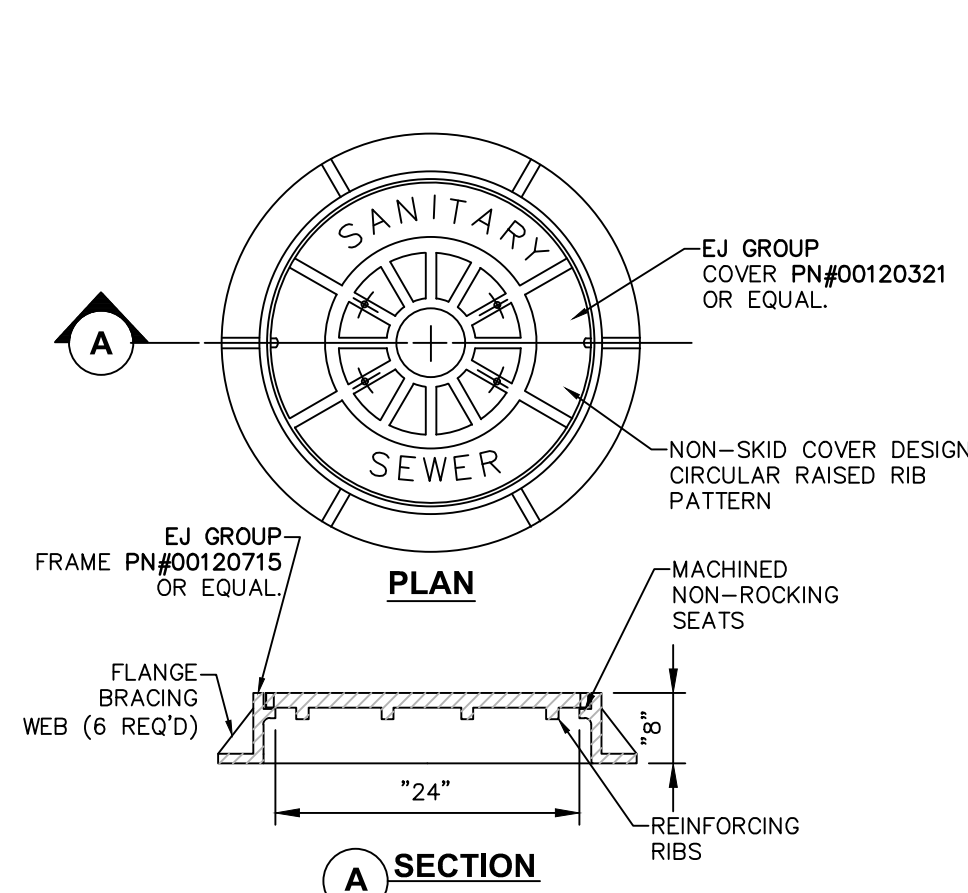
1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



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

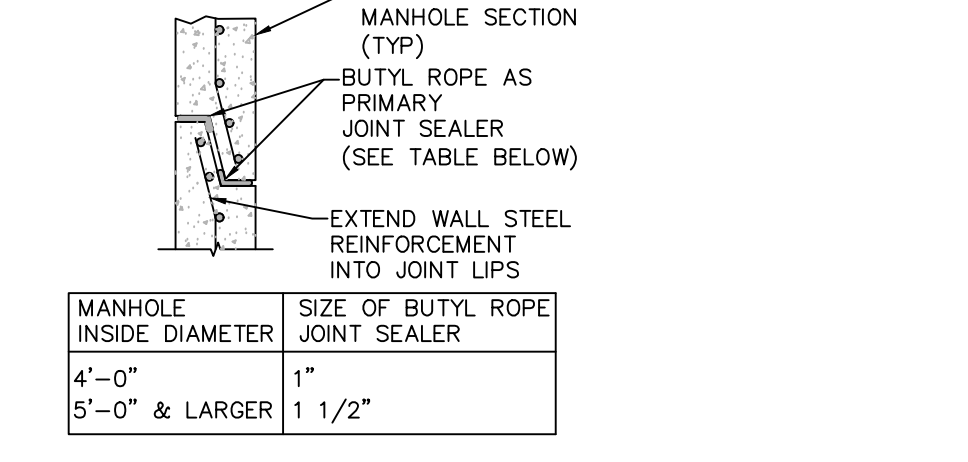
CONE DIMENSIONS		
DIAM. OPENING	HEIGHT	
24"	24" OR 42"	
30"	34"	

2 PRECAST CONCRETE MANHOLE
SCALE: NOT TO SCALE

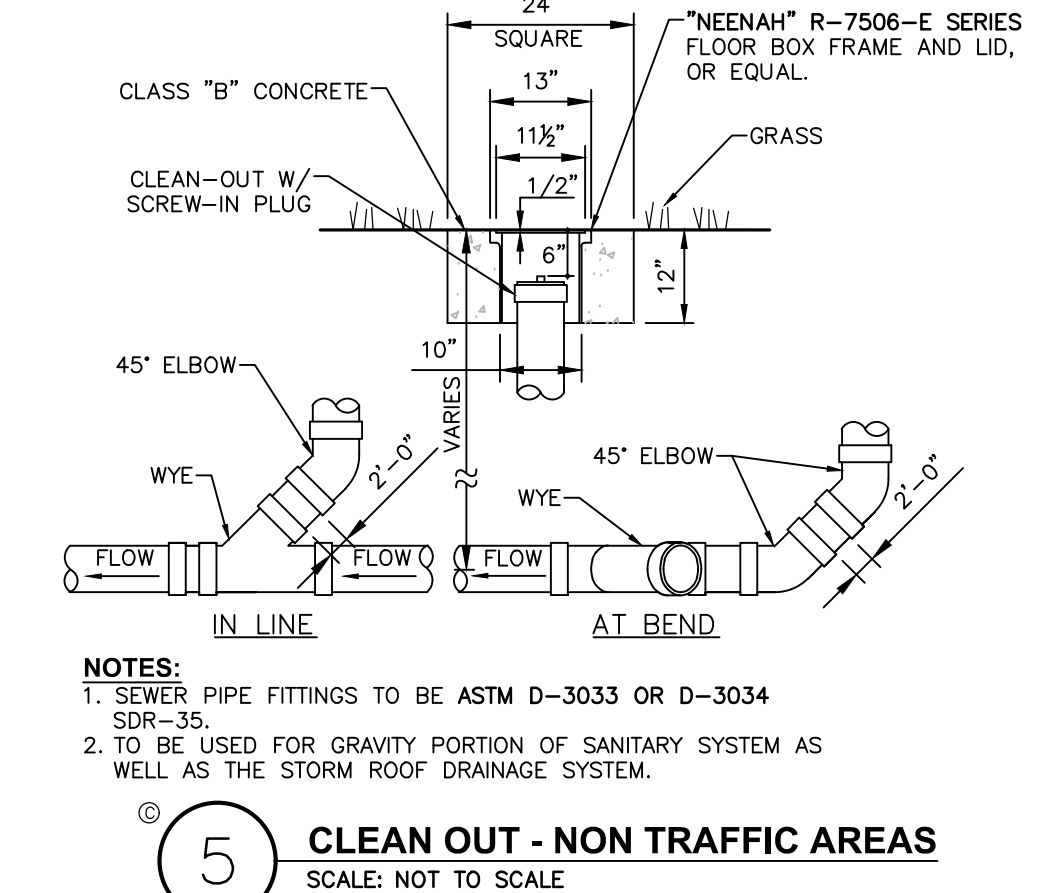


NOTE:
 1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.

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

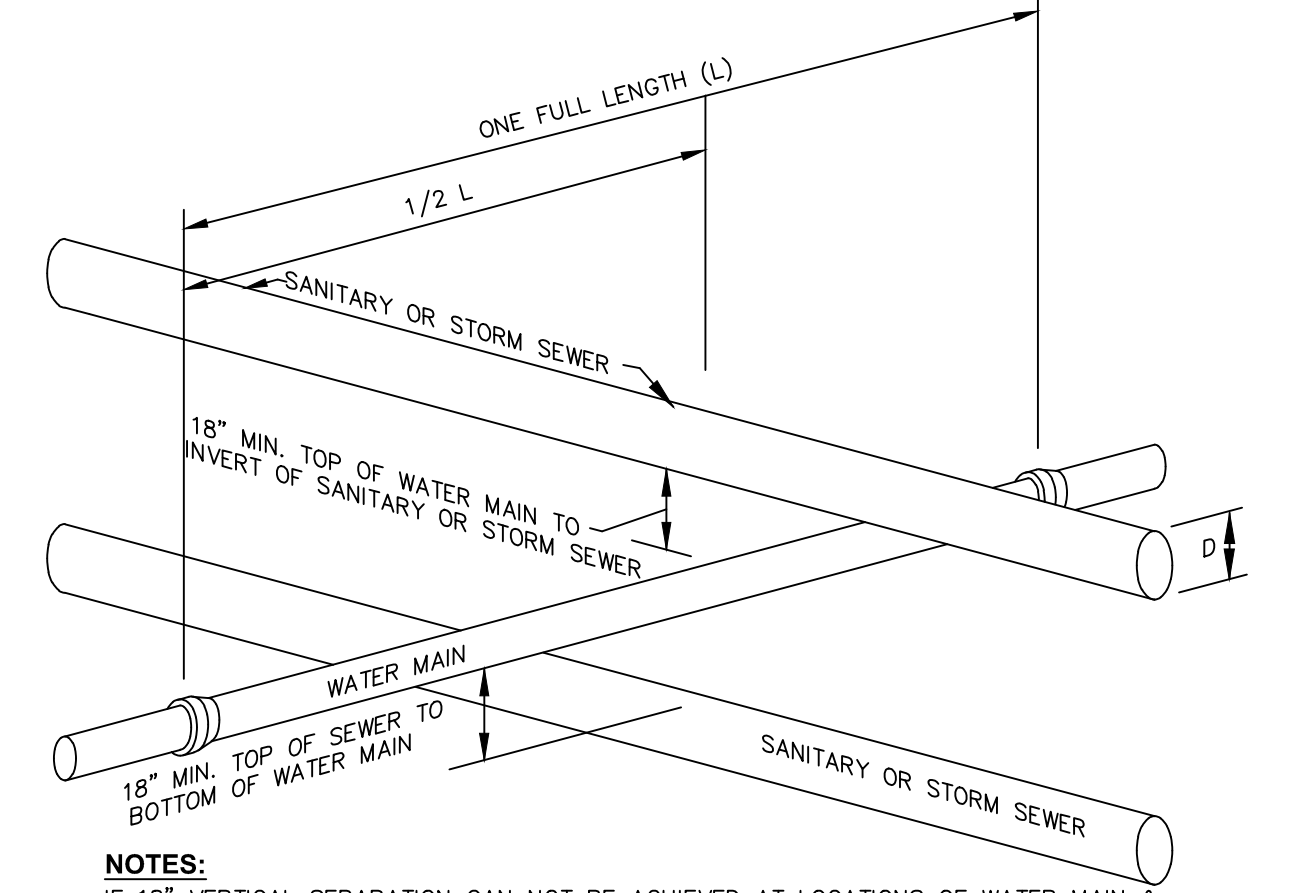


4 MANHOLE JOINT
SCALE: NOT TO SCALE



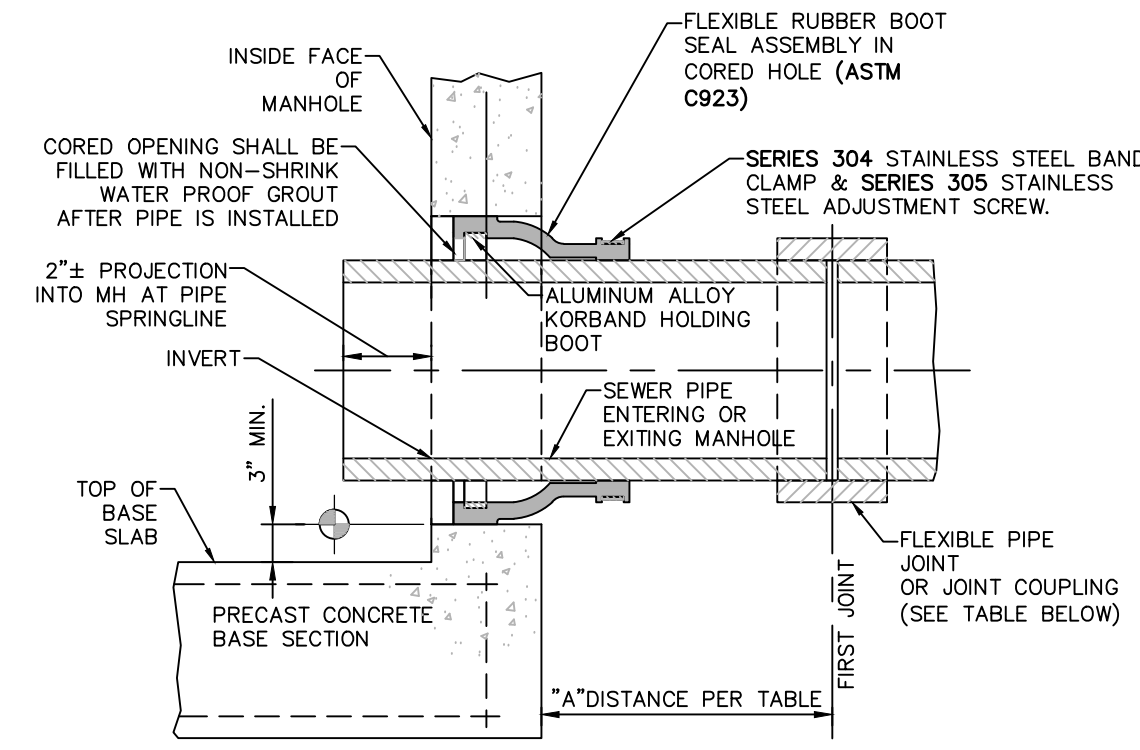
NOTES:
 1. SEWER PIPE FITTINGS TO BE ASTM D-3033 OR D-3034 SDR-35.
 2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

5 CLEAN OUT - NON TRAFFIC AREAS
SCALE: NOT TO SCALE



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

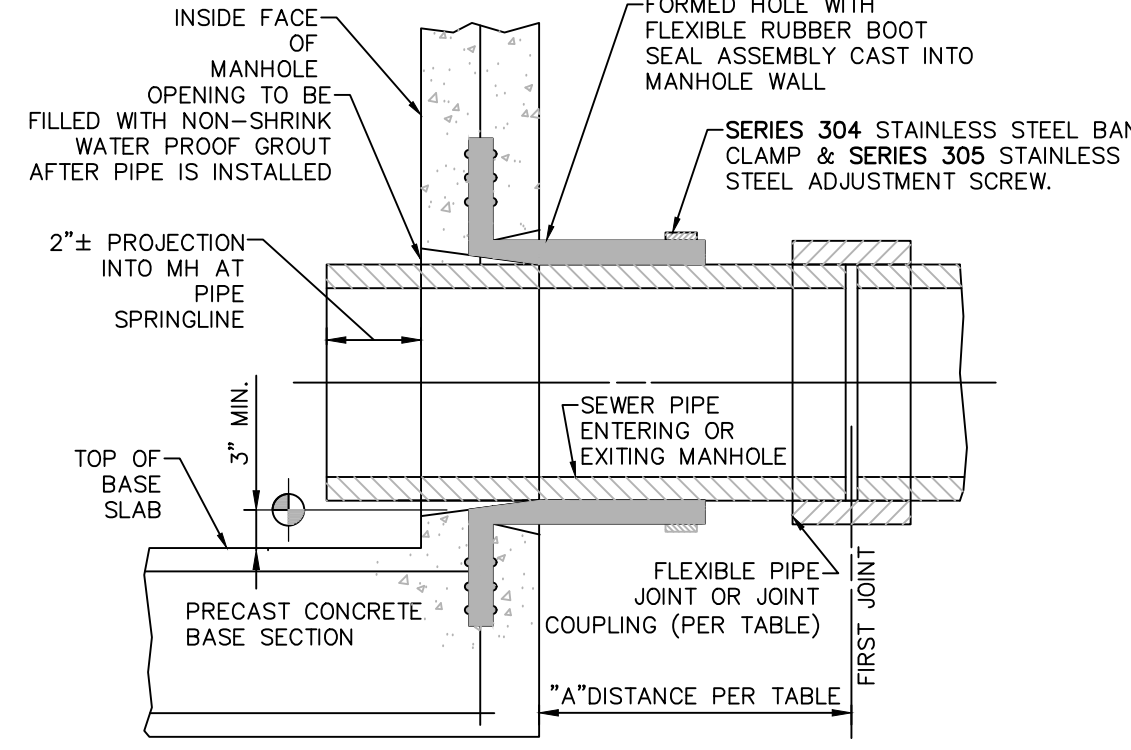
6 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE



