City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers
Wednesday, May 27, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of April 28, 2026, Meeting Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 185 Smith Street
16 Pershing Avenue
287 & 307 South Avenue
271 Church Street
208 North Hamilton Street
210 North Hamilton Street
Milton Street Lot # 6162-73-623227

IV. EXTENSION REQUESTS

1. Lot 276969 '149' CANNON STREET: SITE PLAN EXTENSION Application for site plan approval extension for the construction of a four (4) family residence. Owner/Applicant: 5COPNY LLC; Consultant: KARC Planning Consultants, Inc.; Grid #6161-23-276969; Zoning District: RNC; File #PB2025-019

2. LOT 288150 '53' NORTH CLINTON STREET: SITE PLAN EXTENSION Application for site plan approval extension relative to the construction of a four (4) family dwelling. Owner/Applicant: 4COPNY LLC;

Consultant: KARC Planning Consultants, Inc.; Grid #6162-72-288150; Zoning District: RNC; File #PB2025-020

V. REVIEW OF RESOLUTIONS

1. **70 AND 72-78 PROSPECT STREET: SITE PLAN** Application for site plan review relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility; Owner: Poughkeepsie Landing Corporation; Applicant: AG Aggregates, LLC C/o Natalie Quinn, KARC Planning Consultants, Inc. ; Consultant: Caesar Engineering, D.P.C.; Grid #6061-51-827327 and 788513; Zoning District: Mixed Industrial (I-M); File #2026-035

2. **94 MARKET STREET: SITE PLAN/SPECIAL PERMIT** Application for site plan and special permit review to allow the conversion of the existing building from offices to five (5) dwelling units including street-facing residential; Owner: 94 Market Street Holding LLC/Chris Rozycki; Applicant/Consultant: Mazzarelli Architecture & Planning, PC; Grid # 6061-28-980993; Zoning District MU-5; File #2025-121

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

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

VII. SEQRA REVIEW

1. **9 AUSTIN COURT: SEQRA REFERRAL** Referral from the Common Council for SEQRA review of an application for the rezoning of 9 Austin Court from Residential Neighborhood A (RNA) to Residential Community 3 (RC3) to allow the construction of a 77-unit multifamily development on 9 Austin Court and 23 Cedar Ave. Site Plan Review follows the review of the rezoning application by the Council. Owner/Applicant: PK Cedar Dev LLC; Consultant: Natalie Quinn, KARC Planning Consultants, Inc.; Grid # 6161-67-790286; Zoning District: RNA to RC3 requested; File #PD 2025-153

VIII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **488 MAIN STREET: SITE PLAN** Application for site plan review relative to the proposed development of the property at 488 Main Street for a mixed-use building containing ground floor commercial space fronting Main Street with 61 dwelling units, accessory parking and an accessory playground with access from Cannon Street. Owner/Applicant: Hudson River Housing, Inc.; Consultant: CPL, Architecture, Engineering, Planning; Grid #6161-23-290979; Zoning District: MU-5; File #PB2025-048

2. **15 NORTH CHERRY: SITE PLAN** Application for the amendment of an approved site plan for the conversion of the existing building at 15 North Cherry from a warehouse to a multiple residence containing 42 dwelling units. Proposed amendment would enclose the stair system, raise the height of the southern portion of the building to three stories from one and add 6 additional dwelling units to the development. Owner/Applicant: North Cherry Holdings LLC; Consultant: KARC Planning Consultants; Grid # 131300-6162-79-344012-0000; Zoning District: MU-5; File #PB 2026-036

IX. ADJOURNMENT

1. Meeting adjourned to June 23, 2026.

The City of Poughkeepsie
New York

Planning Board Meeting Minutes

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

I. ROLL CALL

5 Present, 3 Absent (Member Viviana Pena, Member Brian Veltre, Member Ebony Smith)

II. APPROVAL OF MEETING MINUTES

1. Approval of March 24, 2026 meeting minutes

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

Minutes of April 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland
No/Nay:	None
Abstain:	Member Shane Egan
Absent:	Member Pena, Member Veltre, Member Smith
Result:	**Passed**

III. ADJOURNED APPLICATIONS / PUBLIC HEARINGS

1. 208 North Hamilton Street
210 North Hamilton Street
488 Main Street

271 Church Street
9 Dutchess Avenue

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

1. 94 MARKET STREET: SITE PLAN/SPECIAL PERMIT

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

Speaker, Carlos Mazzarelli, Architect

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

Minutes of April 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Pena, Member Veltre, Member Smith
Result:	Passed

A motion to Close the Public Hearing was made by Member Holland and seconded by Member Andujar-McNeil.

Minutes of April 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Pena, Member Veltre, Member Smith
Result:	Passed

2. 39-45 SOUTH HAMILTON STREET: SUBDIVISION

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

Speaker, Kayleen Darrow Rovere, applicant

A motion to Open the Public Hearing was made by Member Holland and seconded by Member Egan.

Minutes of April 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Pena, Member Veltre, Member Smith
Result:	**Passed**

A motion to Close the Public Hearing was made by Member Holland and seconded by Member Egan.

Minutes of April 28, 2026 - VOICE VOTE

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

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

Minutes of April 28, 2026 - VOICE VOTE

Yes/Aye: Chair Saylor, Member Andujar-McNeil, Member Petsas, Member

Egan, Member Holland
No/Nay: None
Abstain: None
Absent: Member Pena, Member Veltre, Member Smith
Result:

V. SEQRA REVIEW

1. 185 SMITH STREET: SITE PLAN

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

Speaker, Devanand Jaikkaran and Vidya Jaikarran, Applicants

A motion to Make a Negative Declaration of Environmental Significance was made by Member Andujar-McNeil and seconded by Member Holland.

Minutes of April 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Egan, Member Holland, Member Rosaura Andujar-McNeil
No/Nay:	None
Abstain:	
Absent:	Member Pena, Member Veltre, Member Smith
Result:	Passed

2. 16 PERSHING AVENUE: SITE PLAN

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

Speakers, Devanand Jaikarran, Vidya Jaikarran, Applicants

A motion to Make a Negative Declaration of Environmental Significance was made by Member Egan and seconded by Member Holland.

Minutes of April 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Egan, Member Holland
No/Nay:	None
Abstain:	Member Rosaura Andujar-McNeil
Absent:	Member Pena, Member Veltre, Member Smith
Result:	Passed

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 287 & 307 SOUTH AVENUE: SITE PLAN

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

Speaker, Natalie Quinn, Consultant

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

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

Speaker, Devora Schwartz, Architect

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

Minutes of April 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Egan, Member Holland
No/Nay:	None

Abstain:	None
Absent:	Member Pena, Member Veltre, Member Smith
Result:	**Passed**

3. 15 NORTH CHERRY STREET: SITE PLAN

Application for the amendment of an approved site plan for the conversion of the existing building at 15 North Cherry from a warehouse to a multiple residence containing 42 dwelling units. Proposed amendment would enclose the stair system and raise the height of the southern portion of the building to three stories from one. Owner/Applicant: North Cherry Holdings LLC; Consultant: KARC Planning Consultants; Grid # 131300-6162-79-344012-0000; Zoning District: MU-5; File #PB 2026-036

Speaker Natalie Quinn, Consultant

A motion to Set an Escrow for Architectural Review was made by Member Andujar-McNeil and seconded by Member Egan.

Minutes of April 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Egan, Member Holland
No/Nay:	None
Abstain:	None
Absent:	Member Pena, Member Veltre, Member Smith
Result:	**Passed**

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

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

Speaker, Natalie Quinn, Consultant

VII. ADJOURNMENT

Meeting Adjourned to May 27, 2026

KARC
PLANNING CONSULTANTS, INC.

April 24, 2026

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

Re: 149 Cannon Street
Parcel No. 131300-6161-23-276969
City of Poughkeepsie
Site Plan Approval Extension Request

Dear Chairperson Saylor,

As you are aware, the site plan for 149 Cannon Street was approved at the July 22, 2025 Planning Board meeting. Since that time, the project team has been diligently advancing the construction-level plan set in preparation for building permit submission.

To avoid any lapse between the expiration of the site plan approval and the issuance of a building permit, the Applicant respectfully requests an extension of the site plan approval.

We kindly ask that this request be placed on the next available Planning Board agenda for discussion.

Thank you.

Sincerely,

Natalie Quinn, Agent for Applicant

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

THE CITY OF POUGHKEEPSIE NEW YORK
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

EXTENSION REQUEST FOR 149 CANNON STREET

With regard to our file #PB 2025-019, relative to the proposed construction of a four (4) family residence at 149 Cannon Street and after review of the written request for extension, pursuant to section 19-8.1(3)(a), the planning board grants an approval extension of the original approval date of July 22, 2025, which expires of July 22, 2026, for one year to expire on July 2, 2027.

Motion:
Second:
Carried:

Present:

_____ _____
Anne Saylor Date
Planning Board Chair

KARC
PLANNING CONSULTANTS, INC.

April 24, 2026

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

Re: 53 N Clinton Street
Parcel No. 131300-6162-71-288150
City of Poughkeepsie
Site Plan Approval Extension Request

Dear Chairperson Saylor,

As you are aware, the site plan for 53 N Clinton Street was approved at the July 22, 2025 Planning Board meeting. Since that time, the project team has been diligently advancing the construction-level plan set in preparation for building permit submission.

To avoid any lapse between the expiration of the site plan approval and the issuance of a building permit, the Applicant respectfully requests an extension of the site plan approval.

We kindly ask that this request be placed on the next available Planning Board agenda for discussion.

Thank you.

Sincerely,

_____
Natalie Quinn, Agent for Applicant

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

THE CITY OF POUGHKEEPSIE NEW YORK
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

EXTENSION REQUEST FOR LOT #288150 '53' NORTH CLINTON STREET

With regard to our file #PB 2025-020, relative to the proposed construction of a four (4) family residence at Lot 288150 '53' North Clinton Street and after review of the written request for extension, pursuant to section 19-8.1(3)(a), the planning board grants an approval extension of the original approval date of July 22, 2025, which expires of July 22, 2026, for one year to expire on July 2, 2027.

Motion:
Second:
Carried:

Present:

_____ _____
Anne Saylor Date
Planning Board Chair

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: $640.00

Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$ 140.00
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 70, 72-78 Prospect St & 4 Sunfish Cove Rd
Poughkeepsie, NY 12601

II. PROPERTY OWNER: Poughkeepsie Landing Corp.

ADDRESS: PO Box 410

Brewster

NY 10509 (state and zip code)

PHONE NUMBER: (845) 225-8252 (include area code)

III. NAME OF APPLICANT: AG Aggregates, LLC c/o Natalie Quinn, KARC Planning Consultants, Inc.

ADDRESS: PO Box 924

Poughkeepsie

NY 12603 (state and zip code)

PHONE NUMBER: (845) 594-1055 (include area code)

EMAIL ADDRESS: natalie@karcpc.com / john@karcpc.com

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

IV. CONSULTANT: Caesar Engineering D.P.C.

ADDRESS: 367 Windsor Highway 3411

New Windsor

NY, 12553 (state and zip code)

PHONE NUMBER: (845) 275-0230 (include area code)

EMAIL ADDRESS: Nick@caesarengineering.work

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): 24/7 Material Yard Storage and Distribution Operations

VI. ZONING DISTRICT: I-M

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

Revised March 2026: Previous Editions Obsolete

PROJECT INFORMATION

New construction: _____(yes) X (no)

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

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

Alteration: _____(yes) X (no)

Cost of Construction: $ N/A

LOT AND BULK INFORMATION:

Lot area: 11.7 (net) (acres) 509,652 (square feet)

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

26,770 (net) (existing square feet for change of use/expansion)

N/A (additional proposed square feet for expansion)

26,770 (net) (total building footprint, square feet)

Lot Coverage: 0.05% (net) (percentage, building coverage only)

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

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

N/A (additional proposed square feet for expansion)

N/A (total gross floor area, square feet)

Building Height: 9 Stories (stories) N/A (feet)

Floor Area Ratio: .08 & .03 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 4

B) Number of Off-Street Parking Spaces provided: 11

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) X (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS N/A

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public?____Yes_____No

If yes, describe funding source: _____

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

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS N/A

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____) N/A

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: Aggregate Storage & Distribution by Converyors and Trucks

B) Number of shifts (if any): 3

C) Number of employees: 4
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): N/A

F) Days/Hours of operation: 24/7

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

_____ 03.31.2026

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

March 31, 2026

To Whom it May Concern:

Please accept this letter as written authorizing KARC Planning Consultants Inc. to sign as Agent on Behalf of Poughkeepsie Landing Corp. with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

Poughkeepsie Landing Corp.

PO Box 924 | Poughkeepsie, NY 12602 | 845.594.1055 | kelly@karcpc.com
DBE Certified | WBE Certified in NY and NJ | US SBA WOSB & EDWOSB Certified

KARC
PLANNING CONSULTANTS, INC.

May 13, 2026

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

Re: 70 & 72-78 Prospect Street
131300-6061-51-827527 (70 Prospect St.)
131300-6061-51-788513 (72-78 Prospect St.)
Site Plan Application

Dear Chair Saylor and Members of the Planning Board:

As you are aware, the applicant is seeking to develop an aggregate storage and distribution facility at 70 Prospect Street and 72-78 Prospect Street. The combined project site totals approximately 8.2 acres and is located in the Mixed Industrial (IM) Zoning District.

As discussed at the April Planning Board meeting, no changes are proposed to the site layout or operational plan from those approved under the previous site plan approval granted on April 25, 2024. The current application is seeking reapproval due to the lapse/expiration of the prior approvals.

This response letter and submission is intended to address all outstanding comments from City of Poughkeepsie departments.

- Comments from the Police Department, Fire Department, and Building Department were addressed, as documented in the attached letters dated July 2, 2023, March 18, 2024, and March 21, 2024, respectively.
- Comments from the Dutchess County Planning and Waterfront Advisory Committee were addressed prior to the previous Planning Board approval.

As such, we believe the only outstanding comment to be from the City of Poughkeepsie Department of Public Works.

Below please find responses to comments prepared by the City of Poughkeepsie Department of Public Works, dated July 14, 2023:

1. *Label contours on the site plan.*

   Response: Existing and proposed site contours are shown and labelled on Sheets A2 – A4. Contours are shown at 2ft intervals.

2. *During a 7/11/2023 site visit with the applicant and their engineer, it was mentioned an access agreement exists for the Petro Inc.-owned parcel to the northwest of the site. Please show the easement on-site plan and provide a copy.*

   Response: See Map of Easements prepared by Badey & Watson Engineering and Surveying dated April 4, 2023, and Liber 558 p. 347, included within this submission.

3. *Will a dust suppression system be used? If so, will water be needed? Provide details for water service if necessary.*

   Response: As noted on Sheet A5, water trucks will be used for daily dust suppression as required. Please see detail 2 on Sheet A5 for water truck details.

4. *A transportation corporation may need to be established for the 8" cast iron water service as it appears to serve multiple properties.*

   Response: As the proposed use is deemed "a construction site with storage of materials for transport and no permanent structures" by DCDBCH, they confirmed in an email dated April 4th, 2024 that review by their department and a transportation corporation is not required at this time**.** Following an opinion letter submitted by Ray Casey, Esq. dated January 14, 2026, regarding the water transport line on 70 and 72-78 Prospect Street, and submission of existing easement rights, an email by Rebecca Valk dated February 24, 2026 it was suggested that the easement rights be updated to give each party clearer authority over access, maintenance, and repairs to take the place of a transportation corporation as one is not being required by DCDBCH at this time. Draft easement rights for each party have been updated to provide clearer authority as it relates to access and maintenance of the existing water line. Please see the draft updated easement language included with this submission.

5. *Show on the Site Plan all utilities, including overhead.*

   Response: Utilities are labelled and shown on Sheet A1 of the site plan set.

6. *All on-site hydrants are to be flow tested. Submit results to the City Engineering Department and City Fire Department for review.*

   Response: General Note #5 has been added to Sheet A1 indicating the provision of a Utility Assessment Report. The Applicant requests that this be addressed as a condition of site plan approval, to be addressed prior to the issuance of the Certificate of Occupancy.

7. *Inoperable hydrants are to be replaced with American Darling B-62-B-5 City Standard Hydrant(s). Include on Site Plan City Standard Hydrant Detail.*

   Response: Comment noted. Please see General Note #5 on Sheet A1 and response to comment #6 above.

8. *The project engineer shall certify existing private 8" cast iron water service has adequate capacity for the proposed use and all users. This includes fire flow.*

   Response: Comment noted. Due to the proposed use of the site (stockpiling dry sand aggregate), there is no critical requirement for water use. As such the client does not foresee full utilization of the existing water lines. A Utility Assessment will be conducted to determine the water service conditions on-site. Please see General Note #5 on Sheet A1 and response to comment #6 above.

9. *Locate and exercise all on-site water gate valves to ensure a full range of operation. Provide findings in the condition report. Include a discussion on the methodology of testing to support determination.*

   Response: The location of the on-site water valve is shown on Sheet A1. Valve testing, methodology, and results will be provided in the noted Utility Assessment Report. Please see General Note #5 on Sheet A1 and response to comment #6 above.

10. *Show on Site Plan owner to replace or repair any out-of-service or partially operable water gate valves identified in the condition report.*

    Response: Please see General Note #5 on Sheet A1 and response to comment #6 above.

11. *Coordinate with City Fire regarding the adequacy of fire flow and demonstrate what is being requested is achieved.*

    Response: The Fire Department issued a letter on March 18, 2024, indicating that the site plan is acceptable and will be signed without conditions. However, as noted above, a Utility Assessment Report will be provided prior to occupancy.

12. *The retaining walls on-site appear to be in various states of deterioration. Provide condition and structural stability analysis certified by a NYS licensed Professional Engineer on all existing or proposed retaining walls. Provide a rehab plan for existing retaining walls as necessary.*

    Response: A note is included on Sheet A1 indicating "Existing retaining walls to be assessed. Report to be provided to DPW and/or Building Department." The Applicant requests that this be addressed as a condition of site plan approval, to be addressed prior to the issuance of the Certificate of Occupancy.

13. *Contact the Army Corps of Engineers for review, comment, and necessary permitting related to operations, temporary equipment and storage of bulk material located within the flood zone.*

    Response: The United States Army Corps of Engineers (USACE) NY District provided feedback on November 16, 2023 communicating that a permit and/or review would be needed if any work is templated to be below the Hudson River High Water/Tide marks, a new dock is constructed, or long term use of a spud barge is proposed. At this time the project sponsor does not intend to perform any work, improvements, or changes to areas below the Hudson River High Water/Tide marks.

14. *How will industrial and commercial truck traffic be managed through the single-lane site access tunnel? Will there be added lighting or signalization? The existing configuration provides limited sight distance for oncoming traffic.*

    Response: Traffic lights are proposed on both ends of the tunnel as shown on on Sheet A5.

15. *City Engineering recommends contacting owner and operator of railroad/tunnel for an opportunity to comment on the proposed project. Type, size and frequency of industrial and commercial traffic through tunnel may be of concern.*

16. **Response:** See recorded legal easement providing access to the site through the tunnel. As a legal instrument governing access is already in place, no additional permit or approval is required.

17. *Lead service lines are not permitted. Indicate material type of existing service at both – internal building prior to water meter and both sides of the curb valve. Provide NYSPE certification and photos of investigation. If lead, replace from building to main.*

    Response: Comment noted. Existing water lines are cast iron, as indicated, and this will be confirmed in the Utility Assessment Report. It should also be noted that the project does not include a residential component or any proposed interior building use. Water service to the site is intended for industrial use only.

Enclosed please find the following:

1. Two (2) copies of a Cover letter with responses to City of Poughkeepsie DPW comments dated May 13, 2026, including referenced comment letters and correspondence as attachments
2. Two (2) copies of a previously submitted EAF Part 1 prepared by Brian Dreeland dated January 8, 2024
3. Two (2) copies of an updated Site Plan Set prepared by Caesar Engineering dated 2026.04.06.
4. Two (2) copies of an Easement Overlay Map prepared by Badey & Watson dated April 4, 2023
5. Two (2) copies of Updated Easement Language (to be provided to Corporation Council under a separate Cover Letter)

We kindly request to discuss this matter at the May 27, 2026 Planning Board Meeting. Please advise if you require anything further.

Sincerely,

Natalie Quinn, Agent for Applicant

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 07/02/2023

PROJECT NAME: Sunfish Cove Project

PROJECT ADDRESS: Sunfish Cove Project

☒ **THE SITE PLAN IS ACCEPTABLE AND WILL BE SIGNED WITH NO CONDITIONS**

☐ **THE SITE PLAN IS UNACCEPTABLE.**

CONDITIONS:

RECEIVED

JUL 5 2023

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:
Sgt SGT. E. ACKEN #112	07/02/2023

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT
505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO
JFRANCO@CITYOFPOUGHKEEPSIE.COM

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Joseph Franco

DATE: March 18, 2024

ADDRESS: 70 and 72-78 Prospect St

_X___ The site plan is acceptable and will be signed without conditions.

____ The site plan is acceptable and will be signed without conditions:

Joseph Franco, Fire Chief

3/18/2024
Date

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 3-21-24

PROJECT ADDRESS: 70 and 72-78 Prospect St

PROJECT NAME: Aggregate Storage and DC

OWNER: Poughkeepsie Landing Corp

ENGINEER/ARCHITECT: Caesar Engineering D.P.C

☑ **The site plan is acceptable and will be signed with no conditions.**

☐ **The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:**

_____

_____

_____

_____

_____

_____

Eric Philipp
Building Inspector

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #1

1. Date: July 14, 2023

2. Name of Site Plan: AC Aggregates Industrial Site Plan

3. Address or Location: Prospect Street and Sunfish Cove Road

4. Owner: AC Aggregates LLC

5. Engineer/ Architect: Ceasar Engineering D.P.C.

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

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

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

ENGINEERING SITE PLAN REVIEW COMMENTS:

1. Label contours on site plan.
2. During a 7/11/2023 site visit with the applicant and their engineer it was mentioned an access agreement exists for the Petro Inc. owned parcel to the northwest of the site. Please show easement on site plan and provide a copy.
3. Will a dust suppression system be used? If so, will water be needed? Provide detail for water service if necessary.
4. A transportation corporation may need to be established for the 8" cast iron water service as it appears to serve multiple properties: Petro Inc. owned parcel to the northwest of the site and the Amsterdam Two Stables LLC site to the south of the project.
5. Show on Site Plan all utilities, including overhead.
6. All on site hydrants are to be flow tested. Submit results to City Engineering Department and City Fire Department for review.
7. Inoperable hydrants are to be replaced with American Darling B-62-B-5 City Standard Hydrant(s). Include on Site Plan City Standard Hydrant Detail.
8. The project engineer shall certify existing private 8" cast iron water service has adequate capacity for the proposed use and all users. This includes fire flow.
9. Locate and exercise all on site water gate valves to ensure full range of operation. Provide findings in condition report. Include discussion on methodology of testing to support determination.
10. Show on Site Plan owner to replace or repair any out of service or partially operable water gate valves identified in the condition report.
11. Coordinate with City Fire regarding adequacy of fire flow and demonstrate what is being requested is achieved.

12. Retaining walls on site appear to be in various states of deterioration. Provide condition and structural stability analysis certified by a NYS licensed Professional Engineer on all existing or proposed retaining walls. Provide rehab plan for existing retaining walls as necessary.
13. Contact Army Corps of Engineers for review, comment and necessary permitting related to operations, temporary equipment and storage of bulk material located within flood zone.
14. How will industrial and commercial truck traffic be managed through the single lane site access tunnel? Will there be added lighting or signalization? The existing configuration provides limited sight distance for oncoming traffic.
15. City Engineering recommends contacting owner and operator of railroad/ tunnel for an opportunity to comment on the proposed project. Type, size and frequency of industrial and commercial traffic through tunnel may be of concern.

Joseph T. Kane, P.E.
Assistant Civil Engineer

Web: caesarengineering.work

[Quoted text hidden]

BW Easement Overlay 04APR23.pdf
326K

Nate - Caesar Engineering <nate@caesarengineering.work> 14 March 2024 at 17:13
To: jwteed@dutchessny.gov
Cc: "Brian K. Dreeland" <bdreeland@ac-agg.com>, Nick Caesar <nick@caesarengineering.work>

Hi Jim,

Thanks for the callback. Sending you the updated plans and cover letter from our January 10th, submission. In summary, the proposal is to store materials on-site and distribute them to customers who will pick them up via truck. There is no proposed construction of the new buildings or new facilities on the site as well as any expansion of water infrastructure. Being that this plan is for outdoor temporary storage, the project sponsor (Cc'd - Brian Dreeland) plans to bring in water trucks for general housekeeping and porta-toilets for sanitary waste for shift workers.

There are easements established for the adjacent property owners which grant them the right to establish, operate, and maintain their connections to utility providers. Please see the attached easement overlay for reference with Liber references at the end of the site plan set.

On an administrative note, I recently spoke with Tyler at the Planning Department. Can you please provide him a note to clarify that we are not seeking your department's approval/have not submitted a permit?

Many thanks.

Respectfully,

Nathaniel Gooden (Nate), P.E.
Caesar Engineering D.P.C.
P.E. licensure in NY, CO, WA, OR
Direct Line: (845) 275-3825
Office Line: (518) 279-6156
Email: nate@caesarengineering.work
Web: caesarengineering.work

On Tue, Mar 12, 2024 at 9:40 AM Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com> wrote:
[Quoted text hidden]

2 attachments

70 Prospect St._72-78 Prospect St._4 Sunfish Cove Rd._2_Cover Letter_10JAN24.pdf
244K

70 Prospect St._72-78 Prospect St._4 Sunfish Cove Rd._3_Site Plan Set_10JAN24.pdf
4644K

Teed, James (Jim) <jwteed@dutchessny.gov> 4 April 2024 at 15:21
To: Nate - Caesar Engineering <nate@caesarengineering.work>
Cc: "Brian K. Dreeland" <bdreeland@ac-agg.com>, Nick Caesar <nick@caesarengineering.work>, "Tuttle, Dylan" <dtuttle@dutchessny.gov>

Good morning, Mr. Gooden.

Our department has reviewed the plans and we do not think that our department needs to be involved with approvals of water or sewer at this time considering the proposed use. Phase I appears to be for a construction site with storage of materials for transport and no permanent structures. Although we discourage the use of portable toilets, we understand

their necessity for this particular use. Regarding trucking in water, we request that any on-site storage vessels be labeled with “Non-Potable, Not for Human Consumption”.

Should the project continue to develop into future phases, our department may require a re-evaluation of the project for review and approval of water and sewer service connections which may also include a deeper investigation into the ownership and control of the water and sewer feeding this area from across the MTA right-of-way.

Regards,

Jim Teed, PE

Senior Public Health Engineer

Dutchess County Department of Behavioral & Community Health | Environmental Health Services Division

Phone: (845) 486-3465

To check the review status of your project, please visit https://www.dutchessny.gov/Engineering-Project-Status

Come join us at the Dutchess County YOUR Health Fair – April 13, 2024 11am-2pm @DCC-Falcon Hall.

Learn more at DutchessNY.gov/HealthFair. Add to your calendar.

From: Nate - Caesar Engineering <nate@caesarengineering.work>
Sent: Thursday, March 14, 2024 12:13 PM
To: Teed, James (Jim) <jwteed@dutchessny.gov>
Cc: Brian K. Dreeland <bdreeland@ac-agg.com>; Nick Caesar <nick@caesarengineering.work>
Subject: Re: FW: AC Aggregates Industrial Site Plan - 4 Sunfish Cove (C) Poughkeepsie

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

[Quoted text hidden]

Nate - Caesar Engineering <nate@caesarengineering.work> 4 April 2024 at 20:42
To: Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>
Cc: "Brian K. Dreeland" <bdreeland@ac-agg.com>, AC-AGG <office@ac-agg.com>

Hi Tyler,

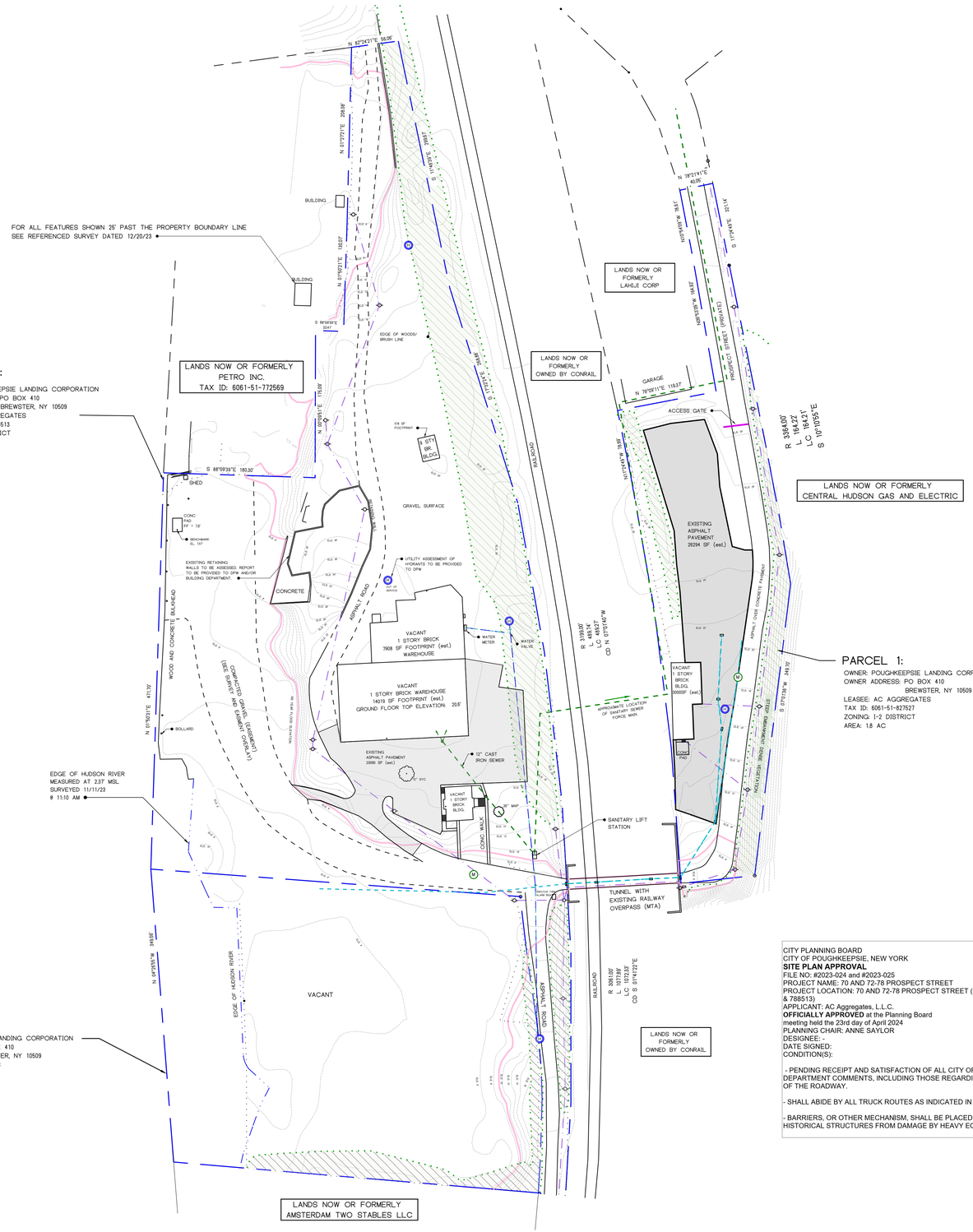
Please see the below if Jim did not get back to you earlier. As mentioned before, we are not waiting on approval from the Health Department.

Respectfully,

Nathaniel Gooden (Nate), P.E.
Caesar Engineering D.P.C.
P.E. licensure in NY, CO, WA, OR
Direct Line: (845) 275-3825

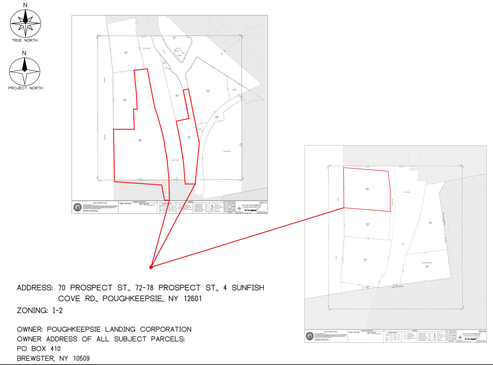
A1 EXISTING CONDITIONS & UTILITIES OVERVIEW





VICINITY MAP

SHOWING: DUTCHESS COUNTY TAX MAP SECTION 6061.51 & 6061.59



ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

ZONING: I-2

OWNER: POUGHKEEPSIE LANDING CORPORATION
OWNER ADDRESS OF ALL SUBJECT PARCELS:
PO BOX 410
BREWSTER, NY 10509

PROPERTY SURVEY NOTES: SURVEY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY HAVE DIRECT REFLECTIONS IN THIS DESIGN. REFERENCE SHALL BE MADE TO ORIGINAL SURVEY FOR VERIFICATION OR CONFIRMATION OF SITE FEATURES OR BOUNDARIES.

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

GENERAL NOTES:

1. ALL EXISTING BUILDINGS ON THE THREE PARCELS IN FOCUS ARE VACANT AND WILL REMAIN VACANT AND SECURED AS PART OF THIS SITE PLAN. ANY FUTURE ALTERATIONS TO THESE BUILDINGS WILL FOLLOW MUNICIPAL REGULATIONS AS REQUIRED. THE PROPOSED PLAN DOES NOT INCLUDE A CHANGE IN OCCUPATION OR USE OF ANY OF THE EXISTING BUILDINGS ON THE SITE.

2. SEE REFERENCED SURVEY FOR FEATURES 25' BEYOND THE PROPERTY LINES, ISOLATED TREES, OR OTHER PERTINENT INFORMATION.

3. EXISTENCE AND LOCATION OF UTILITIES SHOWN IS FOR REFERENCE ONLY. NO CHANGE TO UTILITIES ARE PROPOSED. UTILITIES MAY HAVE BEEN ALTERED OR CHANGED SINCE THE DATE OF THE INITIAL SURVEY. THE PROJECT SPONSOR SHOULD CONSULT THE APPROPRIATE PROFESSIONAL TO PERFORM A DEDICATED UTILITY SURVEY IF ALTERATIONS OR IMPROVEMENTS SHOULD BE MADE.

4. NO EASEMENTS, DEED RESITRICTIONS, PUBLIC AREAS, CONVENANTS, ETC. ARE PROPOSED IN THIS SITE PLAN. PLEASE SEE REFERENCE SURVEY DATED 20DEC23 FOR EXISTING EASEMENTS.

WARNING: IT IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW SECTION 7209.2

ONLY MAPS OR DRAWINGS WITH EMBOSSED OR TRUE INK SEALS WITH THE SIGNATURE AND DATE OF THE PROFESSIONAL ENGINEER ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED OR TRUE INK SEALS WITH A CORRELATED SIGNATURE SHOULD NOT BE RELIED UPON SINCE OTHER COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND OR CHANGES.

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ANYONE WHO CHOOSES TO HAVE THESE DOCUMENTS ALTERED IN ANY WAY WITHOUT THE CONSENT OF THE ENGINEER WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

LEGEND

- EDGE OF RIVER
- FENCE
- 100 YEAR FLOOD ELEVATION ELEVATION 9'
- STORMWATER
- SEWER
- PROPERTY BOUNDARY
- UTILITY POLE
- CATCH BASIN
- HYDRANT
- OVERHEAD UTILITY LINES
- MAN HOLE
- EXISTING TREE AND BRUSH LINE

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: #2023-024 and #2023-025
PROJECT NAME: 70 AND 72-78 PROSPECT STREET
PROJECT LOCATION: 70 AND 72-78 PROSPECT STREET (Grid #6061-51-827527 & 788513)
APPLICANT: AC Aggregates, L.L.C.
OFFICIALLY APPROVED at the Planning Board meeting held the 23rd day of April 2024
PLANNING CHAIR: ANNE SAYLOR
DESIGNEE: -
DATE SIGNED:
CONDITION(S):

- PENDING RECEIPT AND SATISFACTION OF ALL CITY OF POUGHKEEPSIE DEPARTMENT COMMENTS, INCLUDING THOSE REGARDING THE CONDITION OF THE ROADWAY.

- SHALL ABIDE BY ALL TRUCK ROUTES AS INDICATED IN THE SITE PLAN.

- BARRIERS, OR OTHER MECHANISM, SHALL BE PLACED PROTECTING ALL HISTORICAL STRUCTURES FROM DAMAGE BY HEAVY EQUIPMENT.

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

SCALE: 1" = 70'

00 01 02 04

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COMMON ABBREVIATIONS REFERENCED

IAW: IN ACCORDANCE WITH	CY: CUBIC YARD
IVO: IN THE VICINITY OF	O.C. : ON CENTER
P.T. : PRESSURE TREATED	W: WITH
P.C. PUMP CHAMBER	W/O WITH OUT
SF: SQUARE FOOT	CLF: CHAIN LINK FENCE
CF: CUBIC FOOT	est. ESTIMATED
CL: CENTER LINE	MSL: MEAN SEA LEVEL
SCH SCHEDULE	
T.A. : TRIBUTARY AREA	
E.O.R. : ENGINEER OF RECORD	

PAGE #	SHEET INDEX	SHEET NAME
1	A1	EXISTING CONDITIONS & UTILITIES OVERVIEW
2	A2	PROPOSED CONDITIONS PHASE 1
3	A3	70 PROSPECT ST. SITE PLAN PHASE 1
4	A4	72-78 PROSPECT ST. SITE PLAN PHASE 1
5	A5	PROPOSED EQUIPMENT & DETAILS 1
6	A6	PROPOSED EQUIPMENT & DETAILS 2
7	A7	
8	A8	
9	A9	

NAJ CAESAR, P.E.
LIC. NO. 101354
REGISTERED THRU: 30NOV27
FIRM AUTHORIZATION# 0020128

COMPANY: **CAESAR ENGINEERING D.P.C.**
CONTACT: **845.275.0230** **contact@caesarengineering.work**
BUSINESS ADDRESS: **30 3RD ST TROY, NY 12180**
PROJECT: **AC AGGREGATES INDUSTRIAL SITE PLAN**
DATE: **15APR24**
DESIGNED BY: **NG / NC**
DRAWN BY: **NG / NC**
PROJECT NUM: **P187**
PROJECT SPONSOR NUMBER: **845.225.8252**
PROJECT SPONSOR: **AC AGGREGATES, LLC.**
PROJECT SPONSOR ADDRESS: **228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590**
PROJECT ADDRESS: **70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601**

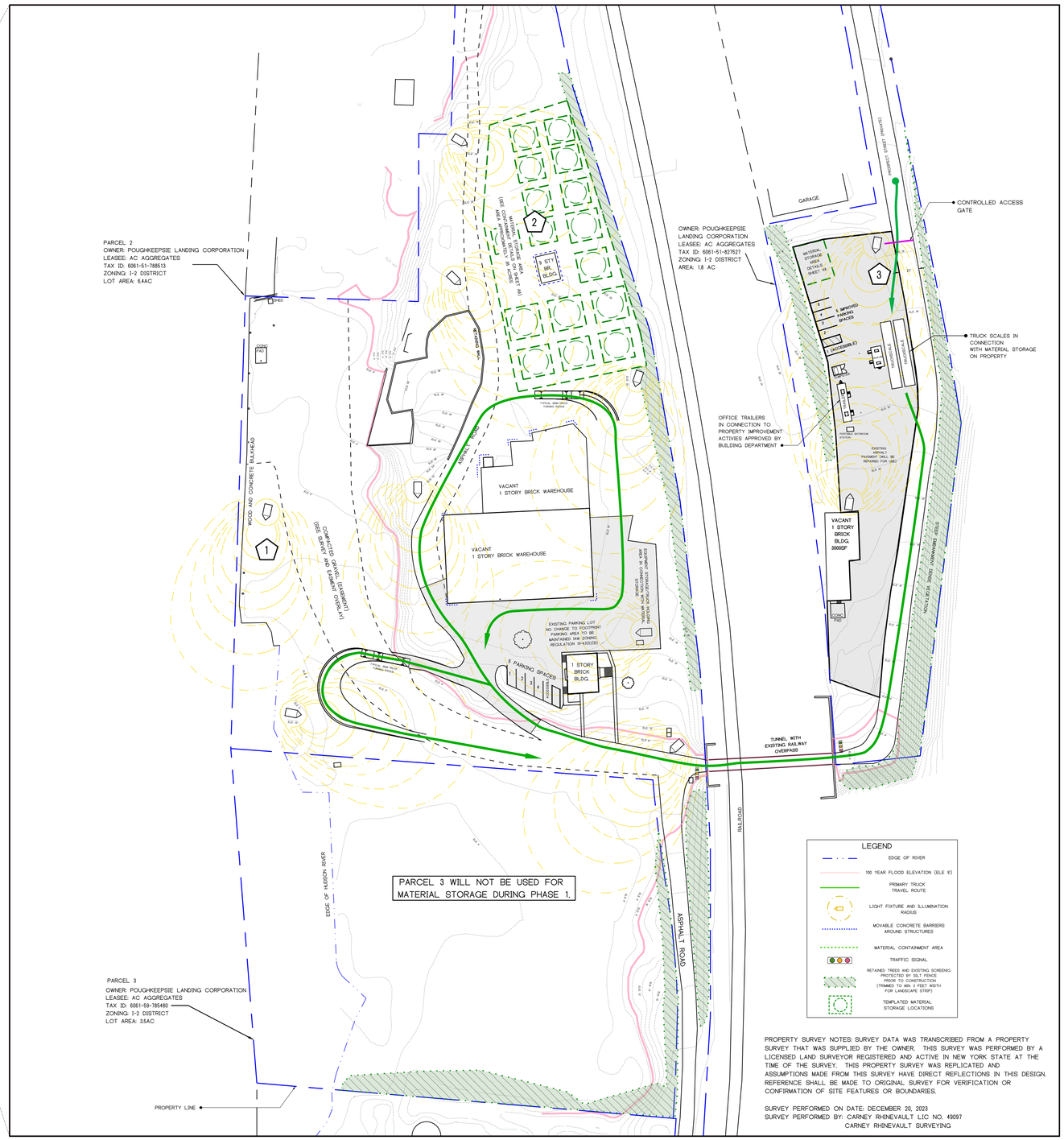
DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	1

SHEET IDENTIFICATION
A1
EXISTING CONDITIONS & UTILITIES OVERVIEW
SHEET 1 OF X TOTAL SHEETS

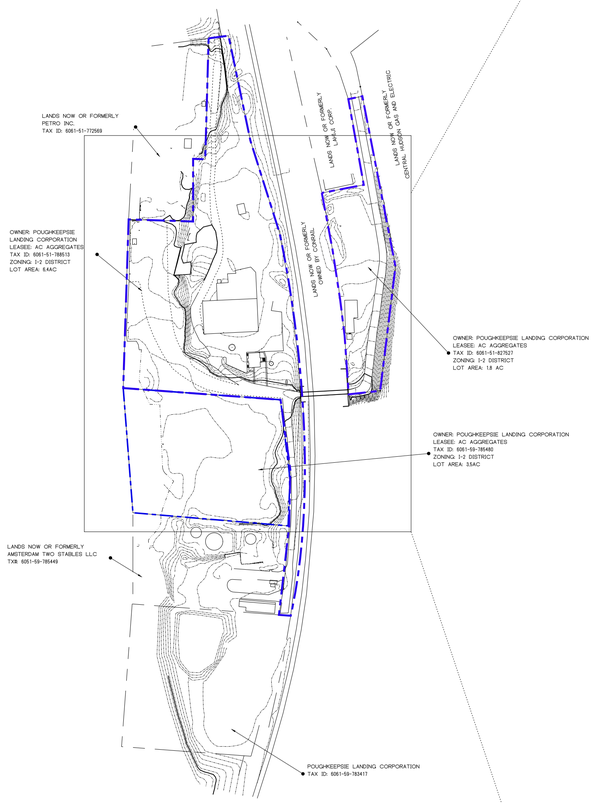
A2 PROPOSED CONDITIONS PHASE 1

SHOWING OVERVIEW OF PROPOSED CONDITIONS (ALL PARCELS - PHASE 1)

SCALE: 1" = 60'



PROSPECT STREET SITE MAP



SCALE: 1" = 200'

KEYED NOTES

1. OFFLOADING OF APPROVED BUILDING MATERIAL FROM A DELIVERY BARGE ON PARCEL# 6061-51-788513 (72-78 PROSPECT ST) VIA MATERIAL HANDLER. BARGE WILL BE CAPABLE OF SELF-OFFLOADING MATERIALS ONTO THE PARCEL. SEE SHEET A7 FOR TYPICAL BARGE DOCKING PLAN.
2. MATERIAL IS MOVED UP TO ELEVATION 20 AT THE NORTHERN END OF PARCEL #6061-51-788513 WHERE IT IS CONFINED IN STOCKPILES. DELIVERY TRUCKS TO BE LOADED WITH MATERIAL FOR DELIVERY TO CUSTOMERS OFF SITE.
3. A PORTABLE TRUCK SCALE, SCALE HOUSE, AND OFFICE WILL BE SET UP TO EXECUTE WEIGHING AND OPERATIONAL CONTROL FOR BUILDING MATERIAL STORAGE. CONSTRUCTION TRAILERS WILL BE USED IN CONNECTION WITH PARCEL IMPROVEMENT ACTIONS AS APPROVED BY BUILDING DEPARTMENT.

LEGEND

- EDGE OF RIVER
- 100 YEAR FLOOD ELEVATION (ELE 9')
- PRIMARY TRUCK TRAVEL ROUTE
- LIGHT FIXTURE AND ILLUMINATION RADIUS
- MOVABLE CONCRETE BARRIERS AROUND STRUCTURES
- MATERIAL CONTAINMENT AREA
- TRAFFIC SIGNAL
- RETAINED TREES AND EXISTING SCREENING PROTECTED BY SILT FENCE PRIOR TO CONSTRUCTION (TRIMMED TO MIN. 3 FEET WIDTH FOR LANDSCAPE STRIP)
- TEMPLATED MATERIAL STORAGE LOCATIONS

PROPERTY SURVEY NOTES: SURVEY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY HAVE DIRECT REFLECTIONS IN THIS DESIGN. REFERENCE SHALL BE MADE TO ORIGINAL SURVEY FOR VERIFICATION OR CONFIRMATION OF SITE FEATURES OR BOUNDARIES.

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

SCALE: SEE VIEWS

00 01 02 04

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GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THIS SHEET SHOWS OPERATIONS DURING PHASE 1. ONLY PARCELS 6061-51-827527 AND 6061-51-788513 WILL BE UTILIZED FOR OPERATIONS DURING PHASE 1. OPERATIONS WILL CONSIST OF BRINGING IN APPROVED BUILDING MATERIALS VIA OFFSHORE VESSEL AND STOCKPILING THEM ON SITE BEFORE BEING PICKED UP BY TRUCK AND DELIVERED TO VARIOUS CUSTOMERS. MATERIAL CONFINEMENT WILL BE ACHIEVED BY MOVABLE PRE-CAST CONCRETE BLOCK WALLS (SEE SHEET A6) IAW ZONING REGULATION 19-4.10(2)(A)
2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN. TRUCK LOADING AND DELIVERY WILL TAKE PLACE DURING DAYTIME OPERATING HOURS. CONDITIONS/OPERATIONS PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
3) SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.
4) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND WILL BE SERVICED BY A THIRD PARTY. USAGE OF MUNICIPAL SEWER IS NOT PROPOSED AT THIS TIME.
5) THE LOCATIONS OF ALL PROPOSED ITEMS ON THE ABOVE PLAN ARE BASED ON THE MOST LIKELY BUSINESS SCENARIO AND SHOULD BE TAKEN AS IDEAL. HOWEVER, THE NATURE OF ALL OF THE ITEMS PROPOSED IS THAT THEY ARE FULLY PORTABLE AND WILL LIKELY BE MOVED AROUND THE SITE TO ACCOMPLISH THE MOST OPTIMIZED SETUP FOR THE INTENDED OPERATIONS. ALL ITEMS CAN BE MOVED, IF REQUIRED, AND WILL LIKELY BE MOVED MANY TIMES THROUGHOUT THE DURATION OF THE PROJECT SPONSOR'S OCCUPATION OF THIS SITE. THE EQUIPMENT AND MACHINES PROVIDED ARE INTENDED TO SHOW HOW THE SITE WILL BE USED ON A TYPICAL TRANSACTION, HOWEVER ADDITIONAL EQUIPMENT AND ADDITIONAL TYPES OF EQUIPMENT WILL BE BROUGHT TO AND USED ON THE SITE.
6) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. BUILDINGS SHALL REMAIN VACANT, BE SECURED, AND CLOSED OFF TO UNAUTHORIZED PARTIES. NO NEW BUILDINGS ARE PROPOSED.
7) ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS TO PREVENT EROSION IAW ZONING REGULATION 19-4.11(1)(B). A 3-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF EXISTING VEGETATION WILL BE MAINTAINED ALONG ALL MAJOR VISUAL BOUNDARIES AS SHOWN ON THE SITE PLAN.

BULK TABLE NOTES:

I-2 ZONING PERMITTED USES: No building or premises shall be used, in whole or in part, for any purpose except those listed below:

Uses permitted by right:
1. ... Terminals and building material storage and sale, but excluding storage of coal, coke, fuel oil or junk.

MINIMUM PARKING REGULATIONS:

INDUSTURIAL AND HEAVY COMMERCIAL USE: 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT.

NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4

MINIMUM NUMBER OF SPACES PROVIDED ON ALL PARCELS: 5 (4 STANDARD & 1 ACCESSIBLE)

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 1
TAX ID: 6061-51-827527

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1.8 AC	NO CHANGE
REAR YARD	20'	153'	NO CHANGE
FRONT YARD	15'	560'	NO CHANGE
SIDE YARD	10'	3.3' ***	NO CHANGE
FAR	2.0	.03	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	3%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	60%	NO CHANGE
LOT FRONTAGE	50'	45.5' ***	NO CHANGE

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 2
TAX ID: 6061-51-788513

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	6.4 AC	NO CHANGE
REAR YARD	20'	695'	NO CHANGE
FRONT YARD	15'	470'	NO CHANGE
SIDE YARD	10'	72.4'	NO CHANGE
FAR	2.0	0.08	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	8%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	16%	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE***	NO CHANGE

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 3
TAX ID: 6061-59-785480

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	3.5 AC	NO CHANGE
REAR YARD	20'	VACANT	NO CHANGE
FRONT YARD	15'	VACANT	NO CHANGE
SIDE YARD	10'	VACANT	NO CHANGE
FAR	2.0	VACANT	NO CHANGE
LOT COVERAGE	80%	VACANT	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE ***	NO CHANGE

*** EXISTING NON-CONFORMING USE. THE PROPOSED USE DOES NOT INCREASE THE NON-CONFORMITY AND ALL OF THE PROPOSED USES ARE TEMPORARY IN NATURE.

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: #2023-024 and #2023-025
PROJECT NAME: 70 AND 72-78 PROSPECT STREET
PROJECT LOCATION: 70 AND 72-78 PROSPECT STREET (Grid #6061-51-827527 & 788513)
APPLICANT: AC Aggregates, L.L.C.
OFFICIALLY APPROVED at the Planning Board meeting held the 23rd day of April 2024
PLANNING CHAIR: ANNE SAYLOR
DESIGNEE: -
DATE SIGNED:
CONDITION(S):

- PENDING RECEIPT AND SATISFACTION OF ALL CITY OF POUGHKEEPSIE DEPARTMENT COMMENTS, INCLUDING THOSE REGARDING THE CONDITION OF THE ROADWAY.
- SHALL ABIDE BY ALL TRUCK ROUTES AS INDICATED IN THE SITE PLAN.
- BARRIERS, OR OTHER MECHANISM, SHALL BE PLACED PROTECTING ALL HISTORICAL STRUCTURES FROM DAMAGE BY HEAVY EQUIPMENT.

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

STATE OF NEW YORK — NAJ CAESAR — 101334 — PROFESSIONAL ENGINEER

NAJ CAESAR, P.E.
LIC. NO. 101354
REGISTERED THRU 30NOV27
FIRM AUTHORIZATION# 0031128

COMPANY: **CAESAR ENGINEERING D.P.C.**
DATE: **15APR24**
PROJECT SPONSOR NUMBER: **845.225.8252**
CONTACT: **845.275.0230 contact@caesarengineering.work**
DESIGNED BY: **NG / NC**
PROJECT SPONSOR: **AC AGGREGATES, LLC.**
BUSINESS ADDRESS: **30 3RD ST TROY, NY 12180**
DRAWN BY: **NG / NC**
PROJECT SPONSOR ADDRESS: **238 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590**
PROJECT: **AC AGGREGATES INDUSTRIAL SITE PLAN**
PROJECT NUM: **P187**
PROJECT ADDRESS: **70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601**

DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	1

CAESAR ENGINEERING

SHEET IDENTIFICATION
A2
PROPOSED CONDITIONS PHASE 1
SHEET 2 OF 8 TOTAL SHEETS

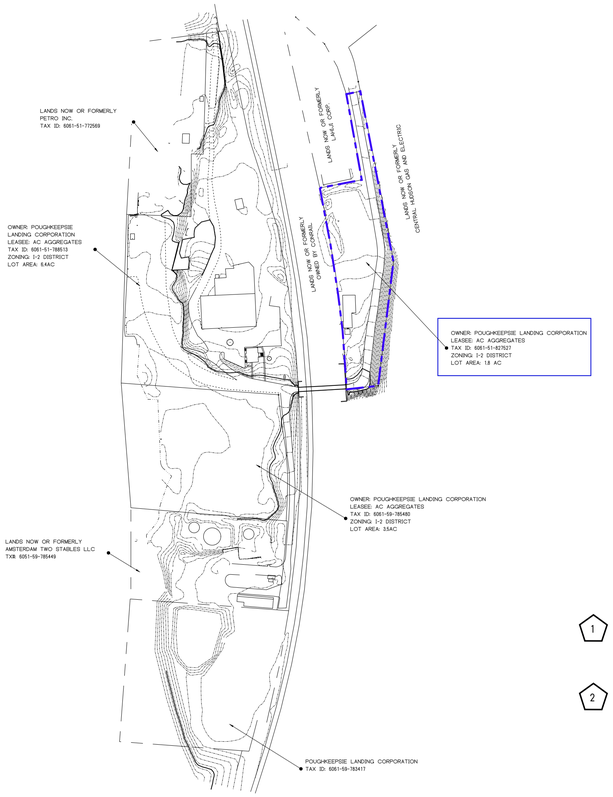
A3 70 PROSPECT ST. SITE PLAN PHASE 1

TAX LOT 6061-51-827527 PROPOSED CONDITIONS

PROSPECT STREET SITE MAP

EXISTING CONDITIONS

SCALE: 1" = 200'

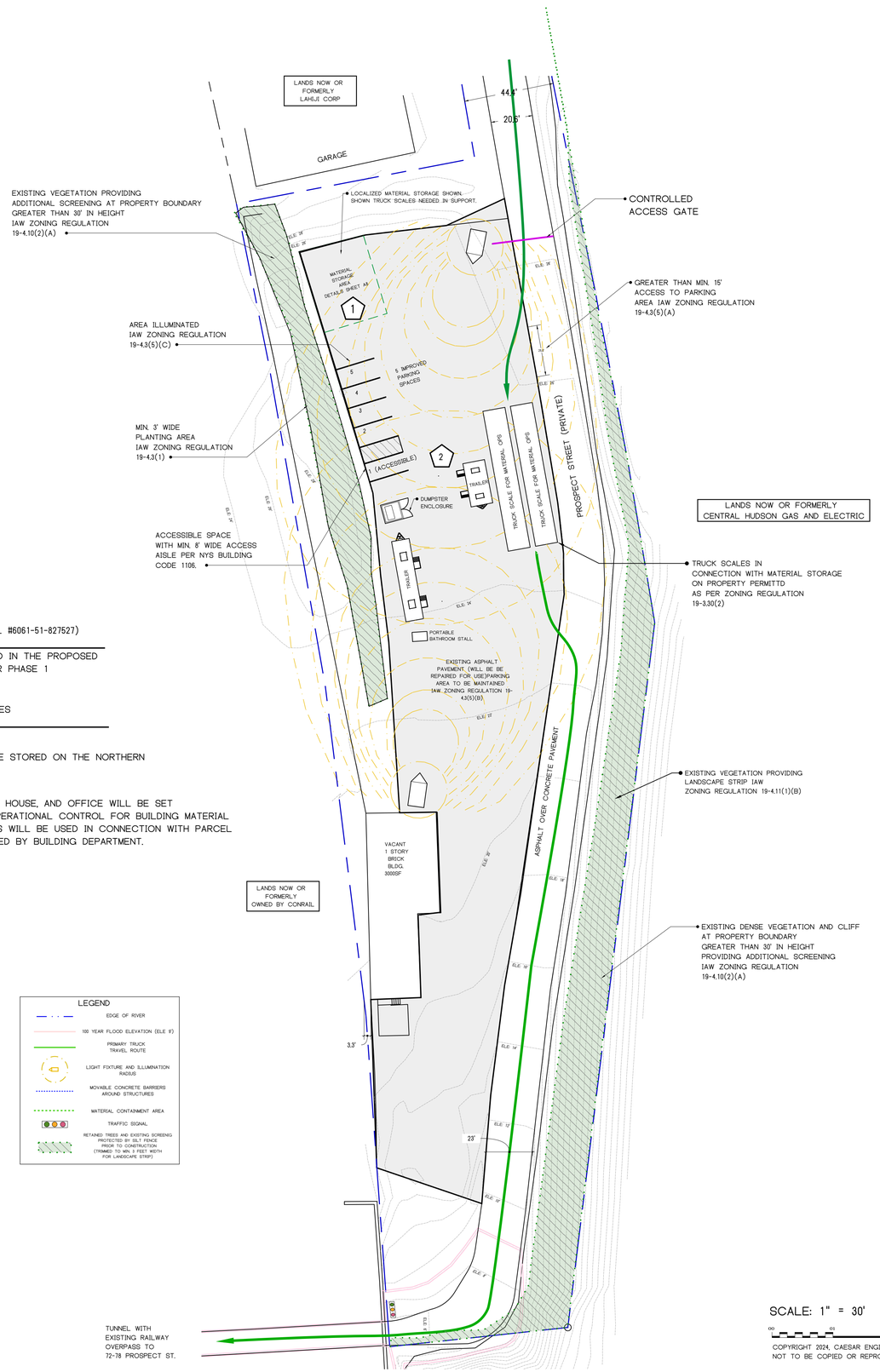


PHASE 1 SUMMARY (PARCEL #6061-51-827527)

THIS PARCEL WILL BE USED IN THE PROPOSED CONDITIONS FOR PHASE 1

KEYED NOTES

1. APPROVED BUILDING MATERIALS ARE STORED ON THE NORTHERN END OF THE SITE.
2. A PORTABLE TRUCK SCALE, SCALE HOUSE, AND OFFICE WILL BE SET UP TO EXECUTE WEIGHING AND OPERATIONAL CONTROL FOR BUILDING MATERIAL STORAGE. CONSTRUCTION TRAILERS WILL BE USED IN CONNECTION WITH PARCEL IMPROVEMENT ACTIONS AS APPROVED BY BUILDING DEPARTMENT.



LEGEND

- EDGE OF RIVER
- 100 YEAR FLOOD ELEVATION (ELE 9')
- PRIMARY TRUCK TRAVEL ROUTE
- LIGHT FIXTURE AND ILLUMINATION RADIUS
- MOVABLE CONCRETE BARRIERS AROUND STRUCTURES
- MATERIAL CONTAINMENT AREA
- TRAFFIC SIGNAL
- RETAINED TREES AND EXISTING SCREENING PROTECTED BY SILT FENCE PRIOR TO CONSTRUCTION (TRIMMED TO MIN. 9 FEET WIDTH FOR LANDSCAPE STRIP)

SCALE: 1" = 30'

00 01 02 04

VICINITY MAP

SHOWING: DUTCHESS COUNTY TAX MAP SECTION 6061.51 & 6061.59



ADDRESS: 70 PROSPECT ST.

ZONING: I-2

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS
TAX ID: 6061-51-827527

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1.8 AC	NO CHANGE
REAR YARD	20'	153'	NO CHANGE
FRONT YARD	15'	560'	NO CHANGE
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*** EXISTING NON-CONFORMING USE. THE PROPOSED USE DOES NOT INCREASE THE NON-CONFORMITY AND ALL OF THE PROPOSED USES ARE TEMPORARY IN NATURE.

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INDUSTURIAL AND HEAVY COMMERCIAL USE: 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT.

NUMBER OF EMPLOYEES ON LARGEST SHIFT: 4

MINIMUM NUMBER OF PROVIDED OFF STREET PARKING SPACES FOR ALL PARCELS: 5 (4 STANDARD & 1 ACCESSIBLE)

GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THIS PARCEL (6061-51-827527) WILL BE UTILIZED TO STORE APPROVED MATERIALS, CONTROL, SITE ACCESS, AND PERFORM TRUCK WEIGHING OPERATIONS FOR MATERIAL OPERATIONS.
2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY SITE CONDITIONS/OPERATIONS.
3) SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.
4) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.
5) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS, OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.
6) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. BUILDINGS SHALL REMAIN VACANT, BE SECURED, AND CLOSED OFF TO UNAUTHORIZED PARTIES. NO NEW BUILDINGS ARE PROPOSED.
7) ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS TO PREVENT EROSION IAW ZONING REGULATION 19-4.11(1)(B). A 3-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF EXISTING VEGETATION WILL BE MAINTAINED ALONG ALL MAJOR VISUAL BOUNDARIES AS SHOWN ON THE SITE PLAN.
8) NO SIGNS ARE PROPOSED AT THIS TIME.

PROPERTY SURVEY NOTES: SURVEY DATA WAS TRANSCRIBED FROM A PROPERTY SURVEY THAT WAS SUPPLIED BY THE OWNER. THIS SURVEY WAS PERFORMED BY A LICENSED LAND SURVEYOR REGISTERED AND ACTIVE IN NEW YORK STATE AT THE TIME OF THE SURVEY. THIS PROPERTY SURVEY WAS REPLICATED AND ASSUMPTIONS MADE FROM THIS SURVEY HAVE DIRECT REFLECTIONS IN THIS DESIGN. REFERENCE SHALL BE MADE TO ORIGINAL SURVEY FOR VERIFICATION OR CONFIRMATION OF SITE FEATURES OR BOUNDARIES.

SURVEY PERFORMED ON DATE: DECEMBER 20, 2023
SURVEY PERFORMED BY: CARNEY RHINEVAULT, LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

WARNING: IT IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW SECTION 7209.2

ONLY MAPS OR DRAWINGS WITH EMBOSSED OR TRUE INK SEALS WITH THE SIGNATURE AND DATE OF THE PROFESSIONAL ENGINEER ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED OR TRUE INK SEALS WITH A CORRELATED SIGNATURE SHOULD NOT BE RELIED UPON SINCE OTHER COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND OR CHANGES.

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CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: #2023-024 and #2023-025
PROJECT NAME: 70 AND 72-78 PROSPECT STREET
PROJECT LOCATION: 70 AND 72-78 PROSPECT STREET (Grid #6061-51-827527 & 788513)
APPLICANT: AC Aggregates, L.L.C.
OFFICIALLY APPROVED at the Planning Board meeting held the 23rd day of April 2024
PLANNING CHAIR: ANNE SAYLOR
DESIGNEE: -
DATE SIGNED:
CONDITION(S):

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- BARRIERS, OR OTHER MECHANISM, SHALL BE PLACED PROTECTING ALL HISTORICAL STRUCTURES FROM DAMAGE BY HEAVY EQUIPMENT.

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

NMJ CAESAR, P.E.
LIC. NO. 101354
REGISTERED THRU: 30NOV27
FIRM AUTHORIZATION#: 0020128

COMPANY: CAESAR ENGINEERING D.P.C.
CONTACT: 845.275.0230 contact@caesarengineering.work
BUSINESS ADDRESS: 30 3RD ST TROY, NY 12180

DATE: 15APR24
DESIGNED BY: NG / NC
DRAWN BY: NG / NC
PROJECT NUM: P187

PROJECT SPONSOR NUMBER: 845.225.8252
PROJECT SPONSOR: AC AGGREGATES, LLC.
PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED TERM NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	1

SHEET IDENTIFICATION: A3 — 70 PROSPECT ST SITE PLAN PHASE 1

SHEET 3 OF 6 TOTAL SHEETS

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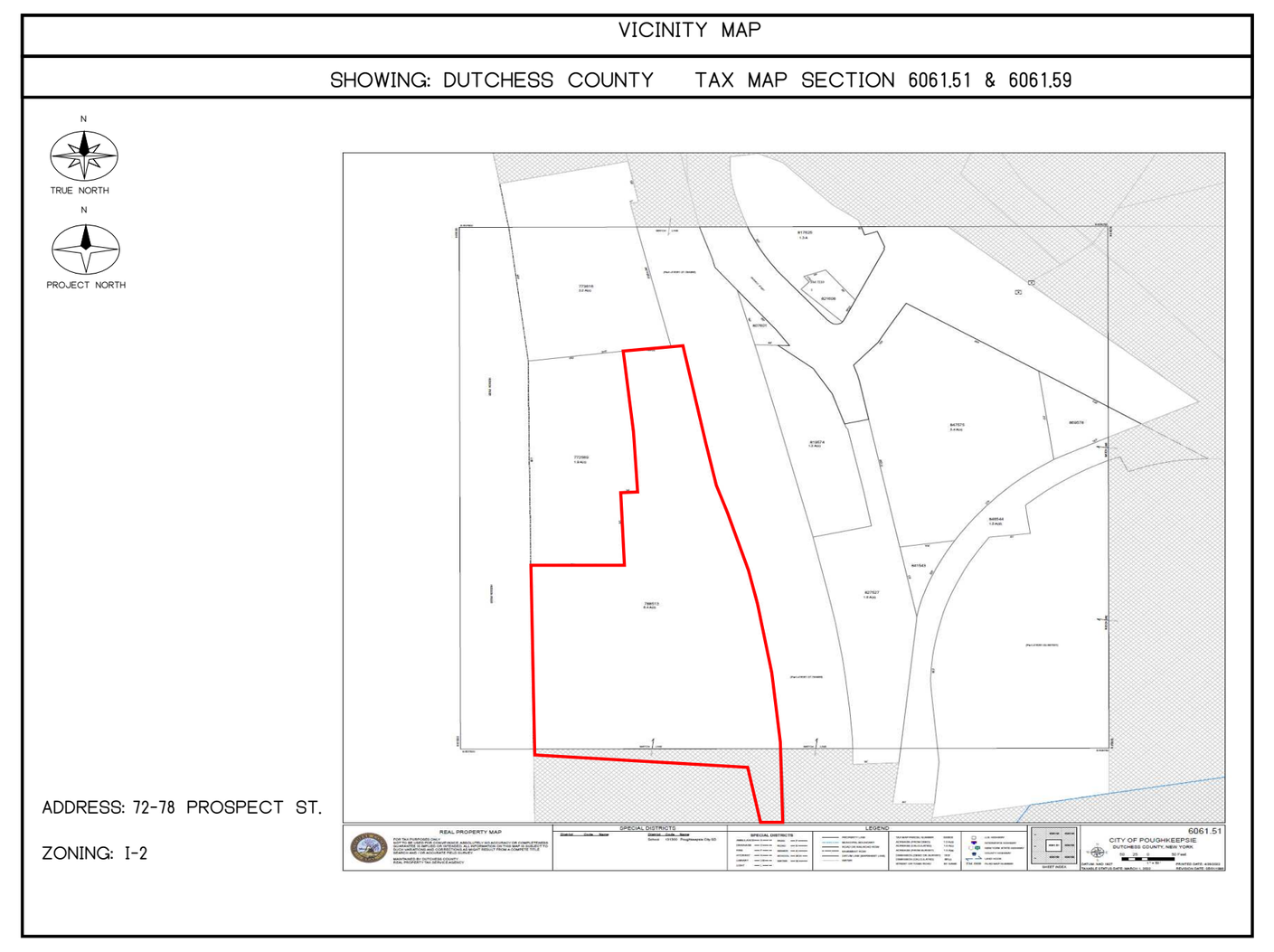
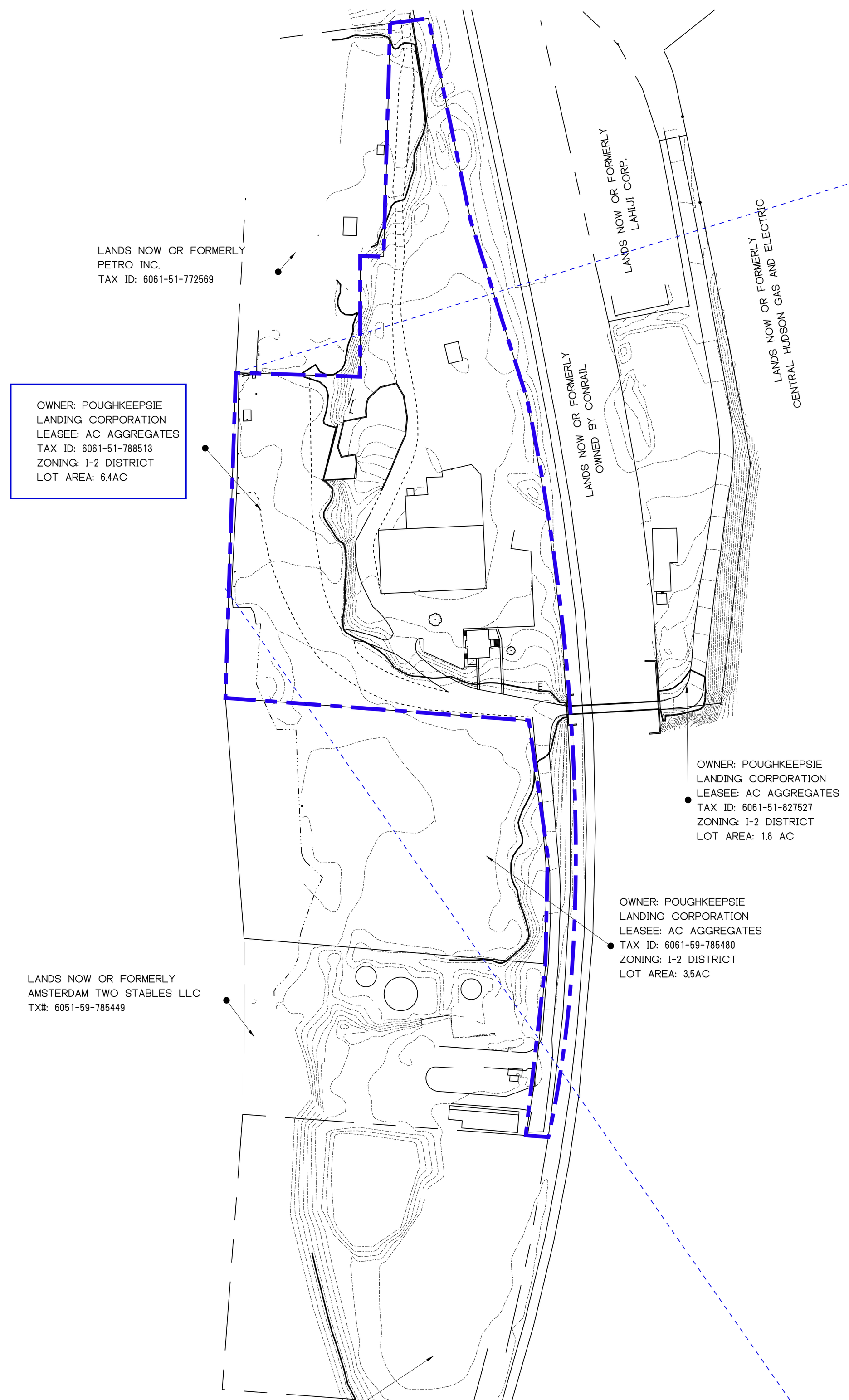
811 Know what's below. Call before you dig.

A4 72-78 PROSPECT ST. SITE PLAN PHASE 1

TAX LOT 6061-51-788513 PROPOSED CONDITIONS



PROSPECT STREET SITE MAP
EXISTING CONDITIONS
SCALE: 1" = 200'



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SURVEY PERFORMED BY: CARNEY RHINEVAULT LIC NO. 49097
CARNEY RHINEVAULT SURVEYING

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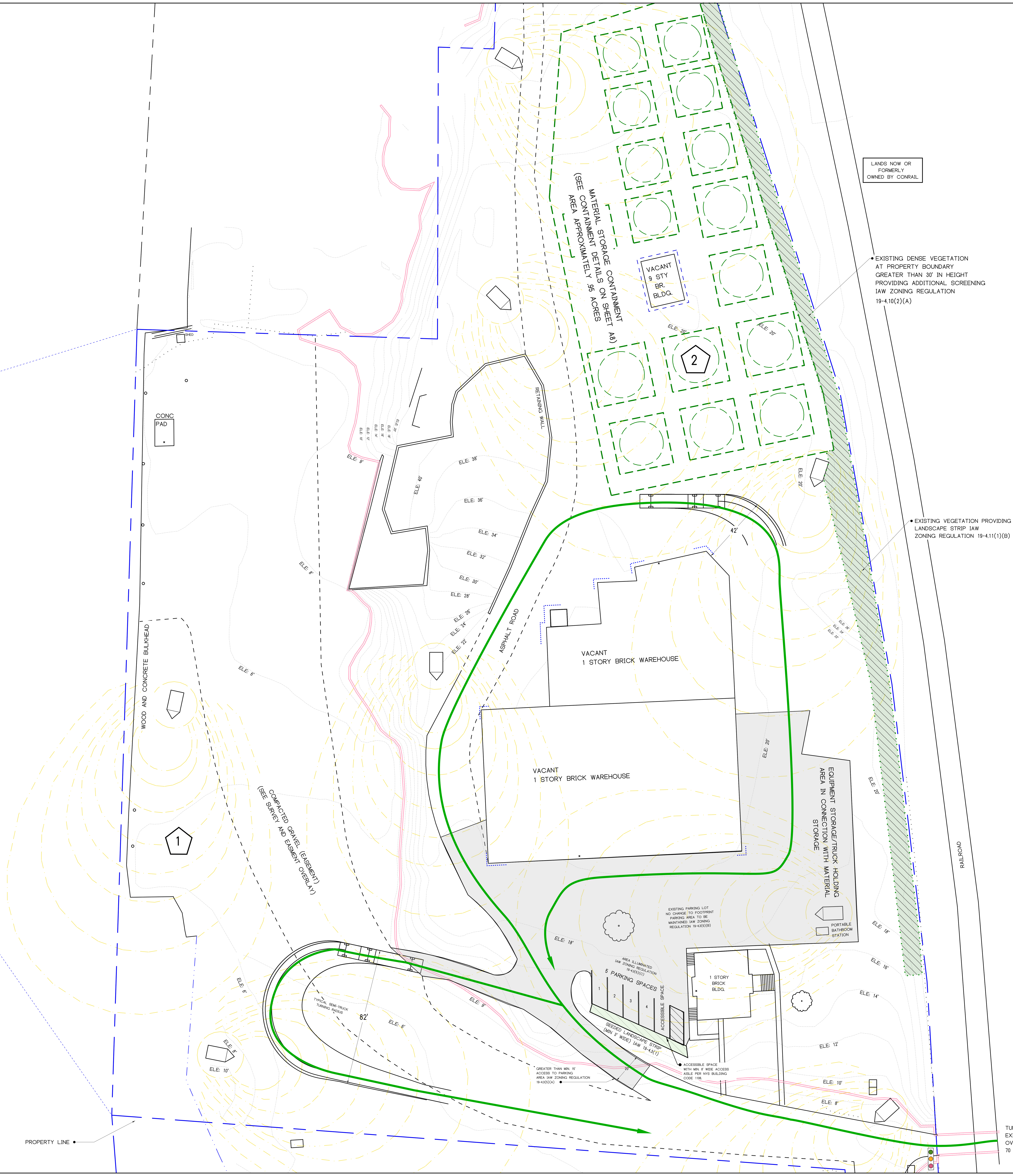

SUMMARY (PARCEL #6061-51-788513)

IN PHASE 1 THE PROJECT SPONSOR WISHES TO RECEIVE APPROVED BUILDING MATERIALS (AS OF RIGHT PER ZONING) VIA BARGE AND STORE THE MATERIAL ON THE NORTHERN END OF PARCEL #6061-51-788513. MATERIAL WILL THEN BE TRUCKED OFF SITE FOR DELIVERY TO VARIOUS CUSTOMERS.

KEYED NOTES

1. OFFLOADING OF APPROVED BUILDING MATERIAL FROM A DELIVERY BARGE. DELIVERY BARGE WILL HAVE OWN OFFLOADING CAPABILITIES. SEE SHEET A8 FOR TYPICAL BARGE.

2. MATERIAL IS MOVED UP TO ELEVATION 20 AT THE NORTHERN END OF PARCEL #6061-51-788513 WHERE IT IS CONFINED IN STOCKPILES. DELIVERY TRUCKS TO BE LOADED WITH MATERIAL FOR DELIVERY TO CUSTOMERS OFF SITE.

GENERAL NOTES:

1) THE PROJECT SPONSOR WISHES TO EXECUTE APPROVED MATERIAL STORAGE AND DISTRIBUTION OPERATIONS WITHIN THEIR CURRENT CONTIGUOUS PARCEL(S) (TAX IDS: 6061-51-827527; 6061-51-788513; AND 6061-59-785480). THIS PARCEL (6061-51-788513) WILL BE UTILIZED TO RECEIVE, STORE, AND DISTRIBUTE APPROVED MATERIALS. MATERIALS WILL BE STORED ABOVE THE 100-YEAR FLOOD PLAIN TO PREVENT AND MITIGATE POTENTIAL FLOOD HAZARDS. NO NEW GRADES ARE PROPOSED IN PHASE 1.

2) OPERATIONS WILL BE 24/7 CONSISTING OF 4 PERSONNEL. OFF-STREET PARKING WILL BE AVAILABLE AS SHOWN BUT THE SITE HAS AVAILABLE SPACE FOR MORE IF REQUIRED BY SITE CONDITIONS/OPERATIONS.

3) SITE LIGHTING USED THROUGHOUT. SEE DETAIL ON SHEET A7 FOR POWER AND TIME OF USE.

4) PORTABLE RESTROOMS WILL BE DEPLOYED AT WORK LOCATIONS FOR PERSONNEL AND DRIVERS.

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

6) AT THIS TIME, THIS PLAN DOES NOT INCLUDE A CHANGE IN THE UTILIZATION OF ANY OF THE EXISTING BUILDINGS ON THE SITE. BUILDINGS SHALL REMAIN VACANT, BE SECURED, AND CLOSED OFF TO UNAUTHORIZED PARTIES. NO NEW BUILDINGS ARE PROPOSED.

7) ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS TO PREVENT EROSION IAW ZONING REGULATION 19-4.11(1)(B). A 3-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF EXISTING DENSE TREE VEGETATION WILL BE MAINTAINED ALONG ALL MAJOR VISUAL BOUNDARIES PROVIDING SCREENING IAW ZONING REGULATION 19-4.10(2)(A)

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MINIMUM NUMBER OF PROVIDED OFF STREET PARKING SPACES FOR ALL PARCELS: 5 (4 STANDARD & 1 ACCESSIBLE)

LEGEND

- EDGE OF RIVER
- 100 YEAR FLOOD ELEVATION (ELE 9')
- PRIMARY TRUCK TRAVEL ROUTE
- LIGHT FIXTURE AND ILLUMINATION RADIUS
- MOVABLE CONCRETE BARRIERS AROUND STRUCTURES
- MATERIAL CONTAINMENT AREA
- TRAFFIC SIGNAL
- RETAINED TREES AND EXISTING SCREENIG PROTECTED BY SILT FENCE PRIOR TO CONSTRUCTION (TRIMMED TO MIN. 3 FEET WIDTH FOR LANDSCAPE STRIP)
- TEMPLATED MATERIAL STORAGE LOCATIONS

ZONING DISTRICT I-2
BULK TABLE REQUIREMENTS: PARCEL 2
TAX ID: 6061-51-788513

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	6.4 AC	NO CHANGE
REAR YARD	20'	695'	NO CHANGE
FRONT YARD	15'	470'	NO CHANGE
SIDE YARD	10'	72.4'	NO CHANGE
FAR	2.0	0.08	NO CHANGE
LOT COVERAGE (BLDGS ONLY)	80%	8%	NO CHANGE
LOT COVERAGE (FULL IMPERV)	-	16%	NO CHANGE
LOT FRONTAGE	50'	0' LOT FRONTAGE***	NO CHANGE

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CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: #2023-024 and #2023-025
PROJECT NAME: 70 AND 72-78 PROSPECT STREET
PROJECT LOCATION: 70 AND 72-78 PROSPECT STREET (Grid #6061-51-827527 & 788513)
APPLICANT: AC Aggregates, L.L.C.
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PLANNING CHAIR: ANNE SAYLOR
DESIGNEE: -
DATE SIGNED:
CONDITION(S):

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- SHALL ABIDE BY ALL TRUCK ROUTES AS INDICATED IN THE SITE PLAN.

- BARRIERS, OR OTHER MECHANISM, SHALL BE PLACED PROTECTING ALL HISTORICAL STRUCTURES FROM DAMAGE BY HEAVY EQUIPMENT.

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

SCALE: 1" = 30'

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NMJ CAESAR, P.E.
LIC. NO. 101354
REGISTERED THRU 30NOV27
FIRM AUTHORIZATION# 0020128

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 15APR24	PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 30 3RD ST TROY, NY 12180	DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187	PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	1

SHEET IDENTIFICATION
A4
72-78 PROSPECT ST. SITE PLAN PHASE 1
SHEET 4 OF 6 TOTAL SHEETS

A5 PROPOSED EQUIPMENT & DETAILS 1

AERIAL PHOTO OF EXISTING SITE
TAKEN JULY 2023
FOR GENERAL ORIENTATION PURPOSES ONLY (LOOKING NORTH EAST)



1 SHEET A5 — EXAMPLE CONSTRUCTION TRAILER



NOTES:

CONSTRUCTION TRAILERS ARE TEMPLATED ON-SITE TO PROVIDE OVERSIGHT AND MANAGE SITE IMPROVEMENT ACTIVITIES THAT THE PROJECT SPONSOR PLANS TO EXECUTE IN CONNECTION WITH THIS SITE PLAN. APPLICABLE IMPROVEMENT ACTIVITIES WILL BE PERMITTED WITH THE CITY BUILDING DEPARTMENT.

THE TRAILER DEPICTED IS FOR REPRESENTATION PURPOSES ONLY. FINAL SELECTION MAY BE DIFFERENT BUT WILL BE SIMILAR IN NATURE. MANUFACTURER TO PROVIDE ALL SPECS FOR ANY APPLICABLE CODE REQUIREMENTS.

2 SHEET A5 — EXAMPLE WATER TRUCK FOR DUST SUPPRESSION

Curry Supply Co — ONE OF AMERICA'S LARGEST MANUFACTURERS OF COMMERCIAL SERVICE VEHICLES, SINCE 1932



NOTES:

WATER TRUCKS WILL BE USED FOR DAILY DUST SUPPRESSION AS REQUIRED. WATER WILL BE PROVIDED EITHER ON-SITE OR OFF-SITE AT THE DISCRETION OF THE PROJECT SPONSOR.

THE WATER TRUCKS DEPICTED ARE FOR REPRESENTATION PURPOSES ONLY. FINAL SELECTION MAY BE DIFFERENT BUT WILL BE SIMILAR IN NATURE. THE MANUFACTURER TO PROVIDE ALL SPECS AS REQUESTED.

3 SHEET A5 — TRAFFIC LIGHT SYSTEM
N.T.S.



4 SHEET A5 — CAT FRONT LOADER



Cat 980M Wheel Loader

Engine		
Engine Model	Cat C13 ACERT	
Max Gross Power @ 1,700 rpm – SAE J1995	317 kW	425 hp
Max Gross Power @ 1,700 rpm – SAE J1995 (metric)		431 hp
Max Gross Power @ 1,700 rpm – ISO 14396	313 kW	420 hp
Max Gross Power @ 1,700 rpm – ISO 14396 (metric)		426 hp
Max Net Power @ 1,700 rpm – SAE J1349	288 kW	386 hp
Max Net Power @ 1,700 rpm – SAE J1349 (metric)		392 hp
Max Net Power @ 1,700 rpm – ISO 9249	288 kW	386 hp
Max Net Power @ 1,700 rpm – ISO 9249 (metric)		392 hp
Peak Gross Torque (1,200 rpm) – SAE J1995	2206 N·m	1,627 lbf-ft
Peak Gross Torque (1,200 rpm) – ISO 14396	2182 N·m	1,609 lbf-ft
Maximum Net Torque (1,100 rpm)	2085 N·m	1,538 lbf-ft
Displacement	12.5 L	763 in³

Weights		
Operating Weight	30 090 kg	66,197 lb

• Weight based on a machine configuration with Michelin 29.5R25 XLDD1 L4 radial tires, full fluids, operator, standard counterweight, cold start, roading fenders, Product Link, open differential axles (front/rear), secondary steering, sound suppression, and a 5.4 m³ (7.1 yd³) general purpose bucket with BOCE.

Bucket Capacities		
Bucket Range	4.2-12.2 m³	5.25-16.0 yd³

Operating Specifications		
Static Tipping Load – Full 40° Turn – with Tire Deflection	19 565 kg	43,121 lb
Static Tipping Load – Full 40° Turn – No Tire Deflection	20 796 kg	45,834 lb
Breakout Force	224 kN	50,466 lbf

• For a machine configuration as defined under "Weight."
• Full compliance to ISO 143971:2007 Sections 1 thru 6, which requires 2% verification between calculations and testing.

Transmission		
Forward 1	6.9 km/h	4.2 mph
Forward 2	13.3 km/h	8.1 mph
Forward 3	23.5 km/h	14.3 mph
Forward 4	40.0 km/h	24.4 mph
Reverse 1	7.8 km/h	4.8 mph
Reverse 2	15.2 km/h	9.3 mph
Reverse 3	26.9 km/h	16.4 mph
Reverse 4	40.0 km/h	24.4 mph

• Maximum travel speed in standard vehicle with empty bucket and standard L4 tires with 933 mm (37 in) roll radius.

Service Refill Capacities		
Fuel Tank	441 L	116.5 gal
DEF tank	21 L	5.5 gal
Cooling System	52 L	13.7 gal
Crankcase	37 L	9.8 gal
Transmission	77 L	20.3 gal
Differentials and Final Drives – Front	84 L	22.2 gal
Differentials and Final Drives – Rear	84 L	22.2 gal
Hydraulic Tank	180 L	48 gal

Hydraulic System		
Implement Pump Type	Variable Displacement Piston	
Implement System:		
Maximum Pump Output (2,250 rpm)	445 L/min	118 gal/min
Maximum Operating Pressure	34 300 kPa	4,975 psi
Hydraulic Cycle Time – Total	10.1 Seconds	

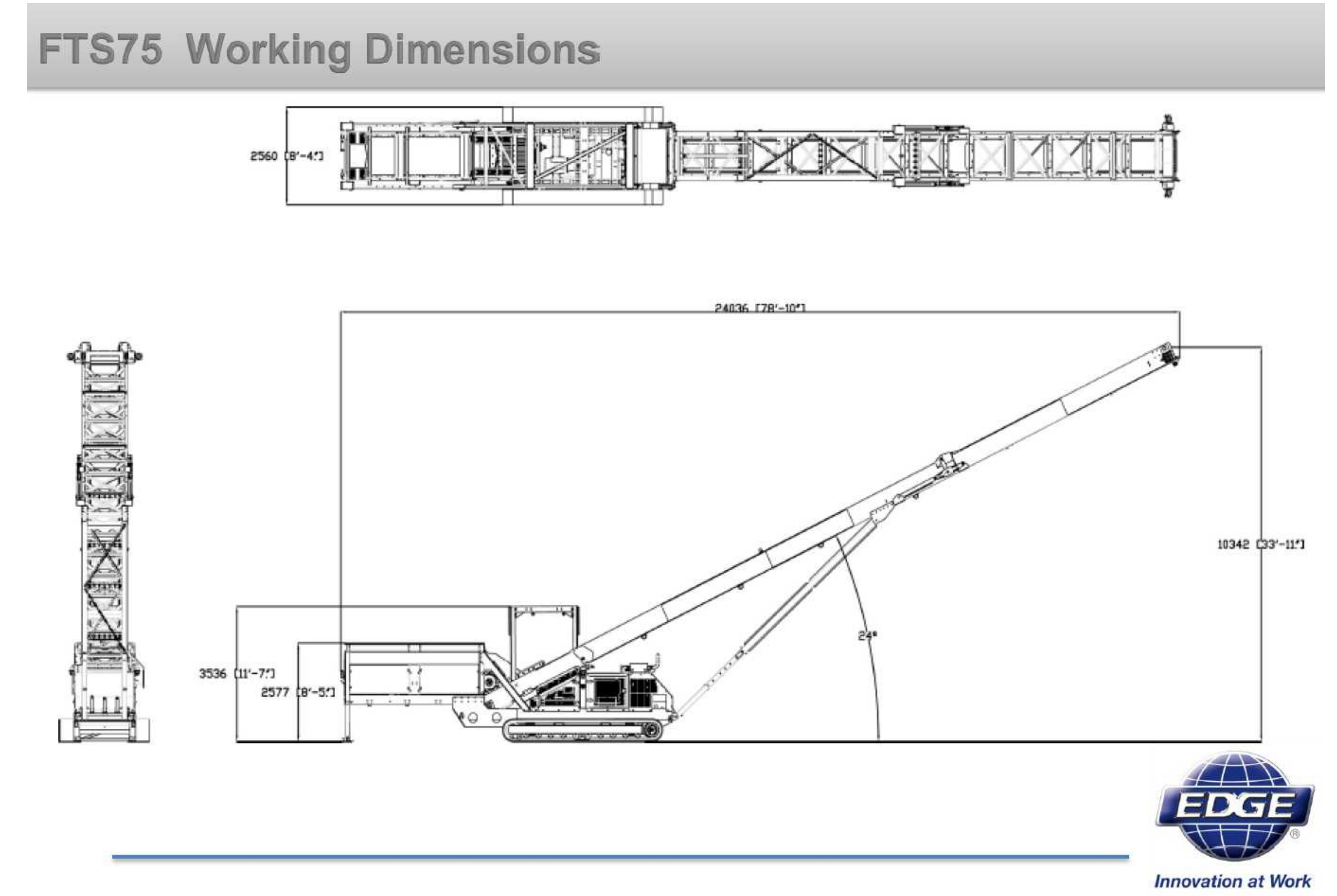
Sound	
With Cooling Fan Speed at Max Value:	
Operator Sound Pressure Level (ISO 6396:2008)	72 dB(A)
Exterior Sound Power Level (ISO 6395:2008)	112 dB(A)
Exterior Sound Power Level (SAE J88:2013)*	78 dB(A)
With Cooling Fan Speed at 70% of Max Value:	
Operator Sound Pressure Level (ISO 6396:2008)	72 dB(A)
European Union Directive 2000/14/EC as amended by 2005/88/EC:	
Exterior Sound Power Level (ISO 6395:2008)	109 L_{WA}

*Distance of 15 m (49.2 ft), moving forward in second gear ratio.

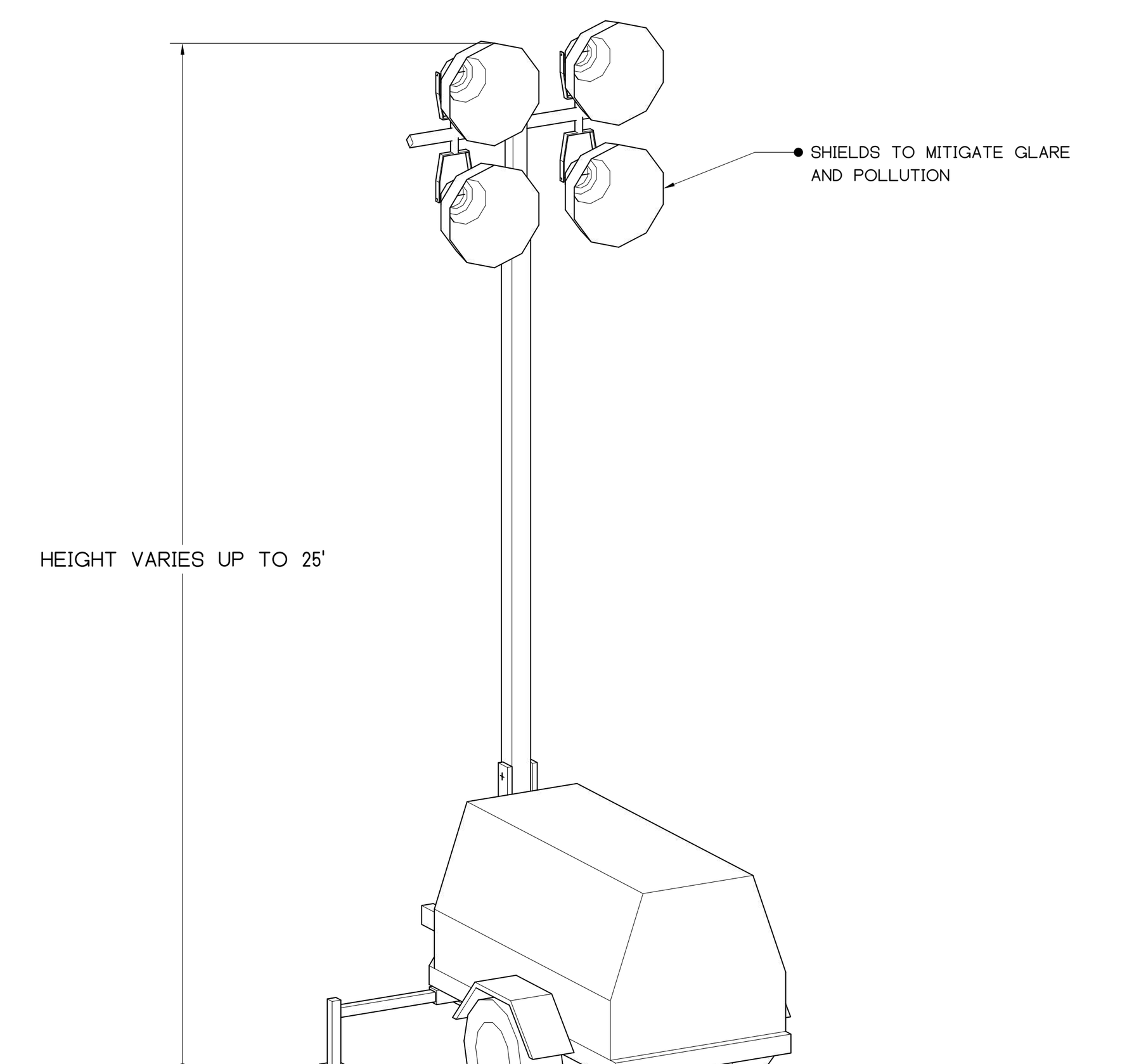
Dimensions	Standard Lift		High Lift	
Height to Top of Hood	3110 mm	10'2"	3110 mm	10'2"
Height to Top of Exhaust Pipe	3746 mm	12'3"	3746 mm	12'3"
Height to Top of ROPS	3813 mm	12'6"	3813 mm	12'6"
Ground Clearance	453 mm	1'5"	453 mm	1'5"
Center Line of Rear Axle to Edge of Counterweight	2469 mm	8'1"	2590 mm	8'6"
Center Line of Rear Axle to Hitch	1900 mm	6'2"	1900 mm	6'2"
Wheelbase	3800 mm	12'5"	3800 mm	12'5"
Overall Length (without bucket)	7964 mm	26'1"	8164 mm	26'9"
Hinge-Pin Height at Maximum Lift	4539 mm	14'10"	4760 mm	15'7"
Hinge-Pin Height at Carry	621 mm	2'0"	678 mm	2'2"
Lift Arm Clearance at Maximum Lift	3795 mm	12'5"	4041 mm	13'3"
Rack Back at Maximum Lift	61 degrees		61 degrees	
Rack Back at Carry Height	48 degrees		48 degrees	
Rack Back at Ground	40 degrees		39 degrees	
Maximum Width over Tires	3265 mm	10'8"	3265 mm	10'8"
Tread Width	2440 mm	8'0"	2440 mm	8'0"

• All dimensions are approximate and based on Michelin 29.5R25 XLDD1 L4 radial tires.

5 SHEET A5 — FT S75 MATERIAL CONVEYOR



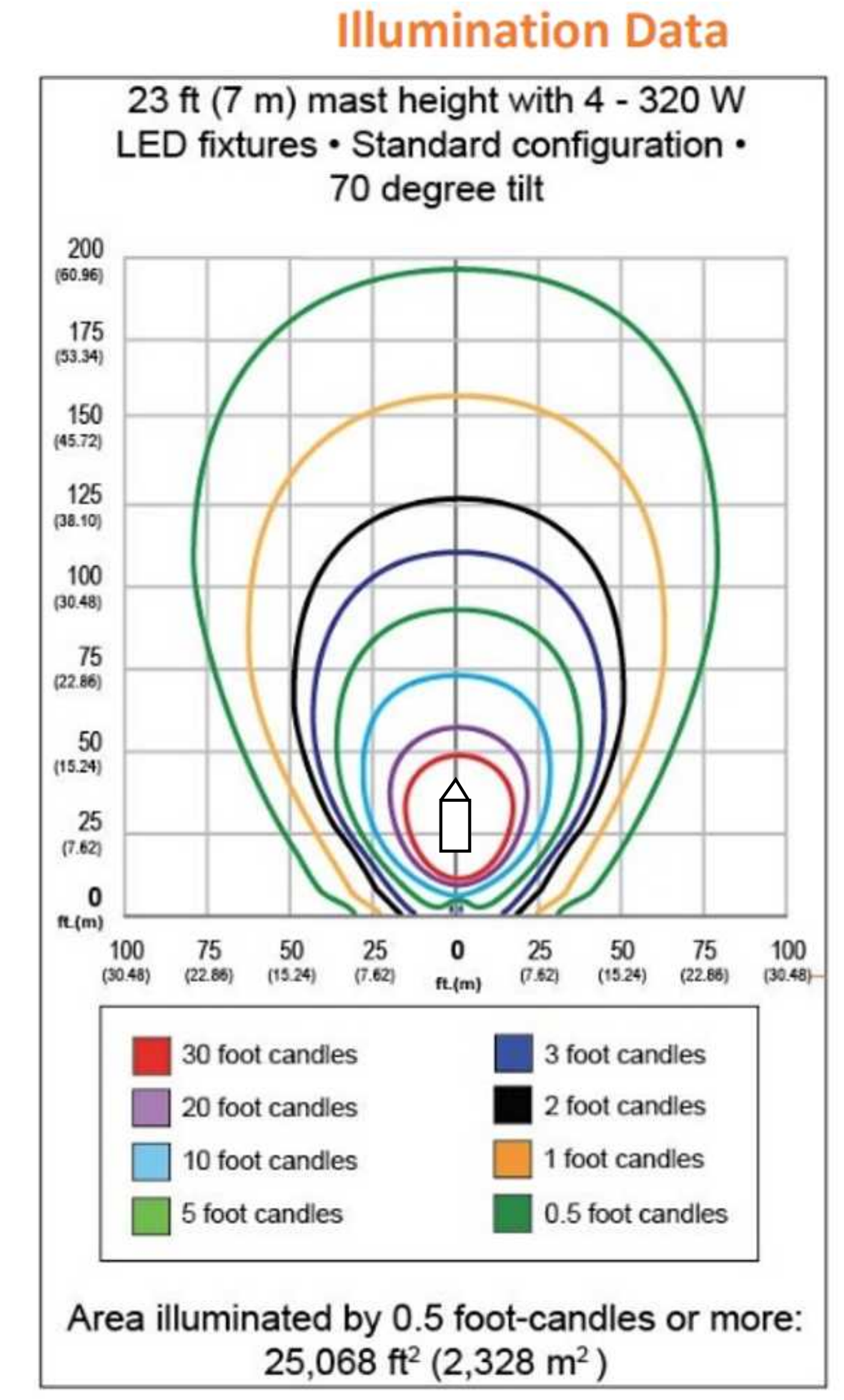
6 SHEET A5 — TYPICAL TEMP. LIGHT TRAILER TOWER
SCALE: 1" = 3.0'



NOTES:

- FIXED TRAILER LIGHTING SYSTEMS WILL BE UTILIZED THROUGHOUT THE SITE FOR THE PURPOSE OF LIGHTING TO SUPPORT THE PROPOSED USE. LIGHT WILL USE POWER FROM GENERATOR. TIME OF USE WILL BE FROM SUNSET TO SUNRISE TO PROVIDE SITE ILLUMINATION AND SECURITY.