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

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

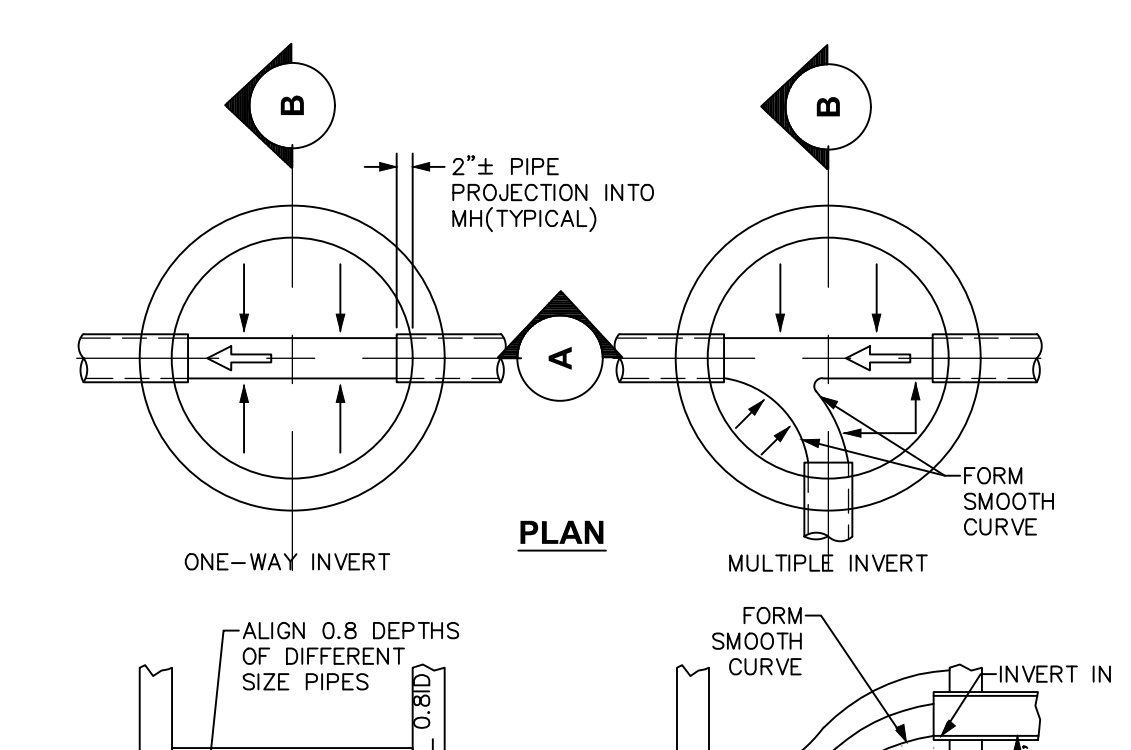
7 PIPE CONNECTION TO MANHOLE - PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT
SCALE: NOT TO SCALE



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

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

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

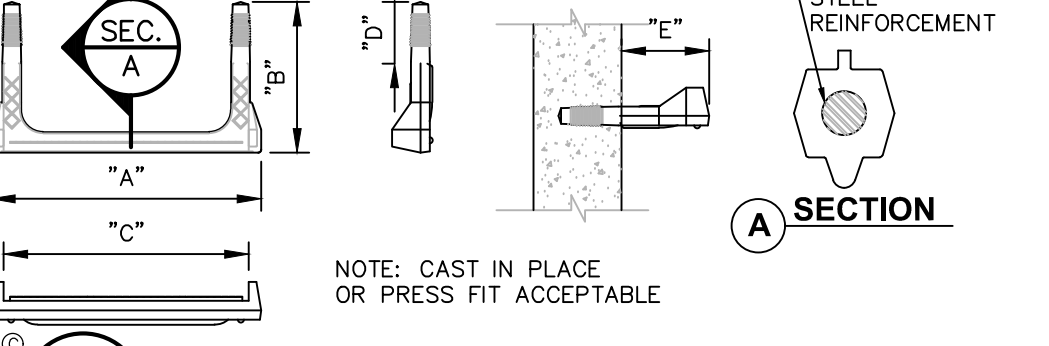


NOTE:
 INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

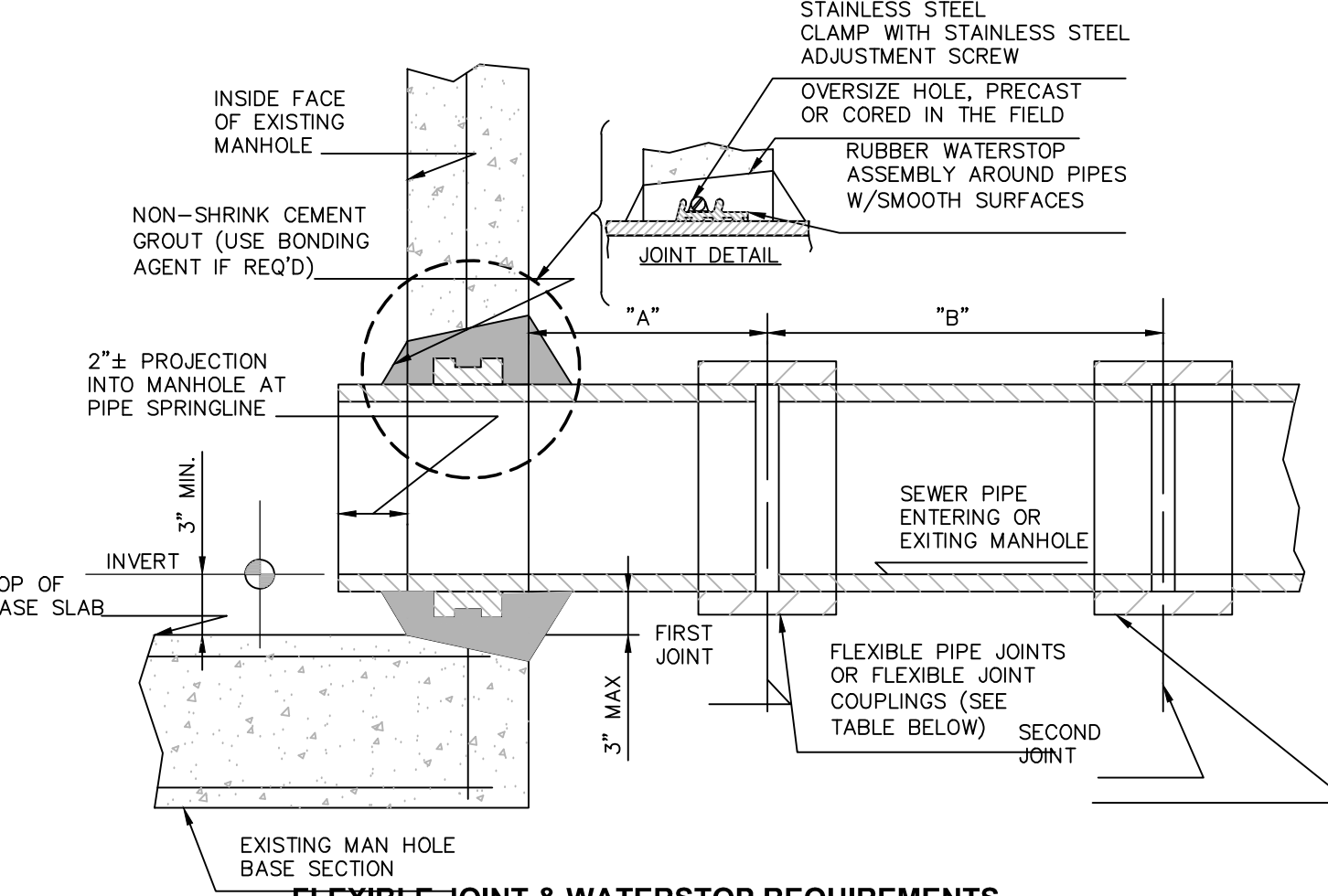
9 INVERT, CHANNEL AND BENCHWALLS
SCALE: NOT TO SCALE

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

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



10 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE



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

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

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

NOT FOR CONSTRUCTION

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

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

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REVIEWED BY: KGA		
ISSUED FOR: PLANNING BOARD REVIEW		
DATE: 10/28/2025		
DRAWING NAME:		

Full Environmental Assessment Form Part 1
Highview at the Fallkill Creek

Milton Street
City of Poughkeepsie
Dutchess County, New York



October 28, 2025

Prepared for:
Maselo Realty, LLC
18 Eastview Road
Monsey, NY, 10952

Prepared by:
LaBella Associates
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-454-3980



Project No. 81947.00

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FULL ENVIRONMENTAL ASSESSMENT FORM PART 1 FORM

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

Note: Site Plan submitted separately.

PROJECT NARRATIVE

1.0 PROJECT DESCRIPTION

1.1 Introduction

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

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

1.2 Background

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

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

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

Since then, the application has been on numerous agendas of the Planning Board and multiple extensions have been granted for the rezoning petitions. In addition to Planning Board meetings, the project underwent two community meetings in 2019 and has received support from Councilwoman Flowers, see Attachment A for a letter of support.

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

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

1.3 Site Description and Project Details

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

The development will be located away from Milton Street (approximately 209 feet) with a substantial natural buffer. The finished floor of the southern building's (Building 100 on Sheet C130) ground floor will be approximately 18 ft lower than Milton Street. The development will not directly impact wetlands or the Fallkill Creek and is approximately 128.5 – 145.7 feet away from the Creek. The development will occupy approximately 60% of the 8.713-acre property allowing for approximately 40% of the site to remain undisturbed including 373 trees or approximately 67.5% of trees currently found on the site.

1.4 Anticipated List of Approvals

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

Table 1: Anticipated Approvals/Permits

AGENCY	APPROVAL/PERMIT
City of Poughkeepsie Common Council	Rezoning from RNA to RND
City of Poughkeepsie Planning Board	Site plan approval
City of Poughkeepsie – Engineering Department	Curb cut approval
City of Poughkeepsie – Zoning Administrator	Floodplain development permit
Dutchess County Department of Planning and Development	GML 239m referral
Dutchess County Department of Health	Water and Sewer Connections

AGENCY	APPROVAL/PERMIT
New York State Department of Environmental Conservation (NYSDEC)	GP-0-25-001 SPDES General Permit for Discharges during Construction Activities; Article 24 Adjacent Area for grading (pending)

2.0 LAND USE, ZONING, AND PLANNING

2.1 Land Use and Zoning

The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA). To the north and west, the property is abutted by Residential Neighborhood C (RNC) and Industrial Mixed (IM) zoning districts, which house a range of uses including multi-family housing (Highridge Garden Apartments), a junkyard, the City’s Department of Public Works complex, and manufacturing uses. The southern portion of the lot abuts more RNA district properties, comprised primarily of single-family residences (Figures 3 and 4). To the east, in the Town of Poughkeepsie, the property is abutted by a parcel zoned for Multifamily Residence (Town of Poughkeepsie) which contains a large apartment complex, Mountain Brook Apartments.

The purpose of the RNA District is to support the development of neighborhoods with single family dwellings on individual lots, as well as to provide for low-impact facilities and uses that benefit from a low-density residential environment, which is similar to that of the previous zoning on this lot (R-2). Table 2 shows the uses that are permitted in this district. multifamily dwellings are not permitted in RNA Districts. Therefore, the Applicant is petitioning the City for a rezoning of the property from RNA to Residential Neighborhood D (RND) by the Common Council to facilitate the development of a 63-unit multifamily residential development.

The rezoning of the property to the RND district, which will permit multifamily residential development and the proposed site design is anticipated to result in a more environmentally sensitive development of the property than that of a traditional single-family home development. Just as was the requirement for the R-2 District, the minimum lot area requirement in the RNA District is 6,000 SF for each single family home; therefore, a maximum of 63 dwellings could theoretically be developed on the site according to the RNA zoning requirements. Under the existing RNA zoning, a cluster development allows for flexibility with site design, but the residential uses permitted in a cluster development are limited to the residential uses permitted in the underlying zoning district. In the RNA District, the residential use is single family detached dwellings, which would preclude apartment development.

Table 2: Residential Neighborhood A (RNA) - Permitted Uses

	Permitted as-of-right
RNA Zoning District	Single-family detached dwellings
	Professional office in a residence
	Short-term rental (§19-5.47)
	Park or recreation facility

	Places of worship (§19-5.40)
	Public or quasi-public community facility
	Community Garden (§19-5.12)
	Day-care center / home
	Membership Club (§19-5.30)
	Permitted by Planning Board Special Permit
	Cluster development (§19-5.10)
	Professional office in a residence
	Golf, tennis, or swimming club (§19-5.20)
	Public, private schools, parochial schools and preschools (§19-5.43)

The Applicant proposes to rezone the property to RND to allow multifamily development within a development that conforms to the parcel's unique environmental character. The property is identified in the 2018 City of Poughkeepsie Natural Resource Inventory by Hudsonia Ltd. as one of the last remaining areas within the City of Poughkeepsie where the Fallkill is not channeled and is permitted to flood naturally. Approximately one-third of the property falls within the City's flood area boundary and contains both upland hardwood forest and upland shrubland habitat. These characteristics make the site ideally suited to the clustering of development away from the creek, which will retain existing habitat. Therefore, rezoning the property to RND is an appropriate alternative given the RND's stated purpose and its innate flexibility that is intended to encourage context-specific housing that responds to the characteristics of a site and the character of the surrounding neighborhood.

The purpose of the RND district zoning is "to provide areas for a broad range of housing types with the opportunity for appropriate nonresidential uses at a fairly high density commensurate with the scale and characteristics of the city's older neighborhoods. These are areas with access to major transportation arteries and a range of community services."¹ The proposed site development meets this purpose as it would provide rental property options in the City.

2.2 Public Policy

City of Poughkeepsie Comprehensive Plan, 2022

The City updated its Comprehensive Plan in 2022 with a focus on three areas: Main Street, the Cottage Street Business District, and the Waterfront. These areas were identified as being critically important to the City's future growth. Other areas of interest updated in the Plan included neighborhood planning issues, the City's Zoning Code, and recreational resources. The Plan outlines the following priorities:

- Improve residential quality of life
- Expand access to good and affordable housing opportunities

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

- Strengthen civic life and commercial vitality

According to Part 4 Step 2 of the Plan, "Guidance for Block Selection and Strategy Development," the project parcel is a Type 2 residential block within District B, which calls for "the rehab or inclusive redevelopment of blighted properties ... to both preserve city assets while improving access to good housing. At the same time, lower land prices in this part of the city present opportunities for homeownership expansion through rehab of smaller existing properties or sensitive infill."²

The proposed rezoning would allow multifamily development within a development that conforms to the parcel's unique environmental character and one that fits with the community's character. Pending the rezoning, the proposed project would bring infill development to a developed part of the City that is comprised of a diverse mix of land uses. The rezoning is anticipated to be consistent with the City's Comprehensive Plan as it would utilize existing zoning regulations to develop a unique site with a development that is consistent with local land uses and zoning.

Dutchess County Hudson River Valley Greenway Compact Plan, 2000

Dutchess County is one of 13 counties that make up the Hudson River Valley Greenway, which was established by the State by the Hudson River Valley Greenway Act of 1991. In March 2000, the Hudson River Valley Greenway Council approved the Dutchess County Greenway Compact Plan, "Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities." The Greenway was created to facilitate the development of a voluntary regional strategy for preserving scenic, natural, historic, cultural and recreational resources while encouraging compatible economic development and maintaining the tradition of home rule for land use decision-making. By Local Law Number 1 of 2002, the City became a participating community in the Greenway Compact, and adopted a statement of land use policies, principles and guides entitled, "Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities." The City requires that consideration of the Greenway Compact Plan policies, principles and guides be used to supplement other established land use policies in the City where discretionary decisions are made.

The proposed action to rezone the property from RNA to RND to facilitate the construction of a 63-apartment unit clustered multifamily development will bring infill development to an irregularly shaped parcel that is bound by a mix of land uses, including the Fallkill Creek. The proposed development is anticipated to adhere to the purpose of the RND District as it will provide multifamily housing within a site design that encourages conservation of natural resources. Therefore, the proposed action is consistent with the Greenway Compact Plan as it is anticipated to comply with zoning and is consistent with the Greenway Guide and Comprehensive Plan.

Fallkill Watershed Management Plan, October 2006

The Fallkill Watershed covers 19.5 square miles, including portions of the City of Poughkeepsie. The Fallkill is approximately 38 miles long, and where it travels through the City it has been channelized and is contained by stone walls before it charges into the Hudson

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

River. The Fallkill has been evaluated and has been found to contain various chemicals and bacteria, with deterioration being most prevalent within the City. The Plan makes several recommendations to improve the Fallkill, including removal of stone walls channelizing the creek and greater oversight on trash dumping. The vision for this section of the creek is articulated as, "The creek and its immediate environs should be transformed into an attractive community resource that is valued for its aesthetic, recreational, and biological attributes as well as its cultural role in the development and history of the City of Poughkeepsie."³

The project site abuts and includes some portions of the Fallkill Creek. No impacts to the Creek, associated wetlands are proposed to occur as part of the proposed project. Pending the approval of the rezoning, a floodplain development permit would be sought for work within the floodplain area, if applicable. The project would be constructed according to a Stormwater Pollution Prevention Plan and proposes connection to the City's storm sewer and sewer systems; therefore, the proposed action will not negatively impact the objectives of the Management Plan.

3.0 COMMUNITY SERVICES

3.1 Emergency Services

Fire emergency/ambulance service is provided by the City of Poughkeepsie. According to the City website, the Fire Department is a 66-man career-staffed department that protects 32,000 people living in an area of 5.72 square miles. It operates three fire stations that respond to over 5,000 calls per year. The City's apparatus includes three engines, two ladder trucks, and a shift commander's vehicle 24/7. The city also has two reserve engines, one ladder truck, one rescue truck, one utility truck, and two river marine units that can be put in service as needed. Water for fire protection is obtained from the City of Poughkeepsie water supply. A truck turning radius plan will be submitted during the site plan review. It is anticipated that there is sufficient firefighting capability to meet the minimal increase in demand related to the proposed 63 new residential units.

Police protection is provided by the City of Poughkeepsie Police Department, with support from Dutchess County Sheriff's Department and NYS Police.

4.0 SOILS AND WATER RESOURCES

4.1 Soils

Figure 5 shows the soil types that are expected to be present on the project site, and Table 3 provides characteristics of these soil types, according to the Dutchess County Soil Survey information available in GIS and the Natural Resource Conservation Service website.

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

Table 3: Characteristics of Soil Types within Project Area

% of SITE	SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FEET)	DEPTH TO BEDROCK (INCHES)
87.4	DwC	Dutchess-Cardigan complex, rolling, rocky	5 to 16%	well	>6	
		Dutchess (40%)		well	>6	>60
		Cardigan (30%)		well	>6	20 to 40
8.3	DxC	Dutchess-Cardigan-Urban Land complex, rolling, rocky	5 to 16%			
		Dutchess (25%)		well	>6	>60
		Cardigan (25%)		well	>6	20 to 40
		Urban Land (25%)		well	>2	>10
4.3	Ud	Udorthents, smoothed	mostly 0 to 8% but 8 to 25% on sides of excavations & along highways	somewhat excessively to moderately well	>3.0 Nov-Jun	>60

Most of the site contains the Dutchess-Cardigan complex, rolling, rocky soil series (DwC). An area of the Dutchess-Cardigan-Urban Land complex soil series (DxC) exists along Milton Street, and an area of Udorthents soil series (Ud) exists in the southwest corner of the project parcel. The Dutchess soils and the Cardigan soils are well drained soils. The Udorthents soil series is a somewhat excessively to moderately well drained soil. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces, which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. The Dutchess soil series, the Cardigan soil series, and the Udorthents soil series all have a depth to water table of greater than 6 feet. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. Therefore, the depth to water table for these areas is unknown and is assumed to be greater than 2 feet according to the Soil Survey.

According to the City of Poughkeepsie's Natural Resources Inventory (NRI) Report, the project site's bedrock geology is Graywacke and shale, which is considered less permeable than other types of bedrock found in the City of Poughkeepsie. The surficial geology of the site features bedrock outcrops. These rock outcrop areas are shown on the concept plan.

According to a geotechnical engineering report by Chazen for the previously approved site plan, groundwater was encountered in only one of eight borings.⁴ These borings ranged in depth from 5.5 feet to 15.8 feet due to refusal at bedrock, with the exception of the northernmost boring in which refusal occurred at 2.5 feet. Thus, groundwater was generally deeper than 5.5 feet throughout most of the site. The report states that, "groundwater seepage into open excavations is not anticipated at this time, but that the contractor should be prepared to lower the groundwater table two feet below the base of excavations to provide a stable subgrade for construction activities and to maintain the integrity of the natural bearing soils."

If water is encountered above three feet below the surface, footings and footing drains will be designed in accordance with accepted construction practices to alleviate any problems associated with a high water table. With this practice, no significant impacts due to the presence of water above three feet below the surface are anticipated.

Rock encountered during the construction of the proposed residential development will be removed by mechanical methods (ripping), when possible. If blasting is determined to be necessary, all blasting operations will adhere to New York State and local ordinances governing the use of explosives. Proper program guidelines will be established between New York State, the City of Poughkeepsie and the blasting contractor prior to undertaking this activity. If blasting is required, it will be performed in accordance with New York State Department of Transportation (NYSDOT) Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.

Based on this information, the proposed project will not result in any significant adverse impacts related to soils.

4.2 Water Resources

According to NYSDEC wetland and stream information available through GIS (Figure 6), the EAF Mapper, and Environmental Resource Map (Figure 7), there is a NYSDEC Class C stream, Fallkill Creek (Regulation 862-393) that travels along the western edge of the property, with approximately 200 linear feet located within the property boundary. Class C streams are not regulated by the NYSDEC. There is a National Wetland Inventory (NWI) freshwater forested/shrub wetland (PFO1E) located on the western part of the site adjoining the area where the Fallkill Creek flows. The NWI identifies the Fallkill Creek as riverine (R3UBH). NYSDEC Environmental Resource Mapper indicates that there is a DEC informational wetland within this NWI wetland area as well.

Ecological Solutions conducted a site visit on October 15, 2020 to conduct a wetland delineation and habitat assessment. There are 0.788 acres of wetland (associated with the Fallkill Creek) located along the western site boundary. These wetlands are characterized as forested floodplain. Previously, these wetlands were identified as federally regulated. Pending confirmation from the NYSDEC, an Article 24 permit for disturbance in the regulated buffer may be required to allow grading, stormwater, and connection to the existing sewer main. Given that the proposed stormwater will provide water quality treatment and that the

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

sewer infrastructure is existing, there are no anticipated significant adverse impacts related to disturbance within the regulated buffer.

The Fall Kill is identified in the Natural Resources Inventory for the City of Poughkeepsie (referred to herein as the NRI Report) as a natural resource that supports or contributes to beautification, habitat, flood control, history, recreation and climate resilience. The project site is discussed throughout the document as a parcel, "that is undeveloped and contains streamside forests and wetlands within the floodplain. Due to the lack of channelization, this area floods readily without harming buildings or roads. It is an important flood mitigation area as it is the only segment of the creek in the City of Poughkeepsie where flooding can naturally occur."⁵ The Fall Kill is identified as a conservation priority in the NRI Report because it, "provides streamside habitats, helps to reduce and filter surface runoff, provides shading vegetation, and provides organic material that supports the food web and habitat structure of the stream."⁶ Based on this rationale a priority conservation zone of 160 feet from the stream edge is recommended to increase habitat area and improve in-stream conditions.

Per Zoning Section 19-5.17, any structure or use of land for other than parking, recreation or open space shall be located not nearer than 30 feet to the top of the banks of the Fall Kill Creek. The project complies with this requirement as an approximately 128.5 FT buffer is provided from the stream edge, which preserves the existing habitat without fragmentation. The proposed project will not directly impact wetlands and the development area is located approximately 128.5 – 145.7 feet away from the Creek. Furthermore, with the implementation of the Stormwater Pollution Prevention Plan (SWPPP) no significant adverse impacts to wetlands or to the NYSDEC Fallkill Creek will occur as part of the proposed action.

4.3 Floodplain

The property is identified in the NRI Report as one of the last remaining areas within the City of Poughkeepsie where the Fall Kill is not channelized and is permitted to flood naturally. This section of the Fall Kill is identified as a significant habitat area that provides important flood retention due to the undeveloped forested riparian buffer. The NRI Report explains that during flood events the Fall Kill may overflow into these wetlands, which are located within the flood hazard area or 100-year floodplain. According to the NRI Report, "flooding helps to slow down water, recharge groundwater and increase water quality by letting particulates settle out instead of being carried downstream."⁷ According to FEMA Community Panel Number 36027C0358E information (effective 5/12/2012) available through GIS (Figure 6), an area abutting the Fallkill Creek is located within Zone AE (100-year floodplain) or special flood hazard area. The floodplain area is identified on the site plan. Some grading (no construction) may occur within the 100-year floodplain; therefore, a floodplain development permit will be sought. There will be a substantial buffer and distance between the proposed development and the Fall Kill and the implementation of the SWPPP will ensure that no significant adverse impacts to the floodplain will occur.

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

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

⁷ The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 46.

5.0 UTILITIES

5.1 Water and Wastewater

Municipal water and sewer service currently serve the project site. According to the New York State Department of Environmental Conservation (NYSDEC) Design Standards for Intermediate Sized Wastewater Treatment Systems, March 2014, the proposed project is expected to require water usage of 11,410± gallons per day. It is anticipated that the City's municipal water system has capacity to serve the proposed use. The Grading and Utility plan (C140) shows a proposed water tap at the 8" water main available at Milton Street. The previous analysis, submitted for the previously proposed 120-unit project approved in 2006, indicated that sufficient pressure and capacity exists to serve the proposed 63-unit project. The Engineer's Report for the water system will be updated to identify current system conditions with regards to static and residual pressure. Sprinkler pressures and flow rates will be identified to assess flow capabilities at the proposed hydrants. Consultation with the Fire Chief will be undertaken at that time as well.

The Grading and Utility plan (C140) shows a sanitary sewer connection to the existing sanitary sewer main that passes through the site. The previous analysis, submitted for the previously proposed 120-unit project approved in 2006, indicated that sufficient capacity exists to serve the proposed 63-unit project. The Engineer's Report for the sanitary sewer will be updated to identify the conditions of the existing sewer main and its capacity during peak flow from the proposed connection point downstream along the Fallkill Creek through to Mansion Street.

Table 4: Anticipated Water Usage/Wastewater Generation

Type of Use	Units	Gallons per Day	Anticipated Use/Generation
Apartment	Per bedroom	110	31 one-bedroom = 3,410 gpd 32 two-bedroom units = 7,040 gpd
Pool	Per swimmer ¹	10	Approximately 720 SF pool = 48 swimmers 48 swimmers x 10 = 480 gpd
Pool House	Per swimmer	10	48 swimmers x 10 = 480 gpd
Total = 11,410 gpd			

¹ Based on NYS Sanitary Code Subpart 6-1, which requires a minimum of 15 SF of pool surface area per swimmer for a shallow pool.

5.2 Stormwater

The proposed project will require greater than one acre of disturbance and will require coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. A SWPPP will be prepared in conformance with the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control. The Grading and Utility Plan (C140) shows the stormwater being conveyed via swales and

subsurface piping to an on-site stormwater bioretention basin. The treated water will outflow to the Fallkill Creek. Therefore, the proposed project is not expected to result in any adverse impacts in regard to stormwater.

6.0 TRAFFIC AND PARKING

6.1 Traffic

The project would feature one, two-way access drive across along Milton Street, between Fitchett Street and West Arnold Road. Site traffic will then use Mansion Street to disperse travel to the north, south, east, and west. Other local roads likely to be used by site traffic include Corlies Avenue, Pershing Avenue, Innis Avenue, and Smith Street.

Dutchess County's PRL Bus Line is conveniently routed through the neighboring Mountain Brook Apartments. Several routes including the B, E and F travel along the East West Arterial, approximately ½ mile south of the site.

The Trip Generation Manual, 11th Edition published by the Institute of Transportation Engineers (ITE) is the industry-standard resource for estimating the traffic generated by various types of land uses and it was used to estimate the site generated trips for this project. Based on data for Multifamily Housing-Mid Rise (Land Use Code 221), the proposed project will generate approximately 26 total trips in the weekday morning and 36 total trips in the evening peak periods, See Table 5. This is a minimum amount of traffic that will be added to the surrounding roadway network, representing about 1 trip every 2 to 3 minutes for the entering and exiting movements.

Table 5: Estimated Traffic Generation

Land Use	AM Peak Hour Trips Entering the Site	AM Peak Hour Trips Exiting the Site	Total AM Peak Trips added to Adjacent Street Traffic	PM Peak Hour Trips Entering the Site	PM Peak Hour Trips Exiting the Site	Total PM Peak Trips added to Adjacent Street Traffic
Multifamily Housing (Mid-Rise) Land Use Code 221	7	19	26	22	14	36

Note: Analysis uses 63 dwelling units and the fitted curve equation in the ITE Manual to determine the AM and PM peak hour trip generation.

A traffic impact study was completed in 2005 for this project. At that time, the project consisted of 163 units and was estimated to generate 76 and 90 total trips for the weekday morning and afternoon peak periods. The traffic study concluded that the project at 163 units would have minimal impact as the studied intersections would continue to operate at acceptable levels of service. Therefore, at the currently proposed 63-units with reduced volumes this project will also have minimal traffic impacts. No improvements are needed.

Additionally, historic traffic volumes collected on roadways in the vicinity of the site were reviewed using NYSDOT's Traffic Data Viewer. The data shows that volumes for Mansion Street, Corlies Avenue, Innis Avenue, and Smith Street have decreased between 2012 and 2019 on the order of 1% to 15%. This is further indication that the surrounding roadways expected to serve the proposed project have the capacity available to accommodate the site traffic.

6.2 Parking

The proposed project is required to provide 79 parking spaces (i.e. 1.25 parking spaces per dwelling unit, 63 units) per Section 19 Article 6 of the City's 2024 Zoning and Land Use Regulations. The proposed project will provide 124 parking spaces; therefore, this requirement will be met.

7.0 VEGETATION AND WILDLIFE

7.1 Endangered, Threatened, and Rare Species and Significant Habitat

According to the NRI Report, the project site is home to several habitats, including upland shrubland, upland hardwood forest, upland mixed forest and hardwood swamp in addition to wetland and stream areas. Table 7 presents a brief description of these habitats based on information found in the report.

Table 6: Habitat Types on the Project Site

Specific Habitat Type	Brief Description
Upland Shrubland	Open (nonforested) area with shrubs making up >20% of ground cover
Upland Hardwood Forest	Non-wetland forest dominated by hardwood trees (conifers make up 25% of canopy)
Upland Mixed Forest	Non-wetland forest with a mix of hardwoods and conifers (conifers make up 25-75% of canopy)
Hardwood Swamp	Wetland (identified by predominance of hydrophytic vegetation) dominated by trees and/or shrubs

According to the NRI Report, "the Fall Kill is highly impacted by channelization and pollution, nonetheless it continues to serve as an important habitat for migratory fish species such as the American eel and river herring." The Upland Hardwood Forest, which currently dominates the site, is described as a habitat that is also important for cooling derived from shade, carbon sequestration, reducing stormwater runoff, and improvement of air quality. According to the NYSDEC Environmental Resource Map (Figure 7), there are known occurrences of the Blanding's Turtle (State listed threatened species) on or in the vicinity of the project site. In a January 21, 2020 letter the NYSDEC stated that they have no records of rare or state-listed

animals or plants, or significant natural communities at the project site. The letter also explained that within 0.8 mile of the project site is a documented location of Blanding's Turtle (*Emydoidea blandingii*, state listed as Threatened). The turtles may travel 0.8 mile or more from documented locations. An analysis to assess potential adverse impacts to Blandings Turtle was completed and received sign off from the NYSDEC. This information has been submitted separately. There is no NYSDEC Significant Natural Community identified on the project site.

According to the US Fish & Wildlife Service (USFWS) Information for Planning and Consultation⁸ (Attachment B), there is potential for the Indiana Bat (endangered), Northern Long-eared Bat (endangered), and Tricolored Bat (proposed endangered) on or in the vicinity of the project site.

The project site is identified in Map 4.4, "Habitat Envelopes and Potential Corridors" within the NRI Report as a Significant Habitat Area. The Report states that, "if new development in these areas cannot be avoided, it should be concentrated near the edges and near existing roads and other development so that as much habitat area as possible is preserved without fragmentation."⁹

Ecological Solutions, LLC completed a threatened and endangered species habitat suitability assessment on October 15, 2020 to assess the existing habitat on site, potential impacts, and possible mitigation for impacts and conservation of the listed species (see Attachment B). Table 8 identifies the habitat that was observed on the site:

Table 7: Habitat Cover Types Identified on the Site

Description	Coverage (acres)	Disturbance (acres)
Fall Kill Creek	1.0	0
Rich Mesophytic Forest	4.7	2.5
Upland Meadow	2.8	0

Rich Mesophytic Forest: The site slopes generally contain rich mesophytic forest upslope of the Fallkill Creek. The dominant trees include a mixture of the following: red maple (*Acer rubrum*), white ash *Fraxinus americana*), red oak (*Quercus rubra*), and black oak (*Q. velutina*). There is a subcanopy stratum of small trees and tall shrubs dominated by flowering dogwood (*Cornus florida*), red maple, and black cherry (*Prunus serotina*). The overstory trees are generally large in the 12 to 24+ inch range with several larger oaks and other tree species on the site. Debris/trash is located in areas throughout the forest.

Fallkill Creek: The Fallkill Creek and associated wetland fringe is located along and is part of the western site boundary. The wetland fringe associated with the Creek is forested floodplain.

Upland Meadow: Within the forested area are openings or pockets upland meadow.

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

⁹ The Environmental Cooperative at Vassar Barns. Natural Resources Inventory for the City of Poughkeepsie. 2019. Page 221 or page 85 of Appendix A.

Blanding's Turtle

Blanding's turtles are a mobile species that utilize a variety of wetland and upland habitats for nesting, foraging, overwintering, and drought refuges. Characteristics that indicate core habitat are: shrubby pools/ponds with permanent or intermittent hydroperiod with little flow through; high water depths of 0.5–4.0 feet; tree canopy open or absent; tree fringe present; and a dense cover of shrubs, forbs, lemnids or nymphaeids, with coarse and fine organic debris. In addition to core wetlands it is known that Blanding's turtles use a complex of habitat types during different periods in their life cycle. According to the NYSDEC it is a semi-aquatic species that uses a variety of wetland and upland habitats. Wetland habitat usage by Blanding's turtles includes different types of freshwater systems such as emergent marshes, woodland pools, red maple swamps, buttonbush kettle-holes, ponds including excavated ponds, lakes, rivers, and streams. Juvenile Blanding's are normally associated with shallower water and more densely vegetated habitats as compared to that of adults. Open meadows especially with Hoosic gravelly soils are preferred nesting habitats. Upland forest area provides shade during turtle travel and migration.