Illumination Data



SITE PLAN REPRESENTATION



7 SHEET A5 — MATERIAL LOADER

870E Hybrid Technical data, equipment R

MACHINE TYPE	
Model (type)	870

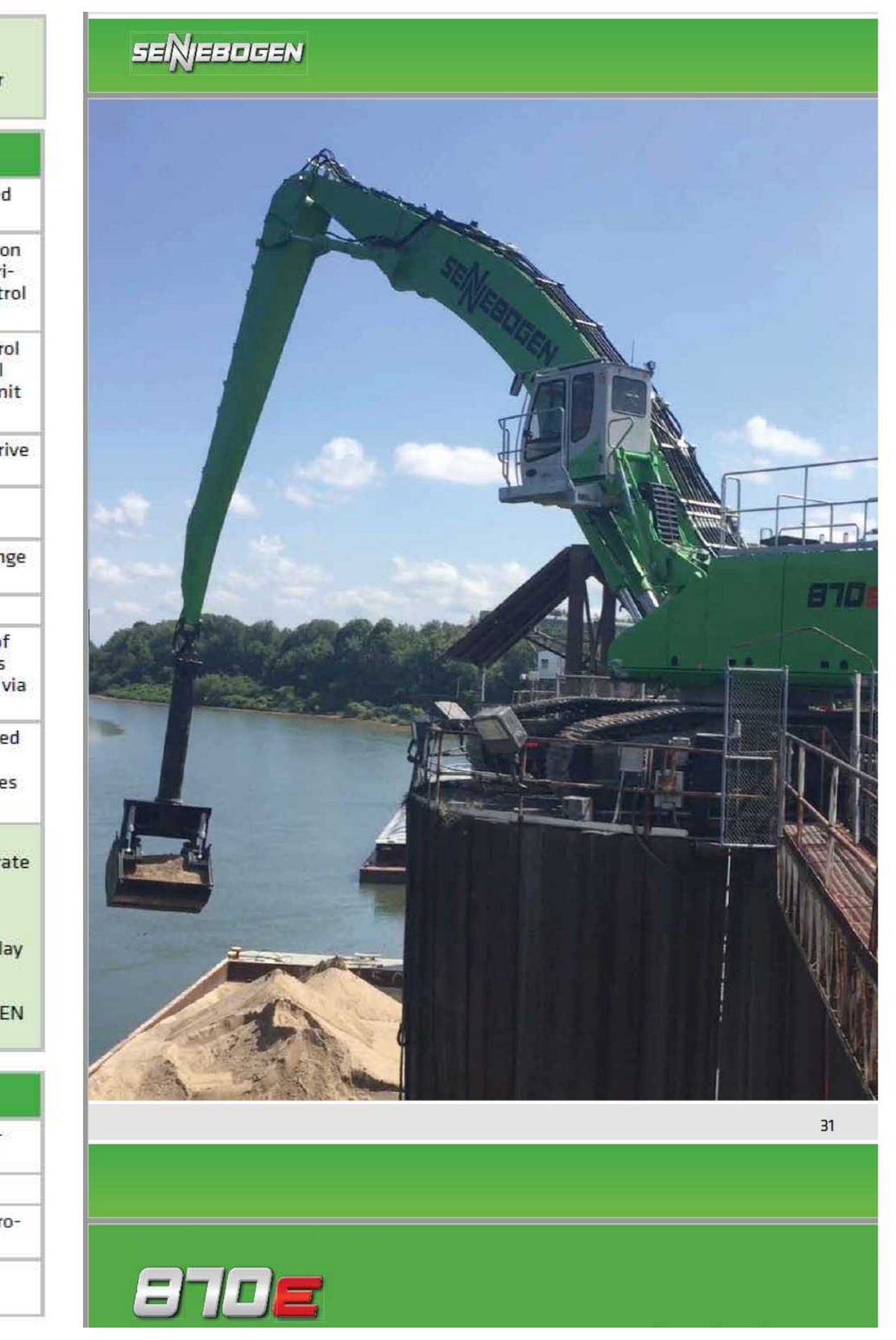
ENGINE	
Power	Stage V: 261 kW at 1800 min⁻¹; Stage IIIa: 268 kW at 1800 min⁻¹
Model	Cummins 12 (Stage V); Cummins 11 (Stage IIIa); Direct injection, turbo charged, intercooling, reduced-emission, ECO mode, idle automation, automatic stop/start, fuel preheating
Cooling	Water-cooled, cooling fans change direction
Diesel filter	with water separator and heater
Air filter	Dry filter with integrated pre-separator, automatic dust discharge, main element and safety element, contamination indicator
Fuel tank	1000 l
DEF tank	100 l
Electr. system	24 V
Batteries	2 x 180 Ah, battery disconnect switch
Options	■ Engine block heater ■ Electric fuel pump ■ Jump start pole

UPPERCARRIAGE	
Design	Torsion-resistant box design, precision crafted, steel bushings for boom mounting. Very service-friendly design, engine installed in the longitudinal direction
Central lubrication	Automatic central lubrication for equipment and live ring track
Electro	Central electrical distributor, battery disconnect switch
Cooling system	3-circuit cooling system with high cooling output, thermostatically regulated fan drive for oil cooler and water cooler, fan reversal for cleaning
Options	■ Swing bearing brake via foot pedal ■ LED lighting packages ■ Fire extinguisher ■ Sea climate resistant coating as corrosion protection ■ Electric heater for hydraulic tank

Options	■ SENtrack DS telematic system ■ Low temperature package ■ Hydraulically-driven magnetic generator 25 kW / 33 kW

HYDRAULIC SYSTEM	
Load-sensing/ LUDV hydraulic system, hydraulically operated work functions, load limit control	
Pump type	Swash plate-type variable-displacement piston pump, load pressure-independent flow distribution for simultaneous, independent control of work functions
Pump control	Zero-stroke control, on-demand flow control – the pumps only pump as much oil as will actually be used, pressure purging, load limit control
Flow rate	2x 475 l/min and 1x 274 l/min for rotary drive in the closed circuit
Operating pressure	up to 350 bar
Filtration	High-performance filtration with long change interval
Hydraulic tank	900 l
Control system	Proportional, precision hydraulic actuation of work movements, 2 hydraulic servo joysticks for the work functions, additional functions via switches and foot pedals
Safety	Hydraulic circuits with safety valves, secured emergency lowering of the equipment at engine standstill, pipe fracture safety valves for lift cylinder and stick cylinder
Options	■ Bio-oil – environmentally friendly ■ Tool Control for programming pressure/rate of up to 10 tools ■ Supplementary hydraulic circuit for shear attachment ■ Load moment warning with capacity display ■ Overload safeguard with shutdown ■ 60 µm pressure filter for attachments ■ 3 µm hydraulic micro-filter - SENNEBOGEN HydroClean

ROTARY DRIVE	
Gearbox	Compact planetary gear with bent-axis hydraulic engine, integrated brake valves
Parking brake	Spring-loaded multi-disk brake
Slewing ring	Externally geared slewing ring with 360° protection and pinion lubrication
Slewing speed	0-5 min⁻¹, variable



CAB maXcab	
Cab elevation	E270, hydraulically elevating cab
Cab equipment	Sliding door inc. sliding pane, vibration damped, tinted safety glass, front pane can be openend, roof window, windscreen wiper for front pane, radio preparation, air-suspended comfort seat, joystick steering, SENNEBOGEN SENCON control & diagnosis system
Options	■ 30 ° tiltable cab ■ Cab elevation E300/260, can be elevated and moved forward hydraulically ■ Cab elevation Skylift 700/900 ■ Mastercab (Large-capacity port cab) ■ Maxcab Industry ■ Armored-glass windshield ■ Armored-glass sunroof ■ Safety side window and rear window ■ Windscreen wiper for front window/skylight ■ Rolling shade for roof window and windshield ■ FOPS protective roof guard ■ Protective front guard ■ Charcoal filter for circulating and outside air ■ Auxiliary heating ■ Climatic seat ■ Radio ■ Electric cool box

EQUIPMENT	
Design	Decade-long experience, most advanced computer simulation, the greatest degree of stability and longest service life, large-scale mounting points and precision-crafted sealed low-maintenance special bushings, quick change couplings for connecting/re-moving/turning grabs
Cylinders	Hydraulic cylinders with high-quality sealing and guide elements, end position damping, sealed bearing points
Options	■ Ball valves in the hydraulic lines for quick and easy grab switching ■ Sea climate resistant coating ■ Sea climate resistant coating of all cylinders, nickel-plated and chrome-plated ■ Equipment floating position ■ Adjustable stroke limiter / stick limiter ■ LED lighting ■ Stick mounted camera

UNDERCARRIAGE	
Design	Wide-gauge crawler undercarriage in stable, torsionally rigid box construction.
Drive	Hydraulic travel drive, integrated in the traveling gear frame for each traveling gear side through an axial piston engine via compact planetary gear.
Parking brake	Spring-loaded, hydraulically ventilated disk brakes. Hydraulic brake valves protect the drive engines when moving downhill.
Traveling gear	R83-450 telescopic crawler undercarriage with 2.8 – 4.5 m mechanical track adjustment and maintenance-free B8b crawler track (63 links, 7,000 mm long) with 800 mm canted triple grouser shoes.
Speed	0 - 1.6 km/h Stage I, 0 - 3 km/h Stage II
Options	■ Maintenance-free B8b crawler track with 900 mm rounded flat track shoes ■ Maintenance-free B8b crawler track with 900 mm canted triple grouser shoes ■ R90-550 special undercarriage with integrated 2 m pylon ■ P136-585 crawler gantry with 5 m vertical clearance

ELECTRIC DRIVE eGREEN	
Option	■ Power: 250 kW / 400 V / 50 Hz. Total connected load 410 kVA, machine side fuse 500 A (alternatively 630 A with magnet system) for 400 V - star-delta connection engine start ■ Advantages: lowest operating costs, low-noise and virtually vibration-free work, long service life of the hydraulic components

OPERATING WEIGHT	
Mass	approx. 104,000 kg. Basic 870 R machine with K18 equipment and 3000 l orange peel grab
Note	The operating weight varies depending on the equipment.

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: #2023-024 and #2023-025
PROJECT NAME: 70 AND 72-78 PROSPECT STREET
PROJECT LOCATION: 70 AND 72-78 PROSPECT STREET (Grid #6061-51-827527 & 788513)
APPLICANT: AC Aggregates, L.L.C.
OFFICIALLY APPROVED at the Planning Board meeting held the 23rd day of April 2024
PLANNING CHAIR: ANNE SAYLOR
DESIGNEE: -
DATE SIGNED:
CONDITION(S):

- PENDING RECEIPT AND SATISFACTION OF ALL CITY OF POUGHKEEPSIE DEPARTMENT COMMENTS, INCLUDING THOSE REGARDING THE CONDITION OF THE ROADWAY.
- SHALL ABIDE BY ALL TRUCK ROUTES AS INDICATED IN THE SITE PLAN.
- BARRIERS, OR OTHER MECHANISM, SHALL BE PLACED PROTECTING ALL HISTORICAL STRUCTURES FROM DAMAGE BY HEAVY EQUIPMENT.

Fire Chief
Police Chief
Building Inspector
City Engineer
Commissioner of Public Works

SCALE: SEE VIEWS
00 01 02 04

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

NMJ CAESAR, P.E.
LIC. NO. 101354
REGISTERED THRU 30NOV27
FIRM AUTHORIZATION# 0020128

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 15APR24	PROJECT SPONSOR NUMBER: 845.225.8252
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.
BUSINESS ADDRESS: 30 3RD ST TROY, NY 12180	DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187	PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601

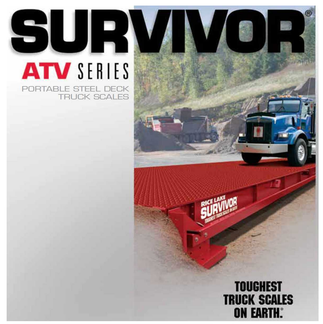
DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	1

SHEET IDENTIFICATION
A5
PROPOSED EQUIPMENT & DETAILS 1
SHEET 5 OF 6 TOTAL SHEETS

A6 PROPOSED EQUIPMENT & DETAILS 2

8 SHEET A6 — PORTABLE TRUUCK SCALE
N.T.S.



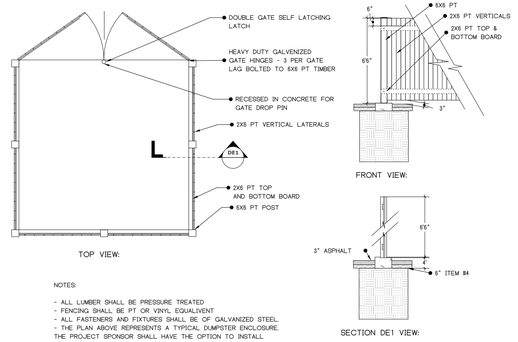


NOTES:

TWO PORTABLE TRUCK SCALES WILL BE USED ON SITE AS DEPICTED IN THE PROPOSED SITE PLANS. TRUCK SCALES WILL BE USED IN CONNECTION WITH BUILDING MATERIAL STORAGE OPERATIONS.

THE SCALE DEPICTED IS FOR REPRESENTATION PURPOSES ONLY. FINAL SELECTION MAY BE DIFFERENT BUT WILL BE SIMILAR IN NATURE. MANUFACTURER TO PROVIDE ALL SPECIFICATIONS AS NEEDED.

10 SHEET A6 — TYPICAL DUMPSTER ENCLOSURE DETAIL AS REQUIRED
NOT TO SCALE



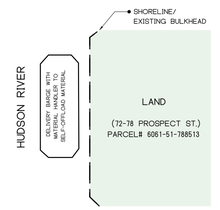
NOTES:

- ALL LUMBER SHALL BE PRESSURE TREATED
- FENCING SHALL BE PT OR VINYL, EQUALIVENT
- ALL FASTENERS AND FIXTURES SHALL BE OF GALVANIZED STEEL.
- THE PLAN ABOVE REPRESENTS A TYPICAL DUMPSTER ENCLOSURE. THE PROJECT SPONSOR SHALL HAVE THE OPTION TO INSTALL A FEATURE MEETING SIMILAR REQUIREMENTS AND IS EQUAL IN PERFORMANCE, BUT CAN BE OF AN ALTERNATE DESIGN OR MATERIALS.

12 SHEET A6 — TYPICAL MATERIAL DELIVERY BARGE



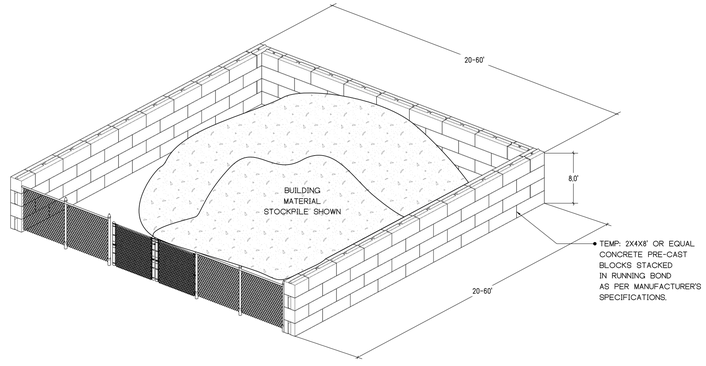
SIMPLIFIED DOCKING DIAGRAM



NOTES:

- DELIVERY BARGES WILL CONTAIN THEIR OWN SELF-OFFLOADING CAPABILITIES USING AN E-CRANE OR SIMILAR AS DEPICTED. BARGE WILL ONLY BE ON SITE TO PERFORM LOGISTICS OPERATIONS. ONCE OPERATIONS ARE COMPLETE, BARGE WILL DEPART SITE.

11 SHEET A6 — TYPICAL BUILDING MATERIAL CONFINEMENT
SCALE: 1" = 16'



NOTES:

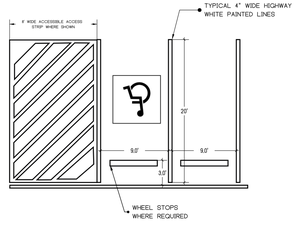
- MATERIAL CONFINEMENT WILL BE ACHIEVED VIA UTILIZATION OF PRE-CAST CONCRETE BLOCKS STACKED IN RUNNING BOND PATTERN AROUND THE VICINITY OF THE MATERIAL STOCKPILE. CONTROLLED ACCESS TO THE MATERIAL STOCK PILE WILL BE PROVIDED WITH A FENCE AS SHOWN WITH A GATE THAT CAN BE SECURED BUT WILL ALLOW FOR CONSTRUCTION EQUIPMENT TO ENTER AND EXIT AS REQUIRED. THE ABOVE CONFIGURATION IS A VERSION OF WHAT CAN BE INSTALLED ON SITE IF ALTERNATE OPTIONS ACHIEVE THE SAME PERFORMANCE STATE OF CONFINING THE MATERIAL AND SECURING ACCESS.

- THE INTENT OF THE MATERIAL STOCKPILE CONTAINMENT IS TO PROVIDE A FULLY TEMPORARY, NON-PERMENANT STRUCTURE THAT ALLOWS FOR THE STRUCTURED AND SAFE STORAGE OF UNCONFINED APPROVED BUILDING MATERIALS SUCH AS SAND AGGREGATE.

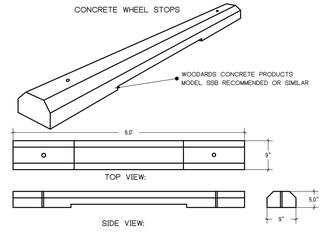
- THIS CONFINEMENT MECHANISM SHALL BE SITUATED SO THAT IT CAN BE ALTERED TO MEET THE NEEDS OF THE MATERIALS IMPORTED. THE MATERIAL STOCKPILE WILL REMAIN AT OR BELOW THE REQUIRED 8' SCREENING AS REGULATED IAW ZONING REGULATION 19-4.10(2)(A).

- ALL MATERIALS BROUGHT IN AND STORED ON SITE WILL BE BUILDING MATERIALS OF AN APPROVED USE AS ZONING REGULATION 19-3.30-2(A)(1) WILL BE OF A SELECT GRADE, AND WILL BE ABSENT UN-APPROVED MATERIALS SUCH AS COAL, COKE, FUEL, OR JUNK.

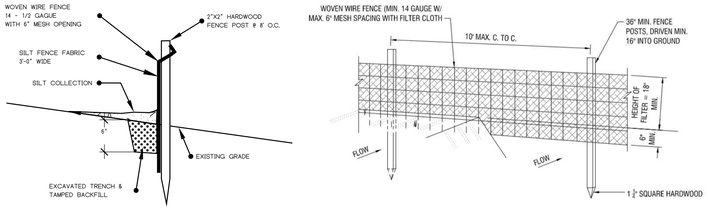
13 SHEET A6 — TYPICAL PARKING SPACES & STRIPING DETAIL
SCALE: 1" = 16'



CONCRETE WHEEL STOPS



19 SHEET A6 — SILT FENCE



CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO: #2023-024 and #2023-025
PROJECT NAME: 70 AND 72-78 PROSPECT STREET
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OFFICIALLY APPROVED at the Planning Board meeting held the 23rd day of April 2024
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Fire Chief
Police Chief
Building Inspector
City Engineer
Commissioner of Public Works

SCALE: SEE VIEWS
00 01 02 04

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NAJ CAESAR, P.E.
LIC. NO. 101354
REGISTERED THRU 30NOV27
FIRM AUTHORIZATION# 0001128

COMPANY: CAESAR ENGINEERING D.P.C.	DATE: 15APR24	PROJECT SPONSOR NUMBER: 845.225.8252	
CONTACT: 845.275.0230 contact@caesarengineering.work	DESIGNED BY: NG / NC	PROJECT SPONSOR: AC AGGREGATES, LLC.	
BUSINESS ADDRESS: 30 3RD ST TROY, NY 12180	DRAWN BY: NG / NC	PROJECT SPONSOR ADDRESS: 228 MYERS CORNERS ROAD WAPPINGER FALLS, NY 12590	
PROJECT: AC AGGREGATES INDUSTRIAL SITE PLAN	PROJECT NUM: P187	PROJECT ADDRESS: 70 PROSPECT ST., 72-78 PROSPECT ST., 4 SUNFISH COVE RD., POUGHKEEPSIE, NY 12601	

DATE	REVISION DESCRIPTION	REV #
15APR24	REMOVED ITEMS NOT PROPOSED IN PHASE 1 AS DIRECTED BY POUGHKEEPSIE PLANNING DEPARTMENT	1

SHEET IDENTIFICATION
A6
PROPOSED EQUIPMENT & DETAILS 2
SHEET 6 OF X TOTAL SHEETS

AERIAL PHOTO OF EXISTING SITE

TAKEN JULY 2023

FOR GENERAL ORIENTATION PURPOSES ONLY (LOOKING NORTH EAST)



Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: AC Aggregates, LLC Material Distrbritution		
Project Location (describe, and attach a general location map): 70 Prospect St., 72-78 Prospect St.		
Brief Description of Proposed Action (include purpose or need): The project sponsor wishes to execute material storage and distribution operations within their current contiguous parcel(s) (Dutchess County Tax IDs: 6061-51-827527 and 6061-51-788513). The proposed action is to bring in approved building materials via transport vessel up the Hudson River, store the material on site, and then distribute the material to prospective customers. AC Aggregates LLC is the project sponsor and their contact information is listed below. Please note that as requested by the City of Poughkeepsie, the parcels are being considered together for the purposes of this Full Form EAF.		
Name of Applicant/Sponsor: AC Aggregates, LLC	Telephone: 845-225-8252 E-Mail: office@ac-agg.com	
Address: 228 Myers Corners Road		
City/PO: Wappingers Falls	State: NY	Zip Code: 12590
Project Contact (if not same as sponsor; give name and title/role): Nathaniel Gooden, P.E.	Telephone: 845-275-3825 E-Mail: Contact@caesarengineering.work	
Address: 30 3rd St.		
City/PO: Troy	State: NY	Zip Code: 12180
Property Owner (if not same as sponsor): Poughkeepsie Landing Corporation	Telephone: E-Mail:	
Address: PO BOX 410		
City/PO: Brewster	State: NY	Zip Code: 10509

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No	Will apply as directed by City Of Poughkeepsie and Dutchess County.	
d. Other local agencies ☐Yes ☐No	Will apply as directed by City Of Poughkeepsie and Dutchess County.	
e. County agencies ☐Yes ☐No	Will apply as directed by City Of Poughkeepsie and Dutchess County.	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
I-2 Industrial

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
N/A.

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)? Industrial

b. a. Total acreage of the site of the proposed action? 8.2 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.2 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: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
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? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i .What is the purpose of the excavation or dredging? _____
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: 100 gallons/day

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

If Yes:

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

Water will be delivered via truck to the site as needed. Use of existing water service will be coordinated with the respective utility provider if sought.

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: 2 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): _____

The only sanitary waste will be generated by portable toilets and wash stations. Sanitary waste management will be handled and disposed of by third party services.

_____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

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

If Yes:

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

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

If Yes:

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

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

_____

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

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

If Yes:

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

0 Square feet or 0 acres (impervious surface)

0 Square feet or 0 acres (parcel size)

ii. Describe types of new point sources. _____

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

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

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

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

If Yes, identify:

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

Front end loader, excavator, haul truck, generator, pick up truck, water truck, service truck, generators for light towers.

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

_____

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

Generators for site lighting. Material Conveyors.

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

If Yes:

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

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

40Kw/ Day - 14.6K annually

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

Grid local/Utility. Small Generators for light towers and service equipment.

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

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

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 00:00 - 23:59 - See Cover Letter
- Saturday: 00:00 - 23:59 - See Cover Letter
- Sunday: 00:00 - 23:59 - See Cover Letter
- Holidays: None

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

If yes:

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

Noise from equipment, machinery, and vehicles will be emitted during operations, however these noise levels reflect the ambient noise of the I-2 District. All adjacent parcels are zoned I-2 or R&D (see zoning map). The parcel also abuts an active MTA line, the Hudson River, and Route 9 that operate 24/7.

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

Describe: Existing natural barriers will be trimmed back in accordance with applicable zoning regulations per the City of Poughkeepsie (sec. 19-4.11).

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:

See Attached Site Plan for lighting plan. No residential zoned properties abut parcel. Nearest "occupied" structure is Vasser Brothers Medical Center.

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

Describe: Existing natural barriers will be trimmed back in accordance with applicable zoning regulations per the City of Poughkeepsie (sec. 19-4.11). Natural barriers (i.e. trees/brush/cliffs) are greater than 30' in height.

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☑ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Industrial in/around project site. Hudson River is major aquatic feature to west of project site.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	6.5	6.5	0
• Forested	0	0	00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1	1	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	.1	.1	0
• Wetlands (freshwater or tidal)	Same area as surface waters	Same area as surface water	0
• Non-vegetated (bare rock, earth or fill)	.6	.6	0
• Other Describe: _____			0

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): 0007189, 0007290

☐ 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): B00190, 546031

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

DEC Spill Incident # 0007189 was closed on 7/7/2014. DEC Spill Incident # 0007290 was closed on 12/30/2003.

_____

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): See attached survey and easement overlay
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: _____

See attached survey and easement overlay. Access easements will not be altered as part of this proposed action.

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6.5 feet

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

c. Predominant soil type(s) present on project site:

Udorthents	99.9 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 4.5 feet

e. Drainage status of project site soils:

☑	Well Drained:	99.9 % of site
☐	Moderately Well Drained:	% of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	90 % of site
☐	10-15%:	% of site
☑	15% or greater:	10 % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters Approximate Size Hudson River
- 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:Hudson River (Class A) – Priority Organics – Fish Consumption

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:
Woodland animals in urban/suburban
Aquatic wildlife of Hudson River
See E.2.O for any endangered 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): Limestone Woodland
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: 6.25 acres
- Following completion of project as proposed: acres
- Gain or loss (indicate + or -): 0 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): Atlantic Sturgeon, Bald Eagle, Shortnose Sturgeon

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

If Yes:
i. Species and listing:

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

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

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

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

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

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

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

If Yes:

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Hudson River

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): National River

iii. Distance between project and resource: 0 miles.

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

If Yes:

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

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

F. Additional Information

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

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

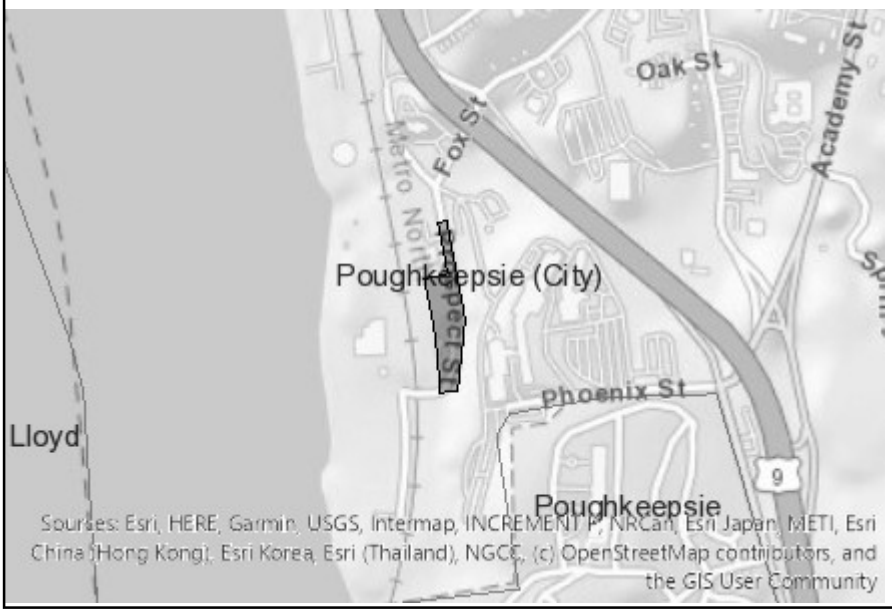
G. Verification

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

Applicant/Sponsor Name BRIAN K DREELAND Date JAN 8, 2024

Signature Brian K Dreeland Title MANAGING MEMBER

PRINT FORM

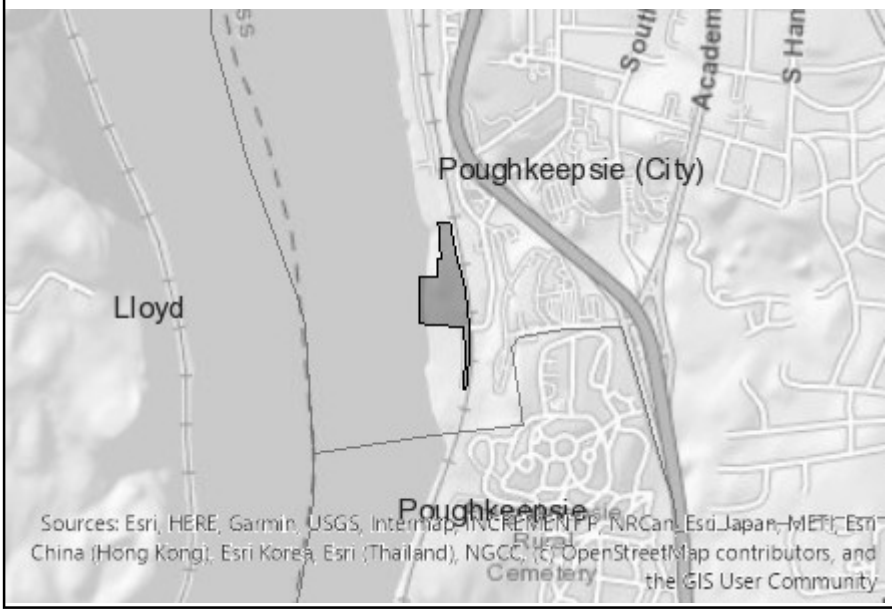


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00190, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Limestone Woodland

E.2.n.i [Natural Communities - Acres]	6.25
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Bald Eagle, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



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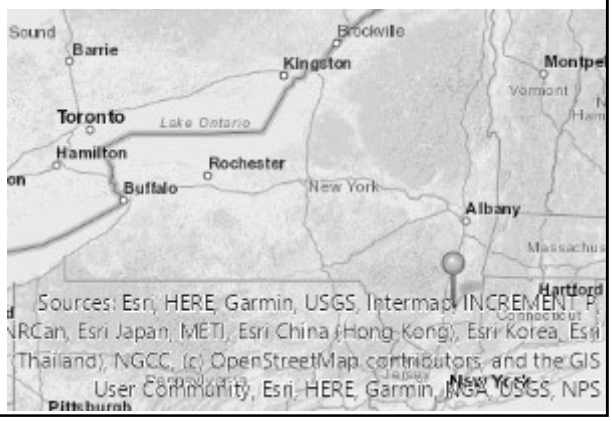

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are 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.
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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]	B00190, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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:Hudson River (Class A) – Priority Organics – Fish Consumption
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Limestone Woodland
E.2.n.i [Natural Communities - Acres]	6.25
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Golden Club, Bald Eagle, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
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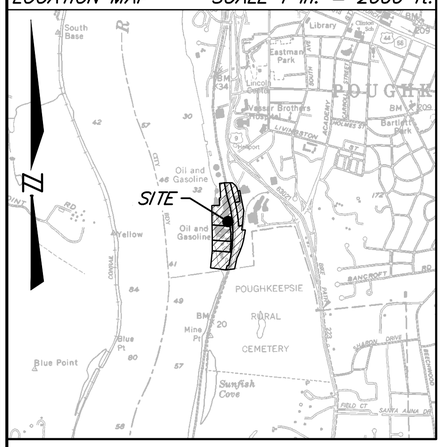
GEOGRAPHIC INDEX 41–41–19.8 –73–56–15.7

T.M. : MULTI

Drawing Name: SS26758__R01_V22.DWG Layout: MAP W.O. No. 26758 Checked by SRM Spell checked by NTK Drawn by NTK

LOCATION MAP SCALE 1 in. = 2000 ft.



HUDSON RIVER

Reciprocal rights to bollards, dolphins and dock construction and use
(See Liber 505 cp 164, Liber 556 cp 467, Liber 558 cp 347 and Liber 1406 cp 338)

Shore Line

Perpetual Right of Way to Petro, Inc;
right to connect to utilities
(See Liber 558 cp 347)

Now or formerly Petro Inc.
Tax Parcel No. 6061–51–772569

Now or formerly
Poughkeepsie Landing Corp.
Tax Parcel No. 6061–59–783417

Now or formerly
Amsterdam Two Stables LLC.
Tax Parcel No. 6061–59–795449

Now or formerly
Poughkeepsie Landing Corp.
Tax Parcel No. 6061–59–785480

Reciprocal rights to tracks and sidings
(Liber 505 cp 164, Liber 556 cp 467 and Liber 1406 cp 338)

Now or formerly
Poughkeepsie Landing Corp.
Tax Parcel No. 6061–51–788513

Easement for ingress, egress and utilities; right to connect to and extend utilities
(Liber 505 cp 164, 556 cp 467 and 1406 cp 338)

Agreement for construction of
embankment and trackage
(See Liber 362 cp 434)

Now or formerly Conrail (MTA)
Tax Parcel No. 6061–27–794956

Bridge 192
(See Liber 345 cp 51)

Pole Easement
(See Liber 820 cp 307)

Now or formerly Conrail (MTA)
Tax Parcel No. 6061–27–794956

Agreement for construction of
embankment and trackage
(See Liber 362 cp 434)

Now or formerly Lahiji Corp.
Tax Parcel No. 6061–51–819574

PROSPECT STREET

FOX STREET

Now or formerly
Poughkeepsie Landing Corp.
Tax Parcel No. 6061–51–827527

PROSPECT STREET (Private)

Easement for ingress, egress and utilities in favor
of parcels located West of railroad.
(See Liber 505 cp 164, Liber 556 cp 467 and
Liber 1406 cp 338)

Notes
1. COPYRIGHT "2023" by BADEY & WATSON, Surveying & Engineering, D.P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
3. This map is NOT a BOUNDARY SURVEY and should NOT be used for title purposes.
4. The purpose of this map is to show the location of various easements, rights and convenants associated with a site plan for AC Aggregates, LLC. The shaded areas hereon represent the parcels which are the subject of the site plan
5. The base mapping hereon is taken from the Dutchess County Parcel Access and a site plan prepared for AC Aggregates, LLC, prepared by Casear Engineering D.P.C.
6. This map was prepared without benefit of a title report. Easements noted are taken from those deeds referenced hereon and obtained from the Dutchess County Clerk. Users are cautioned that other documents may exist which may affect the premises.

BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
877. 3.141593 (Toll Free)

PRINTED
April 4, 2023
BADEY & WATSON
Surveying & Engineering, D.P.C.

MAP OF EASEMENTS
PREPARED FOR
AC AGGREGATES, LLC
SITUATE IN THE
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY
NEW YORK

SCALE 1 in. = 80 ft. APRIL 4, 2023

FILE No. 23–112

at Page 550. Said above described pieces and parcels of land constituting the homestead of the above named Maria M. Glass, deceased, together with the appurtenances and all the estate and rights of the party of the first part in and to said premises. To have and to hold the above granted premises unto the said party of the second part, his heirs and assigns forever. And the said party of the first part covenants with said party of the second part that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in anyway whatever. In witness whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Sealed & delivered in presence of } Adelaide V. Glass. L.S.

State of New York,
County of Dutchess. } ss. On this 18th, day of ... in the year nineteen hundred and six before me personally came Adelaide V. Glass, known to me and to me personally known to be the individual described in and who executed the within instrument and duly acknowledged that she executed the same.

(L.S.) H. G. Neubauer
Notary Public.

Recorded Jan. 29, 1906. 11, 48. a/m.

J Bostwick
Clerk.

This Indenture, made the 9th, day of January in the year nineteen hundred, and six between the Phoenix Horse Shoe Company, a Corporation organized and existing under the laws of the State of Illinois, Party of the first

345 51

part, and the New York Central and Hudson River Railroad Company, party of the second part, Witnesseth, that the said party of the first part, in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations in dollars, lawful money of the United States, paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby grant and release unto the said party of the second part, its successors and assigns forever,

All that certain lot, piece or parcel of land situate in the Town of Poughkeepsie, County of Dutchess, and State of New York, bounded and described as follows:-

Beginning at a point in the easterly line of that parcel of land conveyed to the New York Central and Hudson River Railroad Company by William J. Johnston, individually and as trustee for the bond holders of the Hudson River Iron Company, and Mary M. Johnston, his wife, and William J. Johnston, John P. Adriance and James R. Thompson, as a committee appointed by said bond holders of said Hudson River Iron Company, by deed dated August 20, 1881, and recorded in Liber 209 of Deeds, at page 231, distant seventy (70) feet radially from the center line of location of the Hudson River Railroad and in the division line between land of the party of the first part and land, now or formerly, of Ferdinand R. Bain, and running thence northerly along the easterly line of said parcel of land conveyed by deed as aforesaid, by a curve to the left with a radius of three thousand one hundred and sixty four (3,164) feet, concentric with said center line, five hundred and three (503) feet more or less, thence continuing northerly along the easterly line of said parcel conveyed by deed as aforesaid, and along the easterly line of that parcel of land formerly of Henry A. Livingston, title to which was vested in

fee simple in the Hudson River Railroad Company by the Final order of the Supreme Court dated February 24, 1849, and recorded in the office of the Clerk of said County, February 15, 1851, in Liber 93 of deeds, on pages 411, etc; parallel with and distant seventy (70) feet at right angles from said Center line four hundred (400) feet, more or less, to original high water line of the Hudson River; thence northeasterly along said high water line, twelve (12) feet, more or less, to the easterly exterior line of land under the waters of the Hudson River granted to the party of the first part by the People of the State of New York by Letters Patent, dated December 26, 1873; thence northerly along the easterly line of said land, underwater granted as aforesaid, parallel with and distant eighty (80) feet at right angles from said center line one hundred and twenty five (125) feet, more or less, to the northerly line of said party of the first part and the division line between the Town and City of Poughkeepsie; thence easterly along the northerly line of land of said party of the first part and said division line between said Town and City twenty five (25) feet to a point distant one hundred and five (105) feet at right angles from said Center line; thence southerly, parallel with said Center line, five hundred and thirty two (532) feet, more or less; thence continuing southerly, by a curve to the right with a radius of Three thousand, one hundred and ninety nine (3,199) feet, concentric with and distant one hundred and five (105) feet radially from said center line, five hundred and seven (507) feet more or less, to said first above mentioned division line; thence westerly along said first above mentioned division line thirty five (35) feet to the place of beginning; containing eight hundred and four thousandths (0.804) acre of land, more or less. Said above described premises

being shown by yellow shading on the plot thereof hereto attached, which is hereby made a part of this description.

And also all the right or claim, if any such there be, which the party of the first part or its predecessors and successors in title has had, has now or may in future have to the maintenance, continuance or construction of any overpass or underpass crossing, through, under, over or across the present or future tracks of the party of the second part, except the underpass crossing known as Bridge No. 192; and the said party of the first part hereby conveys and releases to the party of the second part all and any such right or claim except to the Bridge known as No. 192, and also any and all rights of way whatever over, through, under or across the present or future tracks of the party of the second part except at and by Bridge No. 192.

It being, however, expressly understood that the party of the second part shall at all times maintain at substantially the site of the present Bridge No. 192, a proper and safe underpass crossing of at least the width of the present bridge with a minimum height to the under side of the same of not less than twelve feet, but it shall be the duty of the party of the first part to see that the actual grade of the roadway under said bridge be not raised so as to reduce said headroom under said bridge, and in case the party of the first part permits said actual grade to be raised so as to reduce said headroom, then then the party of the second part shall not be liable for any damage resulting from said raising of said grade.

And the said party of the first part hereby also sells and conveys unto the said party of the second part the right to make and maintain such excavation or filling on the other premises of the party

of the first part as shall be necessary and convenient in the construction and maintenance of proper approaches to said Bridge No. 192. when the same shall be given a minimum height of twelve (12) feet as above set forth.* Together with the appurtenances and all the estate and rights of the said party of the first part in and to said premises. To have and to hold the above granted premises unto the said party of the second part, its successors and assigns forever, And the said party of the first part does Covenant with said party of the second part as follows: First:- That the said Phoenix Horse Shoe Company, party of the first part, is seized of said premises in fee simple and has good right to convey the same, Second:- That the party of the second part shall quietly enjoy the said premises. Third: That the said premises are free from incumbrances. Fourth: That the party of the first part will execute or procure any further necessary assurance of the title to said premises, Fifth: That the said Phoenix Horse Shoe Company, party of the first part, will forever warrant the title to said premises. In witness whereof the said party of the first part has caused its Corporate seal to be hereunto affixed and this instrument to be signed by its President this 9th. day of January 1906.

Ok Ok.
Exm. Co.
Attest.
Saml. H. Roberts.

Phoenix Horse Shoe Company,
By E. H. Miller, President.

State of Illinois,
County of Cook, } ss. On this 9th. day of January 1906 before me personally came E. H. Miller to me personally known and known to me to be the President of the Phoenix Horse Shoe Company, the corporation described in and which executed the foregoing instrument, who, being by me duly sworn, did depose and say that he resides in Chicago, Cook Co. Ills. that he is President of the Phoenix Horse Shoe Company, and knows the

Corporate seal thereof; that the seal affixed to the foregoing instrument is the Corporate seal of said Company and was affixed thereto by authority of the Board of Directors of said Company, and that he signed his name thereto by the like authority as President of said Company,

(L.S.) Jessie F. Pierce
Notary Public.

State of Illinois } ss.
County of Cook }

I, Peter B. Olsen, Clerk of the County Court and also Clerk of Cook County, the same being a Court of Record, having a seal, Do hereby Certify that Jessie F. Pierce whose name is subscribed to the Certificate of the proof or acknowledgment of the annexed instrument was at the time of taking such proof or acknowledgment a Notary Public, residing in said County, duly commissioned, and authorized by the laws of said State to take and certify acknowledgments or proofs of deeds and other instruments in writing to be recorded therein, and that I am acquainted with the hand writing of such Notary Public or have compared the signature of such Notary Public to said Certificate with his signature, deposited in my office by such - - - and verily believe that the signature to said certificate is genuine, that I have compared the impression of the seal affixed to the said Certificate with the impression of the seal of such Notary Public deposited in my office, and I verily believe the impression of the seal upon said Certificate is genuine. In Testimony whereof, I have hereunto set my hand and affixed my official seal which is the seal of said Court, the 26th day of January, 1906.

(L.S.) Peter B. Olsen,
County Clerk,

Recorded Jan. 29, 1906. 12.55 P.M.
F Bostwick
Clerk.

362/434

362

434

FOURTH-That theparty of the first part will execute or procure any further necessary assurance of the title to said premises.

FIFTH-That the said John Samuel Kane party of the first part will forever warrant the title to said premises.

IN WITNESS WHEREOF the saidparties of the first part have hereunto set their hands and seals the day and year first above written.

In thepresenceof
Ralph F. Butts

John S. Kane (seal)
Glen Jack (seal)
Louise P. Kane (seal)

STATE OF NEWYORK)
COUNTY OF DUTCHESS) SS:
STATE OF NEWYORK)

On this twenty seventh day of October in the year one thousand nine hundred and nine before me personally came John Samuel Kane, Louisa P. Kane his wife, and Glen Jack, to me known andknown to me to be the individuals described in and who executed the within instrument and they duly acknowledged to me that they had executed the same.

Ralph F. Butts--Notary Public

Recorded Oct 29 , 1909--9:30 A.M.

[illegible] Clerk

THIS AGREEMENT made this 30th day of August 1909 by and between THE NEW YORK CENTRAL and HUDSON RIVER RAILROAD COMPANY a corporation duly organized and existing under thelaws of the State of New York, party of the first part and the PHOENIX HORSE SHOE COMPANY, a domestic corporation organized and existing under thelaws of the State of Illinois, party of the second part:

WITNESSETH,WHEREAS, the party of the first part is theowner of and is operating a railroad in the Town of Poughkeepsie County of Dutchess State of New York, and WHEREAS, the said party of the first part is at the present time making certain changes in thelocation of its tracks and laying additional tracks on that portion of its lands located adjacent to lands owned by the party of the second part, and

WHEREAS, the embankment of the roadbed carrying the tracks of theparty of the first part will encroach upon thelands of the party of the second part after the construction work in connection with the said changes in the location of the tracks and the laying of the additional tracks is completed, andWHEREAS theparty of the second part desires to obtain certain side-track facilities to its manufacturing plant located westerly of the lands of the party of the first part, and WHEREAS in connection with said side track facilities and the carryingout of the general scheme of facilities at the point in question the party of the first part will enter upon thelands of the party of the second part and remove therefrom certain material:

NOW THEREFORE in consideration of the sum of one dollar ($1.00) and other considerations each to the other duly paid the receipt of which is hereby acknowledged and in further consideration of the covenants and agreements in this agreement contained to be kept and performed by both parties the parties hereto hereby agree as follows-

FIRST-The party of the first part shall grade to approximately elevation sixteen (16) New York Central & Hudson River Railroad Company datum, that area indicated in brown shading on a map or plan entitled "N.Y.C. & H.R.R.R. leased and operated Lines, Hudson Division, Plan of Proposed Track Layout,Sta. 3790 - to - Sta 3830 Poughkeepsie, Office Resident Engineer Poughkeepsie, April 21, 1909 Scale 1"=50 ' Issue No. 1"- a blue print of said map or plan being hereto attached and hereby made a part of this agreement. The material taken from thelands of the party of the second part in connection with the grading of said area shall be the sole propert[illegible]

sixteen (16) New York Central & Hudson River Railroad Company datum, [illegible] cated in brown shading on a map or plan entitled "N.Y.C. & H.R.R.R. leased and operated Lines, Hudson Division, Plan of Proposed Track Layout,Sta. 3790 - to - Sta 3830 Poughkeepsie, Office Resident Engineer Poughkeepsie, April 21, 1909 Scale 1"=50 ' Issue No. 1"- a blue print of said map or plan being hereto attached and hereby made a part of this agreement. The material taken from thelands of the party of the second part in connection with the grading of said area shall be the sole property of the party of the first part, and the said party of the first part shall have the exclusive right to dispose of said material in such a manner and at such places as it desires.

'cDG

Before the commencement of the work of doing the grading provided for as above, the party of the second part shall, at its sole cost and expense, remove and relocate or cause to be properly protected in a manner satisfactory to the Chief Engineer for the time being, of theparty of the first part,its gas tunnel or tunnels, and the said party of the second part shall remove at its sole cost and expense upon notice from the party ofthe first part its water tank or tanks, pipe lines coal trestles guy wires, buildings, poles and any other structures or facilities which the said party of the second part has placed upon or under the surface of the ground and which interfere with the work of grading or which will interfere with the laying of a proposed side track for the use of the said party of the second part, which side track is to be constructed as hereinafter provided.

SECOND. The party of the first part covenants and agrees that upon the execution and delivery by theparty of the second part of a side track agreement prepared by theparty of the first part in its usual form providing for the paymentof thecost of maintenance by the saidparty of the second part,and for termination as therein provided, the saidparty of the first part, will construct at its own expense, side tracks, between the points "F" and "G" shown in Yellow shading on the attached blue print.

THIRD. The party of the second part shall grant and herebydoes grant to theparty of the first part the right to construct and maintain in perpetuity the slopes of its embankment upon all those areas of lands of the party of the second part shown in Green shading at the points "A" "B" and "C" on the aforementioned blue print the said party of the second part also grants to the party of the first part the right of entry upon said areas of land at all times by its agents, servants and employees, for thepurpose of repairing and renewing said slope or for the purpose of doing any work ofany nature whatsoever in connection with the maintenance repair, renewal or use of said slopes. The party of the first part in constructing and maintaining its slopes upon the parcels of land "A" and "B" as aforesaid shall make such provisions as are necessary to keep the foot of said slopes from encroaching upon the driveways leading to and through the Bridge known as Bridge #192.

FOURTH. The party of the second part covenants and agrees to permit the party of the first part to construct and maintain upon thelands oftheparty of the second part between the points "D" and "E" as indicated on said blue print, a retaining wall for thepurpose of supporting the landsof the party of the second part where said lands adjoin the lands of the party of the first part between the aforementioned points; it is understood and agreed that such retaining wall shall be constructed and maintained with the top of its coping at the same elevation as the surface of the adjacent driveway and shall be so located that the easterly face of said wall under the coping line will be on the division line of theparties hereto

said [illegible] the party of the first

THIRD. The party of the second part shall grant and herebydoes grant to theparty of the first part the right to construct and maintain in perpetuity the slopes of its embankment upon all those areas of lands of the party of the second part shown in Green shading at the points "A" "B" and "C" on the aforementioned blue print the said party of the second part also grants to the party of the first part the right of entry upon said areas of land at all times by its agents, servants and employees, for thepurpose of repairing and renewing said slope or for the purpose of doing any work ofany nature whatsoever in connection with the maintenance repair, renewal or use of said slopes. The party of the first part in constructing and maintaining its slopes upon the parcels of land "A" and "B" as aforesaid shall make such provisions as are necessary to keep the foot of said slopes from encroaching upon the driveways leading to and through the Bridge known as Bridge #192.

FOURTH. The party of the second part covenants and agrees to permit the party of the first part to construct and maintain upon thelands oftheparty of the second part between the points "D" and "E" as indicated on said blue print, a retaining wall for thepurpose of supporting the landsof the party of the second part where said lands adjoin the lands of the patty of the first part between the aforementioned points; it is understood and agreed that such retaining wall shall be constructed and maintained with the top of its coping at the same elevation as the surface of the adjacent driveway and shall be so located that the easterly face of said wall under the coping line will be on the division line of theparties hereto If and when the said retaining wall is constructed as aforesaid, the party of the first part will construct and maintain thereon a suitable fence located on said division line; this agreement shall be binding upon and inure to the benefit of the respective parties hereto.

IN WITNESS WHEREOF the parties hereto have caused the execution of this agreement the day andyear first above written.

Form approved--Alex. S. Lyman,
General Attorney
O.K. E.B.M. G.W.K. 9/8/09
Attest: James D. Keith

THE NEW YORK CENTRAL and HUDSON RIVER RAILROAD COMPANY --by
A. H. Smith-V.P. and General Manager
PHOENIX HORSESHOE COMPANY (SEAL)----by
John W. Kiser--President.

STATE OFNEW YORK)SS:
COUNTY OF NEW YORK)

On this 30th day of August before me personally came John W. Kiser to me personally known, who being by me duly sworn did depose and saythat he resides Chicago, Ill., that he is the President of the said Phoenix Horseshoe Company

one of the corporations described in and which executed the above instrument and knows the corporate seal thereof; that the seal affixed to the foregoing instrument is the corporate seal of said company and was affixed thereto by authority of the Baord of Directors of said Company and that he signed his name thereto by the like authority as President of said Company.

H. C. Tuxbury--Notary Public,

(seal) N. Y. County

STATE OF NEW YORK,) SS:
COUNTY OF NEW YORK)

I, PETER J. DOOLING, Clekk of the County of New York and also Clerk of the Supreme Court for the said County the same being a Court of Record do hereby certify that H.C. Tuxbury, whose name is subscribed to the certificate of the proof or acknowledgmentof the annexed instrument and thereon written, was at the time of taking such proof or acknowledgment a Notary Public in and for the County of New York, dwelling in the said County commissioned and sworn and duly authorized to take the same. And further that I am well acquainted with thehandwriting of such Notary, and verily believe that the signature to the said certificate of proof or acknowledgmentis genuine.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of the said Court and County the 26th day of October 1909.

(seal) Peter J. Dooling--Clerk

Recorded Oct. 29, 1909--2:04 P. M.

J M Mann Clerk

THIS INDENTURE made the twenty first day of October in the year one thousand nine hundred and nine BETWEEN Isaac H. Griffen, and Hannah M. Griffen his wife, of Amenia,, Township and County of Dutchess, State of New York, of the first part, and Anna M. Rockwell of South Windsor Hartford County, Conn., party of the second part.

WITNESSETH that thesaid parties of the first part in consideration of the sum of one dollar and other valuable considerations ($1.00) lawful money of the United States paid by the said party of the second part do hereby grant and release unto the said part of the second part her heirs and assigns forever-

ALL that tract or parcel of land situate in the town of Amenia and County of Dutchess State of New York, as described in a deed thereof from Andrew J. Darling to Isaac H. Griffen dated January 21st 1889 and recorded on the 23rd day of January of same yeat in liber 241 page 252 of Dutchess County Records.

ALSO that parcel of land with improvements situate in town of Amenia and District of Leedsville as recorded and described in deed from Theron Griffen and Emma Griffen to Isaac Griffen given June 1st 1901 and recorded in Book of Deeds No..331 page 178 of Dutchess County Record of Deeds. These parcels being more particularly described as on the east side of the highway running through the village of Leedsville,and beginning at F.M. Platts line and running northward to land now or formerly owned by Jerome Chaffee and being bounded on the south and east by said Platts land, andon the north by lands of said Chaffee; containing in all two acres moreor less with improvements.

TOGETHER with the appurtenances and all the estate and rights of the said party of the first part in and to the said premises.

TO HAVE AND TO HOLD the above granted premisesunto the said party of the second part her heirs and assigns forever.

And the said Isaac H. Griffen and Hannah M. Griffen do covenant with the

L-3A Standard N.Y.B.T.U. Form 8007 Bargain and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation.

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

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RG.O 52673

$220.00

THIS INDENTURE, made the 29th day of April, , nineteen hundred and Seventy-Five,

BETWEEN

√SPOOR-LASHER CO., INC., a domestic corporation with an office and principal place of business at Prospect Street, Poughkeepsie, New York,

party of the first part, and

√SOUSA OIL COMPANY, INC., a Massachusetts corporation, with an office and principal place of business at 29 Andover Street, Danvers, Massachusetts,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ----------

ONE HUNDRED ($100.00)---------- dollars,

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL those certain plots, pieces or parcels ~~that certain plot, piece or parcel~~ of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Poughkeepsie, Dutchess County, State of New York, being a portion of the property formerly owned by the Phoenix Manufacturing Company of Illinois, and conveyed to the said Spoor-Lasher Company, Inc., by the said Phoenix Manufacturing Company and which entire tract of land is shown on a map known as "Lands of the Spoor-Lasher Company, Inc." made by Oscar D'Luhosch, C.E., and dated January 15th, 1930, and filed in Dutchess County Clerk's Office, and known in said office as Map 1540, and which said land is more fully described as follows:

PARCEL I: BEGINNING at a point in the northerly line of the lands heretofore conveyed by the party of the first part to The Texas Company, said point being three (3.0) feet westerly of the westerly edge of the concrete pavement; thence along the line of the lands of the said Texas Company, North 85° 01' 27" West 412.6 feet to the northwesterly corner of said lands, being in the exterior line of the grant of land under water to the Hudson River Iron Company in 1873; thence along said grant line North 4° 58' 33" East 19.1 feet; thence North 0° 13' 33" East 231.69 feet to a point with a line which is distant 250 feet northerly of and parallel to the northerly line of The Texas Company lands; thence South 85° 01' 27" East along said line 439.5 feet more or less to a point distant three (3) feet westerly of the westerly edge of said concrete pavement; thence southerly keeping three feet westerly of and parallel to the westerly edge of said concrete pavement to the place of beginning, the chord distance being about 250.11 feet.

PARCEL II: BEGINNING at a point in the northeasterly corner of the hereinabove described premises and from said point of beginning South 85° 01' 27" East three (3) feet to a point on the westerly edge of the concrete pavement; continuing thence in a southerly direction along the westerly edge of the said concrete pavement approximately 250.11 feet to a point where the said westerly edge of the concrete pavement intersects the above mentioned northerly line of the lands heretofore conveyed to The Texas Company; thence North 85° 01' 27" West three (3) feet to the easterly line of the

hereinabove described premises; continuing thence in a northerly direction along said easterly line to the point or place of beginning.

TOGETHER with the following rights, easements and privileges:

1. A permanent easement for a right of way in common with others for ingress and egress on foot or with vehicles, motor or otherwise, trucks and trailers and for all other types and forms of conveyances over a road shown on the above mentioned map filed in the Dutchess County Clerk's Office, said road runs from a public highway known as Prospect Street southerly to a point located approximately 64 feet easterly of the easterly exterior right of way line of the former New York Central Railroad, now Penn Central Railroad Corporation; thence turning in a westerly direction and through an underpass under the tracks of the said railroad to a point approximately 40 feet westerly of the westerly exterior right of way line of the railroad; and thence turning southerly and runs to the northerly line of the hereinabove mentioned premises conveyed to The Texas Company. Said easement is approximately 20 feet in width, and is presently improved by a concrete pavement. Grantor covenants, which covenant shall bind its successors and assigns and shall run with the lands of the grantor, that such road and the lands thereunder and the lands subject to the easement for utility lines as hereinafter described and ~~the lands subject to the easement~~ Parcel II with a width of three (3) feet as hereinabove mentioned, shall not be encumbered by any pipes, hoses, conduits or other equipment used for the purpose of conveying or transporting petroleum products or similar substances. The grantee herein shall bear a proportionate cost of the maintenance and repair of said road, including, but not limited to, normal and extraordinary repairs and a complete reconstruction of said road, if necessary, with the other persons entitled to use the same; the proportion shall be determined by dividing the number of owners of land using the same into the cost.

2. All riparian rights of the party of the first part and all rights appurtenant to said premises in the Hudson River and all grants in front of and appurtenant to the above described premises.

3. All railroad tracks, buildings and other improvements located on said premises.

4. A permanent easement, right or privilege to connect with and use the water, telephone, electric power, gas, water and sewer transportation lines, (herein referred to as utility lines), located and running adjacent to or across the above described premises.

5. A permanent easement for the construction, maintenance, service, repair, removal and reconstruction of utility lines to and from the above described premises from and to Prospect Street or such other place or places where the terminals of the above mentioned utility lines are situate, said right of way is 10 feet in width as measured from, and said right of way adjoins and runs along the westerly line of the above described 20 foot easement for ingress and egress, except where said easement for ingress and egress runs on an east-west axis and is located partially under the above mentioned railroad underpass, and in such place the easement is measured from, adjoins and runs along the southerly line of said easement for ingress and egress. Where such easement is located in the railroad underpass, all utility lines shall be carried in conduits or pipes under the pavement.

6. The right in common with others to tap the water line referred to in the above mentioned deed conveying property from the party of the first part to The Texas Company subject to the conditions therein mentioned.

7. The right and privilege to utilize, in common with others, the existing railroad siding, and also the right and privilege and easement to construct, reconstruct, repair, maintain, remove and replace said railroad siding.

8. The right and privilege to designate the location of the dolphin mentioned in a paragraph identified as No. 3 in the deed from the party of the first part herein to Mid-Hudson Oil Co., Inc., recorded in the Dutchess County Clerk's Office in Book 794 of Deeds at page 525.

9. The right and privilege reserved by the party of the first part of construction and maintaining a temporary dock bollard and

permanent dock bollard and the right to construct and maintain a dolphin all as mentioned in paragraph identified as 6 (c) of the above mentioned deed from the party of the first part herein to Mid-Hudson Oil Co., Inc.

10. The right to enter upon the various rights of way and easements or other premises of the grantor, to cross and recross the same by means of the party of the second part's agents, servants or contractors and by means of vehicles and machinery and to move materials thereon to repair, construct, maintain, service, remove and reconstruct the utility lines, railroad siding, road for ingress and egress and for such other purposes incidental to the full use and enjoyment of the easements, rights and privileges set forth herein.

SUBJECT to all enforceable restrictions, covenants, easements and conditions of record, if any, affecting the herein described premises.

The term grantor as used herein shall mean the same as the party of the first part herein and the term grantee shall mean the same as the party of the second part, and the easements, conditions, restrictions and covenants mentioned herein shall bind, or as the case may be, inure to the benefit of the successors and assigns of the parties hereto.

Parcel II is further subject to the rights, if any, of others to use, maintain, construct and reconstruct the water line running under Parcel II and all rights of entry reasonably necessary to accomplish and effect the same.

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DUTCHESS COUNTY CLERK'S OFFICE
RECEIVED ON THE 2 DAY OF May 19 75
AT 11 H 58 M A.M. RECORDED IN
BOOK No. 1406 OF Deeds
AT PAGE 338 AND EXAMINED
John W. Hartmann CLERK

DUTCHESS COUNTY 049669

REAL ESTATE TRANSFER TAX Dept. of Taxation & Finance MAY2-'75 STATE OF NEW YORK 220.00 RD.10949

MAY 2 11 58 AM '75

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

Anything contained herein to the contrary notwithstanding, the party of the first part hereby remises, releases and quitclaims unto the party of the second part all the rights and interest set forth in paragraphs 2, 3, 4, 5, 6, 7, 8, 9, and 10 herein, it being the intention of the parties hereto that the party of the first part conveys to the party of the second part only such right, title and interest as it may have, if any, thereto.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said PARCELS I and II and paragraph 1 described herein have been incumbered in any way whatever, except as aforesaid.

This conveyance is made by the party of the first part with the consent of all the stockholders, and does not constitute all of the assets of said corporation.

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

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

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

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

IN PRESENCE OF:

SPOOR-LASHER CO., INC.

By: Robt B [illegible]

SPOOR-LASHER CORP. N.Y.S. CORP. SEAL 1919 INC.

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LIBER 1406 PAGE 341

505/164

505

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Copyist M.K.

THIS INDENTURE made the 14" day of April nineteen hundred and thirty

BETWEEN SPOOR-LASHER CO. INC. a domestic corporation, whose principal place of business is located in the City of Poughkeepsie, Dutchess County, N.Y. party of the first part,

-and-

THE TEXAS CO? a foreign corporation of the State of Delaware with its principal place of business located at No.17 Battery Place, New York City, N.Y. party of the second part.

WITNESSETH that the party of the first part in consideration of ONE HUNDRED DOLLARS, lawful money of the United States and other good and valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part its successors and assigns forever.

ALL that tract or parcel of land situatein the City of Poughkeepsie, Dutchess County, New York being the southerly portion of a tract of land whichwas transferred and conveyed to Spoor -Lasher Co. Inc. by the Phoenix Manufacturing Co. of Illinois the conveyance to the Spoor-Lasher Co.Inc. being more fully described and designated on a map made by B.H.Brevoort C.E. under date of July 5th, 1918 the southerly piece or portion of said land which is being hereby conveyed is described as follows:

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BEGINNING at a point in the westerly exterior right of way line of the New York Central Railroad, said point being 60 feet westerly from the mounmented center line of said railroad, being the intersection with the southerly line of the lands formerly of the Phoenix Manufacturing Co.; thence along the southerly line of the lands formerly of the Phoenix Manufacturing Co. with an interior angle of 100° 52' from the chord of the westerly exterior right of way line of the said railroad said right of way line being on a curve with a radius of 3034 feet westerly a distance of 362.72 feet to a point in the Hudson River, said point being the southwesterly corner of a water grant; thence northerly at right angles to the last mentioned line along the westerly line of said water grant 400 feet to a point in the Hudson River; thence easterly with an interior angle of 90° a distance of 445 feet to the westerly exterior right of way line of the New York Central Railroad; thence southerly along the westerly exterior right of way line of the New York Central Railroad along a curve with a radius of 3061 feet a distance measured on said curve 318.46 feet the chord distance for the above curve being 318.42 feet and the interior angle between the chord of the above curve and the last mentioned course being 83° 06' 30"; thence westerly with an interior angle of 90° 47' 30" from the chord of the last mentioned course 27.57 feet to an iron post, said post being in the westerly exterior right of way line of the NewYork Central Railroad at a point 60 feet westerly from the monumented center line ofsaid railroad; thence southerly along the westerly exterior right ofway line of the New York Central Railroad with an interior angle of 265° 14' from the last course to the chord of the curve, with a radius of 3034 feet a distance of 88.38 feet as measured along the chord of said curve to the place of beginning.

Together with all riparian rights of the party of the first part and all rights appurtenant to said premisesin the Hudson River and all grants in front of and appurtenant to the above described premises.

Together with all tracks, buildings and improvements on said premises.

The premises herein conveyed are more fully shown on a map on

[illegible], said point being the southwesterly corner of a water grant; thence northerly at right angles to the last mentioned line along the westerly line of said water grant 400 feet to a point in the Hudson River; thence easterly with an interior angle of 90° a distance of 445 feet to the westerly exterior right of way line of the New York Central Railroad; thence southerly along the westerly exterior right of way line of the New York Central Railroad along a curve with a radius of 3061 feet a distance measured on said curve 318.46 feet the chord distance for the above curve being 318.42 feet and the interior angle between the chord of the above curve and the last mentioned course being 83° 06' 30"; thence westerly with an interior angle of 90° 47' 30" from the chord of the last mentioned course 27.57 feet to an iron post, said post being in the westerly exterior right of way line of the NewYork Central Railroad at a point 60 feet westerly from the monumented center line ofsaid railroad; thence southerly along the westerly exterior right ofway line of the New York Central Railroad with an interior angle of 265° 14' from the last course to the chord of the curve, with a radius of 3934 feet a distance of 88.38 feet as measured along the chord of said curve to the place of beginning.

Together with all riparian rights of the party of the first part and all rights appurtenant to said premisesin the Hudson River and all grants in front of and appurtenant to the above described premises.

Together with all tracks, buildings and improvements on said premises.

The premises herein conveyed are more fully shown on a map entitled "Lands of Spoor-Lasher Co.Inc." made by O.A.D'Luhosch C.E.under date of January 15th, 1930

Together with a right of way for ingress and egress on foot and by motor trucks and trailers and other conveyances and for the construction, maintenance and removal of telephone and telegraph wires,power and electric light lines, gas,water and sewer lines and pipes to and from the above described premises from and to Prospect Street the said right of way being 30 feet in width except as hereinafter noted and being as shown on map attached hereto made by O. A.D'Luhosch C.E. under date of January 15th, 1930 a reference to said map being had for a moreparticular description of said right ofway. The westerly 20 feet of the right ofway to be a concrete pavement and the easterly 10 feet of the right ofway being for service pipes, poles etc, excepting where such pipes and poles are under the pavement off the premises. The center line of the concrete pavement being 20 feet from the easterly line of the right of way and 10 feet from the westerly line of the right of way. Said center line of pavement is described as follows:

BEGINNING at a point on a curve with a radius of 179.2 feet in the northerly line of the premises of the party of the first part being in the end of Prospect Street and distant 20 feet easterly from the corner post of the New York Central Railroad right ofway the point of intersection of the tangents of said curve being 14.5 feet easterly of said corner post; thence southerly on the center line of said pavement along a curve with a radius of 179.2 feet tangent of 40 feet , 36 feet to a point of tangency; thence along same 38.0 feet to a point of curve, said curve deflecting to the right with a radius of 198.3 feet tangent of 50 feet and the point of intersection of the tangents being 10 feet westerly from the iron pin set at the corner of the Lane premises; thence along said curve 97.94 feet to the point of tangency; thence along said tangent 496 feet to the point

of curve the curve deflecting to the right with a radius of 338.6 feet, tangent of 50 feet and the point of intersection of tangents being 35 feet westerly of the intersection of the easterly line of the premises of the party of the first part with the right of way of the New York Central Railroad spur track to South Avenue; thence along said curve 99.38 feet to the point of tangency; thence along said tangent 283 feet to a point of curve, the curve deflecting to the right with a radius of 19 feet tangent 16 feet the tangents intersecting at a point 57 feet easterly from the east face of theunder-pass; thence along said curve 26.6 feet to a point of tangent; thence along said tangent, being a prolongation of the center of the under-pass as nowconstructed 41 feet to the easterly line of the underpass; thence along the center line of the under-pass about 130 feet to the westerly line thereof; thence continuing on said tangent 37.5 feet to a point; thence southerly on a tangent parallel to the right of way line of the New York Central Railroad 50 feet to a point said point being 37.5 feet westerly from said right of way line; thence southerly on a tangent 51 feet to a point 30 feet westerly of the westerly right of way line of said railroad; thence southerly on a tangent 224 feet to a point of curve, the curve deflecting to the right with a radius of 718 feet tangent 50 feet, the intersection of tangents being 18 feet from the westerly line of the westerly right of way line of said railroad; thence along said curve 99.83 feet to a point of tangency; thence along a tangent 193.5 feet to the northerly line of premisesof the party of the second part, said point being 20 feet westerly from the west line of said railroad right of way.

That portion of the right of way east of the New York Central Railroad premises which is to be used for service pipes, poles etc. is described as follows:

BEGINNING at a point opposite Station 0 plus 0 of the center line of the concrete pavement being in the northerly line of premises of the party of the first part, and said right of way being 10 feet in width, the westerly line of said right of way being the easterly edge of the concrete pavement and the easterly line of said right of way being 20 feet east of the center line of the concrete pavement as heretofore described and said right of way to extend to a point opposite Station 10 plus 60 which last mentioned point is in the southerly line of that portion of first party's premises lying east of the New York Central Railroad premises. In passing under the under-pass all service lines and wires are to be carried in conduits and pipes under the pavement.

That portion of the right of way west of the New York Central Railroad premises which is to be used for service pipes, poles, etc is described as follows:

BEGINNING at the westerly line of the New York Central Railroad right of way opposite Station 12 plus 47.92 more or less; and said right of way being 10 feet in width the westerly line of said right of way being the easterly edge of the concrete pavement and the easterly line of said right of way being 10 feet easterly of and parallel to the easterly edge of the concrete pavement, and extending to the northerly line of the premises herein conveyed opposite station 19 plus 03.75 of the center line of the concrete pavement.

This 10 foot right of way shall be subject to the restrictions that no poles of any kind or nature, for the use of either the telephone service or power service are to be erected in this 10 foot strip any nearer than 5 feet to the easterly edge of said concrete road.

From Prospect Street opposite Station 0 plus 0 of the center line of the concrete pavement up to a point opposite Station 6 plus 68, all water pipes are to be placed in the 10 foot right of way above described. From the last mentioned point said water pipes are to be laid under the concrete pavement and continue under same as shown on the map above referred to.

M3-1966

The party of the first part herebysaves and reserves to itself a perpetual right and easement over and across the premises herein conveyed to second party and across a portion of the 30 foot right of way above described for a perpetual and permanent right to continue and extend a railroad siding now located on the premises herein conveyed to second party, and shown on the map above referred to, which railroad siding runs along the easterly line of the premises herein conveyed to second party, and the party of the first part hereby reserves to itself the right of ingress and egress over and on to all lands occupied by the siding as shown on said map and continuing in line with said siding over and along the premises herein conveyed to second party and over and across the aforesaid 30 foot right ofway and first party saves and reserves unto itself the right to enter in and upon said premises for the purpose of constructing , extending and repairing said railroad siding but nothing herein shall be construed to authorize the construction of a side track over said 30 foot right of way except as may be necessary to cross the same.

It is understood and agreed that the party of the first part does not reserve to itself any right or permission to load or unload from freight cars standing on said siding within the boundaries of the premises herein conveyed to second party.

It is furtheragreed that there are two railroad spurs extending in a northwesterly direction over and across the center portion of the premises herein conveyed which railroad spurs the party of the first part hereby conveys to second party, said spurs being hereby abandoned by first party and discontinued at a point where they intersect the northerly boundary line of the premises herein conveyed.

The party of the first part further covenants and agrees as a consideration for this transfer to construct, at its own cost and expense an 8 inch reinforced concrete road 20 feet in width over the right of way above described, and as outlined on the map above referred to. The said concrete road on that part of the right of way which runs from Prospect Street south to and through the under-pass under the New York Central Railroad is to be completed not later than June 30th, 1930 and the concrete road, on that part of the right of way which runs from said under-pass to the northerly boundary line of the premisesherein conveyed, is to be completed not later than October 31st, 1930. In the Meantine however the party of the first part agrees to construct, over this last mentioned portion of said right of way a temporary dirt road, graded up and covered with hard material so as to make possible the passage of motor trucks.

The party of the first part covenants and agrees that the parties of the first and second parts are to have a perpetual right of way for ingress and egress over the said concrete road herein described.

The party of the first part covenants and agrees that the party of the first part will at its own cost and expense, maintain said right of way for ingress and egress and for the road heretofore mentioned for a term of five years fromthe date of completion and that thereafter the party of the second part will pay in proportion to the number of owners of landusing it, the cost of maintenance of that part of the right of way extending from the under-pass of said railroad south to its said northerly line and that the party of the second part will, after the said five years period heretofore mentioned, contribute in proportion with the number of owners using said right of way its share for the maintenance of said right of way extending from said underpass through the same north to the Prospect Street entrance.

The party of the first part further covenants and agrees that prior to June 30th, 1930 it will lay a six inch water main commencing at the water line of the City of Poughkeepsie at the northeast corner of the property conveyed to it by the Phoenix Manufacturing Co. and will carry the six inch pipe line southerly to the lands herein

conveyed, the location of said pipe line being also shown on the map above referred to,

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and theparty of the second part shall pay to the party of the first part one half of the entire construction cost (this construction is to include one hydrant for each party) all of which pipe line and construction is to be done in compliance with the specifications required by the City of Poughkeepsie.

It is further agreed that the parties of the first and second parts will at any time, grant permission to any other person or persons owning lands, conveyed to them by the party of the first part from the tract purchased by first party from the phoenix Manufacturing Co. to tap said pipe line upon their paying to the said parties of the first and second parts, and to others who may share in the original construction costs, their share of the construction costs, it being agreed that the cost of construction of this said pipe line shall be shared in proportion to the number of users who connect upon the same .

The parties of the first and second parts further covenant and agree toshare one half of the entire construction cost of all wires ,lines, poles, gas lines or sewers carried from Prospect Street into the granted premises, if used by them and do further agree that the said parties of the first and second parts will, subject to the necessary consent of the public authorities at any time, grant permission to any other person or persons owning land, conveyed to them by the party of the first part, from the tract purchased by the first party from the said Phoenix Manufacturing Co.to connect with said lines, upon their paying to the parties of the first and second parts and to such other parties as hereafter share in the construction cost, their share of the original construction cost,it being agreed that the cost of construction of said line shall be shared in proportion to the number of users who connect upon the same and the maintenance of said rights of way shall be contributed to in proportion to the number of owners using said rights of way extending from said Prospect Street to the premisesherein conveyed to the party of the second part.

T he party of the first part further covenants and agrees that said water pipe line will be laid constructed and completed within sixty (60) days after permission is granted for laying of said pipe line by the City of Poughkeepsie, but in no event later than July 15th, 1930.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part its successors and assigns forever

AND said Spoor- Lasher Co. Inc. covenants as follows:

FIRST: That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same.

SECOND: That the party of the second partshall quietly enjoy the said premises.

THIRD: That the said premises are free from incumbrances; except as above set forth.

FOURTH: That the party of the first part will execute or procure any further necessary assurance of the title to said premises.

FIFTH: That said party of the first part will forever warrant the title to said premises.

IN WITNESS WHEREOF the party of the first part has hereunto set its hand and seal, the day and year first above written.

In the presence of (Corporate Seal) Spoor-Lasher Co. Inc.

Paul Rosen By [illegible]

M34196e

STATE OF NEW YORK
COUNTY OF DUTCHESS :SS.

On the 14th day of April in the year one thousand nine hundred and thirty before me personally came Lloyd E. Spoor, to me known who being by me duly sworn did depose and say that he resides in the City of Poughkeepsie, Dutchess County N.Y. that he is the President of the Spoor-Lasher Co. Inc. the corporation describedin and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Paul Rosen
Notary Public

Recorded Apr. 14, 1930. 4-30 P.M.

Jas. Daughton
Clerk.

Copyist M.K.

THIS INDENTURE made the 14th day of April nineteen hundred and thirty.

BETWEEN DOMINICK AIELLO and EVELYN AIELLO his wife PETER AIELLO and EDITH AIELLO his wife and JOSEPH AIELLO and JOSEPHINE AIELLO his wife all of the Town of Wappinger, Dutchess County, New York parties of the first part,

- and-

MARY KEATING of the City of Poughkeepsie, Dutchess County, New York party of the second part.

WITNESSETH that the parties of the first part in consideration of Ten Dollars lawful money of the United States and other good and valuable consideration paid by the party of the second part do hereby grant and release unto the party of the second part, her heirs executors, administrators and assigns forever.

ALL that lot or parcel of land situate on the Wappingers Falls-Fishkill State Road, a portion of formerly the Shann property, town of Wappinger, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a point in the easterly line of the above mentioned State Road, the northwesterly corner of the herein described land and distant southerly 175 feet from the southwesterly corner of lands formerly of Dr. Phinney, and running from thence north 76° 15' east in a line parallel with the southerly line of said Phinney lands 951.5 feet to a point in the wall the line of lands of McMullen; thence south 4° 28' west along the wall the line of the McMullen lands 630.3 feet to a cornerin the walls; thence north 72° 15' east continuing along the line of the McMullen lands 918.6 feet to a corner; thence south 18° 32' east along the line of lands of Olssen 680.8 feet to a corner; thence south 72° 15' west along the line of an 18 acre parcel 210 feet to a corner; thence north 80° west along the line of a 14.43/100 acre parcel 1890 feet to a pointin the wall the easterly side of the above mentioned state road; thence along the easterly line of the State Road north 35° 45' east 11.7 feet to a point; thence north 13° 47' east 55.9 feet to a point; thence north 20° 06' east 221.3 feet to a point; thence north 1° 50' west 197.3 feet to a point; thence north 12° 30' west 13.8 feet to the point or place of beginning. Containing 26 acres of land.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part, in and to the said premises.

TO HAVE AND TO HOLD the premises herein granted unto the part of the

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Copyist L. O'S.

THIS INDENTURE, made the day of December, 1936 between SPOOR-LASHER CO., INC., a domestic corporation, whose principal place of business is located in the City of Poughkeepsie, Dutchess County, New York, party of the first part - and -

MID-HUDSON OIL COMPANY, INC., a domestic corporation, whose principal place of business is located in the City of Poughkeepsie, Dutchess County, New York, party of the second part.

WITNESSETH, that the party of the first part, in consideration of ONE HUNDRED DOLLARS ($100) lawful money of the United States, and other good and valuable considerations, paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever.

"ALL that tract of land located in a portion of the property formerly owned by the Phoenix Manufacturing Company of Illinois and conveyed to the said Spoor-Lasher Company, Inc. by the said Phoenix Manufacturing Company and which entire tract of land is shown on a map known as "Lands of the Spoor-Lasher Company, Inc.", made by Oscar D'Lunosch, C. E. and dated January 15th, 1930, and filed in the Dutchess County Clerk's Office and known in said office as Map 1540 and which said land being herein conveyed is more fully described as follows:

BEGINNING at an iron pin set, said pin being 450 feet northerly of the north line of the premises of The Texas Company as measured at right angles thereto, also 52.0 feet westerly of the westerly edge of the concrete pavement leading from Prospect Street to the said Texas Company lands; thence north 19° 17' 33" east, 103.15 feet to an iron pin, set 6.0 feet westerly of the edge of said pavement; thence north 4° 13' 27" west 50.74 feet to an iron pin, set 6.0 feet westerly of the edge of said pavement, said pin being 600 feet northerly as measured at right angles to said Texas Company's north line; thence north 85° 01' 27" west parallel to the northerly line of the Texas Company's lands, 416 feet more or less to the water grant line; thence south 0° 13' 33" west along same 150.51 feet; thence south 85° 01' 27" east 386 feet more or less to the place of beginning."

Said premises are sold subject to the following restrictions and conditions:

(a) That the said grantee, its successors or assigns is given the perpetual usage of a concrete roadway on the eastern boundary line of the said grantor's lands extending from Prospect Street to the northeasterly corner of the boundary line of the premises herein conveyed, for the purpose of ingress and egress to and from the said conveyed premises by motor truck, trailer, vehicles, etc. with the understanding that the said grantee should hereinafter pay in proportion to the number of owners and lessors of land using the said concrete road, the cost and maintenance from the commencement of said road at Prospect Street up to and including the northeasterly cornerof the premises herein conveyed. It is understood that the term "users of said roadway" shall mean any tenants, person or persons holding title by grant from the said grantor herein and whose leased or owned premises adjoin said roadway herein mentioned and including the said grantor. The concrete right of way commencing at Prospect Street is also mentioned and described in the deed given by the grantor herein to the Texas Company and its description therein is referred to so far as it pertains to the grantee using said concrete roadway to reach its property up to said northeast corner.

(b) The grantee is further given a perpetual right of way for the right

of ingress to and egress from the premises by motor vehicle or otherwise, over, upon and along thatportion of the macadam roadway and land situate north of and adjacent to the herein described premises, and which said right of way is to be measured from the northerly border line of the premises herein conveyed, and to include both land and macadam roadway adjacent to this northerly border line and is to be thirty feet in width and is to extend a distance of two hundred feet in a general westerly direction commencing at the extreme northeasterly corner of the premises herein conveyed. It is agreed, however, that the grantee shal contribute to the cost of the maintenance of said so-called north madadam roadway, a sum equal to that contributed for that purpose by the grantor, with the right in the said grantor, its successors or assigns to grant the use of said north macadam roadway to other grantees or lessors subject to their sharing equally with the said Spoor-Lasher Co., Inc. and this said grantee the cost and maintenance of said north macadam roadway. It is specifically understood that this right of way is simply given for the purpose of ingress and egress to the said grantee and is not to be construed to give any privilege to use the said right of way for loading or unloading purposes, said right of way is simply confined to the right of ingress and egress to the said grantee's land.

(c) That there are service lines and pipes for the use of telephone lines and water and power lines being now maintained by the said grantor in the vicinity of the land herein granted, and the said grantee is given the privilege of using these said service lines upon its paying to the said grantor and any and all parties using same, its proportionate share of the construction of same, with further privilege to extend lines to conveyed premises at grantee's expense, and this grant is given subject to the grantee consenting that it will permit and allow any and all other tenants or grantees of its said grantor a similar right to attach ontoand connect with any and all such service lines, poles, pipes and wires, upon their paying to the said grantee and the various tenants and grantees of the said Spoor-Lasher Co., Inc. their proportionate share for the construction of said service lines, poles, wires, etc.

(d) The grantor hereby grants to the said grantee the right and privilege to construct, necessary dolphins for docking purposes facing the conveyed premises and also the right to construct a temporary dock, bollard for tie-up purposes which shall be erected at a point not more than 100 feet north of the most northerly property line of the premises herein conveyed and which point and location shall be designated by the grantor. The said grantor further reserves to itself, its successors and assigns, the right and privilege of erecting at its own expense and at a point designated by the grantee, a similar bollard as hereinbefore described for the same purpose, to be similarly located on the premises herein conveyed and similarly erected as to its being approximately 100 feet south of the most northerly line of these herein conveyed premises.

The grantor furtner grants to the said grantee the right and privilege to construct a temporary dock bollard for tie-up purposes which shall be erected at a point not more than 100 feet south of the most southerly property line of tne premises herein conveyed and which point and location shall be designated by the grantor. The said grantor furtner reserves to itself, its successors and assigns, the rignt and privilege of erecting at its own expense and at a point designated by the grantee a similarly bollard as hereinbefore described for the same purpose to be similarly located on the premises herein conveyed and similarly erected as to its being 100 feet north of the most southerly line of these herein conveyed premises.

maintenance of said North Macadam roadway. It is specific/understood that this right of way is simply given for the purpose of ingress and egress to the said grantee and is not to be construed to give any privilege to use the said right of way for loading or unloading purposes, said right of way is simply confined to the right of ingress and egress to the said grantee's land.

(c) That there are service lines and pipes for the use of telephone lines and water and power lines being now maintained by the said grantor in the vicinity of the land herein granted, and the said grantee is given the privilege of using these said service lines upon its paying to the said grantor and any and all parties using same, its proportionate share of the construction of same, with further privilege to extend lines to conveyed premises at grantee's expense, and this grant is given subject to the grantee consenting that it will permit and allow any and all other tenants or grantees of its said grantor a similar right to attach ontoand connect with any and all such service lines, poles, pipes and wires, upon their paying to the said grantee and the various tenants and grantees of the said Spoor-Lasher Co., Inc. their proportionate share for the construction of said service lines, poles, wires, etc.

(d) The grantor hereby grants to the said grantee the right and privilege to construct, necessary dolphins for docking purposes facing the conveyed premises and also the right to construct a temporary dock, bollard for tie-up purposes which shall be erected at a point not more than 100 feet north of the most northerly property line of the premises herein conveyed and which point and location shall be designated by the grantor. The said grantor further reserves to itself, its successors and assigns, the right and privilege of erecting at its own expense and at a point designated by the grantee, a similar bollard as hereinbefore described for the same purpose, to be similarly located on the premises herein conveyed and similarly erected as to its being approximately 100 feet south of the most northerly line of these herein conveyed premises.

The grantor further grants to the said grantee the right and privilege to construct a temporary dock bollard for tie-up purposes which shall be erected at a point not more than 100 feet south of the most southerly property line of the premises herein conveyed and which point and location shall be designated by the grantor. The said grantor further reserves to itself, its successors and assigns, the right and privilege of erecting at its own expense and at a point designated by the grantee a similarly bollard as hereinbefore described for the same purpose to be similarly located on the premises herein conveyed and similarly erected as to its being 100 feet north of the most southerly line of these herein conveyed premises.

(e) For a period of three years from the date of this conveyance

the said grantee is given the privilege and right to use and occupy the present dock of the grantor for the purpose of loading and/ or discharging cargoes of oil, gas or kindred commodities only, for which it shall pay a wharfage charge of $25 for each barge per day or any part of a day. This privilege is to be absolute for a period of three years. Thereafter, it is subject to be cancelled and discontinued by the grantor giving to the grantee a notice sent by registered mail to the grantee's last known address, of its desire to cancel this permission. In the event of such a notice one year from the date of the giving of such notice, this privilege shall cease. The said grantee throughout this time is to have the privilege of erecting as many pipes as it finds necessary and essential to supply its tanks and business demands, it being understood that at the end of the said privilege and discontinuance of same that the said grantee is to remove the said pipes at its own cost and expense and to restore the property to its former condition from its northerly boundary line to the then location of the said pipes. It is furtner understood and agreed that if, at any time during this period wnetner or not the pipes are being used by the said grantee, it becomes necessary to replace or repair any of the piling now existing in the present loading platform, that the said grantee shall repair or replace such piling at its own cost and expense. It is understood that any and all of these pipes are to be laid underground at a spot designated by the said grantor.

(f) The grantee is hereby granted the right and privilege to have their vessels or boats docking at their said dock, over-lap on either north or south of herein conveyed premises when loading or discharging their cargoes, and the said grantee shall grant and allow similar overlapping privileges at these conveyed premises to the said grantor, its tenants, successors or assigns occupying the property eitner north or south of the premises herein conveyed, for the purpose of their docking and handling cargoes of materials as desired.

(g) The said grantee is to have the right and privilege of loading and unloading on and from a railroad siding or spur which shall connect with the main line of the New York Central Railroad and which siding or spur shall be provided for by the said grantor, and the grantee to load and unload its cars at a point on said siding, designated by the said grantor, the said grantee is to have the right, at its own cost and expense, of extending and laying to this unloading point not more than three underground pipes not greater than four inches in diameter from the herein conveyed premises over and across the land of the Spoor-Lasher Co. Inc. provided all roadways and lawns are restored to their original condition by the said grantee and provided further that the grantee contributes towards the maintenance and repair of said spur or siding by paying to the said grantor a service rental of $5 for each and every car placed in and upon said siding for the benefit of said grantee.

(h) The said grantee is restricted in the use of the premises herein conveyed so that same shall not be used or occupied by the said grantee, its successors or assigns, for the manufacture, storage or sale of concrete, mason or building materials of any kin.

(i) It is understood that the term "grantee" whereever used herein snall include its "successors and assigns".

TOGETHER with the appurtenances, and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

AND said party of the first part covenants as follows:

FIRST: That said party of the first part is seized in and has a good right to convey the same

SECOND: That the party of the second part shall quietly enjoy the said premises.

THIRD: That the said premises are free from incumbrances, except as heretofore mentioned.

FOURTH: That the party of the first part will execute orprocure any further necessary assurance of the title to said premises.

FIFTH: That the said party of the first part will forever warrant the title to said premises.

IN WITNESS WHEREOF, the party of the first part has hereunto set its corporate hand and seal the day and year first above written.

SPOOR-LASHER CO. INC.

(CORPORATE SEAL) By Floyd E. Spoor, President

$19 stamps

STATE OF NEW YORK
COUNTY OF DUTCHESS: SS:

On the 28th day of December, 1936, before me, the subscriber, personally appeared LLOYD E. SPOOR, to me known, who being by me duly sworn, did depose and say that he resides in the city of Poughkeepsie, in said County and State; that the said LLOYD E. SPOOR is the president of SPOOR-LASHER CO., INC. a domestic corporation described in and which executed the foregoing instrument; that he knew the seal of said corporation; that the seal affixed to said instrument was such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

Paul Rosen,
Notary Public
Dutchess County

RECORDED December 28th, 1936;2;47 P. M.

Clerk

Roderick A. Smith

Copyist L. O'S.

THIS INDENTURE, made the 3rd day of December, nineteen hundred and thirty-six between

BELLE L. HOWARD, of the town of La Grange, Dutchess County, N. Y., party of the first part - and -

WALDEMAR P. LENART and HENRIETTA D. LENART, his wife, of the City of Poughkeepsie, Dutchess County, N. Y., parties of the second part.

WITNESSETH, that the party of the first part, in consideration of ONE HUNDRED ($100.00) DOLLARS, lawful money of the United States and other full and valuable considerations, paid by the parties of the second part does hereby grant and release unto the parties of the second part, their heirs and assigns forever.

ALL that certain piece or parcel of land situate, lying and being in the TOWN OF LA GRANGE, Dutchess County, N. Y., bounded and described as follows:

BEGINNING at a point in the northerly line of the Manchester-Billings State Highway No. 8364, said point being a stake, the southeasterly corner of lands of

On this 30th day of March in the year Nineteen hundred and thirty seven before me the subscriber personally appeared Frank L.Gardner to me known who being duly sworn by me did depose and say that he resides in the City of Poughkeepsie in said County and State; that the said Frank L.Gardner is the President of The Poughkeepsie Savings Bank a domestic banking corporation, described in and which executed the fore going instrument; that he knew the sealof the said corporation;that the seal affixed to said instrument was such corporate seal; that it was so affixed by order of the Board of Trustees of said corporation and that he signed his name thereto by like order.

Earl Hawley

Notary Public

Recorded Mar.30, 1937. 3-24 P.M.

Robbins A. Smith Clerk.

Copyist M.K.

THIS INDENTURE made the ___ day of March nineteen hundred and thirty seven

BETWEEN SPOOR LASHER CO. INC. a domestic corporation whose principal place of business is located in the City of Poughkeepsie,Dutchess County,New York party of the first part

and

JACOB EFFRON of the City of Poughkeepsie,Dutchess County,New York,party of the second part

WITNESSETH that the party of the first part in consideration of One Hundred Dollars ($100) lawful money of the United States, and other good and valuable considerations, paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever.

ALL that tract of land located in a portion of the property formerly owned by the Phoenix Manufacturing Company of Illinois and conveyed to the said Spoor Lasher Co. Inc. by the said Phoehix Manufacturing Company and which entire tract of land is shown on a map known as the "Lands of the Spoor Lasher Co. Inc." made by Oscar A. D'Luhosch C.E. and dated January 15th, 1930, and filed in the Dutchess County Clerk's Office and known in said office as Map No.1540 and which said land being herein conveyed is more fully described as follows:

"ALL that tract or parcel of land lying west of the New York Central Railroad and south of the property of the DeLaval Separator Company described as follows

BEGINNING at a point, said point being marked by an iron pin and located 80.28 feet north of the northwest corner of a brick building being the most northerly building on the Spoor-Lasher Inc. property and 46.5 feet west of the west line of the building produced to the north 80.28 feet; thence south 8° 49' 27" west 175.09 feet to an iron pin on top of the bank; thence north 79° 30' west 180.3 feet passing along the north face of the dock to a point in the Hudson River on the water grant line as described by Spoor Lasher Inc. and 2 feet west of the west line of the Spoor Lasher Inc. dock; thence along the water grant line north 10° 30' 12" east 174.99 feet to a point on said water grant line located in the Hudson River; thence south 79° 30' east 175 feet to the place of beginning.

Being the same premises mentioned and described in a lease from the party of the first part to Morris L.Effron and which lease is dated June 5, 1936.

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ditions: Said premises are sold subject to the following restrictions and con

(a) The grantor does give to the grantee the privilege of driving a dolphin in front of the said purchased premises and the right to use same for boats coming to these premises and allowing such boats to overlap 75 feet to the south of the said purchased premises over and upon the lands of the said grantor, its successors or assigns, and to similarly overlap to the north on the lands of the said grantor, its successors and assigns as far as necessary to dock boats coming to the said premises described in said deed, being restricted, however, to the docking and unloading of gas, oil and kindred commodities only. That the said grantor has the privilege to allow boats coming to its lands, either north or south of the herein described lands, for the purpose of loading or unloading, to lap over the lands herein granted during such time as necessary to bring boats in to either load or unload.

(b) The said grantor does hereby give to the grantee the privilege of installing pipe lines alongside the northwest corner of the said grantor's dock, its successors or assigns, for the purpose of using the same in transmitting oil or gasoline from boats that may dock at the wharf, to its own tanks on the said granted land. This pipe line is to attach to the said grantor's end of the dock, but it being particularly understood that the pipes leading to same are to be kept upon the land herein granted.

(c) That the said grantee is given the perpetual usage of a concrete roadway on the eastern boundary line of the said grantor's lands extending from Prospect Street to the railroad culvert, for the purpose of ingress and egress to and from its said premises by motor truck, trailers, vehicles etc.with the understanding that the said grantee should hereinafter pay in proportion to the number of owners and lessors of land using the said concrete road, the cost and maintenance from the commencement of said road at Prospect Street up to and including a point under the said railroad culvert. The grantee is given the privilege to use a certain railroad siding now on the grantor's premises east of the herein granted premises for the purpose of bringing in tank cars, upon its paying to the said grantor thesum of $5 per car for each tank car brought over the tracks for the purpose of loading or unloading. The grantee is further given the privilege to install a pipe line from its said premises over to the railroad siding so that it can unload such tank cars as it may desire to bring in, the location of the pipe line to be designated by the grantor.

(d) That the said grantee is given a perpetual right of way over the lands of the said grantor from the said railroad culvert to the property herein conveyed, which said right of way is to consist of a twelve foot highway suitable and proper for the ingress and egress of motor trucks, trailers, vehicles etc. to the said land herein granted, and the said grantee is to pay its proportionate share for the maintenance of this said roadway to the said grantor, its successors and assigns, and any and all users of same by reason of grants or leases obtained from the said grantor its successors or assigns. The grantee agrees to hold the grantor free and harmless from any and all claims of liability by reason of its use of said road.

(e) That there are service lines and pipes for the use of telephone lines and water and power lines being now maintained by the said grantor in the vicinity of the land herein granted, and the said grantee is given the privilege of using these said service lines upon its paying to the said grantor and any and all parties using same its proportionate share of the construction of same, with further privilege to extend lines to demised premises at grantee's expense,and this grant is given subject to the grantee consenting that it will permit and allow any and all other tenants or grantees of its said grantor a similar right to attach on to and connect with any and all such service lines, poles, pipes and wires, upon their paying to the said grantee and the various

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tenants and grantees of the said Spoor Lasher Co. Inc. their prop. share 345

for the construction of said service lines, poles, wires etc.

(f) It is further understood that the said grantor reserves to it self a right of way over the lands herein conveyed, at the extreme westerly edge par allel the present stone dike, to maintain and construct a roadway twelve foot wide so as to give to the said grantor, its successors or assigns, ingress and egress by motor truck, trailer, vehicle etc. to any lands that it now has or may acquire north of the said conveyed property with permission in the said grantee, its successors or assigns, to move this said roadway westerly if at any time it should fill in the river lands west of this dike, it being the intention of the grantor to alwayspreserve a twelve foot right ofway on the westerly edge of the lands herein conveyed and at the same time to allow the grantee to take advantage of the lands conveyed to it which it might fill in, and move this roadway to what would become the new westerly boundary of the conveye d land.

(g) That the said grantee is restricted in the use of the premises here in conveyed to its using same for the carrying on of an oil and gasoline business, or a business dealing in kindred lines, it being the intention to restrict the use of the premises to these purposes only.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

AND said party of the first part covenants as follows:

FIRST: That said party of the first part is seized in fee simple, and has good right to convey the same.

SECOND: That the party of the second part shall quietly enjoy the said premises.

THIRD: That the said premises are free from incumbrances except as heretofore mentioned.

FOURTH: That the party of the first part will execute or procure any further necessary assurance of the title to said premises.

FIFTH: That the said party of the first part will forever warrant the title to said premises.

IN WITNESS WHEREOF the party of the first part has hereunto set its corporate hand and seal the day and year first above written.

(Corporate seal) Spoor Lasher Co. Inc.
by Lloyd E.Spoor, President

STATE OF NEW YORK
COUNTY OF DUTCHESS :SS.

On the 30th day of March 1937 before me, the subscriber personally ap peared Lloyd E.Spoor to me known who being by me duly sworn did depose and say that he resides in the City of Poughkeepsie in said County and State, that the said Lloyd E. Spoor is the President of Spoor Lasher Co. Inc. a domestic corporation described in and which executed the foregoing instrument; that he knew the seal of said corporation; that the seal affixed to said instrument was such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

Paul Rosen
Notary Public, Dutchess County

$18.00 Stamp attached

Recorded Mar.30.1937 . 3-24 P M

Mar 30, 1937 3-24PM

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PARTIAL RELEASE N. Y.-1
NY 9-47
Release No. 4385

Mortgage for $3500.00 dated March 21, 1919.

Mortgagors: CHRISTIAN KEHRER and ANNA KEHRER

Mortgagee: The Federal Land Bank of Springfield

Recorded: In the Office of the Clerk of Dutchess County, State of New York, in Book 304 of Mortgages, at Page 536

IN CONSIDERATION of the sum of One ($1.00) Dollar and other valuable consideration to it paid, The Federal Land Bank of Springfield does hereby release from the lien of the above described mortgage, quitclaim and convey to the above mortgagors their heirs and assigns, the part of the premises covered by the said mortgage, described as follows:

THE FOLLOWING PARCELS OF LAND, situate in the Town of East Fishkill, County of Dutchess, State of New York, bounded and described as follows:

PARCEL A: BEGINNING at a point on a fence, said point being a property corner between the lands of Christian L. Kehrer, reputed owner on the North, Herman Schier, reputed owner on the West and the Oak Ridge Springs Realty Corp. on the South; thence N. 82° 19' 55" E. 268.53 feet along the property line, having no possession shown, between the lands of the Oak Ridge Springs Realty Corp., reputed owner on the South and Christian L. Kehrer, reputed owner on the North, to a point on a wall, said point being 124.50 feet distant southwesterly from Sta. 1294+19.66 of the hereinafter described survey base line; thence N. 82° 09' 00" E. 226.21 feet along a stone wall, said wall being on said property line; thence N. 83° 31' 00" East 265.00 feet along said property line wall; thence N. 44° 24' 55" W. 804.38 feet through the lands of Christian L. Kehrer, reputed owner on the East and West; thence N. 51° 24' 00" W. 1164.08 feet through said lands to a point on the right of way line of the mid county highway; thence S. 43° 31' 40" W. 69.87 feet along said right of way line, having no possession shown, and being the property line between the lands of Christian L. Kehrer, reputed owner on the South and the County of Dutchess on the North, to a point, said point being a property corner between the lands of Christian L. Kehrer, reputed owner on the East, Herman Schier, reputed owner on the West, and the County of Dutchess on the North; thence S. 26° 26' 10" East 95.80 feet along the property line, having no possession shown, between the lands of Herman Schier, reputed owner on the West, and Christian L. Kehrer, reputed owner on the East; thence S. 28° 13' 00" East 408.01 feet along a fence, said fence being on said property line, to a point, said point being 2.90 feet distant Northeasterly measured at right angles from Sta. 1305+89.45 of said survey base line; thence S. 28° 26' 10" E. 510.63 feet along said property line fence; thence S. 32° 36' 10" E. 535.29 feet along said property line fence to the point of beginning.