Based on information gathered during the Habitat Assessment, there is no core habitat on/or immediately adjacent to the site. There are no mapped Hoosic soils on the site. Hoosic soils are associated with turtle nesting when covered by low growing sparsely vegetated upland meadow/agriculture area. The Fallkill Creek may have been utilized in the distant past by this species in some capacity for travel and dispersal but today is unlikely due to the extensive development in this area of the City of Poughkeepsie and lack of potential habitat as a destination. There are no impacts to this species since there is no potential habitat on the site or in the vicinity of the site. As stated above, an analysis to assess potential adverse impacts to Blandings Turtle was completed and received sign off from the NYSDEC. This information has been submitted separately.

Indiana Bat, Northern Long-eared Bat, Tricolored Bat

The bats typically hibernate in caves/mines in the winter and roosts under bark or in tree crevices in the spring, summer, and fall. The hibernacula - Williams Lake Complex is about 10 miles from the site. Suitable potential summer roosting habitat is characterized by trees (dead, dying, or alive) or snags with exfoliating or defoliating bark, or containing cracks or crevices that could potentially be used by Indiana bats as a roost. The minimum diameter of roost trees observed to date is 2.5 inches for males and 4.3 inches for females. However, maternity colonies generally use trees greater than or equal to 9 inches dbh. Overall, roost tree structure appears to be more important to Indiana bats than a particular tree species or habitat type. Females appear to be more habitat specific than males presumably because of the warmer temperature requirements associated with gestation and rearing of young. As a result, they are generally found at lower elevations than males may be found. Roosts are warmed by direct exposure to solar radiation, thus trees exposed to extended periods of direct sunlight are preferred over those in shaded areas. However, shaded roosts may be preferred in very hot conditions. As larger trees afford a greater thermal mass for heat retention, they appear to be preferred over smaller trees. Streams associated with floodplain forests, and impounded water bodies (ponds, wetlands, reservoirs, etc.) where abundant supplies of flying insects are likely found provide preferred foraging habitat for Indiana bats, some of which may fly up to 2-5 miles from upland roosts on a regular basis. Indiana bats also forage within the canopy of upland forests, over clearings with early successional vegetation

(e.g., old fields), along the borders of croplands, along wooded fencerows, and over farm ponds in pastures. While Indiana Bats appear to forage in a wide variety of habitats, they seem to tend to stay fairly close to tree cover. The rich mesophytic forest described in Table 8 occupies about 4.7 acres of the 8.7 acres site. This forested area contains many large trees in the 24+ inch dbh range with some containing holes and crevices that could provide foraging habitat for this species.

Construction of the project will occur over a 6-month – 1-year period. Activities during construction will include grading and earth-moving, building construction, addition of electric lights, increasing impervious surface area and altering site drainage will occur. The project may result in direct and indirect effects on Indiana bats by altering the quality and quantity of their summer habitat including removing trees, generating noise during construction, and creating visual disturbances. There will be an increase in vehicular traffic, parking, and maintenance activities which are anticipated effects from construction and operation of the project to bats.

Since the USFWS list of species for the site indicated that the site is within the range of the threatened/endangered bat, the Applicant will incorporate the following conservation measures to ensure no impact occurs to this species.

Effects from Tree Clearing: Clearing activities could have an adverse impact on foraging and roosting activities. Such impacts will be avoided by conducting all clearing during winter months when bats will be in hibernation off site. Proposed clearing for the project will remove ±2.5 acres of forested habitat. The project will avoid impacts by:

- Implementing tree clearing for site activities during timeframes when bats are not resident on the site October 1 – to March 31 or unless approved by the NYSDEC outside this timeframe, and
- Prior to clearing, the limits of proposed clearing will be clearly demarcated on the site with orange construction fencing (or similar) to prevent inadvertent overclearing of the site since about 2.3 acres of forested habitat will remain.

Effects from Lighting: Site lighting is anticipated after development of the site. To avoid impacts to foraging or roosting bats street lighting on the site will use City of Poughkeepsie Planning Board approved light fixtures that have tops that direct light down to minimize light pollution and not interfere with potential bat foraging activities. These measures will result in minimizing potential adverse effects to Indiana bats so that adverse effects to this species are deemed unlikely.

As explained in earlier sections, a large buffer (131 feet) and distance (146 – 160 feet away) will separate the Fall Kill Creek from the proposed development. Based on the information provided above, no significant adverse impacts will occur to vegetation and wildlife. This information will be provided to NYSDEC.

8.0 HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 8), the project site does not

contain and is not adjacent to any National or State Historic Register sites or any sites that were determined to be eligible for listing on the National or State Historic Register. The Applicant received a Letter of No Effect from the NYSOPRHP State Historic Preservation Office on December 17, 2020.

FULL ENVIRONMENTAL ASSESSMENT
FORM (FEAF) PART 1 FORM

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Highview at the Fallkill Creek		
Project Location (describe, and attach a general location map): Milton Street, City of Poughkeepsie, Dutchess County, New York		
Brief Description of Proposed Action (include purpose or need): The Applicant and Owner, Maselo Realty, LLC, is proposing the rezoning of an 8.713-acre tax parcel on Milton Street in the City of Poughkeepsie from Residential Neighborhood A (RNA) to Residential Neighborhood D (RND) for the construction of a 63-apartment unit clustered multifamily development within two buildings with access off Milton Street. The parcel is identified as parcel number 131300-6162-73-623227 on the City of Poughkeepsie Tax Map. The Town of Poughkeepsie abuts the eastern edge of the property (see Figures 1 and 2). The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA) within which multifamily (i.e. 5+ unit) residential development is not permitted. Therefore, to facilitate the proposed project, the Applicant is petitioning the City for a rezoning of the property from RNA to RND by the Common Council. Upon completion of the rezoning, the Applicant will seek site plan approval from the Planning Board.		
Name of Applicant/Sponsor: Maselo Realty, LLC (Simon Abikhzer)		Telephone: 845-341-7395
		E-Mail: simonabikzer@gmail.com
Address: 18 Eastview Road		
City/PO: Monsey	State: NY	Zip Code: 10952
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. 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, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City of Poughkeepsie Common Council - Rezoning to RND	Fall/Winter 2025
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Poughkeepsie Planning Board - Site Plan Approval	Fall/Winter 2025
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Engineering Dept. - Curb Cut approval; City Zoning Administrator - Floodplain development	Winter/Spring 2026
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Dutchess County Planning Department - GML 239m Referral; Health Department - Utility Conn.	Fall/Winter 2025
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS Department of Environmental Conservation: GP-0-25-001, Article 24 Adjacent Area for grading	Summer/Fall 2026
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

Hudson River National Heritage Area; Fall Kill Watershed Management Plan, October 2006; Dutchess County Hudson River Valley Greenway Compact Plan, 2000

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential Neighborhood A (RNA). See Sections 1.2 and 2.1 for more details.

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

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? Residential Neighborhood D (RND).

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police Department with support from Dutchess County Sheriff's Department and NYS Police

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

d. What parks serve the project site?
Mansion Square Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 8.713 acres
b. Total acreage to be physically disturbed? 5.26 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.713 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	63 apartments
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

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

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

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

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

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

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

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

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

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ 11,410 gallons/day

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ 11,410 gallons/day

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

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

If Yes:

- Name of wastewater treatment plant to be used: City of Poughkeepsie Sewage Treatment Plant
- Name of district: City of Poughkeepsie
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ <p>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):</p> <p>_____</p> <p>_____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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? If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>1.84</u> acres (impervious surface) _____ Square feet or <u>8.713</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Subsurface piping and outflow.</u></p> <p>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)? <u>Stormwater will be conveyed via swales and subsurface piping to an on-site stormwater bioretention basin. The treated water will outflow to the Fallkill Creek.</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>Fallkill Creek</u> • Will stormwater runoff flow to adjacent properties? _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</p> <p>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? If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Temporary impacts during construction.</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>Natural gas, boilers</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? If Yes:</p> <p>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)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

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

If Yes:

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

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

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

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

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
See Section 6 for details.

If Yes:

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

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

iii. Parking spaces: Existing _____ 0 _____ Proposed _____ 124 _____ Net increase/decrease _____ +124

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Access will be provided off Milton Street in a one-way access pattern.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

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

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

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

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Temporary noise generated during construction activities will be limited to weekdays 6:30 AM to 9 PM.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: The majority of the site is undeveloped wooded area. Approximately 2.246 acres will be cleared; Landscaping pursuant to Zoning Ordinance requirements will be implemented.

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 To be determined

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: The majority of the site is undeveloped wooded area. Approximately 2.246 acres will be cleared; Lighting pursuant to Zoning Ordinance requirements will be implemented.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____

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

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): public services
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.000	1.84	+1.84
• Forested	7.755	3.306	-4.449
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	2.609	+2.609
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.788	0.778	0
• Non-vegetated (bare rock, earth or fill)	0.17	0.17	0
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

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

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

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

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

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

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ <1 ft to > 5 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 1 %

c. Predominant soil type(s) present on project site:	<u>Dutchess Cardigan Complex (DwC)</u>	<u>87.4 %</u>
	<u>Dutchess Cardigan Urban (DxC)</u>	<u>8.3 %</u>
	<u>Udorthents</u>	<u>4.3 %</u>

d. What is the average depth to the water table on the project site? Average: > 2 ft to > 6 feet

e. Drainage status of project site soils: Well Drained: 99 % of site
 Moderately Well Drained: 1 % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: note % of site
 10-15%: note % of site
 15% or greater: note % of site

Note: See Section 4.

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

h. Surface water features.

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

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

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

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

- Streams: Name 862-393 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 0.788 acres
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____
 Name - Pollutants - Uses: Fall Kill and tribs - Total Phosphorus

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: _____
Common Dutchess County species _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
If Yes:
i. Species and listing (endangered or threatened): _____
Blanding's Turtle (NYSDEC) Indiana Bat (USFWS)

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	See Section 8 for details.
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: (See Figure 9) _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): (See Figure 9) _____	
<i>iii.</i> Distance between project and resource: _____ (See Figure 9) miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

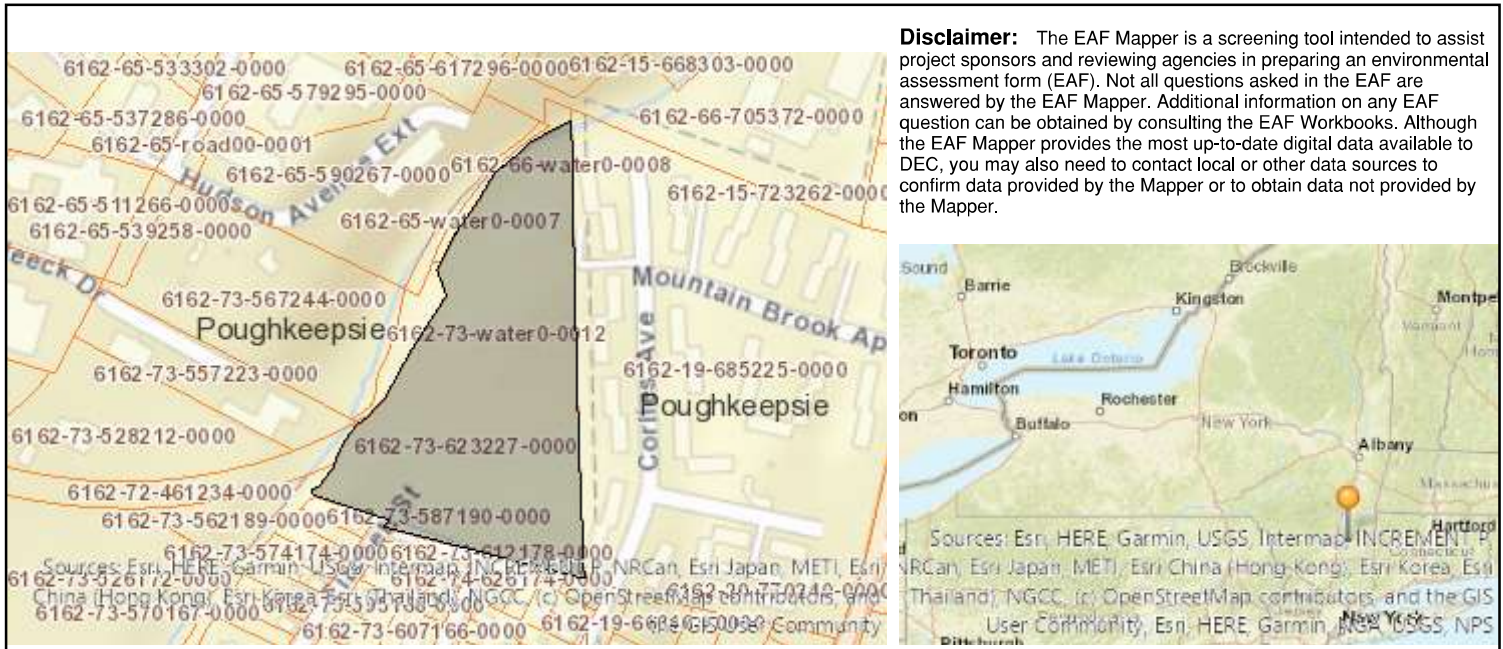
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Maselo Realty, LLC (Simon Abikhzer) Date October 28, 2025

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



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

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

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

FIGURES

Figure 1: USGS Location Map

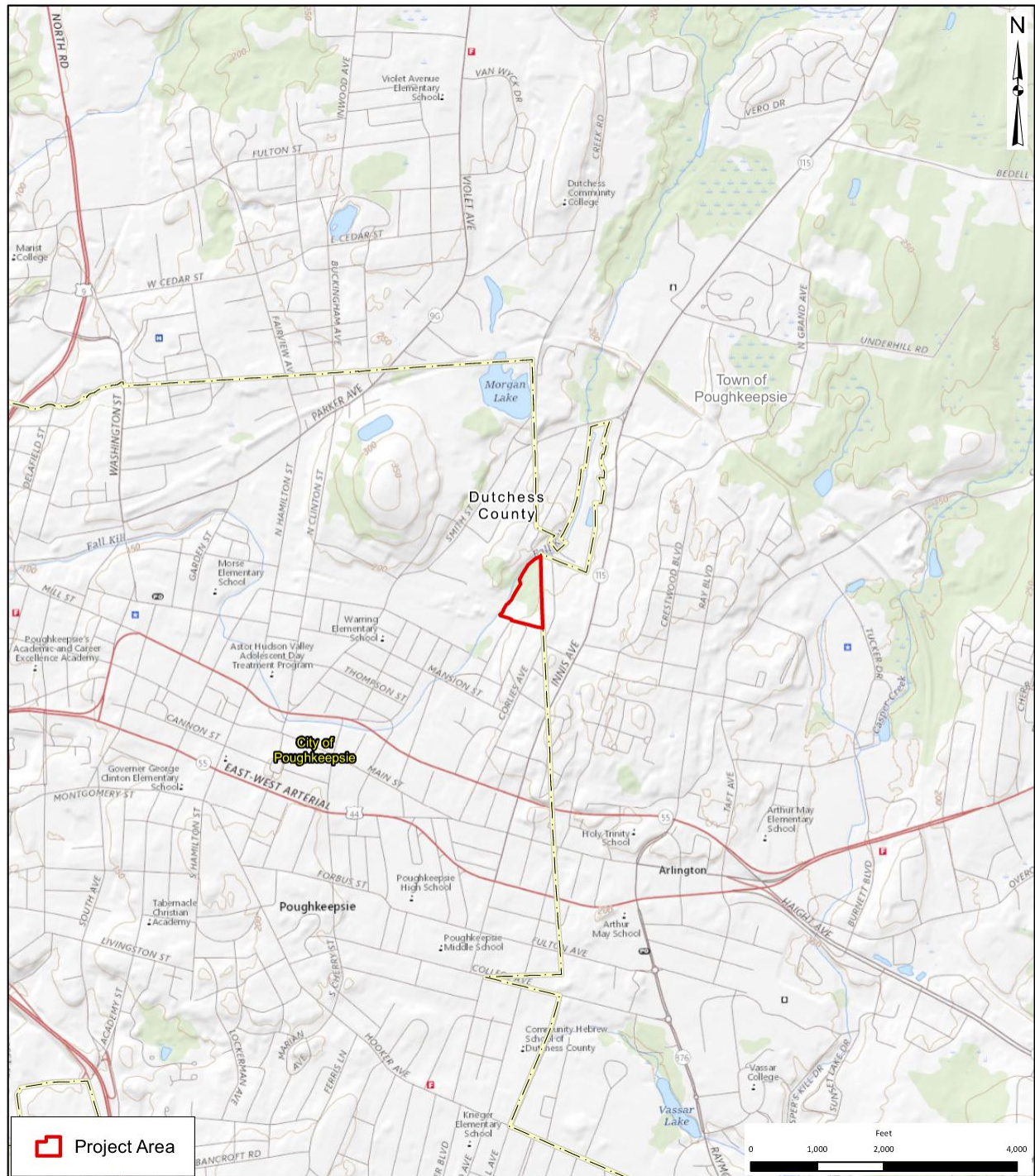


Figure 2: Orthophoto Tax Map



Figure 3: Land Use Map

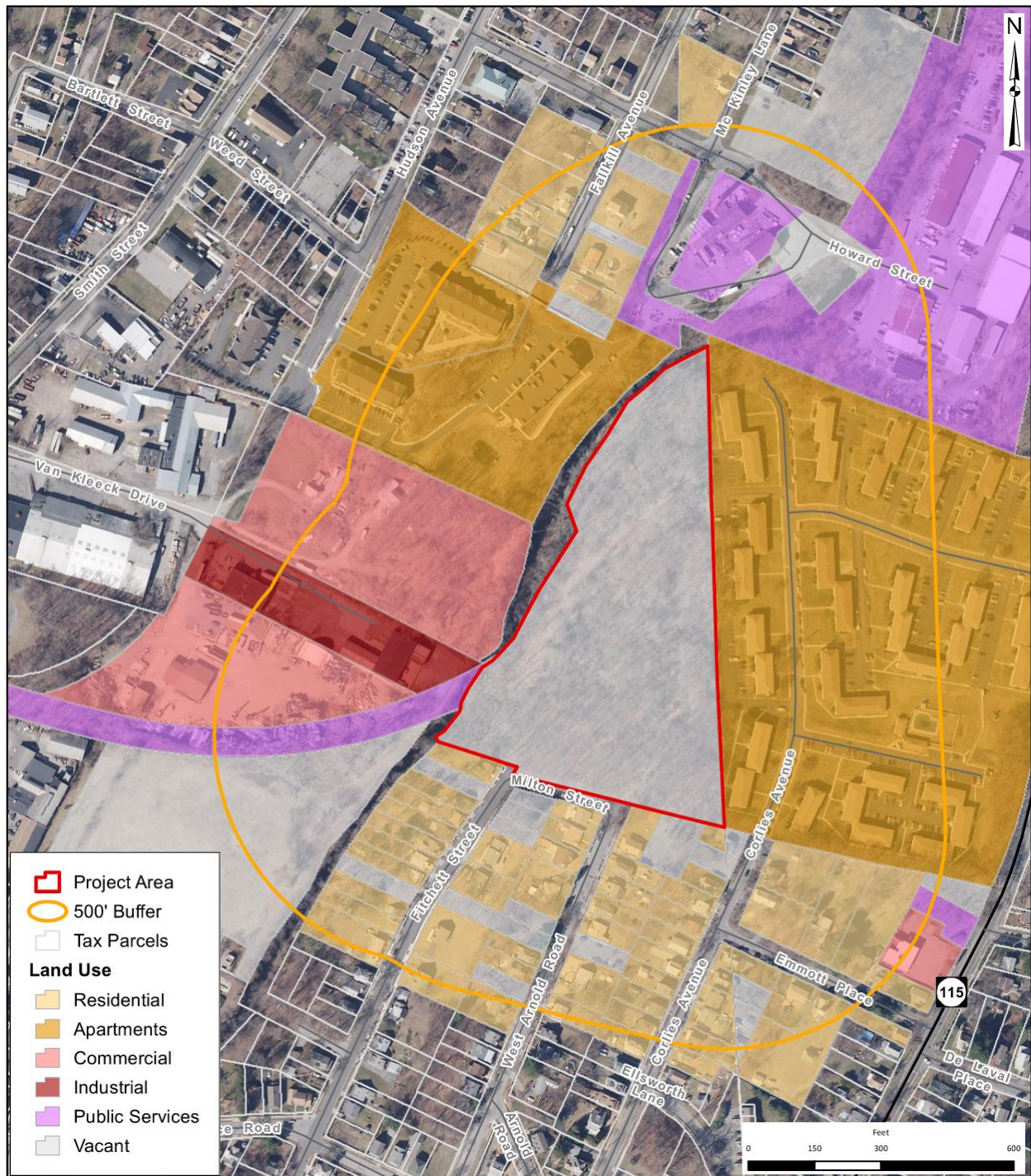


Figure 4: Zoning Map, Existing and Proposed

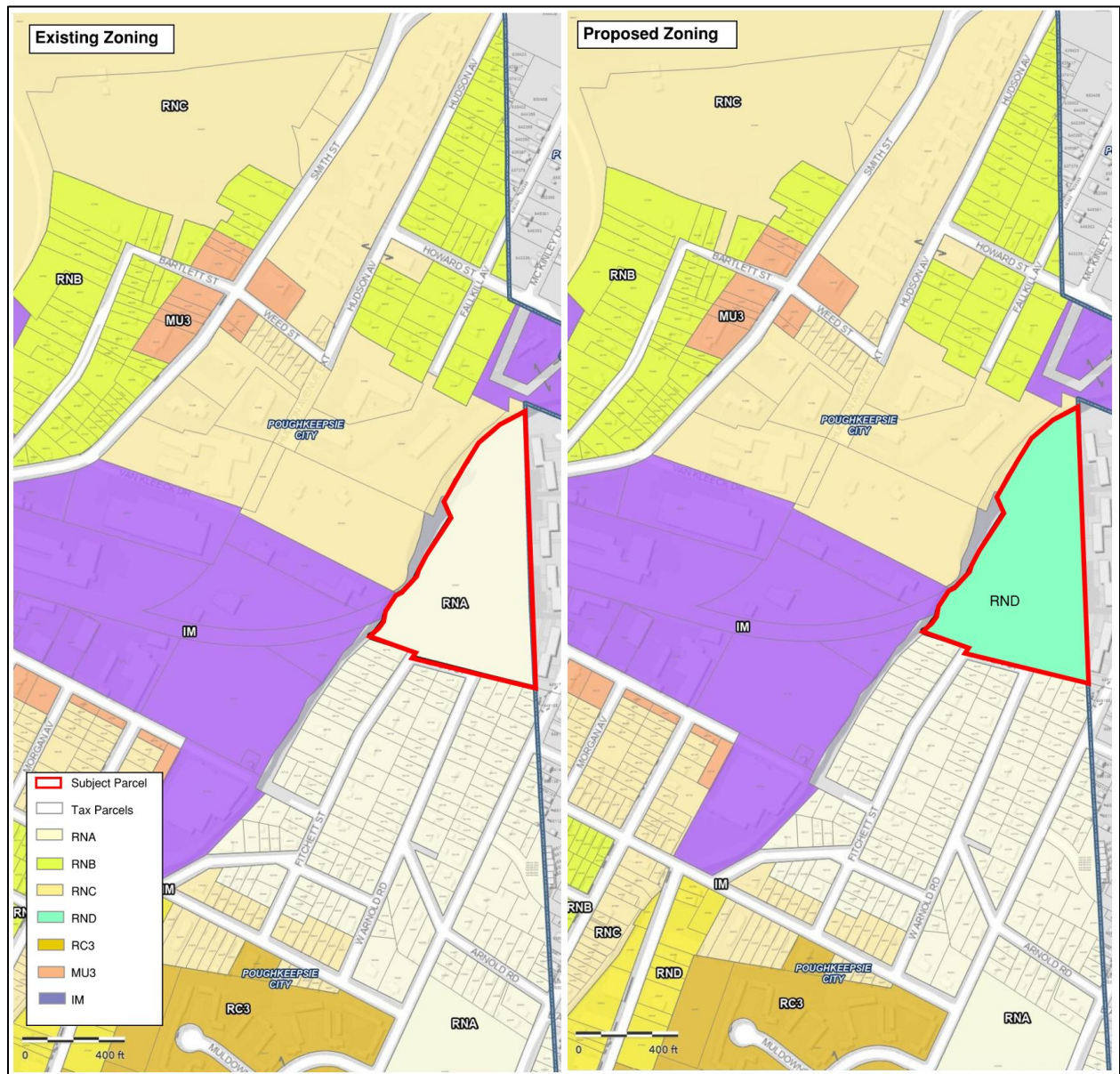


Figure 5: Soil Map



Figure 6: Wetland, Stream and Floodplain Map

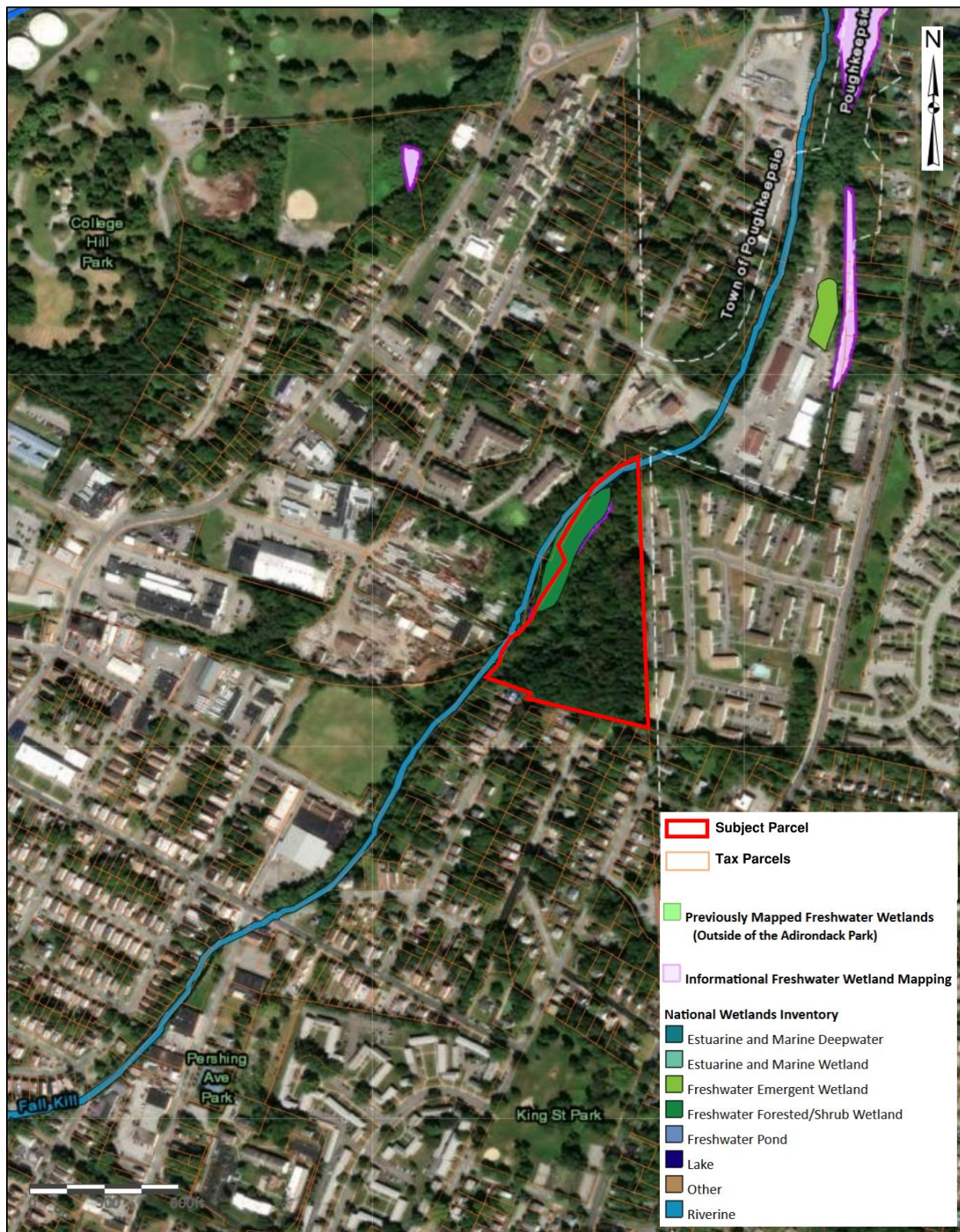


Figure 7: NYSDEC Environmental Resource Map

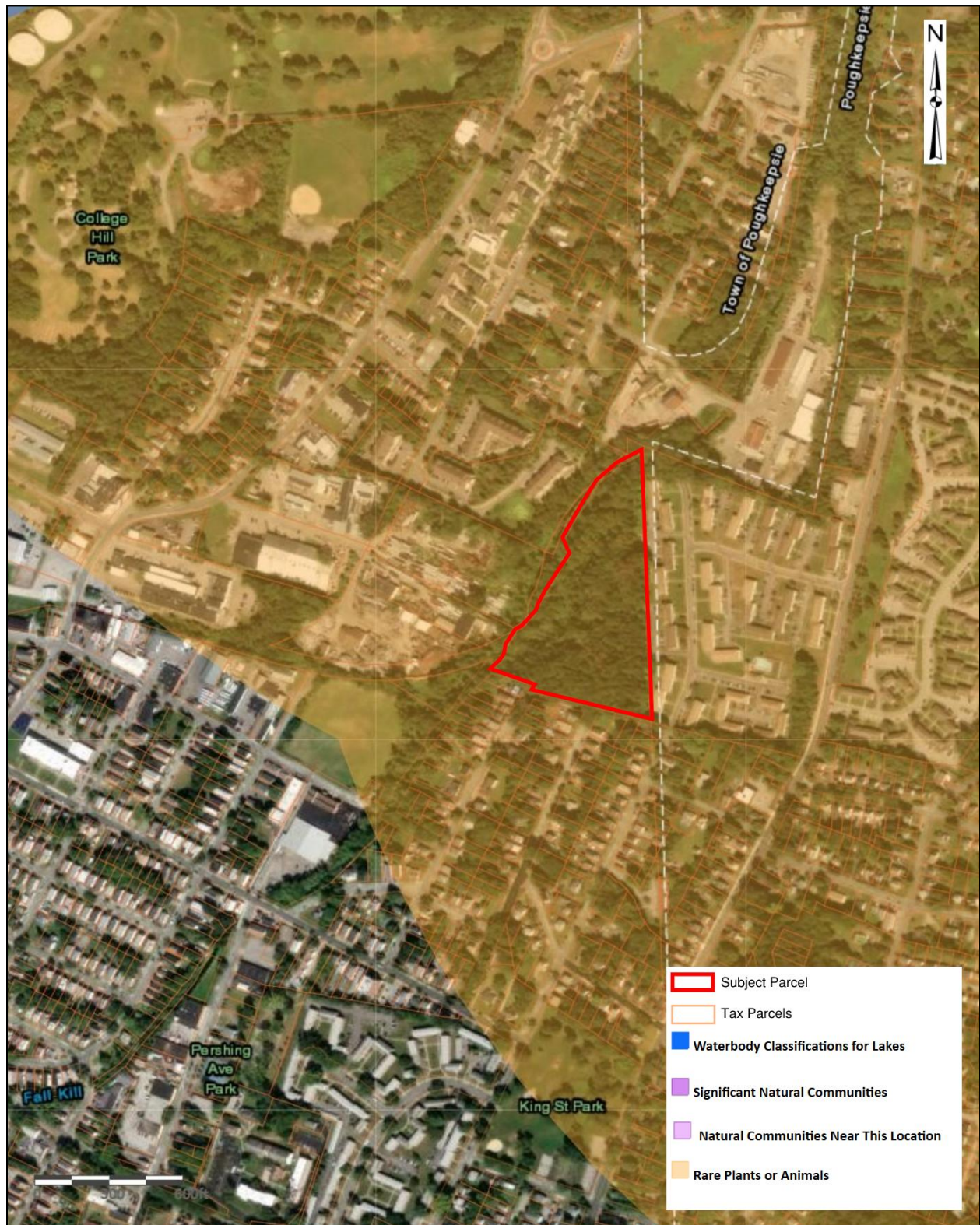


Figure 8: NYSOPRHP Cultural Resource Information System (CRIS) Map

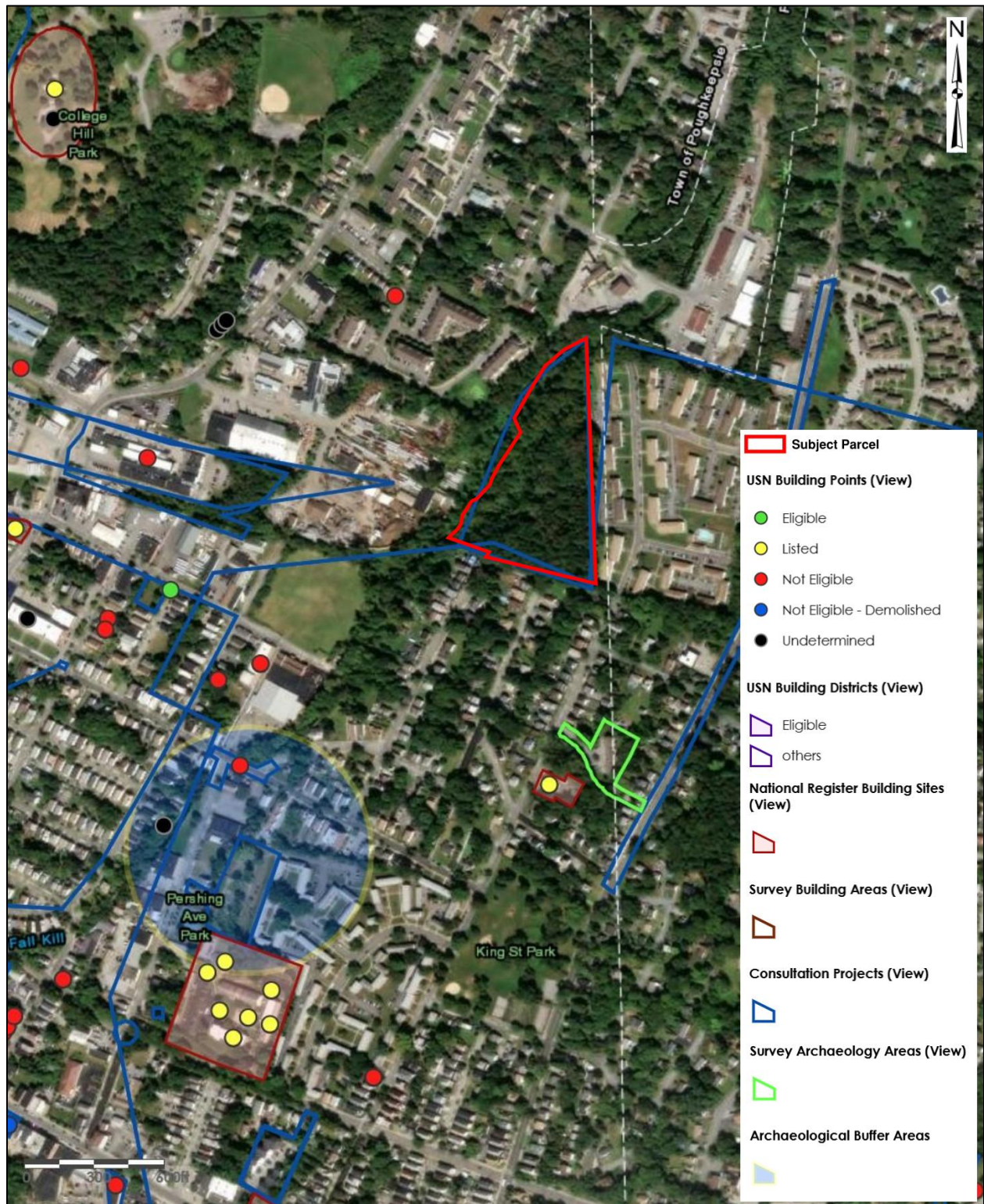
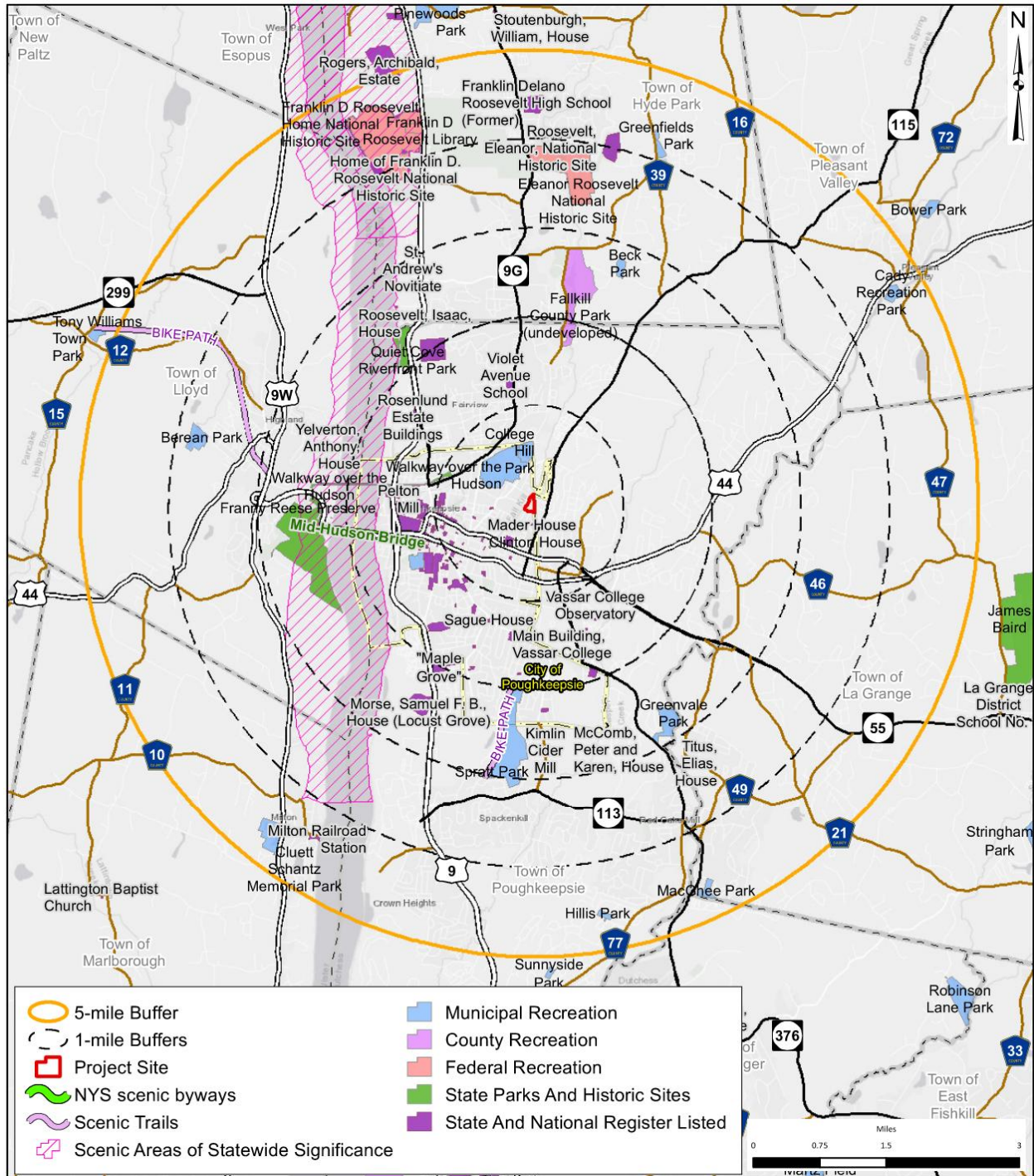


Figure 9: Map of Publicly Accessible Federal, State, or Local Scenic of Aesthetic Resources



ATTACHMENT A
Councilwoman Flowers Letter of Support



THE CITY OF POUGHKEEPSIE NEW YORK

August 10, 2020

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

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

Dear Ms. Quinn:

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

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

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

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

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

Thank you

Sincerely,

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

ATTACHMENT B Natural Resource Information

*Poughkeepsie Natural Resource Inventory
Conservation Analysis
Highview at the Fallkill Creek*

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



October 28, 2025

Prepared for:
Maselo Realty, LLC
18 Eastview Road
Monsey, NY, 10952

Prepared by:
LaBella Associates
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-454-3980



Project No. 81947.00

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- Figure 2: Water Resources
- Figure 3: Habitats
- Figure 4: NYSDEC Environmental Resource Map
- Figure 5: Land Use Map
- Figure 6: NYSOPRHP Cultural Resources Information System Map
- Figure 7: Historic Resources
- Figure 8: Recreational Resources

ATTACHMENTS

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

Note: Concept Plan submitted separately.

1.0 INTRODUCTION

1.1 Project Summary

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

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

1.2 Background

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

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

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

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

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

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

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

1.3 Site Description and Project Details

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

The development will be located away from Milton Street (approximately 209 feet) with a substantial natural buffer. The finished floor of the southern building’s (Building 100 on Sheet C130) ground floor will be approximately 18 ft lower than Milton Street. The development will not directly impact wetlands or the Fallkill Creek and is approximately 128.5 – 145.7 feet away from the Creek. The development will occupy approximately 60% of the 8.713-acre property allowing for approximately 40% of the site to remain undisturbed including 373 trees or approximately 67.5% of trees currently found on the site.

1.4 Anticipated Permits/Approvals

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

Table 1: Anticipated Approvals/Permits

AGENCY	APPROVAL/PERMIT
City of Poughkeepsie Common Council	Rezoning from RNA to RND
City of Poughkeepsie Planning Board	Site plan approval
City of Poughkeepsie – Engineering Department	Curb cut approval
City of Poughkeepsie – Zoning Administrator	Floodplain development permit
Dutchess County Department of Planning and Development	GML 239m referral
Dutchess County Department of Health	Water and Sewer Connections
NYS Department of Environmental Conservation (NYSDEC)*	GP-0-25-001 SPDES General Permit for Discharges during Construction Activities; Article 24 Adjacent Area for grading (pending)

*An Article 15 permit from NYSDEC was identified in the SEQR FEAF Part 1 form dated 12/3/2019 in case disturbance within the bank was required as part of the project (not currently anticipated to occur). However, the Fallkill is not a Trout Stream; therefore, as a Class C stream with no “t” or “ts” standard it is not regulated by the NYSDEC under Article 15. Therefore, this permit is not required and is not identified here.

2.0 CONSERVATION ANALYSIS

The Fall Kill is identified in the *Natural Resources Inventory for the City of Poughkeepsie* (referred to herein as the NRI Report) as a natural resource that supports or contributes to beautification, habitat, flood control, history, recreation and climate resilience. The project site is discussed throughout the document as a parcel, “that is undeveloped and contains streamside forests and wetlands within the floodplain. Due to the lack of channelization, this area floods readily without harming buildings or roads. It is an important flood mitigation area as it is the only segment of the creek in the City of Poughkeepsie where flooding can naturally occur.”¹ The Applicant recognizes the unique character and benefits provided by his property and is working to develop a plan that is sensitive to these attributes while also providing new housing opportunities.

2.1 Geology and Soils

According to the NRI Report, the project site’s bedrock geology is Graywacke and shale, which is considered less permeable than other types of bedrock found in the City of Poughkeepsie. The surficial geology of the site features bedrock outcrops. These rock outcrop areas are shown on the concept plan.

Figure 1 shows the soil types that are expected to be present on the project site, and Table 2 provides characteristics of these soil types, according to the Dutchess County Soil Survey information available in GIS and the Natural Resource Conservation Service website.

¹ The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 10.

Table 2: Characteristics of Soil Types within Project Area

% of SITE	SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (FEET)	DEPTH TO BEDROCK (INCHES)
	DwC	Dutchess-Cardigan complex, rolling, rocky	5 to 16%	well	>6	
		Dutchess (40%)		well	>6	>60
		Cardigan (30%)		well	>6	20 to 40
	DxC	Dutchess-Cardigan-Urban Land complex, rolling, rocky	5 to 16%			
		Dutchess (25%)		well	>6	>60
		Cardigan (25%)		well	>6	20 to 40
		Urban Land (25%)		well	>2	>10
	Ud	Udorthents, smoothed	mostly 0 to 8% but 8 to 25% on sides of excavations & along highways	somewhat excessively to moderately well	>3.0 Nov-Jun	>60

Most of the site contains the Dutchess-Cardigan complex, rolling, rocky soil series (DwC). An area of the Dutchess-Cardigan-Urban Land complex soil series (DxC) exists along Milton Street, and an area of Udorthents soil series (Ud) exists in the southwest corner of the project parcel. The Dutchess soils and the Cardigan soils are well drained soils. The Udorthents soil series is a somewhat excessively to moderately well drained soil. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces, which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. The Dutchess soil series, the Cardigan soil series, and the Udorthents soil series all have a depth to water table of greater than 6 feet. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces which obscure soil identification, so that the actual identification of the soil is not determined for some portions of the site. Therefore, the depth to water table for these areas is unknown, and is assumed to be greater than 2 feet according to the Soil Survey.

According to a geotechnical engineering report by the Chazen Companies for the previously approved site plan, groundwater was encountered in only one of eight borings.² These borings ranged in depth from 5.5 feet to 15.8 feet due to refusal at bedrock, with the exception of the northernmost boring in which refusal occurred at 2.5 feet. Thus, groundwater was generally deeper than 5.5 feet throughout most of the site. The report states that, “groundwater seepage into open excavations is not anticipated at this time, but that the contractor should be prepared to lower the groundwater table two feet below the base of

² *Geotechnical Engineering Report*, The Chazen Companies, September 14, 2005.