PARCEL B: BEGINNING at a point on the right of way line of the mid-county highway, said point being a property corner between the lands of Herman Schier, reputed owner on the West, Christian L. Kehrer, reputed owner on the North and the County of Dutchess on the South; thence N. 43° 31' 40" E. 47.32 feet along said right of way line, having no possession shown and being the property line between the lands of Christian L. Kehrer, reputed owner on the North, and the County of Dutchess on the South; thence N. 51° 24' 00" W. 105.35 feet through the lands of Christian L. Kehrer, reputed owner on the East and West to a point on a fence, said point being a property corner between the lands of the New York, New Haven and Hartford Railroad, reputed owner on the North, Herman Schier, reputed owner on the West and Christian L. Kehrer, reputed owner on the East; thence S 25° 26' 10" E. 111.72 feet along the property line, having no possession shown, between the lands of Christian L. Kehrer, reputed owner on the East, and Herman Schier, reputed owner on the West, to the point of beginning, the combined parcels of the

558/350

Mid Hudson Oil

LIBER 820 PAGE 307

Form No. 408-2M-6-'52

In consideration of the sum of $ 1.00 and other valuable considerations, the receipt whereof from Central Hudson Gas and Electric Corporation, a domestic corporation having its principal office (residence) at South Road (no street number), Poughkeepsie, New York, AND NEW YORK TELEPHONE COMPANY, a domestic Corporation having its principal office (residence) at * 140 WEST STREET, NEW YORK, NEW YORK, is hereby acknowledged, the undersigned hereby grant(s) and convey(s) unto said corporation(s), and each of them, their respective successors, assigns and lessees, an easement and right of way 15 feet in width throughout its extent, in, upon, over, under and across the lands of the undersigned, including roads and highways thereon and adjacent thereto, situated in the CITY of POUGHKEEPSIE, County of DUTCHESS, State of New York.

Said easement and line shall ~~extend from the property line of~~ INCLUDE ONE POLE, ANCHOR on the GUY AND PRIMARY SERVICE WIRES ~~direction to the property line of~~ ALL LOCATED IMMEDIATELY on the EAST OF THE OFFICE ROAD AND JUST INSIDE THE FENCE TO THE EAST OF MID HUDSON OIL CO. INC. FOOT OF PROSPECT ST, POUGHKEEPSIE, NEW YORK

Together with the right at all times to enter thereon and to have access thereto and to construct, relocate, operate and maintain thereon and to repair, replace, protect and remove, lines of poles, cables, crossarms, wires, guys, braces, underground conduits, and all other appurtenances and fixtures adapted to the present and future needs, uses and purposes of said corporation(s), their respective successors, assigns and lessees.

Together with the right also to trim, cut and remove at any time such trees and other objects thereon and on adjacent property of the undersigned, as in the judgment of said corporation(s), their respective successors, assigns and lessees, may interfere with, obstruct or endanger the construction, operation or maintenance of said rights, lines and fixtures or any thereof.

The exact location of said easement and lines is to be as determined by said corporation(s) having regard to the origin, general direction and destination of said lines and the requirements of said corporation(s).

Reserving unto the undersigned the right to cultivate the ground between said poles and beneath said wires and fixtures, provided that such use of said ground shall not interfere with, obstruct or endanger any of the rights granted as aforesaid and provided that no house or other structure shall be erected within the limits of the right of way without the written consent of said corporation(s); and provided that damage to the property owned by the undersigned caused solely by said corporation(s), their respective successors, assigns or lessees, in maintaining or repairing said lines shall be adjusted at the expense of said corporation(s), their respective successors, assigns or lessees.

The provisions hereof shall inure to and bind the heirs, legal representatives, successors, assigns and lessees of the undersigned and said corporation(s) respectively.

Signed, sealed and delivered, on Nov 13, 19 52 Mid Hudson Oil Co. Inc. (L. S.)

In the presence of George W Beatty Jr. (L. S.)

Residing at: Number Rt 9 Town, City or Village Poughkeepsie County Dutchess State NY

(Over for Acknowledgment) * If no street number put "(none)".

Plan # 304 Tube off # 59271 W.O. S 749

INDIVIDUAL ACKNOWLEDGMENT.

STATE OF NEW YORK }
County of Dutchess } ss.:

On this 13th day of November 1952 before me, the subscriber, personally appeared C. S. Stanley

to me personally known and known to me to be the individual(s) described in and who executed the foregoing instrument, and he (severally) duly acknowledged to me that he executed the same.

Robert B. Gee
Notary Public.

CORPORATION ACKNOWLEDGMENT.

STATE OF New York }
County of Dutchess } ss.:

On this 13th day of November in the year 1952 before me personally appeared C. S. Stanley to me known, who being by me duly sworn, did depose and says that he resides at Poughkepsie N.Y.; that he is the Vice President of the Mid-Hudson Oil Co Inc. the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation; and that he signed his name thereto by this order. Robert B. Gee

Residing in Dutchess County
Commission expires March 30, 1953
Notary Public.

ROBERT B. GEE
NOTARY PUBLIC

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS.

STATE OF NEW YORK }
County of } ss.:

On this day of 19, before me personally came (subscribing witness)

with whom I am personally acquainted, to me known and known to me to be the subscribing witness to the foregoing instrument, who, being by me duly sworn, did depose and say that he resides in, that he is personally acquainted with

and knows said person(s) to be the person(s) described in and who executed the foregoing instrument; that he, the said subscribing witness, was present and saw the said person(s) execute the same and that he (severally) duly acknowledged to him, the said subscribing witness, that he executed the same and that he thereupon subscribed his name as witness thereto.

Notary Public.

N.Y.T.C.V

5599
INDEXED BY
14° C.P.

CENTRAL HUDSON GAS & ELECTRIC CORPORATION

LIBER 820 PAGE 308

RIGHT OF WAY

NUMBER 304

TOWN

VILLAGE

CITY Poughkeepsie

MAP

W. O. No.

LINE Extension to serve Effron Oil Co., off Pole #59371

GRANTOR Mid-Hudson Oil Co.

DATE November 13, 1952

RECORDED

COUNTY Dutchess DATE Dec. 19, 1952

LIBER 820 PAGE 307

DUTCHESS COUNTY
NEW YORK
DEC 19 9 36 AM '52
COUNTY CLERK'S
OFFICE

RECORD & RETURN
TO
CENTRAL HUDSON GAS & ELECTRIC CORP.
SOUTH ROAD POUGHKEEPSIE, N. Y.

Form 606 Rev.-2M-8-'52

THE CITY OF POUGHKEEPSIE
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
70 & 72-78 PROSPECT STREET
MAY 27, 2026
DRAFT RESOLUTION

WHEREAS, the Planning Board has received an application from AC Aggregate, L.L.C. relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility, File #2026-035; and,

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

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by Nicholas Caesar, Caesar Engineering DPC, dated April 15, 2024, and supplemental documentation; and,

WHEREAS, the Planning Board declared its intent to serve as SEQRA Lead Agency and conduct a coordinated review on 3/21/24

WHEREAS, at the March 21, 2024 meeting the Planning Board as reviewing agency of the SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code 19-6.4 and 19-4.17; and,

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

NOW THEREFORE BE IT RESOLVED that the Board grant site plan approval relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility, with the following conditions:

- All City Departments' comments be addressed to those departments' satisfaction.
- Comments from the Form 1 letter from the City of Poughkeepsie Department of Public Works/ Engineering, dated July 14, 2023 be addressed.
- Shall abide by all truck routes as indicated in the site plan.
- Barriers, or other mechanism, shall be placed protecting all historical structures from damage by heavy equipment.

Motion: Present:
Second:
Carried:

Anne Saylor
Planning Board Chair

Date

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MAY 27, 2026

70 AND 72-78 PROSPECT STREET – SITE PLAN

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

Recommendation

- Revised site plan submitted to address Engineering comments
- Project approved April 23rd 2024 and has received two yearlong extensions without receiving a building permit. Approval has now expired.
- Project received a negative declaration 3/21/24.

Project History

Approved 4/23/24
First Appearance after approval expired 4/28/26

Documents Entered into Record

Date	Description	Author	Comments
1/8/24	FEAF Part 1	Brian K. Dreeland	
3/31/26	Application	Natalie Quinn KARC Planning Consultants	Site Plan Amendment
3/31/26	Letter	Natalie Quinn KARC Planning Consultants	Cover letter and supporting documents
3/31/26	Site Plan	Nicholas Caesar, Caesar Engineering DPC	4/15/24 A3, A4, A5, A6
2023	Aerial Photo		
5/12/26	Letter	Natalie Quinn KARC Planning Consultants	Cover Letter
4/6/26	Site Plan	Nicholas Caesar, Caesar Engineering DPC	Revised for comments

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	Ok

	Engineering Department	Form 1, 7.14.23
	Captain John Zeltman, COP PD	Ok
	Eric Philipp, COP Bldg Inspector	Ok

Motions and Resolutions
With regard to the City's file number #2026-035 and 70 & 72-78 Prospect Street

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

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #1

1. Date: July 14, 2023
2. Name of Site Plan: AC Aggregates Industrial Site Plan
3. Address or Location: Prospect Street and Sunfish Cove Road
4. Owner: AC Aggregates LLC
5. Engineer/ Architect: Ceasar Engineering D.P.C.
6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).
7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

ENGINEERING SITE PLAN REVIEW COMMENTS:

1. Label contours on site plan.
2. During a 7/11/2023 site visit with the applicant and their engineer it was mentioned an access agreement exists for the Petro Inc. owned parcel to the northwest of the site. Please show easement on site plan and provide a copy.
3. Will a dust suppression system be used? If so, will water be needed? Provide detail for water service if necessary.
4. A transportation corporation may need to be established for the 8" cast iron water service as it appears to serve multiple properties: Petro Inc. owned parcel to the northwest of the site and the Amsterdam Two Stables LLC site to the south of the project.
5. Show on Site Plan all utilities, including overhead.
6. All on site hydrants are to be flow tested. Submit results to City Engineering Department and City Fire Department for review.
7. Inoperable hydrants are to be replaced with American Darling B-62-B-5 City Standard Hydrant(s). Include on Site Plan City Standard Hydrant Detail.
8. The project engineer shall certify existing private 8" cast iron water service has adequate capacity for the proposed use and all users. This includes fire flow.
9. Locate and exercise all on site water gate valves to ensure full range of operation. Provide findings in condition report. Include discussion on methodology of testing to support determination.
10. Show on Site Plan owner to replace or repair any out of service or partially operable water gate valves identified in the condition report.
11. Coordinate with City Fire regarding adequacy of fire flow and demonstrate what is being requested is achieved.

12. Retaining walls on site appear to be in various states of deterioration. Provide condition and structural stability analysis certified by a NYS licensed Professional Engineer on all existing or proposed retaining walls. Provide rehab plan for existing retaining walls as necessary.
13. Contact Army Corps of Engineers for review, comment and necessary permitting related to operations, temporary equipment and storage of bulk material located within flood zone.
14. How will industrial and commercial truck traffic be managed through the single lane site access tunnel? Will there be added lighting or signalization? The existing configuration provides limited sight distance for oncoming traffic.
15. City Engineering recommends contacting owner and operator of railroad/ tunnel for an opportunity to comment on the proposed project. Type, size and frequency of industrial and commercial traffic through tunnel may be of concern.

Joseph T. Kane, P.E.
Assistant Civil Engineer

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

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

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

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

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

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

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

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

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

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: _____(yes) X (no)

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

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

Alteration: X (yes) _____(no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

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

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

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

N/A (additional proposed square feet for expansion)

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

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

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

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

N/A (additional proposed square feet for expansion)

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

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

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

VIII. PROJECT PARKING INFORMATION

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

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

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

__X__ (Yes) (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 1

Number of one (1) bedroom units: 4

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Tota number of units: 5

C) Is funding public?____Yes__X__No

If yes, describe funding source: _____

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

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS N/A

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____) N/A

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

_____

_____

_____

_____

_____

XVII. **APPLICANT CERTIFICATION**

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

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

Steven Bernardi Jr.

Signature of Applicant

29 DEC 25

Date

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

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

29 DEC 2025

Re: Job #2519
94 Market Street

Dear Planning Board Members:

The proposed project involves the following:

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

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

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

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

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

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

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

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

Sincerely,

Steven Bernabé Jr

94 Market ST_COVER LETTER_29DEC25.DOC

845 PROPERTIES

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

15 May 2026

Re: Job #25-19
94 Market Street

Dear Planning Board Members:

After careful consideration, we are not willing to grant an easement on the property, 94 Market Street.

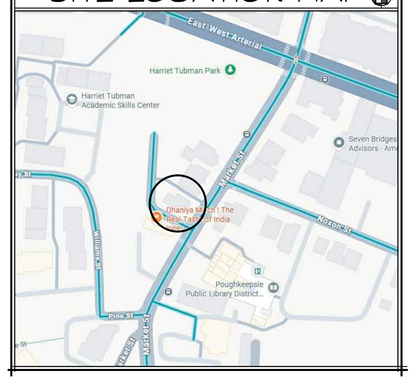
There have been no issues regarding use of the parking lot in the past, and we do not believe a formal easement is necessary. Additionally, placing an easement on the deed could negatively affect the property.

We appreciate your understanding regarding this decision.

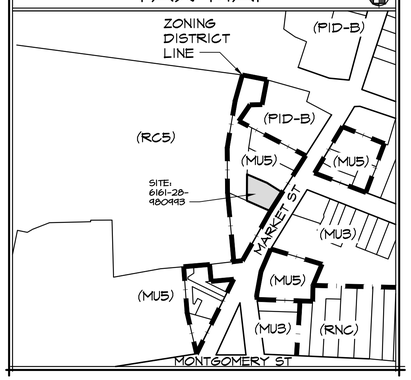
Sincerely,

Christopher Rozycki
(917) 687-3545
chris@ezlitho.com

SITE LOCATION MAP



TAX MAP



LEGEND

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

PARKING REQUIREMENTS

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

* WAIVER FOR PARKING REQUESTED FOR 1 SPACE

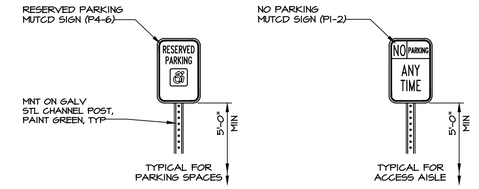
OWNER'S CERTIFICATION

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

CHRIS ROZYCKI — MANAGING MEMBER
PRINT NAME — TITLE

15 MAY 26 △
SIGNATURE — DATE

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



3 S-1 H/C SIGN DETAILS

SCALE: NTS

NOTE:
1. SIGNS MAY BE WALL MOUNTED

CITY OF POUGHKEEPSIE SITE PLAN CHECK LIST

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

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

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

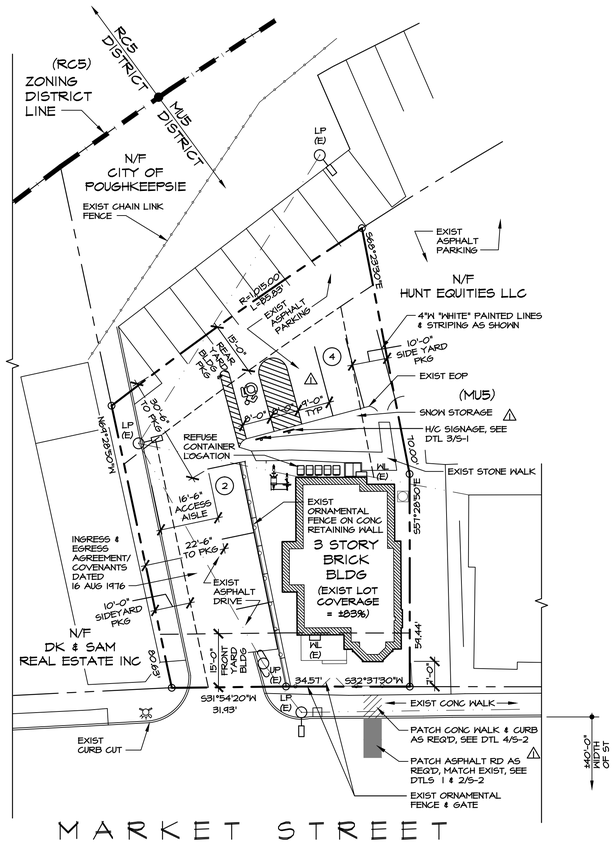
NOTE: ALL CHECKLIST ITEMS NOT ADDRESSED ABOVE ARE NOTED ON DRAWINGS

REQUIRED SIGNATURES

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

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

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



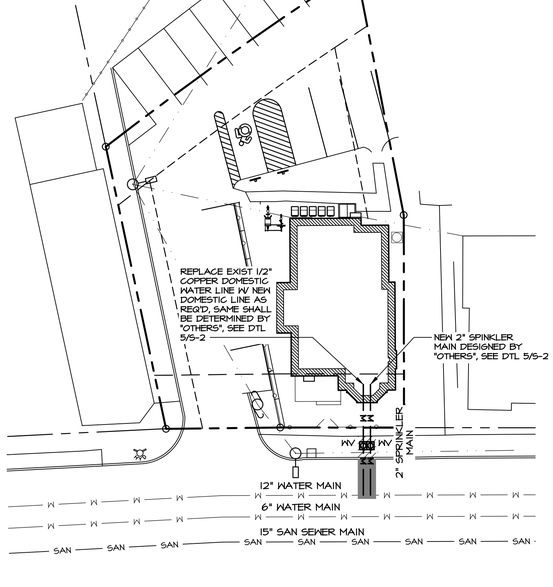
1 S-1 PROPOSED SITE PLAN

SCALE: 1"=20'-0"

0 10' 20' 40'

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

NORTH



2 S-1 PROPOSED UTILITY PLAN

SCALE: 1"=20'-0"

0 10' 20' 40'

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

15 MAY 26 △
19 DEC 25 △
project no. 25-19
date 7 OCT 25
drawn by SB

SITE PLAN FOR:
94 MARKET STREET
POUGHKEEPSIE, NY

PROPOSED SITE PLAN, UTILITY PLAN, DETAIL AND NOTES

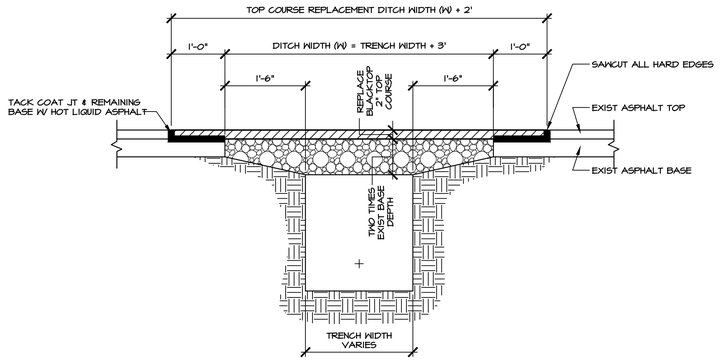
MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE NY 12601
845 485 0215

MAP

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

DISTRIBUTION:
PLANNING BOARD

S-1



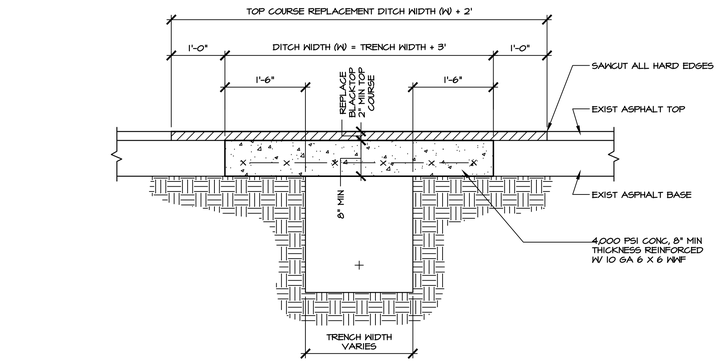
FLEXIBLE PAVEMENT & TRENCH LIMITS DETAIL

1 / S-2

SCALE: NTS

NOTE:

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



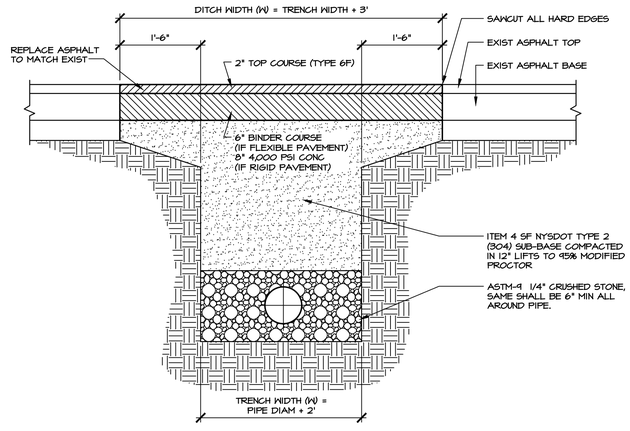
RIGID PAVEMENT & TRENCH LIMITS DETAIL

2 / S-2

SCALE: NTS

NOTE:

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



UTILITY TRENCH IN ROW DETAIL

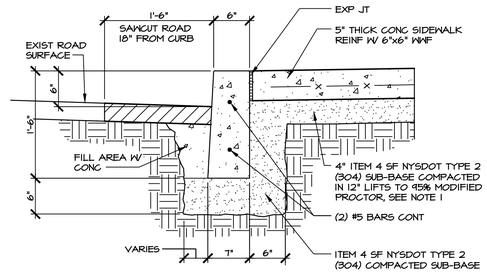
3 / S-2

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

0 3" 6" 1' 2'

NOTES:

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



CONC WALK/CURB DETAIL

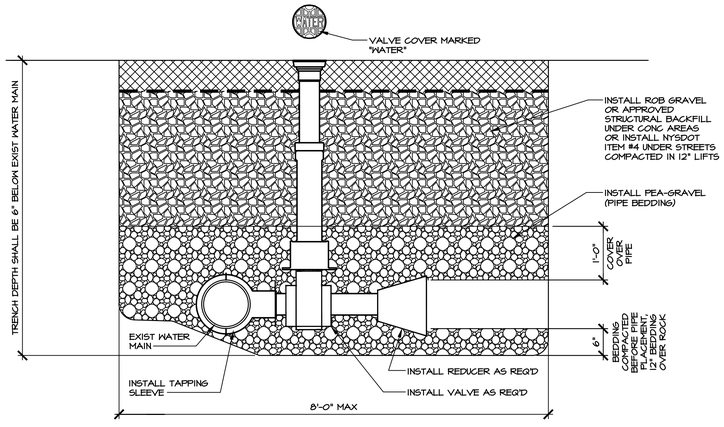
4 / S-2

SCALE: 1"=1'-0"

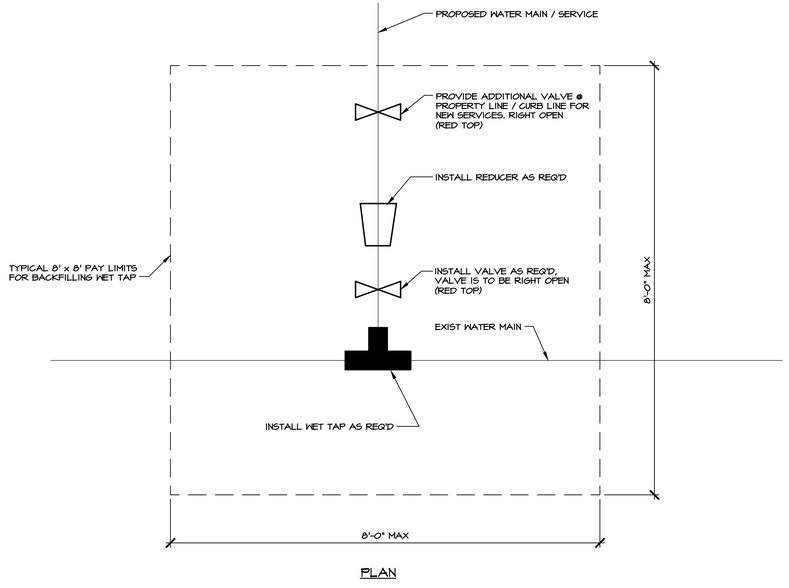
0 3" 6" 1' 2'

NOTES:

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



SECTION



PLAN

TAPPING SLEEVE & VALVE DETAIL

5 / S-2

SCALE: NTS

NOTES:

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



EAST



WEST



NORTHWEST



SOUTHWEST

EXIST ELEVATIONS

6 / S-2

SCALE: NTS

NOTE:

1. ALL EXT REPAIRS SHALL BE COMPLETED W/ LIKE MATERIALS & COLORS. A

15 MAY 26 A

project no.
25-19

date
19 DEC 25

drawn by
SB

SITE PLAN FOR:

94 MARKET STREET

POUGHKEEPSIE, NY

DETAILS AND ELEVATIONS

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

MAP

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

DISTRIBUTION:
PLANNING BOARD

S-2

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

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

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

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

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

Address:
44 NORTH CLOVER ST

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☑ Suburban

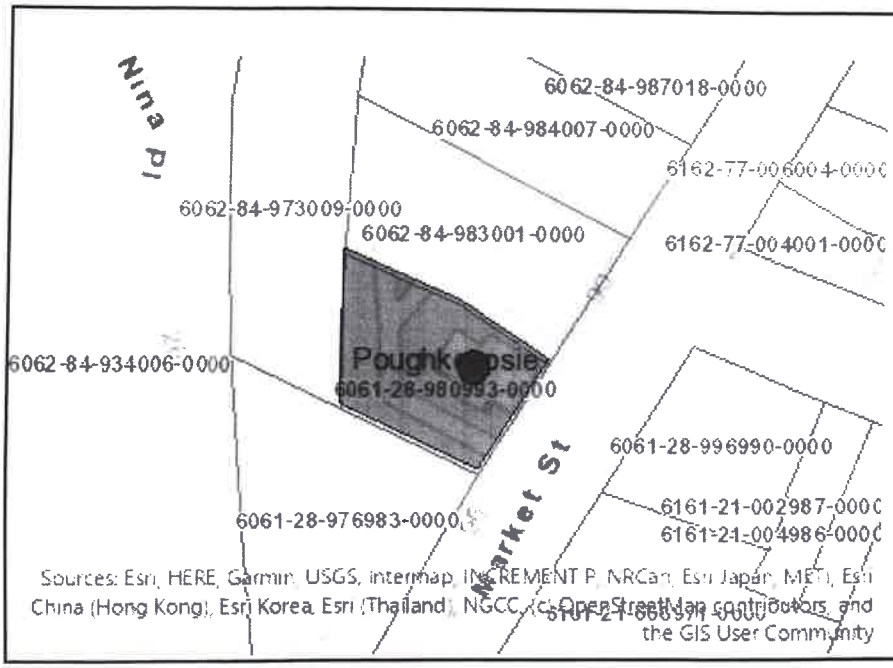
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge,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

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

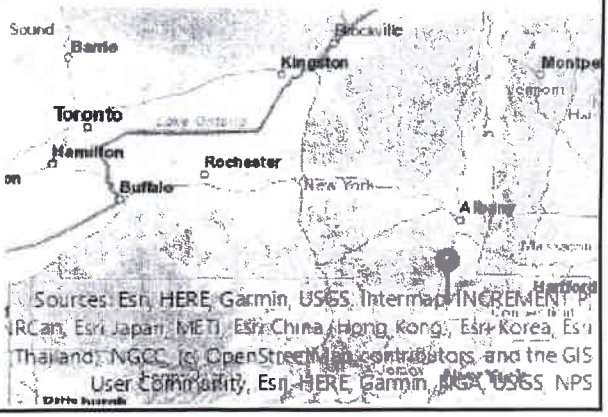
Applicant/sponsor/name: STEVEN BERNABE JR Date: 7 OCT 25

Signature: Steven Bernabe Jr. Title: CONSULTANT

PRINT FORM



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



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

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

W I T N E S S E T H :

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

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

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

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

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

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

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

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

687

LIBER 1437 PAGE 687

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

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

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

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

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

legal representatives and assigns.

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

MILTON CHAZEN (L.S.)

H. WILSON GUERNSEY (L.S.)

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

ROBERT A. FELDMAN (L.S.)

HERBERT JACOBSON (L.S.)

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

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

NOTARY PUBLIC

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

-4-

1437 mge 689

689

CONVEYANCE

DOCUMENT TYPE: B+S w/L

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

GRANTEE:
Robert A. Feldman &
Herbert Jacobson

LIFE ESTATE? ☐ YES ☑ NO

LIFE TENANT: _____

☑ CONVEYS ☐ AFFECTS

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

☐ CONTROL# ☐ DOC OR INST. #

☑ LIBER/PAGE ☐ REEL/PAGE

L 4486 P 16

DATED: 6/30/1978

ACK'D: 6/30/1978

RECORDED: 7/7/1978

STAMPS: $ _____

NOMINAL CONS: $ 1.00

FULL CONS: $ _____

TITLE COMPANY: _____

TITLE NUMBER: _____

COPY ATTACHED: ☑ YES ☐ NO

SP X SD AS: _____

C & R'S ☐ YES ☑ NO

EASEMENTS(S): ☐ YES ☑ NO

RESERVATION(S): ☐ YES ☑ NO

PROPERTY INFO:

NOTES:

DEED RECITES BEING SAME/PORTION OF PREMISES IN :

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

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

016

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

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

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

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

party of the second part,

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

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

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

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

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

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

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

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

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

In presence of:

Milton Chazen

Stephen G. Guernsey

Robert A. Feldman

H. Wilson Guernsey

Herbert Jacobson

STATE OF NEW YORK, COUNTY OF DUTCHESS ss:

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

Albert L Hecht

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

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

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

STATE OF NEW YORK, COUNTY OF ss:

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

;

that he is the
of

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

STATE OF NEW YORK, COUNTY OF ss:

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

;

that he knows

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

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

SECTION
BLOCK .
LOT
COUNTY OR TOWN

TO

RETURN BY MAIL TO:

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

Reserve this space for use of Recording Office.

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

JJohnHeartmayer CLERK

4239

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

6617

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

1486 17

017

Consent of Property Owner(s)

Date: 7 OCT 25

Location of Property: 94 MARKET ST

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

Address: 407 MAIN ST
POUGHKEEPSIE, NY 12601

Phone #: 1-917-687-3545

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

Signed: _____

Printed: Chris Rozycki

Title: Managing Member

2519-25SEP25-Owners concent-PB.doc

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

September 9th, 2025

Mazzarelli Architecture + Planning, PC – Steven Bernabe Jr

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

Dear Applicant,

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

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

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

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

BUILDING DEPARTMENT

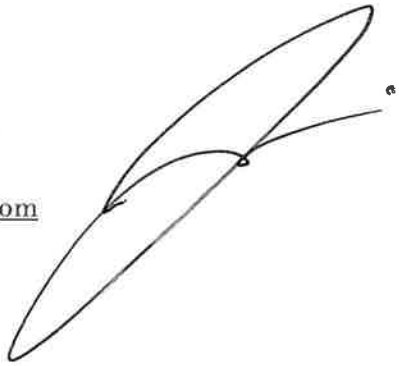
CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

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

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

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



CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
APRIL 28, 2026

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

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

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

Project History
First appearance 4/28/26

Documents Entered into Record

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

10/28/25	Deed	Dutchess County	
10/28/25	Site Plan	Steve Barnabe, Mazzarelli Architecture Planning, PC	10/7/25 S-1
12/30/25	Application	Steve Barnabe, Mazzarelli Architecture Planning, PC	12/29/25 Site Plan Application
12/30/25	Letter	Steve Barnabe, Mazzarelli Architecture Planning, PC	12/29/25 Cover letter explaining project changes
12/30/25	Document	County	Easement
12/30/25	Letter	Joseph O'Brien, Deputy Zoning Administrator	9/9/25 Denial Letter
12/30/25	Site Plan	Steve Barnabe, Mazzarelli Architecture Planning, PC	12/19/25 S-1, S-2
5/18/26	Letter	Christopher Rozycki	
5/15/26	Site Plan	Steve Barnabe, Mazzarelli Architecture Planning, PC	

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

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

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. PROPERTY ADDRESS: 9 Dutchess Ave. , Poughkeepsie, NY 12601

II. PROPERTY OWNER: 9 Dutchess, LLC

ADDRESS: 241 Hudson Street, Hackensack, NJ 07601

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

III. NAME OF APPLICANT: 9 Dutchess, LLC

ADDRESS: 241 Hudson Street, Hackensack, NJ 07601

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

EMAIL ADDRESS: [redacted]

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

IV. CONSULTANT: Mark Day, Day Stokosa

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

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

EMAIL ADDRESS: [redacted]

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

VI. ZONING DISTRICT: Waterfront

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

PROJECT INFORMATION

New construction: Yes (yes) _____(no)

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

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

Alteration:_____(yes) No (no)

Cost of Construction: $12,000,000

LOT AND BULK INFORMATION:

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

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

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

n/a (additional proposed square feet for expansion)

20,295 (total building footprint, square feet)

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

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

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

n/a (additional proposed square feet for expansion)

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

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

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

VIII. PROJECT PARKING INFORMATION

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

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

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) No (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: 12

Number of two (2) bedroom unit's 15

Number with three or more bedrooms: _____

Total number of units: 27

C) Is funding public?_____Yes No No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

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

XVII. APPLICANT CERTIFICATION

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

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

Signature of Applicant

2-3-26
Date

The O'Neill Group

A Real Estate Development Company

January 26, 2026

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

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

Dear Chairwoman Saylor and Members of the Planning Board:

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

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

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

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

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

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

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

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

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

The O'Neill Group

A Real Estate Development Company

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

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

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

Sincerely,

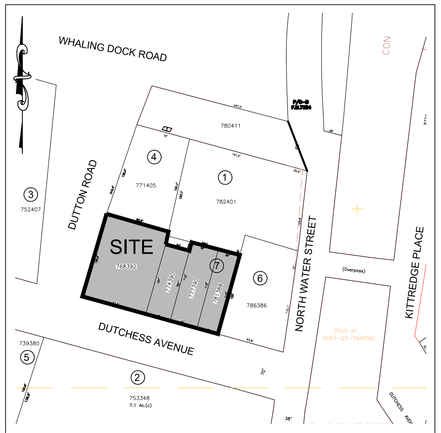
Lauran O'Neill

Lauran M. O'Neill

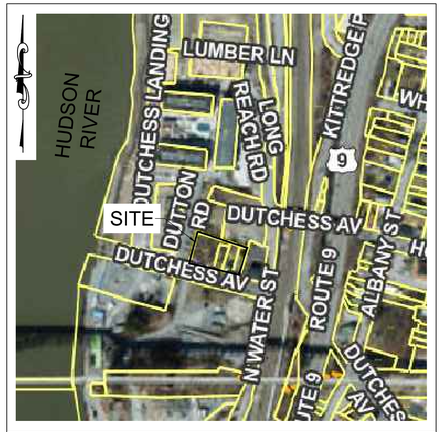
One Dutchess Ave and 9 Dutchess Ave To Be Merged
Site Plan & Special Use Permit

Dutchess Avenue
City of Poughkeepsie

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



LOCATION MAP SCALE: 1" = 100'



AREA MAP SCALE: 1" = 200

Adjoining Property Information

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

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

Bulk Regulations:	Required	Proposed
	19-5.5	
Lot Area (square feet)	None	409,507.56*
Lot Frontage (feet)	50	425.34
Lot Width (feet)	N/A	N/A
Minimum Required Yards		
Front	None[b]	6.98
Side	None[b]	22.0
Rear	None[b]	None
Maximum Floor Area Ratio (FAR)	1.25	1.15
Maximum height of structures exclusive of rooftop mechanicals and ornamentation:	5 Stories or 60-ft[d]	1 Basement @ 10'-6" + 5 Stories @ 57'-0"

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

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

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

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

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

Landscaping

19-6.5 Landscape Requirements

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

New Building Water Demand

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

Off-street Parking Calculations

19-6.2 Off-street parking loading

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

Use		Required per Current Code	Provided Per 2015 Approved Site Plan	Existing	Provided
Apartments (Existing)	300 units	375			450 (460 Existing, 2 Removed for New Access to Basement Parking, 2 Used for Valet, 6 Removed along Dutchess Ave)
Office (Existing)	1,100ft²	3.67	450 (1.5 per dwelling unit, per City Finding Statement)	460	
Hair Salon (Existing)	1,300ft²	4.30			
Restaurant (Existing)	9,250ft²	123.30			
Pizza Cafe (Existing)	2,400ft²	32.00			
Apartments/Parking Structure (Proposed)	27 units	33.75	N/A	N/A	132 (Proposed)
	Total:	573	450	460	582

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CU501	12 of 13	Utility Details
CE501	13 of 13	Erosion & Sediment Control Details

GENERAL SITE NOTES

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

GENERAL CONSTRUCTION NOTES

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

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Owner/Applicant

9 Dutchess LLC
241 Hudson Street
Hackensack, NJ 07601

Owner's Consent Note

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

9 Dutchess LLC, Member DATE

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

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

FILE NO:

PROJECT NAME:

PROJECT LOCATION:

APPLICANT:

OFFICIALLY APPROVED AT THE PLANNING BOARD

MEETING HELD THE ____ DAY OF _____ 2____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

Mark A. Day, PE

STATE OF NEW YORK · MARK A. DAY · 069646 · LICENSED PROFESSIONAL ENGINEER

Revisions	05/19/2026
Project No	2022.231
	License No. 069646

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

PROJECT
9 Dutchess
City of Poughkeepsie Dutchess County, New York

DRAWING
Cover Sheet

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJW	G-101
DATE	CHECKED BY	1 of 13
12/24/25	MAD	



NOTES:

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

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

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

PREPARED BY LARRY L. LYNN, LS, LARRY L. LYNN, LAND SURVEYOR, P.C." 66 MIDDLEBUSH ROAD STE. G107 WAPPINGERS FALLS, NY 12590, (845) 463-2733. PLAN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON JUNE 23, 2025. BASED ON A FIELD SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION ON NOVEMBER 5, 2020 AND TOPOGRAPHIC SURVEY COMPLETED ON JUNE 19, 2025. UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD.
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PROJECT
9 Dutchess
City of Poughkeepsie — Dutchess County, New York

DRAWING
Existing Conditions

SCALE	DRAWN BY	DRAWING No.
1" = 20'	BJW	VE101
DATE	CHECKED BY	2 of 13
12/24/25	MAD	

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

Off-street Parking Calculations

19-6.2 Off-street parking loading

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

Use		Required per Current Code	Provided Per 2015 Approved Site Plan	Existing	Provided
Apartments (Existing)	300 units	375			450 (460 Existing, 2 Removed for New Access to Basement Parking, 2 Used for Valet, 6 Removed along Dutchess Ave)
Office (Existing)	1,100ft²	3.67	450 (1.5 per dwelling unit, per City Finding Statement)	460	
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Pizza Cafe (Existing)	2,400ft²	32.00			
Apartments/Parking Structure (Proposed)	27 units	33.75	N/A	N/A	132 (Proposed)
	Total:	573	450	460	582

Bulk Regulations:	Required	Proposed
	19-5.5	
Lot Area (square feet)	None	409,507.56*
Lot Frontage (feet)	50	425.34
Lot Width (feet)	N/A	N/A
Minimum Required Yards		
Front	None[b]	6.98
Side	None[b]	22.0
Rear	None[b]	None
Maximum Floor Area Ratio (FAR)	1.25	1.15
Maximum height of structures exclusive of rooftop mechanicals and ornamentation:	5 Stories or 60-ft[d]	1 Basement @ 10'-6" + 5 Stories @ 57'-0"

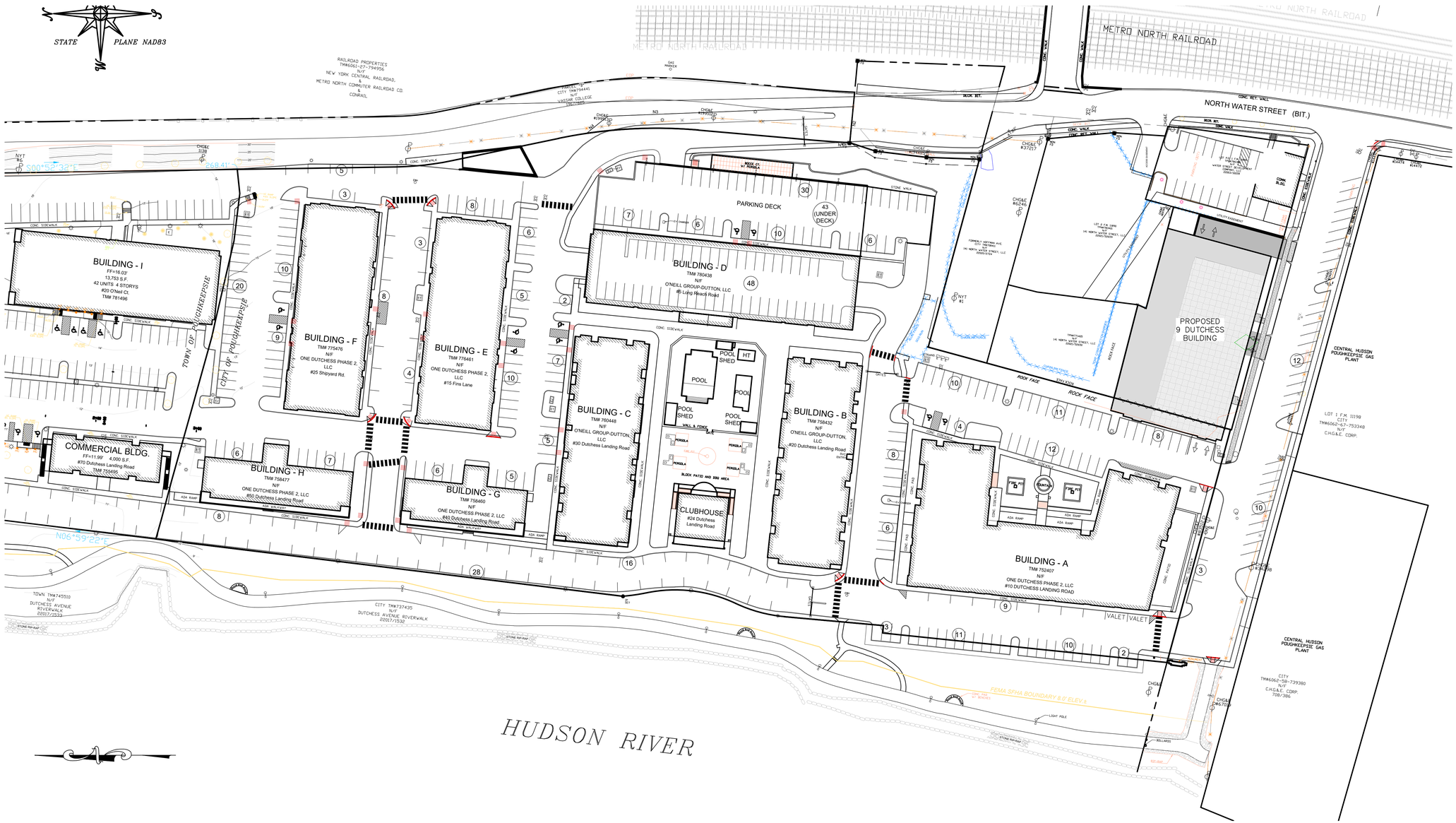
* Proposed area is inclusive of all lands, including individual buildings parcels, contiguous of the One Dutchess Avenue Condo Complex parcel after consolidating the subject tax map parcel with said Condo Complex parcel

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

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

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

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



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

PROJECT

9 Dutchess

City of Poughkeepsie — Dutchess County, New York

DRAWING

Site Plan-Overall

SCALE	DRAWN BY	DRAWING No.
1" = 50'	BJW	CS101
DATE	CHECKED BY	3 of 13
12/24/25	MAD	

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

Bulk Regulations:	Required	Proposed
	19-5.5	
Lot Area (square feet)	None	409,507.56*
Lot Frontage (feet)	50	425.34
Lot Width (feet)	N/A	N/A
Minimum Required Yards		
Front	None[b]	6.98
Side	None[b]	22.0
Rear	None[b]	None
Maximum Floor Area Ratio (FAR)	1.25	1.15
Maximum Lot Coverage		
Maximum height of structures exclusive of rooftop mechanicals and ornamentation:	5 Stories or 60-ft[d]	1 Basement @ 10'-6" + 5 Stories @ 57'-0"

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

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

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

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PROJECT

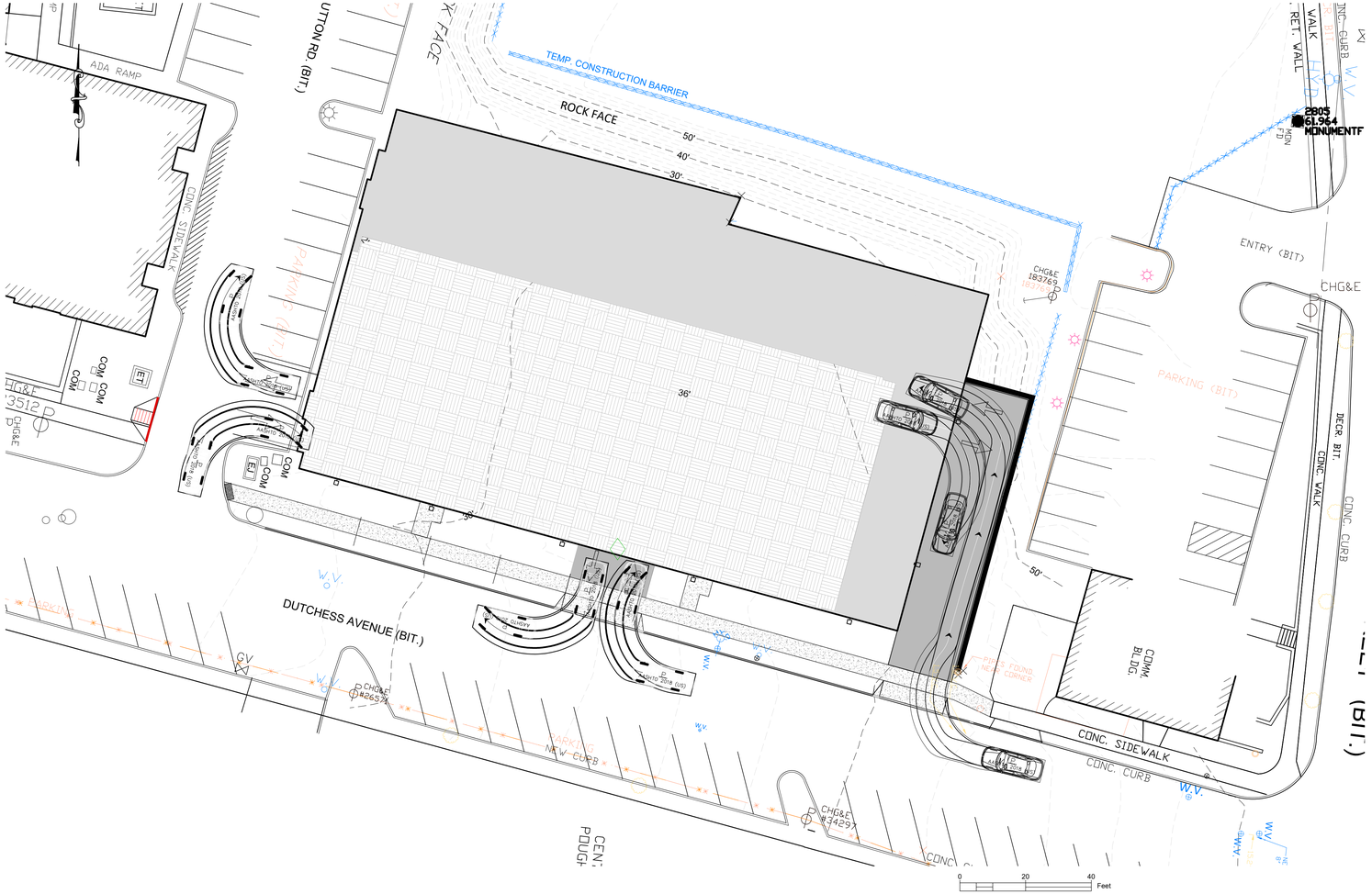
9 Dutchess

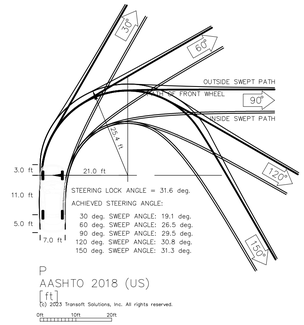
City of Poughkeepsie — Dutchess County, New York

DRAWING

Site Plan-Layout

SCALE	DRAWN BY	DRAWING No.
1" = 10'	BJW	CS102
DATE	CHECKED BY	4 of 13
12/24/25	MAD	





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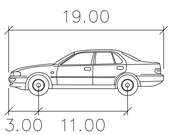

P

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

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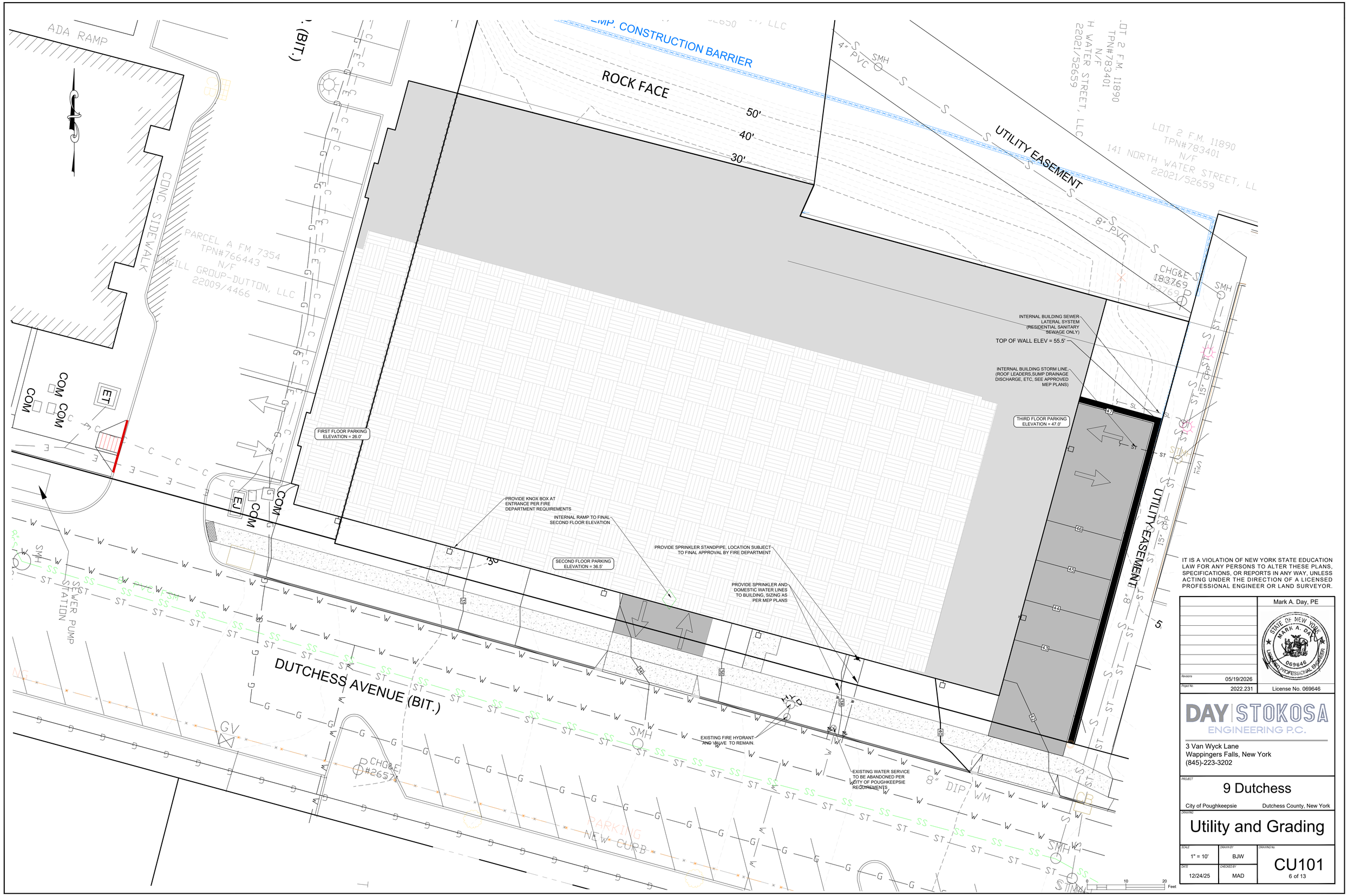
PROJECT
9 Dutchess
City of Poughkeepsie — Dutchess County, New York

DRAWING
Traffic Plan

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



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

DRAWING
Utility and Grading

SCALE	DRAWN BY	DRAWING No.
1" = 10'	BJW	CU101
DATE	CHECKED BY	
12/24/25	MAD	6 of 13

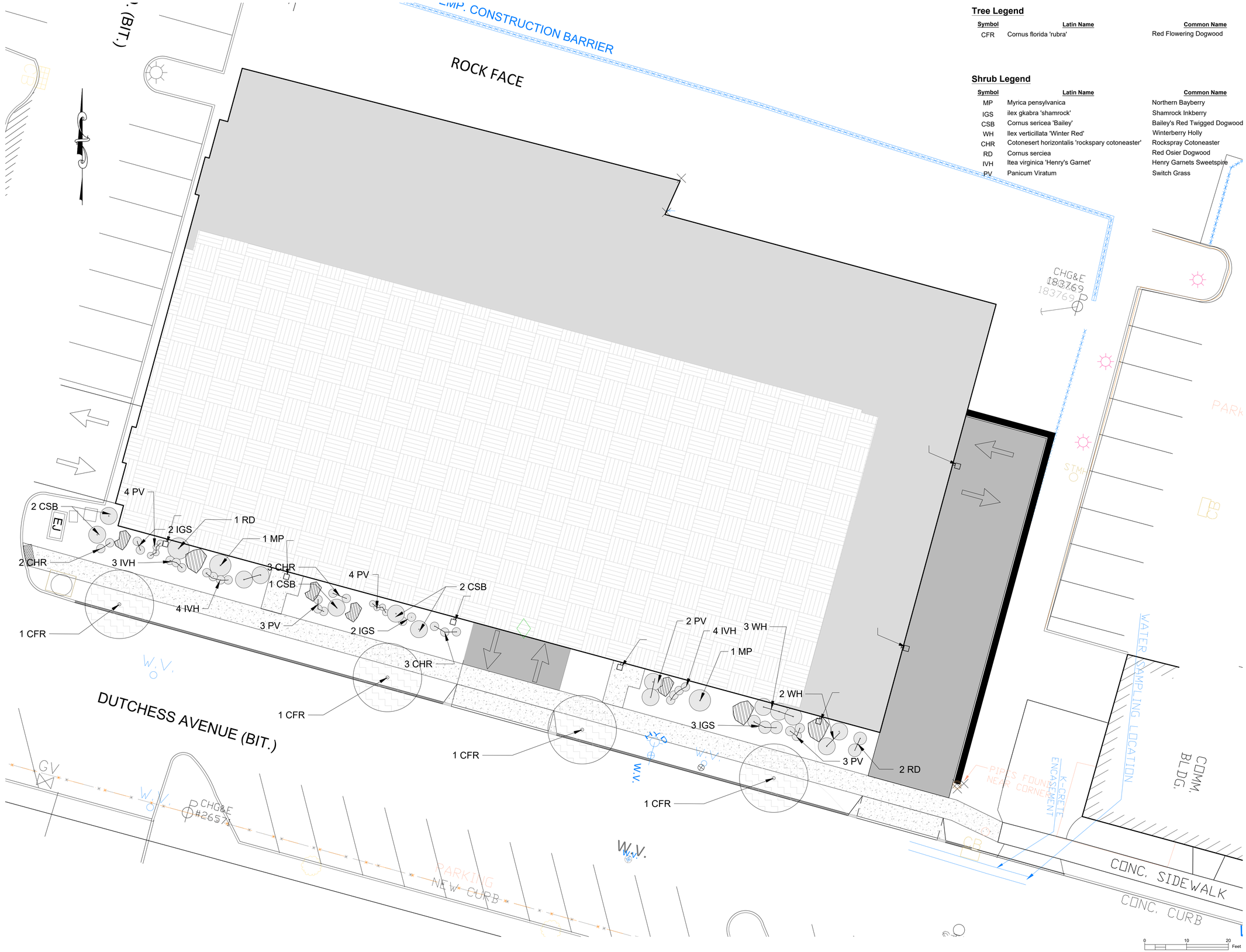
Z:\2022 AutoCad Dwgs\OneKey - Dutchess Ave\Parking Garage\D&S Dwgs\One Dutchess - One and 9 Merger SP SU.dwg

Tree Legend

Symbol	Latin Name	Common Name	Plant Size	Condition	Quantity
CFR	Cornus florida 'rubra'	Red Flowering Dogwood	6' - 8'	B&B	4

Shrub Legend

Symbol	Latin Name	Common Name	Plant Size	Condition	Quantity
MP	Myrica pensylvanica	Northern Bayberry	2 ½'-3'	5 gal.	2
IGS	ilex gkabra 'shamrock'	Shamrock Inkberry	24"-30"	5 gal.	7
CSB	Cornus sericea 'Bailey'	Bailey's Red Twigged Dogwood	2'-3'	5 gal.	3
WH	Ilex verticillata 'Winter Red'	Winterberry Holly	2'-3'	5 gal.	5
CHR	Cotonesert horizontalis 'rockspary cotoneaster'	Rockspray Cotoneaster	18"-24"	3 gal,	8
RD	Cornus serciea	Red Osier Dogwood	2'-3'	5 gal.	6
IVH	Itea virginica 'Henry's Garnet'	Henry Garnets Sweetspire	18"-24"	5 gal.	11
PV	Panicum Viratum	Switch Grass		5 gal.	16



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

PROJECT

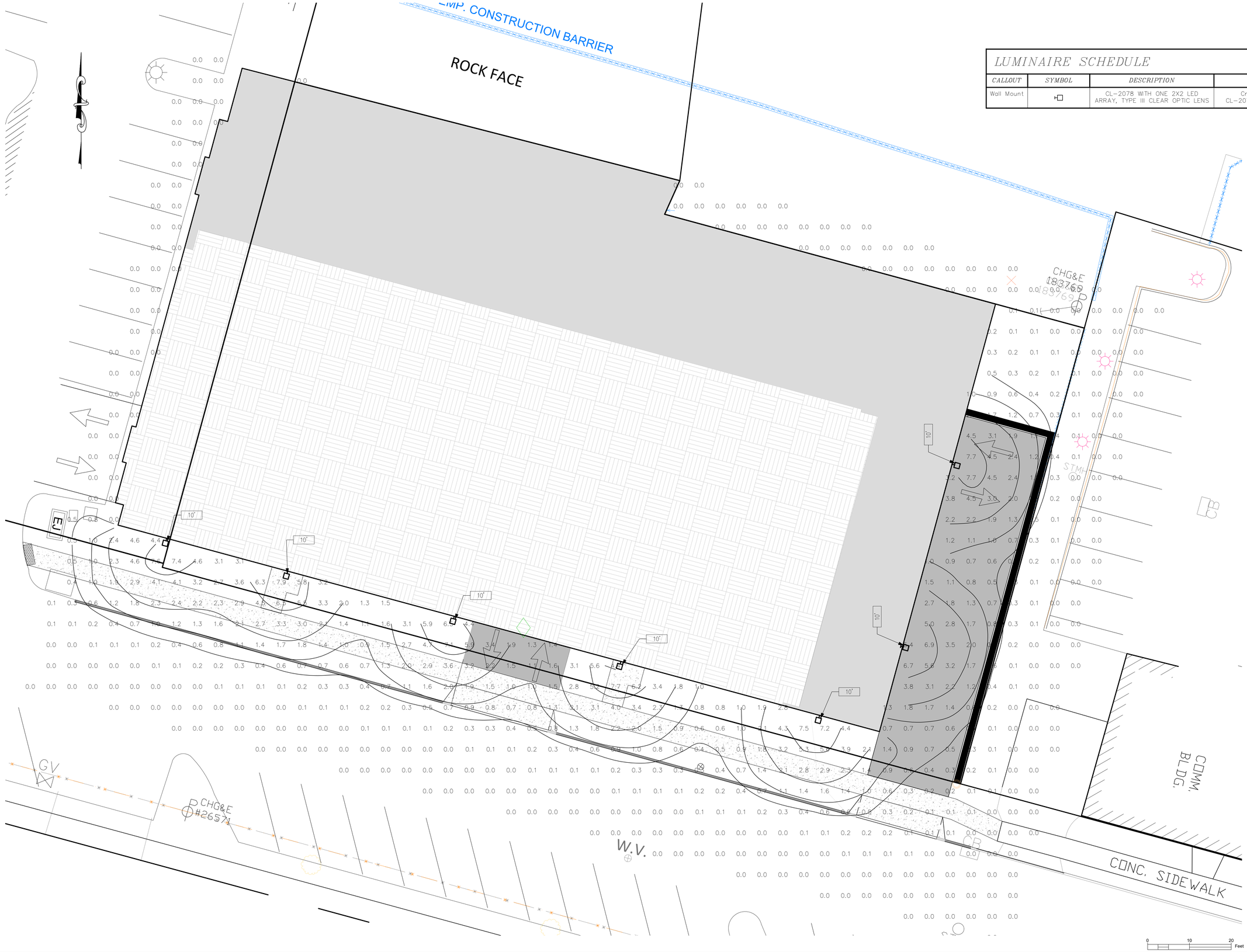
9 Dutchess

City of Poughkeepsie — Dutchess County, New York

DRAWING

Landscaping Plan

SCALE	DRAWN BY	DRAWING No.
1" = 10	BJW	CL101
DATE	CHECKED BY	7 of 13
12/24/25	MAD	



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	MODEL	QUANTITY
Wall Mount		CL-2078 WITH ONE 2X2 LED ARRAY, TYPE III CLEAR OPTIC LENS	Crystal Lighting Corp., CL-2078-20CLED-T3-40K-MV	7

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3 Van Wyck Lane
Wappingers Falls, New York
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PROJECT
9 Dutchess
City of Poughkeepsie Dutchess County, New York

DRAWING
Photometrics Plan

SCALE	DRAWN BY	DRAWING No.
1" = 10	BJW	CP101
DATE 12/24/25	CHECKED BY MAD	8 of 13

0 10 20 Feet

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

TEMP. CONSTRUCTION BARRIER

ROCK FACE

SILT FENCE (TYP.)

PROVIDE CHAIN LINK CONSTRUCTION FENCE (TYP.)

SOIL STOCKPILE

STAGING AREA, REVISE AS REQUIRED THROUGHOUT CONSTRUCTION (TYP)

CONCRETE WASHOUT (TYP)

CONSTRUCTION ENTRANCE(TYP)

PROVIDE CHAIN LINK CONSTRUCTION FENCE (TYP.)

MAINTAIN HYDRANT ACCESS(TYP.)

PROVIDE CHAIN LINK CONSTRUCTION FENCE (TYP.)

DROP INLET PROTECTION (TYP)

DUTCHESS AVENUE (BIT.)

PARKING

NEW CURB

CONC. SIDEWALK

CONC. CURB

COMM. BLDG.

PARK

SMH

W.V.

HYD

GV

CB

0 10 20 Feet

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Project No. 2022.231	License No. 069646

DAY | STOKOSA ENGINEERING P.C.

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

PROJECT

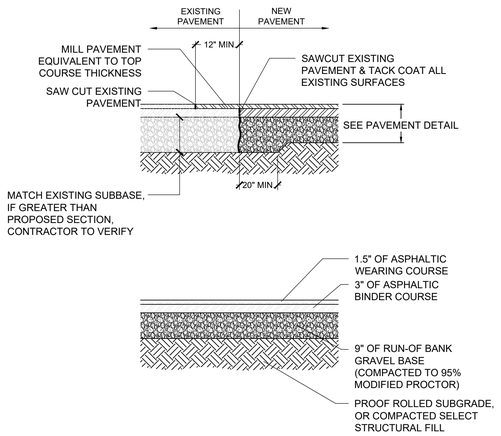
9 Dutchess

City of Poughkeepsie — Dutchess County, New York

DRAWING

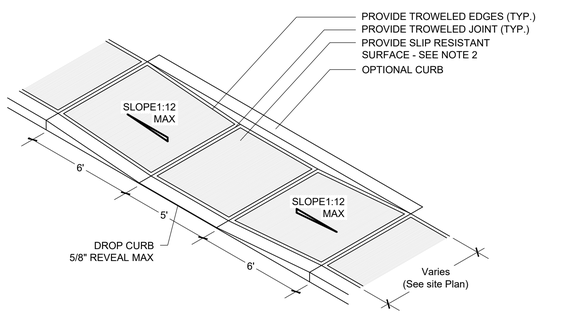
Erosion Control Plan

SCALE	DRAWN BY	DRAWING No.
1" = 10'	BJW	CE101
DATE 12/24/25	CHECKED BY MAD	9 of 13



1 PAVEMENT SECTION

NOT TO SCALE

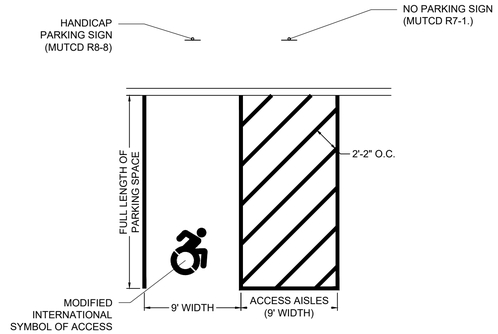


NOTES:

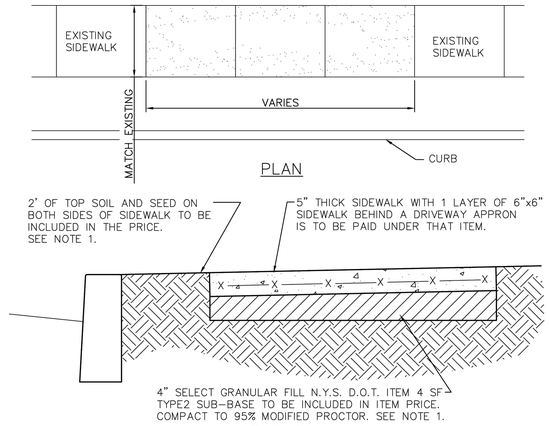
1. THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT, A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACE.
2. ALL DETAILS, NOTES AND SPECIFICATIONS NOTED ON THE " CAST-IN-PLACE CONCRETE SIDEWALK" DETAILS SHALL APPLY UNLESS OTHERWISE NOTED

7 ADA MID-BLOCK CURB RAMP DETAIL

NOT TO SCALE



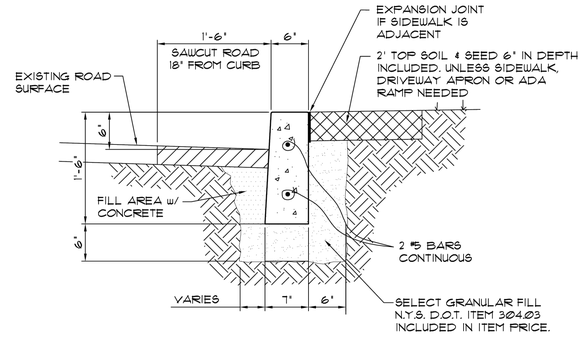
NOTE:
1. THE MAXIMUM SLOPE WITHIN A PARKING AND ACCESS AISLES SHALL NOT EXCEED 2%(1:48)
2. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.
3. ACCESSIBLE ROUTES MUST CONNECT PARKING SPACES TO ACCESSIBLE ENTRANCES. IN PARKING FACILITIES WHERE THE ACCESSIBLE ROUTE MUST CROSS VEHICULAR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



NOTES:

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

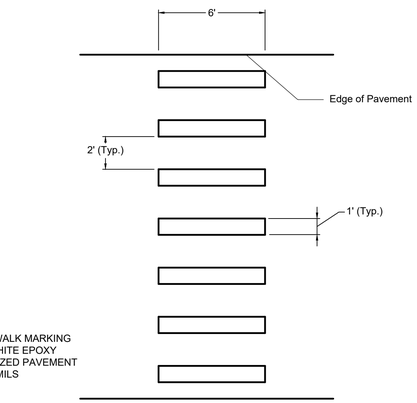
SIDEWALK DETAIL REPLACE & NEW



NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

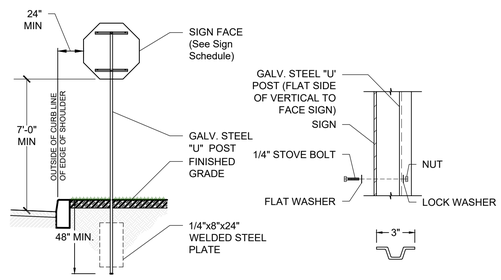
FORMED CURB DETAIL



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

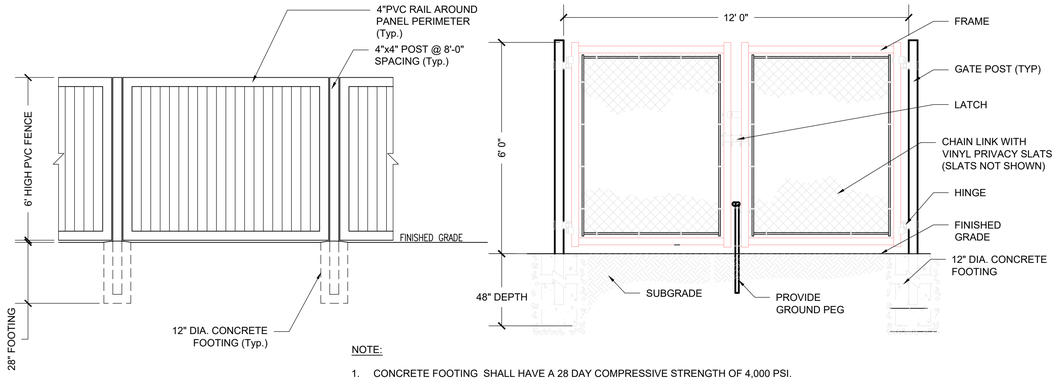
9 CROSSWALK DETAIL

NOT TO SCALE



10 TYPICAL SIGN DETAIL

NOT TO SCALE



NOTE:

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

11 PVC REFUSE ENCLOSURE FENCE & GATE DETAIL

NOT TO SCALE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE
STATE OF NEW YORK MARK A. DAY 069646 LICENSED PROFESSIONAL ENGINEER
Revisions 05/19/2026
Project No. 2022.231
License No. 069646

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Wappingers Falls, New York
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PROJECT
9 Dutchess
City of Poughkeepsie — Dutchess County, New York

DRAWING
Site Details

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJW	CS501
DATE	CHECKED BY	10 of 13
12/24/25	MAD	

LANDSCAPE NOTES:

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

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

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

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

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

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

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

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

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

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

SEED:

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

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

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

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

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

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

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

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

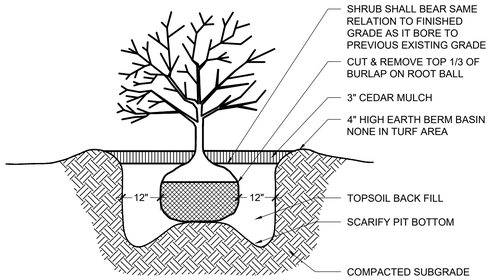
NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

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

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

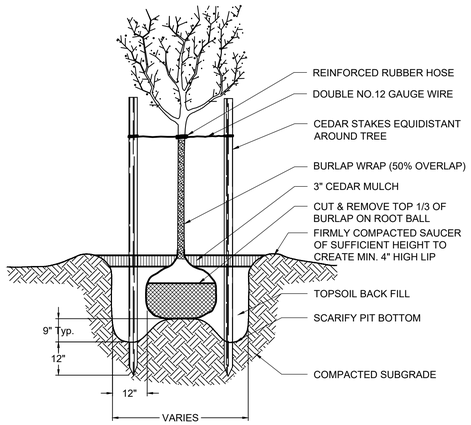
THE ACCEPTABLE DENSITY OF COVERAGE SHALL BE A MINIMUM OF EIGHTY-FIVE PERCENT (85%) OF LANDSCAPE QUANTITY PLANTS SHOWN ON THE APPROVED PLANTING PLAN. IF LESS THAN EIGHTY-FIVE (85%) OF A PARTICULAR PLANT SPECIES SURVIVES, REPLACEMENT WITH SAME AND/OR ALTERNATIVE PLANT SPECIES ACCEPTABLE TO THE CITY PLANNING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

1 LANDSCAPING NOTES

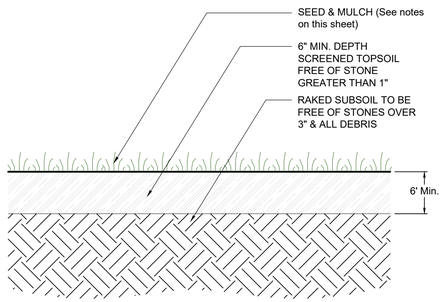


NOTES:
1. IF CONTAINERS ARE USED CAREFULLY REMOVE TOP 1/3 OF CONTAINER (IF CONTAINER IS NON-ORGANIC, REMOVE COMPLETELY). CUT VARIOUS SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION (OR REMOVE CONTAINER BOTTOM).
2. DO NOT ALLOW ANY PORTION OF CONTAINER TO REMAIN EXPOSED.
3. WATER THOROUGHLY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

2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



4 SOIL RESTORATION DETAIL
NOT TO SCALE

CL-2078 Wall Pack LED Luminaire



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

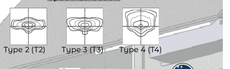
-Dark Sky Compliant.

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

Features:
- Energy Savings: Over 66% compared to HID light sources.
- Improved Lumen Maintenance.
- Utilizes High efficient Lumiled LED's.
- Operating Temperatures: -30°C ~ 60°C.
- Driver: 120-277V (ITV) or 480V (HV) (Optional).
- IP65 / IP67 Rated.
- 0-10 Dimming Driver,Microwave Sensor, Photo Cell or Wireless Controls (Optional)

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

Optic Distribution.





Example: CL-2078-60CLED-T2-40K-ITV-BRZ-MS-PC

CL-2078							
Cat #	**Wattage**	**Light Dist.**	**Color Temp.**	**Voltage**	**Color**	**Mounting**	**Options**
CL-2078	20W **(20CLED)** 40W **(40CLED)** 50W **(50CLED)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277V **(ITV)** 480V **(HV)**	Black **(BLK)** White **(WH)** Bronze **(BRZ)** Silver **(STL)** Graphite **(GPH)** Marine Grade **(MG)**	Wall Mount **(WM)**	Microwave Sensor (Internal) **(MS)** Emergency Battery **(EM18)** Button Photo Cell **(PC)** Wireless controls **(WC)**

Crystal Lighting
www.crystallighting.us
Call Us: 1-562-944-0223

5 LIGHTING CUT SHEETS

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Mark A. Day, PE

STATE OF NEW YORK · MARK A. DAY · 069646 · LICENSED PROFESSIONAL ENGINEER

Revisions: 05/19/2026
Project No.: 2022.231
License No. 069646

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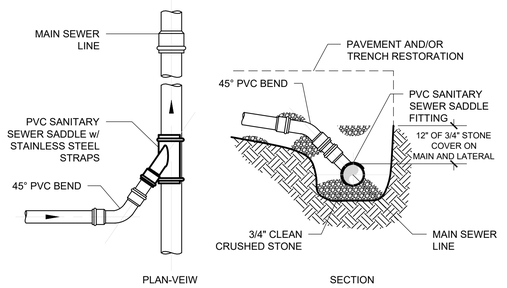
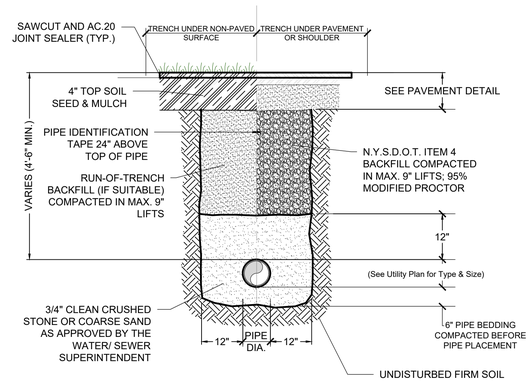
Site Details

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJW	CS502
DATE: 12/24/25	CHECKED BY: MAD	11 of 13

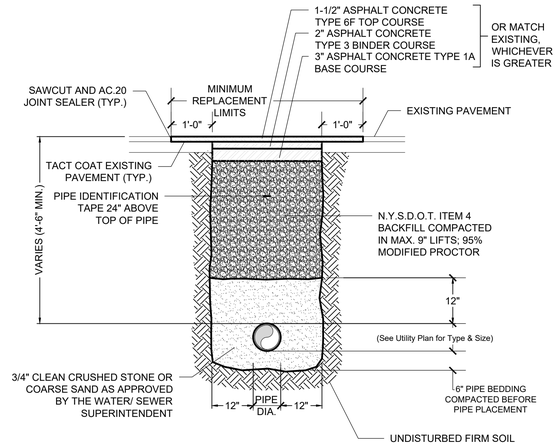


NOTES:
1. FIELD LOCATION AND ALIGNMENT OF NEW SADDLE TO BE APPROVED BY THE TOWN SEWER SUPERINTENDENT PRIOR TO CUTTING EXISTING SANITARY SEWER MAIN.
2. NEW PVC SADDLE ON EXISTING SANITARY SEWER MAIN IN ACCORDANCE WITH SADDLE MANUFACTURER'S REQUIREMENT, TOWN OF FISHKILL SEWER CODE AND TEN STATE STANDARDS

1 SANITARY SEWER LATERAL CUT-IN DETAIL
NOT TO SCALE

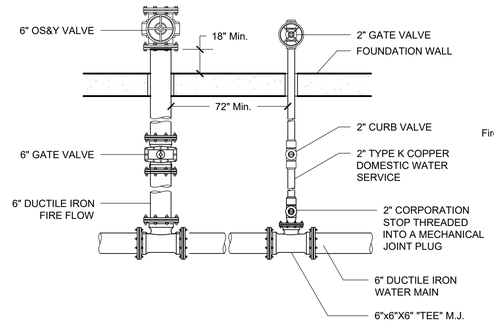


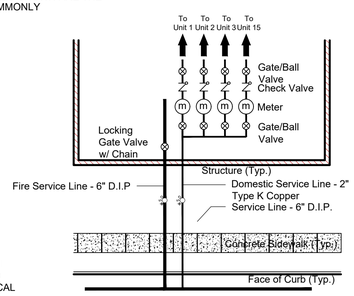
2 UTILITY TRENCH DETAIL
NOT TO SCALE



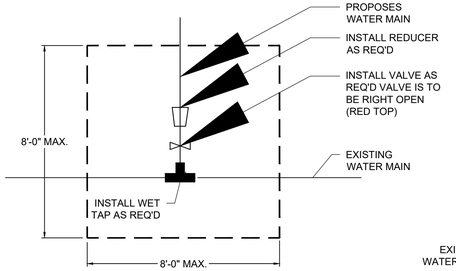
3 UTILITY TRENCH DETAIL (Below Exisitng Pavement)
NOT TO SCALE

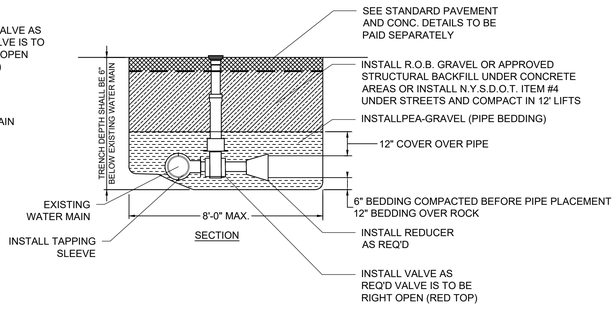
NOTE: FINAL PIPE AND VALVE ETC SIZING TO BE DETERMINED AS PART OF THE MEP PLANS, SPRINKLER DESIGN AND BUILDING PERMIT. FIELD TESTING OR ON FILE RECORDS SHOULD BE CONSULTED FOR AVAILABLE WATER FLOW AND PRESSURE. THE SIZES SHOWN ARE THE LARGEST ANTICIPATED FOR MOST COMMONLY ENCOUNTERED CONDITIONS.





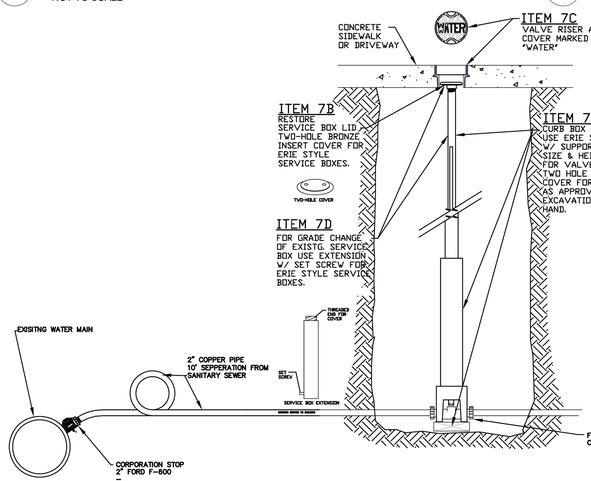
4 TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE





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

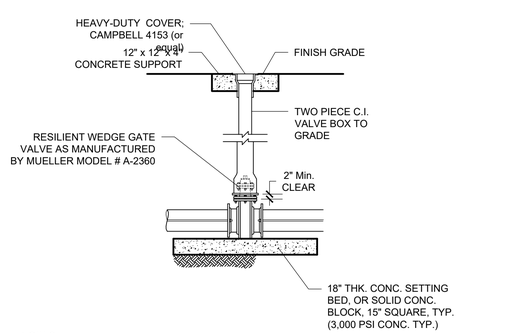
5 TAPPING SLEEVE & VALVE
NOT TO SCALE



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

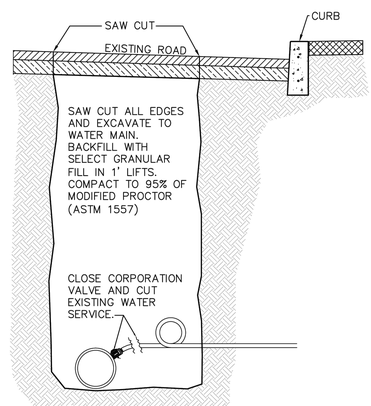
NOTES:
1. WATER LINES CROSSING OVER SANITARY OR STORM SEWERS IN A COMMON TRENCH SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" FROM TOP OF SEWER TO BOTTOM OF WATER LINE.
2. WATER LINES RUNNING PARALLEL TO SANITARY OR STORM SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" ABOVE THE SEWER AND A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

8 WATER & SEWER SEPARATION
NOT TO SCALE



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

6 TYPICAL WATER VALVE DETAIL
NOT TO SCALE



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

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Mark A. Day, PE

STATE OF NEW YORK MARK A. DAY 069646 LICENSED PROFESSIONAL ENGINEER

Revisions	05/19/2026
Project No.	2022.231

License No. 069646

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

DRAWING
Utility Details

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJW	CU501
DATE	CHECKED BY	12 of 13
12/24/25	MAD	

CONSTRUCTION WASTE MANAGEMENT PLAN

CONSTRUCTION WASTE MANAGEMENT PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. THIS WILL REDUCE THE POTENTIAL FOR SIGNIFICANT MATERIALS TO COME INTO CONTACT WITH STORMWATER. A MAINTENANCE SCHEDULE SHALL BE DEVELOPED FOR THESE AREAS. THE GENERAL CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PRACTICES:

1. MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION WILL BE STOCKPILED UP SLOPE FROM ADEQUATE SEDIMENTATION CONTROLS.

2. EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE DESIGNATED AND PROTECTED BY A TEMPORARY PERIMETER BERM.

3. THE USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.).

4. SPILL PREVENTION AND RESPONSE
   A SPILL PREVENTION AND RESPONSE PLAN SHALL BE DEVELOPED FOR THE SITE BY THE GENERAL CONTRACTOR. THE PLAN SHALL DETAIL THE STEPS NEEDED TO BE FOLLOWED IN THE EVENT OF AN ACCIDENTAL SPILL AND SHALL IDENTIFY CONTACT NAMES AND PHONE NUMBERS OF PEOPLE AND AGENCIES THAT MUST BE NOTIFIED.

   THE PLAN SHALL INCLUDE MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS TO BE STORED ON-SITE. ALL WORKERS ON-SITE WILL BE REQUIRED TO BE TRAINED ON SAFE HANDLING AND SPILL PREVENTION PROCEDURES FOR ALL MATERIALS USED DURING CONSTRUCTION. REGULAR TAILGATE SAFETY MEETINGS SHALL BE HELD AND ALL WORKERS THAT ARE EXPECTED ON THE SITE DURING THE WEEK SHALL BE REQUIRED TO ATTEND.

5. MATERIAL STORAGE
   CONSTRUCTION MATERIALS SHALL BE STORED IN A DEDICATED STAGING AREA. THE STAGING AREA SHALL BE LOCATED IN AN AREA THAT MINIMIZES THE IMPACTS OF THE CONSTRUCTION MATERIALS EFFECTING STORMWATER QUALITY.

   CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.

6. TEMPORARY CONCRETE WASHOUT FACILITY
   TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

   WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED AND SEEDED AND MULCHED FOR FINAL STABILIZATION.

7. SOLID WASTE DISPOSAL
   NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

   SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.

8. WATER SOURCE
   NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

1 CONSTRUCTION WASTE MANAGEMENT PLAN
NOT TO SCALE

EROSION AND SEDIMENT CONTROL MEASURES:
1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER, 2016.

2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.

3. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.

4. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.

5. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

6. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.

9. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:
A. PERMANENT AND TEMPORARY VEGETATION:
   INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

B. STABILIZED CONSTRUCTION ENTRANCE:
   INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

C. SILT FENCE:
   INSPECT FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

D. SOIL STOCKPILE:
   INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

E. INLET PROTECTION:
   INSPECT INLET PROTECTION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT AS NECESSARY TO PROVIDE FOR ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.

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

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

2 EROSION & SEDIMENT CONTROL NOTES
NOT TO SCALE

PRE-CONSTRUCTION SEQUENCE:

1) NON-DISTURBANCE AREAS SHALL BE MARKED WITH 4-FT ORANGE SNOW FENCING TO TOWN ENGINEER'S SATISFACTION PRIOR TO SITE DISTURBANCE, AND SHALL BE MAINTAINED UNTIL ISSUANCE OF A C.O.

2) HOLD A PRE-CONSTRUCTION MEETING WITH THE OWNER/OPERATOR, SITE ENGINEER, TOWN ENGINEER, TRAINED CONTRACTOR.

3) ALL REQUIRED PERMITS SHALL BE OBTAINED INCLUDING BUT NOT LIMITED TO CITY OF POUGHKEEPSIE BUILDING DEPARTMENT BUILDING PERMIT AND HIGHWAY WORK PERMIT.

CONSTRUCTION SEQUENCE:

1. INSTALL AND STABILIZE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN.

2. INSTALL TRAFFIC MOVEMENT PROTECTION MEASURES AND TEMPORARY CONSTRUCTION SIGNS.

3. BEGIN SITE GRADING, DRIVEWAY GRADE CONSTRUCTION AND FOUNDATION EXCAVATION.

4. ROUGH CUT DRIVEWAYS AND PARKING AREA TO SUB-GRADE

5. POUR CONCRETE FOOTINGS AND FOUNDATIONS FOR PROPOSED BUILDING.

6. INSTALL REMAINING SITE UTILITIES AND/OR INFRASTRUCTURE.

7. ALL REQUIRED INSPECTIONS SHALL BE COMPLETED PRIOR TO BACKFILLING FOUNDATIONS AND UTILITIES ETC AS MAY BE REQUIRED.

8. PAVE DRIVEWAY AND INSTALL CURBING ONCE ALL MAJOR WORK ON SITE IS COMPLETE, AS REQUIRED.

9. TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS THAT HAVE OBTAINED FINISHED GRADE ELEVATIONS AS PER THE SOIL RESTORATION DETAIL.

10. SEED AND MULCH ALL DISTURBED AREAS THAT WILL NOT BE RE-DISTURBED FOR AT LEAST 14 DAYS.

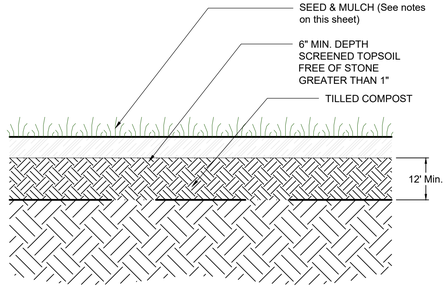
11. FINALIZE BUILDING CONSTRUCTION.

12. INSTALL ALL LANDSCAPED AREAS.

13. PAVE PARKING AREA AND DRIVES WITH FINAL TOP-COAT OF ASPHALT

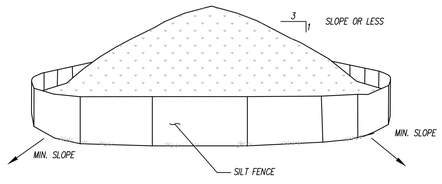
14. ONCE ALL MAJOR SITE DISTURBANCE ACTIVITIES HAVE CEASED AND THE SITE HAS ACHIEVED FINAL STABILIZATION, ALL EROSION CONTROL MEASURES MAY BE TERMINATED.

5 CONSTRUCTION SEQUENCE
NOT TO SCALE



DURING PERIODS OF RELATIVELY LOW MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:
1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY APPROVED PLANS.

8 SOIL RESTORATION DETAIL
NOT TO SCALE



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.

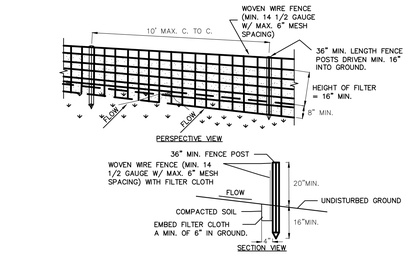
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.

3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

9 TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.

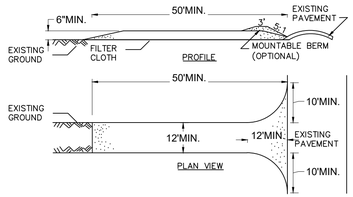
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.

3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

3 SILT FENCE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).

3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.

5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

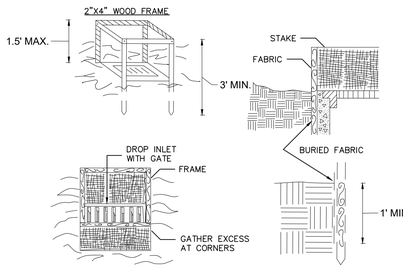
6 ANTI-TRACKING PAD DETAIL
NOT TO SCALE

1. ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND EARTHWORK.
3. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

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

4. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.
5. SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
6. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER's FIELD REPRESENTATIVE.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER's FIELD REPRESENTATIVE.
8. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
9. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
10. EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY's WORK.
11. THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
12. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.