excavations to provide a stable subgrade for construction activities and to maintain the integrity of the natural bearing soils.”

If water is encountered above three feet below the surface, footings and footing drains will be designed in accordance with accepted construction practices to alleviate any problems associated with a high water table. With this practice, no significant impacts due to the presence of water above three feet below the surface are anticipated.

Rock encountered during the construction of the proposed residential development will be removed by mechanical methods (ripping), when possible. If blasting is determined to be necessary, all blasting operations will adhere to New York State and local ordinances governing the use of explosives. Proper program guidelines will be established between New York State, the City of Poughkeepsie and the blasting contractor prior to undertaking this activity. If blasting is required, it will be performed in accordance with New York State Department of Transportation (NYSDOT) Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition.

2.2 Water Resources

As shown in Figure 2, the project site abuts and includes some portions (approximately 200 linear feet) of the Fall Kill, a perennial stream. In addition, the project site includes wetland, riparian and flood hazard areas (or 100-year floodplain area). The Fall Kill watershed covers 19.5 square miles, including portions of the City of Poughkeepsie. The Fall Kill is approximately 38 miles long, and where it travels through the City it has been channelized and is contained by stone walls before it charges into the Hudson River. The Fallkill has been found to contain various chemicals and bacteria, with deterioration being most prevalent within the City.

The site features approximately 0.788 acres of wetland area (freshwater forested/shrub wetland (PFO1E)), which is regulated by the United States Army Corps of Engineers (USACE). No New York State Department of Environmental Conservation (NYSDEC) regulated wetlands are located on the site. The Fall Kill is classified as a Class C stream by the NYSDEC, which is not regulated. It is anticipated that the proposed site design will not result in impacts to wetlands or to the Fall Kill and no wetland or stream-related permits are being sought from the USACE or NYSDEC.

According to the NRI Report, “Riparian buffers are vegetated areas alongside the creek that help to protect the creek by slowing runoff, infiltrating water, providing shade that cools the water, and reducing the amount of sediment and pollutants entering the stream.”³ These areas can provide nesting or foraging habitat for many species of birds. The concept plan has been designed to avoid the riparian buffer areas and concentrates development upland within the site.

The property is identified in the NRI Report as one of the last remaining areas within the City of Poughkeepsie where the Fall Kill is not channelized and is permitted to flood naturally. This section of the Fall Kill is identified as a significant habitat area that provides important flood retention due to the undeveloped forested riparian buffer. The NRI Report explains that during flood events the Fall Kill may overflow into these wetlands, which are located within the flood hazard area or 100-year floodplain.

³ The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 47.

According to the NRI Report, “flooding helps to slow down water, recharge groundwater and increase water quality by letting particulates settle out instead of being carried downstream.”⁴ According to FEMA Community Panel Number 36027C0358E information (effective 5/12/2012) available through GIS (Figure 6), an area abutting the Fallkill Creek is located within Zone AE (100-year floodplain) or special flood hazard area. The floodplain area is identified on the concept plan. Some work (e.g. grading) is anticipated to occur within the 100-year floodplain; therefore, a floodplain development permit will be sought from the City.

The proposed development is located upland from the stream, wetland, riparian and floodplain areas with the intention of retaining these important resources. With the exception of a floodplain development permit for grading in the floodplain, no permits affecting aquatic resources are anticipated at this time. The proposed project will require greater than one acre of disturbance and will require coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. A Stormwater Pollution Prevention Plan will be prepared in conformance with the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control.

2.3 Habitats

According to the NRI Report, the project site is home to several habitats, including upland shrubland, upland hardwood forest, upland mixed forest and hardwood swamp in addition to wetland and stream areas (Figure 3). Table 2 presents a brief description of these habitats based on information found in the report.

Table 2: Habitat Types on the Project Site

Specific Habitat Type	Brief Description
Upland Shrubland	Open (nonforested) area with shrubs making up >20% of ground cover
Upland Hardwood Forest	Non-wetland forest dominated by hardwood trees (conifers make up 25% of canopy)
Upland Mixed Forest	Non-wetland forest with a mix of hardwoods and conifers (conifers make up 25-75% of canopy)
Hardwood Swamp	Wetland (identified by predominance of hydrophytic vegetation) dominated by trees and/or shrubs

According to the NRI Report, “the Fall Kill is highly impacted by channelization and pollution, nonetheless it continues to serve as an important habitat for migratory fish species such as the American eel and river herring.” The Upland Hardwood Forest, which currently dominates the site, is described as a habitat that is also important for cooling derived from shade, carbon sequestration, reducing stormwater runoff, and improvement of air quality. According to the NYSDEC Environmental Resource Map (Figure 4), there are known occurrences of the Blanding’s Turtle (State listed threatened species) on or in the vicinity of the project site. An analysis to assess potential adverse impacts to Blandings Turtle was completed and

⁴ The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 46.

received sign off from the NYSDEC. This information has been submitted separately. There is no NYSDEC Significant Natural Community identified on the project site. According to the US Fish & Wildlife Service (USFWS) Official Species List (Attachment A), there is potential for the Indiana Bat (endangered), Northern Long-eared Bat, and Tricolored Bat on or in the vicinity of the project site. It is anticipated that tree clearing will occur between November 1st and March 31st to avoid direct or indirect take of the bat species, as during this time, the bats would be hibernating and not present onsite.

The Fall Kill is identified as a conservation priority in the NRI Report because it, “provides streamside habitats, helps to reduce and filter surface runoff, provides shading vegetation, and provides organic material that supports the food web and habitat structure of the stream.”⁵ Based on this rationale a priority conservation zone of 160 feet from the stream edge is recommended to increase habitat area and improve in-stream conditions.

The project site is identified in Map 4.4, “Habitat Envelopes and Potential Corridors” within the NRI Report as a Significant Habitat Area. The Report states that, “if new development in these areas cannot be avoided, it should be concentrated near the edges and near existing roads and other development so that as much habitat area as possible is preserved without fragmentation.”⁶

As explained in earlier sections, a large buffer (131 feet) and distance (146 – 160 feet away) will separate the Fall Kill Creek from the proposed development. Based on the information provided above, no significant adverse impacts will occur to vegetation and wildlife. This information will be provided to NYSDEC.

2.4 Land Use

The parcel is currently undeveloped and zoned for Residential Neighborhood A (RNA). To the north and west, the property is abutted by Residential Neighborhood C (RNC) and Industrial Mixed (IM) zoning districts, which house a range of uses including multi-family housing (Highridge Garden Apartments), a junkyard, the City’s Department of Public Works complex, and manufacturing uses. The southern portion of the lot abuts more RNA district properties, comprised primarily of single-family residences (Figure 5). To the east, in the Town of Poughkeepsie, the property is abutted by a parcel zoned for Multifamily Residence (Town of Poughkeepsie) which contains a large apartment complex, Mountain Brook Apartments.

The proposed residential project is not industrial or commercial and is not likely to result in a source of pollution that could endanger the Fall Kill.

2.5 Historic Resources

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 6), the project site does not contain and is not adjacent to any National or State Historic Register sites or any sites that were determined to be eligible for listing on the

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

⁶ The Environmental Cooperative at Vassar Barns. *Natural Resources Inventory for the City of Poughkeepsie*. 2019. Page 221 or page 85 of Appendix A.

National or State Historic Register. The CRIS mapping indicates that the project site is partially located within a known archeologically sensitive area. The Applicant received a Letter of No Effect from the NYSOPRHP State Historic Preservation Office on December 17, 2020.

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

2.6 Recreational Resources

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

2.7 Conclusion

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

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

FIGURES

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Figure 1

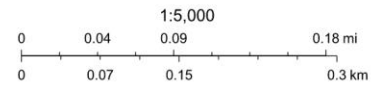
Geology and Soils_Poughkeepsie NRI Map



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

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

Figure 1

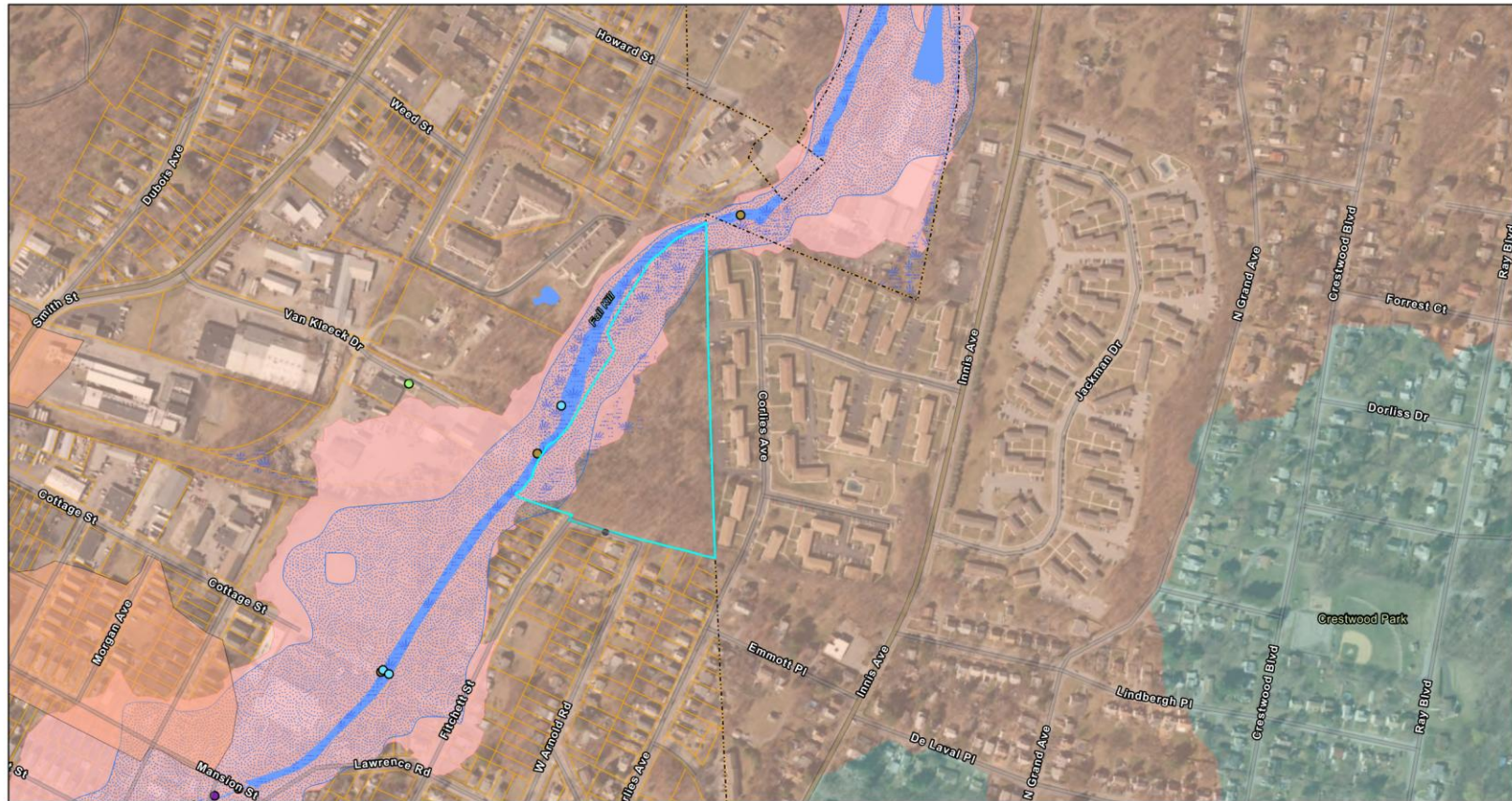


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Applicant
 New York State, USDA FSA | NYS Museum | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Figure 2

Water Resources_Poughkeepsie NRI Map



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

Parcel Boundaries

City of Poughkeepsie Boundary

MS4 Outfalls

MSGP Facilities

Stream Barriers

No barrier

no score - missing data

CSO Drainage Areas

Wetlands

Surface Water

Streams

Perennial Stream or Not Classified

Intermittent

Riparian Buffers

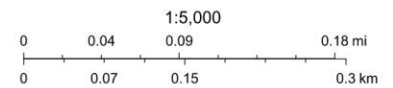
Flood Hazard Areas

Watershed

Casperkill Watershed

Fallkill Creek Watershed

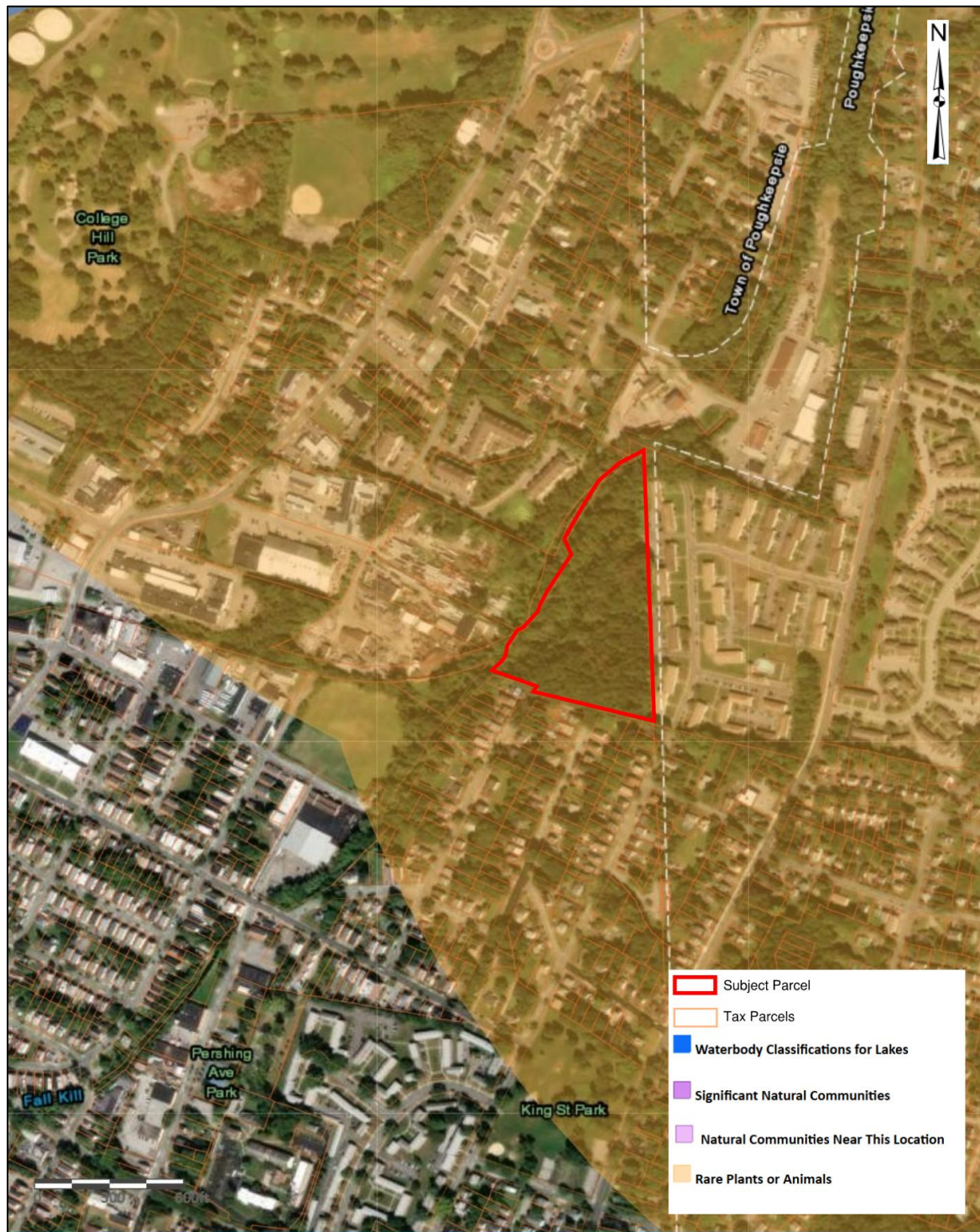
Figure 2



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

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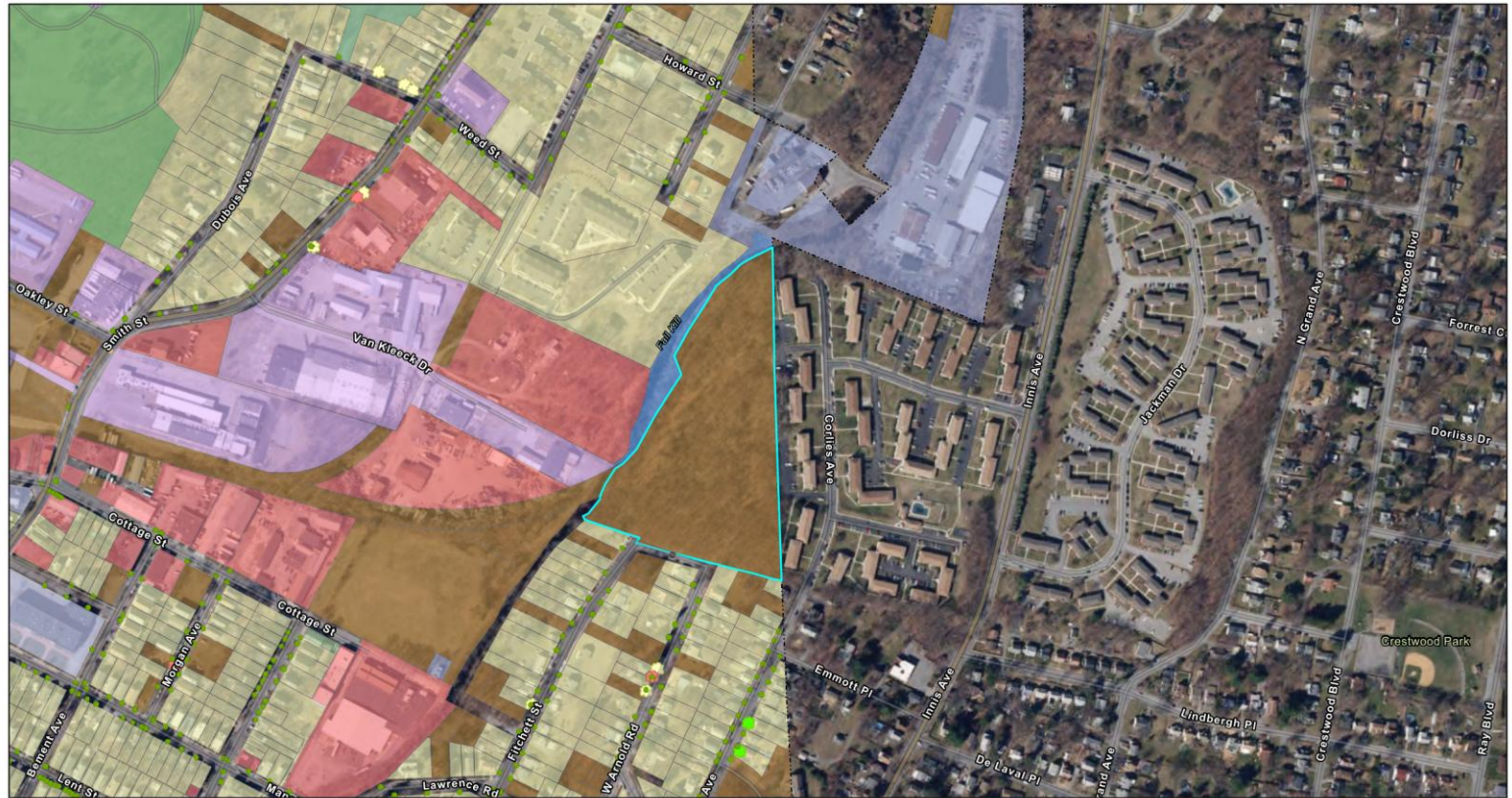
Figure 4
NYSDEC Environmental Resource Map



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Figure 5

Land Use_Poughkeepsie NRI Map



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City of Poughkeepsie Boundary

Street Trees

Street Trees - Ash, EAB Present

Street Trees - Ash, EAB Symptoms Present

Street Trees - Ash, EAB Symptoms Absent (Healthy)

Street Trees - Ash, EAB Not Assessed

New and Recent Development Projects

Parks and Open Spaces

Poughkeepsie_Parcels_LandCoverCategories

Commercial

Community Services

Industrial

Public Services

Recreation and Entertainment

Residential

Vacant Land

Water

Figure 5

1:5,000



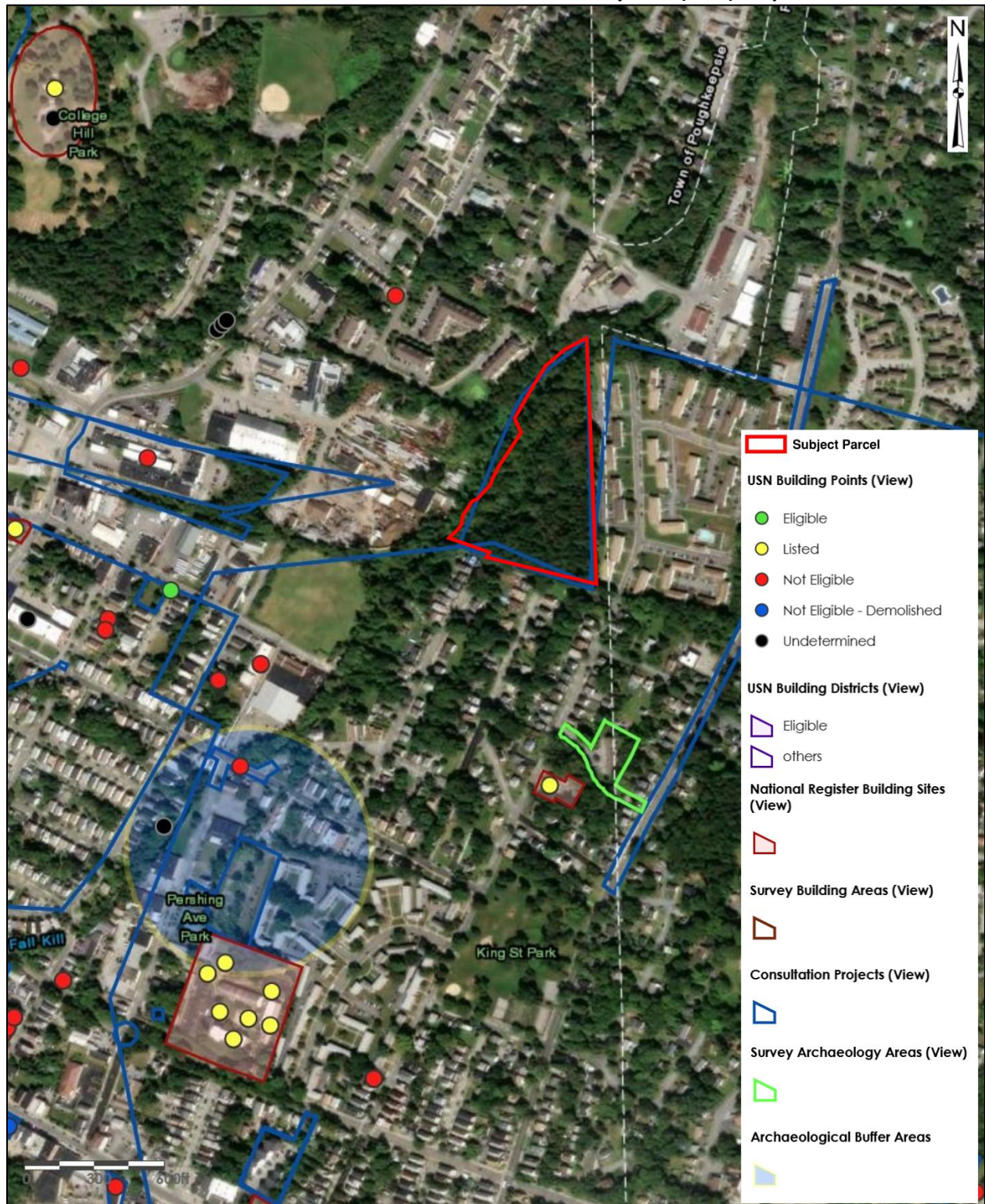
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Applicant
 New York State, USDA FSA | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