10 SEEDING & MULCHING NOTES
NOT TO SCALE

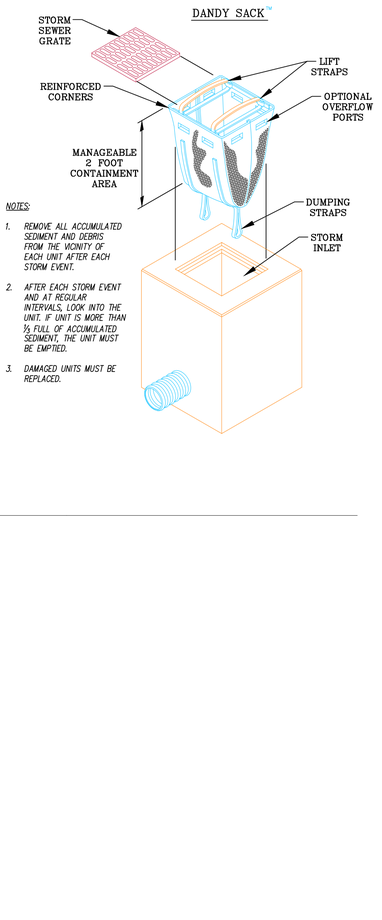


CONSTRUCTION SPECIFICATIONS

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

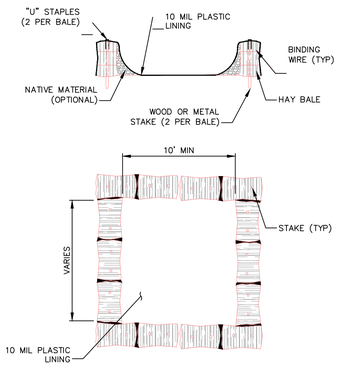
MAXIMUN DRAINAGE AREA 1 ACRE

4 DROP INLET PROTECTION
NOT TO SCALE



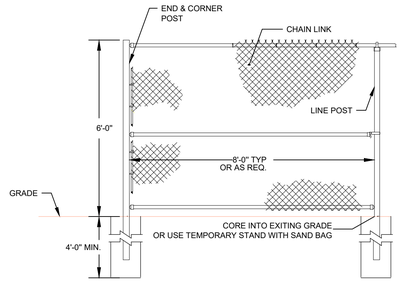
NOTES:

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



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

7 TEMPORARY CONCRETE WASHOUT DETAIL
NOT TO SCALE



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

11 TEMPORARY CHAIN LINK FENCE
NOT TO SCALE

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9 DUTCHESS

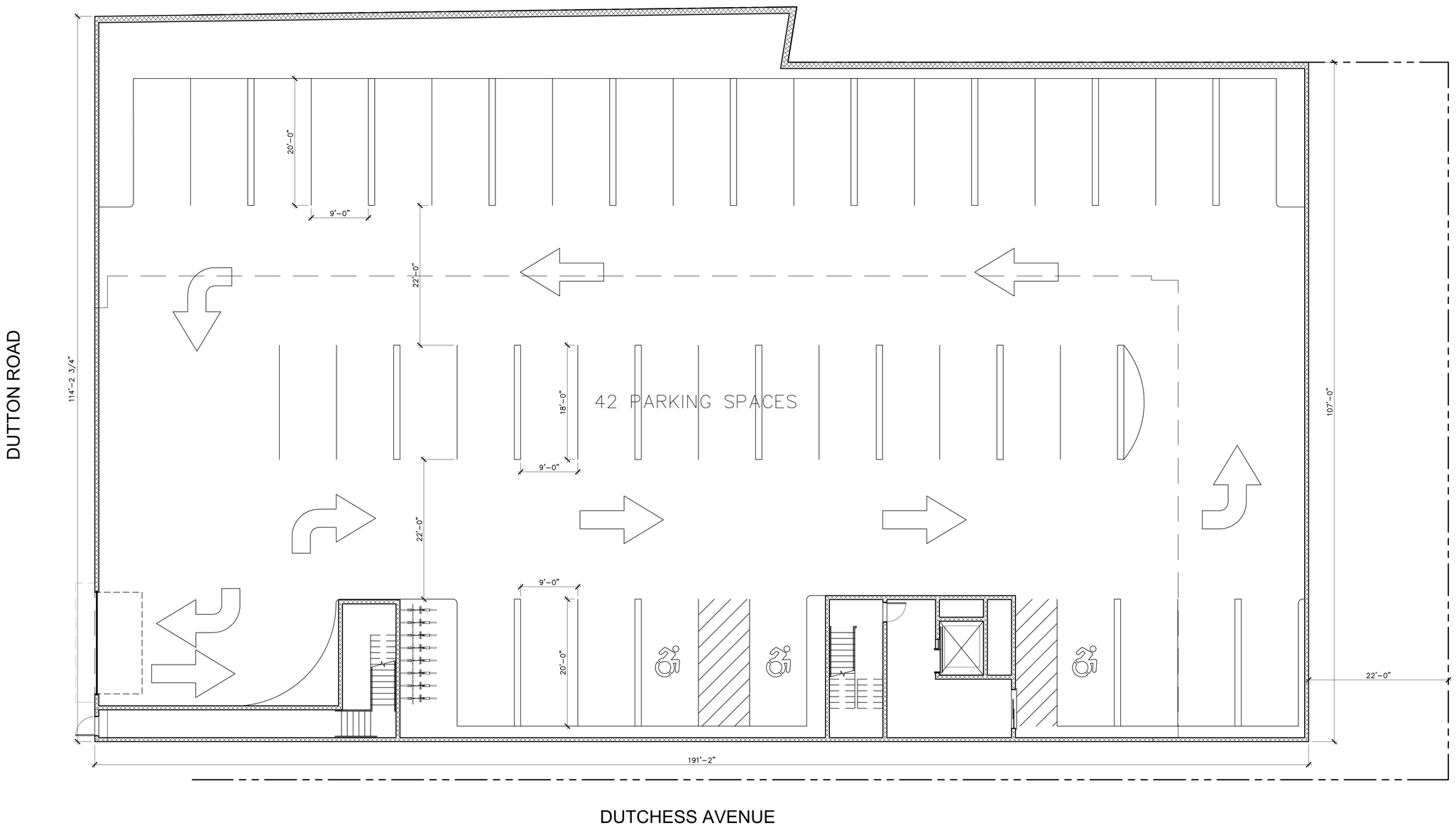






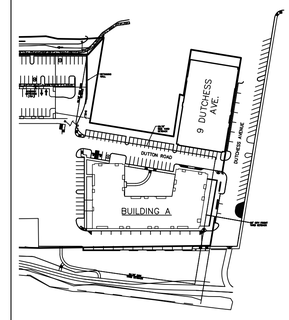



141 NORTH WATER STREET
HUDSON OVERLOOK
GARAG



A–1 | FIRST PARKING LEVEL
1/8"=1'–0"

LOCATION MAP



No.	REVISION/SUBMISSION	DATE
1		

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

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

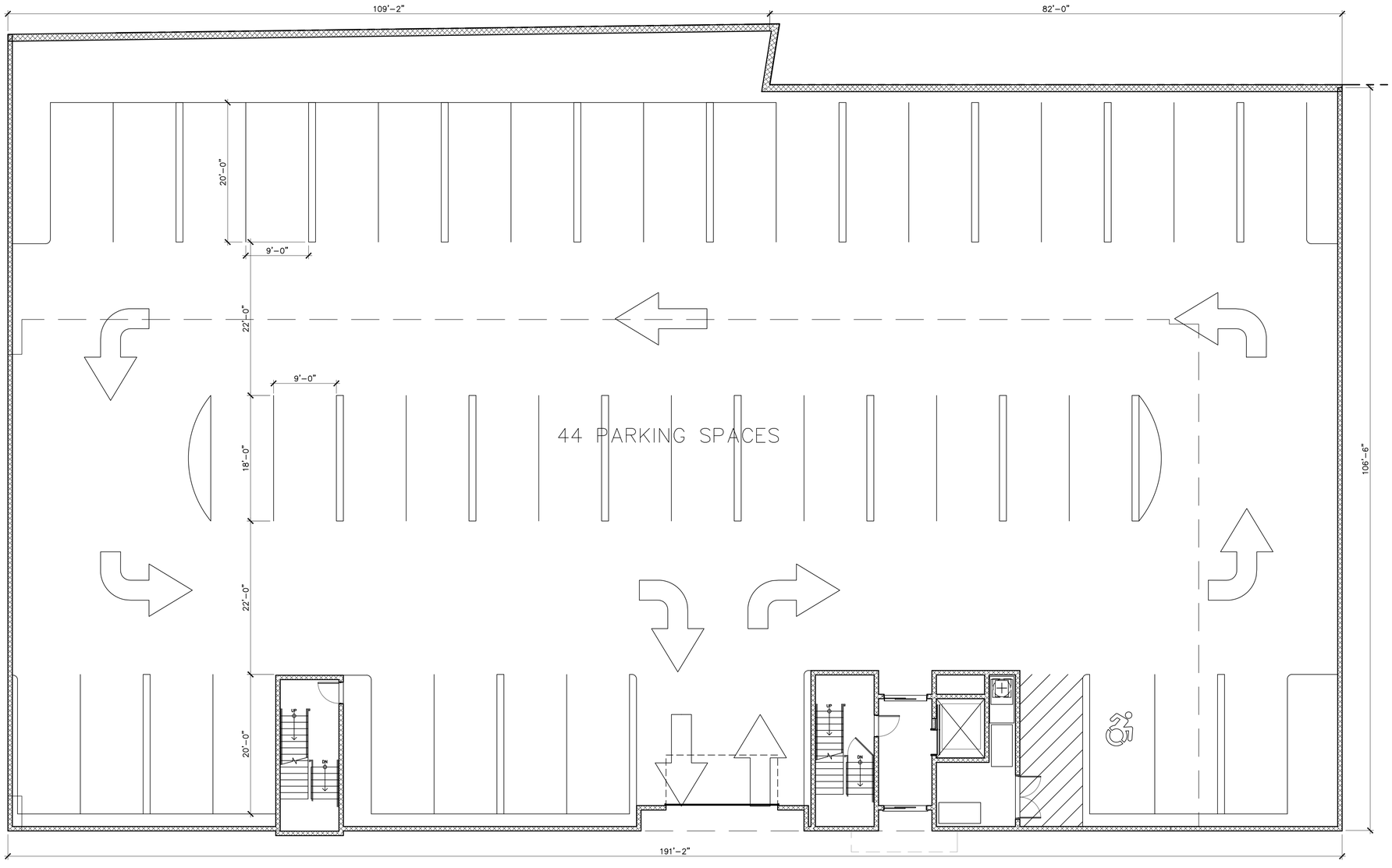
DRAWING
FIRST PARKING LEVEL

SEAL

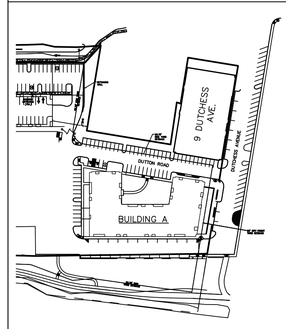
DRAWN BY	PROJECT NUMBER
DS	22124
CHECKED BY	DATE
MM	5–12–26

DRAWING NUMBER
G1

FILE P:\2022\22124 - O'NEAL GROUP\9 DUTCHESS AVE\DRAWINGS\01-04 DESIGNATION - 9 DUTCHESS AVE FLOOR PLANS.DWG



LOCATION MAP



No.	REVISION/SUBMISSION	DATE
1		

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ARCHITECTURE PLANNING INTERIORS
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POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
SECOND PARKING LEVEL

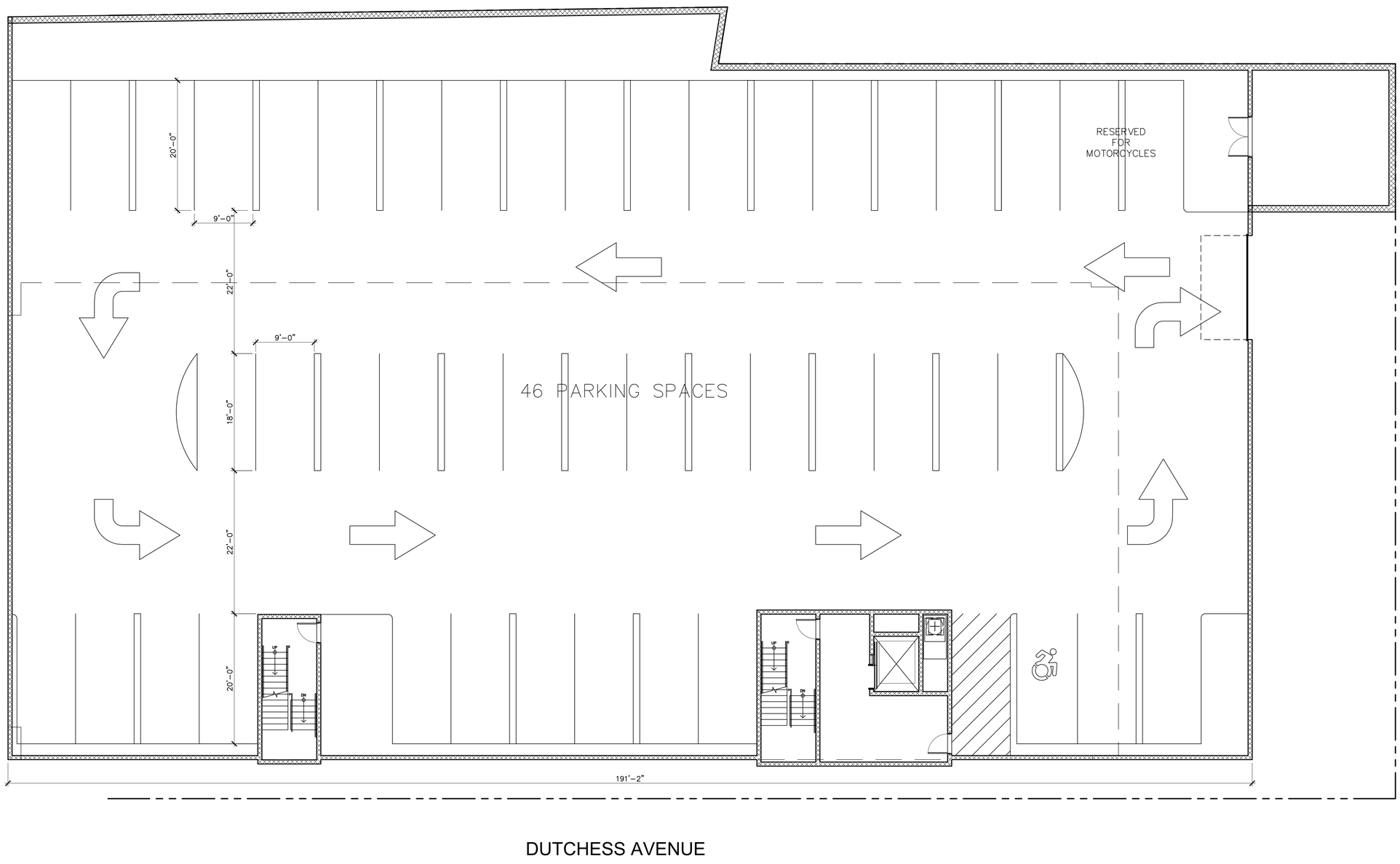
SEAL

DRAWN BY	PROJECT NUMBER
DS	22124
CHECKED BY	DATE
MM	5–12–26

DRAWING NUMBER
G2

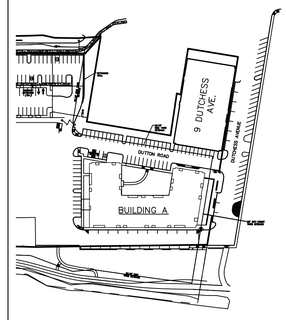
FILE P:\2022\22124 - LYNDA, GROUP 9 DUTCHESS AVE\DRAWINGS\22124 DESIGN\22124 - 9 DUTCHESS AVE FLOOR PLANS.DWG

A–1 SECOND PARKING LEVEL
1/8"=1'–0"



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

LOCATION MAP



No.	REVISION/SUBMISSION	DATE
1		

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POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

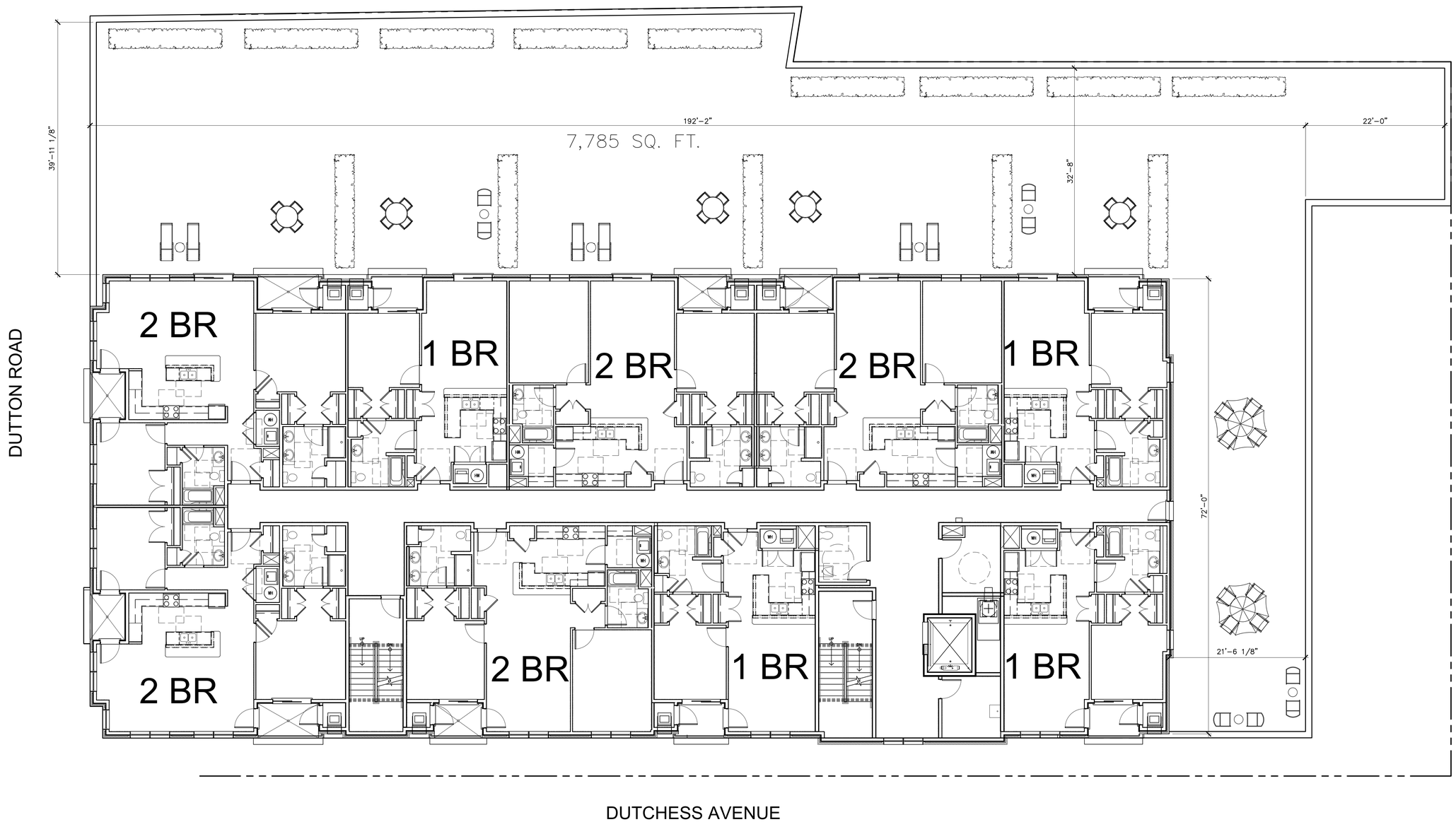
DRAWING
THIRD PARKING LEVEL

SEAL

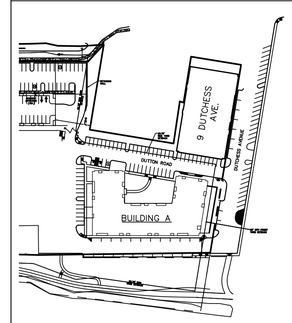
DRAWN BY	PROJECT NUMBER
DS	22124
CHECKED BY	DATE
MM	5-12-26

DRAWING NUMBER
G3

FILE P:\2022\22124 - LYNDAL GROUP\9 DUTCHESS AVE\DRAWINGS\22124 DESIGN.RVT 9 DUTCHESS AVE FLOOR PLANS.DWG



LOCATION MAP



No.	REVISION/SUBMISSION	DATE
1		

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

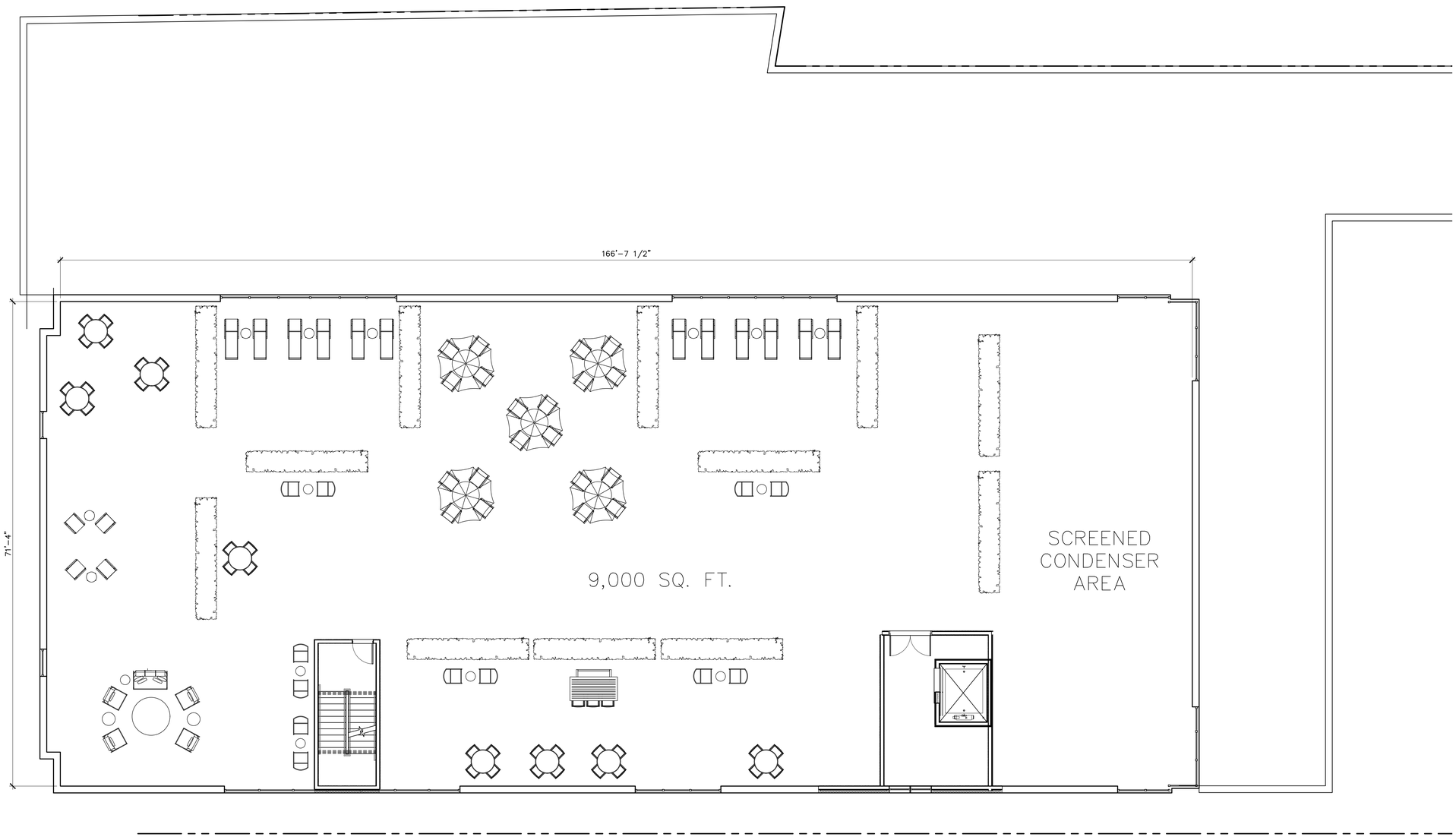
PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
TYPICAL RESIDENTIAL FLOOR PLAN

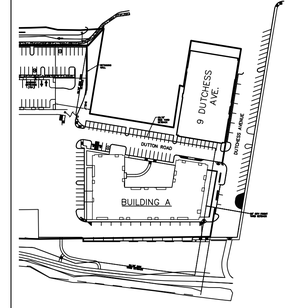
SEAL	DRAWN BY	PROJECT NUMBER
	DS	22124
	CHECKED BY	DATE
	MM	5-12-26
	DRAWING NUMBER	
	A1	

FILE: P:\2022\2124 - CINEA, GROUP 9 DUTCHESS AVE\DRAWINGS\2124 DESIGN\2124 - 9 DUTCHESS AVE FLOOR PLAN.DWG

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



LOCATION MAP



No.	REVISION/SUBMISSION	DATE
1		

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

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
ROOF PLAN

SEAL

DRAWN BY	PROJECT NUMBER
DS	22124
CHECKED BY	DATE
MM	5-12-26

DRAWING NUMBER
A4

FILE P:\2022\2124 - CINEA, GROUP 9 DUTCHESS AVE\DRAWINGS\2124 DESIGN\2124 - 9 DUTCHESS AVE FLOOR PLANS.DWG

A-1	ROOF PLAN
1/8"=1'-0"	



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



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

No.	REVISION/SUBMISSION	DATE
1		

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

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
SOUTH & WEST ELEVATIONS

SEAL

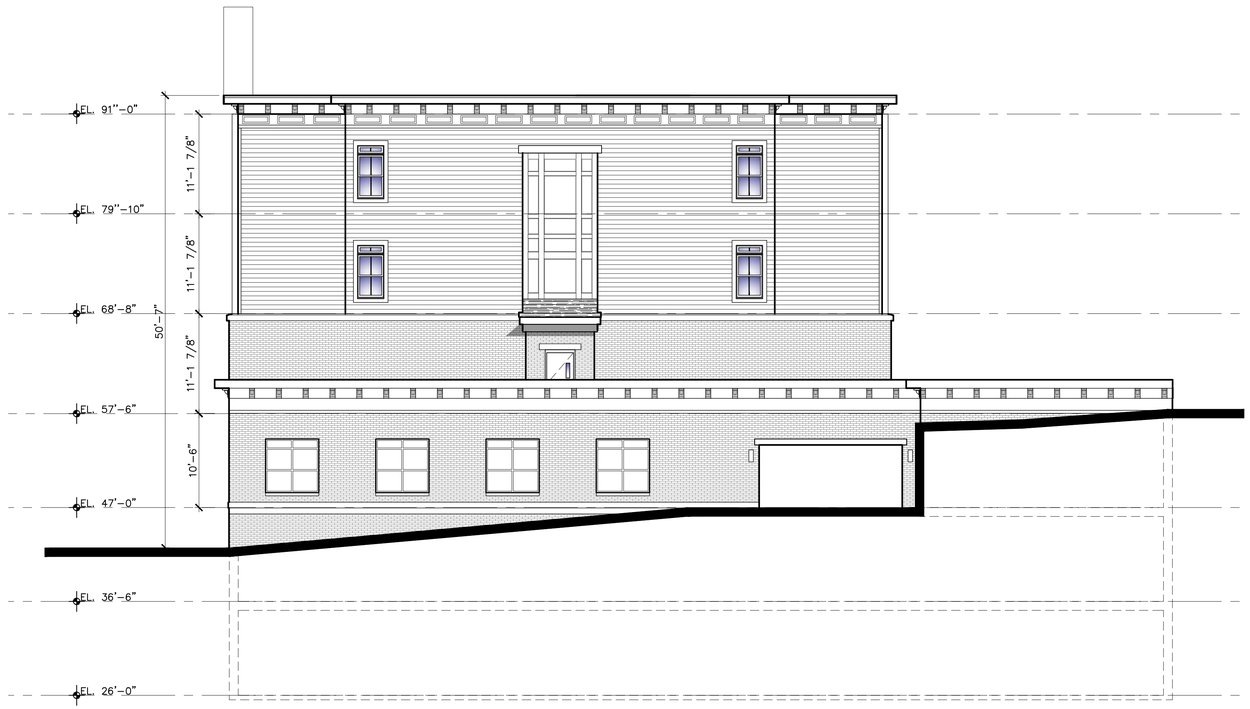
DRAWN BY	PROJECT NUMBER
DS	22124
CHECKED BY	DATE
MM	5-12-26

DRAWING NUMBER
A2

FILE P:\2022\22124 - LYNDA, GROUP 9 DUTCHESS AVE\DRAWINGS\22124 DESIGN.RVT on 9 DUTCHESS AVE FLOOR PLANS.DWG



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



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

No.	REVISION/SUBMISSION	DATE
1		

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

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
NORTH & EAST ELEVATIONS

SEAL

DRAWN BY	PROJECT NUMBER
DS	22124
CHECKED BY	DATE
MM	5-12-26

DRAWING NUMBER
A3

FILE P:\2022\22124 - ONEAL GROUP 9 DUTCHESS AVE DRAWINGS\22124 DESIGN.RVT - 9 DUTCHESS AVE FLOOR PLANS.DWG

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

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

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☐No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	City of Poughkeepsie Planning Board	January, 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes☐No		
d. Other local agencies ☑Yes☐No	Waterfront Advisory Committee	January 2026
e. County agencies ☐Yes☐No	Dutchess County Department of Planning and Development	TBD
f. Regional agencies ☐Yes☐No		
g. State agencies ☑Yes☐No	NYS Department of Health SHPO	TBD January 2026
h. Federal agencies ☐Yes☐No		

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

Remediaton Sites:C314081, Remediaton Sites:C314081A

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Waterfront District

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
Waryas Park, Upper Landing Park, Walkway Over the Hudson, Dutchess Ave Riverwalk

D. Project Details

D.1. Proposed and Potential Development

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

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

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				27
At completion of all phases				

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

i. What is the purpose of the excavation or dredging? _____

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

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

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

_____

_____

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

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? .5 acres

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No
If Yes, describe:

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 4,620 gallons/day

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If Yes:

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

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

If Yes:

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

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

_____

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

_____

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

If Yes:

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

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

iii. Parking spaces: Existing 376 Proposed _____ Net increase/decrease 132

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Three driveways will be added to access three levels of accessory parking.

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

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

ii. During Operations:

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

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

If yes:

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

machinery may exceed ambient noise during working hours

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

Describe: _____

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

If yes:

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

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

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☑ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	100%	5%	95%
• Other Describe: _____			

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

Mid-Hudson Discovery Museum

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

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

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

If Yes:

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

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

If Yes:

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

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

☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): C314081, C314081A

☐ Neither database

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

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

If yes, provide DEC ID number(s): 314070, 546031, C314070, C314081, C314123, C314...

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

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 1 feet

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

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

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

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

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

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

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

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

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): Tidal River, Freshwater Subtidal Aquatic Bed

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: 74248.64, 2013.77 acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

If Yes:

i. Species and listing (endangered or threatened): Shortnose Sturgeon, Atlantic Sturgeon

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

If Yes:

i. Species and listing:

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

If yes, give a brief description of how the proposed action may affect that use: Recreational Fishing which will not be affected.

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

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

If Yes, provide county plus district name/number:

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

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

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

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

If Yes:

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

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

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

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

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

If Yes:

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

ii. Name: Poughkeepsie Railroad Bridge

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

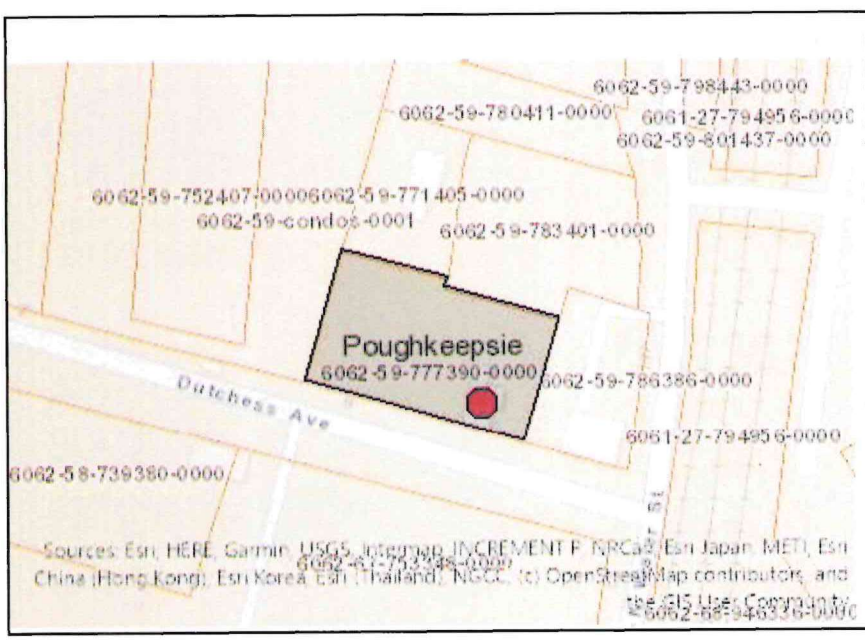
Applicant/Sponsor Name 9 Dutchess LLC Date 1/26/2026

Signature Lauran O'Neill Title Authorized Signatory

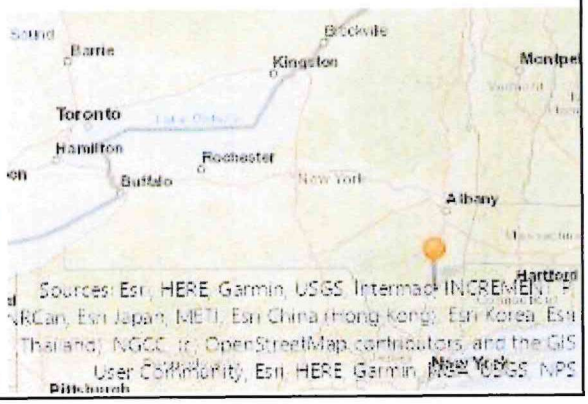
PRINT FORM

EAF Mapper Summary Report

Tuesday, November 25, 2025 10:01 AM



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



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:C314081, Remediaton Sites:C314081A
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C314081, C314081A
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314070, 546031, C314070, C314081, C314123, C314124, C314081A
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Tidal River, Freshwater Subtidal Aquatic Bed
E.2.n.i [Natural Communities - Acres]	74248.64, 2013.77
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Shortnose Sturgeon, Atlantic Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Poughkeepsie Railroad Bridge
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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

City of Poughkeepsie
Dutchess County, New York

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

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



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1.0 INTRODUCTION

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

1.1 Project Summary

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

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

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

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

1.2 Background

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

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

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

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

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

1.3 Site and Surrounding Area Description

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

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

1.4 Approvals, Consultations and Referrals

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

Table 1
Anticipated Approvals and Permits

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

2.0 CONSERVATION ANALYSIS

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

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

2.1 Geology and Soils

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

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

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

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

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

2.2 Water Resources

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

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

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

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

2.3 Biological Communities and Habitat

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

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

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

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

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

2.4 Land Use

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

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

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

Table 3
Waterfront Zoning District — Project Compliance

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

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

2.5 Recreational Resources

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

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

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

2.6 Historical Resources

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

2.7 Climate Change

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

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

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

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

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

3.0 Conclusion

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

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

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

Figure 1 - Poughkeepsie NRI Map - Bedrock Geology



1/23/2026, 4:58:22 PM

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

City of Poughkeepsie Boundary

Parcel Boundaries

Bedrock Geology

Graywacke, shale (Oag)

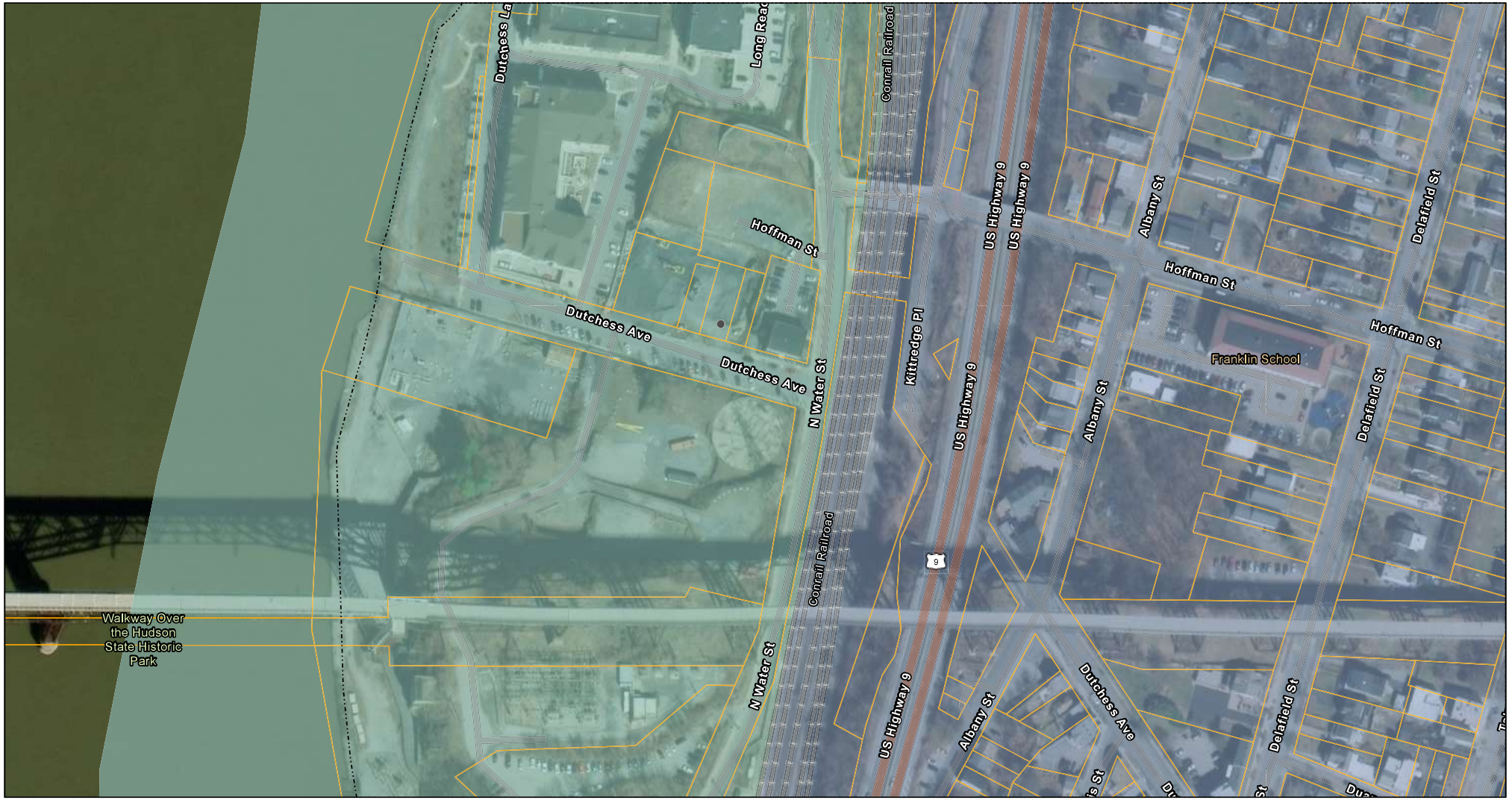
Taconic melange (Otm)

Water

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

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

Figure 2 - Poughkeepsie NRI Map - Surficial Geology



1/23/2026, 4:57:55 PM

City of Poughkeepsie Boundary

Parcel Boundaries

Surficial Geology

Alluvium

Bedrock outcrop

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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

9 Dutchess LLC

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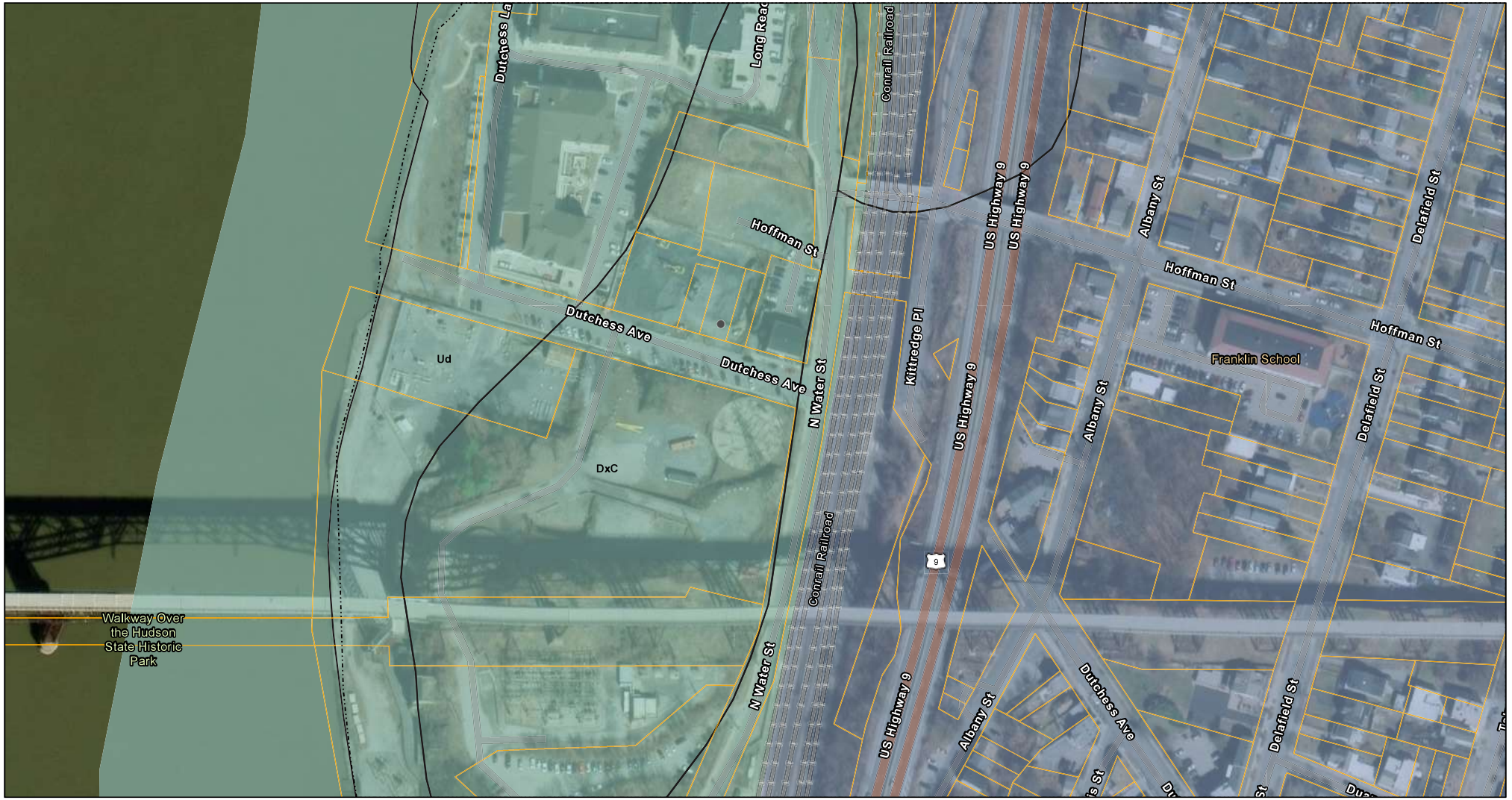
Figure 3 - Poughkeepsie NRI Map - Soils



1/23/2026, 4:56:33 PM

City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Surficial Geology

Alluvium

Bedrock outcrop

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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

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Figure 4 - Poughkeepsie NRI Map - Surface Water and Watersheds



1/23/2026, 5:02:18 PM

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Parcel Boundaries

City of Poughkeepsie Boundary

Surface Water

Watershed

Fallkill Creek Watershed

Hudson River Direct Drainage E

Hudson River Direct Drainage F

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

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Figure 5 - Poughkeepsie NRI Map - Wetlands



1/23/2026, 5:08:56 PM

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

1:2,257

0 0.02 0.04 0.08 mi

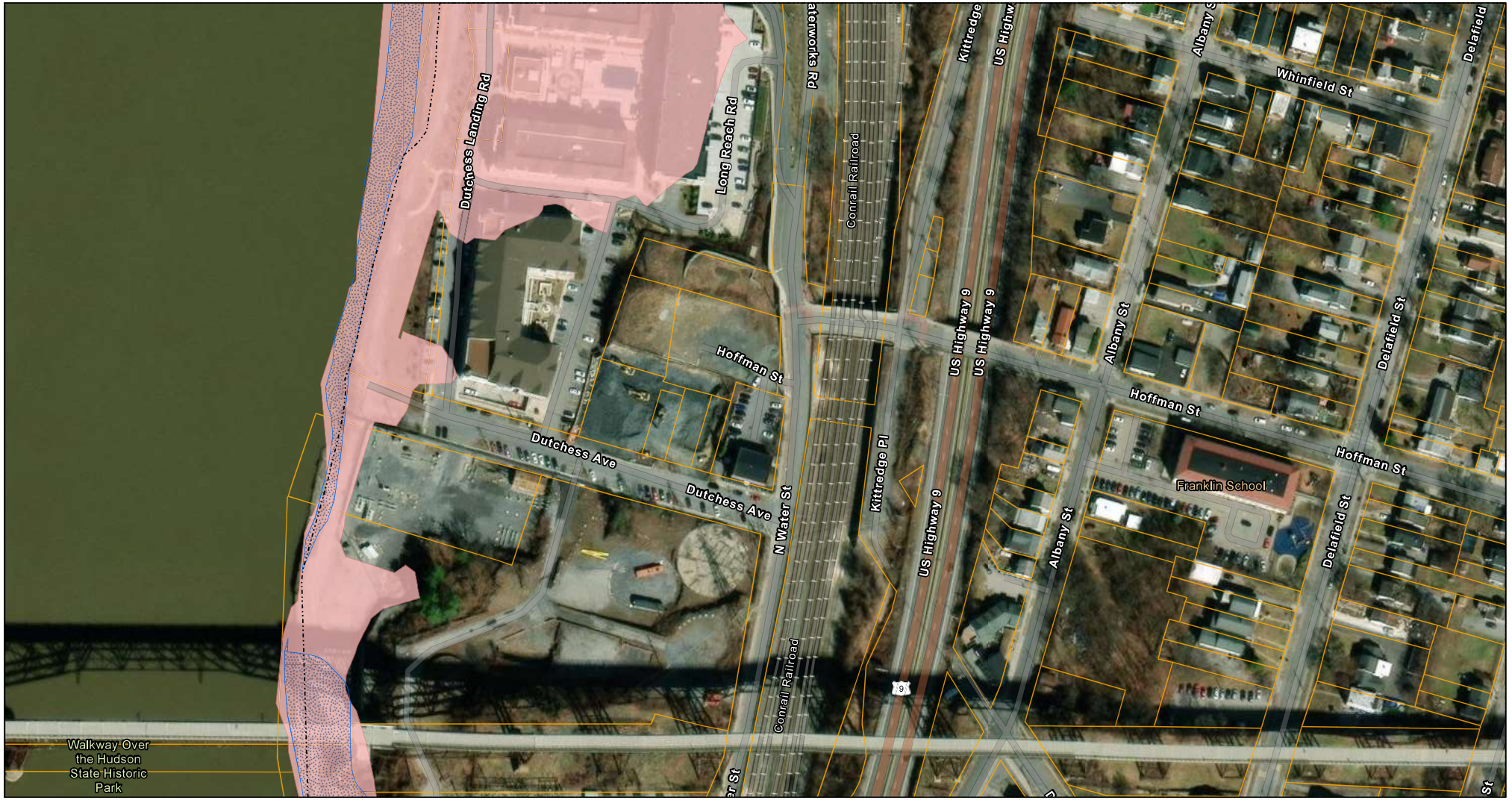
0 0.03 0.07 0.13 km

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

9 Dutchess LLC

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

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



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

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

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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

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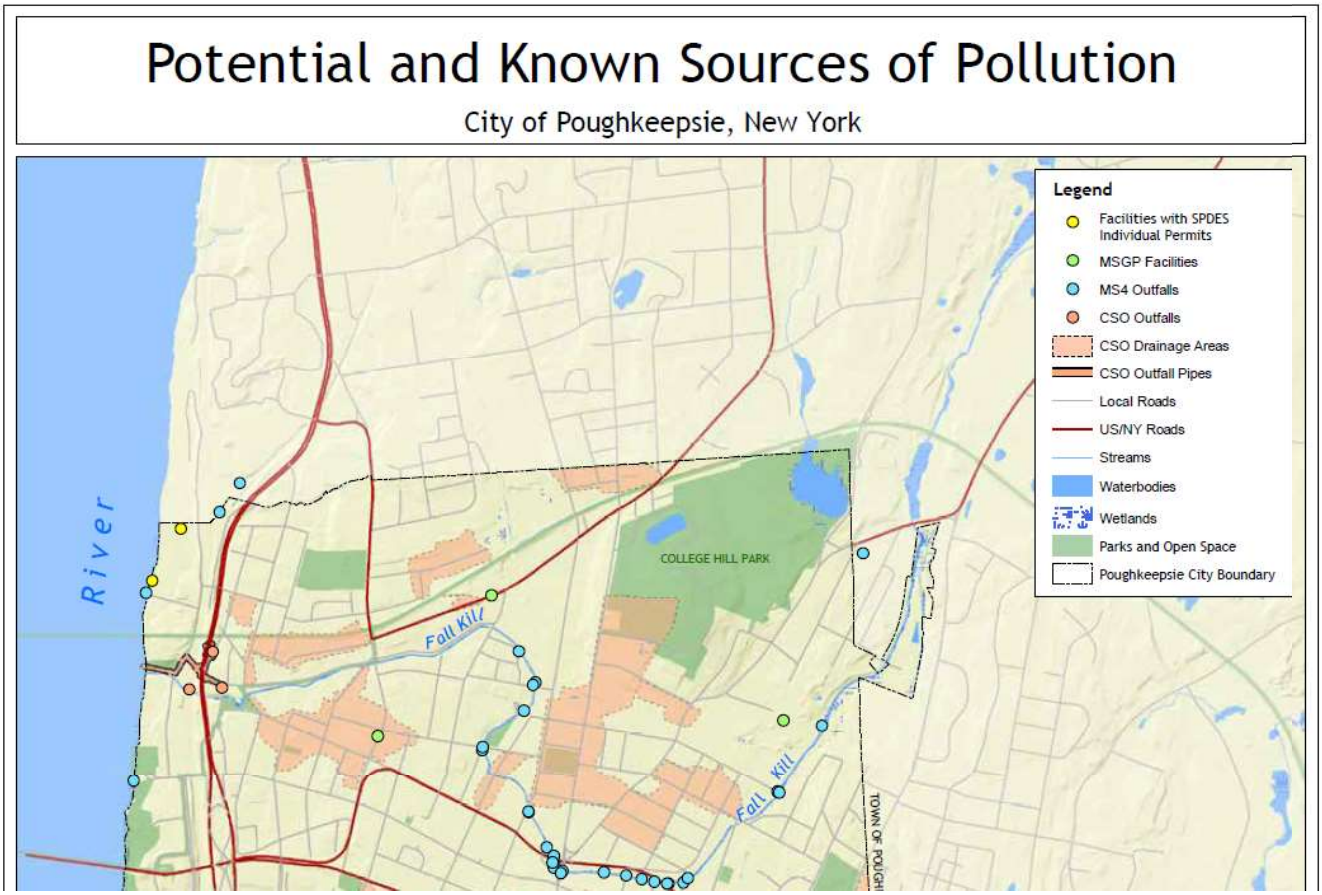
Figure 7: Potential and Known Sources of Pollution

Map 3.6 Potential and Known Sources of Pollution Map



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

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

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

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

Figure 8 - Poughkeepsie NRI Map - Significant Habitats



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

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

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

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

Applicant

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Figure 9- ArcGIS Web Map - Pollinator Pathways

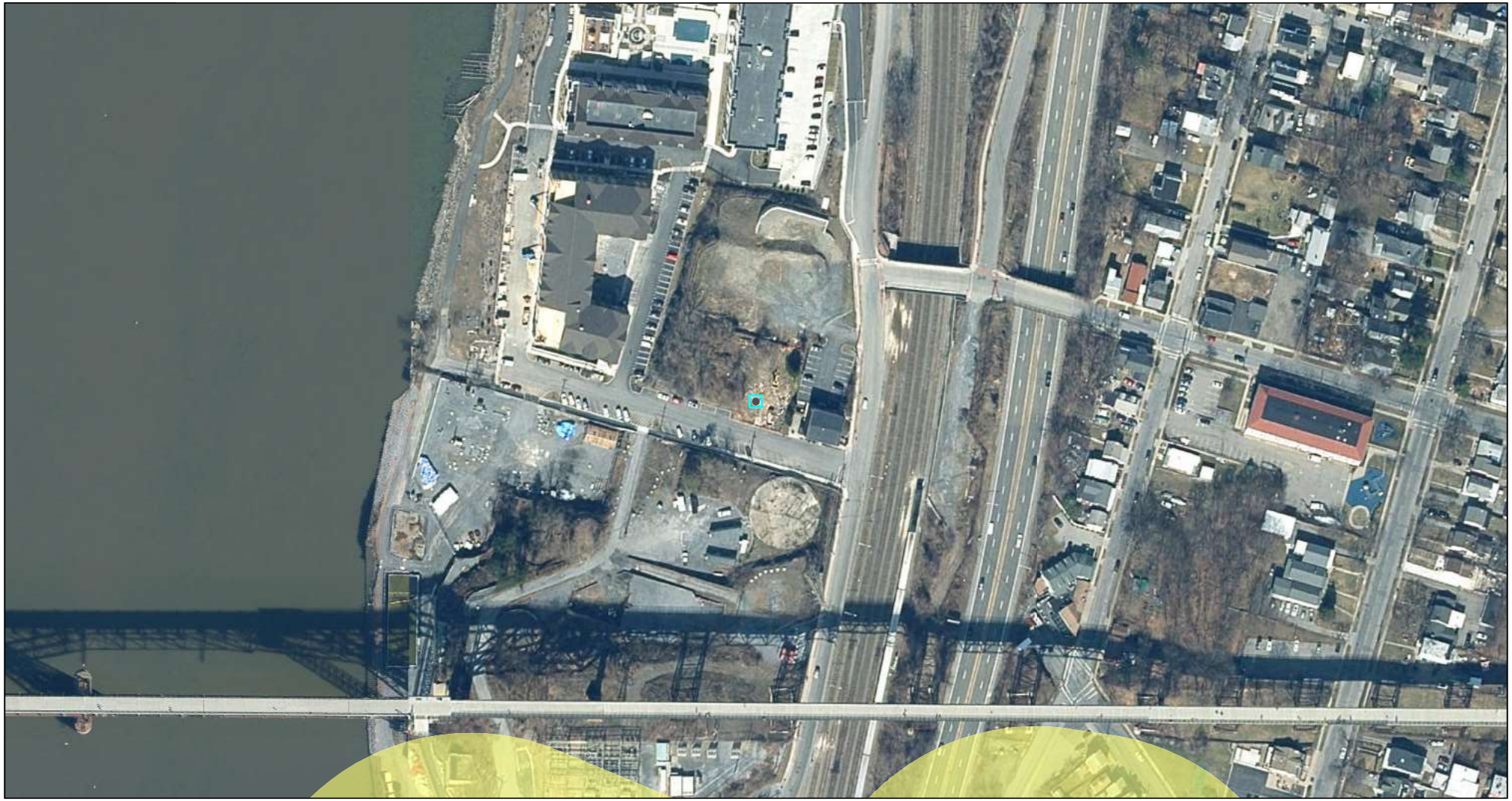

Figure 10 - ArcGIS Web Map - Land Use by Parcel



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

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

City of Poughkeepsie Boundary

New and Recent Development Projects

Land Use by Parcel

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

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

ArcGIS Web AppBuilder

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Figure 11 - Poughkeepsie NRI Map - Recreational Resources



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

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

- Parcel Boundaries
- City of Poughkeepsie Boundary

Recreational Features

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

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Applicant

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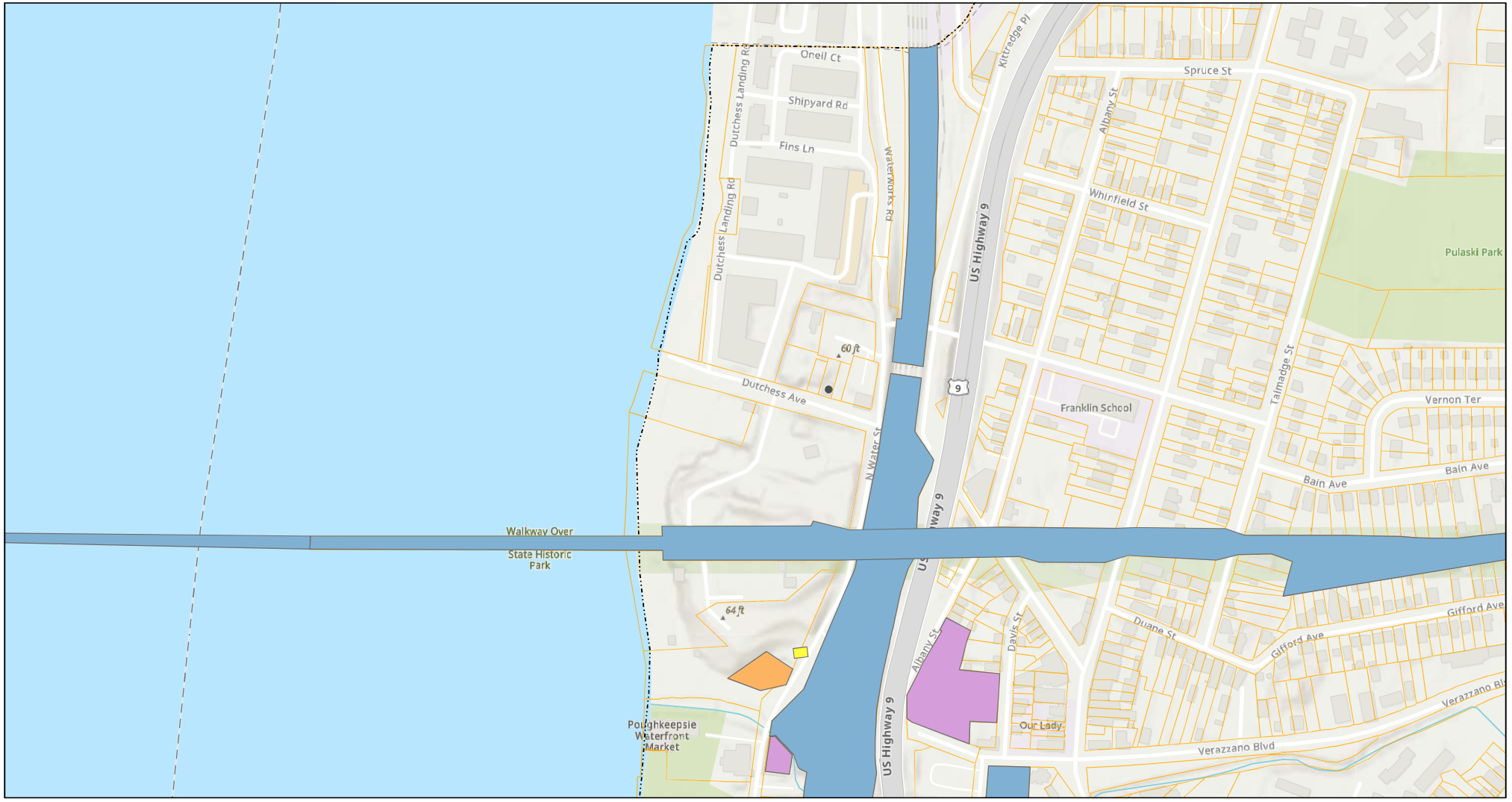
Figure 12 - ArcGIS Web Map - Historic Resources



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

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

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

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

ArcGIS Web AppBuilder

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

The O'Neill Group

A Real Estate Development Company

January 26, 2025

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

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

To the City of Poughkeepsie Planning Board:

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

a) Accessibility for Fire and Police Protection

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

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

b) Harmony with Orderly Development of the District

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

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

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

The project's accessory parking supply is expected to reduce on-street parking demand along Dutchess Avenue, thereby improving parking availability for surrounding businesses, residents, and visitors, including patrons of the O'Neill Pub, users of the Dutchess Avenue Riverwalk, and visitors to the Hudson River waterfront. In addition, the proposed residential units will contribute to addressing the City's ongoing housing needs.

c) Additional Considerations for Uses Located in or Adjacent to a Residential District

Traffic, Access, and Site Layout

The location and size of the proposed use, the nature and intensity of its operations, and its site layout have been designed to ensure that pedestrian and vehicular traffic will not be hazardous, inconvenient, or incongruous with the surrounding area, nor will it conflict with normal neighborhood traffic patterns.

A new sidewalk will be provided along the site frontage, creating improved pedestrian connectivity to the existing sidewalk network on North Water Street and facilitating safe access to destinations south and east of the property. Vehicular access to the accessory parking areas has been designed so that ingress and egress will not impede traffic flow on Dutchess Avenue. The residential nature of the project is not expected to generate large assemblies of persons; typical activity will consist of residents parking vehicles and entering or exiting the building in a manner consistent with surrounding residential uses.

Building Height, Screening, and Compatibility with Adjacent Properties

The location and height of the proposed building, together with the nature and extent of landscaping and site improvements, will not hinder or discourage the appropriate development or

use of adjacent properties, nor will it diminish their value. The project's height and massing are consistent with nearby development and have been carefully calibrated to integrate with the existing built environment.

Importantly, the proposed building height serves as a contextual transition that helps integrate the proposed development at 141 North Water Street into the overall scale and massing of the area. By stepping development appropriately along the Dutchess Avenue corridor, the project reinforces a coherent urban form that bridges existing development at One Dutchess with anticipated future development to the north and east, avoiding abrupt changes in scale while supporting orderly, incremental growth consistent with Waterfront District planning objectives.

The proposed development will complement the One Dutchess property through consistent architectural design and exterior materials. To the north lies a proposed residential development; to the east is an existing office building with a pub at ground level. As the eastern property is already fully developed and no expansion is proposed, the project will not impede future growth opportunities. The 9 Dutchess Avenue parcel represents the final vacant lot along Dutchess Avenue, and its development constitutes appropriate infill that completes the streetscape, strengthens visual continuity, and reinforces the established pattern of development along the waterfront corridor.

Conclusion

For the reasons set forth above, the proposed project satisfies all applicable criteria for the issuance of a Special Permit. The Applicant respectfully submits that the proposed development is compatible with its surroundings, advances the orderly development of the Waterfront District, and provides tangible benefits to the City and the surrounding neighborhood.

Thank you for your continued consideration of this application. We look forward to working collaboratively with the Planning Board and City staff as the review process continues.

Respectfully submitted,

Lauran O'Neill, Esq.
On behalf of 9 Dutchess, LLC

From:	Schimizzi, Angela E (DEC)
To:	George Brandt
Cc:	Lauran O"Neill; Joers, Allison J (DEC)
Subject:	FW: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390
Date:	Wednesday, December 31, 2025 9:18:33 AM
Attachments:	Outlook-facebook-i.png Outlook-twiiter-ic.png Outlook-instagram-.png Outlook-uph2mxh2.png Attachment 5. FEAF mapper-.pdf

Greetings George,

According to the attached EAF and your previous email dated 12/30/2025, there is no in-water work proposed within the Hudson River for the redevelopment of the parcel located at 9 Dutchess Ave, Poughkeepsie, NY. Therefore, impacts to Atlantic and shortnose sturgeon are not anticipated. If there are any changes to the proposal that include in-water work, please contact the DEC.

Please reach out if you require further assistance.

Thank you,

ANGELA SCHIMIZZI *(she/her/hers)*
Region 3 Marine Habitat Manager
New York State Department of Environmental Conservation
Division of Marine Resources | Bureau of Marine Habitat
21 S Putt Corners Rd, New Paltz, NY 12561
w: (845) 256-3056 | c: (845) 663-6795 | angela.schimizzi@dec.ny.gov
dec.ny.gov | @NYSDEC on Social Media | Podcast

From: dec.sm.Wildlife.R3 <Wildlife.R3@dec.ny.gov>
Sent: Tuesday, December 30, 2025 2:18 PM
To: Schimizzi, Angela E (DEC) <Angela.Schimizzi@dec.ny.gov>
Subject: Fw: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390

Hi Angela,

The only ETS hits for this location are Sturgeon, so I am forwarding this on to you.

Best,

Bureau of Wildlife
New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561
P: (845) 256-3098 | F: (845) 255-4659 | wildlife.R3@dec.ny.gov
www.dec.ny.gov |



From: George Brandt <gbrandt@onekeyllc.com>
Sent: Tuesday, December 30, 2025 11:06 AM
To: dec.sm.Wildlife.R3 <Wildlife.R3@dec.ny.gov>
Subject: Re: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Please see attached.

From: dec.sm.Wildlife.R3 <Wildlife.R3@dec.ny.gov>
Sent: Tuesday, December 30, 2025 10:31 AM
To: George Brandt <gbrandt@onekeyllc.com>
Subject: Re: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390

Hi George,

Would you be able to send is the EAF summary report, and any other relevant project materials such as site plans, maps, etc.?

Thanks,

Bureau of Wildlife
New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561
P: (845) 256-3098 | F: (845) 255-4659 | wildlife.R3@dec.ny.gov
www.dec.ny.gov | | |
NEW YORK STATE | Department of Environmental Conservation

From: George Brandt <gbrandt@onekeyllc.com>
Sent: Tuesday, December 30, 2025 10:24 AM
To: dec.sm.Wildlife.R3 <Wildlife.R3@dec.ny.gov>
Cc: Lauran O'Neill <loneill@onekeyllc.onmicrosoft.com>
Subject: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

We seek confirmation that a proposed 27 multifamily project located at the above referenced parcel will not impact Shortnose Sturgeon or Atlantic Sturgeon which are identified in E.2.o. of

the EAF Mapper Summary Report. No development or disturbance to the Hudson River is proposed.

Thank you

George Brandt
One Key Development
241 Hudson Street
Hackensack, NJ 07601
(201) 488-4455
(201) 250-7865 mobile

Confidentiality Notice: This e-mail message including attachments, if any, is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. . Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are the intended recipient, but do not wish to receive communications through this medium, please so advise the sender immediately.

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK

MAP



FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Kingston, Inc

GREATER WALKWAY EXPERIENCE



Interpretive Signs



Wayfinding & Directional Signs



Directional signage for walking path to the One Dutchess Waterfront Park should coordinate with existing Poughkeepsie Wayfinding Signs and mapping.

© 2025 Timely Signs of Hampton, Inc.

POUGHKEEPSIE REGATTA









FINISH OF THE 1913 VARSITY RACE AT POUGHKEEPSIE



The One Dutchess Waterfront Path was the final stretch of water before the finish of the historic Poughkeepsie Regatta. Interpretive signs are being considered along the path to educate visitors. Marist College has a comprehensive archive of photography and memorabilia in their archive that could be utilized.

Directional Signage or Park Naming Opportinites could reflect on the rowing history of this waterfront area.

© 2025 Timely Signs of Hampton, Inc.



SAMPLE ICON

One Dutchess Waterfront Park

One Dutchess River Walk

One Dutchess Regatta Path

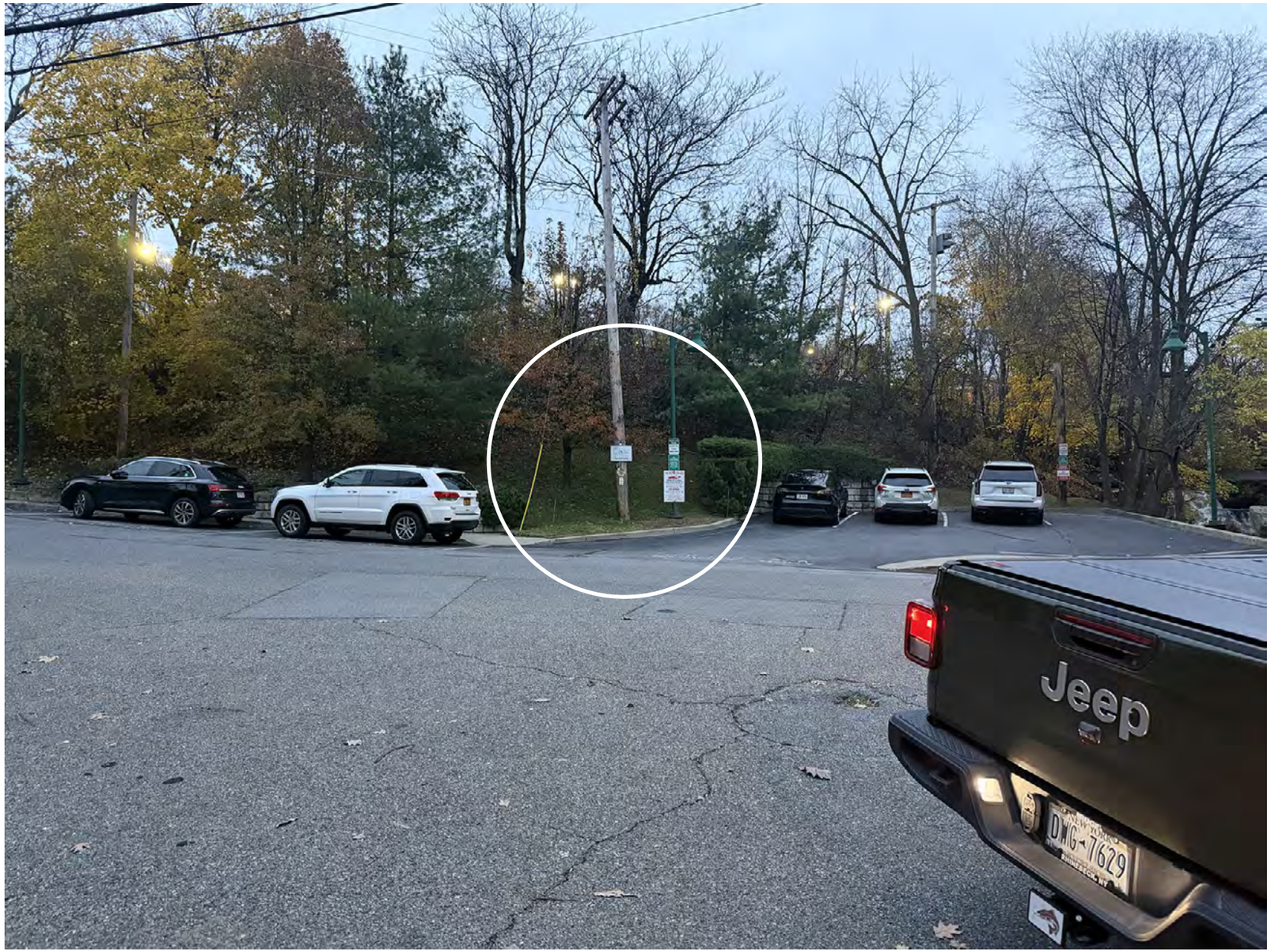
Regatta Way at One Dutchess

SAMPLE NAMING

© 2025 Timely Signs of Kingston, Inc.

Pathfinder #1

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK





FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Winston, Inc.

Pathfinder #1

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK





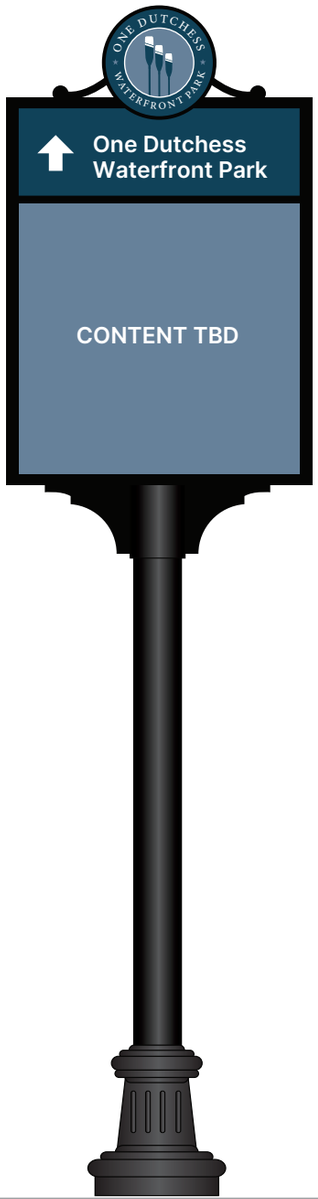
FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Kingston, Inc.

Pathfinder #2

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK







OPPOSITE SIDE

FILE DATE - DEC 8, 2025

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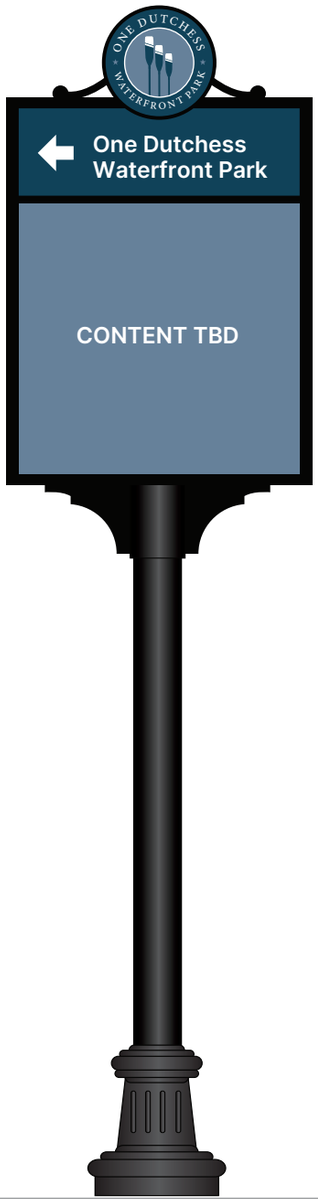
Pathfinder #3

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK







OPPOSITE SIDE

FILE DATE - DEC 8, 2025

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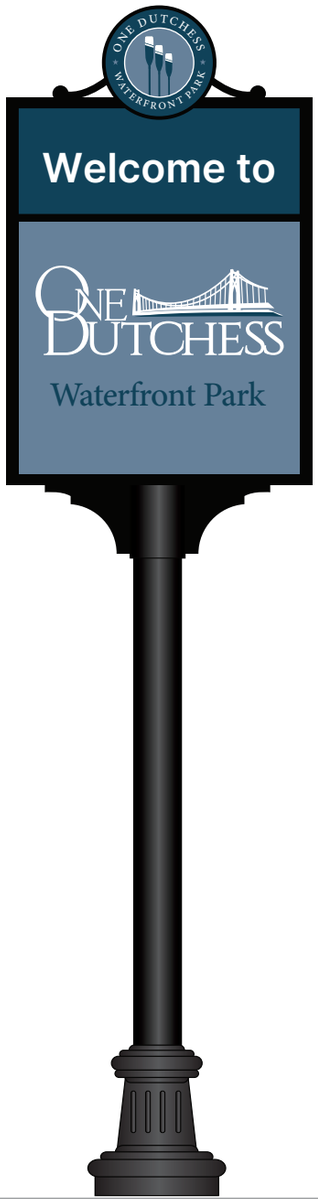
Pathfinder #4

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK







OPPOSITE SIDE

FILE DATE - DEC 8, 2025

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Interpretive Signs





The One Dutchess Waterfront Path was the final stretch before the finish of the historic Poughkeepsie Regatta.

Interpretive signs are being considered along the path to educate visitors. Marist College has a comprehensive archive of photography and memorabilia in their archive that could be utilized.

Directional Signage or Park Naming Opportinites could reflect on the rowing history of this waterfront area.

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New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

December 31, 2025

George Brandt
Project Manager
241 Hudson Street
Hackensack`, NJ 07601

Re: SEQRA
New Construction of Five-Story Multifamily Building
9 Dutchess Ave, Poughkeepsie, Dutchess County, NY 12601
25PR11777

Dear George Brandt:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Josalyn Ferguson at the following email address:

Josalyn.Ferguson@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Statement of Compliance with City of Poughkeepsie Local Waterfront Revitalization Program Policies

Policy 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.

Response: Policy 1 is focused on the role in which state and federal agencies must act in furtherance of the revitalization of urban waterfront areas, and the responsibility local government has in implementing the policy. The action is consistent with the City's priorities for the area as expressed in the Comprehensive Plan and Waterfront Redevelopment Strategy.

Policy 2: Facilitate the siting of water dependent uses and facilities on or adjacent to coastal waters.

Response: This policy is not applicable to the proposed action.

Policy 3: Further develop the State's major ports of Albany, Buffalo, New York, Ogdensburg, and Oswego as centers of commerce and industry, and encourage the siting, in these port areas, including those under the jurisdiction of State public authorities, of land use and development which is essential to, or in support of, the waterborne transportation of cargo and people.

Response: Not applicable. The City of Poughkeepsie is not located in or near any of the above referenced major ports.

Policy 4: Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.

Response: The action will be compatible with the existing development known as One Dutchess in terms of the area's scale, mass, height, color, texture, siting and use of materials. In addition, the action will improve the viability of commercial demand for One Dutchess by improving the availability of parking. The action will not adversely affect the existing economic base of the community The project is consistent with the City's priorities for the area as expressed in the Comprehensive Plan and Waterfront Redevelopment Strategy.

Policy 5: Encourage the location of development in areas where public services and facilities essential to such development are adequate.

Response: The site is served by municipal water and sewer and is within a six-minute walk to Metro North train station. Moreover, streets and highways serving the proposed site can safely accommodate additional traffic and will lessen the demand for on-street

parking along Dutchess Avenue. The project will not reduce or adversely impact connections between the Main Street commercial corridor.

Policy 6: Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

Response: This policy is not applicable to the proposed action.

Policy 7: Significant coastal fish and wildlife habitats will be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

Response: The action will have no impact on coastal wildlife. Extensive field investigation in connection with the One Dutchess development indicated that there are no significant plant communities, nor any endangered, threatened or rare species present. No Hudsonia Habitats are present on or adjacent to the site. The action was evaluated by Region 3 Marine Habitat and no impacts to Atlantic and shortnose sturgeon are anticipated.

Policy 8: Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain or which cause significant sublethal or lethal effect on those resources.

Response: The action will not produce hazardous waste.

Policy 9: Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks, and developing new resources.

Response: The action is consistent with this policy. Non-consumptive recreational uses such as exercise along the waterfront, wildlife photography, bird watching and nature study occur regularly adjacent to the site.

Policy 10: Further develop commercial finfish, shellfish, and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities, increasing marketing of the State's seafood products, maintaining adequate stocks, and expanding aquaculture facilities.

Response: This policy is not applicable to the proposed action.

Policy 11: Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

Response: The proposed finished floor elevation is significantly higher than the FEMA BFE of 8'. Refer to Map Panel 36027C0354E and Letter of Map Revision Based on Fill dated July 28, 2020. The site is sufficiently set back from coastal erosion hazards.

Policy 12: Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.

Response: This policy is not applicable to the proposed action.

Policy 13: The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

Response: There are currently no mapped Coastal Erosion Hazard Areas in the City of Poughkeepsie WRA. No construction or reconstruction to waterfront is proposed.

Policy 14: Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.

Response: Stormwater runoff practices will reduce post-development runoff from what is currently flowing off the site in its current or previous state.

Policy 15: Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land.

Response: This policy is not applicable to the proposed action.

Policy 16: Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.

Response: This policy is not applicable to the proposed action.

Policy 17 Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.

Response: The proposed action is consistent with this policy as no adverse impacts to flooding and erosion will be generated and the site is not within the 100-year floodplain.

Policy 18: To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable coastal resource areas.

Response: No modifications to the City of Poughkeepsie's highways and arterials are contemplated in this action.

Policy 19: Protect, maintain, and increase the level and types of access to public water related recreation resources and facilities.

Response: The project sponsor maintains the waterfront public space adjacent to the immediate community and gives high priority to ensuring physical access is provided for existing and potential coastal recreation.

Policy 20: Access to the publicly owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided and it shall be provided in a manner compatible with adjoining uses.

Response: The project sponsor maintains the waterfront park adjacent to the community and gives high priority to ensuring physical access is provided for existing and potential year-round coastal uses.

Policy 21: Water dependent and water enhanced recreation will be encouraged and facilitated, and will be given priority over non-water-related uses along the coast.

Response: As noted above, the proposed action is consistent with this policy.

Policy 22: Development when located adjacent to the shore will provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.

Response: The project sponsor maintains the waterfront park adjacent to the community and gives high priority to ensuring physical access is provided for existing and potential coastal recreation.

Policy 23: Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.

Response: The project site is visible from the Walkway; however, design, layout, appearance and architectural character of the proposed building will not adversely impact views from this historic resource. The proposed building will seamlessly blend into One Dutchess and mute the south façade of the proposed 141 North Water Street project which will consist of panelized terracotta panels that simulate a solid brick wall.

Policy 24: Prevent impairment of scenic resources of statewide significance.

Response: As noted above, the project sponsor maintains the waterfront public space The use of appropriate building materials, and landscaping are attractive elements and compatible with the built condition. The action will not impair viewshed from the Esopus/Lloyd Scenic Area of Statewide Significance.

Policy 25: Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.

The following areas of local scenic significance shall be protected: Views of the river from public parks, views from publicly-owned sites, and views from privately-owned sites that provide public access, including

- **Waryas Park**
- **Kaal Rock**
- **Metro North Station**
- **Our Lady of Mt. Carmel Church**
- **Walkway Over the Hudson**
- **The Mid-Hudson Bridge**
- **Highland Landing Park**



View North Waryas Park



View North Kaal Rock



View West Our Lady of Mt Carmel Church



View North Metro North



View Highland Landing Park



View Walkway Over the Hudson1

*Response: As depicted in the foregoing photos, the proposed action will avoid impairment of the overall scenic quality of the coastal area. Construction of the proposed action will continue the same high quality building design and materials that will match existing features of adjacent buildings that contribute to the revitalization of the Poughkeepsie waterfront. *Note that the Mid-Hudson Bridge pedestrian walkway was closed on several occasions when photographs were attempted. However, the action will not adversely impact views from the bridge. There was no access to Our Lady Of Mt. Carmel Church the photograph presented above was taken adjacent to the steps in late November 2025.*

Policy 26: Conserve and protect agricultural lands in the State's coastal area.

Response: This policy is not applicable to the proposed action.

Policy 27: Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

Response: This policy is not applicable to the proposed action.

Policy 28: Ice management practices shall not interfere with the production of hydroelectric power, damage significant fish and wildlife and their habitats, or increase shoreline erosion or flooding.

Response: This policy is not applicable to the proposed action.

Policy 29: The development of offshore uses and resources, including renewable energy resources, shall accommodate New York's long-standing ocean and Great Lakes industries, such as commercial and recreational fishing and maritime commerce, and the ecological functions of habitats important to New York.

Response: This policy is not applicable to the proposed action.

Policy 30: Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.

Response: This policy is not applicable to the proposed action.

Policy 31: State coastal area policies and management objectives of approved Local Waterfront Revitalization Programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

Response: This policy is not applicable to the proposed action.

Policy 32: Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.

Response: This policy is not applicable to the proposed action.

Policy 33: Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Response: The action will utilize best management practices and comply with prevailing municipal, county and state specifications, standards and requirements. Collection and distribution of stormwater and sanitary sewer are processed by separate systems.

Policy 34: Discharge of waste materials into coastal waters from vessels subject to State jurisdiction will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

Response: The proposed action is consistent with this policy.

Policy 35: Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

Response: This policy is not applicable to the proposed action.

Policy 36: Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

Response: This policy is not applicable to the proposed action.

Policy 37: Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

Response: The action will utilize best management practices and comply with prevailing municipal, county and state specifications, standards and requirements. The proposed action is consistent with this policy.

Policy 38: The quality and quantity of surface water and groundwater supplies, will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

Response: This policy is not applicable to the proposed action

Policy 39: The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land, and scenic resources.

Response: This policy is not applicable to the proposed action.

Policy 40: Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to state water quality standards.

Response: This policy is not applicable to the proposed action.

Policy 41: Land use or development in the coastal area will not cause national or State air quality standards to be violated.

Response: This policy is not applicable to the proposed action.

Policy 42: Coastal management policies will be considered if the State reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.

Response: This policy is not applicable to the proposed action.

Policy 43: Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates.

Response: This policy is not applicable to the proposed action.

Policy 44: Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

Response: The proposed action is consistent with this policy.

From: Schimizzi, Angela E (DEC)
To: George Brandt
Cc: Lauran O"Neill; Joers, Allison J (DEC)
Subject: FW: New Project 9 Dutchess Avenue City of Poughkeepsie TPN 131300-6062-59-777390
Date: Wednesday, December 31, 2025 9:18:33 AM
Attachments: Outlook-facebook-i.png
Outlook-twiiter-ic.png
Outlook-instagram-.png
Outlook-uph2mxh2.png
Attachment 5. FEAF mapper-.pdf

Greetings George,

According to the attached EAF and your previous email dated 12/30/2025, there is no inwater work proposed within the Hudson River for the redevelopment of the parcel located at 9 Dutchess Ave, Poughkeepsie, NY. Therefore, impacts to Atlantic and shortnose sturgeon are not anticipated. If there are any changes to the proposal that include in-water work, please contact the DEC.

Please reach out if you require further assistance.

Thank you,

ANGELA SCHIMIZZI (she/her/hers)
Region 3 Marine Habitat Manager
New York State Department of Environmental Conservation
Division of Marine Resources | Bureau of Marine Habitat
21 S Putt Corners Rd, New Paltz, NY 12561
w: (845) 256-3056 | c: (845) 663-6795 | angela.schimizzi@dec.ny.gov
dec.ny.gov | @NYSDEC on Social Media | Podcast

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/24/2026 at 3:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

City of Poughkeepsie
Waterfront Assessment Form (WAF)

A. INSTRUCTIONS

1. Applicants, or, in the case of direct actions, City agencies shall complete this Waterfront Assessment Form for proposed actions which are subject to the LWRP Consistency Review Law. This assessment is intended to supplement other information used by a City agency in making a determination of consistency with the policy standards set forth in the LWRP Consistency Review Law.

2. Before answering the questions in Section C, the preparer of this form should review the policies and policy explanations contained in the City of Poughkeepsie Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the offices of the City Clerk and posted on the city's website. A proposed action should be evaluated as to its beneficial and adverse effects upon the Waterfront Revitalization Area (WRA) and its consistency with the policy standards.

3. If any question in Section C on this form is answered "yes", the proposed action may affect the achievement of the LWRP policy standards contained in the Consistency Review Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1 Describe nature and extent of action:

Construction of new 27-unit multifamily apartment building with accessory off-street parking,

2. Type of City agency action (check appropriate response):

a. Directly undertaken (e.g. construction, planning activity, agency regulation, land transaction)

Planning board site plan and special use permit.

Waterfront Advisory Committee

b. Financial assistance (e.g. grant, loan, subsidy)

NA

c. Permit, approval, license, certification

Special Use permit and site plan approval

Local Waterfront Consistency Review

d. Agency undertaking action:

Poughkeepsie Planning Board

Waterfront Advisory Committee

3. If an application for the proposed action has been filed with a City, the following information shall be provided:

a. Name of applicant

9 Dutchess LLC

b. Mailing address:

241 Hudson Street

Hackensack, New Jersey 07601

c. Telephone number:

(201) 488-4455

d. Property tax number:

131300-6062-59-777390

e. Application number, if any:

4. Will the action be directly undertaken, require funding, or approval by a State or federal agency?

Yes _____ No X

If yes, which State or federal agency? _____

1. Location of action (Street or Site Description and nearest intersection):

9 Dutchess Avenue

6. Size of site (acres): .5 Acre

7. Amount (acres) of site to be disturbed: .5 Acre

8. Present land use: Vacant lot

9. Present zoning classification: Waterfront

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): None

11. Percentage of site that contains slopes of 15% or greater: 0

12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?

(a) Name NA

(b) Size (in acres) NA

13. Is the property serviced by public water? Yes X No ____

14. Is the property serviced by public sewer? Yes X No ____

C. WATERFRONT ASSESSMENT (Check either "Yes" or "No" for each of the following questions). If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

		YES	NO
1.	Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas found within the waterfront area as identified in the LWRP?	___	X
(a)	Significant fish or wildlife habitats?	___	X
(b)	Scenic resources of local or State-wide significance?	___	X
(c)	Important agricultural lands?	___	X
(d)	Natural protective features in a coastal erosion hazard area?	___	X
2.	Will the proposed action have a significant effect upon:		
(a)	Scenic quality of the waterfront environment?	___	X
(b)	Development of future or existing water-dependent uses?	___	X
(c)	Operation of the State's major ports?	___	X
(d)	Land or water uses within a small harbor area?	___	X
(e)	Designated State or federal freshwater wetlands?	___	X
(f)	Commercial or recreational use of fish and wildlife resources?	___	X
(g)	Existing or potential public recreation opportunities?	___	X
(h)	Structures, sites or districts of historic, archaeological or cultural significance to the City, State or nation?	___	X
(i)	Stability of the shoreline?	___	X
(j)	Surface or groundwater quality?	___	X

3. Will the proposed action involve or result in any of the following:

(a)	Physical alteration of land along the shoreline, underwater land or surface waters?	___	X
(b)	Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	___	X
(c)	Expansion of existing public services or infrastructure in undeveloped or low-density areas of the waterfront area?	___	X
(d)	Siting or construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law?	___	X
(e)	Mining, excavation, filling or dredging in surface waters?	___	X
(f)	Reduction of existing or potential public access to, or along, the shoreline?	___	X
(g)	Sale or change in use of publicly-owned lands located on the shoreline or underwater?	___	X
(h)	Development within a designated flood or erosion hazard area?	___	X
(i)	Development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion?	___	X
(j)	Construction or reconstruction of erosion protective structures?	___	X
(k)	Diminished or degraded surface or groundwater quantity and/or quality?	___	X
(l)	Removal of ground cover from the site?	___	X

4. PROJECT		YES	NO
(a)	If a project is to be located adjacent to shore:		
(1)	Does the project require a waterfront location?	___	X
(2)	Will water-related recreation be provided?	___	X
(3)	Will public access to the foreshore be provided?	_X_	___
(4)	Will it eliminate or replace a water-dependent use?	___	X
(5)	Will it eliminate or replace a recreational or maritime use or resource?	___	X
(b)	Is the project site presently used by the community neighborhood as an open space or recreation area?	___	X
(c)	Will the project protect, maintain and/or increase the level and types or public access to water-related recreation resources or facilities?	___	X

(d)	Does the project presently offer or include scenic views or vistas that are known to be important to the community?	_X__	
(e)	Is the project site presently used for commercial or recreational fishing or fish processing?	___	X___
(f)	Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?	___	X___
(g)	Is the project located in a flood prone area?	___	X___
(h)	Is the project located in an area of high coastal erosion?	___	X___
(i)	Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?	___	X___
(j)	Do essential public services or facilities presently exist at or near the site?	___	X___
(k)	Will the project involve surface or subsurface liquid waste disposal?	___	X___
(l)	Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	___	X___
(m)	Will the project involve shipment or storage of petroleum products?	___	X___
(n)	Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters?	___	X___
(o)	Will the project involve or change existing ice management practices?	___	X___
(n)	Will the project alter drainage flow, patterns or surface water runoff on or from the site?	__X_	___
(p)	Will best management practices be utilized to control storm water runoff into waterfront waters?	X___	___
(q)	Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates?	___	X___
(r)	Will the project affect any area designated as a tidal or freshwater wetland?	___	X___
(s)	Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	___	X___

D. **REMARKS OR ADDITIONAL INFORMATION TO SUPPORT OR DESCRIBE ANY ITEM(S) CHECKED "YES"** (Add any additional sheets necessary)

_____

_____

_____

_____

If you require assistance or further information in order to complete this form, please contact the City Planning Department.

Please submit completed form, along with one copy of a site/sketch plan to:

City of Poughkeepsie
Building, Planning, and Zoning Department
City Hall-2nd Floor
62 Civic Center Plaza
Poughkeepsie, NY 12601

Preparer's Name (Please print): Lauren O'Neill lauran o'neill

Affiliation: Authorized Signatory of 9 Dutchess LLC

Telephone Number: (201) 488 4455

Date: 1/26/2026

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	□	□
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	□	□
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	□	□
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	□	□
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	□	□
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	□	□
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	□	□
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	□	□
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	□	□
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	□	□
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	□	□

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		□	□

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	□	□
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	□	□
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	□	□
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	□	□
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	□	□
vi. 43 tons/year or more of methane	D2h	□	□
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	□	□
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	□	□
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	□	□
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	□	□
f. Other impacts: _____ _____		□	□

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	□	□
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	□	□
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	□	□
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	□	□

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	□	□
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		□	□
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	□	□
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	□	□
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	□	□

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

No potential impacts were identified regarding geological features, surface water, ground water, flooding, air, plants and animals, agricultural resources, historical and archaeological resources, Critical Environmental Areas, transportation, energy, noise, odor and light, human health, consistency with community plans, or consistency with community character from a review of the project applicant's Full Environmental Assessment Form part 1.

Regarding potential impacts to land, construction is anticipated to last 18 months. However no major excavation is anticipated and traffic disruptions would be limited to a local road. A small impact is anticipated. The applicant's FEAF states that the average depth to bedrock on the site is 1 foot. Based on the applicant's FEAF and site plan dated 12/24/25, no major excavation of the site is anticipated. The environmental impacts of the partial excavation of the site were deemed not to create a significant environmental impact on 1/11/24 when a grading plan for the site was reviewed.

Regarding potential impacts to geological features, no unique geological land forms were identified on the site per the New York State Department of Environmental Conservation Environmental Resource Mapper.

Regarding potential impacts to flooding, the site is proposed to be merged into the developed 1 Dutchess Avenue property which lies within the 100 year flood plain. As no new development is proposed within the 100 year flood plain, no impact to flooding is anticipated.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 9 Dutchess Avenue

Name of Lead Agency: Planning Board

Name of Responsible Officer in Lead Agency: Anne Saylor

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Tyler Maegerle

Address: 62 Civic Center Plaza, Poughkeepsie NY, 12601

Telephone Number: 845 451 4041

E-mail: tmaegerle@cityofpoughkeepsie.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MAY 27, 2026

9 DUTCHESS AVENUE: SITE PLAN/SPECIAL PERMIT
An application for site plan and special permit review for the construction of a five story building with 27 dwelling units and structured parking for 132 spaces on a parcel previously known as 9 Dutchess Avenue which is being combined with a larger parcel known as 1 Dutchess Avenue. Owner/Applicant: 9 Dutchess LLC; Consultant: Mark Day/Day Stokosa Engineering PLLC; Current Grid #6062-59-777390; Zoning District: Waterfront (W); File #2026-007

Project Description
The project has been determined to be an Unlisted Action under SEQRA.

Recommendation
- Garage door on Dutchess Avenue has been receded several feet into the building. Applicant has indicated that this floor of the parking garage would be limited to valet parking.
    - Consider whether these revisions make southern elevation sufficiently compatible with the City's pedestrian character.
- Draft neg dec posted.
- First appearance in front of the WAC 4/1/26
- Expanse of blank walls present on eastern elevation.
- Detail and dimensions of wall on eastern property line should be provided.
- WAC consistency review necessary for projects in the Waterfront Revitalization Area.
- Special use permit necessary for 5+ unit residential structure in the Waterfront district.
    - Special use permits require a public hearing.

Project History
Grading plan for the site approved September 2024.
First appearance 3/24/26
Escrow set 3/24/26
Architectural review workshop held 4/29/26

Documents Entered into Record

Date	Description	Author	Comments
1/30/26	Application	Paula O'Neill	1/27/26 27 Unit Residential
1/30/26	Letter	Lauran O'Neill, The O'Neill Group	1/26/26 Letter describing project

1/30/26	Letter	Lauran O'Neill, The O'Neill Group	1/26/26 Letter in reference to Special Permit
1/30/26	WAF	Lauran O'Neill, The O'Neill Group	1/26/26 Waterfront Assessment Form
1/30/26	Letter		Statement of Compliance w/ WRP
1/30/26	SEQRA	Lauran O'Neill, The O'Neill Group	1/26/26 FEAF
1/30/26	Email	DEC	12/31/25 Various departments of DEC statements
1/30/26	Letter	R. Daniel Mackey, NYS SHPO	12/31/25 Letter of non-impact
1/30/26	NRI	9 Dutchess, LLC	1/23/26 Natural Resource Inventory
1/30/26	Renderings	9 Dutchess, LLC	1/24/26 Project renderings
1/30/26	Site Plan	Day Stokosa Engineering, Co.	1/24/25 G-101, VE101,CS101, CS102, CS103, CU101, CL101, CP101, CE101, CS501, CS502, CU501, CE501,
1/30/26	Site Plan	Michael McCormack, Liscum, McCormack, VanVoorhis Architecture, Planning Interiors	1/22/26 G1, G2, G3, A1, A2, A3
5/20/26	Site Plan	Michael McCormack, Liscum, McCormack, VanVoorhis Architecture, Planning Interiors	
5/20/26	Floor plans and elevations	Michael McCormack, Liscum, McCormack, VanVoorhis Architecture, Planning Interiors	
5/20/26	Renderings		

Comments Received (circulated 3/19/26)

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
3.25.26	Captain John Zeltman, COP PD	OK
	Eric Philipp, COP Bldg Inspector	
	Dylan Tuttle, DC Dept of Planning	

Motions and Resolutions
With regard to the City's file number <u># and 9 Dutchess Avenue</u>

Open the Public Hearing
Motion:

Second:
Vote:

Close the Public Hearing
Motion:
Second:
Vote:

Adjourn the Public Hearing
Motion:
Second:
Vote:

It is the conclusion of the Planning Board as lead agency that this project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
Motion:
Second:
Vote:

The O'Neill Group
A Real Estate Development Company

241 Hudson Street
Hackensack, NJ 07601
(201)488-4455
loneill@onekeyllc.com

May 20, 2026

City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601
Attention: Tyler Maegerle, Planner

Re: Site Plan Submission – 9 Dutchess Avenue
Tax Parcel No. 131300-6062-59-777390

Dear Mr. Maegerle:

Attached please find a thumb drive containing revised architectural floor plan and elevations. The plans reflect the following changes:

1. East Elevation - Removed cornice at north property line to eliminate encroachment over the property line at fourth floor deck. An awning with paid parking signage is added at the parking entrance. Two light fixtures are added at the parking entrance.
2. South Elevation – Second level, valet parking entrance signage is added and door is recessed 12" from face of building. Split face block and not brick is added on lowest level of building. The round window in the west stairwell is changed to a square window. A full depth pediment for stair bulkhead replaces the decorative roof pediment.

A simulation juxtaposing 9 Dutchess Avenue with 141 North Water Street is added to the rendering package. Sunset Smooth brick is substituted for the Continental Brick Wine Red brick used on One Dutchess to offer better transition between 141 N Water Street and Erin O'Neill. Sunset Smooth brick is depicted in all updated renderings.

The site plan is updated to reflect as-built parking conditions along Dutchess Avenue and in Phase One and Phase Two of the One Dutton project. Two Red Osler Dogwood trees previously encroaching into the driveway of the third level of parking have been relocated away from the driveway.

Very truly yours,

George Brandt

KARC
PLANNING CONSULTANTS, INC.

February 5, 2026

Europa McGovern, Commissioner of Development
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Da'Ron Wilson, Councilmember at Large
City of Poughkeepsie Common Council
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 9 Austin Court
Parcel No. 131300-6161-67-790286
City of Poughkeepsie
Rezoning Application

Dear Commissioner McGovern and Chairman Wilson,

Per the request of the City Development Department, enclosed please find revised materials for the proposed development at 23 Cedar Avenue and 9 Austin Court.

As outlined in the Department's December 26, 2025, correspondence, the revised conceptual plan has been updated to: Clearly identify adjacent streets; Provide an estimated number of dwelling units; and Clarify the intent to merge the two parcels into a single lot of record. In addition, an updated letter of authorization for 9 Austin Court is enclosed.

Please note that the submitted materials remain conceptual in nature. Detailed engineering, architectural plans, and other site plan components will be developed if and when it is determined that rezoning 9 Austin Court from the Residential Neighborhood A (RNA) District to the Residential Community 3 (RC3) District is feasible. As described in our November 24, 2025 cover letter, the rezoning request is intended to align zoning across both parcels to support a unified development concept.

Please advise if any additional information is required at this time.

Sincerely,



Natalie Quinn, Agent for Applicant

PO Box 924 |Poughkeepsie NY 12602 | 845.874.7166 | natalie@karcpc.com
DBE Certified |WBE in NY and NJ |US SBA WOSB & EDWOSB Certified

From: Judith Knauss
To: Natalie Quinn
Cc: Europa McGovern; Tyler Maegerle; Jozlyn Young; Lori Garcia
Subject: 9 Austin Court
Date: Friday, December 26, 2025 2:57:22 PM

Dear Ms. Quinn:

The Development Department is in receipt of an application to rezone the parcel at 9 Austin Court from RNA to RC3. We have reviewed the materials submitted, and identified the following issues that

1. The "Conceptual Plan" submitted contains very minimal information, references only 23 Cedar Avenue, and does not identify or clearly show the streets involved: a revised plan will be required;
2. No indication as to the number of units proposed is provided: understanding that the project may evolve, an estimated number of units should be provided;
3. It is not entirely clear whether the properties would be combined into a single lot of record, or whether they would be maintained as two separate lots: clarification is required; and,
4. The lot at 9 Austin Court is under different ownership than the lot at 23 Cedar Avenue. The letter of authorization characterizes the owner of both parcels as PK Cedar Dev LLC, whereas 9 Austin Court is owned by Ryan Arket and Alyssa Nicole Arket. It will be necessary to update the authorization.

If the information outlined above is received by Friday, January 2, we anticipate transmitting the application for placement on the January 20 Agenda of the Common Council. Please note that additional information may be required at a later date.

Please feel free to reach out if you have any questions in this regard.
Very truly yours,
Judith Knauss

Deputy Zoning Administrator
(845) 451-4010
jknauss@cityofpoughkeepsie.com

PLEASE NOTE: There has been an ongoing scam involving fraudulent emails from a group impersonating City officials. These emails generally include fake invoices and request payment from land-use board applicants. The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

KARC
PLANNING CONSULTANTS, INC.

November 24, 2025

Europa McGovern, Commissioner of Development
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Da'Ron Wilson, Councilmember at Large
City of Poughkeepsie Common Council
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 9 Austin Court
Parcel No. 131300-6161-67-790286
City of Poughkeepsie
Rezoning Application

Dear Commissioner McGovern and Chairman Wilson,

On behalf of PK Cedar Dev LLC, we respectfully submit this application requesting that the parcel at 9 Austin Court be rezoned from the Residential Neighborhood A (RNA) District to the Residential Community 3 (RC3) District.

PROJECT DESCRIPTION

The concept plan submitted with this application illustrates an initial development scenario in which two three-story multifamily buildings are located on 23 Cedar Avenue, supported by accessory parking and circulation areas accessed exclusively from Cedar Avenue. A portion of the accessory parking is shown on the adjoining parcel at 9 Austin Court, while the existing single-family home currently remains in this preliminary layout.

If the requested rezoning to RC3 is approved, the applicant anticipates refining the site plan to create a unified residential community across both parcels. This may include removal of the existing single-family home, redistribution of building footprints, and potential incorporation of townhouse-style or multifamily units on parts of 9 Austin Court. These refinements would allow for a less constrained design, improved internal circulation, and a more cohesive arrangement of buildings and open spaces.

Regardless of the final configuration, all primary vehicular access will remain on Cedar Avenue. Given the narrow width and residential character of Austin Court, that street would be reserved only for emergency access, if required by Fire Department standards.

REASON FOR THE REQUESTED REZONING

Rezoning 9 Austin Court to RC3 is appropriate and necessary to allow a residential form and density that match the character and development pattern of the immediate area. Although the parcel is presently mapped RNA, it is physically separated from the broader RNA neighborhood and instead sits within a small "island" of mixed zoning that includes MU3, RC3, and CD districts. This context already supports a range of higher-density residential uses, student housing, neighborhood-scale commercial activity, and several existing multifamily developments along Cedar Avenue. The RNA district, which is intended for lower-density single-family neighborhoods, does not reflect this established land use pattern.



The immediate corridor along Cedar Avenue, including parcels within a block of the site, contains several existing multifamily developments, including three-story apartment buildings, student housing associated with Vassar College, and other multi-unit properties that contribute to a distinctly more intense residential character than the single-family areas deeper within the RNA district. This established pattern demonstrates that higher-density residential is not only compatible but expected along Cedar Avenue.

Multi-Family Residences within 0.5 Miles of the Subject Property	
Address	Use
Brewers Lane (West Campus)	Student Housing
51 Watson Rd (Orchard Lane Apartments)	Student Housing
274 Hooker Ave	Apartments
310 Hooker Ave	Apartments
3400 Clubhouse Ct (Fox Hill Condominiums)	Condominiums
15 Knightsbridge (The Commons at Cedar)	Condominiums
Greenhouse Lane	Townhomes

Within this context, the RC3 District most closely aligns with how the neighborhood already functions. RC3 permits multifamily housing by right, supports a three-story residential scale, and does not allow new commercial uses, ensuring that the end of Austin Court retains a quiet, residential character. RC3 also provides the flexibility needed to design a cohesive residential community across 23 Cedar and 9 Austin, improving site layout, building placement, and circulation patterns in a way the RNA District cannot accommodate.

By contrast, rezoning to MU3 would introduce the potential for new commercial activity at the end of a narrow residential dead-end and would apply RNC-based lot area standards that create unnecessary regulatory hurdles for a purely residential project. MU3 is intended for mixed-use corridors rather than small residential streets like Austin Court. For these reasons, RC3 is the most context-sensitive and neighborhood-appropriate zoning outcome for both the City and the applicant.

ZONING COMPARISON		
ITEM	**RNA DISTRICT**	**RC3 DISTRICT**
Lot Area (min.)	6,000 sf	N/A
Lot Width (min.)	50 ft	30 ft
Lot Coverage (max.)	60%*	60%*
Primary Street Setback (min.)	avg. or 25 ft**	avg. or 20 ft**
Primary Street Build-to frontage	-	-
Secondary Street Setback (min.)	10 ft	20 ft
Secondary Street Build-to frontage	-	-
Side Setback (min.)	10 ft	5 ft
Rear Setback (min.)	15 ft	15 ft
Primary Building Height (max.)	2.5 stories / 35 ft	3 stories / 42 ft
Dwelling Units Per Lot	1	5+
*Includes all impervious surfaces **Within 2 feet of the average setback of the two lots on each side of the subject lot (4 lots total) ***Refer to RNC lot area requirements for residential properties (1-2 units = 4,000 SF, 3 units = 5,000 SF, 4 units = 6,000 SF)		

CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

The request directly advances the City's Comprehensive Plan's goals for District E and the broader south-side neighborhoods, which emphasize:

- Expanding access to diverse housing options, including multifamily and middle-density forms.
- Reinforcing strong residential blocks while encouraging reinvestment in areas vulnerable to decline.
- Supporting the vitality of neighborhood-scale commercial corridors, such as Cedar and Hooker Avenues, by introducing nearby residential density that strengthens local businesses and walkability.

The subject parcel lies immediately adjacent to one of these "neighborhood-scale commercial blocks," identified by the Plan as a priority area for placemaking and targeted reinvestment. Allowing multifamily development at this strategic transition point will introduce high-quality new housing, support nearby commercial establishments, and improve pedestrian connections between residential blocks and the Cedar/Hooker commercial node.

The RC3 designation is therefore directly aligned with these policy objectives: it enables a residential density appropriate for this corridor, allows flexibility to design a cohesive site across both lots, and preserves the residential character of Austin Court by ensuring all primary access is directed to Cedar Avenue.

CONCLUSION

Rezoning 9 Austin Court to RC3 represents a modest but strategic zoning correction that reflects the actual development pattern and zoning fabric surrounding the site. The requested district avoids introducing commercial permissions at the end of a residential dead-end street, enables a unified and well-designed residential project across both parcels, and aligns directly with the Comprehensive Plan's goals for housing diversity, neighborhood stabilization, and corridor reinvestment. We respectfully request the opportunity to present this rezoning to the Common Council at its next available meeting.

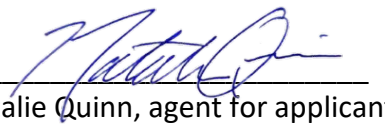
Enclosed please find the following:

1. Rezoning Application Form
2. Parcel Map (500 ft)
3. Long form EAF pt 1
4. Concept Plan
5. Fee in the amount of $1,000

KARC
PLANNING CONSULTANTS, INC.

Please advise if you require anything further for your review.

Sincerely,



Natalie Quinn, agent for applicant

PO Box 924 |Poughkeepsie NY 12602 | 845.874.7166 | natalie@karcpc.com
DBE Certified |WBE in NY and NJ |US SBA WOSB & EDWOSB Certified

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006

OFFICE USE ONLY
CODE: _____
ID #_____
FEES: $1,000,00

APPLICATION FOR REZONING

PROJECT ADDRESS(ES): 9 Austin Ct

GRID #(s): 131300-6161-67-790286

(ADD ADDITIONAL SHEETS IF NECESSARY)

APPLICANT: PK Cedar Dev LLC
Street: 162 Rinaldi Blvd Apt D
Town/Zip: Poughkeepsie, NY 12601

Phone: c/o 845-874-7166
Email: c/o natalie@karcpc.com

Applicant is: X Owner _____ Contract Vendee

If Applicant is a Corporation, LLC, LP, PC, D/B/A or Partnership, provide the name of the principal(s) who will be representing the rezoning application: _____
Ryan Arket

If applicant is a Corporation, LLC, LP, PC, D/B/A or Partnership, provide names of all shareholders, members, partners and/or officers: _____
Ryan Arket

Date that Corporation, LLC, LP, PC D/B/A or Partnership was formed or registered to do business in New York State: August 14, 2024

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.

CONSULTANT: Natalie Quinn, KARC Planning Consultants, Inc.
Street: PO Box 924
Town/Zip: Poughkeepsie, NY 12602

Phone: 845-874-7166
Email: natalie@karcpc.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: 9 Austin Ct Poughkeepsie, NY 12601

CURRENT ZONING: RNA

PROPOSED ZONING: RC3

DESCRIBE THE PROJECT FOR WHICH THE REZONING IS REQUESTED:
The applicant proposes a multifamily development with accessory parking on the 9 Austin Ct parcel and the adjoining 23 Cedar Ave.

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 (potential area variances)

APPLICANT'S CERTIFICATION

By his/her signature, the applicant vows that: 1) He/She has read this application and is familiar with its contents and that the information provided herein is complete and true to the best of the applicant's knowledge; 2) He/She has read, is familiar with, and understands the requirements of the City of Poughkeepsie provision(s) affecting and/or regulating the project for which this application is made; 3) He/She agrees to comply with the requirements of the City of Poughkeepsie affecting and/or regulating the project for which this application is made, including any general or special conditions of permits or approvals granted by any board, agency or department of the City of Poughkeepise; and, 4) He/She has read this statement and understands its meaning and terms.



Applicant's signature

11/24/2025
Date

Natalie Quinn, agent for applicant

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.

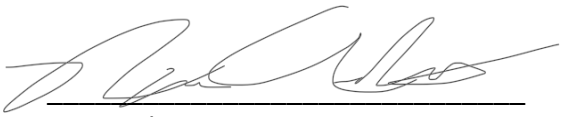
KARC
PLANNING CONSULTANTS, INC.

October 21, 2025

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of PK Cedar Dev LLC property owner of 23 Cedar Avenue & 9 Austin Court Poughkeepsie, NY 12601, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,



Ryan Arket
PK Cedar Dev LLC

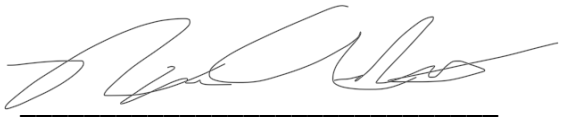
February 5, 2026

To whom it may concern:

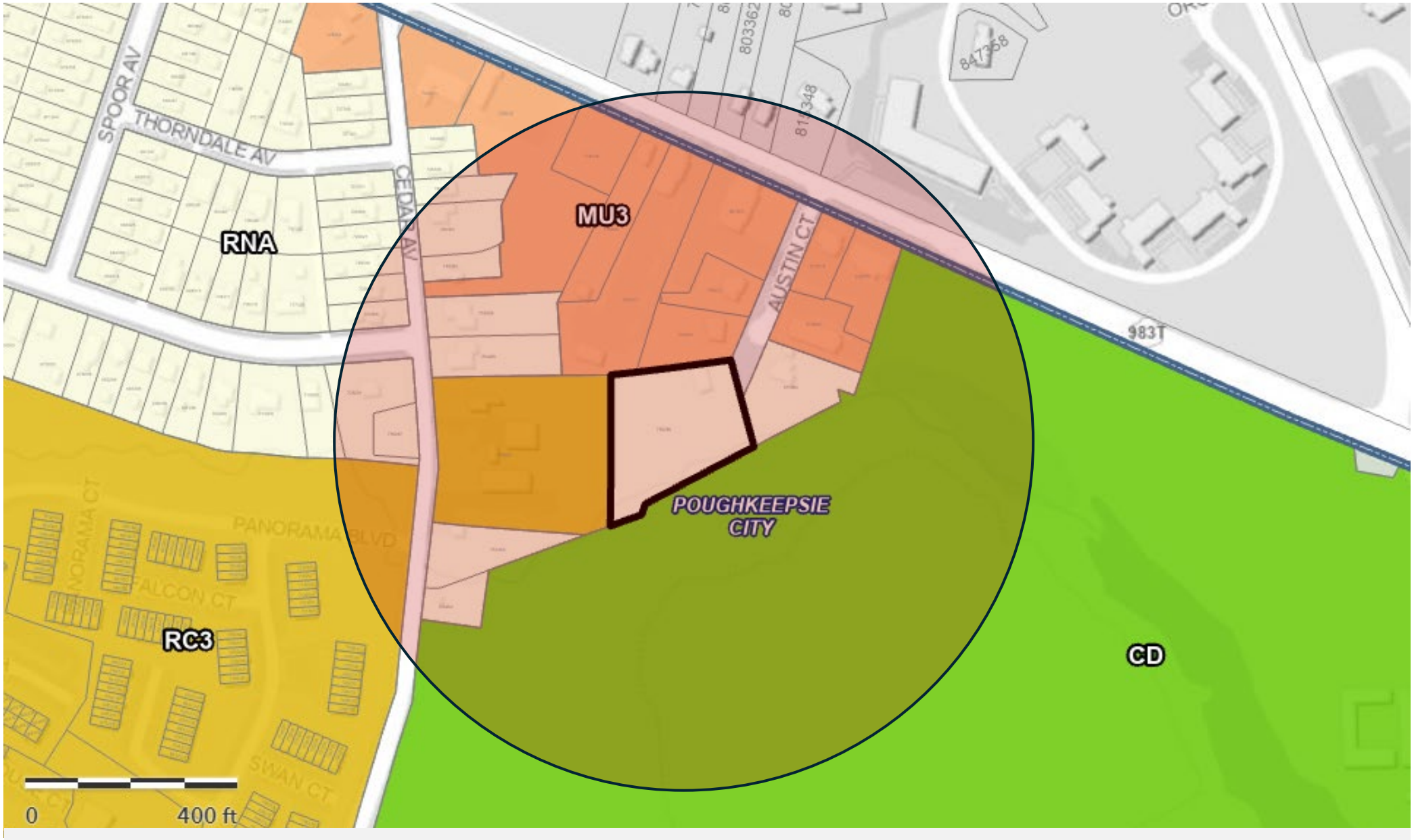
Please accept this letter as written authorization from Ryan Arket & Alyssa Arket, owner of 9 Austin Court, permitting PK South Ave LLC, owner of 23 Cedar Avenue, to include the 9 Austin Court parcel (#131300-6161-67-790286) in all applications to the City of Poughkeepsie.

This letter also provides authorization that KARC Planning Consultants, Inc. is permitted to represent all applications to the City of Poughkeepsie that include the 9 Austin Court property.

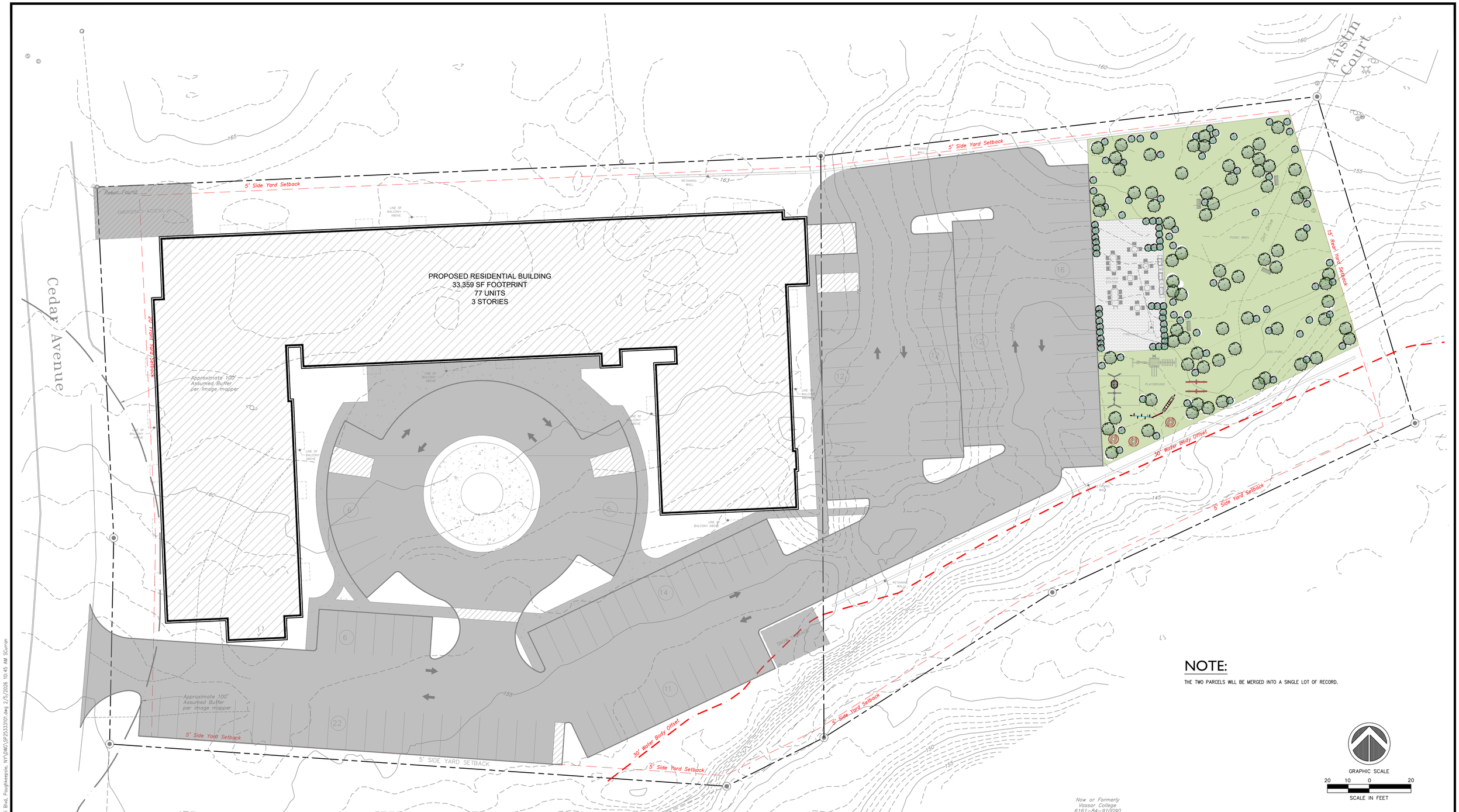
Sincerely,



Ryan Arket
Owner of 9 Austin Court



Parcels within 500 ft of 9 Austin Ct with Zoning Designation.



NOTE:

THE TWO PARCELS WILL BE MERGED INTO A SINGLE LOT OF RECORD.

Revisions			
1.	2026-02-11	REVISED PER CITY COMMENTS	

LRC Engineering & Surveying
A Loureiro Company

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
(845) 243-2880
160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877
www.lrcconsult.com

CONCEPTUAL PLAN

MULTI-FAMILY

23 CEDAR AVE & 9 AUSTIN COURT
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SP25333101.dwg	Sheet No.
Drawn	SMC	Project No.	25-3331	SP-1
Checked	KFC	Date	2025-10-22	
Approved	REM	Scale	1"=20'	

X:\JOBS\Jobs 2025\25-3331 - Arket- PK Cedar Dev., LLC -Rinaldi Blvd, Poughkeepsie, NY\DWG\SP25333101.dwg 2/5/2026 10:45 AM SCurran

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 9 Austin Ct		
Project Location (describe, and attach a general location map): 9 Austin Ct Poughkeepsie, NY 12601 (Parcel #131300-6161-67-790286)		
Brief Description of Proposed Action (include purpose or need): The applicant is seeking a rezone of 9 Austin Ct (parcel #790286) from Residential Neighborhood A (RNA) to Residential Community 3 (RC3). The applicant is proposing a multifamily development spanning both 9 Austin Ct and 23 Cedar St (parcel #759281), where 23 Cedar St is currently in the RC3 district.		
Name of Applicant/Sponsor: PK Cedar Dev LLC	Telephone: c/o 845-874-7166 E-Mail: c/o natalie@karcpc.com	
Address: 162 Rinaldi Blvd Apt D		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Natalie Quinn, KARC Planning Consultants	Telephone: 845-874-7166 E-Mail: natalie@karcpc.com	
Address: PO Box 924		
City/PO: Poughkeeepsie	State: NY	Zip Code: 12602
Property Owner (if not same as sponsor): Same as applicant/sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Common Council - Rezone	
b. City, Town or Village Planning Board or Commission ☐Yes ☐No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☐Yes ☐No		
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☐No		
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes ☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

Hudson River Valley Greenway & National Heritage Area

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

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 Community 3 (RC3)

C.4. Existing community services.

a. In what school district is the project site located? City of Poughkeepsie Schools

b. What police or other public protection forces serve the project site?
City of Poughkeepsie

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie

d. What parks serve the project site?
Vassar College Campus

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

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: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☐No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
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? ☐Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☐No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: _____ 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: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☐No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☐No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☐No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• 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): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-387 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

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): _____

Indiana Bat

_____

_____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If yes, give a brief description of how the proposed action may affect that use: _____

_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

_____

_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

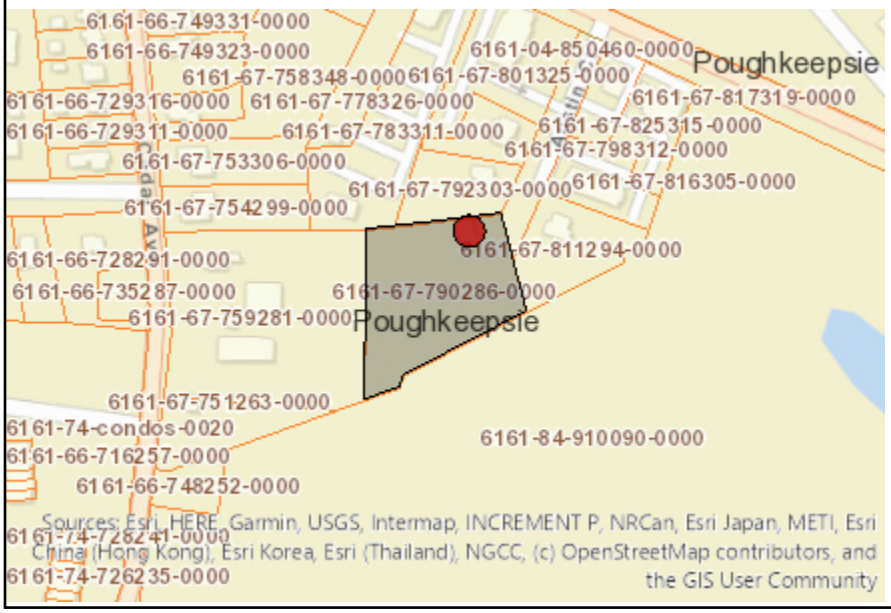
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Natalie Quinn Date November 24, 2025

Signature  Title Agent for Applicant

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	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]	862-387
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]	No

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
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

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006
Email: development@cityofpoughkeepsie.com

Europa McGovern
Commissioner

Eric Phillipp
Building Inspector
Zoning Administrator

TO: PLANNING BOARD

FROM: JUDITH KNAUSS, DEPUTY ZONING ADMINISTRATOR

DATE: MAY 13, 2026

SUBJECT: 9 AUSTIN COURT REZONING REQUEST

The rezoning application and conceptual development plan referred to the Planning Board by the Common Council for SEQRA determination has been preliminary reviewed for compliance with the provisions of the proposed RC-3 zoning district. The plan, which incorporates the parcel at 23 Cedar Avenue, is for the construction of a three-story, 77-unit multiple dwelling with accessory parking and tenant recreational space. This review is not conclusive, as the plan is conceptual and therefore subject to change curing the review process. That said, the following deficiencies were noted to exist:

1. Sections 19-2.5(2)(d) and (f) require that off-street parking be set-back a minimum of 5 feet beyond the building setback: the first two parking spaces along the south property line are not setback 5 feet beyond the building's front yard set-back;
2. Section 19-2.5(2)(f) requires that parking areas be set-back 10 feet from side property lines: the parking is set-back 5 feet from the north and south property lines;
3. Section 19-2.5(2)(h) allows a maximum driveway width of 15 feet: the driveway appears to be 25 feet wide, +/-;
4. The property would be a through lot with two front yards: Sections 19-2.5(3)(e) and (f) prohibit location of accessory uses in the primary and secondary front yards: the property would be a through lot with two front yards, with the accessory recreational space is proposed for the Austin Court front yard;
5. Section 19-6.2(4) provides that not more than 12 parking spaces shall be permitted in a continuous row, and not more than 24 spaces shall be permitted in a single parking area without being interrupted by landscaping: there is one continuous row with 22 spaces, one with 14 spaces and one with 16 spaces, while there are more than 24 spaces in the entire lot. No landscaping is indicated.
6. Section 19-6.5(3) requires that the interior of all parking lots containing 10 or more spaces be landscaped in accordance with the provisions of that section: no landscaping is indicated within the parking lot.

Also, although no elevations were provided, the conceptual site layout indicates the following requirements may not be met:

1. Section 19-2.5(4)(c) requires a street facing entrance: the entrance appears to be from an internal courtyard;
2. Section 19-2.5(4)(d) requires a sidewalk from the entrance to the public sidewalk: no such sidewalk is indicated (although there is no public sidewalk on the east side of Cedar Avenue at this point);

Please let me know if you have any questions in this regard.

RESOLUTION

(R-26-34)

SPONSORED BY: CHAIRMAN WILSON; COUNCILMEMBERS PATTERSON-THOMPSON, MENIST, JAMES AND GRANT

WHEREAS, KARC Planning Consultants, Inc. has made application to the City of Poughkeepsie to rezone certain property at 9 Austin Court 9 (Parcel No. 131300-6161-67-790286) from RNA to RC3; and

WHEREAS, the application will require review under the State Environmental Quality Review Act (SEQRA) and site plan approval from the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby refers this application to the Planning Board for purposes of undertaking the appropriate review under SEQRA.

SECONDED BY COUNCILMEMBER GRANT

Submitted to Council: April 21, 2026
Council Action: Approved
Roll call vote taken: Yes X No____
Ayes 9 Nays 0 Abstain 0 Absent 0

Approved by Mayor on 4/22/26

Mayor's Signature

I hereby certify the foregoing to be a true and correct copy of a Resolution duly adopted at a regular meeting of the Common Council held April 21, 2026

City Chamberlain

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MAY 27, 2026

9 AUSTIN COURT: SEQRA REFERRAL
Referral from the Common Council for SEQRA review of an application for the rezoning of 9 Austin Court from Residential Neighborhood A (RNA) to Residential Community 3 (RC3) to allow the construction of a 77 unit multifamily development on 9 Austin Court and 23 Cedar Ave. Site Plan Review follows the review of the rezoning application by the Council. Owner/Applicant: PK Cedar Dev LLC; Consultant: Natalie Quinn, KARC Planning Consultants, Inc.; Grid # 6161-67-790286; Zoning District: RNA to RC3 requested; File #PD 2025-153

Project Description
The project has been determined to be an Unlisted Action under SEQRA.

Recommendation
- Rezoning application received by the Common Council and referred to the Planning Board for SEQRA review.
- Current zoning is RNA, permitting single family homes, proposed conversion is to RC3, permitting multi family homes limited to three stories.
- Per Section 19-2.5(1) the RC3 district is described as follows "The intent of the Residential Community 3 District (RC3) is to provide areas for intense residential development that is at a denser community scale allowing for multi-unit development up to three stories in height. The RC3 District should encourage and prioritize multi-unit residential development that contributes to and complements adjacent residential neighborhoods and areas."
- Note that, per 5/13 memo from Deputy Zoning Administrator Judith Knauss, the concept plan as currently submitted would require a number of area variances from the requirements of the RC3 district. The need for these variances should be considered in SEQRA review.
- Consider potential impacts to community character, consistency with community plans, and surface water.
- Staff has requested revisions to the submitted FEAF part 1.

Project History
SEQRA referred to Planning Board by Common Council 4/21/26

Documents Entered into Record

Date	Description	Author	Comments

11/24/25	Letter	Natalie Quinn, KARC	Cover Letter
11/24/25	Rezoning Application	Natalie Quinn, KARC	
11/24/25	Parcel Map		
11/24/25	FEAF Part 1	Natalie Quinn, KARC	
2/5/26	Concept Plan	LRC Group	
2/4/25	Authorization	Ryan Arket, Owner	
2/5/26	Letter	Natalie Quinn, KARC	Cover Letter
5/13/26	Memo	Judith Knauss, Deputy Zoning Administrator	

Comments Received

Date	Author	Comments
	Nina Leonard, DC Dept of Planning	

Motions and Resolutions
With regard to the City's file number #PD 2025-023 and 9 Austin Court

The Planning Board declares itself Lead Agency pursuant to SEQRA
Motion:
Second:
Vote:

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT

505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO
JFRANCO@CITYOFPOUGHKEEPSIE.COM

SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Acting Fire Chief Vincent Parise

DATE: December 20, 2025

ADDRESS: 488 Main ST

_____ The site plan is acceptable and will be signed.

__X__ The site plan is acceptable and will be signed with the following conditions:

1. Plans to show Fire Department's tower ladder turning specs that were provided.
2. Requesting a residential access point from the Main St. side of building for FD access.

Vincent Parise
Vincent Parise, Acting Fire Chief

12/20/2025
Date

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

6(6)23 290979

OFFICE USE ONLY
29720C
CODE: PLSF
ID # PB2025 048
FEE: $17,475
Total, from:
$500 plus
$ 12450
($150 per 1000 square feet of floor area), plus
$ 4025
($35 per number of required parking spaces), plus
$ 500
($500 for special permit, if applicable)

I. **PROPERTY ADDRESS:** 488 Main Street

II. **PROPERTY OWNER:** Hudson River Housing, Inc.
ADDRESS:
313 Mill Street
New York 12601 (state and zip code)
PHONE NUMBER: _____(include area code)

III. **NAME OF APPLICANT:** Hudson River Housing, Inc.
ADDRESS: 313 Mill Street
Poughkeepsie
New York 12601 (state and zip code)
PHONE NUMBER: 845-454-5176 (include area code)
EMAIL ADDRESS: _____

RECEIVED
JUN 24 2025
By YC

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided)

IV. **CONSULTANT:** CPL, Architecture, Engineering, Planning
ADDRESS: 26 IBM Road
Poughkeepsie, NY 12601
_____ (state and zip code)
PHONE NUMBER: 845-686-2306 (include area code)
EMAIL ADDRESS: _____

PAID
✓ 612
JUN 24 2025
$17,475

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Affordable Housing

VI. **ZONING DISTRICT:** MU 5

(Proceed to XVII for special permit & façade approval only)

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes) _____ (no)

Change of use: _____ (yes) X (no)

Expansion/addition: _____ (yes) X (no)

Alteration: _____ (yes) X (no)

Cost of Construction: $ $27.0M - $33.2M

LOT AND BULK INFORMATION:

Lot area: 1.77± acres (acres) 77,101± sf (square feet)

Building Footprint: 20,700± sf (proposed square feet for new construction)

n/a (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

20,700± sf (total building footprint, square feet)

Lot Coverage: 27% (percentage, building coverage only)

Gross Floor Area: 82,800± sf (proposed square feet for new construction)

n/a (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

82,800± sf (total gross floor area, square feet)

Building Height: Four (4) (stories) _____ (feet)

Floor Area Ratio: 1.07:1 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 115 spc

B) Number of Off-Street Parking Spaces provided: 37 spc

C) Waiver Requested: 78 spc (Yes) _____ (No)

Is municipal parking available within 600 feet? _____ (Yes) X (No)

If yes, name all such municipal facilities: _____

_____

_____

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

_____ (Yes) X (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board): _____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Mixed-use Commercial + Multifamily Residential
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 20

Number of one (1) bedroom units: 42

Number of two (2) bedroom unit's 19

Number with three or more bedrooms: -none-

Total number of units: 81

C) Is funding public? X Yes _____ No

If yes, describe funding source: NYS Housing and Community Renewal

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: Laundromat
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): 20±

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

XIV. INDUSTRIAL/COMMERCIAL PROPOSALS (Automobile repair, taxi, motor vehicle sales, warehouse, manufacturing, animal hospital, research facilities, etc.)

A) Specify Use: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): _____

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

G) Number of rental units (hotels, motels, etc.) _____

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: _____

I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Andrew Learn, P.E., certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.

_____ 6/24/2025

Signature of Applicant Date

April 28, 2026

Planning Board
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Attn: Anne Saylor, Chair, Planning Board
Re: Windows On Main Site Plan, 488 Main Street
Tax Grid No: 131300-6161-23-290979

Dear Chairperson Saylor and Members of the Board:

On behalf of Hudson River Housing, Inc. (HRH), CPL is pleased to submit the enclosed materials regarding the proposed Windows on Main development located at 488 Main Street in the City of Poughkeepsie. The Planning Board circulated for, and subsequently declared themselves Lead Agency for the review of this project. This project received a Negative Declaration under SEQR from the Board on 9/16/2025. The Applicant is seeking a variance for the parking requirements under Section 19-6.2, and we have made application to the Zoning Board of Appeals, which is currently reviewing this.

The Applicant has elected to reduce the proposed building footprint and unit count from 81 units to 61 units, and has provided additional on-site parking, reconfiguring the site layout accordingly.

The building reduction was achieved by shortening the rear leg; with the proposed entrance to the site off Cannon Street with the Main Street pedestrian access via sidewalk. 20 parking spaces are shown coming off the main access path, and the proposed playground has been moved closer to the building.

Based on City requirements, the required number of parking spaces is:

Residential:	1.25 spc/unit x 61 units	= 77 spaces	*(Sec. 19-6.2(11)(a))*
Commercial / office:	1 space / 300 sf x 5,100 sf	= 17 spaces	*(Sec. 19-6.2(11)(b))*
	Total	**= 94 spaces**	

Based on ITE estimates, should the rate of parking per dwelling unit be based upon the total number of units and bedrooms, the parking requirement would be evaluated as follows:

Residential:	**0.54** spc/unit x 61 units	= 33 spaces
Commercial / office:	1 space / 300 sf x 5,100 sf	= 17 spaces
	Total	**= 50 spaces**

Alternatively, should the rate of parking per dwelling unit be based upon the number of units without regard for bedroom count, the parking requirement would be evaluated as follows:

Residential:	**0.70** spc/unit x 61 units	= 43 spaces
Commercial / office:	1 space / 300 sf x 5,100 sf	= 17 spaces
	Total	**= 60 spaces**

This, together with the 17 spaces required for the commercial component of the project, would require 50 to 60 spaces total, based on the ITE estimates. To be conservative, assuming the appropriate parking requirement is 60 spaces, the 64 spaces would satisfy.

CPL is submitting the materials referenced at the end of this letter for consideration by the Board:

Enclosed with this cover letter are (6) copies of the following submission materials:

- Site Plan Set, 21 sheets, rev. 4/27/2026
- Parking Evaluation Memorandum prepared by Dave Hastings, P.E., P.T.O.E. of CPL dated 4/22/2026
- Revised Stormwater Pollution Prevention Plan (SWPPP), rev. 4/28/2026

The above materials have also been provided electronically on the enclosed flash drive. We look forward to discussing this project with the Board at the next meeting. Should you have any questions or need additional information, please call me at (845) 686-2330 or by e-mail at *cmoore@cplteam.com*.

Very truly yours,



Christian T. Moore, P.E.
Senior Engineering Project Manager
Enc.
Cc: Mary Linge, HRH; File

HUDSON RIVER HOUSING
WINDOWS ON MAIN
MIXED-USE SITE PLAN
DESIGN
APRIL 2026

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NY

Tax Parcels:		
APN: 131300-6161-23-209979	488 MAIN ST	1.765 AC

List of Adjoiners:	
131300-6161-23-307976	City of Poughkeepsie
131300-6161-23-321980	Tuthill Finance Limited
131300-6161-23-299954	Susan Cecchini
131300-6161-23-282992	MLQ Realty Management
131300-6161-23-280971	HV Realty Corp
131300-6161-23-292960	Poly Joyner
131300-6161-23-295959	Edward & Diane Ticcony
131300-6161-23-303958	Ivette Acevedo
131300-6161-23-313968	Sharon Smith-Brown

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 _____ 2026
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S):

OWNER CONSENT

THE UNDERSIGNED OWNER(S) OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH ALL PLANS LISTED ON THE DRAWING LIST, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAT IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS..

OWNER SIGNATURE DATE

FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

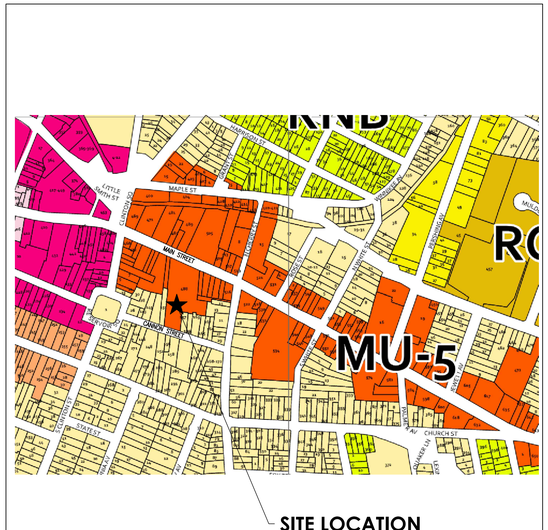
CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS



Location Map:

SCALE:1"=2000'



ZONING MAP

SCALE
1" = 800'

Sheet List Table	
Sheet Number	**Sheet Title**
C001	TITLE SHEET
C002	LEGEND & NOTES
C100	EXISITING CONDITIONS PLAN
C101	DEMO PLAN
C200	SITE PLAN
C201	TURNING PLAN - GARBAGE TRUCK
C202	TURNING PLAN - LADDER TRUCK
C203	UTILITY PLAN
C204	GRADING PLAN
C206	LIGHTING PLAN
C205	EROSION AND SEDIMENT CONTOL PLAN
C300	DETAILS 1
C301	DETAILS 2
C302	DETAILS 3
C303	DETAILS 4
C304	DETAILS 5
C305	DETAILS 6
C306	DETAILS 7
L001	LANDSCAPE NOTES
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS

CIVIL ENGINEER:
CPL, ARCHITECTURE, ENGINEERING, PLANNING
26 IBM ROAD
POUGHKEEPSIE, NY 12601

ARCHITECT:
COPPOLA ASSOCIATES
6 OLD NORTH PLANK ROAD, SUITE 101
NEWBURGH, NY 12550

PROJECT LOCATION:
488 MAIN STREET
POUGHKEEPSIE, NY 12601
TAX GRID NO. 131300-6161-23-290979

APPLICANT:
HUDSON RIVER HOUSING, INC.
313 MILL STREET
POUGHKEEPSIE, NY 12601

PROPERTY OWNER:
HUDSON RIVER HOUSING, INC.
313 MILL STREET
POUGHKEEPSIE, NY 12601

City of Poughkeepsie

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
1	8/13/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT
6	4/27/2026	REVISED ALL SHEETS

PROFESSIONAL STAMPS

FOR REVIEW ONLY
NOT FOR PERMIT OR CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
TITLE SHEET

Drawing Number
WOM C001

DESIGN LINETYPE LEGEND

PROPOSED	PROJECT LIMIT LINE		
PROPOSED	ALIGNMENT CENTERLINE		
PROPOSED	DITCH		
PROPOSED	SILTFENCE		
PROPOSED	EASEMENTS		
PROPOSED	BARB WIRE FENCE		
PROPOSED	CHAIN LINK FENCE		
PROPOSED	STOCKADE FENCE		
PROPOSED	STONE WALL		
PROPOSED	PARCEL LINE		
PROPOSED	PARCEL SETBACK		
PROPOSED	RAILROAD TRACKS		
PROPOSED	ROADWAY GUIDERAIL		
PROPOSED	WATERBODY EDGE		
PROPOSED	WETLAND		
PROPOSED	OVERHEAD	CABLE TV	
PROPOSED	OVERHEAD	ELECTRIC	
PROPOSED	OVERHEAD	TELEPHONE	
PROPOSED	UNDERGROUND	CABLE TV	
PROPOSED	UNDERGROUND	ELECTRIC	
PROPOSED	UNDERGROUND	FUEL SYSTEMS	
PROPOSED	UNDERGROUND	NATURAG GAS	
PROPOSED	UNDERGROUND	SANITARY SEWER	
PROPOSED	UNDERGROUND	SANITARY FORCE MAIN	
PROPOSED	UNDERGROUND	STEAM TRANSMISSION	
PROPOSED	UNDERGROUND	STORM SEWER	
PROPOSED	UNDERGROUND	TELEPHONE	
PROPOSED	UNDERGROUND	WATER SUPPLY	

SURVEY SYMBOL LEGEND

BASKETBALL HOOP
BOULDER
BASELINE STATION
BENCHMARK
BOLLARD
BORING
CATCH BASIN SQUARE
CATCH BASIN ROUND
CLEANOUT
CURB STOP
CATV BOX
DROP INLET
DRILL HOLE
DRY HYDRANT
ELECTRIC BOX
ELECTRIC MANHOLE
FLARED END SECTION
FIBER OPTIC BOX
FILL CAP
FLAGPOLE
GAS METER
GAS LINE MARKER
GUY ANCHOR WIRE
GUY ANCHOR POLE
GAS VALVE
HAND HOLE
FIRE HYDRANT
INLET MANHOLE
IRON PIN
LIGHT POLE 1
LIGHT POLE 2
LAMP POST
MAIL BOX
MONUMENT
PULL BOX
PEDESTRIAN SIGNAL POLE
POST
UTILITY POLE
SANITARY MANHOLE
SANITARY VALVE
SATELLITE DISH
SIGN POST
DOUBLE SIGN POST
SIGN DOUBLE POST
DOUBLE SIGN AND POST
STREET SIGN (4-WAY)
DECIDUOUS SHRUB
EVERGREEN SHRUB
SPIGOT
SPRINKLER HEAD
DRAINAGE (STORM) MANHOLE
STUMP
TELEPHONE BOX
TELEPHONE MANHOLE
DECIDUOUS TREE
CONIFEROUS TREE
TEST PIT
UTILITY BOX
WELL
WETLAND FLAG
WATER METER
WATER MANHOLE
WOOD POST SQUARE
WOOD POST ROUND
WATER VALVE
YARD INLET SQUARE
YARD INLET ROUND
MANHOLE GENERIC
MONITOR WELL

SURVEY LINETYPE LEGEND

EXISTING	DITCH		
EXISTING	EASEMENTS		
EXISTING	FENCE		
EXISTING	STONE WALL		
EXISTING	PARCEL LINE		
EXISTING	PARCEL BOUNDARY LOTS		
EXISTING	PARCEL SETBACK		
EXISTING	RAILROAD TRACKS		
EXISTING	ROADWAY CENTERLINE		
EXISTING	ROADWAY GUIDERAIL		
EXISTING	CONTOUR MAJOR		
EXISTING	CONTOUR MINOR		
EXISTING	WATERBODY EDGE		
EXISTING	WETLAND		
EXISTING	OVERHEAD	CABLE TV	
EXISTING	OVERHEAD	ELECTRIC	
EXISTING	OVERHEAD	TELEPHONE	
EXISTING	UNDERGROUND	CABLE TV	
EXISTING	UNDERGROUND	ELECTRIC	
EXISTING	UNDERGROUND	FUEL SYSTEMS	
EXISTING	UNDERGROUND	NATURAL GAS	
EXISTING	UNDERGROUND	SANITARY SEWER	
EXISTING	UNDERGROUND	SANITARY FORCE MAIN	
EXISTING	UNDERGROUND	STEAM TRANSMISSION	
EXISTING	UNDERGROUND	STORM SEWER	
EXISTING	UNDERGROUND	TELEPHONE	
EXISTING	UNDERGROUND	WATER SUPPLY	
ABANDONED	UNDERGROUND	CABLE TV	
ABANDONED	UNDERGROUND	ELECTRIC	
ABANDONED	UNDERGROUND	FUEL SYSTEMS	
ABANDONED	UNDERGROUND	NATURAL GAS	
ABANDONED	UNDERGROUND	SANITARY SEWER	
ABANDONED	UNDERGROUND	SANITARY FORCE MAIN	
ABANDONED	UNDERGROUND	STORM SEWER	
ABANDONED	UNDERGROUND	TELEPHONE	
ABANDONED	UNDERGROUND	WATER SUPPLY	

EXISTING CONDITION NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES HEREON ARE BASED ON THE OBSERVED EVIDENCE OF ABOVEGROUND APPURTENANCES ONLY, PROVIDED TO THE SURVEYOR BY VARIOUS PUBLIC ENTITIES AND SUB TERRAIN MARK OUT PERFORMED BY EACH UTILITY COMPANY. THE SURVEYOR HAS NOT BEEN PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF SUB TERRAIN USES.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
4. IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
5. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE JULY 12, 2021.
7. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.
8. NO DIRECTIONAL REFERENCE TO SCENIC VIEWS HAS BEEN IDENTIFIED.
9. NO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, OR DEED RESTRICTIONS HAVE BEEN IDENTIFIED ON OR ADJACENT TO THE SUBJECT PROPERTY.
10. NO ENVIRONMENTAL ELEMENTS SUCH AS WATERCOURSES, WETLANDS, WOODED AREAS, ROCK OUTCROPS, OR ISOLATED TREES WERE OBSERVED WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
11. SITE IS NOT SUBJECT TO THE FEMA 100-YEAR FLOODPLAIN.

SOIL EROSION & SEDIMENT CONTROL NOTES

1. THIS PLAN IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND THE NYS DEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY PERMIT NO. GP-0-25-001 SHALL BE USED TO MINIMIZE SOIL EROSION DURING THE COURSE OF CONSTRUCTION.
2. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (2016). (REFERRED TO IN REMAINING TEXT AS "THE NEW YORK GUIDELINES").
3. ANY DISTURBED AREA THAT WILL BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS, AND ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS OF THE LAST DISTURBANCE WITH TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. THE SEEDING SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK GUIDELINES, AS FOLLOWS:
   - A) SEED: ANNUAL RYE GRASS APPLIED AT A RATE OF 30 LBS./ACRE OTHER SELECT MIXTURE AS DESCRIBED IN THE NEW YORK GUIDELINES.
     - IF: PRING, SUMMER OR EARLY FALL SEED WITH RYE GRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE.
     - IF: LATE FALL OR EARLY WINTER SEED WITH CERTIFIED "ARUOSTOOK" WINTER RYE, AT 100 LBS. (CEREAL RYE) PER ACRE.
   - B) MULCH: OLD HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FT. OR TWO TONS PER ACRE. TO BE APPLIED AND ANCHORED ACCORDING TO THE NEW YORK GUIDELINES. WOODFIBER HYDROMULEN OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB MESH) MAY BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN FIVE (5) DAYS AFTER FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH A SUITABLE MULCH AS FOLLOWS:
   - A) STEEP OR EROSION SLOPES GREATER THAN 2"1 (H:V) REFER TO PERMANENT CRITICAL AREA PLANTING NOTES.
   - B) RECREATIONAL AREAS AND LAWN REFER TO RECREATIONAL AREA IMPROVEMENT NOTES;
5. SLOPES STEEPER THAN THREE ON ONE (H:V) SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
6. PAVED ROADWAYS SHALL BE KEPT CLEAR AND CLEAN OF DEBRIS AT ALL TIMES.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAIN SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION OR SEDIMENT CONTROL FACILITIES. EXCEPT FOR MINOR PERIMETER EMBANKMENT AREAS, ALL GRADE AREA SHALL BE DIRECTED THROUGH ONE OF THE SEDIMENTS BARRIERS. DIVERSION SWALES MAY BE USED TO DIRECT DRAINAGE RUNOFF UNTIL PERMANENT STORM DRAINAGE SYSTEM IS IN PLACE.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.
9. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A COMBINATION OF SILT FENCE AND A HAY BALE BARRIER IN ACCORDANCE WITH THE DETAIL.
10. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAIN BY THE TRAINED CONTRACTOR ON A DAILY BASIS TO ENSURE THAT TEMPORARY AND PERMANENT DITCHES, PIPES AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL BARRIERS ARE INTACT.
11. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON ACCEPTANCE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OR PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
12. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.

PERMANENT SEEDING:

ALL AREAS NOT SPECIFIED WITH GRAVEL, CONCRETE OR ASPHALT COVER IS TO BE SEEDED WITH A PERMANENT SEED MIXTURE IN ACCORDANCE WITH THE FOLLOWING:

SEEDING:
- A) SHALL BE DONE BETWEEN MARCH 15 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1, EXCEPT OTHERWISE APPROVED IN WRITING BY THE ENGINEER.

FERTILIZER:
- A) COMMERCIAL (5-10-5) INORGANIC, OR ORGANIC, CONTAINING NOT LESS THAN 5 PERCENT NITROGEN, 10 PERCENT AVAILABLE PHOSPHORIC ACID AND 5 PERCENT WATER SOLUBLE POTASH.
- B) OTHER FERTILIZERS WITH A 1-2-1 RATIO SUCH AS 10-20-10 OR 6-12-6 MAY BE SUBSTITUTED FOR ABOVE.
- C) APPLY 5-10-5 EVENLY AT A RATE OF 40 POUNDS PER 1000 SQ. FT. OR 2 POUNDS OF NITROGEN PER 1000 SQ. FT.

MULCH:
- A) OLD HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FT. OR TWO TONS PER ACRE. WOODFIBER HYDROMULEN OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB OR MESH) MAY BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SEED:
- A) APPLICATION RATE:
  - 1.) STANDARD MIXTURE: 3 POUNDS PER 1000 SQ. FT.
  - 2.) SPECIAL MIXTURE: 5 POUNDS PER 1000 SQ. FT.
- B) HYDROSEEDING:
  - 1.) APPLY SEEDING MATERIALS BY AN APPROVED HYDROSEEDER.
  - 2.) DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ. FT.
- C) DRY APPLICATION:
  - 1.) SOW SEED EVENLY BY HAND OR SEED SPREADER ON DRY OR MODERATELY DRY SOIL.
- D) PROVIDE THE FOLLOWING SEED MIXTURE:

AMOUNT BY WEIGHT IN MIXTURE	SPECIES	PERCENTAGE	
		PURITY	GERMINATION
55% MIN	KENTUCKY BLUEGRASS	95%	80%
25% MIN	RED FESCUE	97%	80%
20% MIN	PERENNIAL RYE	98%	85%

GENERAL CONSTRUCTION NOTES

1. LOCATION OF EXISTING SITE UTILITIES ARE BASED ON INFORMATION PROVIDED BY OWNER AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARK OUT OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT 'DIG SAFELY NEW YORK' PRIOR TO COMMENCING CONSTRUCTION. 1-800-962-7962
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATIONS OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATIONS OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AND IT SHALL BE HIS (THE CONTRACTORS) RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. NO WARRANTY IS MADE OR IMPLIED REGARDING THE EXACT LOCATION OF UNDERGROUND STRUCTURES AND/OR UTILITIES.
4. PRIOR TO THE INSTALLATION OF ALL NEW EQUIPMENT AND APPURTENANCES, THE CONTRACTOR IS DIRECTED TO LOCATE EXISTING STRUCTURES, PIPELINES OR EQUIPMENT TO ASCERTAIN IF SAID ITEM IS IN CONFLICT OR CONTRADICTION TO THE INTENT OF THE CONTRACT PLANS OR SPECIFICATIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTATION TO THOROUGHLY FAMILIARIZE HIMSELF/HERSELF WITH THE FULL SCOPE AND INTENT OF THE WORK.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE FIELD LAYOUT OF ALL IMPROVEMENTS.
8. THE CONTRACTOR SHALL PROTECT ALL PROPERTY LINE MONUMENTATION. ANY MONUMENT DISTURBED OR DESTROYED SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE BY A NEW YORK STATE LICENSED LAND SURVEYOR.
9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR, AT HIS OWN EXPENSE AND AS NEEDED, TO VERIFY EXISTING SUBSURFACE CONDITIONS.
10. ALL EXCAVATION AND ANY REQUIRED SHEETING, SHORING OR BRACING SHALL BE CONDUCTED IN FULL CONFORMANCE WITH THE LATEST REVISIONS OF THE NEW YORK STATE INDUSTRIAL CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION. SHEETING SHALL BE DESIGNED AND SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.
11. THE CONTRACTOR SHALL MAINTAIN, AT ALL TIMES, FULL ACCESS TO ALL ROADWAYS AND DRIVEWAYS IN AND AROUND THE SITE.
12. THE CONTRACTOR SHALL NOT STOCKPILE ANY MATERIALS OR CAUSE ANY MATERIALS TO BE PLACED ON ANY ROADWAYS OR PARKING AREAS THROUGHOUT THE SITE THAT IS NOT DESIGNATED AS A STAGING AREA.
13. CONTRACTOR IS TO GRADE ALL DISTURBED AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SITE SAFETY.
15. THE CONTRACTOR SHALL PROVIDE BARRICADES, INCLUDING TEMPORARY FENCING TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING AND NEW FACILITIES FROM DAMAGE BY CONSTRUCTION OPERATIONS OR VANDALISM.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODOLOGY UNLESS OTHERWISE REQUIRED BY THESE PLANS AND SPECIFICATIONS.
17. ALL EXCAVATIONS SHALL BE BACK FILLED TO FINISHED GRADE. THE WORK ZONE SHALL BE PROTECTED WITH BARRELS SPACED NO MORE THAN 25 FEET APART AT THE END OF EACH WORKDAY.
18. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS, AND ROADSIDE FEATURES INCLUDING LAWNS, DRIVES, CULVERTS, DRAINAGE SWALES, FENCES, SIGNS,MAILBOXES AND OTHER PUBLIC OR PRIVATE PROPERTY TO IT'S PRE-CONSTRUCTION CONDITION UNLESS OTHERWISE REQUIRED BY THESE PLANS AND/OR SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF CONSTRUCTION.
20. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A DETAILED SET OF OF RECORDED DRAWINGS INDICATING THE EXACT LOCATIONS, INCLUDING ELEVATIONS, OF ALL IMPROVEMENTS. A MINIMUM OF TWO (2) TIE DISTANCES TO PROMINENT FEATURES SHALL BE PROVIDED TO ALL NEW STRUCTURES, CHANGES IN PIPE ALIGNMENT (HORIZONTAL AND VERTICAL) AND OTHER PERTINENT FEATURES, TO PERMIT THE LOCATION OF ANY BURIED COMPONENTS. UPON COMPLETION OF CONSTRUCTION, THESE PLANS SHALL BE PROVIDED TO THE PROJECT ENGINEER. THE CONTRACTOR SHALL PROVIDE ANY CORRECTIONS OR ADDITIONAL DATA, AS MAY BE REQUIRED, TO THE SATISFACTION OF THE OWNER AND PROJECT ENGINEER. FINAL APPROVAL OF THESE RECORD PLANS BY THE OWNER AND THE PROJECT ENGINEER WILL BE A REQUIREMENT PRIOR TO THE RELEASE OF FINAL PAYMENT.
21. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROLS AS REQUIRED TO PREVENT SOIL EROSION AND SEDIMENTATION, AT NO ADDITIONAL COST TO THE OWNER.
22. EROSION CONTROL MEASURES SHALL BE REMOVED AND THE DISTURBED AREAS RESTORED TO THEIR PRE-CONSTRUCTION CONDITION WHEN SUCH MEASURES ARE NO LONGER REQUIRED.
23. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN AND SHRUBS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
24. CONTRACTOR SHALL RE-ESTABLISH ALL EXISTING DRAINAGE DITCHES/ SWALES INCLUDING STABILIZATION TO MAINTAIN EXISTING FLOW PATTERNS.
25. ALL TREE REMOVAL TO BE PERFORMED DURING THE TIME PERIOD OF NOVEMBER 1ST THROUGH MARCH 31ST. ALL CLEARING OUTSIDE THAT TIME FRAME WILL REQUIRE INSPECTION BY A CERTIFIED BIOLOGIST AND APPROVAL FROM THE NYSDEC.
26. IF ANY BATS ARE OBSERVED FLYING FROM A TREE, OR ON A TREE THAT HAS BEEN CUT, TREE MANAGEMENT ACTIVITIES IN THE AREA SHOULD BE SUSPENDED AND DEC WILDLIFE STAFF NOTIFIED AS SOON AS POSSIBLE. A PERMIT MAY BE REQUIRED TO CONTINUE WORK, OR YOU MAY HAVE TO WAIT UNTIL NOVEMBER 1 TO RESUME ACTIVITIES.

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
2. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY OF ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
3. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT IN WRITING PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
4. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
   - A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
   - B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.
   - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   - D. CONTACTING 811 DIG SAFE FOR UTILITY MARKOUT IN ADVANCE OF ANY EXCAVATION.
   - E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES.
   - F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
   - H. COORDINATION WITH OWNER REGARDING WORKING DURING NON-SCHOOL HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE DURING THESE TIMES SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
   - I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
5. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SAFE AND SYSTEMATIC MANNER FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
6. THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
7. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT (CREATED BY OTHERS). BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
9. BLASTING OR THE USE OF EXPLOSIVES IS PROHIBITED.
10. CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.
11. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
13. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
14. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
15. CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH INCLUDES, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
16. THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
17. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
18. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND W



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

SCALE: 1" = 20'

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Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
1	8/13/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT
6	4/27/2026	REVISED ALL SHEETS

PROFESSIONAL STAMPS

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SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
KRS, ACL	ALL

Drawing Title
EXISTING CONDITIONS PLAN

Drawing Number
WOM
C100

Sheet size: 24x36
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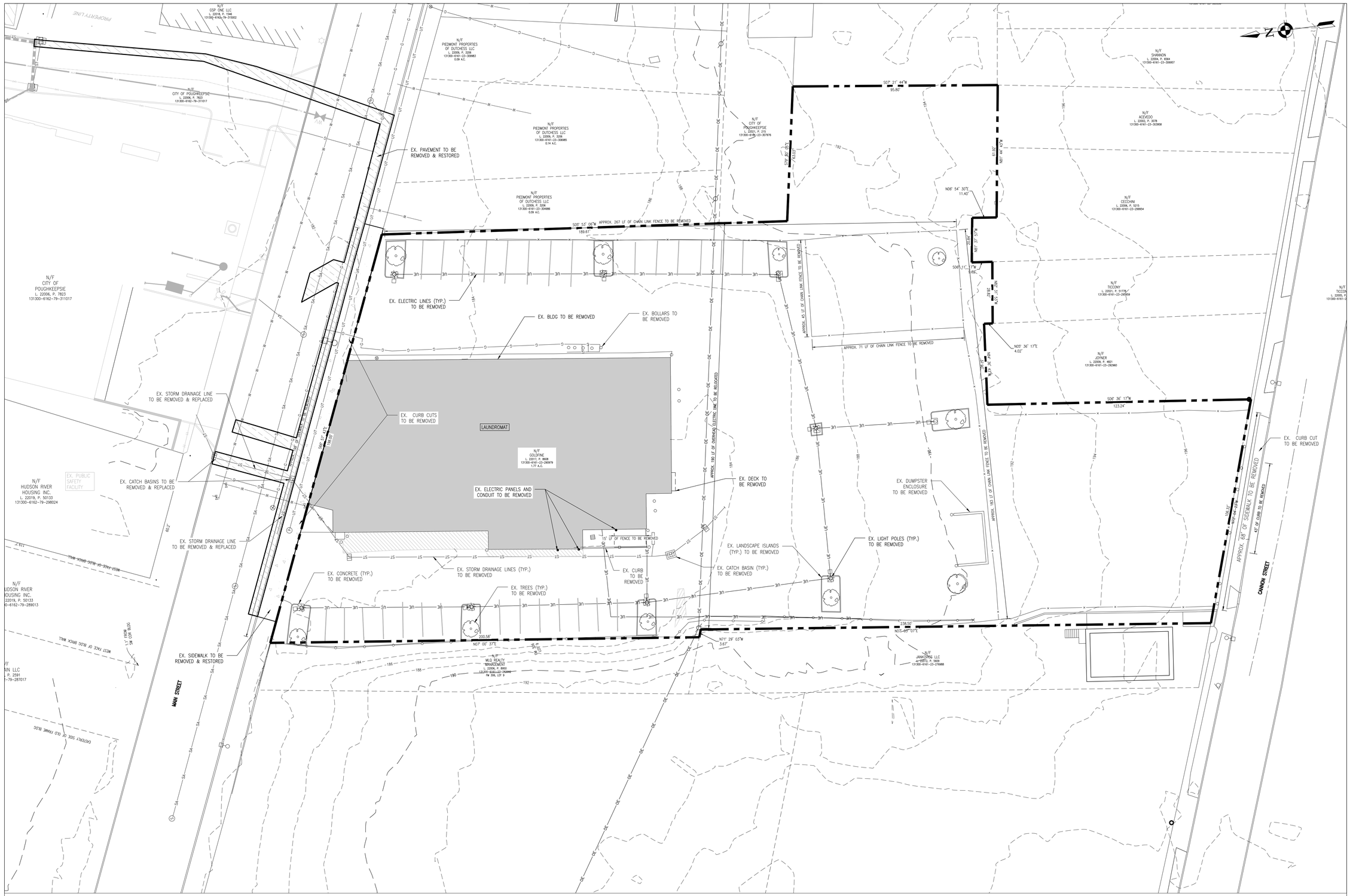
Date last accessed: 4/28/2026 10:01 AM
Date last plotted: 4/28/2026 10:04 AM
Plotted By: Christian Moore



DEMOLITION AND REMOVALS PLAN

SCALE: 1" = 20'

Plotted By: Christian Moore
Date last plotted: 4/28/2026 10:04 AM
Date last accessed: 4/27/2026 3:17 PM
Drawing Name: S:\Projects\WRH\Windows on Main\D Design\ACAD\Civil\Site\WOM_R19.15066.00_DM_C.dwg
Sheet size: 24x36

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Poughkeepsie, NY 12601
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Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

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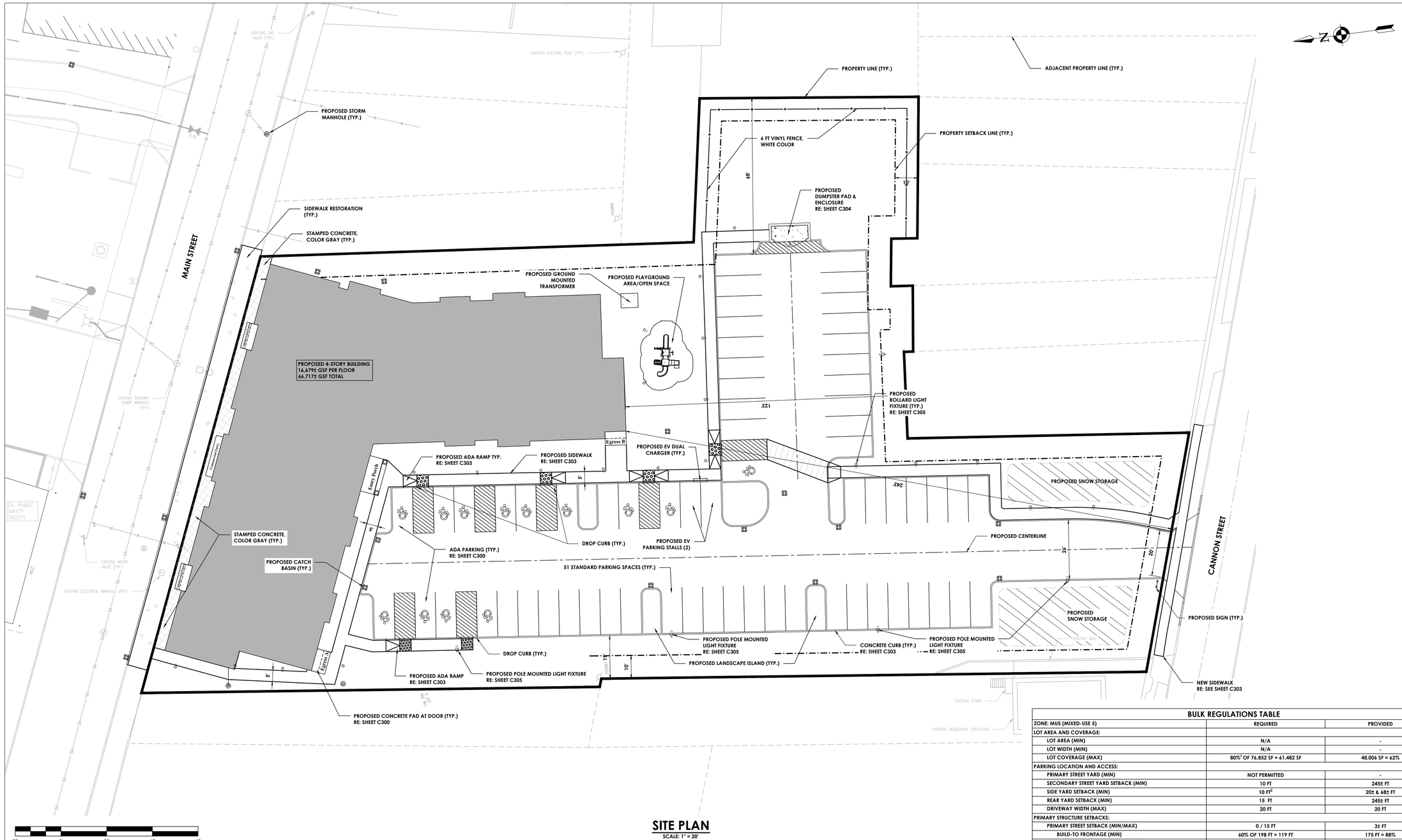
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
DEMOLITION AND REMOVALS PLAN

Drawing Number
WOM C101



SITE PLAN

SCALE: 1" = 20'

SITE PLAN NOTES:

1. INSTALL NEW IRON REBAR MONUMENTS FOR ALL NEW OR EXISTING PROPERTY CORNERS ALONG THE RIGHT-OF-WAY.

BASE MAP NOTES:

1. PARCEL BOUNDARY MAPPING SHOWN HEREON IS BASED ON A SURVEY PREPARED BY CPL ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY MAP" PREPARED FOR HUDSON RIVER HOUSING, INC., DATED DEC 1ST, 2022. THE CONTOUR INTERVAL SHOWN HEREON IS 2' BASED ON NEW YORK STATE PLANE EAST ZONE, NAD 83, NAVD 88.

PARKING SUMMARY TABLE				
	REQUIRED			PROVIDED
USE	REQUIREMENT	QUANTITY	TOTAL	
RESIDENTIAL	1.25 SPC / UNIT	61 UNITS	77	
OFFICE / RETAIL	1 SPC / 300 SF	5,083 SF	17	
TOTAL			94	64

PARKING SPACE BREAKDOWN
64 PARKING SPACES TOTAL
- 13 ADA SPACES
- 2 FUTURE EV SPACES*
- ALL SPACES 9' X 20'

ONE 15' X 45' LOADING BERTH FOR DELIVERIES

*(*1 OVERLAP WITH ADA SPACE)*

BULK REGULATIONS TABLE		
ZONE: MU5 (MIXED-USE 5)	REQUIRED	PROVIDED
LOT AREA AND COVERAGE:		
LOT AREA (MIN)	N/A	-
LOT WIDTH (MIN)	N/A	-
LOT COVERAGE (MAX)	80%[1] OF 76,852 SF = 61,482 SF	48,006 SF = 62%
PARKING LOCATION AND ACCESS:		
PRIMARY STREET YARD (MIN)	NOT PERMITTED	-
SECONDARY STREET YARD SETBACK (MIN)	10 FT	24± FT
SIDE YARD SETBACK (MIN)	10 FT[2]	20± & 68± FT
REAR YARD SETBACK (MIN)	15 FT	24± FT
DRIVEWAY WIDTH (MAX)	20 FT	20 FT
PRIMARY STRUCTURE SETBACKS:		
PRIMARY STREET SETBACK (MIN/MAX)	0 / 15 FT	3± FT
BUILD-TO FRONTAGE (MIN)	60% OF 198 FT = 119 FT	175 FT = 88%
SECONDARY STREET SETBACK (MIN/MAX)	0 / 15 FT	N/A
BUILD-TO FRONTAGE (MIN)	40% OF 191 FT = 76 FT	N/A
SIDE SETBACK (MIN)	0 FT	3± & 9± FT
ABUTTING A RESIDENTIAL LOT LINE	15 FT	-
REAR SETBACK (MIN)	15 FT	123± FT
ABUTTING A RESIDENTIAL LOT LINE	15 FT	-
HEIGHT:		
BASE	5 STORIES / 68 FT	4 STORIES / 48 FT
BONUS	SECTION 19-6.7	-
10% AFFORDABLE UNITS	7 STORIES / 94 FT	-
MINIMUM	2 STORIES / 29 FT	4 STORIES / 48 FT
STEP-BACK DEPTH AFTER 5 STORIES (MIN)	5 FT	-
WIDTH:		
PRIMARY STREET FACING BUILDING (MAX)	225 FT	175 FT
GROUND STORY:		
STORY HEIGHT	14 FT	14 FT
ENTRANCE:		
DISTANCE BETWEEN STREET-FACING ENTRANCES (MAX)	50 FT	40± FT
TRANSPARENCY:		
GROUND STORY (MIN)	50%	
UPPER STORY (MIN)	25%	
[1]INCLUDES ALL IMPERVIOUS SURFACES.		
[2]SIDE YARD PARKING SHALL BE SETBACK AT LEAST 5 FEET FROM THE FRONT OF THE PRINCIPAL BUILDING ON THE SAME LOT.		

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488 MAIN STREET POUGHKEEPSIE, NY 12601

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KRS, ACL	ALL

Drawing Title
SITE PLAN

Drawing Number
WOM
C200

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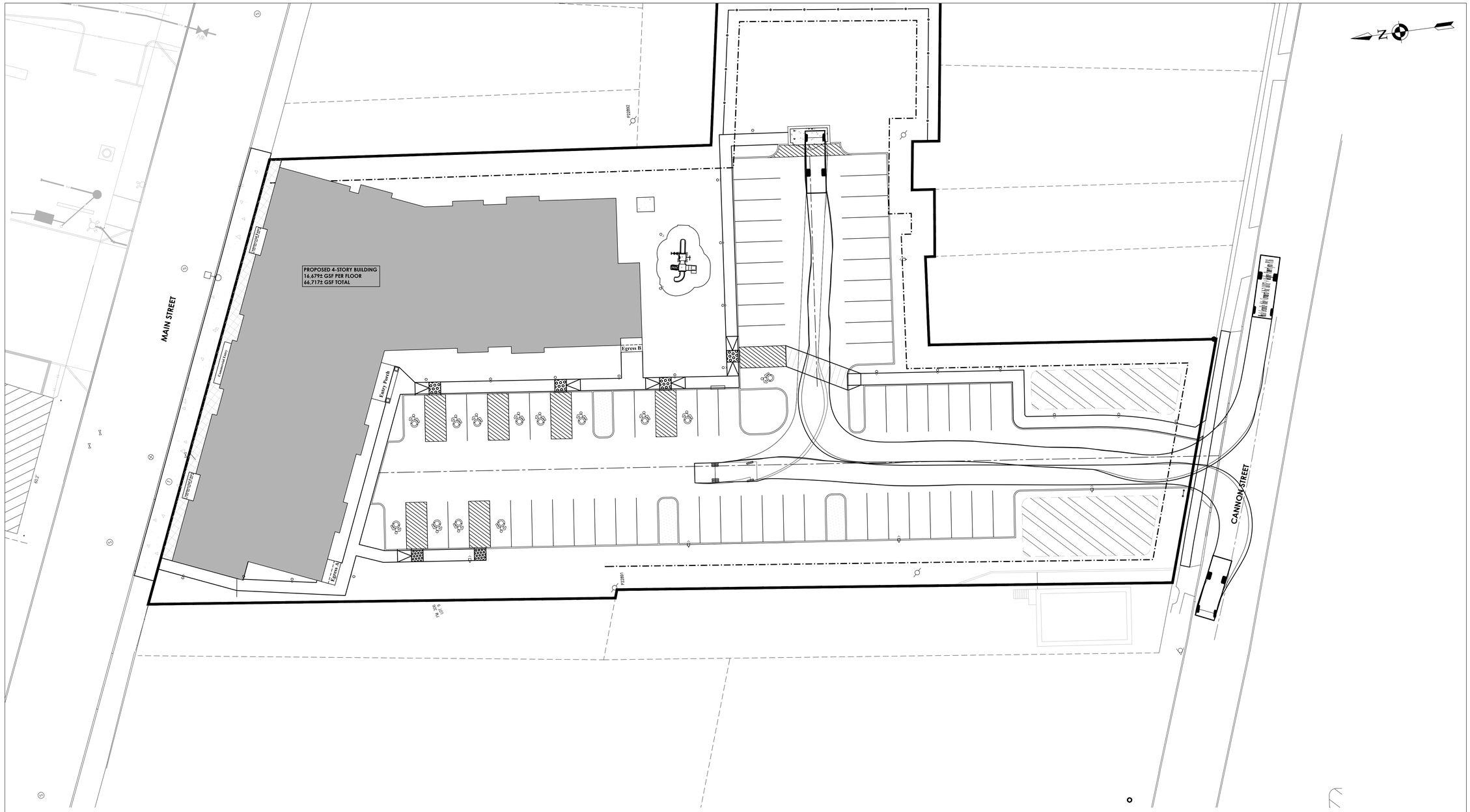
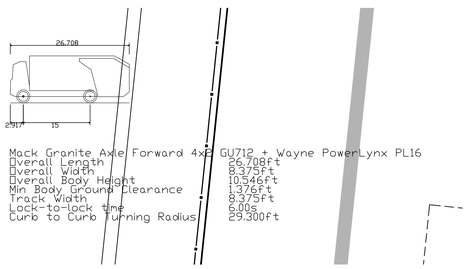
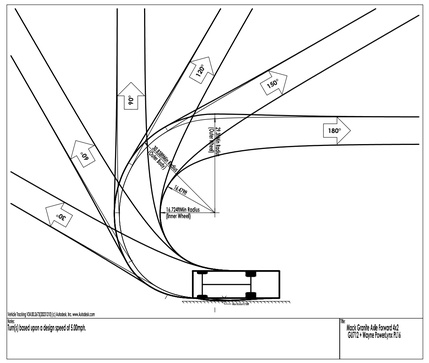
Date last accessed: 4/28/2026 10:01 AM
Date last plotted: 4/28/2026 10:05 AM
Plotted By: Christian Moore



TURNING PLAN - GARBAGE TRUCK

SCALE: 1" = 20'





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DESIGN	0
Drawn By	Checked By
ACL	---

Drawing Title
TURNING PLAN - GARBAGE TRUCK

Drawing Number
WOM C201

Sheet size: 24x36
Drawing Name: S:\Projects\HRH\Windows on Main\D Design\ACAD\Civil\Site\WOM_C200_SITE.dwg
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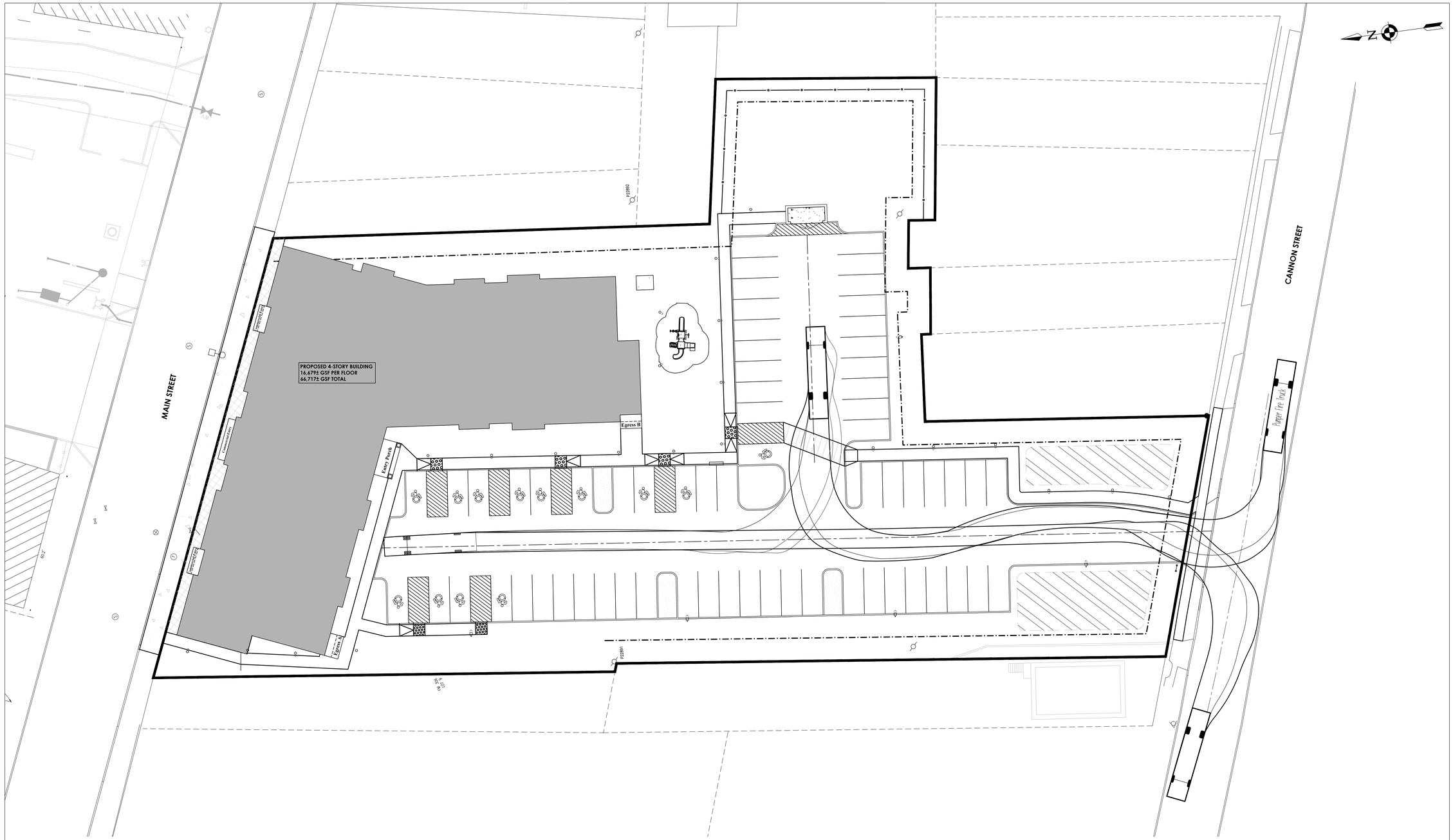
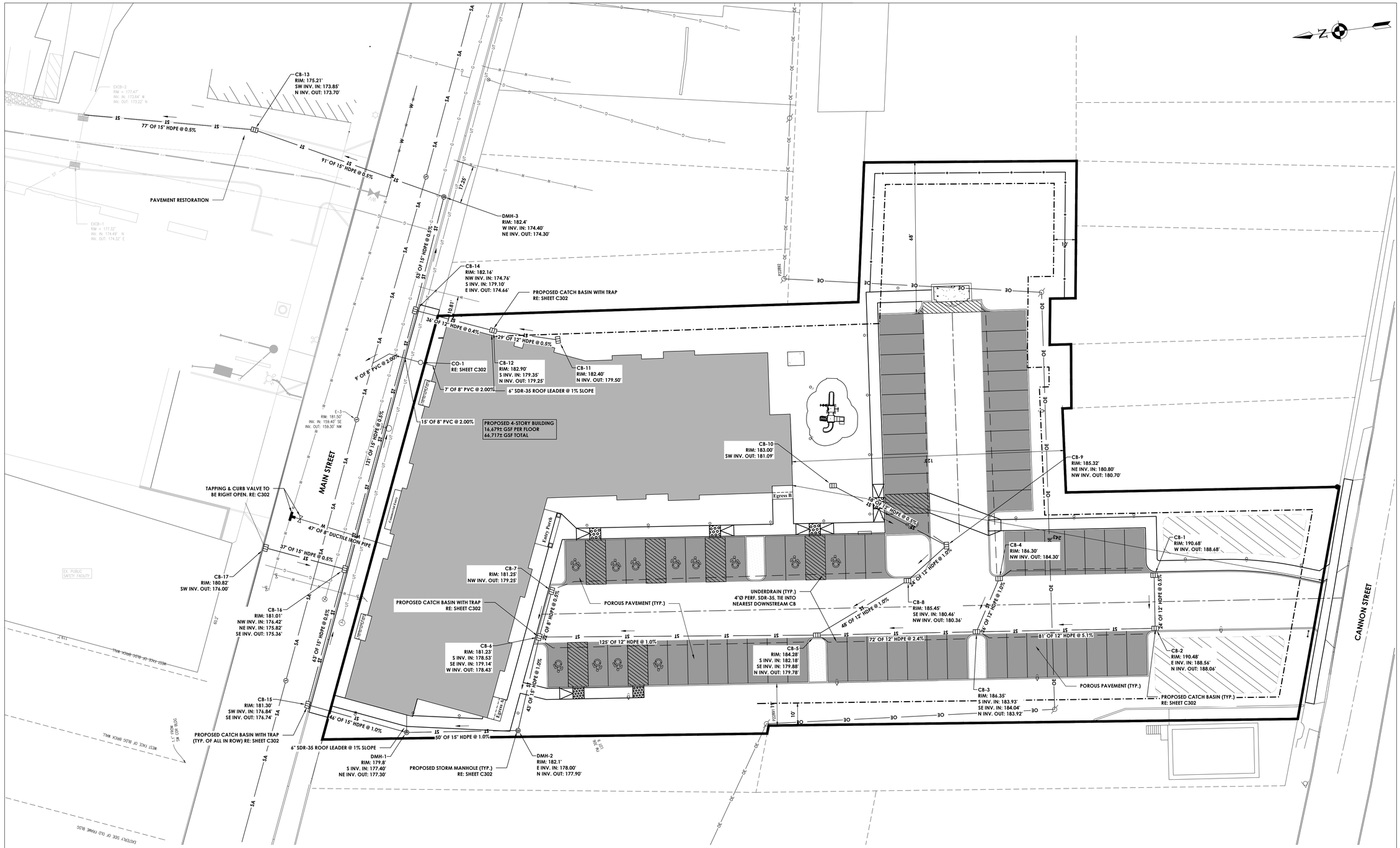
Date last plotted: 4/28/2026 10:05 AM
Plotted By: Christian Moore


PROPOSED 4-STORY BUILDING
16,679± GSF PER FLOOR
66,717± GSF TOTAL
MAIN STREET
CANNON STREET
Egress B
Entry Porch
Egress A
Pumper Fire Truck
Existing Curb
Existing Curb
Existing Curb



UTILITY PLAN

SCALE: 1" = 20'

UTILITY PLAN NOTES:

1. MAINTENANCE RECORDS ARE TO BE PROVIDED TO THE STORMWATER MANAGEMENT OFFICER (SMO) FOR POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (PCSMP).

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Hudson River Housing, Inc.

PROJECT INFORMATION

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HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

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DESIGN	0
Drawn By	Checked By
KRS, ACL	ALL

Drawing Title
UTILITY PLAN

Drawing Number
WOM
C203

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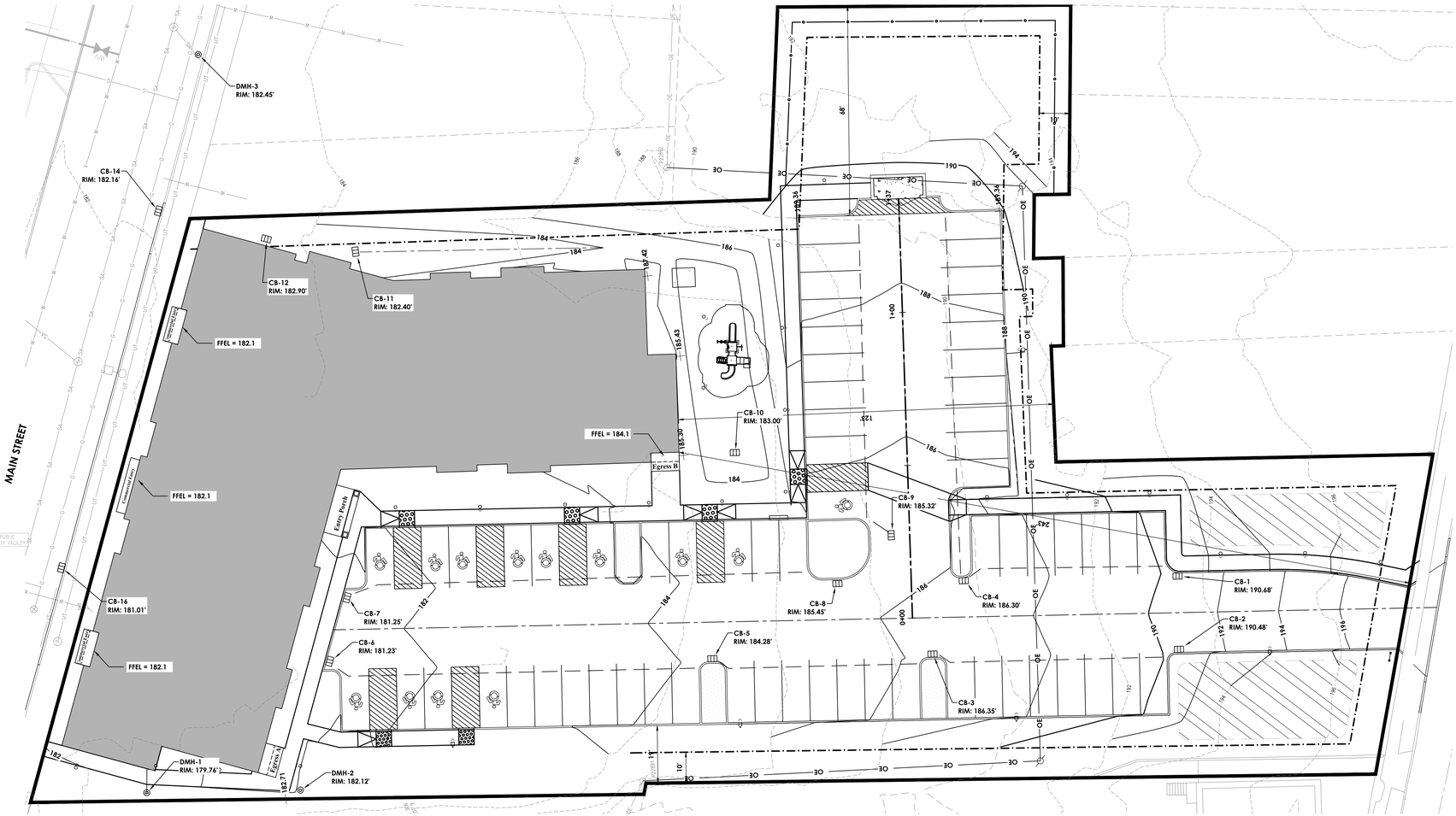
DMH-3
RIM: 182.45'
CB-14
RIM: 182.16'
CB-12
RIM: 182.90'
CB-11
RIM: 182.40'
FFEL = 182.1
FFEL = 182.1
FFEL = 182.1
FFEL = 184.1
Egress B
MAIN STREET
Entry Ramp
Depressed Curb
Depressed Curb
Depressed Curb
Depressed Curb
CB-16
RIM: 181.01'
CB-7
RIM: 181.25'
CB-6
RIM: 181.23'
DMH-1
RIM: 179.76'
DMH-2
RIM: 182.12'
CB-10
RIM: 183.00'
CB-9
RIM: 185.32'
CB-8
RIM: 185.45'
CB-5
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CB-4
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CB-3
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CB-1
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OE
OE
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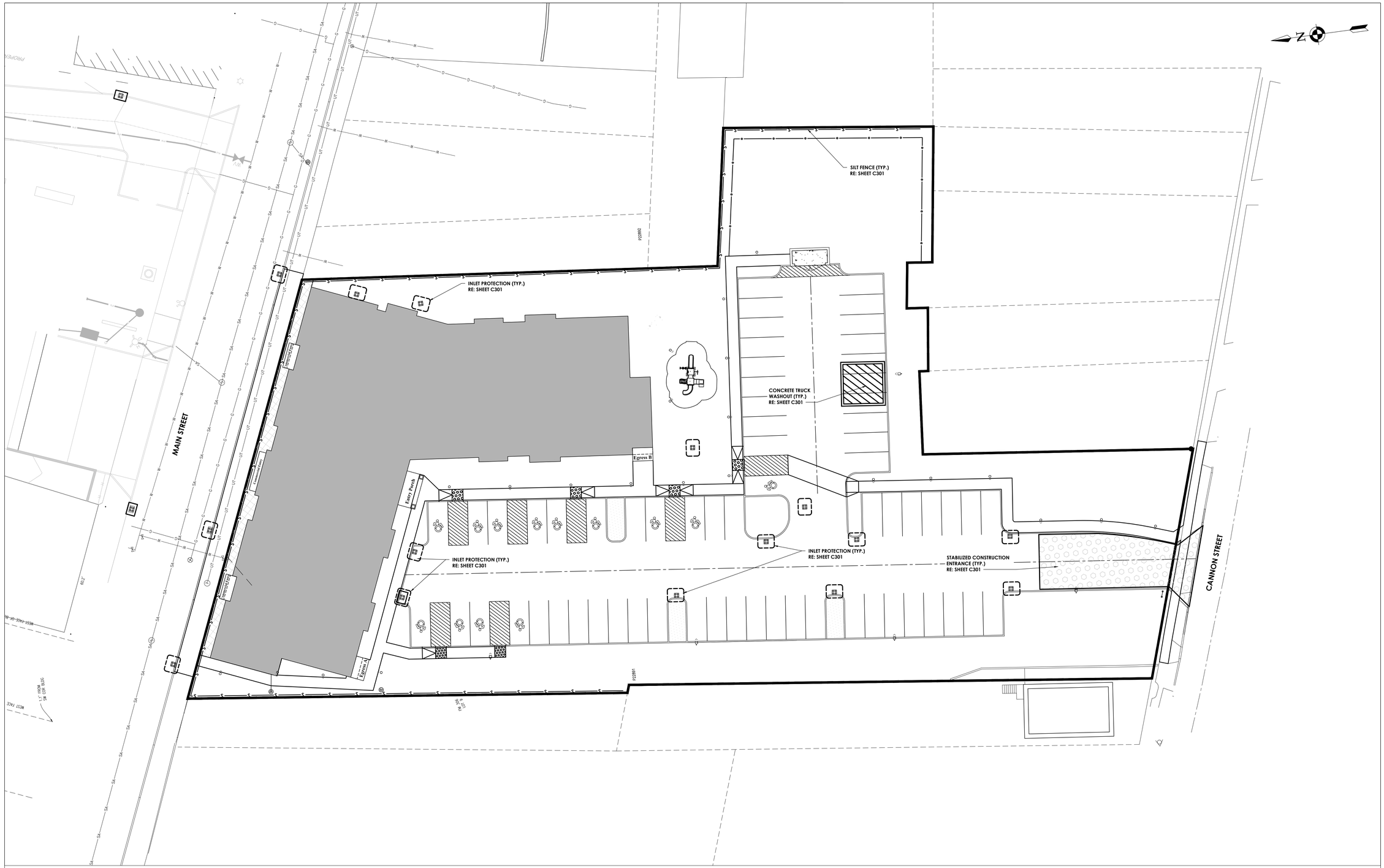

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

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Poughkeepsie, NY 12601
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Hudson River Housing, Inc.

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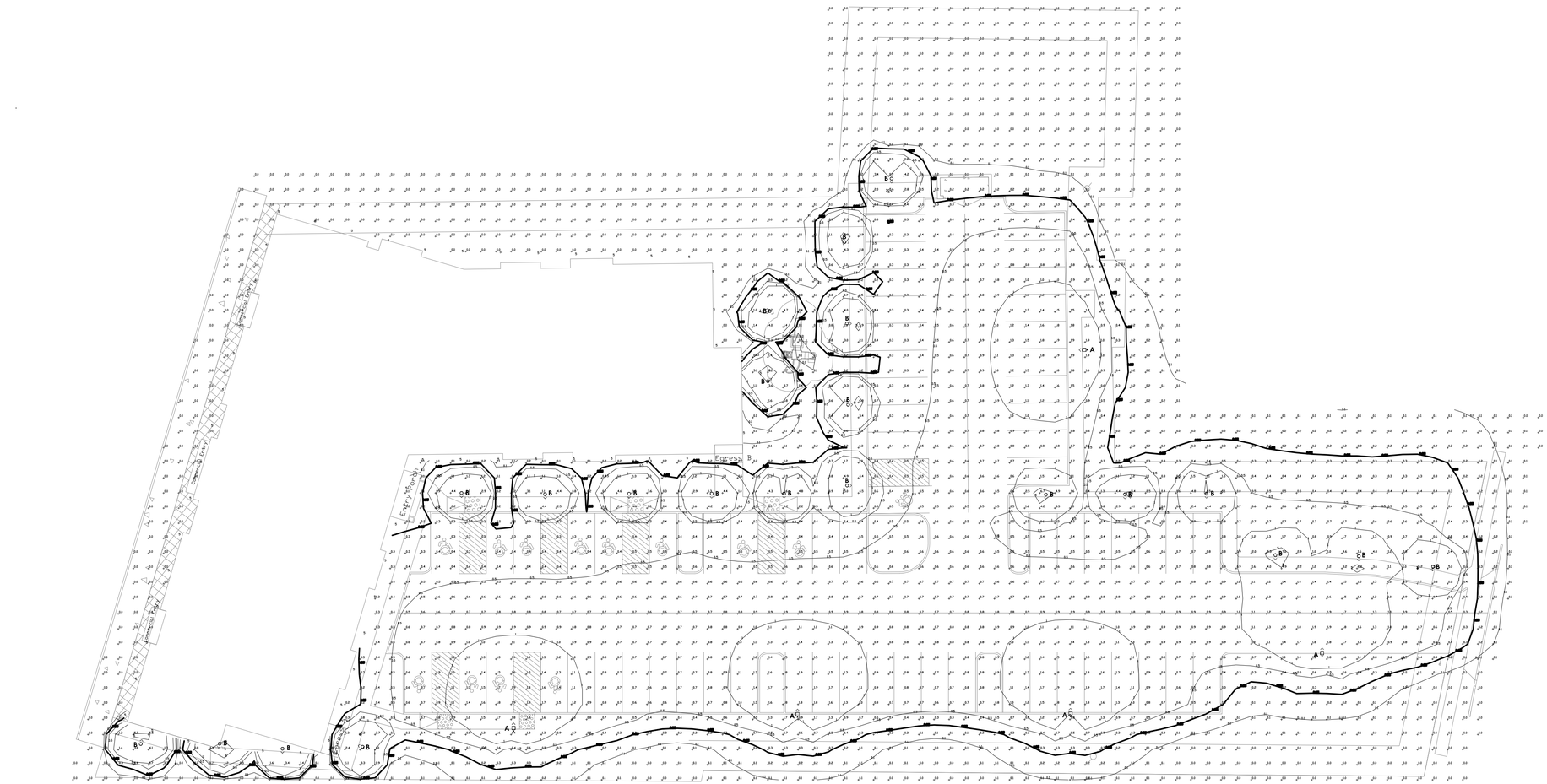
ACL	ALL

Drawing Title
EROSION & SEDIMENT CONTROL PLAN

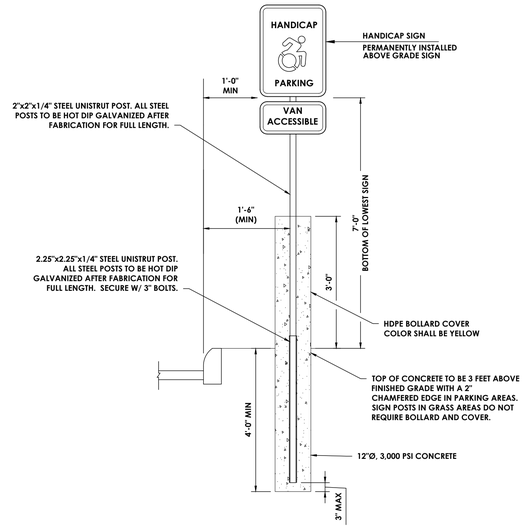
Drawing Number
WOM
C205

Plotted By: Christian Moore | Date last plotted: 4/28/2026 10:06 AM | Date last accessed: 4/28/2026 10:02 AM | Drawing Name: S:\Projects\WRH\Windows on Main\D Design\ACAD\Civil\Site\ WOM_R19.15066.00_ESC_c.dwg | Sheet size: 24x36

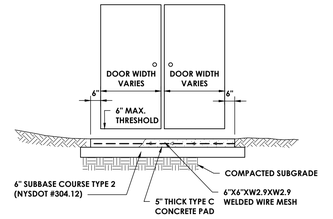

Entrance Only
Entrance Only
Exit Only
Exit Only
Entrance Only
Entrance Only
Entrance

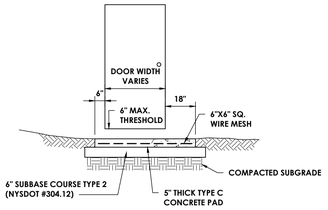
ASPHALT PAVEMENT & STRIPING NOTES:

1. ALL TOP COURSE PAVEMENT AND FINAL STRIPING SHALL BE PLACED ONLY AFTER COMPLETION OF ALL SITE WORK UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING TEMPORARY PAVEMENT MARKINGS ON TOP OF BINDER COURSE. ALL STRUCTURES, RIMS, AND GRATES SHALL BE PROTECTED WITH TEMPORARY ASPHALT BINDER.
2. CONTRACTOR SHALL FIELD VERIFY IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, THE DEPTH AND SUITABILITY OF EXISTING GRANULAR MATERIAL FOR REUSE AS GRANULAR MATERIAL IN PROPOSED ASPHALT SECTIONS. OWNER'S REPRESENTATIVE DETERMINATION SHALL BE FINAL AND BINDING.
3. ALL ASPHALT PAVING SHALL MEET THE LINES AND GRADES AS SHOWN ON THE CONTRACT PLANS.



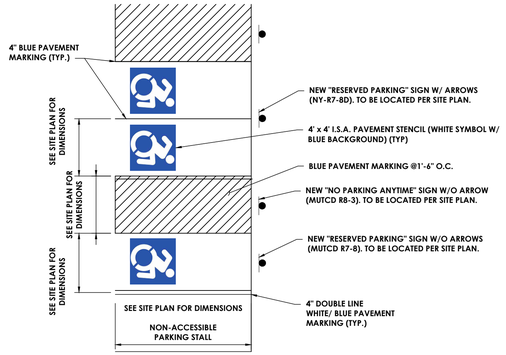
TYPICAL ADA PARKING SIGN & POST
N.T.S.



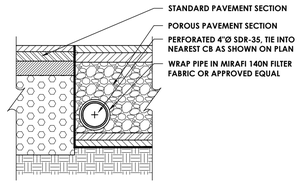


NOTES:
1. CONCRETE SLAB SHALL PROJECT 5'-0" OUT FROM BUILDING FACE.
2. MIN. 1% SLOPE DOWN AWAY FROM BUILDING.

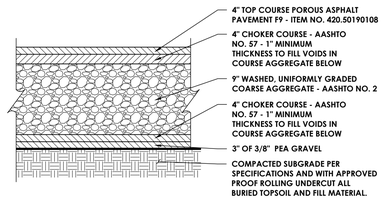
CONCRETE PAD AT DOOR
N.T.S.



TYPICAL ACCESSIBLE PARKING STRIPING
N.T.S.



POROUS PAVEMENT UNDERDRAIN
N.T.S.



POROUS PAVEMENT SECTION
N.T.S.

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Poughkeepsie, NY 12601
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SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 1

Drawing Number
WOM
C300

Sheet size: 24x36
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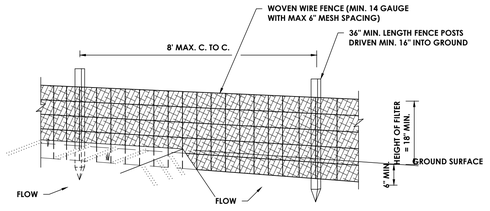
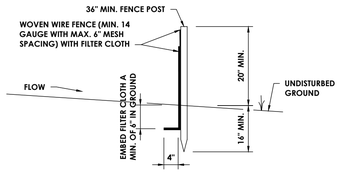


PERSPECTIVE VIEW



SECTION

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIRES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP OF MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

SILT FENCE

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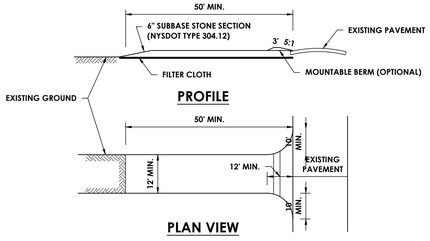

PROFILE

PLAN VIEW

CONSTRUCTION NOTES:

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES
4. WIDTH - TWELEVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWATD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTIVAL, A MOUNTABLE BERM WITH 5% SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE/DRIVEWAY

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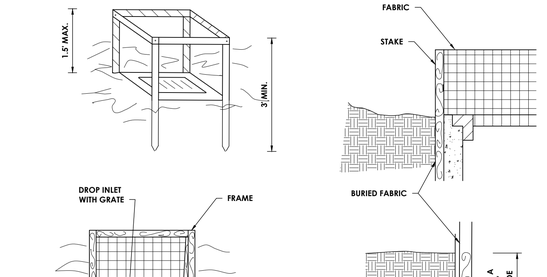


CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.

2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.

3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.

4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.

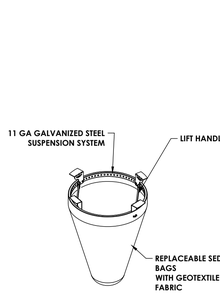
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.

6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

*MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION

N.T.S.

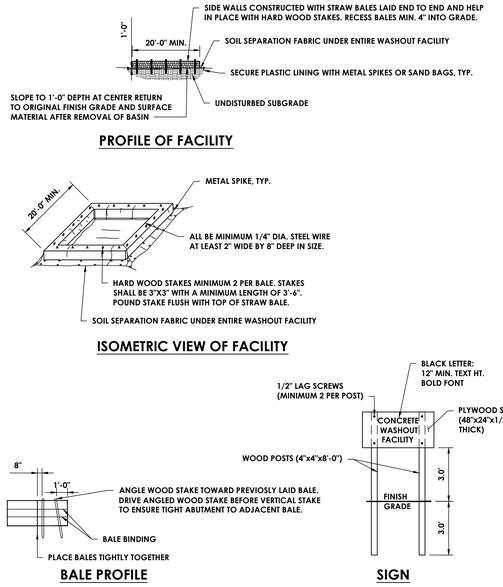


MANUFACTURER'S NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

FLEXSTORM CATCH-IT CATCH BASIN INSERT

N.T.S.



PROFILE OF FACILITY

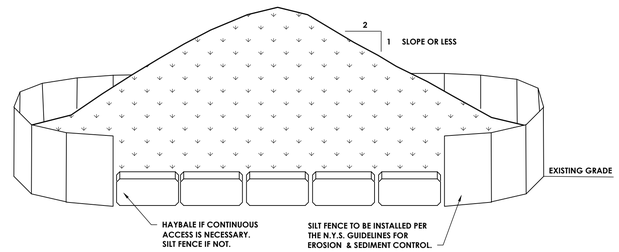
ISOMETRIC VIEW OF FACILITY

BALE PROFILE

SIGN

CONCRETE TRUCK WASHOUT

N.T.S.



NOTES:

1. AREA CHOSEN FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES AND STABILIZED SEED AND MULCH OR JUTE MESH.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE AND HAY BALES.
5. SIZE OF STOCKPILE SHALL NOT EXCEED THE LIMITATIONS OF DRAINAGE AREA PER SILT FENCE SPECIFICATIONS.
6. INSTALL SILT FENCE AND OR HAY BALES A MINIMUM OF 10' FROM THE TOE OF THE STOCKPILE.

SOIL STOCKPILE STABILIZATION DETAIL

N.T.S.

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

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DETAILS 2

Drawing Number
WOM
C301

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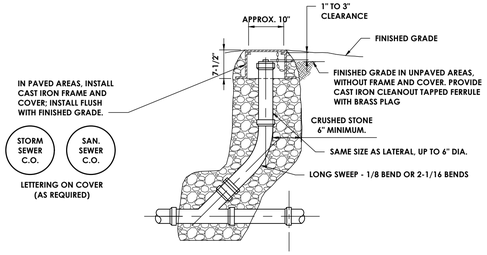

SEWER CLEAN-OUT

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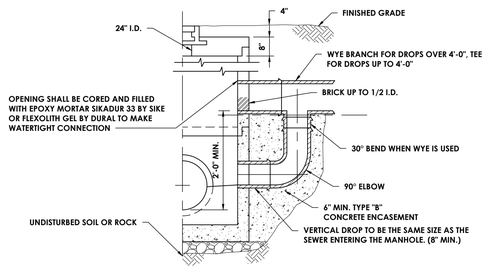

EXISTING SANITARY MANHOLE WITH OUTSIDE DROP PROTECTION

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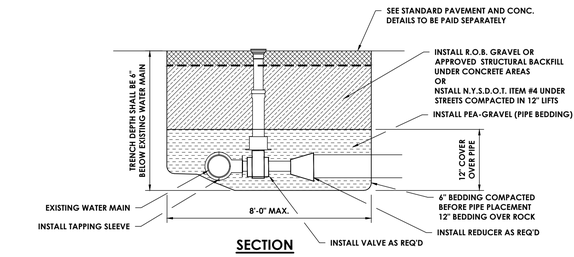

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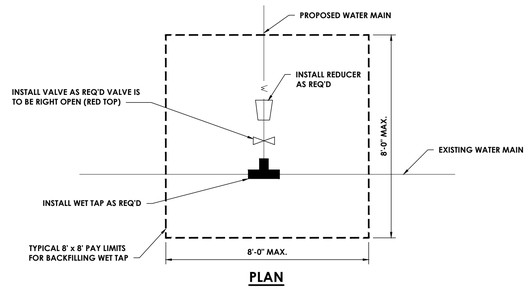
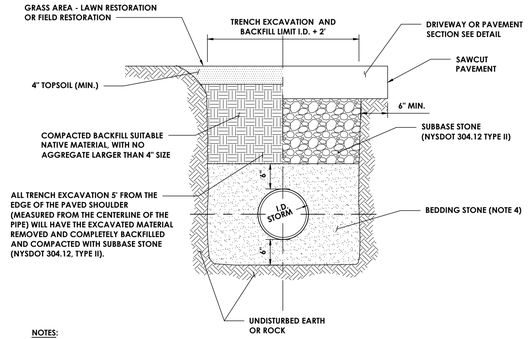


PLAN

TAPPING SLEEVE & VALVE

N.T.S.

NOTE:
ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)



NOTES:

1. CONTRACTOR TO PROVIDE SAFE EXCAVATION; SLOPE TRENCH WALLS, USE TRENCH BOX, OR SHEETING & BRACING PER OSHA SPECIFICATIONS. TRENCH BOX OR SHEETING AND BRACING TO BE LIFTED ABOVE THE SPRING LINE OR PIPE BEFORE BACKFILLING ABOVE SPRING LINE.
2. PAVEMENT BACKFILL AND RESTORATION REQUIREMENTS SHALL APPLY TO WORK PERFORMED UNDER PROPOSED ROADWAYS.
3. ALL WORK FOR STORM SEWER TRENCHING SHALL BE INCLUDED. THIS WORK INCLUDES, BUT IS NOT LIMITED TO TRENCHING, EXCAVATION AND ALL BACKFILL. NO ADDITIONAL PAYMENTS WILL BE MADE FOR BACKFILL.
4. PROVIDE BEDDING STONE MEETING NYSDOT 203.07 GRADED WITHIN THE FOLLOWING LIMITS:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
1/4 INCH	35 TO 60
#40	10 TO 25
#200	5 TO 10

STORM SEWER TRENCH

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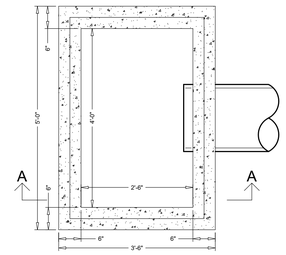
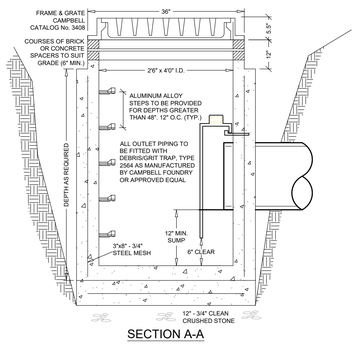


PLAN



SECTION A-A

NOTES:

1. FRAME AND GRATE PROVIDE NEENAH R4832B, HS-20-44 LOADING GRATE OR EQUAL.
2. REINFORCEMENT SHALL HAVE A COVER OF 2" UNLESS OTHERWISE SHOWN.
3. ALL CONCRETE FOR CATCH BASINS SHALL BE 4000 PSI CAST-IN-PLACE CONCRETE OR PRECAST CONCRETE.
4. FILL WITH CEMENT MORTAR AND SEAL WITH ASPHALT EMULSION TACK COAT BETWEEN FRAME AND CURB.
5. DESIGN LOADING: AASHTO H-20
6. THE INTERIOR AND EXTERIOR OF CATCH BASIN SHALL BE COATED WITH TWO COATS OF KOPPERS SUPER SERVICE BLACK OR APPROVED EQUAL.
7. WATER TIGHT GROUT ALL CONNECTIONS. USE NON-SHRINK GROUT.