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Figure 6

NYSOPRHP Cultural Resource Information System (CRIS) Map



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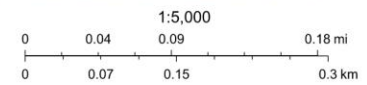
Figure 7

Historic Resources_Poughkeepsie NRI Map



Figure 7

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



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

Applicant
 New York State, USDA FSA | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Figure 8

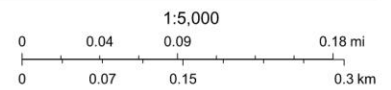
Recreational Resources_Poughkeepsie NRI Map



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

Figure 8



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

ATTACHMENT A
USFWS Official Species List

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

☎ (607) 753-9334

📠 (607) 753-9699

✉ fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

NOT FOR CONSULTATION

Endangered species

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

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

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

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

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

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

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

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

Mammals

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

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found There is proposed critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

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

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

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

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

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

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information](#)

[on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

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

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

Probability of Presence Summary

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

Probability of Presence (■)

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

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

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the

maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

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

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

Breeding Season (■)

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

Survey Effort (|)

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

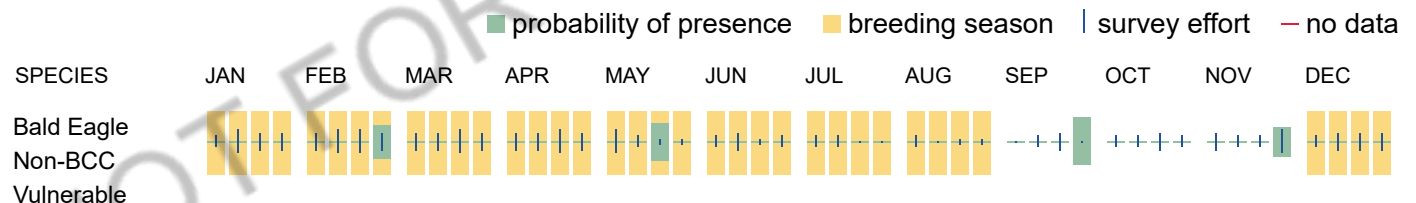
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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



Bald & Golden Eagles FAQs

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

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

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low

survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

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

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

Interpreting the Probability of Presence Graphs

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

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

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

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

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

Breeding Season ()

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

Survey Effort ()

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

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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

Migratory birds

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

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases [birds of concern](#), including [Birds of Conservation Concern \(BCC\)](#), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the [Nationwide avoidance and minimization measures for birds](#) document, and any other project-specific avoidance and minimization measures suggested at the link [Measures for avoiding and minimizing impacts to birds](#) for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

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

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

Review the FAQs

The FAQs below provide important additional information and resources.

NAME

BREEDING SEASON

<p>Bald Eagle <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p>https://ecos.fws.gov/ecp/species/1626</p>	Breeds Dec 1 to Aug 31
<p>Belted Kingfisher <i>Megaceryle alcyon</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Mar 15 to Jul 25
<p>Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9399</p>	Breeds May 15 to Oct 10
<p>Blue-winged Warbler <i>Vermivora cyanoptera</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds May 1 to Jun 30
<p>Bobolink <i>Dolichonyx oryzivorus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 20 to Jul 31
<p>Canada Warbler <i>Cardellina canadensis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 20 to Aug 10
<p>Chimney Swift <i>Chaetura pelagica</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Mar 15 to Aug 25
<p>Eastern Meadowlark <i>Sturnella magna</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Apr 25 to Aug 31
<p>Evening Grosbeak <i>Coccothraustes vespertinus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 15 to Aug 10

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

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

Breeding Season (■)

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

Survey Effort (|)

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

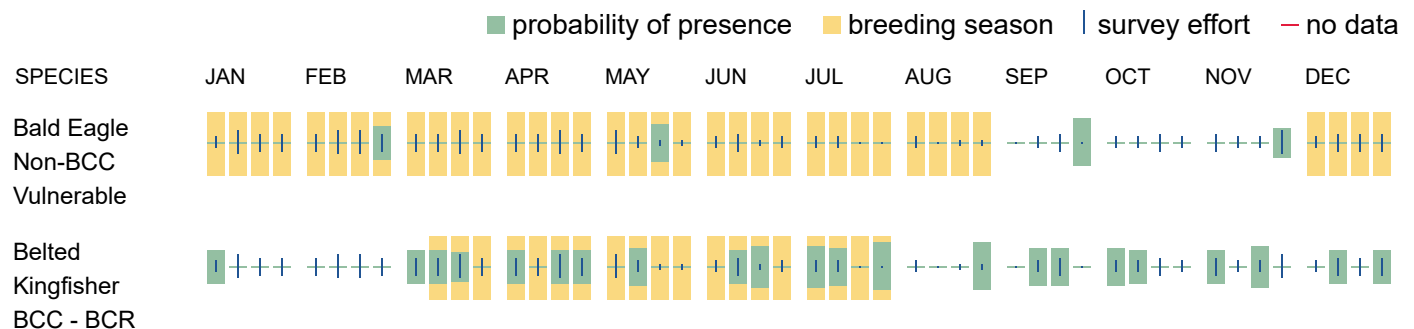
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

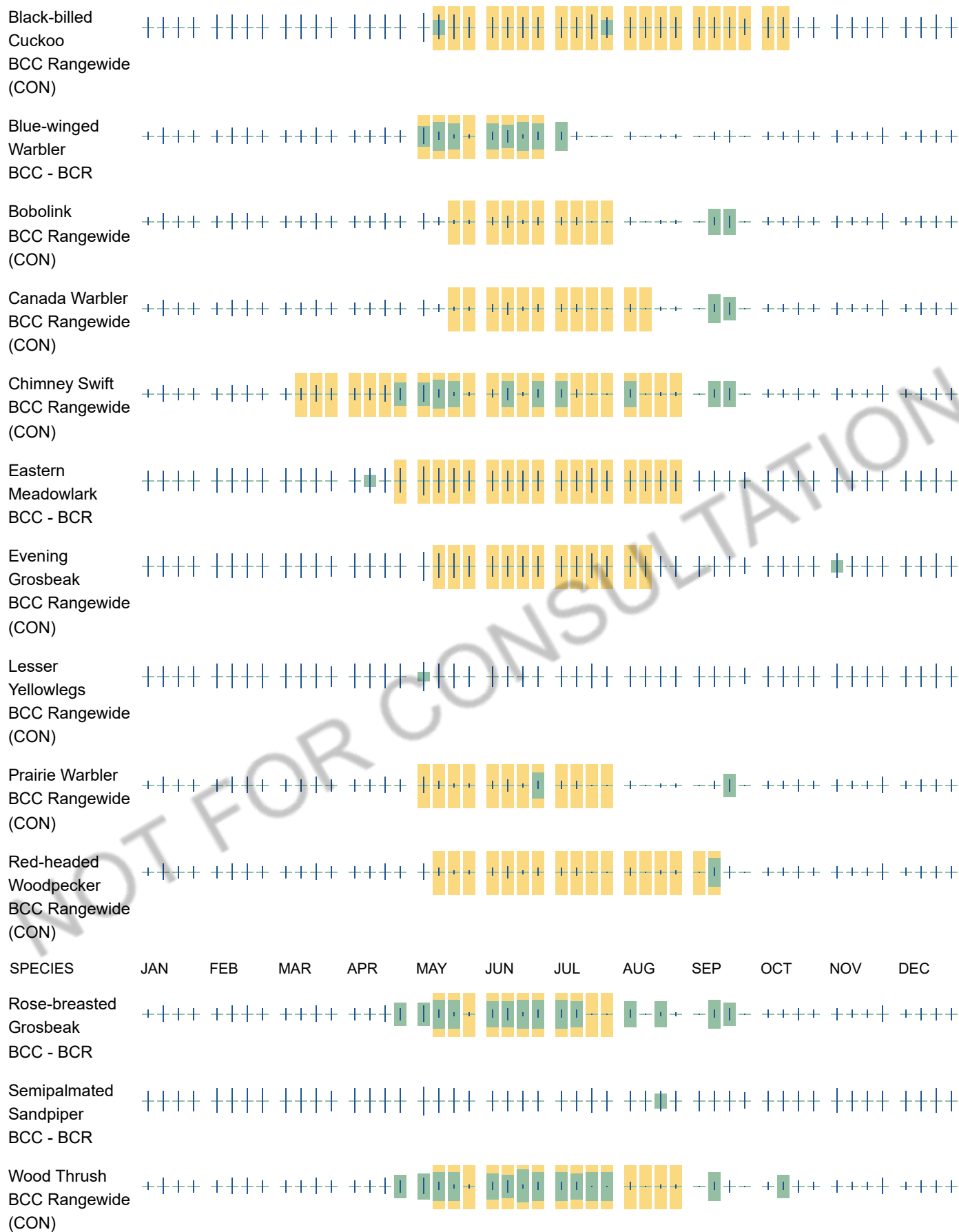
No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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





Migratory Bird FAQs

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

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

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

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

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

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

Why are subspecies showing up on my list?

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

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

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce

potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs

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

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

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

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

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

Breeding Season ()

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

Survey Effort ()

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

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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

Facilities

National Wildlife Refuge lands

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

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

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

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[PFO1E](#)

RIVERINE

[R3UBH](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

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

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

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

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



**THE CITY OF POUGHKEEPSIE
NEW YORK**

DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
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Email: emcgovern@cityofpoughkeepsie.com

Europa McGovern
Commissioner

MEMORANDUM

DATE: November 14, 2025

TO: City of Poughkeepsie Corporation Counsel and Members of the Common Council

RE: **Milton Street Application for Rezoning**

The Development Department is in receipt of an application for the rezoning of the vacant 9-acre parcel on Milton Street (Tax Map Parcel #6162-73-623227) from an RNA District to an RND District. The application is enclosed with the communication to the Common Council for consideration. Included with the application are plans detailing development of the parcel for 63 dwelling units (31 one-bedroom units and 32 two-bedroom units) in two 3-story buildings with off-street parking, a swimming pool and pool house. As single family dwellings are the only residential use permitted in RNA Districts, the applicant seeks rezoning to a zoning district which would permit the use proposed.

To put this application in context, here is a summary of the most recent history of the property:

- December 5, 2019: the owner filed an application for rezoning of the parcel from R-2 to PRD, which was referred to the Planning Board for recommendation;
- September 29, 2020: the Planning Board recommended that rezoning to the Common Council;
- January 20, 2021: the Planning Board issued a negative declaration for SEQRA purposes;
- February 16, 2021: the Common Council rezoned the parcel to PRD. As the underlying zoning was R-2, the number of units allowed was limited to the lot area requirements of that district (392,040 sf divided by 6,000 sf per unit = 65 units);
- May 25, 2021: the owner filed an application for site plan review for the project under the PRD regulations: zoning deficiencies were identified;
- June 6, 2021: the owner filed an application for area variances with the ZBA;
- September 14, 2021: the ZBA granted three area variances for the project (access to an arterial street, buffer strips, location of accessory uses);
- The application was on numerous Planning Board agendas, last appearing in October 2021.
- February 22, 2022: the Common Council extended the rezoning for six months at the owner's request: no further extensions were granted;
- September 6, 2024: a Municipal Consent to Form a Sewage-Works Corporation was approved by the Common Council and the Mayor;
- November 4, 2024: the property was rezoned to RNA as part of the Common Council's adoption of the City of Poughkeepsie Zoning Ordinance, along with entire neighborhood of primarily single-family dwellings to the north (which provides the only access to the property).



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Commissioner

Please additionally note that the parcel is located directly on the Fallkill Creek and is in Zone A of the 100-year floodplain. Section 19-6.6(6) of the Zoning Code provides that not more than 10% of the minimum area requirement of a lot may be fulfilled by land which is under water or subject to periodic flooding, which essentially means that the developable lot area is 6.17 acres as opposed to 9 acres.

The Development Department stands ready to assist the Common Council in considering this application and can provide any additional information, context, and recommendations as requested.

Europa McGovern

Commissioner of Development

CC: Jamar Cummings, City Chamberlain

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If “Yes”, answer questions a - h. If “No”, move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
If “Yes”, answer questions a - g. If “No”, move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans			
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character			
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached narrative.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Planning Board _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

No development be constructed on the site in excess of 65 residential dwelling units

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Milton Street

Name of Lead Agency: Planning Board

Name of Responsible Officer in Lead Agency: Anne Saylor

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency: 

Date: 3/24/26

Signature of Preparer (if different from Responsible Officer): 

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

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4263 Fax: (845) 451-4006

Attachment to Full Environmental Assessment Form, Part 3 - Evaluation of the Magnitude and Importance of Project Impacts, and Determination of Significance

Reasons Supporting a Negative Determination of Significance Regarding the Milton Street Rezoning Project (File #2026-003)

No potential impacts were identified regarding geological features, ground water, air, agricultural resources, historical and archaeological resources, Critical Environmental Areas, energy, noise, odor and light, human health or consistency with community character from a review of the project applicant's Full Environmental Assessment Form part 1.

Several potential impacts to the land were identified. The applicants Full EAF finds that soil depth to the water table is less than three feet in 4.3% of the site. Table 3 of the applicants FEAF shows depths to the water table less than three feet occurring at udorthents soils. The Soil Map shows these soils only on the southwest of the property where only a new trail is proposed. According to the applicants FEAF "If water is encountered above three feet below the surface, footings and footing drains will be designed in accordance with accepted construction practices to alleviate any problems associated with a high water table." Accordingly, no significant environmental impacts are anticipated due to a shallow water table.

Slopes of greater than 15% are present on the site. Only a small portion of the proposed footprint of the building contains slopes of 15% or greater. Potential erosion impacts from the grading of the site will be mitigated through extensive landscaping. A small impact is anticipated.

Regarding potential impacts to surface water, two water bodies are present on site, the Fallkill Creek and a DEC regulated wetland delineated on the site plan as Wetland 'A.' No part of this action would disturb the banks or beds of these waterbodies. The construction of a pedestrian trail is proposed within the 100 foot buffer of Wetland 'A.' No impact to flood waters, water flow or drainage to the water body is anticipated due to the minor amount of vegetation to be removed as part of the trail construction, and the presence of a SWPPP controlling run off. A small impact to surface waters is anticipated.

Regarding potential impacts to flooding, a portion of the proposed action is within the 100 year floor plain. According to the applicants FEAF, some grading may occur within the flood plain. As no construction is proposed within the 100 year floodplain, a small impact to flooding is anticipated.

Regarding potential impacts to transportation, the proposed action is anticipated to create 26 vehicle trips during the weekday morning peak period and 36 vehicle trips during the weekday evening peek period. The applicants FEAF references a 2005 traffic study completed for a project at the site consisting of 163 units. The traffic study carried out at that time found that impacted intersections would "continue to operate at acceptable levels of service."

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The proposed rezoning to Residential Neighborhood D has no specific restriction on the number of dwelling units permitted on a site. A long term impact to transportation could be caused by a future more impactful development on the site with a higher demand on local streets. This potential adverse impact can be mitigated by conditioning this negative declaration of environmental impact on a rezoning of the site to RND where no development may be constructed consisting of more than 65 dwelling units. The limit of 65 dwelling units constrains any future development to the hypothetical maximum number of units that could be constructed on the site if it remained in the RNA zoning district and were subdivided into single family lots. Where the size of the lot is 9 acres, and the minimum lot area in the RNA district is 6,000 square feet, 65 homes could be constructed before all other physical site constraints are considered. This condition would limit all future impacts to transportation to those already studied by the existing traffic impact study.

Regarding potential impacts to community plans, the proposed action includes a rezoning of the project area from low density residential zoning district, Residential Neighborhood A to the high density residential district, Residential Neighborhood D. Section 19-2.4(1) of the zoning code describes the purpose of the RND district as follows "The intent of the Residential Neighborhood D District (RND) is to provide areas for a broad range of housing types with the opportunity for appropriate nonresidential uses at a fairly high density commensurate with the scale and characteristics of the city's older neighborhoods. These are areas with access to major transportation arteries and a range of community services." This location has good access to City parks in King Street Park and College Hill Park and is proximate to Warring Elementary School. As noted in the applicants FEAF the site also proximity to Dutchess County Public Transit bus stops in the neighboring Mountain Brook Apartments and along Maple Street a ½ mile south of the site.

The City of Poughkeepsie "PKGO" comprehensive plan identifies the site as falling within block type 2 according to tax assessment data. Page 59 of the comprehensive plan sets a goal for this block type "A combination of condition stabilization and inclusive reinvestment that leverages the presence of stronger properties and community assets."

In the comprehensive plan's strategic development schema, this site is organized into district B. The comprehensive plans notes this district districts high volume of park acreage, and the presence of two of the four city elementary schools. The strategic vision for this district notes that "lower land prices in this part of the city present opportunities for homeownership expansion through rehab of smaller existing properties or sensitive infill." Where the proposed development consists of an infill development with a site plan developed sensitively to on site conditions the proposed no significant adverse impact is anticipated. Where the proposed rezoning could permit more impactful development in the future, a conditional negative declaration limiting any development to 65 dwelling units would mitigate any potential long term impacts.