CATCH BASIN DETAIL

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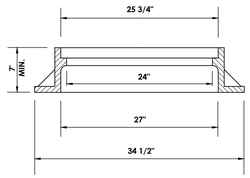
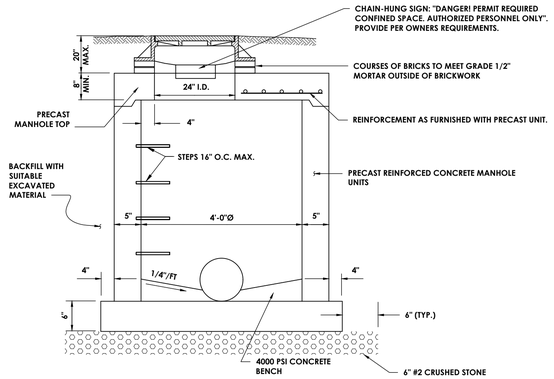


NOTES:

1. MANHOLE STEPS ARE REQUIRED FOR ANY STRUCTURE DEEPER THAN 4 FT.
2. MANHOLE TOP SLABS, FRAMES AND COVERS SHALL BE DESIGNED FOR USE UNDER ANY H - 20 LOADING.
3. MANHOLE FRAME AND GRATE/COVER TO BE: INLET M.H.: NEENAH MODEL R-2556 OR APPROVED EQUAL SOLID M.H.: NEENAH MODEL R-1642 TYPE F OR APPROVED EQUAL.

MANHOLE FRAME



MANHOLE SECTION

STORM SEWER MANHOLE

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26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

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Drawing Number
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Drawing Name: S:\Projects\HRH Windows on Main\D Design\ACAD\Civil Details\WOM_R19-15066.00_DET_C-dwg
Date last accessed: 4/28/2026 10:02 AM
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SIDEWALK NOTES

GENERAL:

1. THE DIMENSIONS AND SLOPE PRESENTED IN THE DETAILS ARE THE MINIMUM NECESSARY TO COMPLY WITH THE ADA AND DOT STANDARDS. ANY DEVIATION LESS THAN THE MINIMUM WIDTH OR GREATER THAN THE MAXIMUM SLOPE FROM THESE STANDARDS MUST BE DOCUMENTED WITH THE STANDARDS BEING MET TO THE GREATEST EXTENT PRACTICABLE AND CONSISTENT WITH THE MOST CURRENT ADAAG.
2. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUALITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
3. CURB RAMPS, LANDINGS AND BLENDED TRANSITIONS MAT REQUIRE THE USE OF DETECTABLE WARNINGS. DETECTABLE WARNINGS ON THIS SHEET ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE DETECTABLE WARNING DETAILS FOR DETAILS ON PLACEMENT, ORIENTATION & DIMENSIONS. REFER TO CHAPTER 18 OF THE HIGHWAY DESIGN MANUAL FOR MORE INFORMATION.
4. THE CONFIGURATIONS SHOWN GENERICALLY REPRESENT THE MOST COMMON SITUATIONS ENCOUNTERED. THEY ARE INTENDED TO PRESENT CURB RAMP DESIGN CONCEPTS. SITE CONDITIONS AT INDIVIDUAL LOCATIONS REQUIRE SPECIFIC DESIGNS.
5. COORDINATE TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD.
6. USE TYPE B ONLY WHERE OTHER RAMPS ARE UNUSABLE. SINGLE DIAGONAL OR DEPRESSED CORNER CURB RAMPS SERVING TWO STREET CROSSING DIRECTIONS SHOULD BE AVOIDED IN NEW CONSTRUCTION AND SHOULD ONLY BE CONSIDERED WHERE CONDITIONS REQUIRE THEIR USE. SEE NYSDOT STANDARD SHEETS 608-01 FOR RAMP TYPES.
7. GRATES SHALL NOT BE LOCATED ON CURB RAMPS, BLENDED TRANSITIONS OR LANDINGS. ACCESS TO COVERS OF SIMILAR SURFACES SHALL COMPLY WITH APPLICABLE SURFACE REQUIREMENTS.
8. UTILITIES, SIGNS AND OTHER FIXED OBJECTS MAY NOT BE PLACED ON A CURB, OR IN A MANNER THAT INTERFERES WITH THE USE OF THE CURB RAMP.
9. THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
10. THERE SHALL BE A LANDING AT THE TOP OF EACH PERPENDICULAR CURB RAMP AND A LANDING AT THE BOTTOM OF RAMPS TYPE 6 & 9. SEE NYSDOT STANDARD SHEETS 608-01 FOR RAMP TYPES.
11. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING MAY SERVE MULTIPLE CURB RAMPS.
12. LANDINGS MAY OVERLAP WITH THE CLEAR GROUND SPACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.

CURB RAMP NOTES:

13. THE MINIMUM WIDTH FOR SIDEWALK CURB RAMPS IS 5'-0".
14. THE RUNNING SLOPE OF A CURB RAMP SHALL BE 1:20 (5%) MINIMUM (PREFERRED) AND 1:12 (8.33%) MAXIMUM.
15. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 8.33% THE CURB RAMP LENGTH IS THE LENGTH NECESSARY TO MEET THE EXISTING SIDEWALK. IT IS NOT NECESSARY THAT THE RAMP LENGTH EXCEED 15'-0".
16. THE CROSS SLOPE OF CURB RAMPS SHOULD BE AS FLAT AS POSSIBLE, NOT TO EXCEED 1:50 (2%). THE CROSS SLOPE AT MIDBLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.
17. THE VERTICAL ALIGNMENT OF A CURB RAMP, EXCLUDING THE FLARES, SHALL BE PLANAR. GRADE BREAKS SHALL BE FLUSH AND PERPENDICULAR TO THE DIRECTION OF THE RAMP.
18. RAMP TRANSITIONS BETWEEN WALKS, LANDINGS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (¼"MAX).
19. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED PARALLEL TO THE CURB LINE, SHALL BE PROVIDED.

LANDING NOTES:

20. LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 5'-0" BY 5'-0"
21. THE RUNNING AND CROSS SLOPES ON LANDINGS AT INTERSECTIONS IS 1:50 (2%) MAXIMUM. THE RUNNING AND CROSS SLOPES AT MIDBLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.

DETECTABLE WARNING UNIT DIMENSIONS:

22. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. EXCLUSIVE OF SIDE FLARES.

DETECTABLE WARNINGS LOCATIONS:

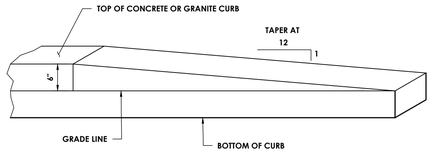
23. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).
24. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

DOME ALIGNMENT:

25. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
26. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.

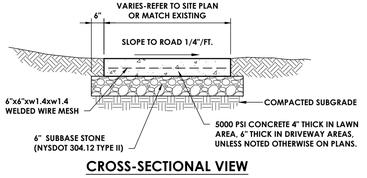
COLOR REQUIREMENTS:

27. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

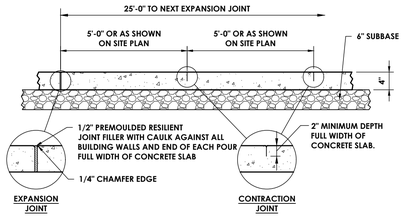


CURB TRANSITION / TERMINAL

N.T.S.



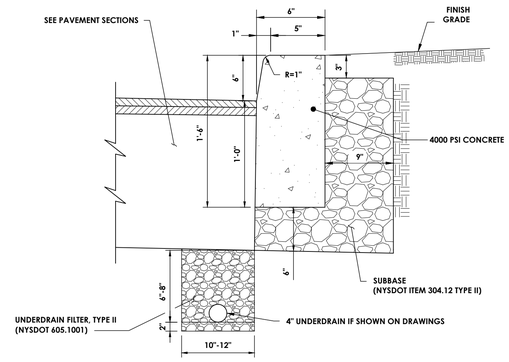
CROSS-SECTIONAL VIEW



SIDE VIEW

TYPICAL CONCRETE SIDEWALK

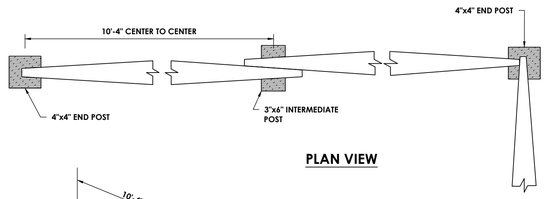
N.T.S.



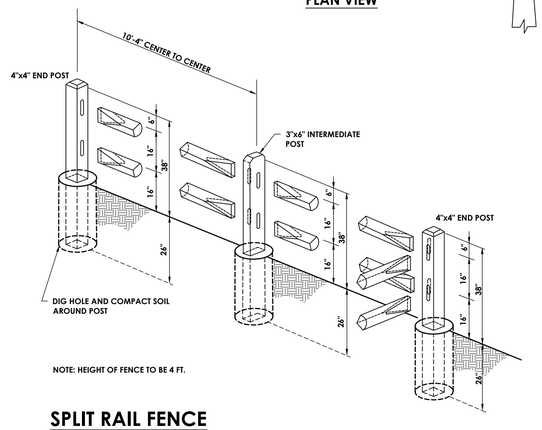
1. CONTRACTION JOINTS TO BE AT 10 FOOT INTERVALS AND SHALL BE FORMED OR SAW CUT TO A DEPTH OF 1/2 INCH BELOW THE SURFACE OF THE CURB.
2. EXPANSION JOINTS TO BE AT 50 FOOT INTERVALS AND SHALL BE FORMED WITH 3/4 INCH WIDE PREMOLDED BITUMINOUS JOINT FILLER. THE FILLER MATERIAL SHALL BE CUT TO CONFORM TO THE CROSS SECTION OF THE CURB.
3. EXPANSION JOINTS AND FORMED CONTRACTION JOINTS ARE TO BE EDGED WITH CONCRETE FINISHING TOOLS.
4. CONCRETE SEALING AGENT SHALL BE APPLIED THE SAME DAY THAT CURBS ARE CONSTRUCTED.

CONCRETE CURB

N.T.S.



PLAN VIEW



NOTE: HEIGHT OF FENCE TO BE 4 FT.

SPLIT RAIL FENCE

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CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
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3	9/10/2025	REVISED SITE PLAN
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5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT
6	4/27/2026	REVISED ALL SHEETS

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SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 4

Drawing Number
WOM
C303

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Date last accessed: 4/28/2026 10:02 AM
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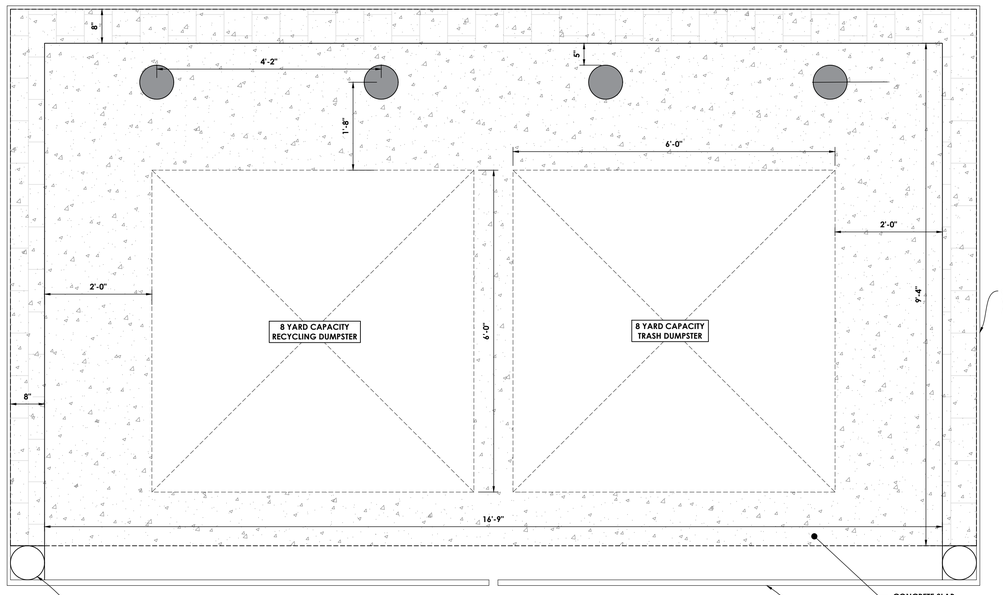
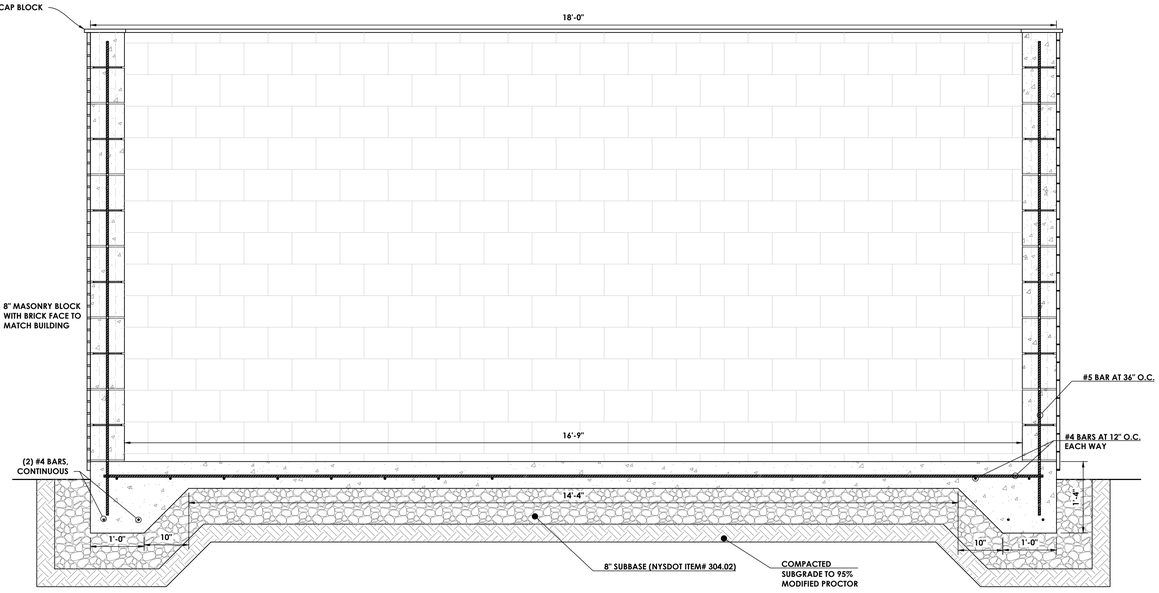
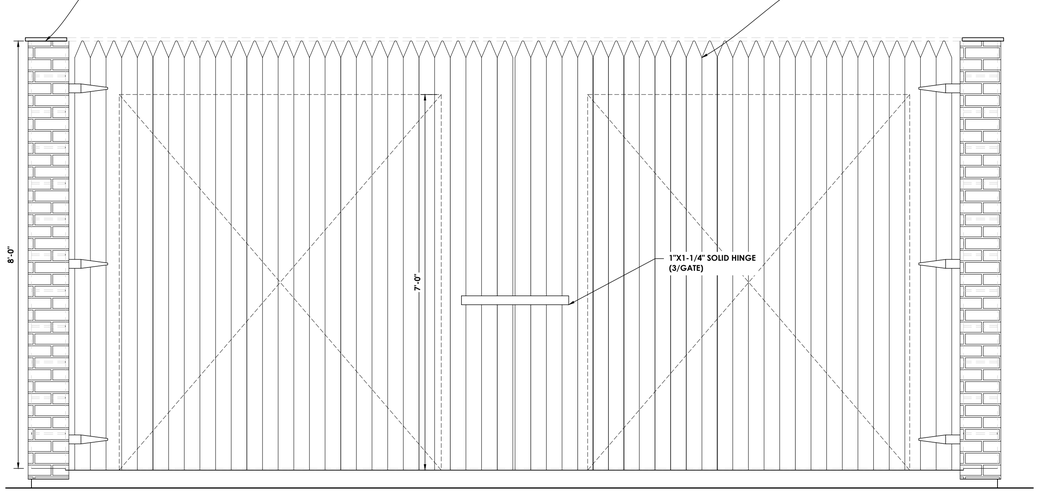
Plotted By: Christian Moore



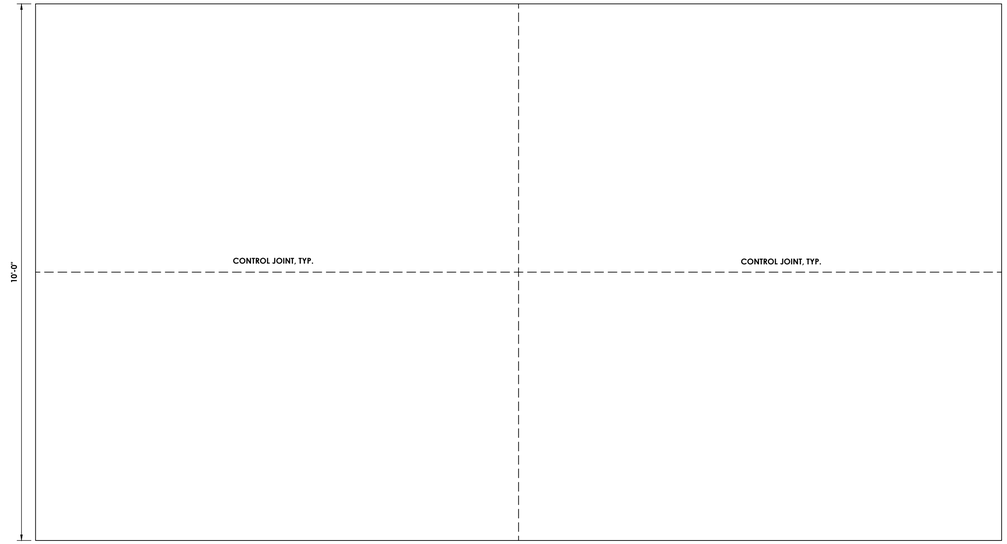
DUMPSTER ENCLOSURE PLAN



DUMPSTER ENCLOSURE TYPICAL SECTION



DUMPSTER ENCLOSURE FRONT ELEVATION



DUMPSTER ENCLOSURE SLAB PLAN

DUMPSTER ENCLOSURE DETAILS

SCALE: 3/4" = 1'-0"

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Hudson River Housing, Inc.

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SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACL	ALL

Drawing Title
DETAILS 5

Drawing Number
WOM
C304

Plotted By: Christian Moore
Date last plotted: 4/28/2026 10:07 AM
Date last accessed: 4/28/2026 10:02 AM
Sheet size: 24x36
Drawing Name: S:\Projects\HRH\Windows on Main\D Design\ACAD\Civil Details\WOM_8.19.15066.00_DET_C.dwg

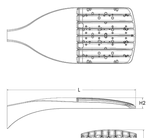


D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [2] T4M Type IV medium T4LG Type IV low glare [2] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4,5] HVOLT (347V-480V) [5,6] XVOLT (277V - 480V) [5,6] 120 [6,7] 208 [6,7] 240 [6,7] 277 [6,7] 347 [6,7] 480 [6,7]	**Shipped included** SPA Square pole mounting (#5 drilling) RPA Round pole mounting (#5 drilling) SPA5 Square pole mounting #5 drilling [8] RPA5 Round pole mounting #5 drilling [8] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket [9] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [10,11,20,21]	SPDXDMV	20kV surge protection	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [10,11,21]	HS	Houseside shield (black finish standard) [22]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately) [12]	L90	Left rotated optics [1]	DWHXD	White
PERS	Five-pin receptacle only (controls ordered separately) [10,21]	R90	Right rotated optics [1]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separately) [10,12]	CCE	Coastal Construction [13]	DBLBXD	Textured black
FAO	Field adjustable output [15,21]	HA	50°C ambient operation [14]	DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30% [16,21]	BAA	Buy America(n) Act and/or Build America Buy America Qualified	DWHGXD	Textured white
BL50	Bi-level switched dimming, 50% [16,21]	SF	Single fuse (120, 277, 347V) [8]		
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DF	Double fuse (208, 240, 480V) [8]		
DS	Dual switching [16, 18, 21]	**Shipped separately**			
		EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
		BSDB	Bird Spikes (field install required)		

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KBC8 LED
LED Specification Bollard

BAA BABA

Catalog Number

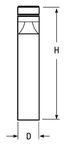
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

	8" Round (20.3 cm)
Height:	42" (106.7 cm)
Weight (max):	27lbs (12.25 kg)



Introduction

The KBC8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBC8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBC8 LED 16C 700 40K SYM MVOLT DDBXD

KBC8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBC8 LED	**Asymmetric** 12C 12 LEDs [1] **Symmetric** 16C 16 LEDs [1]	350 350 mA 450 450 mA [2] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [1]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [6]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, CA Title 20 Noncompliant [6]	**Shipped installed** SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240V) [6] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBC8 LED [8]

NOTES
1 Only available in the 12C, ASY version.
2 Only available in the 16C, SYM version.
3 Only available with 450 AMBLW version.
4 Not available with ELCW.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8 MRAB U not available with L/AB4 option.

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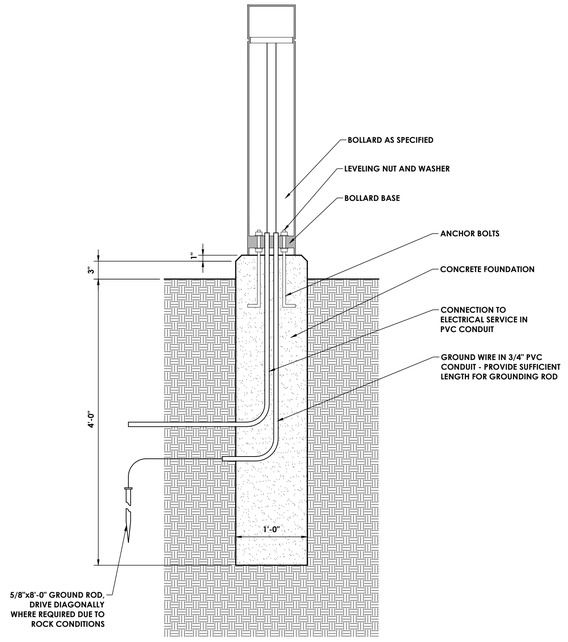
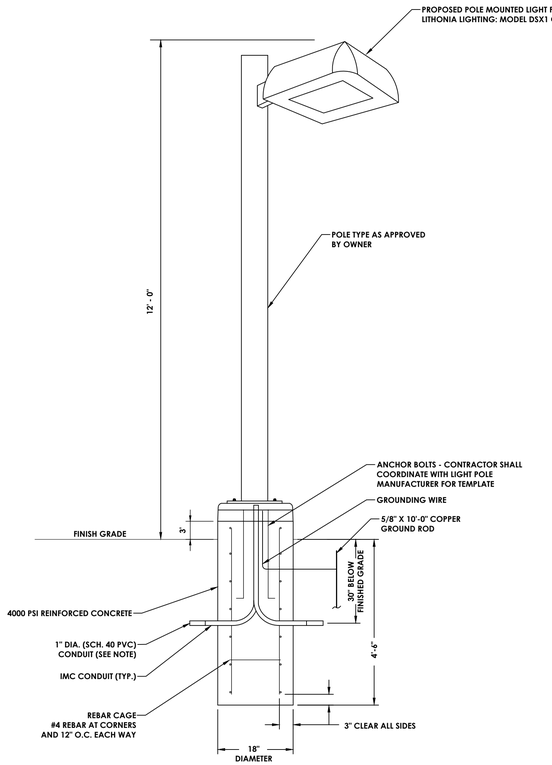


BOLLARD FOUNDATION
N.T.S.



ADDITIONAL POLE FEATURES:

1. PROVIDE WEATHERPROOF RECEPTACLE AND COVER.
2. PROVIDE UPLIGHT SHIELD.

NOTES:

1. ELECTRICAL CONTRACTOR TO DETERMINE SIZE OF CONDUIT REQUIRED TO COMPLETE THE INSTALLATION.
2. PROVIDE 2 COPIES OF SHOP DRAWINGS FOR BASE, POLE, AND FIXTURE TO ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL.

TYPICAL CONCRETE LIGHT BASE & POLE DETAIL
N.T.S.

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26 IBM Road
Poughkeepsie, NY 12601
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Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
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488 MAIN STREET POUGHKEEPSIE, NY 12601

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06/24/25	AS NOTED
Project Status	Civil Revision Number
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Drawn By	Checked By
ACM	ALL

Drawing Title
DETAILS 6

Drawing Number
WOM
C305

Plotted By: Christian Moore
Date last plotted: 4/28/2026 10:07 AM
Date last accessed: 4/28/2026 10:02 AM
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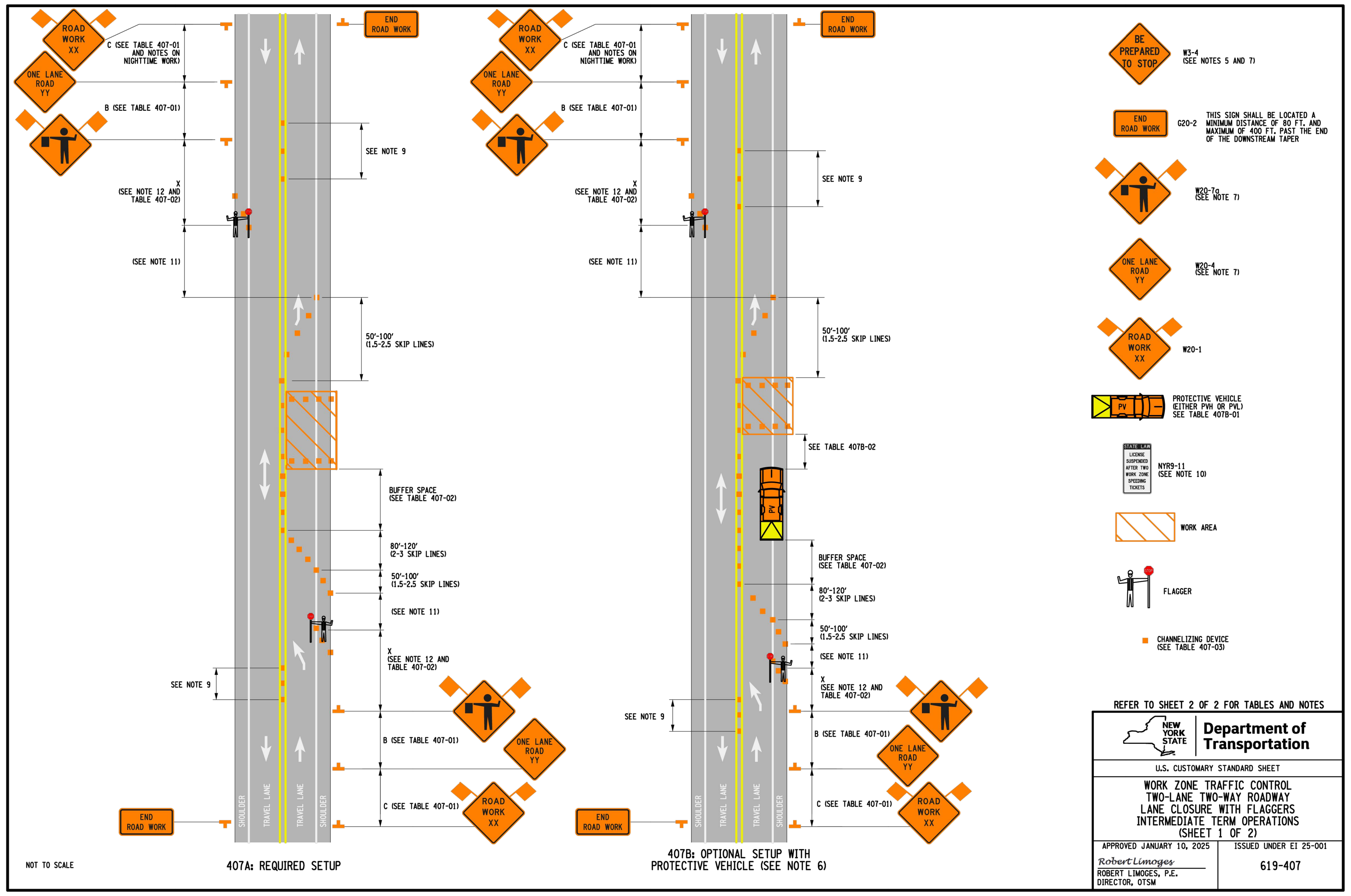

REFER TO SHEET 2 OF 2 FOR TABLES AND NOTES

NEW YORK STATE | Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
INTERMEDIATE TERM OPERATIONS
(SHEET 1 OF 2)

APPROVED JANUARY 10, 2025	ISSUED UNDER EI 25-001
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-407

TABLE 407-01: ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS A (FT.)	B (FT.)	C (FT.)	SIGN LEGEND XX	YY
URBAN (≤ 30 MPH•)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH•)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH•)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.

• PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 407-02: LONGITUDINAL BUFFER SPACE / STOPPING SIGHT DISTANCE (X)

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE (FT.)/ # OF SKIP LINES
25	155/4
30	200/5
35	250/6
40	305/8
45	360/9
50	425/11
55	495/13

TABLE 407-03: CHANNELIZING DEVICE APPLICATION FOR INTERMEDIATE-TERM STATIONARY WORK ZONES

WORK ZONE PROVISIONS	MAXIMUM DEVICE SPACING (CENTER TO CENTER)	DRUMS	STANDARD CONES	TALL CONES	EXTRA TALL CONES	TEMPORARY TUBULAR MARKERS	INTERIM TUBULAR MARKERS	VERTICAL PANELS	OVERSIZED VERTICAL PANELS	TYPE III BARRICADES
INTERMEDIATE-TERM STATIONARY WORK ZONES INVOLVE WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 DAYLIGHT PERIOD UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR										
SHOULDER/MERGING/ SHIFTING TAPERS	20 FT. •	X							X	
	40 FT.	X							X	
MARKING FOR TRANSVERSE BUMPS[1]	N/A	X[2]			X[2]				X[2]	
TRANSVERSE DEVICE WITHIN CLOSED TRAFFIC LANE AND/OR SHOULDER	800 FT.	X		X	X			X	X	O
REMOVAL OF EXISTING GUIDE RAIL	80 FT. / 40 FT.	X		X	X	X		X	X	O

NOTES: X= ALLOWED, BLANK = NOT ALLOWED, O = OPTIONAL • SEE NOTE 4 ON SHEET 1 OF 2.
1. - A TYPE 1 OBJECT MARKER MAY BE USED IN LIEU OF CHANNELIZING DEVICE.
2. - CHANNELIZING DEVICES SHALL BE EQUIPPED WITH A FLASHING WARNING LIGHT.

TABLE 407-04: REQUIRED SIGN SIZES•

SIGN	NON-FREEWAY	FREEWAY
G20-2	36x18	48x24
W3-4	36x36	48x48
W20-1	36x36	48x48
W20-4	36x36	48x48
W20-7	36x36	48x48
WARNING FLAG	18x18	18x18

•FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.

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DATE/TIME = 21-JAN-2025 13:27
USER = akirbyl

TABLE 407B-01: PROTECTIVE VEHICLE REQUIREMENTS

CLOSURE TYPE	ROAD TYPE & SPEED / EXPOSURE CONDITIONS (SEE NOTE 1)	NON-FREEWAY ≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVL+TMIA	SEE NOTE 2
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS)	PVH+TMIA	SEE NOTE 2	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	SEE NOTE 2	SEE NOTE 2
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS, EXCAVATION)	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS. OR GREATER) (SEE NOTE 4)
PVH - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS. OR GREATER)
TMIA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

NOTES
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. EITHER A PROTECTIVE VEHICLE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 407-02) SHALL BE PROVIDED.
3. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMIA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMIA.
4. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMITS IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 407B-02: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	ROLL AHEAD DISTANCE (FT.)/# OF SKIP LINES FOR VEHICLES – STATIONARY OPERATION: PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW	PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW
45 - 55	160/4	120/3
≤ 40	120/3	80/2

NOTES FOR NIGHTTIME OPERATIONS:

N1. WORK OCCURRING AFTER SUNSET AND BEFORE SUNRISE WILL BE CONSIDERED NIGHTTIME OPERATIONS.

N2. ALL SIGNS, STOP / SLOW PADDLES AND RED FLAGS USED TO WARN / ALERT / CONTROL TRAFFIC SHALL BE RETROREFLECTIVE.

N3. ALL WORKERS INVOLVED SHALL WEAR PROTECTIVE HELMET AND NIGHTTIME APPAREL IN ACCORDANCE WITH §107-05A. HIGH VISIBILITY APPAREL AT ALL TIMES. HIGH VISIBILITY APPAREL MEETING THE REQUIREMENTS OF SECTION 6C.04 OF THE 2023 MUTCD FOR CLASS 3 HIGH VISIBILITY APPAREL IS ALSO ACCEPTABLE AND RECOMMENDED.

N4. VEHICLES OPERATING ON THE PAVEMENT OF A CLOSED ROADWAY OR TRAVEL LANE SHALL DISPLAY ROTATING AMBER BEACONS AT ALL TIMES.

N5. LEVEL I ILLUMINATION SHALL BE PROVIDED NEAR THE BEGINNING OF LANE CLOSURE TAPERS AND AT ROAD CLOSURES, INCLUDING THE SETUP AND REMOVAL OF THE CLOSURE TAPERS.

N6. LEVEL II ILLUMINATION SHALL BE PROVIDED FOR FLAGGING STATIONS, ASPHALT PAVING, MILLING, AND CONCRETE PLACEMENT AND/OR REMOVAL OPERATIONS,INCLUDING BRIDGE DECKS, 50 FEET AHEAD OF AND 100 FEET BEHIND A PAVING OR MILLING MACHINE.

N7. LEVEL III ILLUMINATION SHALL BE PROVIDED FOR PAVEMENT OR STRUCTURAL CRACK FILLING, JOINT REPAIR, PAVEMENT PATCHING AND REPAIRS, INSTALLATION OF SIGNAL EQUIPMENT OR OTHER ELECTRICAL/MECHANICAL, AND OTHER TASKS INVOLVING FINE DETAILS OR INTRICATE PARTS AND EQUIPMENT.

N8. ALL LIGHTING SHALL BE DESIGNED, INSTALLED, AND OPERATED TO AVOID GLARE THAT AFFECTS TRAFFIC ON THE ROADWAY OR THAT CAUSES ANNOYANCE OR DISCOMFORT FOR RESIDENCES ADJOINING THE ROADWAY.

N9. PRIOR TO THE START OF NIGHTTIME OPERATIONS, A WRITTEN NIGHTTIME OPERATIONS AND LIGHTING PLAN IS REQUIRED FOR APPROVAL FROM THE DOT ENGINEER.

N10. SEE STANDARD SPECIFICATIONS §619 FOR ADDITONAL REQUIREMENTS AND CONSIDERATIONS.

N11. FLAGGERS SHALL USE A FLASHLIGHT WITH A RED GLOW CONE/RED LED BATON FOR FLAGGING IN NON-ILLUMINATED FLAGGER STATIONS DURING NIGHTTIME OPERATIONS.

NOTES:

1. INTERMEDIATE-TERM IS STATIONARY WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN 1 HOUR.
2. WHEN A SIDE ROAD OR DRIVEWAY INTERSECTS THE ROADWAY WITHIN A WORK ZONE TRAFFIC CONTROL AREA, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES AND/OR FLAGGERS SHALL BE PLACED AS NEEDED. ADDITIONAL FLAGGERS SHALL BE LOCATED AT ALL INTERSECTIONS AND COMMERCIAL DRIVEWAYS LOCATED WITHIN OR NEAR THE ACTIVE WORK SPACE. NO WORK ACTIVITY, EQUIPMENT, OR STORAGE OF VEHICLES, OR MATERIAL SHALL OCCUR WITHIN THE BUFFER SPACE AT ANY TIME.
3. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 20' IN THE ACTIVE WORK SPACE.
4. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.
5. IF THE TRAFFIC IS EXPECTED TO QUEUE PAST THE W20-4 SIGN, A W3-4 SIGN SHOULD BE ADDED HALFWAY BETWEEN THE W20-4 AND W20-1 SIGNS.
6. PROTECTIVE VEHICLE WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA, IF DEEMED NECESSARY BY THE DOT ENGINEER OR THEIR DESIGNEE. TO USE PROTECTIVE VEHICLE, SEE DETAIL 407B. WHEELS SHALL BE ALIGNED WITH THE STRIPING LANE.
7. FLAGGER SYMBOL SIGN (W20-7), "BE PREPARED TO STOP" SIGN (W3-4), AND "ONE LANE ROAD YY" SIGN (W20-4) SHALL BE REMOVED, COVERED OR TURNED AWAY FROM ROAD USERS WHEN FLAGGING OPERATIONS ARE NOT OCCURING.
8. ALL FLAGGERS SHALL USE 24" (MIN.) OCTAGON SHAPED STOP/SLOW PADDLES HAVING 6' STAFF. THE PADDLE IS THE PREFERRED DEVICE, BUT THE FLAG MAY BE USED AT INTERSECTIONS WHERE THE STOP/SLOW PADDLE WOULD OFFER CONTRADICTING INFORMATION TO DRIVERS TRAVELING IN OPPOSITE DIRECTIONS/LEGS OF THE INTERSECTION OR DURING INCIDENT MANAGEMENT SITUATIONS.
9. CENTERLINE CONES MAY BE ADDED TO ENHANCE THE VISIBILITY OF THE FLAGGER STATION. IF CONES ARE USED, PLACE THEM 100 FT. (MINIMUM) FROM FLAGGER.
10. THE NYR9-11 SIGN IS RECOMMENDED. WHEN USED, IT SHALL BE PLACED IN ADVANCE OF THE FIRST ADVANCE WARNING SIGN. THE PLACEMENT DISTANCE SHALL BE 1000' FOR POSTED SPEED LIMITS OF 45 MPH OR HIGHER, AND 300' - 500' FOR POSTED SPEED LIMITS OF LESS THAN 45 MPH.
11. THE FLAGGER SHALL BE CLEARLY VISIBLE TO THE FIRST APPROACHING ROAD USER AT ALL TIMES AND SHOULD BE VISIBLE TO OTHER ROAD USERS. THE FLAGGER SHALL BE STATIONED SUFFICIENTLY IN ADVANCE OF THE WORKERS TO WARN THEM (FOR EXAMPLE, WITH AUDIBLE WARNING DEVICES SUCH AS HORNS OR WHISTLES) OF APPROACHING DANGER BY OUT-OF-CONTROL/NON-COMPLIANT VEHICLES. THE FLAGGER SHALL STAND ALONE, AWAY FROM OTHER WORKERS, WORK VEHICLES, OR EQUIPMENT. THE FLAGGER SHALL IDENTIFY AN ESCAPE ROUTE TO AVOID BEING STRUCK BY AN ERRANT VEHICLE.
12. FLAGGERS SHALL BE POSITIONED IN ACCORDANCE WITH TABLE 407-02 TO ENSURE ADEQUATE STOPPING SIGHT DISTANCE (X) FOR THE APPROACHING ROAD USERS. IF THE REQUIRED DISTANCE (X) CANNOT BE ACHIEVED DUE TO AN OBSTRUCTION CAUSED BY HORIZONTAL/VERTICAL CURVES OR OTHER FEATURES THEN THE ACTIVITY AREA SHOULD BE MODIFIED TO A POINT WHERE ADEQUATE STOPPING SIGHT DISTANCE CAN BE ACHIEVED OR PROTECTIVE VEHICLE SHALL BE UTILIZED AS SHOWN ON DETAIL 407B.
13. TO PROVIDE COORDINATION OF THE CONTROL OF THE TRAFFIC, THE FLAGGERS MUST BE ABLE TO COMMUNICATE WITH EACH OTHER ORALLY, ELECTRONICALLY VIA TWO WAY RADIOS OR VISUALLY. IF NECESSARY, AN ADDITIONAL FLAGGER(S) MAY POSITIONED WITHIN VISIBILITY OF THE OTHER FLAGGERS TO COORDINATE THE FLAGGING OPERATION IN AREAS WHERE HILLS, CURVES OR OTHER OBJECTS HINDER EFFECTIVE COMMUNICATION BETWEEN THE FLAGGERS.

NEW YORK STATE | Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

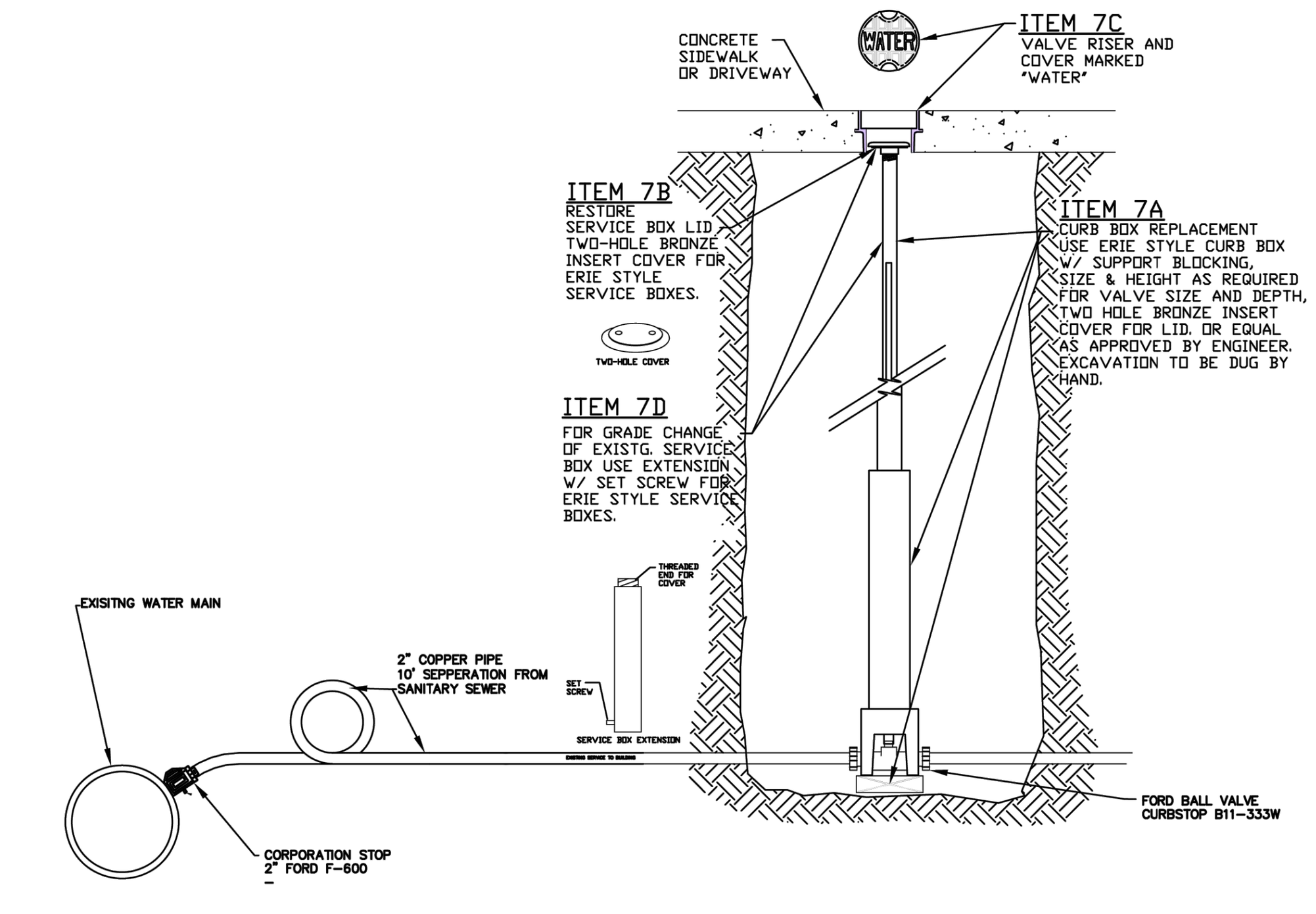
WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
INTERMEDIATE TERM OPERATION
(SHEET 2 OF 2)

APPROVED JANUARY 10, 2025	ISSUED UNDER EI 25-001
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-407

NYSDOT ROW TRAFFIC MAINTENANCE & PROTECTION PLANS AND NOTES

N.T.S.

NOTE: CONTRACTOR TO COORDINATE ALL LANE CLOSURES, SHIFTS, AND DETOURS WITH THE FIRE DEPARTMENT WHICH IS LOCATED DIRECTLY ACROSS THE STREET (505 MAIN STREET, POUGHKEEPSIE, NY 12601).



CURB BOX AND SERVICE CONNECTION

SCALE: N.T.S.

SEAL OF THE CITY OF POUGHKEEPSIE 1799 1854	CURB BOX AND SERVICE CONNECTION	CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	1 PAGE NO.

CITY OF POUGHKEEPSIE CURB BOX AND SERVICE CONNECTION DETAIL

N.T.S.

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
1	8/13/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT
6	4/27/2026	REVISED ALL SHEETS

PROFESSIONAL STAMPS

FOR REVIEW ONLY
NOT FOR PERMIT OR CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	0
Drawn By	Checked By
ACM	ALL

Drawing Title
DETAILS 7

Drawing Number
WOM C306

Plotted By: Christian Moore
Date last plotted: 4/28/2026 10:07 AM
Date last accessed: 4/28/2026 10:02 AM
Sheet size: 24x36
Drawing Name: S:\Projects\HRH\Windows on Main\D Design\ACAD\Civil\Details\WOM_R19.15066.00_DET_c.dwg

GENERAL:

1. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.

2. THE CONTRACTOR'S PRICE SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, INCLUDING BUT NOT LIMITED TO, MULCH, PLANTING MATERIAL, SOIL MIX, STAKING MATERIAL, WATERING, MAINTENANCE DURING CONSTRUCTION, GROUND CULTIVATION TO A MINIMUM DEPTH OF *6 INCHES* OR AS INDICATED ON PLANS FOR PLANTING BEDS AND SOD AREAS, ETC.

3. GROUND CULTIVATION INCLUDES SCALPING AND REMOVING EXISTING VEGETATION DOWN TO THE SUB-GRADE. ROTOTIL *3 INCHES* OF ADDITIVES SUCH AS TOP SOIL, SAND OR COMPOST (PER SOIL TEST ANALYSIS INTO THE SUBGRADE TO BREAK THROUGH AND REMOVE ALL HARDPAN, ROCKS AND DEBRIS. THIS WILL ALLOW PERCOLATION AND POSITIVE DRAINAGE. IF A ROTOTILLER IS NOT SUFFICIENT TO BREAK UP THE SUBGRADE, THE CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL EQUIPMENT NEEDED TO COMPLETE THE WORK AT NO ADDITIONAL EXPENSE TO THE OWNER.

4. CONTRACTOR SHALL PROVIDE INVOICES OF ALL PLANT MATERIAL TO OWNER AND LANDSCAPE ARCHITECT DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES TO PREVENT AND MINIMIZE EROSION AND SEDIMENTATION. BMPS SHALL BE CONSISTENT WITH, AND NO LESS STRINGENT THAN, THOSE PRACTICES CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION.

6. IN CONFORMANCE WITH GDOT STANDARD SPECIFICATIONS, PLANT INSTALLATION SHALL OCCUR BETWEEN THE DATES OF *OCTOBER 15 AND MARCH*.

7. THE LANDSCAPE CONTRACTOR SHALL IMPLEMENT ALL MEASURES REQUIRED BY THE *CITY OF POUGHKEEPSIE*.

8. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, EQUIPMENT MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES SHOWN ON THESE DRAWINGS BEFORE PRICING THE WORK, AND WILL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO PLANS. THE PLANT SCHEDULE IS PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY.

10. PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERY MEN.

11. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.

ELIMINATION OF EXISTING VEGETATION AND REPLACEMENT WITH PROPOSED VEGETATION:

1. THIS PROJECT MAY REQUIRE THE ELIMINATION OF EXISTING VEGETATION IN ORDER TO INSTALL LANDSCAPING AS SHOWN ON PLANS. EXISTING VEGETATION CONSISTS OF VARIOUS TURF GRASSES AND WEEDS. IF SO, THE CONTRACTOR SHALL ELIMINATE EXISTING VEGETATION BY SPRAYING WITH 2 SEPARATE APPLICATIONS OF ROUNDUP HERBICIDE (GLYPHOSATE), OR APPROVED EQUAL PER MANUFACTURERS RECOMMENDATIONS. THE FIRST HERBICIDE APPLICATION SHALL OCCUR ON THE ENTIRE PROJECT AREA AFTER WINTER DORMANCY WHEN THERE IS SIGNIFICANT ACTIVE GROWTH OF GRASSES AND WEEDS. THE OPTIMAL TIME FOR THIS HERBICIDE APPLICATION IS THE FIRST WEEK IN APRIL. THE SECOND APPLICATION SHALL OCCUR ON ALL PROPOSED REVEGETATED AREAS WHEN THERE IS SIGNIFICANT ACTIVE GROWTH AFTER THE FIRST HERBICIDE APPLICATION. THE SECOND APPLICATION SHALL OCCUR AT LEAST 4 WEEKS (28 DAYS) AFTER THE FIRST APPLICATION. BOTH SPRAYINGS SHALL OCCUR ON ALL LANDSCAPE MEDIAN AREAS. SUBSEQUENT INSTALLATION WORK SHALL BE DIVIDED INTO PHASES AS DELINEATED ON THE PLANS.

2. CONTRACTOR SHALL COMMENCE EACH PHASE BY SCALPING (MOWING AS CLOSELY TO THE ROUND AS POSSIBLE) ALL EXISTING VEGETATION WITHIN THE LIMITS OF DISTURBANCE FOR THAT PHASE. THE CONTRACTOR SHALL NOT SCALP UNTIL AT LEAST 10 DAYS HAVE PASSED FOLLOWING THE FINAL HERBICIDE APPLICATION. PLANTING OPERATIONS SHALL OCCUR IMMEDIATELY FOLLOWING THE SCALPING OF THE EXISTING VEGETATION. THE CONTRACTOR SHALL COMPLETE ALL WORK ON A PHASE AND SHALL HAVE THAT WORK INSPECTED AND APPROVED BY AN AUTHORIZED REPRESENTATIVE OF THE *CITY OF CITY OF POUGHKEEPSIE* PRIOR TO COMMENCING WORK ON ANY OTHER PHASE.

NURSERY STOCK SELECTION:

1. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.

2. PLANTS SHALL BE SPECIMEN QUALITY, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF DISEASES, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND/OR DISFIGUREMENT.

3. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 50 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.

4. HARDWOOD TREES SHALL HAVE STRAIGHT TRUNKS WITH CENTRAL LEADERS. DO NOT HANDLE PLANTS BY THE TRUNK.

5. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.

6. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.

7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPINGS MUST BE CUT AND REMOVED PRIOR TO BACKFILL.

8. TREES LESS THAN THE CALIPER INCH SHOWN ON THE PLANS WILL NOT BE ACCEPTED.

9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOP MOST GROWTH.

11. SEE CROWN AND ROOT OBSERVATIONS DETAILS ON LANDSCAPE DETAILS SHEETS.

PLANTING SOIL MIX:

1. CONTRACTOR SHALL SUPPLY TOP SOIL AND PLANTING SOIL MIX.

2. THE CONTRACTOR SHALL SUPPLY A SOIL REPORT THROUGH THE LOCAL EXTENSION SERVICE OF EXISTING SOILS TO SHOW RECOMMENDED AMENDMENTS.

3. THE CONTRACTOR SHALL SUPPLY A SECOND SOIL REPORT OF PROPOSED SOIL MIX WHICH SHALL MEET THE RECOMMENDATIONS IN THE FIRST SOIL REPORT.

4. EXISTING AND PROPOSED SOIL REPORTS MUST BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO ANY BACKFILLING.

5. THE PROPOSED PLANTING SOIL MIX MUST BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO ANY BACKFILLING.

ALLOWANCES:

6. THE PLANTING SOIL MIX FOR ON-GRADE PLANTINGS (TREES, SHRUBS & GROUND COVERS) SHALL CONSIST OF THE FOLLOWING:
   80% SANDY LOAM TOPSOIL (AS SPECIFIED AND AMENDED PER SOIL REPORT)
   20% PREPARED ADDITIVES SHALL BE PER SOIL REPORT OR BY VOLUME AS FOLLOWS:
   2 PARTS HUMUS AND/OR PEAT
   1 PART STERILIZED COMPOSTED COW MANURE
   1 PART SHREDDED, COMPOSTED HARDWOOD MULCH

7. PLANTING SOIL MIX FOR PERENNIAL BEDS CONSIST OF THE FOLLOWING:
   70% SANDY LOAM TOPSOIL (AS SPECIFIED AND AMENDED PER SOIL REPORT)
   30% PREPARED ADDITIVES SHALL BE PER SOIL REPORT OR BY VOLUME AS FOLLOWS:
   2 PARTS HUMUS AND/OR PEAT
   1 PARTS SHREDDED, COMPOSTED HARDWOOD MULCH
   1 PART (50% STERILIZED COMPOSTED COW MANURE AND 50% ANGULAR BUILDERS SAND)

8. GYPSUM, LIME AND COMMERCIAL FERTILIZER SHALL ONLY BE USED AS PRESCRIBED IN THE SOIL REPORT**.**

9. ALLOWANCES SUBJECT TO CHANGE BASED ON SOIL REPORT.

WATERING AND IRRIGATION:

1. WATERING AFTER INSTALLATION AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

2. USE OF TREE CAMEL, OOZE TUBES OR TREE GATOR BAGS FOR TREES ARE ACCEPTABLE.

3. MULCH SHOULD BE INSPECTED EVERY 3 MONTHS TO ENSURE A DEPTH OF 4-INCHES AND REPLENISHED WHERE NECESSARY.

4. INSTALLATION OF A PERMANENT IRRIGATION SYSTEM IS NOT PROPOSED. THE CONTRACTOR MAY CHOOSE TO INSTALL A TEMPORARY IRRIGATION SYSTEM IN ORDER TO ESTABLISH INSTALLED PLANT MATERIAL. SUBMIT A PLAN FOR A TEMPORARY SYSTEM TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION, AND OBTAIN APPROVAL AS WARRANTED BY ALL GOVERNING AGENCIES HAVE JURISDICTION. THE SYSTEM SHALL BE DESIGNED TO PROVIDE FULL AND COMPLETE COVERAGE TO ALL LANDSCAPED AREAS OF THE SITE INDICATED ON THE LANDSCAPE PLAN.

5. ALL MATERIALS USED IN THE DESIGN OF THE TEMPORARY SYSTEM, INCLUDING SPRINKLER HEADS, VALVES, VALVE BOXES, CONTROLLERS, PUMPS, BACKFLOW PREVENTORS, RAIN AND FREEZE SENSORS, DRIP EQUIPMENT, WIRE, ELECTRICAL CONNECTIONS, AND PVC PIPE AND FITTINGS, SHALL MEET MINIMUM INDUSTRY STANDARDS. MANUFACTURER AND MODEL MUST BE SPECIFIED.

6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY SYSTEM AFTER SUBSTANTIAL COMPLETION IS OBTAINED.

7. IF NO TEMPORARY SYSTEM IS PROPOSED, THE CONTRACTOR SHALL DEVELOP A SCHEDULE FOR MANUAL WATERING OF PLANTS.THIS SCHEDULE SHOULD BE INCLUDED IN ANY MAINTENANCE AGREEMENT AND/OR BONDING OF LANDSCAPE MATERIAL AND SHOULD INDICATE THE PARTY RESPONSIBLE FOR PERFORMING THE MANUAL WATERING. THE DURATION OF THE SCHEDULE OF MANUAL WATERING SHOULD BE EQUAL TO THE DURATION OF THE BOND PERIOD OR 12 MONTHS STARTING FROM THE INSTALLATION DATE, WHICHEVER IS GREATER. THE SCHEDULE SHOULD ALSO INDICATE THE AMOUNT OF WATER TO BE APPLIED PER WEEK. THE FOLLOWING IRRIGATION RATES ARE OFFERED AS A GUIDELINE; HOWEVER, THE SUPPLIER OF THE LANDSCAPE MATERIAL SHOULD BE CONSULTED FOR THEIR RECOMMENDATIONS.

TREES: SHOULD BE WATERED DAILY FOR MONTH 1, EVERY OTHER DAY FOR MONTHS 2-4, AND WEEKLY FOR MONTHS 5-12. APPLY 8 GALLONS PER 4" CALIPER TREE PER APPLICATION. ADJUST RATE TO LOCAL RAINFALL AMOUNT. (ASSUME 30 GALLONS PER TREE FOR EVERY INCH OF RAINFALL).

SHRUBS: SHOULD BE WATERED DAILY FOR MONTH 1, EVERY OTHER DAY FOR MONTHS 2-4, AND WEEKLY FOR MONTHS 5-12. APPLY 1 GALLON PER SHRUB PER APPLICATION. ADJUST RATE TO LOCAL RAINFALL AMOUNT. (ASSUME 2 GALLONS PER SHRUB FOR EVERY INCH OF RAINFALL)

TURF: SHOULD RECEIVE 1-INCH OF IRRIGATION PER WEEK APRIL THROUGH SEPTEMBER, 1 /2-INCH OF IRRIGATION OCTOBER THROUGH MARCH. ADJUST RATE TO LOCAL RAINFALL AMOUNT.

NATIVE GRASS BEDS: WATER EVERY OTHER DAY FOR THE FIRST MONTH. ONLY CONTINUE WATERING AFTER THAT ONLY DURING EXTENDED OR FORECASTED DRY PERIODS, AND THEN, ONLY ONCE PER WEEK.

SOD:

1. GROUND TO BE CULTIVATED AS INDICATED TO A MINIMUM DEPTH OF 6 INCHES PRIOR TO SOD INSTALLATION. IN AREAS TO RECEIVE SOD ONLY. CONTRACTOR SHALL REMOVE THE SCALPED CLIPPINGS EITHER DURING SCALPING OR AFTER THE EXISTING GRASS IS SCALPED. CONTRACTOR SHALL ADD PELLETIZED LIME TO THESE AREAS AT A RATE OF 220 LBS/ACRE (5 LBS/1,000 SF). CONTRACTOR SHALL THEN AERATE THE AREAS WITH A CORE AERATOR. IMMEDIATELY PRIOR TO SOD INSTALLATION, CONTRACTOR SHALL RAKE THE SOIL (EITHER MANUALLY OR USING A POWER RAKE) TO A DEPTH OF 1", MIXING THE PREVIOUSLY ADDED LIME INTO THE EXISTING SOIL AND BREAKING UP CORES. CONTRACTOR SHALL ONLY RAKE THE AREAS WHICH ARE TO BE SODDED THAT DAY.

2. SOD SHALL BE STRONGLY ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES, AND UNIFORM IN THICKNESS. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)

3. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING. DO NOT PLANT DORMANT SOD OR IF GROUND IS FROZEN.

4. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.

5. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.

SOD CONTINUED:

6. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1.

7. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.

8. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.

9. CONTRACTOR SHALL REMOVE NETTING FROM THE BACK OF SOD PRIOR TO INSTALLATION.

10. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

INSTALLATION:

1. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION.

2. MULCH: PROVIDE 4" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. UTILIZE SHREDDED, AGED HARDWOOD MULCH.

4. LEAVES: MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCULENCE.

5. IF DRAINAGE IS NOT SUFFICIENT NOTIFY PROJECT OWNER'S REPRESENTATIVE IN WRITING BEFORE INSTALLING THE PLANTS, OTHERWISE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.

6. UNLESS OTHERWISE SPECIFIED DUE TO SOIL CONDITIONS, SET ROOT FLARE OF ROOTBALL LEVEL WITH SURROUNDING GRADE. ROOT SYSTEM SHALL BE AS SPECIFIED IN PLANT SCHEDULE:

BALLED AND BURLAPPED:
ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED. WHERE WIRE BASKETS ARE USED ON TREES OR SHRUBS, CUT BURLAP AND WIRE BACK TO 1/4 THE BASE OF ROOTBALL AND REMOVE FROM PLANTING HOLE. REMOVE ALL STRAPS, WIRE STRAP HANGERS, ETC. FROM ROOTBALL. DO NOT ALLOW REMAINING WIRE TO PROTRUDE INTO MULCH OR TOPSOIL AREAS.

CONTAINER GROWN:
CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING DESIGN PROFESSIONAL OF ROOT BOUND SPECIMENS. REMOVE CONTAINER AND SCARIFY OR SHAVE ROOTBALL AS NEEDED TO REMEDIATE ROOT BOUND CONDITION. PULL SURFACE ROOTS AT TOP OF ROOTBALL OUT IN A DIRECTIONAL PATTERN TO DISCOURAGE CIRCLING ROOTS.

7. STAKING IS ONLY TO BE INSTALLED IN SPECIAL CIRCUMSTANCES AT THE DIRECTION OF THE DESIGN PROFESSIONAL. ANY STAKING MATERIAL MUST BE REMOVED AT THE END OF THE WARRANTY PERIOD.

8. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND/OR EASEMENT. ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, ETC.) MUST BE INSTALLED AT LEASE FIVE (5) FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.

9. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

10. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

11. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.

12. NO TRENCHING IS ALLOWED IN TREE SAVE AREAS, INCLUDING FOR THE INSTALLATION OF IRRIGATION.

13. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED UPON BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

14. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE *CITY OF POUGHKEEPSIE* IN ORDER TO CREATE A YEAR-ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

INSPECTION:

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

2. ALL PLANTING AND PLANT MATERIAL REQUIRED BY THIS CONTRACT SHALL BE IN A SATISFACTORY AND ACCEPTABLE CONDITION WHEN THE CONTRACTOR APPLIES FOR PAYMENT.

3. DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.

WARRANTY:

1. THE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL AS INDICATED IN THE SPECS, BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD (AS DIRECTED BY THE OWNER).

2. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL THE PLANT LIST SPECIFICATIONS.

3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

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Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
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3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT
6	4/27/2026	REVISED ALL SHEETS

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SHEET INFORMATION

Issued	Scale
06/24/25	----
Project Status	Civil Revision Number
DESIGN	----
Drawn By	Checked By
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Drawing Number

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Date last plotted: 4/28/2026 10:07 AM
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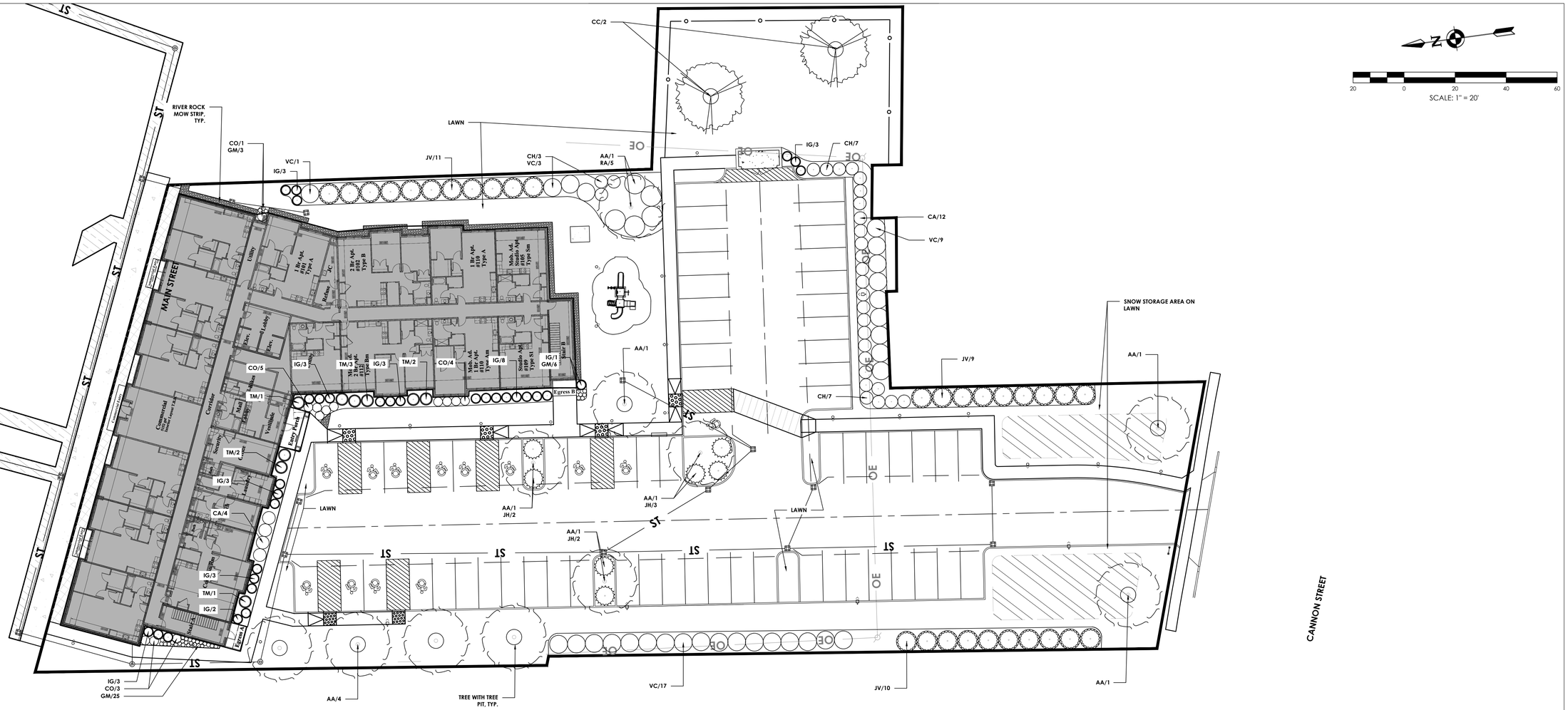

SCALE: 1" = 20'

LANDSCAPE PLAN

SCALE: 1" = 20'

SEEDING NOTES:

1. ALL DISTURBED SOILS IN LAWN AREAS ARE TO RECEIVE 6" OF APPROVED TOPSOIL AND BE SEEDED WITH TRIO SUPREME BY PREFERRED SEED @ 5 POUNDS PER 1,000 SF.

   34% BLEND OF PARADOX GLR, PARAGON 2 GLR AND INFUSION GLX PERENNIAL RYEGRASS

   33% BLEND OF INTRIGUE CHEWINGS FESCUE, CELESTRIAL CRF AND ECO STAR HARD FESCUE

   33% BLEND OF BROOKLAWN, FIELDER AND SR2100 KENTUCKY BLUEGRASS

PLANT MATERIAL SCHEDULE

Key	No.	Botanic Name	Common Name	Root	Size	Nativity	Notes
AA	11	Amelanchier arborea 'Autumn Brilliance'	Autumn Brilliance Downy Serviceberry	BB	2-2.5"	NYS	Tree form
CC	2	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	BB	7'-8'	N. America	Tree form
CA	16	Ceanothus americanus	New Jersey Tea	CG	No. 3	NYS	
CH	17	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	CG	No. 3	NYS	
CO	13	Clethra alnifolia 'Compacta' dwarf	Tom's Compact Summersweet	CG	No. 3	NYS	
GM	34	Geranium maculatum 'espresso'	Espresso Geranium	CG	No. 3	NYS	
IG	32	Ilex glabra 'Shamrock'	Inkberry	CG	No. 5	NYS	
JH	7	Juniperus horizontalis 'Blue Rug'	Blue Rug Creeping Juniper	CG	No. 3	NYS	
JV	30	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Eastern Redcedar	BB	6'	NYS	
RA	5	Rhus aromatica 'Gro-low'	Gro-Low Fragrant Sumac	CG	No. 4	NYS	
TM	9	Taxus x media 'Everlow'	Everlow Dense Anglojap Yew	BB	18"-24"	Non-native	
VC	30	Viburnum carlesii	Koreanspice Viburnum	BB	3'-4'	Non-native	

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Drawn By	Checked By
JF	- -

Drawing Title
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Drawing Number
WOM
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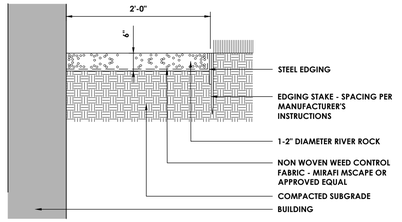

RIVER ROCK MOW STRIP

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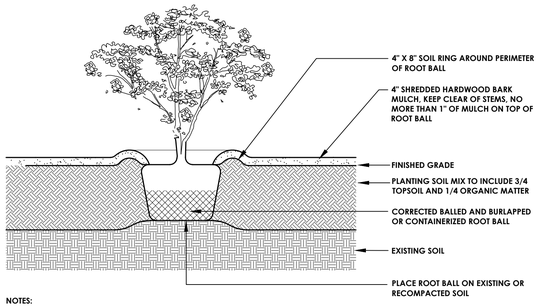
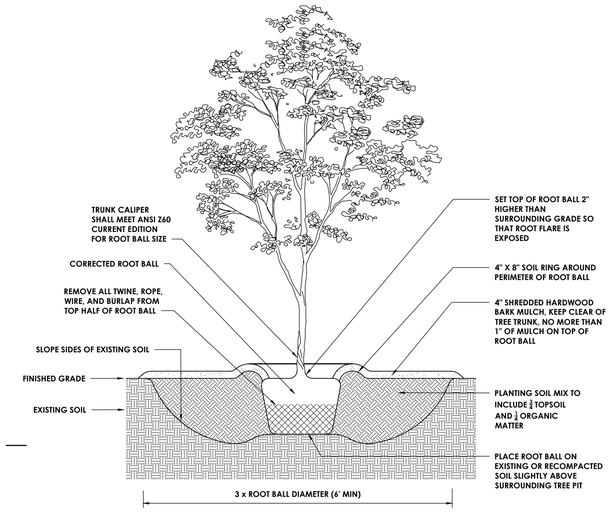


NOTES:

1. DO NOT HEAVILY PRUNE SHRUBS AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED POUR WATER AROUND THE ROOT MASS TO SETTLE THE SOIL.
3. ROOT BALLS OF BOTH CONTAINERIZED AND BALLED AND BURLAPPED PLANTS SHALL BE CORRECTED PRIOR TO PLANTING PER THE ROOT BALL CORRECTION DETAILS.

SHRUB

N.T.S.



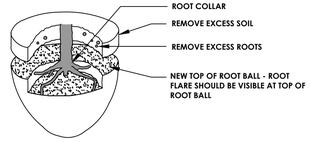
NOTES:

1. DO NOT HEAVILY PRUNE TREES AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED POUR WATER AROUND THE ROOT MASS TO SETTLE THE SOIL.
3. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. ROOT BALLS SHALL BE CORRECTED PRIOR TO PLANTING PER THE ROOT BALL CORRECTION DETAILS.

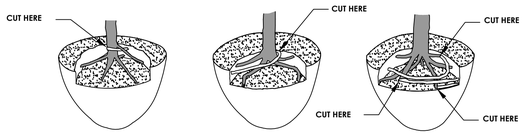
TREE PIT

N.T.S.

STEP 1 - REMOVE SOIL AND ROOTS OVER THE ROOT COLLAR



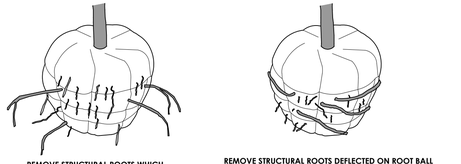
STEP 2 - REMOVE DEFECTS



REMOVE STRUCTURAL ROOTS WHICH WRAP THE ROOT COLLAR

REMOVE STRUCTURAL ROOTS WHICH ARE GROWING OVER OTHER STRUCTURAL ROOTS

REMOVE STRUCTURAL ROOTS WHICH WRAP THE ROOT COLLAR BY CUTTING THEM JUST BEFORE THEY MAKE AN ABRUPT TURN



REMOVE STRUCTURAL ROOTS WHICH EXTEND BEYOND THE ROOT BALL

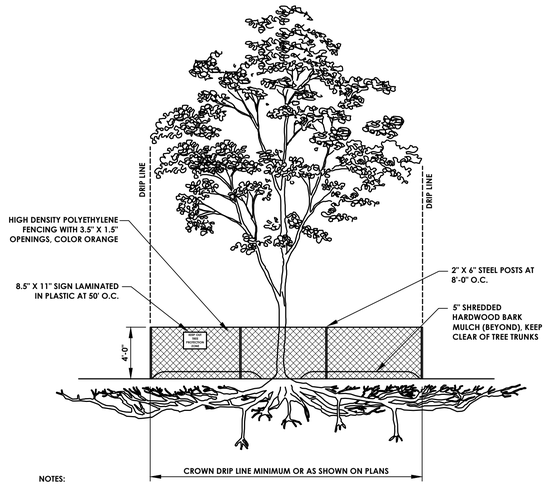
REMOVE STRUCTURAL ROOTS DEFLECTED ON ROOT BALL PERIPHERY. SMALL ROOTS (¼" OR LESS) AT THE PERIPHERY OF THE ROOT BALL ARE NOT DEFINED AS DEFECTS AND DO NOT NEED TO BE REMOVED.

NOTES:

1. ALL TREES ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
2. ADJUST HOLE DEPTH TO ACCOUNT FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE COLLAR AND ACHIEVE APPROPRIATE ELEVATION OF ROOT FLARE.

ROOT CORRECTION FOR BALLED AND BURLAPPED PLANTS

N.T.S



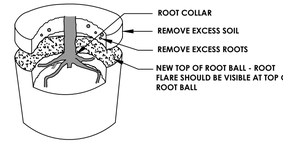
NOTES:

1. INDIVIDUAL TREES AND PLANT GROUPS TO RECEIVE THIS PROTECTIVE TREATMENT ARE INDICATED ON THE DEMOLITION PLAN. WHERE SPATIAL CONSTRAINTS PREVENT INSTALLATION OF THE FENCING AS SHOWN ON THE PLANS AND THIS DETAIL, CONSULT WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. NO CROWN OR ROOT PRUNING SHALL BE PERFORMED INSIDE OF THE PROTECTIVE FENCING EXCEPT BY AN APPROVED ARBORIST.
3. NO EQUIPMENT SHALL BE OPERATED INSIDE THE PROTECTIVE FENCING INCLUDING DURING THE TIMES OF FENCE INSTALLATION AND REMOVAL.

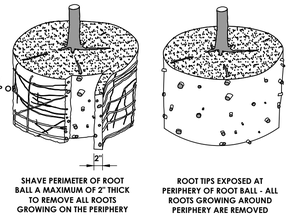
TREE PROTECTION FENCING

N.T.S

REMOVE SOIL AND ROOTS ABOVE ROOT COLLAR



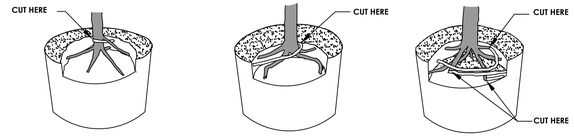
SHAVE ROOT BALL



SHAVE PERIMETER OF ROOT BALL A MAXIMUM OF 2" THICK TO REMOVE ALL ROOTS GROWING ON THE PERIPHERY

ROOT TIPS EXPOSED AT PERIPHERY OF ROOT BALL - ALL ROOTS GROWING AROUND PERIPHERY ARE REMOVED

REMOVE DEFECTS



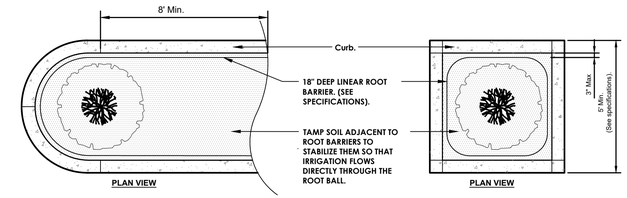
REMOVE STRUCTURAL ROOTS WHICH WRAP THE ROOT COLLAR AND/OR ARE GROWING OVER OTHER STRUCTURAL ROOTS BY CUTTING THEM (PARALLEL TO THE TRUNK) JUST BEFORE THEY MAKE AN ABRUPT TURN

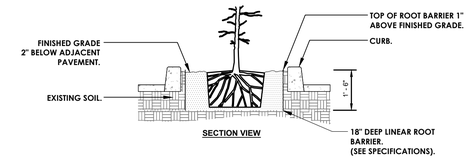
NOTES:

1. ALL PLANTS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
2. SMALL ROOTS (¼" OR LESS) ON THE PERIPHERY OF THE ROOT BALL ARE COMMON WITH CONTAINER PLANT PRODUCTION. THESE SMALL ROOTS ARE NOT DEFINED AS DEFECTS BUT SHOULD BE ADDRESSED AT THE TIME OF INSTALLATION.
3. SHAVING TO BE DONE USING A SHARP BLADE OR HAND SAW ELMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF THE ROOT BALL.
4. SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING THE ROOT BALL IN THE HOLE.

ROOT CORRECTION FOR CONTAINER PLANTS

N.T.S





NOTES:
1- ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

2- ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT.

ROOT BARRIERS - PARKING LOT ISLANDS

N.T.S

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CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

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WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

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Drawing Title
LANDSCAPE DETAILS

Drawing Number
WOM
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Date last accessed: 4/27/2026 5:03 PM
Date last plotted: 4/28/2026 10:07 AM
Plotted By: Christian Moore



1 A6 South Elevation (North Wing)
Scale: 1/8" = 1'-0"

Exterior Finishes:
4" Brick- Watsontown Latrobe
4" Brick @ Main St 1st Fl- Belden Graphite Black
Precast Concrete Lintels & Sills- White
Fiber Cement Siding 1- Hardie Monterey Taupe
Fiber Cement Siding 2- Hardie Mountain Sage
Single Hung Vinyl Windows- White
Composite Trims- White
Fypon Crown- White



2 A6 West Elevation (North Wing)
Scale: 1/8" = 1'-0"



3 A6 East Elevation (North Wing)
Scale: 1/8" = 1'-0"



4 A6 North Elevation (Main St.)
Scale: 1/8" = 1'-0"

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Suite 101
Newburgh, NY 12550
TEL: 845-561-3559
FAX: 845-561-2051
ajcoppola@coppola-associates.com

LICENSE NUMBER: 018849

PROPOSED MULTIFAMILY
DWELLING FOR:
HUDSON RIVER HOUSING

The Windows on Main

City of Poughkeepsie, NY

Elevations

REVISIONS

DATE
12/2/25

PROJECT NUMBER
18-18

SHEET NUMBER
A6



1 / A7 South Elevation (South Wing)

Scale: 1/8" = 1'-0"



2 / A7 East Elevation (South Wing)

Scale: 1/8" = 1'-0"



3 / A7 West Elevation (South Wing)

Scale: 1/8" = 1'-0"

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SHEET NUMBER
A7

STORMWATER POLLUTION PREVENTION PLAN

WINDOWS ON MAIN

POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

APRIL 2026

Prepared For:

HUDSON RIVER HOUSING INC.

313 MILL STREET, POUGHKEEPSIE, NY 12601

Prepared By:

CPL
ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

26 IBM ROAD
POUGHKEEPSIE, NY 12601

Appendix A
Written Storm Water Pollution Prevention Plan

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Stormwater Pollution Prevention Plan (SWPPP)
Windows On Main – Dutchess County, NY

The following information is required to be included on the SWPPP site map by the SPDES General Permit for Construction Activity, (GP-0-25-001):

1. Direction(s) of storm water flow and approximate slopes anticipated after major grading activities.
2. Total areas of soil disturbance and areas that will not be disturbed.
3. Locations of major structural and nonstructural BMPs identified in the SWPPP.
4. Locations where stabilization practices are expected to occur.
5. Locations of off-site material, waste, borrow and equipment storage areas.
6. Locations of all Waters of the United States (including Wetlands and surface waters of the state).
7. Locations where storm water discharge to a surface water and/or discharge to MS4.
8. Areas where final stabilization has been accomplished and no further construction-phase permit requirements apply.

INSTRUCTIONS TO OWNER/OPERATOR/OPERATORS ENGINEER AND CONTRACTORS

Responsibilities for Compliance with Storm Water Discharge Permit Regulations at Construction Sites

Operator’s Engineer's Responsibilities:

1. Prepare the SWPPP using good engineering practices, Best Management Practices, and in compliance with all federal, state, and local permit requirements. This preparation shall also include providing a description of the Project as it relates to site ownership and development responsibilities.
2. Prepare the NOI form for the Operator's signature and forward it to Operator for signature; SWPPP must be complete prior to NOI submittal.
3. Include a signed NOI in the SWPPP prepared for the Project.
4. Participate at the pre-construction meeting with Contractor and appropriate subcontractors, which should include a review with all parties the requirements of the SWPPP, if requested by Operator.
5. Review Contractor’s SWPPP records on a periodic basis to ensure compliance with requirements for reports and inspection and maintenance logs, if requested by Operator.
6. Certify to Operator the Contractor’s compliance with SWPPP record keeping requirements, if requested by Operator.

Operator's Responsibilities:

1. Require the Contractor to implement fully the SWPPP prepared for the site by the Operator's Engineer.
2. Forward a copy of the original permit certificate received from the regulatory agency to the Contractor for inclusion in the SWPPP Ledger and display at the Project.
3. Ensure (through periodic observations by Operator's Project Manager) and document that the Contractor is implementing the controls, inspections, maintenance, record-keeping, and all other requirements of the SWPPP.
4. File an appropriately signed Notice of Termination ("NOT") form when site work construction is completed, and stabilization is achieved.
5. Request and receive all SWPPP records from the Contractor and archive those records for a minimum of five (5) years after the NOT is filed.

Contractor's Responsibilities:

1. Sign the SWPPP Contractor's Certification Form in the SWPPP prepared for the Project (Appendix H).
2. Provide subcontractor training and require all subcontractors to sign the Subcontractor's Certification Form in the SWPPP prepared for the Project (Appendix I).
3. Implement the Erosion and Sediment Control Plans, and other requirements of the SWPPP.
4. Provide Trained Individuals, and documentation of qualifications, for the controls implemented at the Project.
5. Conduct all necessary inspections at the required intervals and prepare and retain written documentation of those inspections and all other written documentation required by the Construction General Permit.
6. Keep a copy of the SWPPP, all NOI's, permit certificates, permit language, Materials Management Process (MMP), inspection records, and other required records on the Project.
7. Post in a prominent place at the Project entrance and inside the job trailer office wall those documents required to be posted under the terms of the Construction General Permit including, the NOI (Appendix D).
8. Update and make changes to the SWPPP and supporting documents (such as the BMPs) as needed and with the approval of the Operator and the Operator's Engineer.
9. Transfer the SWPPP documents, along with all NOI's, permit certificates, NOT's, and written records required by the Construction General Permit to the Operator for archiving.

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I. SCOPE

a. PURPOSE: Development and proper implementation of the New York State Department of Environmental Conservation (NYSDEC), State Pollutant Discharge Elimination System (SPDES) Construction General Permit governing stormwater discharges during construction and the National Pollutant Discharge Elimination System (NPDES) Construction General Permit governing storm water discharges during construction, and in accordance with Erosion and Sediment Control practices is critical. The Contractor's participation in this program is mandatory and its non-compliance is subject to various remedies, including without limitation, monetary set-offs, withholding payments; reimbursement for costs, expenses (including reasonable attorney's fees), fines and civil penalties incurred by the Operator. This section provides a descriptive explanation of the Storm Water Pollution Prevention Program and required Contractor participation.

b. SPDES CONSTRUCTION GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITES: Regulations promulgated by the NYSDEC to regulate the discharge of storm water from Construction Activity on sites where one (1) or more acre of soil is disturbed. One of the ways to comply with these regulations for affected sites is to request coverage under the SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-25-001). In order to use the Construction General Permit, a Notice of Intent (NOI) form must be completed and mailed to the NYSDEC. Authorization to discharge stormwater under the General Permit will be effective when the owner or operator has satisfied all of the criteria listed in the SPDES General Permit for Construction Activity (GP-0-25-001).

c. NOTICE OF INTENT: The Operator will petition the NYSDEC for stormwater discharges during construction at this site to be covered by the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001, following completion of this SWPPP. An NOI form will be filed by the Operator. Five (5) business days from the date the Department receives a complete electronic version of the NOI (eNOI) and, or, ten (10) business days from the date the Department receives both a complete paper version of the NOI.

d. RESPONSIBILITIES OF CONTRACTOR REGARDING THE CONSTRUCTION GENERAL PERMIT: The Contractor shall manage the discharge of stormwater from the site in accordance with the NYSDEC General Permit for Stormwater Discharges from Construction Activities and the following provisions:

1. The Contractor shall be responsible for conducting the Storm Water Management **practices in accordance with the permit.**
2. The Contractor shall be responsible for any enforcement action taken or imposed by federal, state, or local agencies, including the cost of fines, construction delays, and remedial actions resulting from the Contractor's failure to comply with the permit provisions.

e. PRE-CONSTRUCTION MEETING: A Pre-Construction SWPPP Meeting (although not required by the General Permit) may occur before any land disturbing activities are started. If a pre-construction SWPPP meeting is held it should include a review and explanation of the following topics:

- Erosion and sediment control for water quality protection
- Implementation of Erosion and Sediment Control Plans
- The importance to proper installation of erosion and sediment control measures
- Regular inspection by **Qualified Inspector** of erosion and sediment control measures
- Diligent maintenance to erosion and sediment control measures
- Contemporaneous preparation of accurate and complete records regarding inspection and maintenance of erosion and sediment control measures
- Record-keeping for inspections and maintenance activities

f. SWPPP CERTIFICATION REQUIREMENTS FOR THE CONTRACTOR AND SUBCONTRACTOR(S): The SWPPP shall provide forms for both the Contractor and Subcontractor(s) identifying the Company Name, Business Address and Telephone Number along with the Responsible Person for the Contractor and all subcontractors' who will implement the measures identified in the SWPPP. **The Contractor shall sign, the Contractor's Certification Statement** (Appendix H) **and all Subcontractors shall sign the Subcontractor's Certification Statement** (Appendix I) verifying they have been instructed on how to comply with and fully understand the requirements of the NYSDEC and SWPPP. **These certifications must be signed, by a responsible corporate officer or other party meeting the "Signatory Requirements", the NYS DEC SPDES General Permit for Stormwater Runoff from construction Activity (GP-0-25-001), on behalf of each entity, prior to the beginning of any Construction Activities and shall be filed in the Project's SWPPP.**

g. SWPPP LOCATION REQUIREMENTS: The SWPPP Ledger is meant to be a working document that shall be maintained at the site of the Construction Activities at all times throughout the Project, shall be readily available upon request by the Operator's personnel or NYSDEC or any other agency with regulatory authority over storm water issues, and shall be kept on-site until the site complies with the Final Stabilization section of this document. A copy of the General Permit (GP-0-25-001), NOI, NOI Acknowledgment Letter, MS4 Acceptance Form (if applicable) SWPPP, and inspection reports shall be maintained at the construction site until all disturbed areas have achieved final stabilization and the Notice of Termination has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock; that is accessible during normal working hours to an individual performing a compliance inspection.

h. SWPPP LEDGER: A minimum of two (2) copies of the SWPPP, shall be provided by the Operator's Engineer. One (1) copy shall be provided for use by the General Contractor and one (1) copy shall be provided as an original.

i. INSPECTIONS AND RECORD KEEPING: Inspections are required as described in Part IV, C of the General Permit GP-0-25-001 by a qualified inspector.

1. INSPECTOR QUALIFICATIONS - Inspections must be conducted by a "Qualified" Inspector. "Qualified" is defined as a person knowledgeable in the principles and practices of erosion and sediment controls who possesses the skills to assess conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water discharges from the Construction Activity such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control(CPESC), licensed Landscape Architect. It also means that someone working under the direct supervision of a licensed Professional Engineer, or Landscape Architect, provided that person has training in the principles and practices or erosion and sediment control. Training in the principles and practices of erosion and sediment control means that an individual performing the site inspection has received four (4) hours of training, endorsed by the Department, from a Soil and Water Conservation District, CPESC, Inc. or other department endorsed entity in proper erosion and sediment control principles no later than two (2) years from the date of the current general permit issued. After receiving the initial training, an individual working under the direct supervision of a licensed Professional Engineer or licensed Landscape Architect shall receive four (4) hours of training every three (3) years. Inspections of post construction stormwater management practices that include structural components, such as a dam for impoundment, shall be performed by a licensed Professional Engineer.

2. RAINFALL MONITORING – A rain gage should be maintained on the site and a record of the rainfall amounts (in tenths of an inch) and dates shall be recorded every 24 hours on the Rain Log (Appendix P).

3. INSPECTOR RESPONSIBILITIES – The Qualified Inspector shall be trained in all the inspection and maintenance practices necessary for keeping the Erosion and Sediment Controls that are used onsite in good working order. They will also be trained in the completion of, initiation of actions required by, and the filing of the inspection forms. Documentation of Qualified Inspector training will be kept on site with the SWPPP.

4. INSPECTION PROCEDURES - Inspections must include all areas of the site disturbed by Construction Activities and areas used for storage of materials that are exposed to precipitation. Qualified Inspectors must look for evidence of, or the potential for, pollutants entering the storm water conveyance system. Erosion and Sediment Control measures identified in the SWPPP must be observed to ensure proper operation. Discharge locations must be inspected to ascertain whether Erosion and Sediment Control measures are effective in preventing significant impacts to Waters of the United States, where accessible. Where discharge locations are inaccessible, nearby downstream locations must be inspected to the extent that such inspections are practicable. Locations where vehicles enter or exit the site must be inspected for evidence of off-site tracking. The following inspection and maintenance practices will be used to maintain Erosion and Sediment Controls and stabilization measures:

a. All control measures will be inspected at least at the frequency identified in this Section. The minimum inspection frequency shall be once every seven (7) calendar days.
b. All measures will be maintained in good working order; if repairs or other measures are found to be necessary, they will be initiated within 24 hours of report, and completed within 48 hours of report and documented with photos.
c. Built up sediment will be removed from silt fence when it has reached 25% of the height of the fence.
d. Silt fences will be inspected for depth of sediment, tears, etc., to see if the fabric is securely attached to the fence posts, and to see that the fence posts are securely in the ground.
e. Temporary and permanent seeding and all other stabilization measures will be inspected for bare spots, washouts, and healthy growth.
f. An Inspection Report (Appendix J) will be completed after each inspection. Copies of the report forms to be completed by the Qualified Inspector(s) are included in this SWPPP.
g. Disturbed Areas and materials storage areas will be inspected for evidence of or potential for pollutants entering stormwater systems.
h. Report to U.S. Environmental Protection Agency, or NYSDEC within 24 hours any noncompliance with the SWPPP that will endanger public health or the environment. Follow up with a written report within 5 days of the noncompliance event. The following events require 24-hour reporting: a) any unanticipated bypass which exceeds any effluent limitation in the permit, b) any upset which exceeds any effluent limitation in the permit, and c) a violation of a maximum daily discharge limitation for any of the pollutants listed by the EPA in the permit to be reported within 24 hours. The written submission must contain a description of the non-compliance and its cause; the period of non-compliance, including exact dates and times, and if the non-compliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the non-compliance.
i. Spills or Releases of Hazardous Substances or Oil in excess of reportable quantities (as established under 40 CFR Part 110, 40 CFR Part 117 or 40 CFR Part 302) must be reported.

5. DISTURBING MORE THAN 5 ACRES AT ONE TIME – The owner or operator of a construction activity shall not disturb greater than five (5) acres of soil at any more time without prior written authorization from the NYSDEC or, in areas under the jurisdiction of a regulated, traditional land use control MS4 (provided the regulated, traditional land use control MS4 is not the owner or operator of the construction activity). At a minimum, the owner or operator must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

    a. The owner or operator shall have a qualified inspector conduct at least two (2) site inspections in accordance with Pat IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has temporarily of permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.
c. The owner or operator shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.
d. The owner or operator shall install any additional site specific practices needed to protect water quality.

6. MONITORING – There are no monitoring requirements required under this SWPPP and NOI coverage.

7. THIRD PARTY INSPECTIONS – Where required or requested by the Operator, third party inspections by the design engineer shall be in addition to and shall not replace inspections by the Contractor (Qualified Inspector). The third-party inspector shall complete and sign any inspection report and include a copy of the report in the SWPPP following each inspection.

8. RECORDKEEPING - It is imperative that documentation of the inspection and maintenance of all erosion and sediment control measures as soon as possible after the inspection and/or maintenance is completed. The inspection reports identify any incidents of non-compliance with the permit conditions. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the Project is in compliance with the SWPPP and the Construction General Permit or other applicable State Permit. The report must be signed in accordance Part VII.H of the General Permit (GP-0-25-001). These records are used to prove that the required inspection and maintenance were performed and shall be placed in the SWPPP Ledger. In addition to inspection and maintenance reports, records should be kept of the Construction Activities that occur on the site. The Contractor shall retain copies of the SWPPP, all reports and data for a minimum of **five (5) years** after the project is complete in paper and CD format.

   The forms found in this SWPPP shall be used by the Qualified Inspector(s) to inventory and report the condition of each measure to assist in maintaining the erosion and sediment control measures in good working order. The following list identifies the required Inspection and Maintenance documentation and record keeping that must be maintained by the Contractor under this SWPPP:

Appendix J	**Inspection Report**
Appendix K	**Stabilization Schedule**
Appendix L	**Implementation Schedule**
Appendix M	**Modification Log & Report**
Appendix N	**Final Stabilization/Notice of Termination Checklist**
Appendix O	**Reportable Quantity Release Form**
Appendix P	**Project Rainfall Log**

These report forms shall become an integral part of the SWPPP and shall be made readily accessible to governmental inspection officials, the Operator's Engineer, and the Operator for review upon request during visits to the Project site. In addition, copies of the reports shall be provided to any of these persons, upon request, via mail or facsimile transmission. Inspection and maintenance report forms are to be maintained by the permittee for five years following the final stabilization of the site.

9. OTHER RECORD KEEPING REQUIREMENTS - The Contractor shall keep the following records related to Construction Activities at the site:

   - Dates when major grading activities occur and the areas which were graded
   - Dates and details concerning the installation of structural controls
   - Dates when Construction Activities cease in an area
   - Dates when stabilization measures are initiated
   - Dates when an area is stabilized, either temporarily or permanently
   - Dates of rainfall and the amount of rainfall
   - Dates and descriptions of the character and amount of any spills of Hazardous Substances or Oil
   - Records of reports filed with regulatory agencies if reportable quantities of Hazardous Substances or Oil spilled

j. SWPPP MODIFICATIONS: The inspection report should also identify if any revisions to the SWPPP are warranted due to unexpected conditions. The SWPPP is meant to be a dynamic working guide that is to be kept current and amended whenever:

1. There is a change in design, construction, operation, or maintenance at the construction site that has or could have a significant effect on the discharge of pollutants to the Waters of the United States that has not been previously addressed in the SWPPP. In addition to modifying the SWPPP, the site map may also require an amendment.

2. Inspections or investigations by site staff, or by local, state or federal officials, determine that the discharges the SWPPP is ineffective in eliminating or significantly minimizing pollutants in storm water discharges from the construction site. Modifications that are the result of an inspection must be initiated within 24 hours and completed within 48 hours.

3. Based on the results of an inspection, it must be modified as necessary to include additional or modified BMPs designed to correct problems identified. Revisions to the SWPPP must be completed within seven (7) calendar days following the inspection.

4. There is a release containing a Hazardous Substance or Oil in an amount equal or in excess of a reportable quantity established under either 40 CFR Part 110, 40 CFR Part 117 or 40 CFR Part 302 occurs during a 24-hour period. Revisions to the SWPPP must be completed within seven (7) calendar days of knowledge of the release.

Any such changes to the SWPPP must be made in writing on the Modification Report (Appendix M) within 7 days of the date such modification or amendment is made. Changes must also be drawn on the Progress Drawing.

k. FINAL STABILIZATION AND TERMINATION OF PERMIT COVERAGE: A site can be considered finally stabilized when all soil disturbing activities have been completed and:

1. A uniform perennial vegetative cover with a density of **80%** for the unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures have been established.
2. The facility no longer discharges storm water associated with Construction Activities.
3. A Notice of Termination (NOT) form filed by the Operator(s) with the NYSDEC. The NOT must be submitted within 30 days of final stabilization.

II. PROJECT NAME AND LOCATION

Windows On Main

Hudson River Housing
448 Main St.
Poughkeepsie, NY 12601

UTM 18: Easting: 589912.473487, Northing: 4617124.231495
Longitude: -73.919386, Latitude: 41.700826

A general location map with enough detail to identify the location of the construction site, the receiving waters within one (1) mile of the site (if applicable) is included in Appendix B.

III. OPERATOR'S NAME AND ADDRESS

HUDSON RIVER HOUSING
313 Mill Street
Poughkeepsie, NY 12601
(845) 454-5176 Fax: (845) 485-1641
Hudsonriverhousing.org

IV. PROJECT DESCRIPTION

This SWPPP is for the proposed upgrades for the existing parking area at the Hudson River Housing complex located on 448 Main St. The proposed project includes the demolition of existing building and parking area and replacement with a new building and parking area (of reduced size); the proposed plans will result in an overall reduction in impervious surfaces by 43%. Other improvements include pedestrian sidewalk/pavement, a rear (south) entrance for vehicle traffic, and a playground area.

The total project disturbance area is approximately 1.66 acres. The estimated time for completion of the construction on the project is 365 calendar days. General soil disturbing activities will include:

- Construction of temporary construction exit points and erosion control devices
- Minor clearing and grubbing
- Minor regrading
- Installation of storm sewer pipes, inlets, and storm water structures
- Construction of pervious asphalt parking lots, driveways, and sidewalks
- Final grading

V. EXISTING SITE CONDITIONS

The project site tributary area is approximately 2.67 acres.

The topography of the projects site ranges from elevations 182 to 196 feet. The site has slopes ranging from 0% to 7%; the majority of the site is between 1% and 3% and gently slopes down towards the north. Runoff is conveyed via overland shallow sheet flow and shallow concentrated flow until it is collected in a catch basin and discharges to the municipal collection system offsite.

VI. NAME OF RECEIVING WATERS

The site eventually discharges into Falkill Creek via the municipal underground system.

VII. DESCRIPTION OF SOILS

Soil Types within the Subject Area are summarized in Table I

Table I
Existing Soil Types

Symbol	Soil Name	Hydrologic Soil Group
DxB	Dunkirk silt loam, 3 to 8 percent slopes	C
Ur	Urban Land	D (assumed)

More information pertaining to soils (including approximate boundary) can be found in the Appendix C (soil mapping) section of this report as well as in Appendix D (watershed mapping).

VIII. EROSION AND SEDIMENT CONTROLS

a. Temporary Structural Practices, Permanent Structural Practices, Temporary Stabilization Practices, Permanent Stabilization Practices

The project will utilize temporary and permanent erosion and sediment control practices to prevent sediment from leaving the project area. A list of the practices anticipated are as follows:

Temporary Structural					
	BMP	**Notes**		**BMP**	**Notes**
☒	Inlet Protection		☐	Brush Barrier	
☐	Outlet Protection		☐	Temporary Stream Crossing	
☒	Perimeter Protection		☐	Pipe Slope Drain	
☒	Stabilized Construction Entrance/Exit		☐	Wind Fence	
☐	Stone Staging Area		☐	Temporary Diversion Channels	
☐	Temporary Sediment Basin		☐	Temporary Diversion Berms	
☒	Temporary Gravel and Riprap Sediment Trap		☐	Other	
☐	Temporary Rock Dam Sediment Trap		☐	Other	
☐	Check Dam		☐	Other	
☒	Sediment Fence		☐		
☒	Temporary Seeding		☐	Chemical Stabilization	
☒	Temporary Mulching		☐	Other	
☐	Rolled Erosion Control Product (RECP)	**1 on 3 slope or greater**	☐	Other	
☐	Slope Tracking (Soil Roughening)		☐	Other	
☒	Watering to Minimize Wind Erosion		☐	Other	

Permanent Stabilization					
	BMP	**Notes**		**BMP**	**Notes**
☐	RECP (all slopes exceeding 3:3 (3 horizontal to 1 vertical)		☐	Vegetation Protection	
☒	Permanent Seeding		☐	Sod	
☒	Permanent Planting (vegetative landscaping)		☐	Other	
☒	Mulching		☐	Other	
Permanent Structural					
	BMP	**Notes**		**BMP**	**Notes**
☐	Outlet Protection		☐	Stormwater Channel	
☒	Storm Drainage System		☐	Retaining Wall	
☒	Curb		☐	Gradient Terrace	
☐	Stormwater Pond		☐	Stormwater Retention Pond	
☐	Stormwater Infiltration		☐	Stormwater Filtration	
☐	Dry Swale		☐	Bio Retention Basin	
☐	Dry Well		☐	Other	
☐	Other		☐	Other	

b. Sequence of Major Construction Activities

The Contractor will be responsible for implementing the following Erosion and Sediment Control and Storm Water Management control measures. The Contractor may designate these tasks to certain subcontractors as he sees fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor. The order of activities will be as follows (refer to the plan set bound separately from this SWPPP for details):

Construction Sequence (Note – Should match sequence on SWPPP plans)

1. Construct stabilized construction entrance/exit at locations designated on plans.
2. Install perimeter silt fence.
3. Have a qualified professional conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in the SWPPP and required by the NYSDEC permit have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.
4. Begin clearing and grubbing operations.

5. Strip topsoil and stockpile in a location acceptable to construction manager. When stockpile is complete, install perimeter silt fence around stockpile, seed surface with 100% perennial ryegrass mixture at a rate of 2-4 lbs. per 1000 sf. Apply 90-100 lbs per 1000 sf of mulch.
6. Commence earthwork cut and fills. The work shall be progressed to allow a reasonable transfer of cut and fill earth for rough grading and earth moving. The contractor will be given some latitude to vary from the following schedule in order to meet the field conditions encountered. Contractor shall review variations to SWPPP with design engineer and qualified professional prior to implementation. All changes to SWPPP drawings must be documented within onsite SWPPP.
7. Stabilize all areas as soon as practicable, idle in excess of 7 days and in which construction will not commence with 14 days.
8. Following rough grading, utility installation should begin, trench excavation/backfill areas should be stabilized progressively at the end of each workday with seed and straw mulch at a rate of 100% perennial rye grass at 2-4 lbs/1000 sf mulched at 90-100 lbs/1000 sf.
9. Construct all curb inlets, area inlets, and storm sewer manholes, as shown on the plans.
10. Install inlet/outlet protection at the locations of all grade inlets, curb inlets, and at the ends of all exposed storm sewer pipes prior to final paving.
11. Finish grade and pavement subgrade preparation.
12. As landscaped areas are brought to grade, stabilize with topsoil, seeding and mulching per specifications.
13. Asphalt paving and concrete work.
14. Remove temporary construction exits only prior to pavement construction (these areas are to be paved last).
15. The developer/owner/operator shall have a qualified professional conduct an assessment of the site and final report to determine all permanent stormwater measures have been installed per plans and 80% uniform germination/stabilization has been achieved prior to the removal of all remaining temporary erosion and sediment control devices.

IX. STORM WATER MANAGEMENT

A. METHODOLOGY

Quality: With an overall reduction in impervious surfaces (within the project site) from existing to proposed conditions of over 43%, the proposed development meets the NYSDEC Stormwater Design Manual Chapter/Section 9.2.1 Condition 'I' to satisfy the Water Quality Requirements. See Appendix R for the pre-development versus post-development impervious condition mapping and calculations.

Quantity: HydroCAD 10.00-24 (40 node s/n 00475) by HydroCAD Software Solutions LLC was used to model the proposed condition for determining the Water Quality Peak Flow Rate. This program simulates the USDA Soil Conservations Service's TR-20 hydrologic model to analyze discharges from drainage areas from the combined proposed impervious surfaces.

The parameters required to calculate stormwater runoff are area, curve number, and time of concentration. The drainage area was evaluated using the guidelines described in USDA Soil Conservation Service's TR-55 to determine the curve number. A minimum time of concentration value was used.

The runoff curve number (CN) is based on a weighted average of ground cover and soil type. The underlying soil types are described in county soil maps. Site and grading plans and survey maps outline existing and proposed ground cover. A combined CN was used for all impervious areas that was used to determine the P_{90} calculated rainfall value.

Time of concentration (Tc) represents the amount of time it takes for runoff to travel from the hydraulically most distant point of the watershed to the point of analysis. Surface roughness, slope, channel shape and flow patterns are the factors that affect the time of concentration. Stormwater runoff flows through the drainage area as sheet flow, shallow concentrated flow, open channel flow, or concentrated flow (such as in storm sewers). For this report, a minimum time of concentration was used for pre-development conditions; the post-development condition Tc pathing exceeded the 6 minute minimum.

B. EXISTING CONDITIONS

WINDOWS ON MAIN

The existing area to be disturbed comprises approximately 1.66 acres. The area to be redeveloped consists of approximately 1.5 acres of impervious building, parking, and sidewalk surfaces. One driveway connects the complex and the parking lot to Cannon Street to the south. As evidenced by the acreage listed, the majority of the site to be developed is impervious. One section of the site (to the east) is a grassy area with contours indicating flow towards the site.

The overall pre-development condition drainage area is approximately 2.67 acres and incorporates portions of adjacent properties that flow towards the site. Cannon Street (to the north of the site) is the limit of the watershed as flow north of the curb will not contribute to the developed area. See Appendix R.

Table II
Existing Conditions Summary

Area	Size (ac)
Project Area	1.66
Impervious	1.50

C. PROPOSED CONDITIONS

WINDOWS ON MAIN

The proposed disturbed area for redevelopment comprises a total of 1.66 acres. The site will include redevelopment for the construction of the new building, parking lot, driveways, sidewalks, and a playground area to the east of the parking lot. This redevelopment will reduce the total site impervious area by 43%. Pervious parking areas and a conversion of existing parking to greenspace are proposed.

The overall watershed associated with the post-development condition modelling matches that of the existing/pre-development condition.

All areas to be converted from impervious to pervious will be treated with soil restoration measures outlined in the stormwater management design manual.

Table III summarizes the hydrologic characteristics of the drainage areas described above. See Appendix R for computations for the proposed drainage conditions.

Table III
Proposed Conditions Summary

Area	Size (ac)
Total Disturbed	1.66
Impervious	0.86

X. STORMWATER MANAGEMENT & SPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PHASE II REQUIREMENTS

State Pollutant Discharge Elimination System (SPDES)
Since the subject site will have land disturbance of more than 1-acre, a State Pollutant Discharge Elimination System (SPDES) Stormwater Permit for Construction will be obtained as part of the project. A Storm Water Pollution Prevention Plan (SWPPP) will be developed in accordance with the EPA Phase II regulations. The SWPPP will be in accordance with the New York State DEC Guidelines and will meet the following criteria as the principal objectives contained in an approved SWPPP.

1) Reduction or elimination of erosion and sediment loading to waterbodies during construction activities.
2) Control the impact of storm water runoff on the water quality of the receiving waters.
3) Control the increase volume and peak runoff rate of runoff during and after construction.
4) Maintenance of storm water controls during and after completion of construction.

The aforementioned objectives will be accomplished by incorporating several of the design criteria outlined within the Technical Guidelines provided by New York State Department of Environmental Conservation, Stormwater Management Design Manual (2025) and summarized below.

A. WATER QUALITY VOLUME

With an overall reduction in impervious surfaces (within the project site) from existing to proposed conditions of over 40%, the proposed development meets the NYSDEC Stormwater Design Manual Chapter/Section 9.2.1 Condition 'I' to satisfy the Water Quality Requirements. See Appendix R for the pre-development versus post-development impervious condition mapping and calculations. No new permanent water quality volume practices are required. See Appendix R for the pre and post-development watershed mapping (with impervious cover calculations).

B. PEAK RUNOFF RATES

With the reduction of impervious cover from pre-development conditions to post-development conditions, peak runoff rates for the 1-yr, 10-yr, and 100-yr 24hr storm events were achieved without the need for additional quantity control practices. The table below provides a comparison of pre-development to post-development peak runoff rates. See Appendix U for the HydroCAD modeling results. It should be noted that the minimum Tc of 6 minutes was applied only to the pre-development condition model and therefore the flow rate disparities shown are conservative.

Table IV
Peak Runoff Flow Comparison (CFS)

Storm Event	Pre-Dev	Post-Dev
1-yr	5.71	3.72
10-yr	11.28	8.31
100-yr	20.26	15.99

XI. SUMMARY OF FINDINGS

A. SUMMARY OF RESULTS

The proposed work may be classified as a redevelopment project and will result in a net reduction of impervious area by 43% thereby satisfying all Quality requirements. Similarly, there is a reduction of stormwater discharge from the site across all storm events analyzed.

XII. OTHER CONTROLS

a. Off-Site Vehicle Tracking:

A stabilized construction entrance/exit will be provided at each entrance used for construction access to help reduce vehicle tracking of sediments. The paved streets adjacent to the site entrance will be inspected daily and swept as necessary to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin. The job Contractor's Superintendent will be responsible for seeing that these procedures are followed.

b. Excavation Spoil Materials:
Excavation spoil materials may be generated during excavations including, but not limited to footings and utilities installation. These materials must be properly managed to prevent them from contributing to storm water discharges. The materials generated from the development of this Project will be managed by the following method: Stockpiled on-site, the general site contractor to specify location and provide erosion control for excavated spoil materials.

c. Dust Control:
Minimizing wind erosion and controlling dust will be accomplished by one or more of the following methods
- Covering 30% or more of the soil surface with a non-erodible material.
- Roughening the soil to produce ridges perpendicular to the prevailing wind. Ridges should be about six (6) inches in height.
- Frequent watering of excavation and fill areas.
- Providing gravel or paving at entrance/exit drives, parking areas and transit paths.

d. Equipment Service Area:
The Contractor shall identify an area on the Erosion and Sediment Control Plan for equipment cleaning, maintenance and repair. This area shall be protected by a temporary perimeter berm preventing all surface runoff from leaving the area, or equivalent measure, and shall be located no closer than 100' from any Waters of the United States or state, and shall be located no closer than 50' from any storm inlet. External washing of trucks and other construction vehicles must be confined to this area. No engine degreasing or asphalt equipment or tool washing is permitted.

e. Material Stockpiles:
Stormwater runoff to and from material stockpiles shall be controlled to prevent materials from creating a diversion of surface water to disturbed soils or from entering the surface water. Topsoil stockpiles shall be surrounded with perimeter sediment control measures such as silt fence and be covered with non-erosive material as soon as practicable but no longer than 14 days after completion of the pile. Non-erosive material may include temporary seeding with straw mulch and tackifier, Mulch, or other material providing suitable cover.

f. Masonry Mixing Area:
Non-stormwater discharges into storm drainage systems or waterways containing slurries from concrete or mortar mixing operations shall not be permitted. Masonry mixing areas shall be located a minimum distance of 100 linear feet from drainage ways, inlets and surface waters and all storm water runoff from these areas shall be contained by a berm or other measures. Run-on water to these areas will be diverted to prevent mixing of clean water and water contaminated with concrete slurry.

XIII. COMPLIANCE WITH OTHER STATE AND LOCAL REGULATIONS

At a minimum, the Contractor will obtain copies of any and all local and state regulations which are applicable to Storm Water Management, Erosion and Sediment Control, and pollution minimization at this Project and will comply fully with such regulations. The Contractor will submit written evidence of such compliance if requested by the Operator or any agent of a regulatory body. The Contractor will comply with all conditions of the *NYSDEC* General Permit for Stormwater Discharges from Construction Activities including the conditions related to maintaining the SWPPP and evidence of compliance with the SWPPP at the Project and allowing regulatory personnel access to the Project and to records in order to determine compliance. The Contractor shall also comply with any additional or more stringent requirements imposed by the permit issued by an approved state storm water program, or with permits issued, or requirements imposed by the Town to which the Project discharges storm water. Requirements with which the Contractor must comply include installation of post-construction measures required by the State, County, or City.

XIV. MATERIALS MANAGEMENT PLAN

a. Progress Drawing:
A Progress Drawing consisting of a print of the Erosion and Sediment Control Plans shall be posted inside the job trailer wall. The Progress Drawing will be used to record the locations of the Job Trailer, Sanitary Waste Facilities, Solid Waste Facilities, Fuel Storage Area, Equipment Service Area, and Concrete Washout Pit. Any time any of these facilities are relocated on the site, a new location will be noted on the Progress Drawing and a Modification Report (Appendix M) will be prepared.

b. Materials Covered:
The following materials or substances may be present onsite during construction:

Concrete/Additives/Wastes	Cleaning solvents
Petroleum based products	Paints/Solvents
Solid and construction wastes	Sanitary wastes
Soil stabilization additives	

c. Materials Management Practices:
The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. The Contractor's Superintendent will be responsible for ensuring that these procedures are followed:

1. Good Housekeeping:
The following good housekeeping practices will be followed onsite during construction:
   a) An effort will be made to store only enough products required to do the job.
   b) All materials stored onsite will be stored in a neat, orderly manner and, if possible, under a roof or in a containment area. At a minimum, all containers will be stored with their lids on when not in use. Drip pans shall be provided under all dispensers.
   c) Products will be kept in their original containers with the original manufacturer's label in legible condition.
   d) Substances will not be mixed with one another unless recommended by the manufacturer.
   e) Whenever possible, all of a product will be used up before disposing of the container.
   f) Manufacturer's recommendations for proper use and disposal will be followed.
   g) The Contractor's Superintendent will be responsible for daily inspections to ensure proper use and disposal of materials.

2. Hazardous Substances:
These practices will be used to reduce the risks associated with Hazardous Substances. Material Safety Data Sheets (SDS) for each product with hazardous properties that is used at the Project will be obtained and used for the proper management of potential wastes that may result from these products. A SDS will be posted in the immediate area where such product is stored and/or used and another copy of each SDS will be maintained in the job trailer at the Project. Each employee who must handle a Hazardous Substance will be instructed on the use of SDS sheets and the specific information in the applicable SDS for the product he/she is using, particularly regarding spill control techniques.
   a) Products will be kept in original containers with the original labels in legible condition.
   b) Original labels and SDS will be procured and used for each product.
   c) If surplus product must be disposed, manufacturer's and local/state/federal required methods for proper disposal must be followed.

3. Hazardous Waste:
It is imperative that all Hazardous Waste be properly identified and handled in accordance with all applicable Hazardous Waste Standards, including the storage, transport and disposal of the Hazardous Wastes. There are significant penalties for the improper handling of Hazardous Wastes. It is important that the Site Superintendent seeks appropriate assistance in making the determination of whether a substance or material is a Hazardous Waste. For example, Hazardous Waste may include certain Hazardous Substances, as well as pesticides, paints, paint solvents, cleaning solvents, pesticides, contaminated soils, and other materials, substances or chemicals that have

been discarded (or are to be discarded) as being out-of-date, contaminated, or otherwise unusable, and can include the containers for those substances; other materials and substances can also be or become Hazardous Wastes. However, the Contractor's Superintendent is also responsible for ensuring that all site personnel are instructed as to these Hazardous Waste requirements and also that the requirements are being followed.

4. Product Specific Practices:
The following product specific practices will be followed on the job site:

a) Petroleum Products:
All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Petroleum storage tanks shall be located at minimum 100 linear feet from drainage ways, inlets and surface waters. Maximum total aggregate above ground storage capacity (for the total permit area) shall not exceed 1,320 gallons (which includes both bulk and equipment operational storage volumes in fuel tanks 55 gallons and greater). Total aggregate petroleum storage exceeding 1,320 gallons shall require preparation, certification (using a Professional Engineer or providing a Self-Certified SPCC Plan if applicable) and implementation of a Spill Prevention Control and Countermeasures (SPCC) Plan. The SPCC Plan must be prepared and fully implemented prior to the commencement of work. The SPCC Plan, if needed, will be furnished by the Contractor. **Any petroleum storage tanks stored onsite will be located within a containment area that is designed with an impervious surface between the tank and the ground. The secondary containment must be designed to provide a containment volume that is equal to 110% of the volume of the largest tank. Any mobile petroleum tank shall be parked in a vehicular service area surrounded by a berm that provides a containment volume that is equal to 110% of the volume of the largest tank.** Containment must provide sufficient volume to contain expected precipitation and 110% volume of the largest tank. Accumulated rainwater or spills from containment areas are to be promptly pumped into a containment device and disposed of properly by a licensed Hazardous Waste transporter. Drip pans shall be provided for all dispensers. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations. The location of any fuel tanks and/or equipment storage areas must be identified on the PROGRESS DRAWING by the Contractor once the locations have been determined.

b) Fertilizers:
Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked in the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

c) Paints, Paint Solvents, and Cleaning Solvents:
All containers will be tightly sealed and stored when not in use. Excess paint and solvents will not be discharged to the storm sewer system but will be properly

disposed of according to manufacturer's instructions or state and federal regulations.

d) Concrete Wastes:
Concrete trucks will be allowed to wash out only when necessary, but only in specifically designated diked and impervious washouts which have been prepared to prevent contact between the concrete wash and storm water. Surplus concrete is to be returned to the supplier with the truck. Waste generated from concrete wash water shall not be allowed to flow into drainage ways, inlets, receiving waters or highway right of ways, or any location other than the designated concrete washout. Waste concrete may be poured into forms to make riprap or other useful concrete products. Proper signage designating the "Concrete Washout" shall be placed near the facility. Concrete Washouts shall be located at minimum 100 linear feet from drainage ways, inlets and surface waters. Concrete washout areas cannot be located in a jurisdictional wetland area.

The hardened residue from the concrete wash out areas will be disposed of in the same manner as other non-hazardous construction waste materials or may be broken up and used on site as deemed appropriate by the Contractor. Maintenance of the washout is to include removal of hardened concrete. The Facility shall have sufficient volume to contain all the concrete waste resulting from washout and a minimum freeboard of 12 inches. Facility shall not be filled beyond 95% capacity and shall be cleaned out once 75% full unless a new facility is constructed. The Contractor's Superintendent will be responsible for seeing that these procedures are followed.

Saw-cut Portland Cement Concrete (PCC) slurry shall not be allowed to enter storm drains or Watercourses. Saw-cut residue should not be left on the surface of pavement or be allowed to flow over and off pavement. Residue from saw-cutting and grinding shall be collected by vacuum and disposed of in the concrete washout facility.

The Project may require the use of multiple concrete wash out areas. These concrete wash out areas are to be made available to all trades and subcontractors working on the Project. The Contractor may designate certain wash out areas for particular trades or subcontractors, but the Contractor is responsible for the management of all concrete washout areas on the Project. All concrete wash out areas will be located in an area where the likelihood of the area contributing to storm water discharges is negligible. If required, additional BMPs must be implemented to prevent concrete wastes from contributing to storm water discharges. The location of concrete wash out area(s) must be identified on the PROGRESS DRAWING by the Contractor once the locations have been determined.

e) Solid and Construction Wastes:
All waste materials will be collected and stored in an appropriately covered container and/or securely contained metal dumpster rented from a local waste management company which must be a licensed solid waste management

company. The dumpster will comply with all local and state solid waste management regulations.

All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of once per week or more often if necessary. Once building construction has commenced, the dumpster will be emptied a minimum of once per week or when 95% full, or more often if necessary, to prevent over-flow and the trash will be hauled to a landfill. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedures for waste disposal.

All waste dumpsters and roll-off containers will be located in an area where the likelihood of the containers contributing to storm water discharges is negligible. Solid waste containers shall be located no less than 50 feet from any storm inlet, drainage way, or surface water. If required, additional BMPs must be implemented, such as gravel bags, wattles, dikes, berms, and fences around the base to prevent wastes from contributing to storm water discharges. The location of waste dumpsters and roll-off containers must be identified on the PROGRESS DRAWING by the Contractor once the locations have been determined.

f) Sanitary Wastes:
A minimum of one portable sanitary unit will be provided for every ten (10) workers on the site. All sanitary waste will be collected from the portable units a minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.

All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharges is negligible. Additional containment BMPs must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on the PROGRESS DRAWING by the contractor once the locations have been determined.

g) Contaminated Soils:
Any contaminated soils (resulting from spills of Hazardous Substances or Oil or discovered during the course of construction) which may result from Construction Activities will be contained and cleaned up in accordance with applicable state and federal regulations. Contaminated soils not resulting from Construction Activities, or which pre-existed Construction Activities, but which are discovered by virtue of Construction Activities, should be reported in the same manner as spills, but with sufficient information to indicate that the discovery of an existing condition is being reported. If there is a release that occurs by virtue of the discovery of existing contamination, this should be reported as a spill, if it otherwise meets the requirements for a reportable spill.

5. Spill Prevention and Response Procedures:
   The Contractor will train all personnel for spill prevention, and also for proper handling and cleanup of spilled Hazardous Substances or Oil. No spilled Hazardous Substances or Oil will be allowed to come in contact with storm water discharges. If such contact occurs, the storm water discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the Contractor's Superintendent to be properly trained, and to train all personnel in spill prevention and clean up procedures.
   In order to prevent or minimize the potential for a spill of Hazardous Substances or Oil to come into contact with storm water, the following steps will be implemented:
   a) All Hazardous Substances or Oil (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.
   b) The minimum practical quantity of all such materials will be kept at the Project.
   c) A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.
   d) Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.
   e) It is the Contractors responsibility to ensure that all Hazardous Waste discovered or generated at the Project site is disposed of properly by a licensed hazardous material disposal company. The Contractor is responsible for not exceeding Hazardous Waste storage requirements mandated by the EPA or state and local authority.

6. In the event of a spill of Hazardous Substances or Oil, the following procedures must be followed:
   a) All measures must be taken to contain and abate the spill and to prevent the discharge of the Hazardous Substance or Oil to storm water or off-site. (The spill area must be kept well ventilated, and personnel must wear appropriate protective clothing to prevent injury from contact with the Hazardous Substances.)
   b) If the release is equal to or in excess of a reportable quantity, the SWPPP must be modified within seven (7) calendar days of knowledge of the discharge to provide a description of the release, the circumstances leading to the release, and the date of the release. The SWPPP must identify measures to prevent the recurrence of such releases and to respond to such releases. The form in Appendix O must be completed in accordance with this requirement.

XV. CONTROL OF NON-STORM WATER DISCHARGES

Certain types of discharges are allowable under the NYSDEC General Permit for Stormwater Discharges from Construction Activities, and it is the intent of this SWPPP to allow such discharges. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this SWPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. The following non-storm water discharges are allowed by the NYSDEC and may occur at the Project:

1. Discharges from fire-fighting activities;
2. Fire hydrant flushings;
3. Waters used to wash vehicles where detergents are not used;
4. Water used to control dust;
5. Potable water including uncontaminated water line flushings;
6. Routine external building wash down that does not use detergents;
7. Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used;
8. Uncontaminated air conditioning or compressor condensate;
9. Uncontaminated ground water or spring water;
10. Foundation or footing drains where flows are not contaminated with process materials such as solvents;
11. Uncontaminated excavation dewatering;
12. Landscape irrigation

XVI. HISTORICAL PROPERTIES

An initial screening indicated that there are no places or properties which are listed or would be eligible for listing on the State or National Register of Historic Places that will be impacted by this construction. The Preparer of the SWPPP has submitted an inquiry with The New York State Historic Preservation Office (SHPO) in order to confirm that the site does not fall within an archeological sensitive area. Once confirmed, a “SHPO No Impact” letter will be provided in Appendix T.

XVII. INDUSTRIAL ACTIVITIES

There are no discharges planned from industrial activities as part of this project.

XVIII. ENHANCED PHOSPHORUS REMOVAL STANDARDS

This project is not required to provide enhanced phosphorus removal practices.

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Appendix B
Project Location Map

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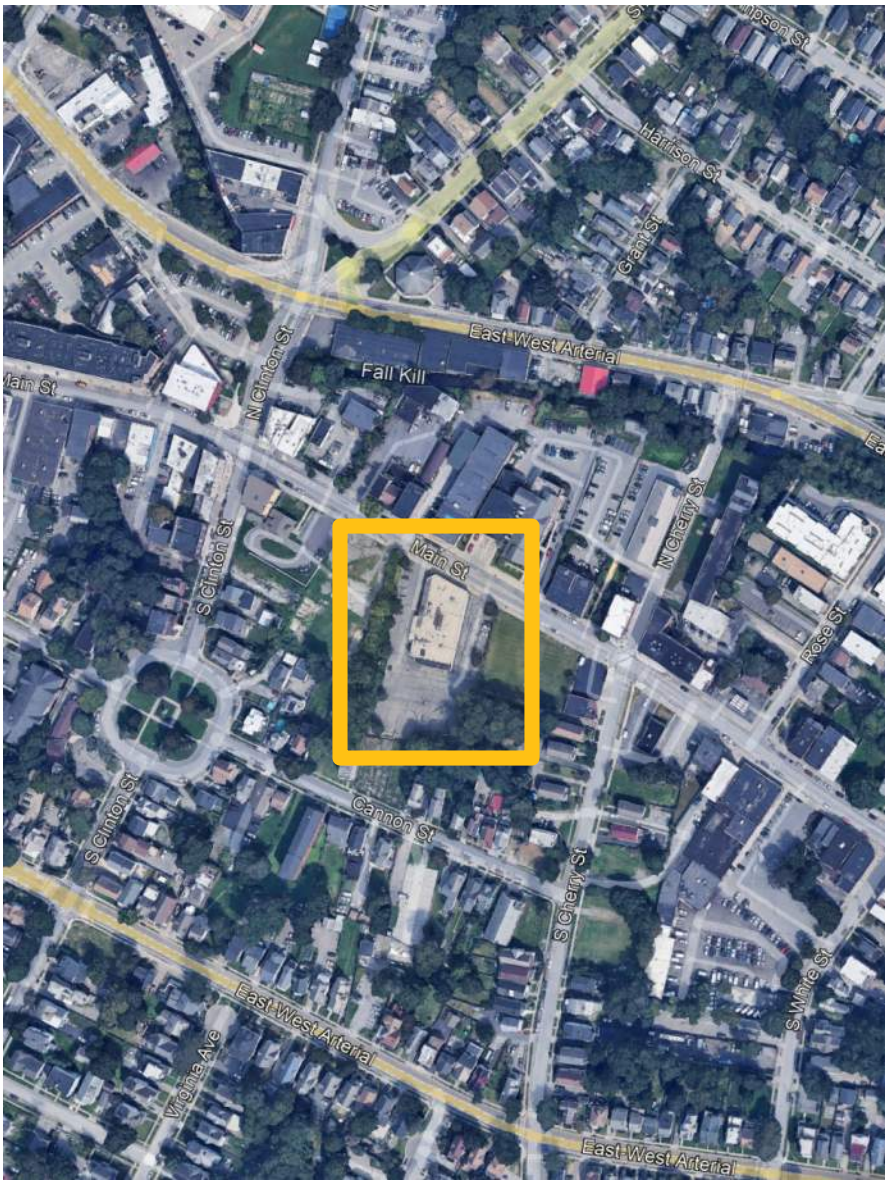
Project Location Map

Address:
448 Main St.
Poughkeepsie, NY 12601
UTM 18: Easting: 589912.473487, Northing: 4617124.231495
Longitude: -73.919386, Latitude: 41.700826



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Appendix C
Soils Mapping

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Summary of NRCS Web Soil Survey Classifications:

DxB – Dunkirk silt loam, 3 to 8 percent slopes
Hydrologic Soil Group: **C**
Soils in Group C have slow infiltration rates when thoroughly wet. They typically have a layer that impedes downward movement of water or are moderately fine to fine in texture.
Ur – Urban land
Hydrologic Soil Group: Variable, Group **D**
Urban land (Ur) is a mapping unit used for areas where the soil has been disturbed or obscured by development. Since the actual soil characteristics are unknown or altered, it is conservatively assigned to Group D, which represents very slow infiltration.



Mapping Source: NRCS Web Soil Survey

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Appendix D
Notice of Intent (NOI) and Certifications

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[PLACEHOLDER FOR NOTICE OF INTENT]

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:

eNOI Submission ID:

Owner/Operator Name:

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SWPPP Preparer First Name | MI | SWPPP Preparer Last Name

Signature | Date

Revised: January 2025

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: _____

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☑ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

_____

Date

Revised: January 2025

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information
8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:
IV. Regulated MS4 Information
11. Name of MS4 Operator:
12. MS4 SPDES Permit Identification Number: NYR20A
13. Street Address:
14. City/State/Zip:
15. Telephone Number:

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

Appendix E
Notice of Permit Coverage

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[PLACEHOLDER FOR NOTICE OF PERMIT COVERAGE]

Appendix F
NYSDEC SPDES
General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001)

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NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION (NYSDEC)

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP-0-25-001

Construction General Permit (CGP)

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2025 Expiration Date: January 28, 2030

Scott E. Sheeley

Chief Permit Administrator

Scott E. Sheeley JAN. 29, 2025

Authorized Signature Date

Address: NYSDEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

PREFACE

Pursuant to Section 402 of the Clean Water Act (CWA), and 40 CFR 122,26(b)(14)(x), (15)(i), and (15)(ii), *stormwater discharges* from certain *construction activities* are unlawful unless they are authorized by a National Pollutant Discharge Elimination System (NPDES) permit or by a state permit program. New York State administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, and Article 70, as well as 6 NYCRR Parts 621 and 750.

Construction activities constitute construction of a *point source* and, therefore, pursuant to ECL sections 17-0505, 17-0701, and 17-0803, the *owner or operator* must have coverage under a SPDES permit prior to *commencement of construction activities*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES CONSTRUCTION GENERAL PERMIT (CGP) GP-0-25-001
FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part I. How to Obtain Coverage and General Requirements

To be covered under this permit, the *owner or operator* must meet all eligibility requirements in Part I.A. and follow the requirements for obtaining permit coverage in Part I.D., F., or G.

A. Eligibility Requirements

For a *common plan of development or sale*, the *phase(s)* that meet the eligibility requirements in Part I.A. may obtain coverage under this permit even if other *phase(s)* of the same *common plan of development or sale* do not meet the eligibility requirements and require an individual SPDES permit.

1. The *owner's or operator's construction activities* involve soil disturbances of:
    a. one or more acres; or
    b. less than one acre which are part of a *common plan of development or sale* that will ultimately disturb one or more acres; or
    c. less than one acre where NYSDEC has determined that a SPDES permit is required for *stormwater discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of pollutants to *surface waters of the State*.
        i. 5,000 square feet or more, but less than one acre, and are in the New York City Watershed located east of the Hudson River, Appendix C Figure 1; or
        ii. 20,000 square feet or more, but less than one acre, within the municipal boundaries of the City of New York (NYC); or
        iii. less than 20,000 square feet which are part of a *common plan of development or sale* that will ultimately disturb 20,000 square feet or more, but less than one acre, within the municipal boundaries of NYC; or
        iv. that creates 5,000 square feet or more of *impervious area* within the municipal boundaries of NYC.

2. *Discharges* from the *owner's or operator's construction activities* are/were not:
    a. already covered by a different SPDES permit; or
    b. covered under a different SPDES permit that was denied, terminated, or revoked; or
    c. identified in an expired individual SPDES permit that was not renewed; or
    d. required to obtain an individual SPDES permit or another general SPDES permit in accordance with Part VII.K.
3. If *construction activities* may adversely affect a species that is endangered or threatened, the *owner or operator* must obtain a:
    a. permit issued pursuant to 6 NYCRR Part 182 for the project; or
    b. letter issued by NYSDEC of non-jurisdiction pursuant to 6 NYCRR Part 182 for the project.
4. If *construction activities* have the potential to affect an *historic property*, the *owner or operator* must obtain one of the following:
    a. documentation that the *construction activity* is not within an archeological buffer area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant:
        i. 1-5 acres of disturbance - 20 feet; or
        ii. 5-20 acres of disturbance - 50 feet; or

        iii. 20+ acres of disturbance - 100 feet.
    b. NYSDEC consultation form sent to OPRHP,[1] and copied to NYSDEC's Agency Historic Preservation Officer (APO), and
        i. the State Environmental Quality Review Act (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or
        ii. documentation from OPRHP that the *construction activity* will result in No Impact; or
        iii. documentation from OPRHP providing a determination of No Adverse Impact; or
        iv. a Letter of Resolution signed by the *owner or operator*, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA).
    c. documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:
        i. No Affect; or
        ii. No Adverse Affect; or
        iii. Executed Memorandum of Agreement.
    d. documentation that SHPA Section 14.09 has been completed by NYSDEC or another state agency.
5. If *construction activities* are subject to SEQR, the *owner or operator* must obtain documentation that SEQR has been satisfied.
6. If *construction activities* are not subject to SEQR, but subject to the equivalent environmental review from another New York State or federal agency, the

[1] The consultation form can be submitted, along with other project information, through OPRHP's Cultural Resource Information System (CRIS) portal. If submitted through CRIS, paper copies of the consultation form need not be mailed.

owner or operator must obtain documentation that project review, pursuant to a process equivalent to SEQR from another New York State or federal agency, has been satisfied.

7. If *construction activities* require Uniform Procedures Act (UPA) Permits (see 6 NYCRR Part 621) from NYSDEC, or the equivalent from another New York State or federal agency, the *owner or operator* must:
    a. obtain all such necessary permits; or
    b. receive notification from NYSDEC pursuant to 6 NYCRR 621.3(a)(4) excepting Part I.A.7.a.
8. *Construction activities* are not eligible if they meet the following criteria in Part I.A.8.a. or b.:
    a. For linear transportation and linear utility project types, the *construction activities*:
        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and
        ii. are undertaken on land with no existing *impervious cover*; and
        iii. disturb two or more acres of *steep slope*.
    b. For all other project types, the *construction activities*:
        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and
        ii. are undertaken on land with no existing *impervious cover*; and
        iii. disturb one or more acres of *steep slope*.

B. Types of *Discharges* Authorized

1. The following *stormwater discharges* are authorized under this permit:

   a. *Stormwater discharges*, including *stormwater* runoff, snowmelt runoff, and surface runoff and drainage, associated with *construction activity*, are authorized under this permit provided that appropriate *stormwater* controls are designed, installed, and maintained in accordance with Part II. and Part III.

   b. *Stormwater discharges* from construction support activities at the *construction site* (including concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, and borrow areas) if the following requirements are met:

      i. The support activity is directly related to the *construction site* required to have permit coverage for *stormwater discharges*; and

      ii. The support activity is not a commercial operation, nor does it serve multiple unrelated *construction sites*; and

      iii. The support activity does not continue to operate beyond the completion of the *construction activity* at the site it supports; and

      iv. *Stormwater* controls are implemented in accordance with Part II. and Part III. for *discharges* from the support activity areas.

2. The following non-*stormwater discharges* associated with *construction activity* are authorized under this permit:

   a. Non-*stormwater discharges* listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "*Discharges* from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; and

   b. Non-*stormwater discharges* of waters to which other components have not been added that are used in accordance with the *SWPPP* to control dust or irrigate vegetation in stabilized areas; and

   c. Uncontaminated *discharges* from *dewatering* operations

3. Authorized *discharges* of *stormwater* or authorized *discharges* of non-*stormwater*, commingled with a *discharge* authorized by a different SPDES permit and/or a *discharge* that does not require SPDES permit authorization, are also authorized under this permit.

C. Prohibited *Discharges*

1. Non-*stormwater discharges* prohibited under this permit include but are not limited to:

   a. Wastewater from washout of concrete; and

   b. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials; and

   c. Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance; and

   d. Soaps, solvents, or detergents used in vehicle and equipment washing or external building washdown; and

   e. Toxic or hazardous substances from a spill or other release.

D. Electronic Notice of Intent (eNOI) Submittal

To receive authorization in accordance with Part I.D.3.b., the *owner or operator* must submit a complete eNOI in accordance with the requirements in Part I.D. The eNOI contains questions to: ensure eligibility requirements in Part I.A. have been met; obtain *owner or operator* contact information; obtain the total area to be disturbed and the existing/future *impervious areas* (rounded to the nearest tenth of an acre); confirm *Traditional Land Use Control MS4 Operator* jurisdiction over construction projects; satisfy the EPA eRule requirements; confirm that the Water Quality-Based Effluent Limitations in Part II. have been met; demonstrate consideration of the future risks due to climate change in accordance with Part III.A.2.; and confirm that the other *Stormwater Pollution Prevention Plan (SWPPP)* requirements in Part III. have been met.

1. An eNOI may be submitted for:

   a. *construction activities* that are not part of a *common plan of development or sale*; or

   b. an entire *common plan of development or sale*; or

   c. separate *phase(s)* of a *common plan of development or sale* if the following requirements are met:

      i. the *common plan of development or sale* meets the eligibility requirements of Part I.A.5. or 6.; and

      ii. the *phase(s)* meet(s) all other eligibility requirements of Part I.A.; and

      iii. Part III.C. Required *SWPPP* Components by Project Type is based on the *common plan of development or sale*, not the *phase(s)*; or

   d. *tree clearing* that is associated with, or will support, a *renewable energy* generation, transmission, or storage project that meets Part I.A.5. and 6., if the *tree clearing*:

      i. meets all other eligibility requirements of Part I.A.; and

      ii. will occur in NYSDEC's Regions 3-9; and

      iii. is not within ¼ mile of a bat hibernaculum protected pursuant to 6 NYCRR Part 182; and

      iv. will occur between November 1st and March 31st.

2. As prerequisites for submitting an eNOI, the *owner or operator* must:

   a. prepare a *SWPPP* for Part I.D.1.a., b., c., or d. in accordance with Part III.; and

   b. based on the following criteria, upload the following signature forms signed in accordance with Part VII.J. to the eNOI prior to submission:

      i. for all eNOIs:

         1. the SWPPP Preparer Certification Form, Appendix F, signed by the *SWPPP* preparer; and

         2. the Owner/Operator Certification Form, Appendix J, signed by the *owner or operator*; and

      ii. if an eNOI includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that will *discharge* to the *MS4(s)*:

         1. determine if the *Traditional Land Use Control MS4 Operator(s)* have review authority. A *Traditional Land Use Control MS4 Operator* does not have review authority where:

            a. the *owner or operator* of the *construction activities* in Part I.D.2.b.ii. is the same entity as the *Traditional Land Use Control MS4 Operator* identified in Part I.D.2.b.ii.; or

            b. there is a statute exempting the *owner or operator* from zoning review by the *Traditional Land Use Control MS4 Operator*; or

            c. there is no such statute per Part I.D.2.b.ii.1.b., the *Traditional Land Use Control MS4 Operator* concludes, after public hearing, that it does not have zoning review authority in accordance with Legal Memorandum LU14 Updated January 2020 "Governmental Immunity from Zoning and Other Legislation"; and

         2. if the *Traditional Land Use Control MS4 Operator(s)* have review authority, submit the *SWPPP* to the *Traditional Land Use Control MS4 Operator(s)* for review and have:

            a. if outside the municipal boundaries of NYC: the MS4 SWPPP Acceptance Form, Appendix G, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.; or

b. if within the municipal boundaries of NYC: The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval Form, Appendix H, signed by the principal executive officer or ranking elected official from the Traditional Land Use Control MS4 Operator, or by a duly authorized representative of that person in accordance with Part VII.J.2.; and

3. if the *Traditional Land Use Control MS4 Operator* does not have review authority, have the MS4 No Jurisdiction Form, Appendix I, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.

3. Submitting an eNOI:

   a. The *owner or operator* must submit a complete Notice of Intent electronically using a NYSDEC approved form.[2]

   b. The *owner or operator* is authorized to *commence construction activity* as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

      i. If an eNOI is received for a *SWPPP* that deviates from one of the technical standards but demonstrates *equivalence* in accordance with Part III.B.1.a.ii. or Part III.B.2.b.ii., if the *SWPPP* includes *construction activities* that are not within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)*, and/or if the *SWPPP* includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that do not have review authority in accordance with Part I.D.2.b.ii.1., the authorization date indicated in the LOA will be 60 business days after the eNOI submission date.

[2] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

c. If *Traditional Land Use Control MS4 Operator(s)* have review authority in accordance with Part I.D.2.b.ii.2., the *owner or operator* must, within five business days of receipt of the LOA, send an electronic copy of the LOA to the *Traditional Land Use Control MS4 Operator(s)* with review authority.

E. General Requirements for *Owners or Operators* with Permit Coverage

1. As of the date the LOA is received, the *owner or operator* must make the eNOI, *SWPPP*, and LOA available for review and copying in accordance with the requirements in Part VII.H. When applicable, as of the date an updated LOA is received, the *owner or operator* must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

2. The *owner or operator* must ensure compliance with all requirements of this permit and that the provisions of the *SWPPP*, including any changes made to the *SWPPP* in accordance with Part III.A.5., are properly implemented and maintained from the *commencement of construction activity* until:

   a. all areas of disturbance have achieved *final stabilization;* and

   b. the owner's or operator's coverage under this permit is terminated in accordance with Part V.A.5.a.

3. As of the date of the *commencement of construction activities* until Part I.E.2.a. and b. have been met, the *owner or operator* must maintain at the *construction site*, a copy of:

   a. all documentation necessary to demonstrate eligibility with this permit; and

   b. this permit; and

   c. the *SWPPP*; and

   d. the signed SWPPP Preparer Certification Form; and

   e. the signed MS4 SWPPP Acceptance Form or signed NYCDEP SWPPP Acceptance/Approval Form or signed MS4 No Jurisdiction Form (when applicable); and

   f. the signed Owner/Operator Certification Form; and

g. the eNOI; and

h. the LOA; and

i. the LOA transmittal to the Traditional Land Use Control MS4 Operator in accordance with Part I.D.3.c. (when applicable).

4. The *owner or operator* must maintain at the *construction site*, until Part I.E.2.a. and b. have been met, as of the date the documents become final or are received, a copy of the:

   a. responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7.; and

   b. inspection reports in accordance with Part IV.C.4. and 6.; and

   c. Request to Disturb Greater Than Five Acres and the Authorization Letter to Disturb Greater Than Five Acres in accordance with Part I.E.6. (when applicable); and

   d. Request to Continue Coverage and the Letter of Continued Coverage (LOCC) in accordance with Part I.F.2. and 4. (when applicable); and

   e. The updated LOA(s) in accordance with Part I.E.9. (when applicable).

5. The *owner or operator* must maintain the documents in Part I.E.3. and 4. in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the *owner or operator* must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be read in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

6. The *owner or operator* must meet the following requirements prior to disturbing greater than five acres of soil at any one time:

   a. The *owner or operator* must submit a written Request to Disturb Greater Than Five Acres to:

i. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, if a *Traditional Land Use Control MS4 Operator* does not have review authority in accordance with Part I.D.2.b.ii.1.; or

ii. the *Traditional Land Use Control MS4 Operator*, if a *Traditional Land Use Control MS4 Operator* has review authority in accordance with Part I.D.2.b.ii.1.; or

iii. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, and each involved *Traditional Land Use Control MS4 Operator,* if the project spans multiple municipalities with more than one *Traditional Land Use Control MS4 Operator* involved with review authority in accordance with Part I.D.2.b.ii.1.

   b. The written Request to Disturb Greater Than Five Acres must include:

      i. The SPDES permit identification number (Permit ID); and

      ii. Full technical justification demonstrating why alternative methods of construction that would result in five acres of soil disturbance or less at any one time are not feasible; and

      iii. The phasing plan for the project and sequencing plans for all *phases* from the *SWPPP* in accordance with Part III.B.1.d.; and

      iv. Plans with locations and details of erosion and sediment control practices such that the heightened concern for erosion when disturbing greater than five acres at one time has been addressed; and

      v. Acknowledgment that "the *owner or operator* will comply with the requirements in Part IV.C.2.b."; and

      vi. Acknowledgment that "the *owner or operator* will comply with the requirements in Part II.B.1.b."

   c. The *owner or operator* must be in receipt of an Authorization Letter to Disturb Greater Than Five Acres, which will include when the

authorization begins and ends and indicate a maximum area (acres) of soil disturbance allowed at any one time, from:

i. NYSDEC, if Part I.E.6.a.i. or iii. apply; or

ii. the *Traditional Land Use Control MS4 Operator*, if Part I.E.6.a.ii. applies.

7. Upon a finding of significant non-compliance with the practices described in the *SWPPP* or violation of this permit, NYSDEC may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

8. If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE).[3] *Construction activity* shall not resume until written permission to do so has been received from the RWE.

9. To be authorized to implement modifications to the information previously submitted in the eNOI, the *owner or operator* must:

   a. notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI; and

   b. update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D.; and

   c. receive an updated LOA.

10. The eNOI, *SWPPP*, LOA, updated LOAs (when applicable), and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

[3] The Regional Water Manager where a DEC Region does not have a RWE.

F. Permit Coverage for *Discharges* Authorized Under GP-0-20-001

When applicable:

1. Upon the effective date of this permit, an *owner or operator* of *a construction activity*, with coverage under GP-0-20-001, will have interim coverage under GP-0-25-001 for 45 calendar days starting on the effective date of GP-0-25-001 so long as the *owner or operator* maintains compliance with all applicable requirements of this permit.

2. Within 30 calendar days of the effective date of this permit, the *owner or operator*, with coverage under GP-0-20-001, must submit a complete Request to Continue Coverage electronically using a NYSDEC approved form,[4] which contains the information identified in Part I.F.3. below, if:

   a. the *owner or operator* continues to implement the SMP component in conformance with the technical standards in place at the time of initial project authorization; and

   b. the *owner or operator* will comply with all non-design requirements of GP-0-25-001.

3. The Request to Continue Coverage form contains questions to: ensure eligibility requirements in Part I.A. have been met; verify *owner or operator* contact information; verify the permit identification number; verify the original eNOI submission ID, if applicable; verify Part I.F.2.a. and b.; verify the version of the Design Manual that the technical/design components conform to; and receive an updated Owner/Operator Certification Form, Appendix I.

4. The *owner or operator* has obtained continued coverage under GP-0-25-001 as of the date indicated in the LOCC, which is sent by NYSDEC after a complete Request to Continue Coverage form is submitted.

5. If the owner or operator does not submit the Request to Continue Coverage form in accordance with Part I.F.2. and 3., coverage under this permit is automatically terminated after interim coverage expires.

[4] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

G. Change of *Owner or Operator*

When applicable:

1. When property ownership changes, or when there is a change in operational control over the construction plans and specifications, the following process applies:

   a. The new *owner or operator* must meet the applicable prerequisites for submitting an eNOI in accordance with Part I.D.2.; and

   b. The new *owner or operator* must submit an eNOI in accordance with Part I.D.3.; and

   c. Permit coverage for the new *owner or operator* will be effective upon receipt of the LOA in accordance with Part I.D.3.b.; and

   d. The new *owner or operator*, upon receipt of their LOA, must provide their Permit ID to the original *owner or operator*; and

   e. If the original *owner or operator* will no longer be the *owner or operator* of the *construction activity* identified in the original *owner's or operator's* eNOI, the original *owner or operator,* upon receipt of the new *owner's or operator's* Permit ID in accordance with Part I.G.1.d., must submit to NYSDEC a completed eNOT in accordance with Part V. that includes the name and Permit ID of the new *owner or operator*; or

   f. If the original *owner or operator* maintains ownership of a portion of the *construction activity*, the original *owner or operator* must maintain their coverage under the permit by modifying their eNOI; modifications to the eNOI must include:

      i. the revised area of disturbance and/or *impervious area(s)*; and

      ii. the revised SMP information, if applicable; and

      iii. a narrative description of what has changed; and

      iv. the new *owner's or operator's* Permit ID for the portion of the project removed from the eNOI.

   Owners or operators must follow Part I.E.9. to modify the eNOI.

Part II. Water Quality-Based Effluent Limitations

A. Maintaining Water Quality

NYSDEC expects that compliance with the requirements of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any *discharge* to either cause or contribute to a violation of the following *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York:

1. There must be no increase in turbidity that will cause a substantial visible contrast to natural conditions; and

2. There must be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There must be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the *stormwater discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standard,* the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this permit and document in accordance with Part IV.C.4. of this permit. To address the *water quality standard* violation the *owner or operator* must include and implement appropriate controls in the *SWPPP* to correct the problem or obtain an individual SPDES permit.

If, despite compliance with the requirements of this permit, it is demonstrated that the *stormwater discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if NYSDEC determines that a modification of this permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit, and the *owner or operator* must obtain an individual SPDES permit prior to further *discharges* from the *construction site*.

B. Effluent Limitations Applicable to *Discharges* from *Construction Activities*

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part II.B.1.a., b., c., d., and e. These limitations represent the

degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement, and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part II.B.1.a., b., c., d., and e. and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (BB), dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in *SWPPP* the reason(s) for the deviation, or alternative design, and provide information in the *SWPPP* demonstrating that the deviation or alternative design is *equivalent* to the technical standard.

   a. **Erosion and Sediment Controls.** At a minimum, erosion and sediment controls must be selected, designed, installed, implemented, and maintained to:

      i. *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharges*; and

      ii. Control *stormwater discharges*, including both peak flow rates and total *stormwater* volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points; and

      iii. *Minimize* the amount of soil exposed during *construction activity*; and

      iv. *Minimize* the disturbance of *steep slope*; and

      v. *Minimize* sediment *discharges* from the site; and

      vi. Provide and maintain *natural buffers* around surface waters, direct *stormwater* to vegetated areas and maximize *stormwater* infiltration to reduce *pollutant discharges*, unless *infeasible*; and

      vii. *Minimize* soil compaction. *Minimizing* soil compaction is not required

where the intended function of a specific area of the site dictates that it be compacted; and

      viii. Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

      ix. *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of *pollutants* that could be discharged from the site.

   b. **Soil Stabilization**. In areas where soil disturbance activity has ceased, whether permanently or *temporarily ceased*, the application of soil stabilization measures must be initiated by the end of the next business day and completed within 14 calendar days from the date the current soil disturbance activity ceased. For *construction sites* that *directly discharge* to one of the 303(d) segments listed in Appendix D, or are located in one of the watersheds listed in Appendix C, or are authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii., the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven calendar days from the date the soil disturbance activity ceased.

   c. **Dewatering**. *Discharges* from *dewatering* activities, including *discharges* from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

   d. **Pollution Prevention Measures**. Select, design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be selected, designed, installed, implemented, and maintained to:

      i. *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. Soaps, detergents and solvents cannot be used; and

      ii. *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation

and to *stormwater*. *Minimization* of exposure is not required in cases where the exposure to precipitation and to *stormwater* will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of *stormwater* contamination (such as final products and materials intended for outdoor use); and

      iii. Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

   e. **Surface Outlets.** When discharging from basins and impoundments, the surface outlets must be designed, constructed, and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

C. Post-Construction Stormwater Management Practice (SMP) Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction SMPs, in accordance with Part III.C., must select, design, install, implement, and maintain the SMPs to meet the *performance criteria* in the New York State Stormwater Management Design Manual, dated July 31, 2024 (DM), using sound engineering judgment. Where SMPs are not designed in conformance with the *performance criteria* in the DM, the *owner or operator* must include in the *SWPPP* the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity*, that requires SMPs in accordance with Part III.C., must design the practices to meet the applicable *sizing criteria* in Part II.C.2.a., b., c., or d.

   a. Sizing Criteria for *New Development*

      i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

         1. Reduce the total WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv must be calculated in accordance with the criteria in Section 4.2 of the DM; or

         2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the requirements in Part II.C.2.a.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible*.

            In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.4 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

      ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

         1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

         2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs without detention or velocity controls; or

         3. The site *directly discharges* into a fifth order or larger water body (stream, river, or lake), or tidal waters, where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watersheds

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24-hour design storm over the post-developed watershed and must be calculated in accordance with the criteria in Section 4.3 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part II.C.2.b.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include

documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.5 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs; or

3. The site *directly discharges* to tidal waters, or a fifth order or larger water body (stream, river, or lake) where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

c. *Sizing Criteria* for *Redevelopment Activity*

i. Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* must be addressed by one of the following options, as outlined in Section 9.2.1. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C) must calculate the WQv in accordance with Section 4.3 of the DM. All other *redevelopment activities* must calculate the WQv in accordance with Section 4.2 of the DM.

1. Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the DM must be applied to all newly created pervious areas; or

2. Capture and treat 100% of the required WQv, for a minimum of 25% of the disturbed redevelopment *impervious area*, by implementation of standard SMPs or reduced by application of runoff reduction techniques; or

3. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a volume-based alternative SMP, as defined in Section 9.4 of the DM; or

4. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a flow-through alternative SMP sized to treat the peak rate of runoff from the WQv design storm; or

5. Application of a combination of 1 through 4 above that provide a weighted average of at least two of the above methods. Application of this method must be in accordance with the criteria in Section 9.2.1(A)(V) of the DM; or

6. If there is an existing SMP located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 through 5 above.

ii. Channel Protection Volume (CPv) is not required if there is 0% change to hydrology that increases the *discharge* rate and volume from the project site.

iii. *Overbank* Flood Control (Qp) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

iv. Extreme Flood Control (Qf) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

d. *Sizing Criteria* for Combination of *Redevelopment Activity* and *New Development*

Construction projects, that include both *new development* and *redevelopment activity*, must use SMPs that meet the *sizing criteria* calculated as an aggregate of the *sizing criteria* in Part II.C.2.a. or b. for the *new development* portion of the project and Part II.C.2.c. for the *redevelopment activity* portion of the project.

Part III. Stormwater Pollution Prevention Plan (SWPPP)

A. General *SWPPP* Requirements

1. A *SWPPP* must be prepared and implemented by the *owner or operator* of all *construction activity* covered by this permit. All authorized *discharges* must be identified in the *SWPPP*. The *SWPPP* must document the selection, design, installation, implementation and maintenance of the control measures and

practices that will be used to meet the effluent limitations in Part II.B. and, where applicable, the SMP requirements in Part II.C.

2. The *SWPPP* must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR Part 490, and associated guidance.

   a. The owner or operator must consider:

      i. the following physical risks due to climate change:

         (i) increasing temperature; and

         (ii) increasing precipitation; and

         (iii) increasing variability in precipitation, including chance of drought; and

         (iv) increasing frequency and severity of flooding; and

         (v) rising sea level; and

         (vi) increasing storm surge; and

         (vii) shifting ecology.

      ii. for each of the following:

         (i) overall site planning; and

         (ii) location, elevation, and sizing of:

            a. control measures and practices; and

            b. conveyance system(s); and

            c. detention system(s).

3. The *SWPPP* must describe the erosion and sediment control practices and where required, SMPs that will be used and/or constructed to reduce the *pollutants* in *stormwater discharges* and to assure compliance with the

requirements of this permit. In addition, the *SWPPP* must identify potential sources of pollution which may reasonably be expected to affect the quality of *stormwater discharges*.

4. All *SWPPPs*, that require the SMP component in accordance with Part III.B.2., must be prepared by a *qualified professional*.

5. The *owner or operator* must keep the *SWPPP* current so that, at all times, it accurately documents the erosion and sediment control practices that are being used or will be used during construction, and all SMPs that will be constructed on the site. At a minimum, the *owner or operator* must modify the *SWPPP*, including construction drawings:

   a. whenever the current provisions prove to be ineffective in *minimizing pollutants* in *stormwater discharges* from the site; and

   b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*; and

   c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* NYSDEC, or other regulatory authority; and

   d. to document the final construction conditions in an as-built drawing.

6. NYSDEC may notify the *owner or operator* at any time that the *SWPPP* does not meet one or more of the minimum requirements of this permit. The notification must be in writing and identify the provisions of the *SWPPP* that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by NYSDEC, the *owner or operator* must make the required changes to the *SWPPP* and submit written notification to NYSDEC that the changes have been made. If the *owner or operator* does not respond to NYSDEC's comments in the specified time frame, NYSDEC may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4.

7. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting, and maintaining the erosion and sediment control practices included in the *SWPPP* and the

contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the *SWPPP*. The *owner or operator* must have each of the contractors and subcontractors identify at least one person from their company to be *trained contractor* that will be responsible for implementation of the *SWPPP*. The *owner or operator* must ensure that at least one *trained contractor* is on site daily when soil disturbance activities are being performed.

The *owner or operator* must have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before the *commencement of construction activities*:

> "I hereby certify under penalty of law that I understand and agree to comply with the requirements of the *SWPPP* and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the *SWPPP* that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for *SWPPP* implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* must attach the certification statement(s) to the copy of the *SWPPP* that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the *SWPPP* after the *commencement of construction activities*, they must also sign the certification statement and provide the information listed above prior to performing *construction activities*.

B. Required *SWPPP* Contents

1. Erosion and sediment control component - The *owner or operator* must prepare a *SWPPP* that includes erosion and sediment control practices.

   a. Erosion and sediment control practices must be designed:

      i. in conformance with the BB; or

      ii. *equivalent* to the BB if deviating from Part III.B.1.a.i.

   b. If the erosion and sediment control practices are designed in conformance with Part III.B.1.a.ii., the *SWPPP* must include a demonstration of *equivalence* to the BB.

   c. At a minimum, the erosion and sediment control component of the *SWPPP* must include the following:

      i. Background information about the scope of the project, including the location, type and size of project; and

      ii. A site map/construction drawing(s) with north arrows for the project, including a general location map. At a minimum, the site map must show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the *stormwater discharge*(s) and receiving surface water(s); and

      iii. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG); and

      iv. A phasing plan for the project and sequencing plans for all *phases*, both of which must address clearing and grubbing, excavation and grading, utility and infrastructure installation, *final stabilization*,

and any other *construction activity* at the site that will result in soil disturbance.

1. The phasing plan must include:

    a. a map delineating and labeling the limits of soil disturbance for all *phases* of a project; and

    b. a table identifying the order and intended schedule of when each *phase* will begin and end its sequencing plan. The table must identify the total disturbed area for each *phase* at any one time and the total disturbed area for the overall project at any one time all on one timeline showing all overlapping quantities of disturbed area at any one time; and

2. A sequencing plan for a specific *phase* must include:

    a. a table indicating the order and intended schedule of *construction activities* within a *phase*, and corresponding construction drawings with a description of the work to be performed; and

    b. all permanent and *temporary stabilization* measures; and

v. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented; and

vi. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice; and

vii. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any

temporary sediment basins and structural practices that will be used to divert flows from exposed soils; and

viii. A maintenance inspection schedule for the contractor(s) and subcontractor(s) identified in Part III.A.7. to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule must be in accordance with the requirements in the BB technical standard; and

ix. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the *stormwater discharges*; and

x. A description and location of any *stormwater discharges* associated with industrial activity other than construction at the site, including, but not limited to, *stormwater discharges* from asphalt plants and concrete plants located on the *construction site*; and

xi. Identification of any elements of the design that are not in conformance with the design criteria in the BB technical standard. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. SMP component – The *owner or operator* of *construction activity* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs.

    a. SMPs must be designed in conformance with the applicable *sizing criteria* in Part II.C.2.a., c., or d.; and

    b. SMPs must be designed in conformance with the *performance criteria*:

        i. in the DM; or

        ii. *equivalent* to the DM if deviating from Part III.B.2.b.i.; or

        iii. in the New York State Stormwater Management Design Manual, dated January 2015 (2015 Design Manual), or *equivalent* to it, if the following criteria are met:

1. The eNOI is submitted in accordance with Part I.D. before January 29, 2027 for *construction activities* that are either:

    a. subject to governmental review and approval:

        i. where the *owner or operator* made any application to that governmental entity prior to the effective date of this permit; and

        ii. such application included a *SWPPP* developed using the 2015 Design Manual or *equivalent* to it; or

    b. not subject to governmental review and approval:

        i. where a fiscal allocation for the *construction activities* has been developed and approved by a governmental entity; and

        ii. the *SWPPP* was developed using the 2015 Design Manual or *equivalent* to it; and

c. If SMPs are designed in conformance with Part III.B.2.b.ii., the *SWPPP* must include the reason(s) for the deviation or alternative design and a demonstration of *equivalence* to the DM; and

d. If SMPs are designed in conformance with Part III.B.2.b.iii., the *SWPPP* must include supporting information or documentation demonstrating that Part III.B.2.b.iii.1.a. or b. apply; and

e. The SMP component of the *SWPPP* must include the following:

    i. Identification of all SMPs to be constructed as part of the project, including which option the SMP designs conform to, either Part III.B.2.b.i., ii., or iii. Include the dimensions, material specifications and installation details for each SMP; and

    ii. A site map/construction drawing(s) showing the specific location and size of each SMP; and

iii. A Stormwater Modeling and Analysis Report that includes:

    (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points; and

    (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and SMPs; and

    (iii) Results of *stormwater* modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre- and post-development runoff rates and volumes for the different storm events; and

    (iv) Summary table, with supporting calculations, which demonstrates that each SMP has been designed in conformance with the *sizing criteria* included in the DM; and

    (v) Identification of any *sizing criteria* that is not required based on the requirements included in Part II.C.; and

    (vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the DM. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the DM.

iv. Soil testing results and locations (test pits, borings); and

v. Infiltration test results, when required in accordance with Part III.B.2.a.; and

vi. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each SMP. The plan must identify the entity

that will be responsible for the long-term operation and maintenance of each practice; and

3. Enhanced Phosphorus Removal Standards - The *owner or operator* of *construction activity* identified in Table 2 of Appendix B that is located in a watershed identified in Appendix C must prepare a *SWPPP* that includes SMPs designed in conformance with the applicable *sizing criteria* in Part II.C.2.b., c., or d. and the *performance criteria* Enhanced Phosphorus Removal Standards included in the DM. At a minimum, the SMP component of the *SWPPP* must meet the requirements of Part III.B.2.

C. Required *SWPPP* Components by Project Type

Owners or operators of *construction activities*, identified in Table 1 of Appendix B, are required to prepare a *SWPPP* that only includes erosion and sediment control practices designed in accordance with Part III.B.1. *Owners or operators* of the *construction activities*, identified in Table 2 of Appendix B, must prepare a *SWPPP* that also includes SMPs designed in accordance with Part III.B.2 or 3.

For the entire area of disturbance, including the entire *common plan of development or sale* if applicable, the owner or operator must evaluate every bullet from Appendix B Table 1 and Table 2 separately. If bullets from both Table 1 and Table 2 apply, the *SWPPP* must include erosion and sediment control practices for all *construction activities* but SMPs for only those portions of the *construction activities* that fall under Table 2 bullet(s).

Part IV. Inspection and Maintenance Requirements

A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures), and all SMPs identified in the *SWPPP*, are inspected and maintained in accordance with Part IV.B. and C.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity*, identified in Tables 1 and 2 of Appendix B, must have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being

implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor must:

a. if the corrective action does not require engineering design:

   i. begin implementing corrective actions within one business day; and

   ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

   i. begin the engineering design process within five business days; and

   ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

2. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. The *trained contractor* must begin conducting the maintenance inspections in accordance with Part IV.B.1. as soon as soil disturbance activities resume.

3. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational.

C. *Qualified Inspector* Inspection Requirements

1. With the exception of the following *construction activities* identified in Tables 1 and 2 of Appendix B, a *qualified inspector* must conduct site inspections for all other *construction activities* identified in Tables 1 and 2 of Appendix B:

   a. the construction of a single-family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than or equal to five (5) acres and is

not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

   b. the construction of a single-family home that involves soil disturbances of one (1) or more acres but less than or equal to five (5) acres and is not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

   c. construction on *agricultural property* that involves soil disturbances of one (1) or more acres but less than five (5) acres; and

   d. *construction activities* located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances of 5,000 square feet or more, but less than one acre.

2. The *qualified inspector* must conduct site inspections in accordance with the following timetable:

   a. For *construction sites* where soil disturbance activities are on-going, the *qualified inspector* must conduct a site inspection at least once every seven (7) calendar days; or

   b. For *construction sites* where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part I.E.6. to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days; or

   c. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* must conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas under the jurisdiction of a *Traditional Land Use Control MS4 Operator*, the *Traditional Land Use Control MS4 Operator* (provided the *Traditional Land Use Control MS4 Operator* is not the *owner or operator* of the *construction activity*) by hard copy or email prior to reducing the inspections to this frequency and again by hard copy or email prior to re-commencing construction; or

   d. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the requirement to have the *qualified inspector* conduct inspections ceases if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1., the *Traditional Land Use Control MS4 Operator(s)* (provided the *Traditional Land Use Control MS4 Operator(s)* are not the *owners or operators* of the *construction activity*) in writing prior to the shutdown and again in writing prior to resuming *construction activity*. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* must terminate coverage by meeting the requirements of Part V; or

   e. For *construction sites* involving soil disturbance of one (1) or more acres that *directly discharge* to one of the 303(d) segments listed in Appendix D or is located in one of the watersheds listed in Appendix C, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* must inspect:

   a. all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness; and

   b. all SMPs under construction to ensure that they are constructed in conformance with the *SWPPP*; and

   c. all areas of disturbance that have not achieved *final stabilization*; and

   d. all points of *discharge* to *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site*; and

   e. all points of *discharge* from the *construction site*.

4. The *qualified inspector* must prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report must include and/or address all of the following, for all *construction activities* except those listed in Part IV.C.1.:

   a. Permit identification number; and

   b. Date and time of inspection; and

   c. Name and title of person(s) performing inspection; and

   d. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and

   e. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This must include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow; and

   f. A description of the condition of all *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This must include identification of any *discharges* of sediment to the *surface waters of the State*; and

   g. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and

   h. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced; and

   i. Description and sketch (map) of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection; and

   j. Estimates, in square feet or acres, of the following areas:

      i. Total area with active soil disturbance (not requiring either *temporary stabilization* or *final stabilization*); and

      ii. Total area with inactive soil disturbance (requiring either *temporary stabilization* or *final stabilization*); and

      iii. Total area that has achieved *temporary stabilization*; and

      iv. Total area that has achieved *final stabilization*; and

   k. Current stage of construction of all SMPs and identification of all *construction activity* on site that is not in conformance with the *SWPPP* and technical standards; and

   l. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the SMP(s); and

   m. Identification and status of all corrective actions that were required by previous inspection; and

   n. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* must attach color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* must also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* must attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* must notify the *owner or operator,* and appropriate contractor or subcontractor identified in Part III.A.7., of any corrective actions that need to be taken. The contractor or subcontractor must:

   a. if the corrective action does not require engineering design:

      i. begin implementing corrective actions within one business day; and

      ii. complete the corrective actions within five business days; or

   b. if the corrective action requires engineering design:

      i. begin the engineering design process within five business days; and

      ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

6. All inspection reports must be signed by the *qualified inspector.* In accordance with Part I.E.3., the inspection reports must be maintained on site with the *SWPPP*.

Part V. How to Terminate CGP Coverage

A. Electronic Notice of Termination (eNOT) Submittal

The eNOT contains questions to ensure requirements in Part V.A. have been met.

1. An *owner or operator* must terminate coverage when one or more of the following requirements have been met:

   a. Total project completion:

      i. all *construction activity* identified in the *SWPPP* has been completed; and

      ii. all areas of disturbance have achieved *final stabilization*; and

      iii. all temporary, structural erosion and sediment control measures have been removed; and

      iv. all SMPs have been constructed in conformance with the *SWPPP* and are operational; and

      v. an as-built drawing has been prepared; or

   b. Planned shutdown with partial project completion:

      i. all soil disturbance activities have ceased; and

      ii. all areas disturbed as of the project shutdown date have achieved *final stabilization*; and

      iii. all temporary, structural erosion and sediment control measures have been removed; and

      iv. all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational; and

      v. an as-built drawing has been prepared; or

   c. In accordance with Part I.G. Change of Owner or Operator; or

   d. The *owner or operator* has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

2. For *construction activities* that require *qualified inspector* inspections in accordance with Part IV.C.1. and have met Part V.A.1.a. or b., the *owner or operator* must have the *qualified inspector* perform a final site inspection prior to submitting the eNOT. The *qualified inspector* must, by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice(s)" certification statements on the eNOT, certify that all the requirements in Part V.A.1.a. or b. have been achieved.

3. For *construction activities* that are subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1. and meet Part V.A.1.a. or b., the *owner or operator* must have the *Traditional Land Use Control MS4 Operator(s)* sign the "MS4 Acceptance" statement on the eNOT in accordance with the requirements in Part VII.J. A *Traditional Land Use Control MS4 Operator* official, by signing this statement, determined that it is acceptable for the *owner or operator* to submit the eNOT in accordance with the requirements of this Part. A *Traditional Land Use Control MS4 Operator* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) when required in Part V.A.2.

4. For *construction activities* that require SMPs and meet Part V.A.1.a. or b., the *owner or operator* must, prior to submitting the eNOT, ensure one of the following:

   a. for SMP(s) that were constructed by a private entity, but will be owned, operated, and maintained by a public entity, the SMP(s) and any right-of-way(s) needed to operate and maintain such practice(s) have been deeded to the municipality in which the practice(s) is located; or

   b. for SMP(s) that are privately owned, but will be operated and maintained by a public entity, an executed operation and maintenance agreement is in place with the municipality that will operate and maintain the SMP(s); or

   c. for SMP(s) that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record; or

   d. for SMP(s) that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility, the *owner or operator* has policies and procedures in place that ensure operation and maintenance of the practices in accordance with the operation and maintenance plan.

5. An *owner or operator* that has met the requirements of Part V.A.1., 2., 3., and 4. must request termination of coverage under this permit by submitting a complete Notice of Termination form electronically using a NYSDEC approved form.[5]

   a. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

[5] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

Part VI. Record Retention and Reporting

A. Record Retention

The *owner or operator* must retain a copy of the documents listed in Part I.E.3. and a copy of the LOT for a period of at least five years from the date that NYSDEC accepts a complete NOT submitted in accordance with Part V.

B. Reporting

Except for the eNOI, the signature forms associated with the eNOI, and the eNOT, all other written correspondence requested by NYSDEC, including individual permit applications, must be sent to the address of the appropriate DOW (SPDES) Program contact at the Regional Office listed in Appendix E.

Part VII. Standard Permit Requirements

For the purposes of this permit, examples of contractors and subcontractors include: third-party maintenance and construction contractors.

A. Duty to Comply

The *owner or operator*, and all contractors or subcontractors, must comply with all requirements of this permit. Any non-compliance with the requirements of this permit constitutes a violation of the New York State Environmental Conservation Law (ECL), and its implementing regulations, and is grounds for enforcement action. Filing of a request for termination of coverage under this permit, or a notification of planned changes or anticipated non-compliance, does not limit, diminish or stay compliance with any requirements of this permit.

B. Need to Halt or Reduce Activity Not a Defense

The necessity to halt or reduce the *construction activity* regulated by this permit, in order to maintain compliance with the requirements of this permit, must not be a defense in an enforcement action.

C. Penalties

There are substantial criminal, civil, and administrative penalties associated with violating the requirements of this permit. Fines of up to $37,500 per day for each

violation and imprisonment for up to 15 years may be assessed depending upon the nature and degree of the offense.

D. False Statements

Any person who knowingly makes any false material statement, representation, or certification in any application, record, report, or other document filed or required to be maintained under this permit, including monitoring reports or reports of compliance or noncompliance must, upon conviction, be punished in accordance with ECL §71-1933 and or New York State Penal Law Articles 175 and 210.

E. Re-Opener Clause

Upon issuance of this permit, a determination has been made on the basis of a submitted Notice of Intent, plans, or other available information, that compliance with the specified permit requirements will reasonably protect classified water use and assure compliance with applicable *water quality standards*. Satisfaction of the requirements of this permit notwithstanding, if operation pursuant to this permit causes or contributes to a condition in contravention of State *water quality standards* or guidance values, or if NYSDEC determines that a modification is necessary to prevent impairment of the best use of the waters or to assure maintenance of *water quality standards* or compliance with other provisions of ECL Article 17 or the Clean Water Act (CWA), or any regulations adopted pursuant thereto, NYSDEC may require such modification and the Commissioner may require abatement action to be taken by the *owner or operator* and may also prohibit such operation until the modification has been implemented.

F. Duty to Mitigate

The *owner or operator*, and its contractors and subcontractors, must take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

G. Requiring Another General Permit or Individual SPDES Permit

NYSDEC may require any *owner or operator* authorized to *discharge* in accordance with this permit to apply for and obtain an individual SPDES permit or apply for authorization to *discharge* in accordance with another general SPDES permit.

1. Cases where an individual SPDES permit or authorization to discharge in accordance with another general SPDES permit may be required include, but is not limited to the following:

   a. the *owner or operator* is not in compliance with the conditions of this permit or does not meet the requirements for coverage under this permit; and

   b. a change has occurred in the availability of demonstrated technology or practices for the control or abatement of *pollutants* applicable to the *point source*; and

   c. new effluent limitation guidelines or new source performance standards are promulgated that are applicable to *point sources* authorized to *discharge* in accordance with this permit; and

   d. existing effluent limitation guidelines or new source performance standards that are applicable to *point sources* authorized to *discharge* in accordance with this permit are modified; and

   e. a water quality management plan containing requirements applicable to such *point sources* is approved by NYSDEC; and

   f. circumstances have changed since the time of the request to be covered so that the *owner or operator* is no longer appropriately controlled under this permit, or either a temporary or permanent reduction or elimination of the authorized *discharge* is necessary; and

   g. the *discharge* is in violation of section 17-0501 of the ECL; and

   h. the *discharge(s)* is a significant contributor of *pollutants*. In making this determination, NYSDEC may consider the following factors:

      i. the location of the *discharge(s)* with respect to *surface waters of the State*; and

      ii. the size of the *discharge(s)*; and

      iii. the quantity and nature of the *pollutants discharged* to *surface waters of the State*; and

      iv. other relevant factors including compliance with other provisions of ECL Article 17, or the CWA.

2. When NYSDEC requires any *owner or operator* authorized by this permit to apply for an individual SPDES permit as provided for in this subdivision, it must notify the *owner or operator* in writing that a permit application is required. This notice must include a brief statement of the reasons for this decision, an application

form, a statement setting a time for the *owner or operator* to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from the *owner's or operator's* receipt of the notification letter, whereby the authorization to *discharge* under this permit must be terminated. NYSDEC may grant additional time upon demonstration, to the satisfaction of the RWE,[6] that additional time to apply for an alternative authorization is necessary or where NYSDEC has not provided a permit determination in accordance with 6 NYCRR Part 621.

3. When an individual SPDES permit is issued to an *owner or operator* authorized to *discharge* under this permit for the same *discharge(s)*, this permit authorization for *construction activities* authorized under the individual SPDES permit is automatically terminated on the effective date of the individual SPDES permit unless termination is earlier in accordance with 6 NYCRR Part 750.

H. Duty to Provide Information

The *owner or operator* must furnish to NYSDEC, within five business days, unless otherwise set forth by NYSDEC, any information that NYSDEC may request to determine whether cause exists to determine compliance with this permit or to determine whether cause exists for requiring an individual SPDES permit in accordance with 6 NYCRR 750-1.21(e) (see Part VII.G. Requiring Another General Permit or Individual Permit).

The *owner or operator* must make available to NYSDEC, for inspection and copying, or furnish to NYSDEC within 25 business days of receipt of a NYSDEC request for such information, any information retained in accordance with this permit.

Except for Part I.D.4. and 5. and Part I.G., the following applies: where the *owner or operator* becomes aware that it failed to submit any relevant facts on the Notice of Intent, or submitted incorrect information in a Notice of Intent or in any report to NYSDEC, the *owner or operator* must submit such facts or corrected information to NYSDEC within five business days.

I. Extension

In the event a new permit is not issued and effective prior to the expiration of this permit, and this permit is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, then the *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the requirements of this permit until a new permit is issued and effective.

[6] The Regional Water Manager where a DEC Region does not have a RWE.

J. Signatories and Certification

The Notice of Intent, Notice of Termination, and reports required by this permit must be signed as provided in 40 CFR §122.22.

1. All Notices of Intent and Notices of Termination must be signed as follows:

   a. For a corporation. By a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

      (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation; or

      (ii) the manager of one or more manufacturing, production or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for Notice of Intent or Notice of Termination requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

      Note: NYSDEC does not require specific assignments or delegations of authority to responsible corporate officers identified in 40 CFR §122.22(a)(1)(i). NYSDEC will presume that these responsible corporate officers have the requisite authority to sign the Notice of Intent or Notice of Termination unless the corporation has notified NYSDEC to the contrary. Corporate procedures governing authority to sign a Notice of Intent or Notice of Termination may provide for assignment or delegation to applicable corporate positions under 40 CFR §122.22(a)(1)(ii) rather than to specific individuals.

   b. For a partnership or sole proprietorship. By a general partner or the proprietor, respectively.

   c. For a municipality, State, Federal, or other public agency. By either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

      1. the chief executive officer of the agency; or

      2. a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. All reports required by this permit, and other information requested by NYSDEC, must be signed by a person described in Part VII.J.1., or by a duly authorized representative of that person. A person is a duly authorized representative only if:

   a. The authorization is made in writing by a person described in Part VII.J.1. or using the Duly Authorized Form, found on the DEC website; and

   b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and

   c. The written authorization is submitted to NYSDEC.

3. Changes to authorization. If an authorization under Part VII.J.2. is no longer accurate because a different individual or position has responsibility for the overall operation of the *construction activity*, a new authorization satisfying the requirements of Part VII.J.2. must be submitted to NYSDEC prior to or together with any reports, information, or applications to be signed by an authorized representative.

4. Certification. Any person signing a document under Part VII.J.1. or 2. must make the following certification:

   I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who

manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

5. Electronic reporting. If documents described in Part VII.J.1. or 2. are submitted electronically by or on behalf of the *construction activity* with coverage under this permit, any person providing the electronic signature for such documents must meet all relevant requirements of this section, and must ensure that all of the relevant requirements of 40 CFR Part 3 (including, in all cases, subpart D to Part 3) (Cross-Media Electronic Reporting) and 40 CFR Part 127 (NPDES Electronic Reporting Requirements) are met for that submission.

K. Inspection and Entry

The *owner or operator* must allow NYSDEC, the USEPA Regional Administrator, the applicable county health department, or any authorized representatives of those entities, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the *discharge*, upon the presentation of credentials and other documents as may be required by law, to:

1. enter upon the *owner's or operator's* premises where a regulated facility or activity is located or conducted or where records must be kept under the requirements of this permit; and

2. have access to and copy at reasonable times, any records that must be kept under the requirements of this permit, including records required to be maintained for purposes of operation and maintenance; and

3. inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices or operations regulated or required under this permit; and

4. sample or monitor at reasonable times, for the purposes of assuring general SPDES permit compliance or as otherwise authorized by the CWA or ECL, any substances or parameters at any location; and

5. enter upon the property of any contributor to the regulated facility or activity under authority of the *owner or operator*.

L. Confidentiality of Information

The following must not be held confidential: this permit, the fact sheet for this permit, the name and address of any *owner or operator*, effluent data, the Notice of Intent, and information regarding the need to obtain an individual permit or an alternative general SPDES permit. This includes information submitted on forms themselves and any attachments used to supply information required by the forms (except information submitted on usage of substances). Upon the request of the *owner or operator*, NYSDEC must make determinations of confidentiality in accordance with 6 NYCRR Part 616, except as set forth in the previous sentence. Any information accorded confidential status must be disclosed to the Regional Administrator upon his or her written request. Prior to disclosing such information to the Regional Administrator, NYSDEC will notify the Regional Administrator of the confidential status of such information.

M. Other Permits May Be Required

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

N. NYSDEC Orders or Civil Decrees/Judgments

The issuance of this permit by the NYSDEC, and the coverage under this permit by the *owner or operator*, does not supersede, revoke, or rescind any existing order on consent or civil Decree/Judgment, or modification to any such documents or to any order issued by the Commissioner, or any of the terms, conditions, or requirements contained in such order or modification therefore, unless expressly noted.

O. Property Rights

Coverage under this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations, nor does it obviate the necessity of obtaining the assent of any other jurisdiction as required by law for the *discharge* authorized.

P. Compliance with Interstate Standards

If the *construction activity* covered by this permit originates within the jurisdiction of an interstate water pollution control agency, then the *construction activity* must also comply with any applicable effluent standards or *water quality standards* promulgated by that interstate agency and as set forth in this permit for such *construction activities*.

Q. Oil and Hazardous Substance Liability

Coverage under this permit does not affect the imposition of responsibilities upon, or the institution of any legal action against, the *owner or operator* under section 311 of the CWA, which must be in conformance with regulations promulgated pursuant to section 311 governing the applicability of section 311 of the CWA to *discharges* from facilities with *NPDES* permits, nor must such issuance preclude the institution of any legal action or relieve the *owner or operator* from any responsibilities, liabilities, or penalties to which the *owner or operator* is or may be subject pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq. (CERCLA).

R. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, must not be affected thereby.

S. NYSDEC Approved Forms

The *owner or operator* must provide all relevant information that is requested by NYSDEC, and required by this permit, on all NYSDEC approved forms.

APPENDIX A – Abbreviations and Definitions

Abbreviations

APO – Agency Preservation Officer
BB – New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), dated November 2016
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
CPv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DM – New York State Stormwater Management Design Manual (Design Manual), dated July 31, 2024
DOW – Division of Water
EAF – Environmental Assessment Form
ECL – chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law
EPA – U.S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
NYC – The City of New York
NYCDEP – The City of New York Department of Environmental Protection
NYSDEC – The New York State Department of Environmental Conservation
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RR – Runoff Reduction
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SMP – Post-Construction Stormwater Management Practice
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

Definitions

All definitions in this section are solely for the purposes of this permit. If a word is not italicized in the permit, use its common definition.

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

Agricultural Property – the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023).

Alter Hydrology from Pre- to Post-Development Conditions – the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

Combined Sewer System – a sewer system which conveys sewage and *stormwater* through a single pipe system to a publicly owned treatment works.

Commence (Commencement of) Construction Activities – the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the *SWPPP*. See definition for "*Construction Activity(ies)*" also.

Common Plan of Development or Sale – a contiguous area where multiple separate and distinct *construction activities* are occurring, or may occur, under one plan. The "common plan" of development or sale is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQR) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating *construction activities* may occur on a specific plot. A *common plan of development or sale* is comprised of two or more *phases*.

Common plan of development or sale does not include separate and distinct *construction activities* that are occurring, or may occur, under one plan that are at least 1/4 mile apart provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

Construction Activity(ies) – identified within 40 CFR 122.26(b)(14)(x), 122.26(b)(15)(i), and 122.26(b)(15)(ii), any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, mechanized logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal.

Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, which is excluded from the calculation of the soil disturbance for a project. Routine maintenance includes, but is not limited to:

- Re-grading of gravel roads or parking lots; and
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of the ditch; and
- Replacement of existing culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of a ditch; and
- Replacement of existing bridges that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity beneath the bridges; and
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch); and
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*; and
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material; and
- Long-term use of equipment storage areas at or near highway maintenance facilities; and
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*; and
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts; and
- Maintenance of ski trails including brush hog use and mowing; and
- Above ground snowmaking pipe replacement; and
- Replacement of existing utility poles; etc.

Construction Site – the land area where *construction activity(ies)* will occur. See also the definitions for "*Commence (Commencement of) Construction Activities"* and "*Common Plan of Development or Sale."*

Dewatering – the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Directly Discharge(s)(ing) (to a specific surface waterbody) – runoff flows from a *construction site* by overland flow and the first point of *discharge* is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system and the first point of *discharge* from the separate storm sewer system is the specific surface waterbody.

Discharge(s)(d) – any addition of any *pollutant* to waters of the State through an outlet or *point source*.

Embankment – an earthen or rock slope that supports a road/highway.

Equivalent (Equivalence) – the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

Final Stabilization – all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other *equivalent* stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

Historic Property – any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

Impervious Area (Cover) – all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and compacted gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – not technologically possible, or not economically practicable and achievable considering best industry practices.

Minimize(ing)(ation) – reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer System (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

1. owned or operated by a State, city, town, village, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, *stormwater*, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA, that *discharges* to *surface waters of the State*; and

2. designed or used for collecting or conveying *stormwater*; and

3. which is not a *combined sewer system*; and

4. which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

Natural Buffer(s) – an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – any land disturbance that does not meet the definition of *Redevelopment Activity* included in this appendix.

New York State Erosion and Sediment Control Certificate Program – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

Nonpoint Source(s) – any source of water pollution or *pollutants* which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

Overbank – flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator – the person, persons, or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit requirements.

Performance Criteria – the six performance criteria for each group of SMPs in Chapters 5 and 6 of the technical standard, New York State Stormwater Management Design Manual (DM), dated July 31, 2024. These include feasibility, conveyance, pretreatment, treatment, landscaping, and maintenance. It does not include the *Sizing Criteria* (i.e. WQv, RRv, CPv, Qp and Qf) in Part I.C.2. of the permit.

Phase – a defined area in which *construction activities* are occurring or will occur separate from other defined area(s).

Point Source – any discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be *discharged*.

Pollutant(s) – dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast *discharged* into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq.

Qualified Inspector – a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder or other NYSDEC endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any SMPs that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

Qualified Professional – a person that is knowledgeable in the principles and practices of *stormwater* management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other NYSDEC endorsed individual(s). Individuals preparing *SWPPPs* that require the SMP component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the *SWPPP* that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Redevelopment Activity(ies) – the disturbance and reconstruction of existing *impervious area*, including *impervious areas* that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

Renewable Energy – electricity or thermal energy generated by renewable energy systems through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

Site Limitations – site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical *site limitations* include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of *site limitations* shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

Sizing Criteria – the criteria included in Part I.C.2 of the permit that are used to size SMPs. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

Steep Slope – land area designated on the current United States Department of Agriculture (USDA) Soil Survey as Soil Slope Phase D, (provided the map unit name or description is inclusive of slopes greater than 25%), or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

Stormwater – that portion of precipitation that, once having fallen to the ground, is in excess of the evaporative or infiltrative capacity of soils, or the retentive capacity of surface features, which flows or will flow off the land by surface runoff to waters of the State.

Streambank – the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

Stormwater Pollution Prevention Plan (SWPPP) – a project specific report, including construction drawings, that among other things: describes the *construction activity(ies)*, identifies the potential sources of pollution at the *construction site*; describes and shows the *stormwater* controls that will be used to control the *pollutants* (i.e. erosion and sediment controls; for many projects, includes SMPs); and identifies procedures the *owner or operator* will implement to comply with the requirements of the permit. See Part III of the permit for a complete description of the information that must be included in the *SWPPP*.

Surface Waters of the State – shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

Temporarily Ceased – an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization – exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

Total Maximum Daily Load (TMDL) **–** the sum of the allowable loads of a single *pollutant* from all contributing point and *nonpoint sources*. It is a calculation of the maximum amount of a *pollutant* that a waterbody can receive and still meet *water quality standards*, and an allocation of that amount to the *pollutant's* sources. A TMDL stipulates Waste Load Allocations (WLA) for *point source discharges*, Load Allocations (LA) for *nonpoint sources*, and a margin of safety (MOS).

Traditional Land Use Control MS4 Operator – a city, town, or village with land use control authority that is authorized to *discharge* under New York State DEC's SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

Trained Contractor – an employee from the contracting (construction) company, identified in Part III.A.7., that has received four (4) hours of NYSDEC endorsed training

in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.7., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity).

The *trained contractor* is responsible for the day-to-day implementation of the *SWPPP*.

Tree Clearing – *construction activities* limited to felling and removal of trees.

Tree clearing does not include hand felling and leaving the trees in place with no support from mechanized equipment, which is not considered *construction activity* requiring coverage under this permit.

Water Quality Standard – such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

APPENDIX B – Required SWPPP Components by Project Type

Table 1

***CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS**

The following *construction activities* that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres: • Single-family home not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D • Single-family residential subdivisions with 25% or less *impervious cover* at total site build-out and not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D • Construction of a barn or other *agricultural building*, silo, stock yard or pen. • Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that include construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
The following *construction activities* that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land: • All construction activities located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.
Within the municipal boundaries of NYC: • Stand-alone road reconstruction, where the total soil disturbance from only that road construction, is less than one (1) acre of land.
The following *construction activities*: • Installation of underground linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains • Environmental enhancement projects, such as wetland mitigation, *stormwater* retrofits, stream restoration, and resiliency projects that reconstruct shoreline areas to address sea level rise • Pond construction • Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an *impervious cover* • Cross-country ski trails, walking/hiking trails, and mountain biking trails, including a de minimis parking lot (maximum 10 spaces total, sized for passenger cars) with 35 feet minimum preservation of undisturbed area downgradient from the parking lot • Dam rehabilitation (the structure of the dam itself) • Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are not part of residential, commercial, or institutional development; • Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path, or walking path.

Table 1 (Continued)
***CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS**

The following *construction activities*:

- Slope stabilization
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics
- Spoil areas that will be covered with vegetation
- Vegetated open space (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) that do not *alter hydrology from pre- to post-development* conditions
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions
- Demolition where vegetation will be established, and no *redevelopment activity* is planned[1]
- Installation or replacement of either an overhead electric transmission line or a ski lift tower that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*.
- Solar array field areas that have tables elevated off the ground, spaced one table width apart, do not *alter hydrology from pre- to post-development conditions*, and address water quality volume and runoff reduction volume by maintaining sheet flow on slopes less than 8%.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that do not include construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions.
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary *impervious areas* that will be restored to pre-construction conditions once the *construction activity* is complete (in this context, "temporary" means the *impervious area* will be in place for two years or less)
- Other *construction activities* that do not include the construction or reconstruction of *impervious area*, and do not *alter hydrology from pre- to post-development* conditions, and are not listed in Table 2.

1. If the site is redeveloped in the future, a new eNOI must be submitted.

Table 2
***CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPs)**

The following *construction activities*:

- Single-family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family home that disturbs five (5) or more acres of land
- Single-family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of between 20,000 square feet and one (1) acre of land within the municipal boundaries of NYC with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single-family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a *common plan of development or sale* that will ultimately disturb five (5) or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Creation of 5,000 square feet or more of *impervious area* in the municipal boundaries of NYC
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) that involves soil disturbance greater than five acres.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that involves soil disturbance greater than five acres and include the construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
- Facility buildings, including ski lodges, restroom buildings, pumphouses, ski lift terminals, and maintenance and groomer garages
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills; including creation of landfills or capping landfills.
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTWs, water treatment plants, and water storage tanks
- Golf courses
- Office complexes

Table 2 (Continued)

***CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPs)**

The following *construction activities*:

- Permanent laydown yards and equipment storage lots
- Playgrounds that include the construction or reconstruction of *impervious area*
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surfaces
- Road construction or reconstruction, outside the municipal boundaries of NYC
- Road construction within the municipal boundaries of NYC
- Stand-alone road reconstruction, within the municipal boundaries of NYC where the total soil disturbance from that road reconstruction involves soil disturbance of one (1) acre or more of land
- Parking lot construction or reconstruction (as with all Table 2 bullets, this includes parking lots constructed as part of the *construction activities* listed in Table 1, unless a Table 1 bullet specifies otherwise)
- Athletic fields (natural grass) that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations, and well drilling pads, surfaced with *impervious cover,* and constructed as part of an overhead electric transmission line, wind-power, cell tower, oil or gas well drilling, sewer or water main, ski lift, or other linear utility project
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of a residential, commercial or institutional development
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of highway construction or reconstruction
- Solar array field areas on slopes greater than 8% that cannot maintain sheet flow using management practices identified in the BB or the DM
- Solar array field areas on slopes less than 8% that will *alter the hydrology from pre- to post-development* conditions
- Solar array field areas with tables that are not elevated high enough to achieve *final stabilization* beneath the tables
- Traditional *impervious areas* associated with solar development (e.g. roads, buildings, transformers)
- Utility pads surfaced with *impervious cover*, including electric vehicle charging stations
- All other *construction activities* that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre- to post-development* conditions, and are not listed in Table 1

APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of *construction activities* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs designed in conformance with the Enhanced Phosphorus Removal Standards included in the DM technical standard.

- Entire New York City Watershed located east of the Hudson River – Figure 1
- Onondaga Lake Watershed – Figure 2
- Greenwood Lake Watershed – Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

Figure 1 - New York City Watershed East of the Hudson

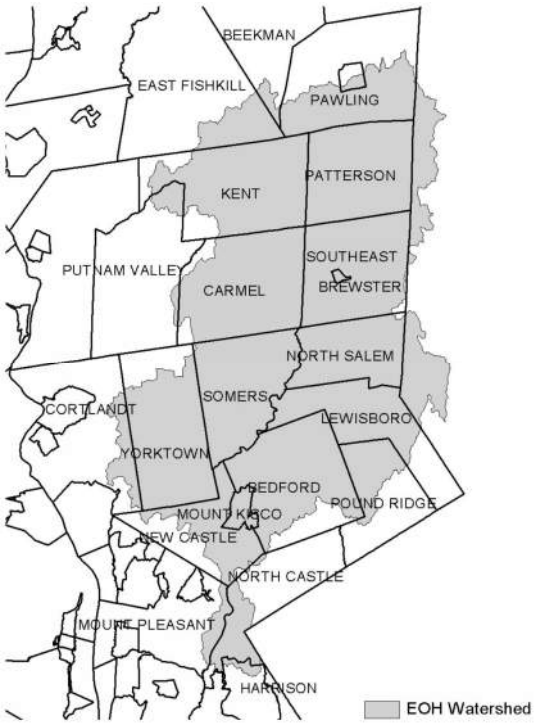


Figure 2 - Onondaga Lake Watershed



Figure 3 - Greenwood Lake Watershed

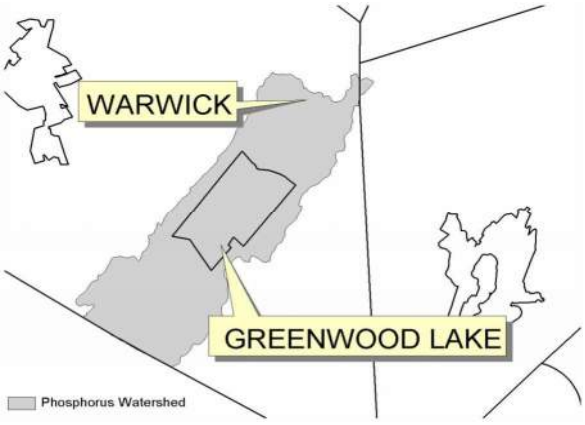


Figure 4 - Oscawana Lake Watershed

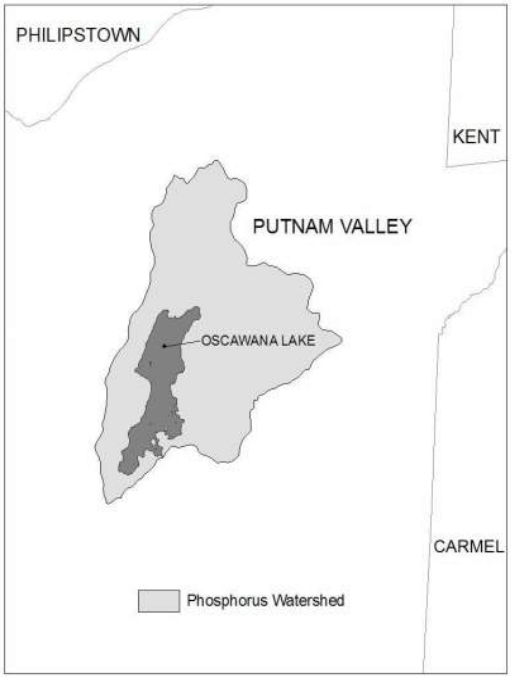
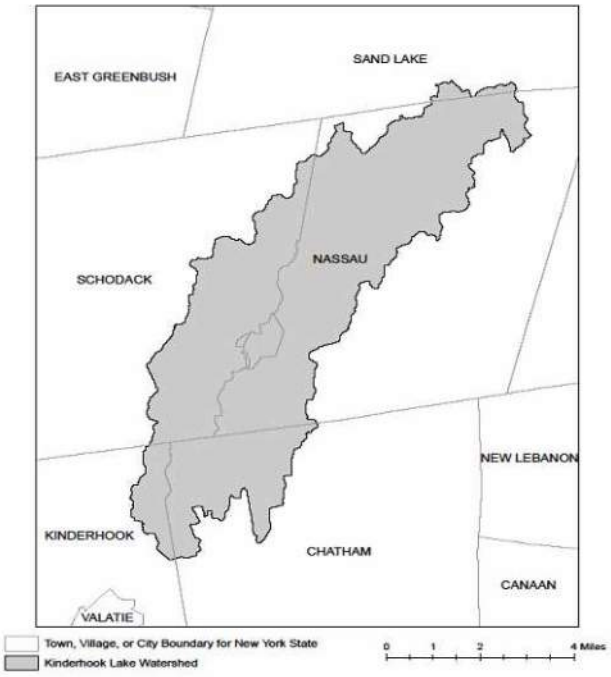


Figure 5 - Kinderhook Lake Watershed



APPENDIX D – Impaired Waterbodies (by Construction Related Pollutants)

List of waterbodies impaired by *pollutants* related to *construction activity*, including turbidity, silt/sediment, and nutrients (e.g. nitrogen, phosphorus). This list is a subset of "The Final New York State 2018 Section 303(d) List of Impaired Waters Requiring a TMDL" dated June 2020.

County	Waterbody	Pollutant
Albany	Ann Lee (Shakers) Pond, Stump Pond (1201-0096)	Phosphorus
Albany	Lawsons Lake (1301-0235)	Phosphorus
Allegany	Amity Lake, Saunders Pond (0403-0054)	Phosphorus
Allegany	Andover Pond (0403-0056)	Phosphorus
Bronx	Reservoir No.1/Lake Isle (1702-0075)	Phosphorus
Bronx	Van Cortlandt Lake (1702-0008)	Phosphorus
Broome	Blueberry, Laurel Lakes (1404-0033)	Phosphorus
Broome	Fly Pond, Deer Lake (1404-0038)	Phosphorus
Broome	Minor Tribs to Lower Susquehanna (0603-0044)	Phosphorus
Broome	Whitney Point Lake/Reservoir (0602-0004)	Phosphorus
Cattaraugus	Allegheny River/Reservoir (0201-0023)	Phosphorus
Cattaraugus	Beaver Lake/Alma Pond (0201-0073)	Phosphorus
Cattaraugus	Case Lake (0201-0020)	Phosphorus
Cattaraugus	Linlyco/Club Pond (0201-0035)	Phosphorus
Cayuga	Duck Lake (0704-0025)	Phosphorus
Cayuga	Owasco Inlet, Upper, and tribs (0706-0014)	Nutrients
Chautauqua	Chadakoin River and tribs (0202-0018)	Phosphorus
Chautauqua	Hulburt/Clymer Pond (0202-0079)	Phosphorus
Chautauqua	Middle Cassadaga Lake (0202-0002)	Phosphorus
Clinton	Great Chazy River, Lower, Main Stem (1002-0001)	Silt/Sediment
Columbia	Robinson Pond (1308-0003)	Phosphorus
Cortland	Dean Pond (0602-0077)	Phosphorus
Dutchess	Fallkill Creek (1301-0087)	Phosphorus
Dutchess	Hillside Lake (1304-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Silt/Sediment
Erie	Beeman Creek and tribs (0102-0030)	Phosphorus
Erie	Delaware Park Pond (0101-0026)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Silt/Sediment
Erie	Green Lake (0101-0038)	Phosphorus
Erie	Little Sister Creek, Lower, and tribs (0104-0045)	Phosphorus
Erie	Murder Creek, Lower, and tribs (0102-0031)	Phosphorus

Erie	Rush Creek and tribs (0104-0018)	Phosphorus
Erie	Scajaquada Creek, Lower, and tribs (0101-0023)	Phosphorus
Erie	Scajaquada Creek, Middle, and tribs (0101-0033)	Phosphorus
Erie	Scajaquada Creek, Upper, and tribs (0101-0034)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Silt/Sediment
Genesee	Bigelow Creek and tribs (0402-0016)	Phosphorus
Genesee	Black Creek, Middle, and minor tribs (0402 0028)	Phosphorus
Genesee	Black Creek, Upper, and minor tribs (0402-0048)	Phosphorus
Genesee	Bowen Brook and tribs (0102-0036)	Phosphorus
Genesee	LeRoy Reservoir (0402-0003)	Phosphorus
Genesee	Mill Pond (0402-0050)	Phosphorus
Genesee	Oak Orchard Cr, Upper, and tribs (0301-0014)	Phosphorus
Genesee	Oatka Creek, Middle, and minor tribs (0402-0031)	Phosphorus
Genessee	Tonawanda Cr, Middle, Main Stem (0102-0002)	Phosphorus
Greene	Schoharie Reservoir (1202-0012)	Silt/Sediment
Greene	Sleepy Hollow Lake (1301-0059)	Silt/Sediment
Herkimer	Steele Creek tribs (1201-0197)	Phosphorus
Herkimer	Steele Creek tribs (1201-0197)	Silt/Sediment
Kings	Hendrix Creek (1701-0006) 18	Nitrogen
Kings	Prospect Park Lake (1701-0196)	Phosphorus
Lewis	Mill Creek/South Branch, and tribs (0801-0200)	Nutrients
Livingston	Christie Creek and tribs (0402-0060)	Phosphorus
Livingston	Conesus Lake (0402-0004)	Phosphorus
Livingston	Mill Creek and minor tribs (0404-0011)	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs (0402-0033)	Phosphorus
Monroe	Buck Pond (0301-0017)	Phosphorus
Monroe	Cranberry Pond (0301-0016)	Phosphorus
Monroe	Durand, Eastman Lakes (0302-0037)	Phosphorus
Monroe	Lake Ontario Shoreline, Western (0301-0069) 9	Phosphorus
Monroe	Long Pond (0301-0015)	Phosphorus
Monroe	Mill Creek and tribs (0302-0025)	Phosphorus 2
Monroe	Mill Creek/Blue Pond Outlet and tribs (0402-0049)	Phosphorus
Monroe	Minor Tribs to Irondequoit Bay (0302-0038)	Phosphorus
Monroe	Rochester Embayment - East (0302-0002) [9]	Phosphorus
Monroe	Rochester Embayment - West (0301-0068) 9	Phosphorus
Monroe	Shipbuilders Creek and tribs (0302-0026)	Phosphorus 2
Monroe	Thomas Creek/White Brook and tribs (0302-0023)	Phosphorus

Nassau	Bannister Creek/Bay (1701-0380)	Nitrogen
Nassau	Beaver Lake (1702-0152)	Phosphorus
Nassau	Browswere Bay (1701-0383)	Nitrogen
Nassau	Camaans Pond (1701-0052)	Phosphorus
Nassau	East Meadow Brook, Upper, and tribs (1701-0211)	Silt/Sediment
Nassau	East Rockaway Channel (1701-0381)	Nitrogen
Nassau	Glen Cove Creek, Lower, and tribs (1702-0146)	Silt/Sediment
Nassau	Grant Park Pond (1701-0054)	Phosphorus
Nassau	Hempstead Bay, Broad Channel (1701-0032)	Nitrogen
Nassau	Hempstead Lake (1701-0015)	Phosphorus
Nassau	Hewlett Bay (1701-0382)	Nitrogen
Nassau	Hog Island Channel (1701-0220)	Nitrogen
Nassau	Massapequa Creek, Upper, and tribs (1701-0174)	Phosphorus
Nassau	Milburn/Parsonage Creeks, Upp, and tribs (1701-0212)	Phosphorus
Nassau	Reynolds Channel, East (1701-0215) [12]	Nitrogen
Nassau	Reynolds Channel, West (1701-0216) 12	Nitrogen
Nassau	Tidal Tribs to Hempstead Bay (1701-0218)	Nitrogen
Nassau	Tribs (fresh) to East Bay (1701-0204)	Silt/Sediment
Nassau	Tribs (fresh) to East Bay (1701-0204)	Phosphorus
Nassau	Tribs to Smith Pond/Halls Pond (1701-0221)	Phosphorus
Nassau	Woodmere Channel (1701-0219)	Nitrogen
New York	Harlem Meer (1702-0103)	Phosphorus
New York	The Lake in Central Park (1702-0105)	Phosphorus
Niagara	Bergholtz Creek and tribs (0101-0004)	Phosphorus
Niagara	Hyde Park Lake (0101-0030)	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0053) 9	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0072) 9	Phosphorus
Oneida	Ballou, Nail Creeks (1201-0203)	Phosphorus
Onondaga	Ley Creek and tribs (0702-0001) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nitrogen (NH3, NO2)
Onondaga	Onondaga Creek, Lower (0702-0023) 10	Nutrients (phosphorus)
Onondaga	Onondaga Creek, Lower, and tribs (0702-0023)	Turbidity
Onondaga	Onondaga Creek, Middle, and tribs (0702-0004)	Turbidity
Onondaga	Onondaga Creek, Upper, and tribs (0702-0024)	Turbidity
Ontario	Great Brook and minor tribs (0704-0034)	Phosphorus 2
Ontario	Great Brook and minor tribs (0704-0034)	Silt/Sediment

Ontario	Hemlock Lake Outlet and minor tribs (0402-0013)	Phosphorus
Ontario	Honeoye Lake (0402-0032)	Phosphorus
Orange	Brown Pond Reservoir (1303-0013)	Phosphorus
Orange	Lake Washington (1303-0012)	Phosphorus
Orange	Minor Tribs to Middle Wallkill (1306-0061)	Phosphorus
Orange	Monhagen Brook and tribs (1306-0074)	Phosphorus
Orange	Orange Lake (1301-0008) [16]	Phosphorus
Orange	Quaker Creek and tribs (1306-0025)	Phosphorus
Orange	Wallkill River, Middle, Main Stem (1306-0038)	Phosphorus
Orange	Wallkill River, Upper, and Minor tribs (1306-0017)	Phosphorus
Orleans	Glenvwood Lake (0301-0041)	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0070) 9	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0071) 9	Phosphorus
Oswego	Lake Neatahwanta (0701-0018)	Nutrients (phosphorus)
Oswego	Pleasant Lake (0703-0047)	Phosphorus
Putnam	Lost Lake, Putnam Lake (1302-0053)	Phosphorus
Putnam	Minor Tribs to Croton Falls Reservoir (1302-0001)	Phosphorus
Queens	Bergen Basin (1701-0009) 18	Nitrogen
Queens	Jamaica Bay, Eastern, and tribs, Queens (1701-0005) 18	Nitrogen
Queens	Kissena Lake (1702-0258)	Phosphorus
Queens	Meadow Lake (1702-0030)	Phosphorus
Queens	Shellbank Basin (1701-0001) 18	Nitrogen
Queens	Willow Lake (1702-0031)	Phosphorus
Rensselaer	Nassau Lake (1310-0001)	Phosphorus
Rensselaer	Snyders Lake (1301-0043)	Phosphorus
Richmond	Grassmere Lake/Bradys Pond (1701-0357)	Phosphorus
Rockland	Congers Lake, Swartout Lake (1501-0019)	Phosphorus
Rockland	Rockland Lake (1501-0021)	Phosphorus
Saratoga	Ballston Lake (1101-0036)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Silt/Sediment
Saratoga	Lake Lonely (1101-0034)	Phosphorus
Saratoga	Round Lake (1101-0060)	Phosphorus
Saratoga	Tribs to Lake Lonely (1101-0001)	Phosphorus
Schenectady	Collins Lake (1201-0077)	Phosphorus
Schenectady	Duane Lake (1311-0006)	Phosphorus
Schenectady Lake	Mariaville Lake (1201-0113)	Phosphorus
Schuyler	Cayuta Lake (0603-0005)	Phosphorus

Seneca	Reeder Creek and tribs (0705-0074)	Phosphorus
St.Lawrence	Black Lake Outlet, Black Lake (0906-0001)	Phosphorus
St.Lawrence	Fish Creek and minor tribs (0906-0026)	Phosphorus
Steuben	Smith Pond (0502-0012)	Phosphorus
Suffolk	Agawam Lake (1701-0117)	Phosphorus
Suffolk	Big/Little Fresh Ponds (1701-0125)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Silt/Sediment
Suffolk	Fresh Pond (1701-0241)	Phosphorus
Suffolk	Great South Bay, East (1701-0039)	Nitrogen
Suffolk	Great South Bay, Middle (1701-0040)	Nitrogen
Suffolk	Great South Bay, West (1701-0173)	Nitrogen
Suffolk	Lake Ronkonkoma (1701-0020)	Phosphorus
Suffolk	Mattituck/Marratooka Pond (1701-0129)	Phosphorus
Suffolk	Mill and Seven Ponds (1701-0113)	Phosphorus
Suffolk	Millers Pond (1702-0013)	Phosphorus
Suffolk	Moriches Bay, East (1701-0305)	Nitrogen
Suffolk	Moriches Bay, West (1701-0038)	Nitrogen
Suffolk	Quantuck Bay (1701-0042)	Nitrogen
Suffolk	Shinnecock Bay and Inlet (1701-0033)	Nitrogen
Suffolk	Tidal Tribs to West Moriches Bay (1701-0312)	Nitrogen
Sullivan	Bodine, Mongomery Lakes (1401-0091)	Phosphorus
Sullivan	Davies Lake (1402-0047)	Phosphorus
Sullivan	Evens Lake (1402-0004)	Phosphorus
Sullivan	Pleasure Lake (1402-0055)	Phosphorus
Sullivan	Swan Lake (1401-0063)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Silt/Sediment
Ulster	Ashokan Reservoir (1307-0004)	Silt/Sediment
Ulster	Esopus Creek, Lower, Main Stem (1307-0010) [17]	Turbidity
Ulster	Esopus Creek, Middle, Main Stem (1307-0003) 17	Turbidity
Ulster	Esopus Creek, Upper, and minor tribs (1307-0007)[3]	Silt/Sediment
Ulster	Wallkill River, Lower, Main Stem (1306-0027)	Phosphorus
Warren	Hague Brook and tribs (1006-0006)	Silt/Sediment
Warren	Huddle/Finkle Brooks and tribs (1006-0003)	Silt/Sediment
Warren	Indian Brook and tribs (1006-0002)	Silt/Sediment
Warren	Lake George (1006-0016) and tribs	Silt/Sediment
Warren	Tribs to Lake George, East Shore (1006-0020)	Silt/Sediment
Warren	Tribs to Lake George, Lk.George Village (1006-0008)	Silt/Sediment

Washington	Wood Cr/Champlain Canal and tribs (1005-0036)	Phosphorus
Westchester	Lake Katonah (1302-0136)	Phosphorus
Westchester	Lake Lincolndale (1302-0089)	Phosphorus
Westchester	Lake Meahagh (1301-0053)	Phosphorus
Westchester	Lake Mohegan (1301-0149)	Phosphorus
Westchester	Lake Shenorock (1302-0083)	Phosphorus
Westchester	Mamaroneck River, Lower (1702-0071)	Silt/Sediment
Westchester	Mamaroneck River, Upp, & minor tribs (1702-0123)	Silt/Sediment
Westchester	Saw Mill River (1301-0007)	Phosphorus
Westchester	Saw Mill River, Middle, and tribs (1301-0100)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Silt/Sedimnt
Westchester	Silver Lake (1702-0040)	Phosphorus
Westchester	Teatown Lake (1302-0150)	Phosphorus
Westchester	Truesdale Lake (1302-0054)	Phosphorus
Westchester	Wallace Pond (1301-0140)	Phosphorus

APPENDIX E – List of NYSDEC Regional Offices

Region	Covering the following counties:	Division of Environmental Permits (DEP) Permit Administrators	Division of Water (DOW) Water (SPDES) Program
1	Nassau and Suffolk	50 Circle Road Stony Brook, NY 11790 Tel. (631) 444-0365	50 Circle Road Stony Brook, NY 11790-3409 Tel. (631) 444-0405
2	Bronx, Kings, New York, Queens and Richmond	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4997	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4933
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester	21 South Putt Corners Road New Paltz, NY 12561-1696 Tel. (845) 256-3059	220 White Plains Road, Suite 110 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2069	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2045
5	Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington	1115 State Route 86, Po Box 296 Ray Brook, NY 12977-0296 Tel. (518) 897-1234	232 Golf Course Road Warrensburg, NY 12885-1172 Tel. (518) 623-1200
6	Herkimer, Jefferson, Lewis, Oneida and St. Lawrence	State Office Building 317 Washington Street Watertown, NY 13601-3787 Tel. (315) 785-2245	State Office Building 207 Genesee Street Utica, NY 13501-2885 Tel. (315) 793-2554
7	Broome, Cayuga, Chenango, Cortland, Madison, Onondaga, Oswego, Tioga and Tompkins	5786 Widewaters Parkway Syracuse, NY 13214-1867 Tel. (315) 426-7438	5786 Widewaters Parkway Syracuse, NY 13214-1867 Tel. (315) 426-7500
8	Chemung, Genesee, Livingston, Monroe, Ontario, Orleans, Schuyler, Seneca, Steuben, Wayne and Yates	6274 East Avon-Lima Roadavon, NY 14414-9519 Tel. (585) 226-2466	6274 East Avon-Lima Rd. Avon, NY 14414-9519 Tel. (585) 226-2466
9	Allegany, Cattaraugus, Chautauqua, Erie, Niagara and Wyoming	700 Delaware Avenue Buffalo, NY 14209-2999 Tel. (716) 851-7165	700 Delaware Avenue Buffalo, NY 14209-2999 Tel. (716) 851-7070

APPENDIX F – SWPPP Preparer Certification Form

The SWPPP Preparer Certification Form required by this permit begins on the following page.

NEW YORK STATE | Department of Environmental Conservation

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:

eNOI Submission ID:

Owner/Operator Name:

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SWPPP Preparer First Name | MI | SWPPP Preparer Last Name

Signature | Date

Revised: January 2025

APPENDIX G – MS4 SWPPP Acceptance Form

The MS4 SWPPP Acceptance Form required by this permit begins on the following page.

NEW YORK STATE | Department of Environmental Conservation

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information
8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:
IV. Regulated MS4 Information
11. Name of MS4 Operator:
12. MS4 SPDES Permit Identification Number: NYR20A
13. Street Address:
14. City/State/Zip:
15. Telephone Number:

MS4 SWPPP Acceptance Form - continued
V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative
I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.
Printed Name[1]:
Title/Position:
Signature:
Date:
VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

APPENDIX H – NYCDEP SWPPP Acceptance/Approval Form

The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval form required by this permit begins on the following page.

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
59-17 Junction Blvd., 9th Floor; Flushing, NY 11373

SWPPP Acceptance/Approval

Application Number:

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance/Approval
8. SWPPP Reviewed by:
9. Title/Position: /
10. Date Final SWPPP Reviewed and Accepted:
11. Acceptance/Approval Expiration Date:
IV. Regulated MS4 Information for projects that require coverage under the NY State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity
12. Name of MS4: *CITY OF NEW YORK*
13. MS4 SPDES Permit Identification Number: *NY-0287890*
14. Contact Person:
15. Street Address: *59-17 Junction Blvd. 9th Floor*
16. City/State/Zip: *Flushing, NY 11373*
17. Telephone Number:

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
59-17 Junction Blvd., 9th Floor; Flushing, NY 11373

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative
I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.
Printed Name:
Title/Position:
Signature:
Date:
VI. Conditions of Acceptance/Approval and Additional Information

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

APPENDIX I – MS4 No Jurisdiction Form

The MS4 No Jurisdiction Form required by this permit begins on the following page.

NEW YORK STATE | Department of Environmental Conservation

MS4 No Jurisdiction Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. eNOI Submission ID:

III. Traditional Land Use Control MS4 Operator Information

a. Name of MS4 Operator:

b. MS4 SPDES Permit ID Number: NYR20A

c. Street Address:

d. City/State/Zip:

e. Telephone Number:

IV. Certification Statement

In accordance with CGP Part I.D.2.b.ii.3., I hereby certify that the Traditional Land Use Control MS4 Operator identified in section III. of this form does not have review authority over the construction project identified in section II. of this form, which is owned/operated by the entity identified in section I. of this form. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.:

b. Title/Position:

c. Signature:

d. Date:

APPENDIX J – Owner/Operator Certification Form

The Owner/Operator Certification Form required by this permit begins on the following page.

NEW YORK STATE | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: _____

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

_____

Date

Revised: January 2025

Appendix G
Blank Notice of Termination (NOT)

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New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

Appendix H
General Contractor's Certification

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STORM WATER POLLUTION PREVENTION PLAN
CONTRACTOR'S CERTIFICATION

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

CONTRACTOR'S CERTIFICATION*:*

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) general permit (CGP) for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

Name: _____
(Print)

Signature: _____

Title: _____

Company Name: _____

Address: _____

Telephone Number: _____

Date: _____

Scope of Services: _____

Date: _____

Received by: _____
[Name]

Appendix I
Subcontractor's Certification

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STORM WATER POLLUTION PREVENTION PLAN
SUBCONTRACTOR'S CERTIFICATION

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

SUBCONTRACTOR'S CERTIFICATION:

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

Name: _____
(Print)

Signature: _____

Title: _____

Company Name: _____

Address: _____

Telephone Number: _____

Date: _____

Scope of Services: _____

Date: _____

Received by: _____
[Name]

Appendix J
Inspection Report

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STORMWATER POLLUTION PREVENTION PLAN

CONSTRUCTION SITE –

WINDOWS ON MAIN
448 Main St.
Poughkeepsie, NY 12601

Inspections/reports must be completed a minimum of once every seven calendar days.

Inspection Type: ☐ **Routine (every 7 calendar days)** ☐ **Other _____**

Date: _____ **Week Ending:** _____

Weather/Storm Event Information:

Storm Start Time: _____ **Storm Duration:** _____

Approximate Amount of Rainfall (inches): _____

Based on the results of the inspection, necessary control modifications shall be initiated within 24-hours and completed within a reasonable time frame. These reports shall be kept on file as part of the Storm Water Pollution Prevention Plan for at least five (5) years from the date of completion and submission of the Final Stabilization Certification/Termination Checklist and Notice of Termination. A copy of the SWPPP shall be kept at the site at all times during construction.

Practices in need of repair:

Item not corrected from previous inspection:

Name of Inspector: _____ **Title of Inspector: :** _____

Inspector's Signature: _____

CONSTRUCTION DURATION INSPECTIONS

Maintaining Water Quality

Yes No NA
[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping
1. General Site Conditions
Yes No NA
[ ] [ ] [ ] Is construction site litter and debris appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing
Yes No NA
[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

Runoff Control Practices

1. Excavation Dewatering
Yes No NA
[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

2. Level Spreader
Yes No NA
[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales
Yes No NA
[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam
Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?

5. Rock Outlet Protection
Yes No NA
[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization
1. Topsoil and Spoil Stockpiles
Yes No NA
[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation
Yes No NA
[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control
1. Stabilized Construction Entrance
Yes No NA
[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

2. Silt Fence
Yes No NA
[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

3. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated practices)
Yes No NA
[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation ___% of design capacity.

4. Temporary Sediment Trap
Yes No NA
[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.
Sediment accumulation is ___% of design capacity.

5. Temporary Sediment Basin
Yes No NA
[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.
Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design.
Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

SITE PLAN/SKETCH

__ _____	_____	_____
Qualified Inspector (print name)	**Qualified Inspector Signature**	**Date of inspection**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Contractor Compliance Certification

I certify that, based on no incidents of non-compliance identified during the inspection, the site is in compliance with the SWPPP and the Construction General Permit.

Name of Duly Authorized Representative (Printed): _____

Signature of Duly Authorized Representative: _____

Date: _____

***Note: Only to be signed when the site is in full compliance with the SWPPP and the Construction General Permit.**

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:
Inspection Forms will be filled out during the entire construction phase of the project.
Required Elements:

(1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

(2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

(3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

(5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

(6) Immediately report to the Contractor and Operator any deficiencies that are identified with the implementation of the SWPPP.

Appendix K
Stabilization Schedule

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STORM WATER POLLUTION PREVENTION PLAN
STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES
WINDOWS ON MAIN
DUTCHESS COUNTY, NEW YORK

			Note: When these activities cease and if activities cease for more than 14 days these columns need to be completed.					
Major Site Construction Activity Areas	**Begin Date**	**Completion Date**	**Temporary Cease Date**	**Resume Date**	**Begin Date for Stabilization Temporary**	**Begin Date for Stabilization Permanent**	**Type of Stabilization (List measures used such as stone, seeding, mulch, landscaping, etc…)**	**Contractor Responsible for Work**
Temp. Gravel Const. Entrance								
Existing Pavements/Millings Removed								
Mass Grading								
Storm Sewers and Utility Installations								
Sidewalk/Curbs Constructed								
Pavement/Access Drives								
Pervious Areas Stabilized								

Appendix L
Implementation Schedule

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STORM WATER POLLUTION PREVENTION PLAN
IMPLEMENTATION SCHEDULE

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

***To be completed prior to initiation of construction by the contractor.**

The Contractor will be responsible for implementing all Erosion and Sediment Control and Storm Water Management control structures. The Contractor may designate these tasks to certain subcontractors as they see fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor.

Construction Activity	*Proposed Initiation Date	*Proposed Completion Date	Actual Initiation Date	Actual Completion Date	Contractor Responsible for Implementation
Preconstruction Meeting					
Temporary Construction Access					
Material laydown/staging area prep					
Install perimeter protection					
Stabilize all areas					
Clean storm Sewers					
Final inspection					

Appendix M
Modification Log & Report

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STORM WATER POLLUTION PREVENTION PLAN
MODIFICATION LOG

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

CHANGES REQUIRED FOR STORM WATER POLLUTION PREVENTION PLAN

The SWPPP must be amended whenever there is a change in design, construction, operation, or maintenance at the construction site that has a significant effect on the discharge of pollutants to the Waters of the United States that has not been previously addressed in the SWPPP, if inspections or investigations by site staff, local, state or federal officials determine that discharges are causing water quality exceedances or the SWPPP is ineffective in eliminating or significantly minimizing pollutants in storm water discharges from the construction site, or based on the results of an inspection, or there is a release containing a Hazardous Substance or Oil in an amount equal to or in excess of a reportable quantity established under either 40 CFR Part 110, 40 CFR Part 117, or 40 CFR Part 302 occurs during a 24 hour period, the SWPPP must be modified to include additional or modified BMPs designed to correct identified problems. Revisions to the SWPPP must be completed within seven (7) calendar days following the inspection. Modifications that are the result of inspections shall be initialed within 24 hours and completed within 48 hours. All modifications are to be referenced on both the forms and on a Progress Drawing.

MODIFICATION LOG

MODIFICATION NUMBER*	DATE	BRIEF DESCRIPTION	PROJECT MANAGER REVIEW

***Modification Log Number to correspond with Modification Report Number**

STORM WATER POLLUTION PREVENTION PLAN
MODIFICATION REPORT

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

NUMBER _____ **DATE** _____

TO:
ADDRESS:

TELEPHONE:
FACSIMILE:
SENT VIA: ☐ **Facsimile** ☐ **Courier** ☐ **US Mail**

INSPECTOR: _____ _____
(Print Name) **(Inspector Signature)**

QUALIFICATIONS OF INSPECTOR:
_____

CHANGES REQUIRED TO THE STORMWATER POLLUTION PREVENTION PLAN:
_____
_____
_____
_____
_____
_____
_____
_____
_____

REASONS FOR CHANGES:
_____
_____
_____
_____
_____
_____
_____
_____
_____

TO BE PERFORMED BY: _____ **ON OR BEFORE:** _____

Project Manager: _____

Other Operator: _____

Appendix N
Final Stabilization/Notice of Termination Checklist

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STORM WATER POLLUTION PREVENTION PLAN

FINAL STABILIZATION CERTIFICATION /NOTICE OF TERMINATION CHECKLIST

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

1. ☐ **All soil disturbing activities are complete, and the facility no longer discharges storm water associated with Construction Activities.**

2. ☐ **Temporary Erosion and Sediment Control Measures have been removed or will be removed at the appropriate time.**

3. ☐ **All areas of the Construction Site not otherwise covered by a permanent pavement or structure have been stabilized with a uniform perennial vegetative cover with a density of 80% or equivalent measures have been employed.**

CONTRACTOR'S CERTIFICATION*:*

"I certify under penalty of law that all storm water discharges associated with Construction Activity from the identified project that are authorized by the SPDES Construction General Permit have been eliminated and that all disturbed areas and soils at the construction site have achieved Final Stabilization and all temporary erosion and sediment control measures have been remove in addition all permanent stormwater structures have been constructed as described in the SWPPP"

Company Name: _____

Name (Print): _____

Signature: _____

Title: _____

Date: _____

Date: _____

Received by: _____
[Name]

Appendix O
Reportable Quantity Release Form

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STORM WATER POLLUTION PREVENTION PLAN
REPORTABLE QUANTITY RELEASE FORM

CONSTRUCTION SITE -
WINDOWS ON MAIN
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
STORMWATER POLLUTION PREVENTION PLAN DATED AUGUST 2025

The discharges of Hazardous Substances or Oil in storm water discharges from construction sites must be prevented or minimized in accordance with the SWPPP. Where a release containing a Hazardous Substance or Oil in an amount equal to or in excess of a reportable quantity established under 40CFR Part 110, 40CFR Part 117 and 40CFR Part 302 occurs, the following steps must be taken:

1. **All measures must be taken to contain and abate the spill and to prevent the discharge of Hazardous Substances or Oil to storm water or off-site.**

2. **Contact the Project Manager or Operator's Engineer immediately upon knowledge of release.**

3. **If a release is equal to or in excess of a reportable quantity, the SWPPP must be modified within seven (7) calendar days of knowledge of the discharge to provide a description of the release, the circumstances leading to the release, and the date of the release. The plans must identify measures to prevent the recurrence of such releases and to respond to such releases**

Date of Spill	Material Spilled	Approximate Quantity of Spill (in gallons)	Agency(s) Notified	Date of Notification	SWPPP Revision Date

Appendix P
Project Rainfall Log

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YEAR 2025

STORM WATER POLLUTION PREVENTION PLAN
PROJECT RAINFALL LOG
WINDOWS ON MAIN
POUGHKEEPSIE, NEW YORK

Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Day												
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
25												
26												
27												
28												
29												
30												
31												
PM Initials												

Note: Rainfall amounts are to be based on a 24-hour rainfall event, instead of a cumulative total of rainfall over several days.

Appendix Q
Pre-Construction Meeting Attendance Record

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STORM WATER POLLUTION PREVENTION PLAN
OPTIONAL PRE-CONSTRUCTION MEETING AGENDA AND ATTENDANCE RECORD

WINDOWS ON MAIN
DUTCHESS COUNTY, NEW YORK

Topic	Discussed	Further action or Information Required (Yes or No)
Overview of SPDES Permit Program		
General Discussion of SWPPP and Records Retention Requirements		
Phasing of Project		
Review of Erosion and Sediment Control Plans (to include all temporary and permanent structural and stabilization measures)		
Locating solid waste containers, portable toilets, concrete washout areas, fueling areas and tank storage area on Progress Drawing		
Posting the Progress Drawing (marked on the Erosion and Sediment Control Plans) at job trailer		
Posting requirements for the Notice of Intent (NOI), Must be posted at Project entrance and inside job trailer wall.		
Allowable non-storm water discharges and handling procedures		
Materials management to include proper material storage, etc.		
Signatory Authorization Delegation		
Contractor's Certification		
Subcontractor's Certification		
Inspection form and required inspection timeframe		
Stabilization schedule		
Implementation schedule		
Modification report and modifying plans		
Final stabilization		
Reportable quantity release procedures		
Rain gage requirement and rainfall logs		
State specific requirements		
Import/Export – Fill and Spoil Materials		
SWPPP accessibility to regulatory officials		
Inspections – assisting and cooperating with regulatory officials – inspection reports and notices of violation (any response must be coordinated through Project Manager)		

Attendance Roster **Date: _____**

Name	Company	Telephone Number	Signature

Attendance Roster (continued)

Name	Company	Telephone Number	Signature

Items which require further action or additional information: _____

_____

_____

Additional items discussed (not addressed above): _____

_____

_____

_____

_____

_____

_____

***This completed form must be included in both the Project Manager's and Construction Site SWPPP Ledger.**

Appendix R
Pre-Post Watershed Mapping

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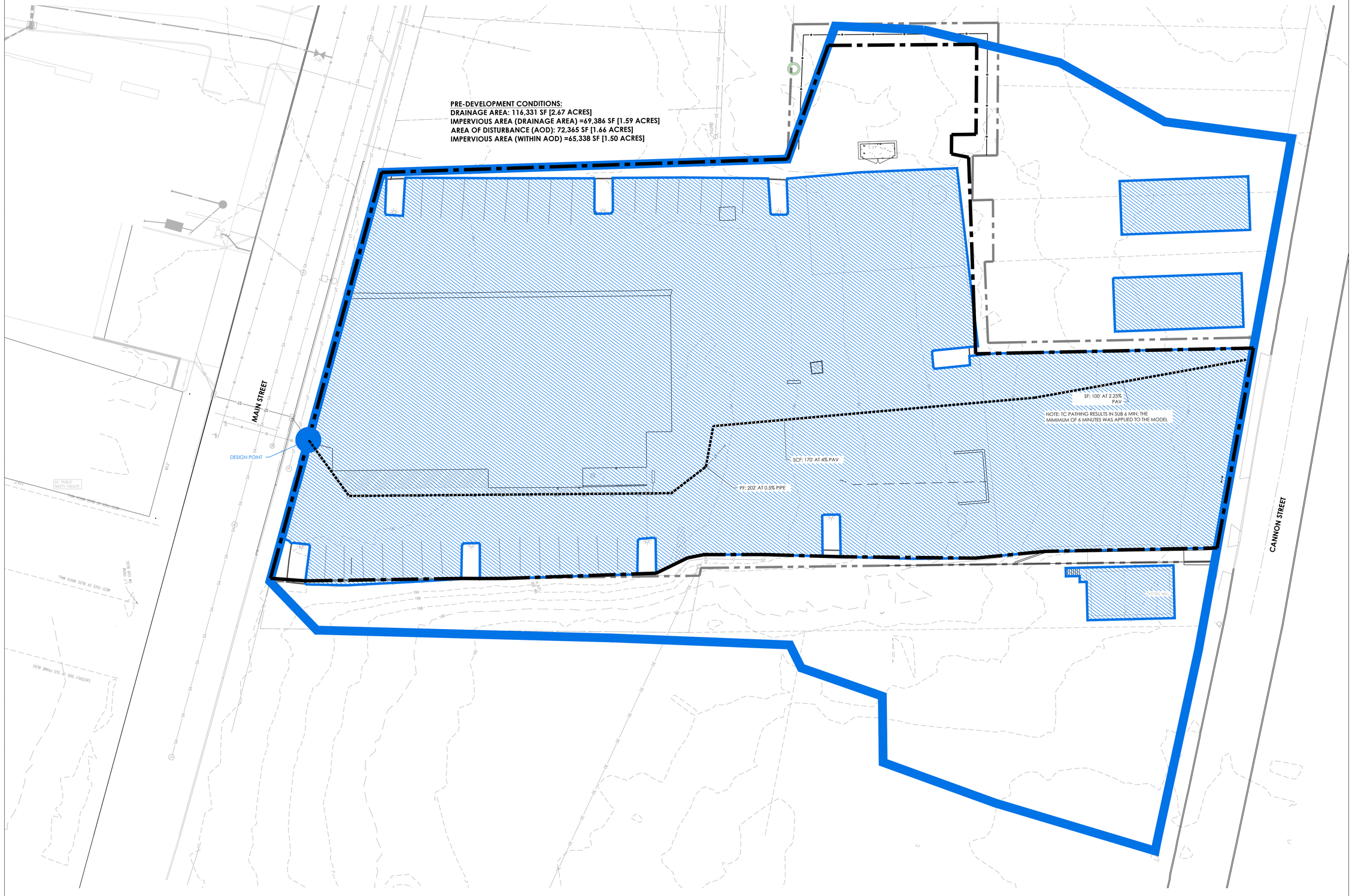


GRADING PLAN

SCALE: 1" = 20'

Plotted By: Dan Nead

Date last plotted: 4/27/2026 11:50 AM

Date last accessed: 4/23/2026 11:50 AM

Drawing Name: S:\Projects\VRH\Windows on Main\D Design\ACAD\Civil\Site\SWPPP dwgs\WOM_SWPPP DRAINAGE AREA MAPPING.dwg

Sheet size: 24x36

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
498 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
1	8/18/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT
6	4/27/2026	REVISED ALL SHEETS

PROFESSIONAL STAMPS

NEW YORK STATE EDUCATION STATEMENT

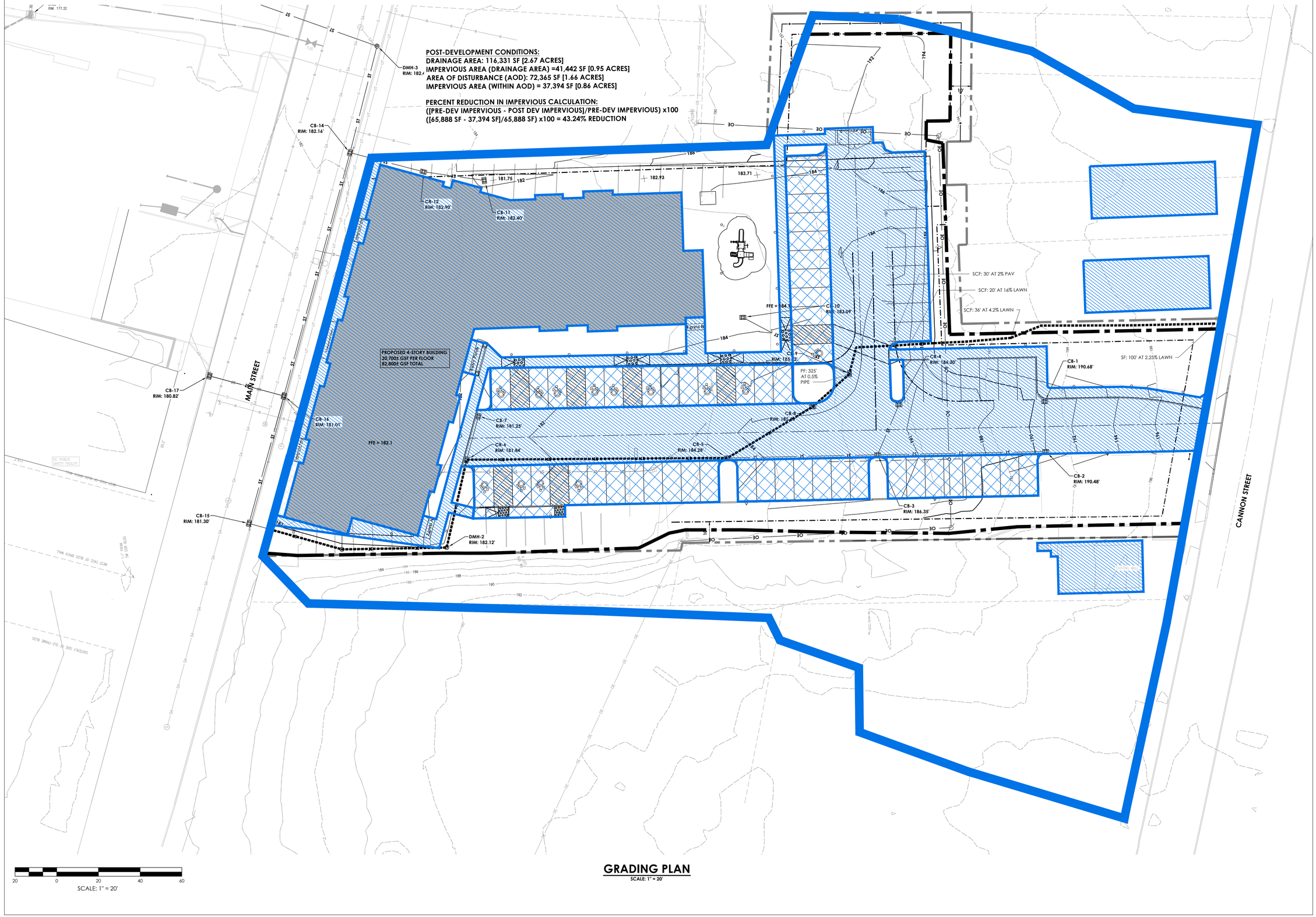
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	Civil Revision Number
DESIGN	****
Drawn By	Checked By
DMN	

Drawing Title
PRE-DEVELOPMENT WATERSHED

Drawing Number
WOM
SWPPP-PRE



GRADING PLAN

SCALE: 1" = 20'

Plotted By: Dan Nead

Date last plotted: 4/27/2026 11:51 AM

Date last accessed: 4/23/2026 11:50 AM

Sheet size: 24x36

Drawing Name: S:\Projects\HRH\Windows on Main\3 Design\4CAD\Civil\Site\SWPPP dwgs\WOM_SWPPP DRAINAGE AREA MAPPING.dwg

CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com

Hudson River Housing, Inc.

PROJECT INFORMATION

Project Number
15066.00

Client Name
HUDSON RIVER HOUSING

Project Name
WINDOWS ON MAIN

Project Address
488 MAIN STREET POUGHKEEPSIE, NY 12601

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description
1	8/19/2025	REVISED ALL SHEETS
2	8/29/2025	REVISED SITE PLAN
3	9/10/2025	REVISED SITE PLAN
4	11/11/2025	CITY OF POUGHKEEPSIE REVIEW COMMENTS ON 10/28/25
5	12/02/2025	REVISIONS TO LIGHTING AND BUILDING FOOTPRINT
6	4/27/2026	REVISED ALL SHEETS

PROFESSIONAL STAMPS

NEW YORK STATE EDUCATION STATEMENT

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SHEET INFORMATION

Issued	Scale
06/24/25	AS NOTED
Project Status	CivI Revision Number
DESIGN	
Drawn By	Checked By
DMN	

Drawing Title
POST-DEVELOPMENT WATERSHED

Drawing Number
WOM SWPPP-POST

Appendix S
Post Construction Stormwater BMP Operations and Maintenance Plan

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Post Construction BMP Operations and Maintenance Plan

Introduction

Stormwater Facility Maintenance is important so that the water quality features, incorporated into the project design, continue to function as expected. The scope of this program includes the maintenance and inspection of: the ground surface, where runoff is generated and directed to the stormwater conveyance system; the storm sewer network system; and the stormwater mitigation features. The following guidelines are to be used for keeping the post construction stormwater facilities functional and detecting potential failures in the system. In addition, regularly scheduled maintenance will reduce the pollutants entering the system and improve and preserve the overall performance of the stormwater system.

Parking Lot Maintenance and Inspection

1. Parking lots and drives shall be cleaned or swept on an as needed basis but at a minimum once per year. Sweeping removes dirt and debris that absorbs oils and other liquid discharges from automobiles.

2. Spills that cannot be cleaned by sweeping operations shall be addressed with proper absorbent material and manual sweeping/removal when brought to the attention of the maintenance staff.

3. Annual pavement maintenance includes the inspection of all asphalt and concrete surfaces for cracking, potholes, rutting, etc. at minimum every spring after all snow has melted. Repairs necessary for the proper functioning of the storm sewer system shall be made as soon as practicable and weather permits. Broken curbing from snow removal operations, that impedes the flow of runoff, shall be repaired or replaced as needed.

Landscape and Lawn Areas

1. In the late spring, after lawn areas have recovered from the winter season, inspect lawn areas for loss of adequate ground cover. Disc and reseed areas with less than 80% lawn coverage to protect against erosion. Fertilizers may be applied in order to maintain a healthy lawn and to promote longevity. All fertilizers shall be applied per the manufacturer's recommendations. Planting beds shall be re-mulched annually, as necessary.

2. Canvass the site in spring, summer and fall for trash or other debris that may enter the storm sewer system. Collect and properly dispose of debris.

Storm Sewer Maintenance and Inspection

1. All catch basins and manholes shall be inspected annually and cleaned as necessary. Remove debris from all sumps. Storm inlets should be cleaned after first pavement sweeping in the spring. Liquid and or solids removed from inlets will be disposed of at an approved waste treatment facility or landfill. Any debris remaining on inlet grates after sweeping operations shall be manually removed.

Maintenance Schedule

Storm System Maintenance Schedule	
Inspection Item	**Frequency**
Street/Parking Lot sweeping	Annually in Spring
Spills reported to Facilities Manager	As needed
Pavement and curb condition	Annually in Spring
Lawn and landscaping condition	Annually in Spring
Canvass site for trash and debris	Spring, Summer, Fall , As needed
Debris in catch basins and manholes	Annually in Spring ,before major rainfall events
Sumps in catch basins and inlets	Annually in Spring, before major rainfall events
Debris blocking grates	Annually in Spring,
Outfalls	Annually

Appendix T
Historical and Supporting Documentation

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August 14, 2025

Christian Moore
26 IBM Road
Poughkeepsie, NY 12601

Re: SEQRA
Windows on Main, Mixed-Use Site Plan
488 Main St, Poughkeepsie, NY 12601
25PR06977

Dear Christian Moore:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We note that the project area of potential effect is directly across the street from the former Trolley Barn, which is eligible for listing in the State and National Registers of Historic Places. Our office, in its capacity as subject-matter expert in historic preservation under SEQRA, has reviewed the project description submitted to our office on July 29, 2025. Based upon our review, the OPRHP offers the following comments regarding potential impacts to architectural resources:

1. We recommend a Construction Protection Plan for historic resources within 90 feet of proposed construction activities.

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to review under Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov

Dan Nead

From: dnead@CPLteam.com
To: Christian Moore
Cc: Andy Learn
Subject: RE: NY SHPO: Initial Consultation Submission S8QUAI6TYCSF Accepted for Project 25PR06977

Initial Submission Accepted

The New York State Historic Preservation Office (SHPO) has accepted the following initial submission and created a new project record.

> **Initial Submission Token:** S8QUAI6TYCSF
>
> **New Project Number:** 25PR06977
>
> **Project Type:** Consultation
>
> **Project Name:** Windows on Main, Mixed-Use Site Plan
>
> **New Submission Number:** 25PR06977.001

If you contact SHPO about this project, please reference the Project Number.

New York State Historic Preservation Office
Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189
518-237-8643 | https://parks.ny.gov/shpo
CRIS: https://cris.parks.ny.gov

Are you registered to vote? Register to vote online today. Moved recently? Update your information with the NYS Board of Elections. Not sure if you're registered to vote? Search your voter registration status.

Who sent this email?

This email is a notification from the New York State Cultural Resource Information System (CRIS). CRIS is an online service administered by the New York State Division for Historic Preservation, also known as the New York State Historic Preservation Office (SHPO), which is a division of New York State Parks, Recreation & Historic Preservation.

This message pertains to a submission for a consultation project. Please see SHPO's Environmental Review web page for more information about the consultation process.

Why did I receive this email?

The submission's contact list included your email address.

What do I need to do?

You do not need to take any action at this time. The initial submission is now under SHPO review as project submission 25PR06977.001.

What will happen next?

SHPO will review the submission. If SHPO sends comments or questions in response to this submission, the project contacts will receive an email notification with a link to SHPO's correspondence.

What else can I do?

Please see the following help topics for more information about managing projects in CRIS:

- How do I check the review status of my project?
- How long does SHPO take to review projects?
- Submit New Information for an Existing Project

Where can I get help?

Please visit the CRIS Online Help System: https://cris.parks.ny.gov/CRISHelp

If you still have questions about CRIS, please contact CRIS Help at CRISHelp@parks.ny.gov.

For any other questions, please call SHPO at 518-237-8643.

Appendix U
HydroCAD Modeling

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PRE-DEV



POST-DEV

Subcat Reach Pond Link

Routing Diagram for Windows on Main_2025 Drainage Analysis
Prepared by Clark Patterson Lee, Printed 4/27/2026
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Project Notes

Copied 9 events from NY-Poughkeepsie 2025 24-hr S1 storm
Copied 9 events from NY-Poughkeepsie 2025 24-hr S1 storm

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	NY-Poughkeepsie 2025 24-hr S1	1-yr	Default	24.00	1	2.61	2
2	10-yr	NY-Poughkeepsie 2025 24-hr S1	10-yr	Default	24.00	1	4.68	2
3	100-yr	NY-Poughkeepsie 2025 24-hr S1	100-yr	Default	24.00	1	8.22	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.013	74	>75% Grass cover, Good, HSG C (POST, PRE)
1.553	80	>75% Grass cover, Good, HSG D (POST, PRE)
0.951	99	IMP POST (POST)
1.593	99	IMP PRE (PRE)
0.231	81	PERVIOUS PAVEMENT HSG D (POST)
5.342	**88**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
1.013	HSG C	POST, PRE
1.784	HSG D	POST, PRE
2.544	Other	POST, PRE
5.342		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	1.013	1.553	0.000	2.566	>75% Grass cover, Good	POST, PRE
0.000	0.000	0.000	0.000	0.951	0.951	IMP POST	POST
0.000	0.000	0.000	0.000	1.593	1.593	IMP PRE	PRE
0.000	0.000	0.000	0.231	0.000	0.231	PERVIOUS PAVEMENT	POST
0.000	**0.000**	**1.013**	**1.784**	**2.544**	**5.342**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	POST	0.00	0.00	325.0	0.0050	0.010	0.0	15.0	0.0	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPOST: POST-DEV Runoff Area=116,351 sf 35.62% Impervious Runoff Depth>1.20"
Flow Length=511' Tc=11.2 min CN=86 Runoff=3.72 cfs 0.268 af

SubcatchmentPRE: PRE-DEV Runoff Area=116,331 sf 59.65% Impervious Runoff Depth>1.49"
Tc=6.0 min CN=90 Runoff=5.71 cfs 0.332 af

Total Runoff Area = 5.342 ac Runoff Volume = 0.599 af Average Runoff Depth = 1.35"
52.37% Pervious = 2.797 ac 47.63% Impervious = 2.544 ac

Summary for Subcatchment POST: POST-DEV

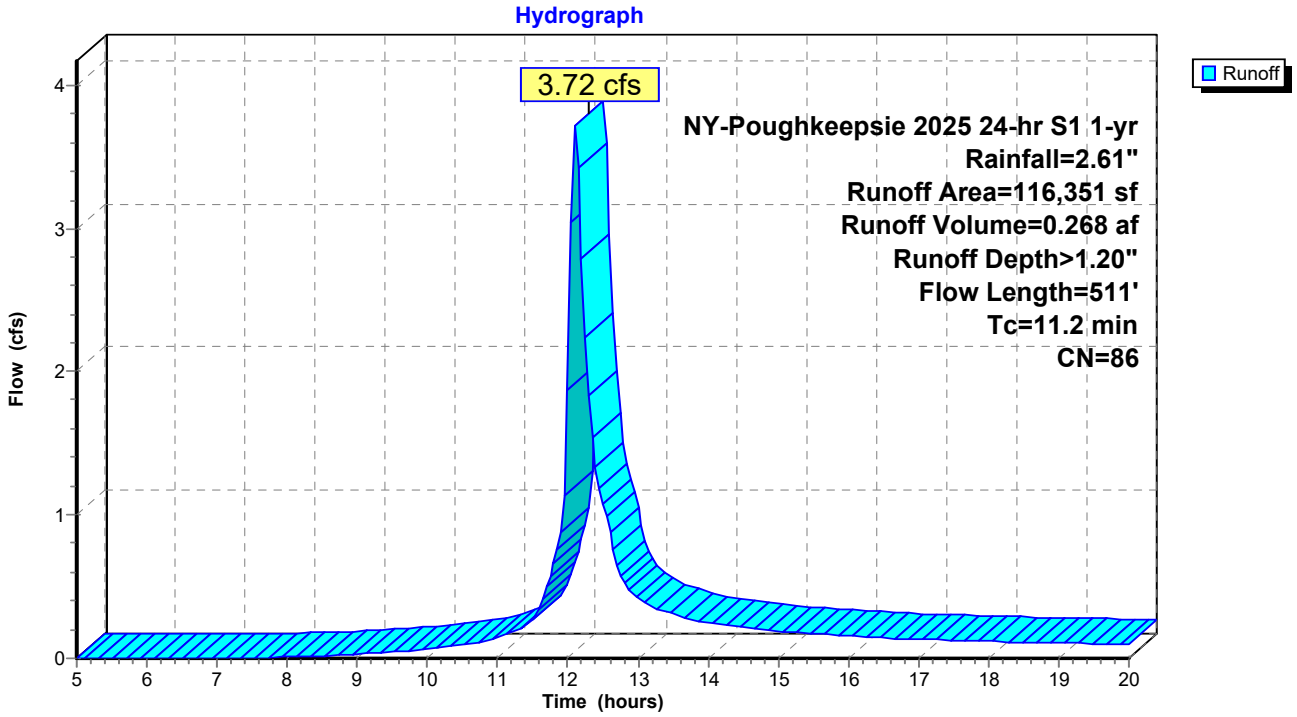
Runoff = 3.72 cfs @ 12.11 hrs, Volume= 0.268 af, Depth> 1.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	41,442	99	IMP POST
	22,065	74	>75% Grass cover, Good, HSG C
	42,766	80	>75% Grass cover, Good, HSG D
*	10,078	81	PERVIOUS PAVEMENT HSG D
	116,351	86	Weighted Average
	74,909		64.38% Pervious Area
	41,442		35.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	100	0.0225	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.16"
0.4	36	0.0420	1.43		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	20	0.1600	2.80		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.2	30	0.0200	2.87		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.1	325	0.0050	4.84	5.94	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010 PVC, smooth interior
11.2	511	Total			

Subcatchment POST: POST-DEV



Summary for Subcatchment PRE: PRE-DEV

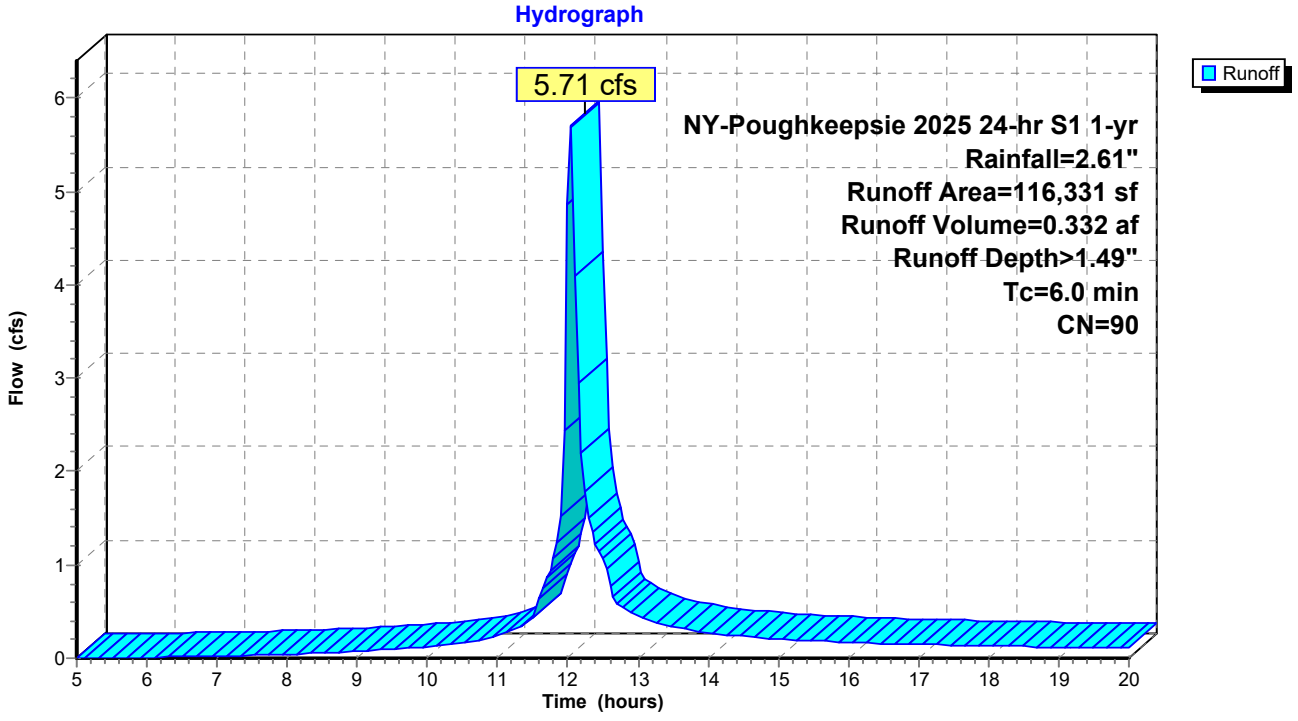
Runoff = 5.71 cfs @ 12.04 hrs, Volume= 0.332 af, Depth> 1.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	69,386	99	IMP PRE
	22,065	74	>75% Grass cover, Good, HSG C
	24,880	80	>75% Grass cover, Good, HSG D
	116,331	90	Weighted Average
	46,945		40.35% Pervious Area
	69,386		59.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MIN MIN**

Subcatchment PRE: PRE-DEV



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPOST: POST-DEV Runoff Area=116,351 sf 35.62% Impervious Runoff Depth>2.91"
Flow Length=511' Tc=11.2 min CN=86 Runoff=8.31 cfs 0.647 af

SubcatchmentPRE: PRE-DEV Runoff Area=116,331 sf 59.65% Impervious Runoff Depth>3.29"
Tc=6.0 min CN=90 Runoff=11.28 cfs 0.733 af

Total Runoff Area = 5.342 ac Runoff Volume = 1.380 af Average Runoff Depth = 3.10"
52.37% Pervious = 2.797 ac 47.63% Impervious = 2.544 ac

Summary for Subcatchment POST: POST-DEV

[47] Hint: Peak is 140% of capacity of segment #5

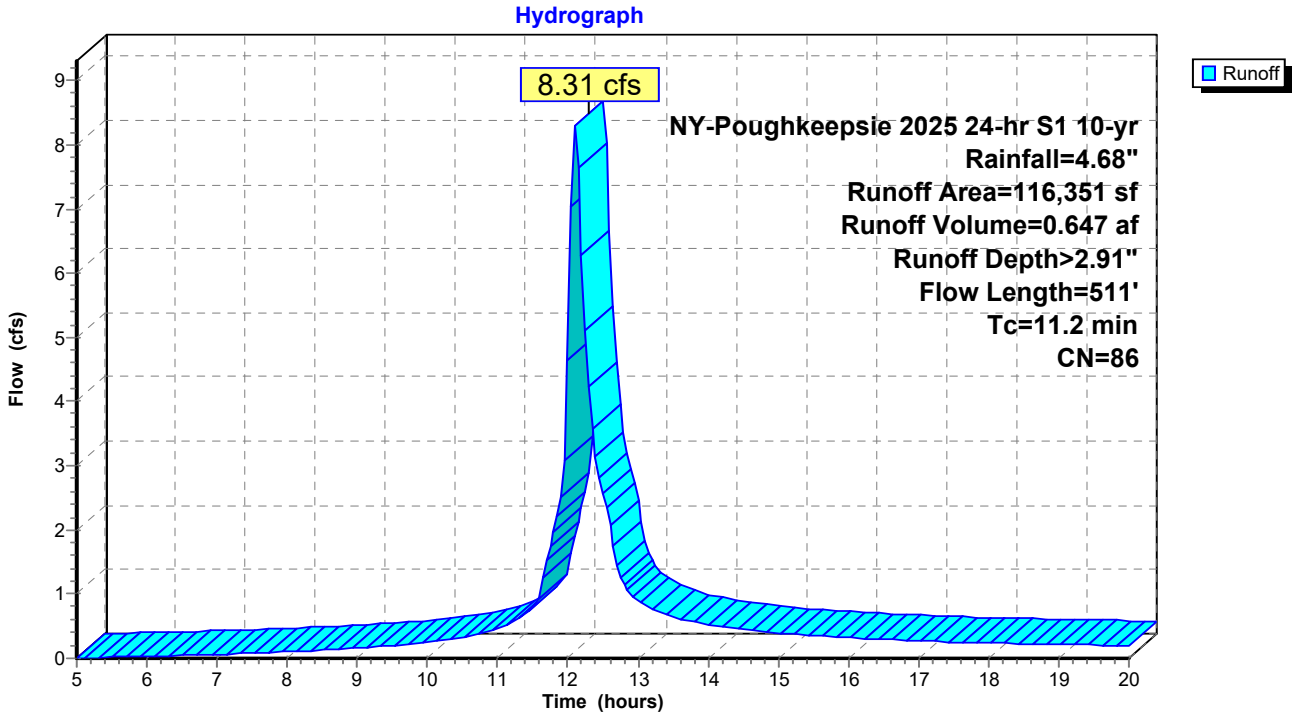
Runoff = 8.31 cfs @ 12.11 hrs, Volume= 0.647 af, Depth> 2.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 10-yr Rainfall=4.68"

	Area (sf)	CN	Description
*	41,442	99	IMP POST
	22,065	74	>75% Grass cover, Good, HSG C
	42,766	80	>75% Grass cover, Good, HSG D
*	10,078	81	PERVIOUS PAVEMENT HSG D
	116,351	86	Weighted Average
	74,909		64.38% Pervious Area
	41,442		35.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	100	0.0225	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.16"
0.4	36	0.0420	1.43		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	20	0.1600	2.80		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.2	30	0.0200	2.87		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.1	325	0.0050	4.84	5.94	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010 PVC, smooth interior
11.2	511	Total			

Subcatchment POST: POST-DEV



Summary for Subcatchment PRE: PRE-DEV

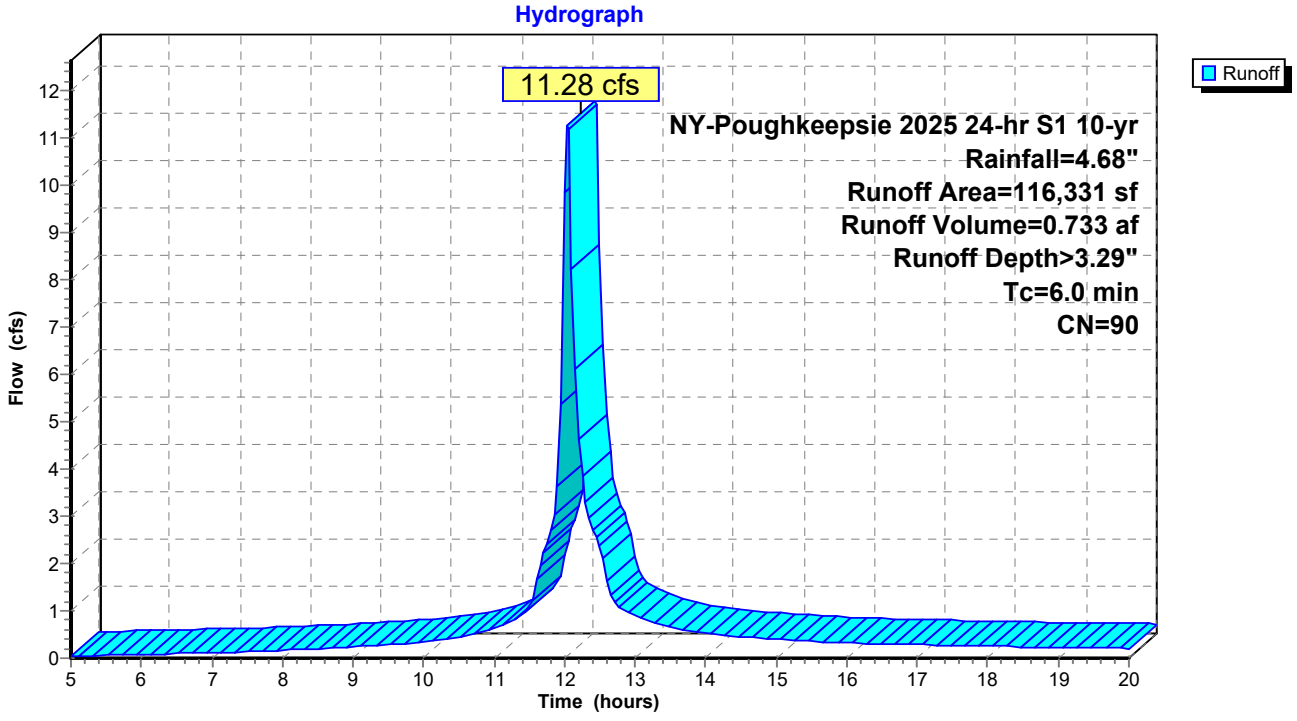
Runoff = 11.28 cfs @ 12.04 hrs, Volume= 0.733 af, Depth> 3.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 10-yr Rainfall=4.68"

	Area (sf)	CN	Description
*	69,386	99	IMP PRE
	22,065	74	>75% Grass cover, Good, HSG C
	24,880	80	>75% Grass cover, Good, HSG D
	116,331	90	Weighted Average
	46,945		40.35% Pervious Area
	69,386		59.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MIN MIN**

Subcatchment PRE: PRE-DEV



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment POST: POST-DEV Runoff Area=116,351 sf 35.62% Impervious Runoff Depth>6.03"
Flow Length=511' Tc=11.2 min CN=86 Runoff=15.99 cfs 1.343 af

Subcatchment PRE: PRE-DEV Runoff Area=116,331 sf 59.65% Impervious Runoff Depth>6.46"
Tc=6.0 min CN=90 Runoff=20.26 cfs 1.437 af

Total Runoff Area = 5.342 ac Runoff Volume = 2.780 af Average Runoff Depth = 6.25"
52.37% Pervious = 2.797 ac 47.63% Impervious = 2.544 ac

Summary for Subcatchment POST: POST-DEV

[47] Hint: Peak is 269% of capacity of segment #5

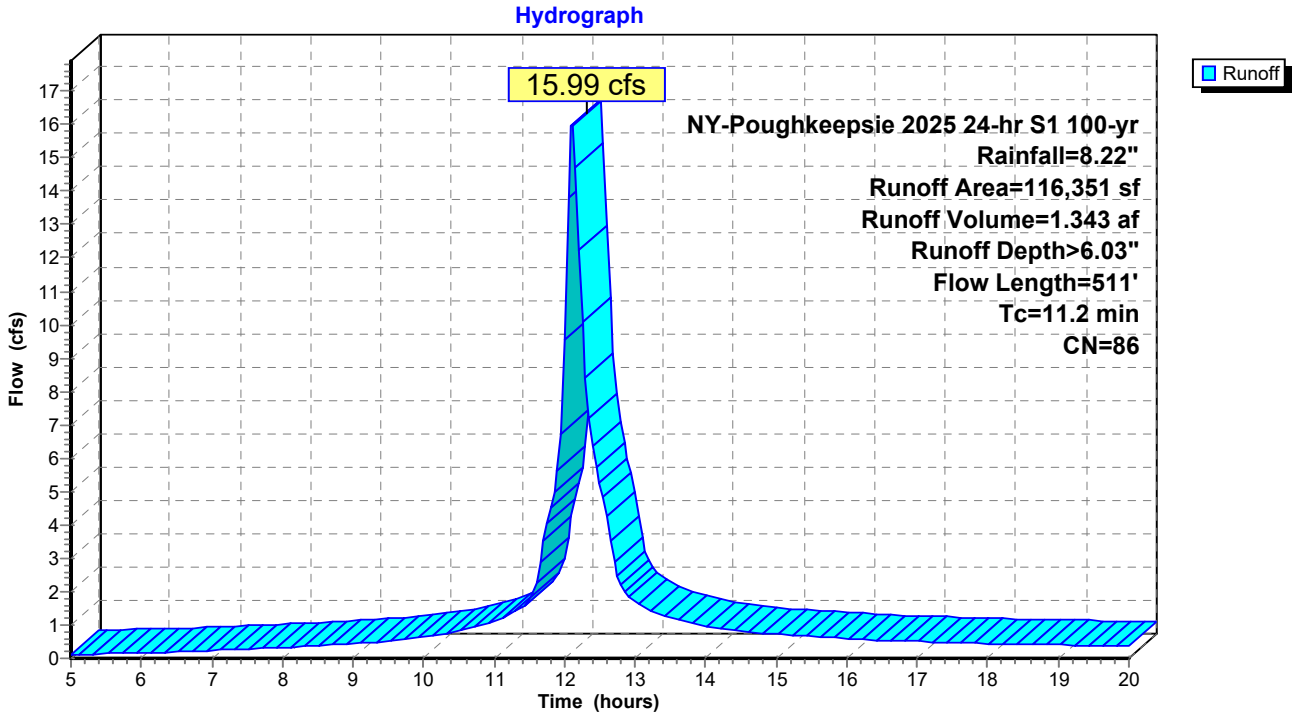
Runoff = 15.99 cfs @ 12.11 hrs, Volume= 1.343 af, Depth> 6.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 100-yr Rainfall=8.22"

	Area (sf)	CN	Description
*	41,442	99	IMP POST
	22,065	74	>75% Grass cover, Good, HSG C
	42,766	80	>75% Grass cover, Good, HSG D
*	10,078	81	PERVIOUS PAVEMENT HSG D
	116,351	86	Weighted Average
	74,909		64.38% Pervious Area
	41,442		35.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	100	0.0225	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.16"
0.4	36	0.0420	1.43		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	20	0.1600	2.80		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.2	30	0.0200	2.87		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.1	325	0.0050	4.84	5.94	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010 PVC, smooth interior
11.2	511	Total			

Subcatchment POST: POST-DEV



Summary for Subcatchment PRE: PRE-DEV

Runoff = 20.26 cfs @ 12.04 hrs, Volume= 1.437 af, Depth> 6.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NY-Poughkeepsie 2025 24-hr S1 100-yr Rainfall=8.22"

	Area (sf)	CN	Description
*	69,386	99	IMP PRE
	22,065	74	>75% Grass cover, Good, HSG C
	24,880	80	>75% Grass cover, Good, HSG D
	116,331	90	Weighted Average
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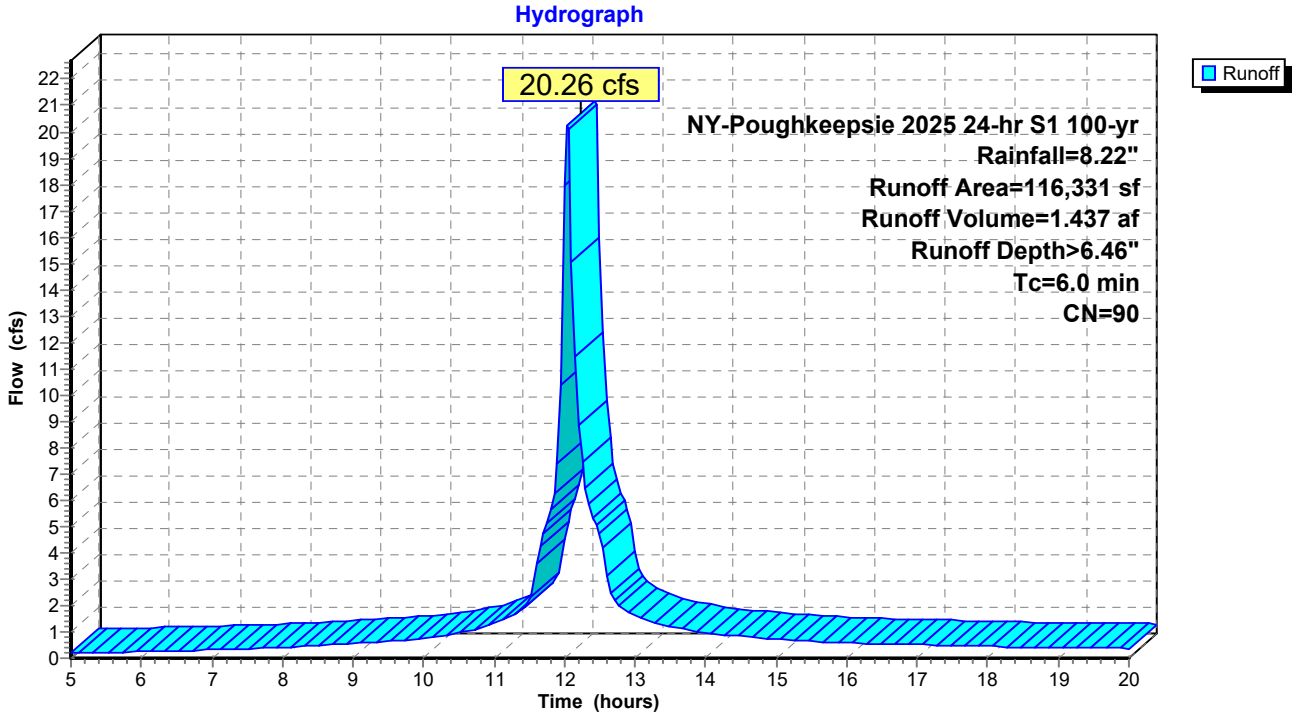
	69,386		59.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MIN MIN**

Subcatchment PRE: PRE-DEV



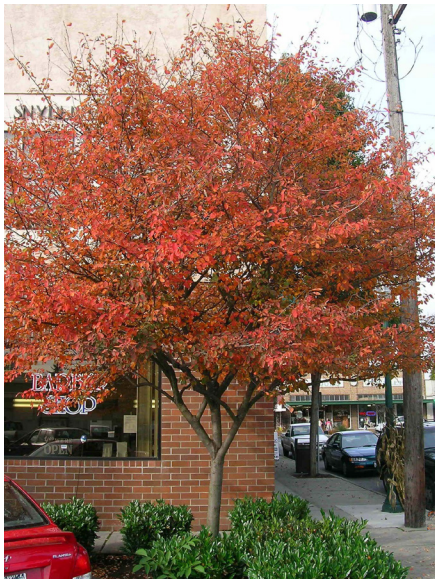
WINDOWS ON MAIN - PLANTING PALETTE

TREE

Appalachian Red Eastern Redbud
Cercis canadensis 'Appalachian Red', 25' Ht.



Autumn Brilliance Downy Serviceberry
Amelanchier arborea, 25' Ht.



Holmstrup Eastern Arborvitae
Thuja occidentalis 'Holmstrup',15' Ht.



GROUNDCOVER

Gro-Low Fragrant Sumac
Rhus aromatica 'Gro-low'



Allegheny Spurge
Pachysandra procumbens



Blue Rug Creeping Juniper
Juniperus horizontalis 'Blue Rug'



SHRUB/GRASS/FERN

Koreanspice Viburnum
Viburnum carlesii, 6' Ht. x 7' wide



Shamrock Inkberry
Ilex glabra 'Shamrock', 4' Ht.



Little Bluestem
Schizachyrium scoparium, 4' Ht.



Hummingbird Clethra
Clethra alnifolia, 4' Ht.



Everlow Dense Anglojap Yew
Taxus x media, 1.5' Ht. x 5' Wide



New Jersey Tea
Ceanothus americanus, 3' Ht.



Sweetfern
Comptonia peregrina, 3' Ht. x 4' Wd.



November 11, 2025

Scott Parker, Chair
Zoning Board of Appeals
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

RE: Windows on Main, Hudson River Housing Parking Research

Dear Mr. Parker,

Hudson River Housing (HRH) conducted research on parking counts for five City properties to support our request for a parking variance for Windows on Main, a housing project we are proposing at 488 Main Street. The five properties are:

1.) Fallkill Commons of Rose, a 78-unit housing complex targeted for low- to moderate-income households, located at 17-18 Rose Street.
2.) Crannell Square, a 78-unit housing complex targeted for moderate- to middle-income households, located at 35 Catherine Street.
3.) The Poughkeepsie Underwear Factory, a mixed-use property with 15 housing units and 6,645 square feet of commercial space. 11 of the residential units are targeted to low- to moderate-income households and 4 are market rate units.
4.) Queen City Lofts, a 70-unit housing complex targeted for moderate- to middle-income households, located at 178 Main Street.

All four of the properties listed above received parking variances from the ZBA (see notations listed under each property name on the accompanying chart). The Planning Board requested that HRH conduct research on the utilization of the parking spaces for properties that were granted variances.

The fifth property, listed below, has requested a parking variance from the ZBA (see notations listed under the property name on the accompanying chart).

5.) 488 Main Street, a 1.76 acre parcel with one building that houses an operating laundromat, HRH's Housing Resource Center and storage space. The concept for Windows on Main proposes building a newly constructed 60,219 square foot building with 81 units of housing and 5,082 square feet of commercial space. The two tenants of the current building will be relocated before the building is demolished.

The Planning Board requested that HRH conduct research on the utilization of the parking spaces currently located at 488 Main Street that primarily service the laundromat on the northwest portion of the building.

HRH conducted the research for both Planning Board requests between October 14th and November 9th. During this period HRH staff conducted parking counts at various days and times. The results are included on the accompanying chart labeled "City of Poughkeepsie Parking Counts".

Notes and Observations

a.) A total of 66 parking counts were conducted. 39 (59%) took place after normal business hours or on weekends, when the need for parking spaces is typically higher for residential properties. 27 (41%) counts took place Monday – Friday between 8:00 am and 4:00 pm, when the need for residential parking typically decreases.

b.) Of the 66 counts that took place, 64 (97%) found the utilization less or equal to the parking provided. Of the 64 counts that were less or equal to parking provided, the available parking spaces that exceeded the number of utilized parking spaces was 56% (37).

c.) In only 2 out of 66 instances (3%), the parking count exceeded what was provided. Both took place at Queen City Lofts; one at 6:00 pm on a Friday, and the second at 9:00 pm on a Saturday. One of Queen City Lofts' commercial spaces is occupied by a high-traffic generator, Zeus Brewing Company. It is important to note that in both instances, the cars did not block any other cars, building entrances, thoroughfares, parking lot exits, or fire hydrants. The 6 and 7 cars occupied a portion of the parking lot that is not designated for parking. It is projected that the Windows on Main commercial units will generate more foot traffic than vehicle traffic.

d.) The low to non-existent utilization of the 12 spaces located at 488 Main Street during all times of the day indicates there is not a current need for parking in that neighborhood by residents or laundromat users.

e.) The table below shows the parking ***averages*** per property:

PROPERTY	# OF RES. UNITS	COMM. SQUARE FOOTAGE	SPACES PROVIDED	AVERAGE SPACES UTILIZED	AVERAGE SPACES AVAILABLE
Fallkill Commons on Rose*	78	N/A	34	17	17
Crannell Square*	75	N/A	30	22	8
Poughkeepsie Underwear Factory*	15	6,645	18	7	11
Queen City Lofts*	70	9,052	48	32	11
488 Main Street	N/A	4,100	12	< 1	> 11

f.) Combining the four properties that are currently occupied with residents (indicated by an asterisk), a total of 192 required parking spaces were granted a waiver. Has this not taken place, there would be an additional 192 empty parking spaces in this approximate one-mile area of the City of Poughkeepsie.

Windows on Main is one-half block from a Dutchess County Transit Stop, walkable to many locations including parks, a grocery store, other retail, government offices, restaurants, schools and medical facilities/offices. A bike room will be provided for secure and convenient storage for bikes and scooters, and HRH also provides shuttle service for its residents on a regular basis during popular times of the day, depending on the need.

One of the goals of the City of Poughkeepsie's Comprehensive Plan was to make parts of the City more walkable and less dependent on automobiles, including the Main Street section where Windows on Main will be located. HRH's historical experience, as well as this parking research, supports the request for the Zoning Board of Appeals to grant the parking waiver for the Windows on Main development. Thank you for your consideration of this request.

Sincerely,

Mary F. Linge
Vice-President of Real Estate Development
Hudson River Housing, Inc.

City of Poughkeepsie

PARKING COUNTS

October 14 - November 9, 2025

1.) Fallkill Commons On Rose	
Location	5, 17-18 Rose Street
Residential Units	78
# of Bedrooms	99
Commercial Square Footage	N/A
Parking Spaces Required	97
Parking Spaces Provided	34
Waiver Granted	**63**
	Parking Count

	5 Rose Street **	17 Rose Street**	18 Rose Street**	Total FCR	Spaces Available
Tuesday, 10/14 @ 12:00pm	4	0	3	7	**27**
Wednesday, 10/15 @ 8:00am	4	3	6	13	**21**
Friday, 10/17 @ 9:00am	5	1	7	13	**21**
Saturday, 10/18 @ 4:30pm*	5	7	4	16	**18**
Sunday, 10/19 @ 2:00pm*	6	3	7	16	**18**
Tuesday, 10/21 @ 8:00am	3	2	8	13	**21**
Wednesday, 10/22 @8:00am	6	3	7	16	**18**
Tuesday, 10/28 @ 8:00am	6	4	6	16	**18**
Tuesday, 10/28 @ 8:00pm*	9	4	8	21	**13**
Wednesday, 10/29 @ 8:00am	7	4	10	21	**13**
Thursday, 11/6 @ 8:00pm*	6	6	12	24	**10**
Friday, 11/7 @ 1:15am*	10	3	10	23	**11**
Friday 11/7 @ 6:00pm*	6	6	6	18	**16**
Saturday, 11/8 @ 9:00pm*	6	4	7	17	**17**
Sunday, 11/9 @ 8:00pm*	10	4	8	22	**12**

**These three lots comprise the 34 parking spaces provided for Fallkill Commons on Rose.

2.) Crannell Square		
Location	35 Catherine Street	
Residential Units	75	
# of Bedrooms	99	
Commercial Square Footage	N/A	
Parking Spaces Required	94	
Parking Spaces Provided	30	
Waiver Granted	**64**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	12	**18**
Wednesday, 10/15 @ 8:00am	20	**10**
Friday, 10/17 @ 9:00am	12	**18**
Saturday 10/18 @ 4:30pm*	17	**13**
Sunday 10/19 @ 2:00pm*	17	**13**
Tuesday, 10/21 @ 8:00 am	18	**12**
Wednesday, 10/22 @ 8:00am	18	**12**
Tuesday, 10/28 @ 8:00am	18	**12**
Tuesday, 10/28 @ 8:00pm*	25	**5**
Wednesday, 10/29 @ 8:00am	22	**8**
Thursday, 11/6 @ 8:00pm*	29	**1**
Friday 11/7 @ 1:15am*	30	**0**
Friday 11/7 @ 6:00pm*	26	**4**
Saturday, 11/8 @ 9:00pm*	30	**0**
Sunday, 11/9 @ 8:00pm*	30	**0**

3.) Poughkeepsie Underwear Factory		
Location	8 N. Cherry Street	
Residential Units	15	
# of Bedrooms	15	
Commercial Square Footage	6,645	
Parking Spaces Required	36	
Parking Spaces Provided	18	
Waiver Granted	**18**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	9	**9**
Wednesday, 10/15 @ 8:00am	3	**15**
Friday, 10/17 @ 9:00am	4	**14**
Saturday, 10/18 @ 4:30pm*	6	**12**
Sunday, 10/19 @ 2:00pm*	6	**12**
Tuesday, 10/28 @ 8:00pm*	7	**11**
Thursday, 11/6 @ 8:00pm*	12	**6**
Friday, 11/7 @ 1:15am*	10	**8**
Friday, 11/7 @ 6:00pm*	7	**11**
Saturday, 11/8 @ 9:00pm*	8	**10**

4.)Queen City Lofts		
Location	178 Main Street	
Residential Units	70	
# of Bedrooms	93	
Commercial Square Footage	9,052	
Parking Spaces Required	144	
Parking Spaces Provided	48	
Waiver Granted	**96**	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	11	**37**
Wednesday, 10/15 @ 8:00am	14	**34**
Friday, 10/17 @ 9:00am	13	**35**
Saturday, 10/18 @ 4:30pm*	24	**24**
Sunday, 10/19 @ 2:00pm*	21	**27**
Tuesday, 10/28 @ 8:00pm*	26	**22**
Thursday, 11/6 @ 8:00 pm*	60	**0**
Friday, 11/7 @ 1:15am*	30	**18**
Friday, 11/17 @ 6:00pm*	55	**-7**
Saturday, 11/8 @ 9:00pm*	54	**-6**
Sunday, 11/9 @ 8:00pm*	40	**8**

5.)Windows on Main		
Location	488 Main Street	
Residential Units	81	
# of Bedrooms	99	
Commercial Square Footage	5,082	
Parking Spaces Required	119	
Parking Spaces Proposed	34	
Waiver Requested	**85**	
2025 Parking Spaces Provided	12	
	Parking Count	**Spaces Available**
Tuesday, 10/14 @ 12:00pm	1	11
Wednesday, 10/15 @ 8:00am	0	12
Friday, 10/17 @ 9:00am	0	12
Saturday, 10/18 @ 4:30pm*	2	10
Sunday, 10/19 @ 2:00pm*	3	9
Tuesday, 10/21 @ 8:00am	0	12
Wednesday, 10/22 @ 8:00am	0	12
Tuesday, 10/28 @ 8:00am	0	12
Tuesday, 10/28 @ 8:00pm*	0	12
Wednesday, 10/29 @ 8:00am	0	12
Thursday, 11/6 @ 8:00pm*	0	12
Friday, 11/17 @ 1:15am*	1	11
Friday, 11/17 @ 6:00pm*	0	12
Saturday, 11/8 @ 9:00pm*	0	12
Sunday, 11/9 @ 8:00pm*	0	12

Total Spaces Waived - 4 Occupied Properties - 192

* indicates after hours & weekend counts (39)

indicates the number of available spaces exceeds the number of utilized spaces (37)

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MEMORANDUM

TO:	Christian Moore P.E.
FROM:	David Hastings, P.E., PTOE
DATE: UPDATED:	1/6/2026 4/22/2026
RE:	Windows on Main (488 Main St) Parking Evaluation

4/22/2026 UPDATE

The site plan has been revised to reduce the footprint of the building and reduce the number of dwelling units from 81 to 61. This creates more space for parking which has increased from 34 spaces to 64 spaces. This report has been updated to reflect the revised conditions.

Windows on Main is a project proposed by Hudson River Housing, Inc. (HRH) which proposes to redevelop the existing commercial property located at 488 Main St in the City of Poughkeepsie. This memorandum evaluates parking requirements and demand.

Section 1 – Existing Site Information

The parcel of land fronts Main Street and extends south to Cannon Street. However, there is currently no existing useful access to the parcel from Cannon Street. There are two driveways on Main Street, one on each side of the building. There are approximately 32 total designated parking spaces, 16 spaces at each driveway. There is a large paved lot in the back of the building that is fenced off to exclude from use. The existing commercial building on the property contains office space as well as a laundromat with 71 machines.

There is metered on-street parking on Main Street along the entire block of Main Street between South Cherry St and South Clinton St, with space for approximately 33 cars.

Dutchess County Public Transit provides a bus service at the proposed project location. Route L provides daily service on Main Street on Monday through Saturday from 6:45 AM to 7:41PM, and from 9:15 AM to 5:30 PM on Sundays. Stop # 304 is located at the Cherry Street intersection just 250 ‘east of the proposed project location.

Section 2 – Proposed Development Information

The proposed mixed-use property development plans to provide 61 affordable housing residential units located on the upper floors and rear portion of the new building. The residential units are supplied for limited-income residents. Available units will consist of the following breakdown:

Apartment Type	# of Units	# of Bedrooms
Studio (551 SF)	17	17
One Bedroom (736 SF)	30	30
Two Bedroom (992 SF)	14	28
TOTALS	61	75

A portion of the first floor will be provided for office/retail space. The space is approximately 5,082 square feet. The plan for this space is for three (3) commercial spaces, one of which will be occupied by HRH's Housing Resource Center.

The proposed site plan provides a parking lot on the backside of the building with driveway access to Cannon Street with no vehicular access to Main Street. The parking lot is provided for residential and commercial space use. Available on street parking and access to public transit remain as existing.

Proposed Number of On-Site Parking Spaces = 64

Section 3 - Similar Developments

There are several recently developed residential projects in the Hudson Valley and the parking provided at those locations is summarized below. None of the nearby recent developments, including 4 within the City of Poughkeepsie, provide the number of residential parking spaces required by the current City Code.

Development	Residential Units	Commercial Space (SF)	On-Site Parking Spaces	Access to Public Parking	Provided Parking Ratio (spaces/unit)
Fallkill Commons Poughkeepsie	78	None	34	Yes On Street	0.44
Crannell Square Poughkeepsie	75	None	30	Yes Municipal Lot	0.40
Queen City Lofts Poughkeepsie	70	10,000 Brewery 5,000 General	64	Yes On Street	0.90
Poughkeepsie Underwear Factory	15	6,645	18	Yes On Street	1.20
Windows on Main AS PROPOSED	*61*	*5,082*	*64 (est.)*	*Yes On Street*	*1.05*

The housing development Fallkill Commons on Rose is another project by Hudson River Housing recently completed in 2020. The property is located 1.5 blocks from the Windows on Main site. That development provides 78 affordable units (41 studios & 37 one-bedrooms) for households earning 30% to 50% average median income. That development provides 34 parking spaces total, which equates to a rate of 0.44 spaces per unit.

Parking Utilization

Hudson River Housing has ownership interest in the four developments within the City of Poughkeepsie cited in this document. Parking data was collected on multiple days and times over the span of four weeks between October 14 and November 9, 2025. Parking data was collected at various times that reflect overnight parking, daytime parking, and weekend parking demand. The data is provided as an attachment to this Memo and summarized in the following table.

Development	On-Site Parking Spaces	MAX Parked Vehicles	AVERAGE Parked Vehicles	MAX Utilized Parking Ratio (spaces/unit)
Fallkill Commons Poughkeepsie	34	24	17	0.31
Crannell Square Poughkeepsie	30	30	22	0.40
Queen City Lofts Poughkeepsie	64	60	32	0.86
Poughkeepsie Underwear Factory	18	12	7	0.80

This data shows that the supplied parking lots are usually underutilized with sufficient parking supply.

Hudson River Housing supplies parking permits to residents with vehicles. If needed, HRH permits residents to park at other HRH properties.

Residential Transportation Amenities

Hudson River Housing serves a market with targeted income levels. Many residents do not have, do not need or do not prefer to use automobiles. HRH selects locations for housing developments in walkable neighborhoods with services nearby. There are often transit stops nearby providing access to the Dutchess County Public Transit system.

To support residents, HRH provides shuttle services on a regular basis during popular times of the day depending on need. Additionally, HRH provides on-site storage facilities in many of their housing developments for bikes and scooters to promote mobility and reduce automobile dependency. Windows on Main will have indoor bicycle storage.

In turn, these amenities reduce the demand for parking related to Hudson River Housing developments.

Section 4 – Residential Parking Requirements

City of Poughkeepsie Parking Requirements

Chapter 19 Article 6 of the City of Poughkeepsie Municipal Code addresses parking requirements for development projects in the city. Multi-family dwellings shall require 1.25 parking spaces for each dwelling unit. Given the 61 dwelling units proposed, this would require that 77 parking spaces be provided. The City code does not differentiate parking requirements between the type of housing or the number of bedrooms provided in each unit.

Poughkeepsie Code			
#	Variable	Rate of Parking per Dwelling Unit	Parking Requirement
61	Dwelling Units	1.25	77

Institute of Transportation Engineers (ITE) Parking Data Analysis

The Institute of Transportation Engineers (ITE) Parking Generation Manual, now in its 6th edition, is a comprehensive reference tool designed to help professionals estimate peak parking demand for various land uses. Section 223 of the manual specifically deals with Affordable Housing, which correlates to the type of housing planned for this development. The manual breaks down available data into subcategories and evaluates it based on different variables. Based on the definitions as provided in the manual, the following selections apply for determining parking demand

- Land Use Subcategory: Income Limits
- Setting/Location: Dense Multi-Use Urban
- Independent Variable: Dwelling Units -or- Bedrooms

There are 30 studies that have been completed for this type of housing development with data provided in the Parking Generation Manual. Parking data was cataloged based on both the number of dwelling units and the number of bedrooms to provide context as to how much parking demand should be expected. Affordable housing developments can vary in the number of bedrooms in each dwelling unit provided. The following are the results of the ITE data analysis

ITE Parking Estimate			
#	Variable	Calculated Peak Parking Demand	Rate of Parking per Dwelling Unit
61	Dwelling Units	43	0.70
75	Bedrooms	33	0.54

Evaluation

The City's code of 1.25 spaces per dwelling unit is excessive for this type of development. The code does not take into account the type of resident or the number of bedrooms provided. The proposed development will provide affordable housing for low to moderate income residents. This demographic typically has smaller vehicle ownership rates. Considering the location of this property is in the center of the City with access to transit, parking demand will be reduced. The ITE data indicates that a development of this type with this number of total

bedrooms requires 0.54 spaces per unit to meet peak parking demand.

Section 5 - Commercial Space Parking Requirements

City of Poughkeepsie Parking Requirements

Chapter 19 Article 6 of the City of Poughkeepsie Municipal Code addresses parking requirements for development projects in the city. The commercial space parking requirements vary depending on use. A non-medical office or a retail sales or personal services establishment requires 1 space for each 300 SF of floor area. The Office/Retail space is proposed as 5,082 SF of floor area. This requires 17 parking spaces.

Poughkeepsie Code			
#	Variable	Rate of Parking	Parking Requirement
5,082	Square Feet	1 per 300 sf	17

Evaluation

For general commercial space, the City code determines 17 spaces are required. Considering the density of the neighborhood, walkability, access to public transit, the parking requirements are likely excessive for this location.

Section 6 – Impact on Adjacent Street Network

The existing property has driveway access to Main Street, and no usable access to Cannon Street. The development is planned to provide driveway access from Cannon Street, no access from Main Street. This change will direct site generated traffic on Cannon Street. The amount of traffic generated by this development is low. The Institute of Transportation Engineers publishes the Trip Generation Manual which estimates peak hour trip volumes for various land uses. The land use for affordable housing (223) is available to estimate usage. In the morning peak hour between 7am and 9am, there would be 13 exiting and 6 entering vehicles. In the evening peak hour between 4pm and 6pm, there would be 8 entering and 6 exiting vehicles. This volume of traffic would not be expected to have an impact on operations on the adjacent road network.

The on-site parking supply is expected to meet demand. It is not anticipated that site generated traffic would park on the adjacent streets.

At a request made at a recent ZBA meeting, Hudson River Housing took overnight parking counts along Cannon Street. The results of this count are as follows:

Day	Date	Time	# of Vehicles
Thurs.	2/12/2026	10:20 pm	9 cars
Fri.	2/13/2026	11:15 pm	16 cars
Sat.	2/14/2026	10:30 pm	16 cars
Mon.	2/16/2026	11:30 pm	15 cars
Tues.	2/17/2026	5:00 am	13 cars
Wed.	2/18/2026	6:00 am	17 cars

Section 7 - Conclusion

This proposed mixed-use development follows a similar format to other Hudson River Housing projects. The 61 affordable housing units and 5,082 SF of commercial space are similar to other projects recently developed. The demographics of residents, walkability of the neighborhood, access to transit services, and on-street parking supply significantly reduce the demand for on-site parking. The City Code requires 94 parking spaces. The data presented in this memo demonstrates that it is excessive for this particular development.

Findings in this report are as summarized:

- ITE parking data identifies that this development would demand 33 to 43 parking spaces. That finding is in keeping with the observations of parking demand at other HRH properties.
- City Code requires 17 parking spaces for 5,082 of office/retail space.
- Combined, this is a maximum parking demand of 60 parking spaces.
- The site plan provides 64 spaces which exceeds estimated demand.
- 64 spaces provided is 68% of the 94 spaces required by City Code. This is a variance of 30 spaces (32%).

The parking supply is anticipated to meet parking demand of both the residential and commercial portion of this development. Hudson River Housing supplies parking permits to residents with vehicles. If needed, HRH permits residents to park at other HRH properties. Fallkill Commons and the Poughkeepsie Underwear Factory are within a block or two from the proposed Windows on Main site. Although unlikely, the utilization data indicates these properties have capacity to support overflow parking if needed.


Commercial 01
Commercial 02
Commercial 03


Hudson River Housing, Inc
Windows on Main

SURVEY NOTES

1. Copyright CPL. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to covenants, easements, restrictions, conditions and agreements of record.

8. Subject to any right, title or interest the public may have for highway use.

9. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

10. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

FILED MAP REFERENCE

Map entitled "Map of the City Lots of the Estate of Late Peter R. Maison" prepared by M.L. Cobb and filed in the Dutchess County Clerks office on July 5, 1880 as Map No. 306

Map entitled "Subdivision Plat & Site Plan for Regan Development, Corp." prepared by Ernst Martin Jr., LS and filed in the Dutchess County Clerks office on October 17, 1995 as Map No. 10142

DEED REFERENCE

Document #: 02-2017-8608
MLQ Realty Management LLC
To
Goldfine
November 18, 2017

TAX PARCEL NUMBER

City of Poughkeepsie, Dutchess County, New York
131300-6161-23-290979

AREA

76,852 Square Feet
1.764 Acres

CERTIFICATIONS

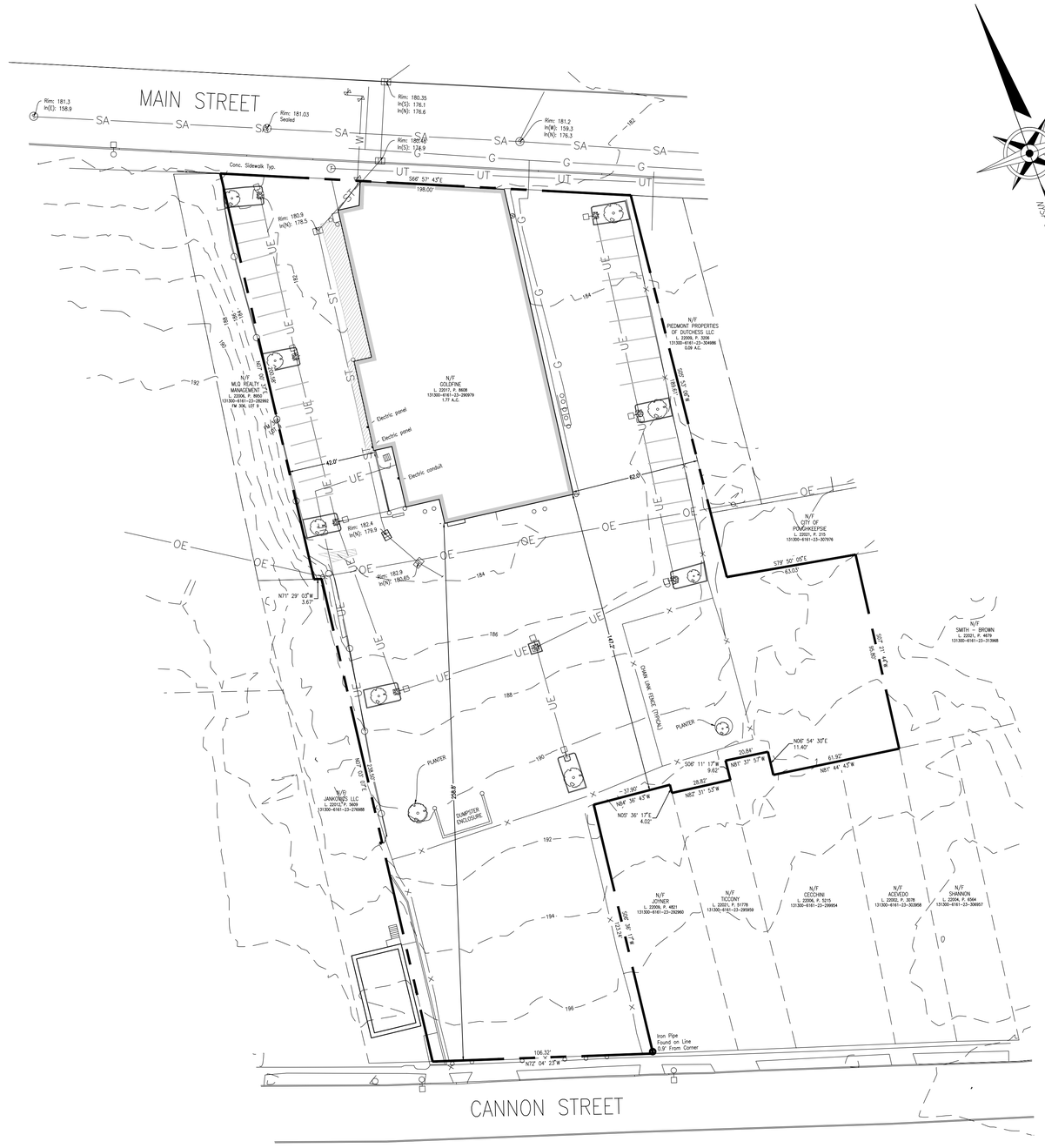
Hudson River Housing, Inc.
NeighborWorks Capital Corporation, its successors and assigns
Stewart Title Insurance Company

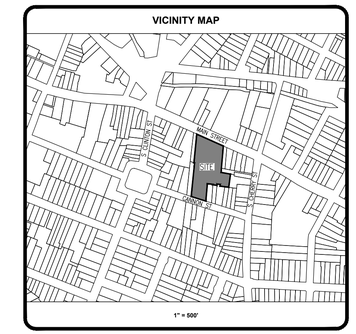
DATE OF SURVEY

Field Completion: July 12, 2021

LEGEND

- NO PHYSICAL BOUNDS
- CHAIN LINK FENCE
- IRON POST FENCE
- WATER MAIN
- STORM WATER MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UTILITY POLE
- CATCH BASIN
- DROP INLET
- GUY
- HYDRANT
- GAS VALVE
- WATER VALVE
- MANHOLE
- BOLLARD
- LIGHT POLE





DESCRIPTION

All that certain plot, piece and parcel of land situate, lying and being in the City of Poughkeepsie, County of Dutchess and State of New York bounded and describes as follows:

Beginning at the point on the southerly line of Main Street, said point being the northeast corner of lands Now or Formerly of MLQ Realty management (Doc 02-2006-8950) and the northwest corner of lands herein described;

Thence along said road S 66° 57' 43" E for a distance of 198.00 feet to the northwest corner of lands Now or Formerly of Piedmont Properties of Dutchess LLC (Doc 02-2009-3206);

Thence S 05° 53' 06" W for a distance of 189.61 feet to the southwest corner of lands Now or Formerly of the City of Poughkeepsie (Doc 02-2021-215);

Thence S 79° 50' 05" E for a distance of 63.03 feet to the northwest corner of lands Now or Formerly of Smith, et al (Doc 02-2021-4679);

Thence S 07° 21' 44" W for a distance of 95.80 feet to the northwest corner of lands Now or Formerly of Shannon (Doc 02-2004-6564) and the northeast corner of lands Now or Formerly of Acevedo (Doc 02-2002-3078);

Thence N 81° 44' 43" W for a distance of 61.92 feet to a point on the north line of lands Now or Formerly of Cecchini (Doc 02-2006-5215);

Thence along said lands the following 3 courses:
1) N 06° 54' 30" E for a distance of 11.40 feet;
2) N 81° 37' 57" W for a distance of 20.84 feet;
3) S 06° 11' 17" W for a distance of 9.62 feet to the northeast corner of lands Now or Formerly of Ticcony (Doc 02-2021-51778);

Thence N 82° 31' 53" W for a distance of 28.82 feet to the eastern line of lands Now or Formerly of Joyner (Doc 02-2009-4821);

Thence along said lands the following 3 courses:
1) N 05° 36' 17" E for a distance of 4.02 feet;
2) N 84° 36' 43" W for a distance of 37.90 feet;
3) S 06° 36' 17" W for a distance of 123.24 feet to the northerly line of Cannon Street;

Thence along said road N 72° 04' 23" W for a distance of 106.32 feet to the southeast corner of lands Now or Formerly of Jankovics LLC (Doc 02-2012-5609);

Thence along said lands the following 2 courses:
1) N 07° 03' 07" E for a distance of 238.50 feet;
2) N 71° 29' 03" W for a distance of 3.67 feet to the southeast corner of said lands of MLQ Realty Management;

Thence N 07° 00' 37" E for a distance of 200.58 feet to the Point of Beginning.

ROBERT H. CAPUCILLI, L.S. # 051028

REVISIONS				
NO.	DATE	BY	CHKED	DESCRIPTION

26 IBM ROAD
POUGHKEEPSIE, NEW YORK 12601
TEL (845) 454-3411
FAX (845) 473-1962
CPLteam.com
ARCHITECTURE = ENGINEERING = PLANNING

STATE OF NEW YORK · ROBERT H. CAPUCILLI · 051028 · LICENSED LAND SURVEYOR
Digitally signed by Robert H. Capucilli, PLS
Date: 2023.02.17 14:22:51-05'00'

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR.

HUDSON RIVER HOUSING, INC.

CITY OF POUGHKEEPSIE COUNTY OF DUTCHESS STATE OF NEW YORK

DATE:	12/1/22
DRAWN:	RHC
DESIGNED:	
CHECKED:	RHC
SCALE:	1" = 30'

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

488 MAIN STREET

PROJECT NUMBER 15066.00

DRAWING NUMBER 1-1

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Plotted By: Bob Capucilli
Date last plotted: 2/17/2023 2:21 PM
Date last accessed: 2/17/2023 2:20 PM
Referenced Drawings: None
Drawing Name: S:\Projects\HRH\Las Ventanas on Main\D Design\Job Info\Survey\CADD\15066.00 HRH Las Ventanas svy-working.dwg

August 14, 2025

Christian Moore
26 IBM Road
Poughkeepsie, NY 12601

Re: SEQRA
Windows on Main, Mixed-Use Site Plan
488 Main St, Poughkeepsie, NY 12601
25PR06977

Dear Christian Moore:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We note that the project area of potential effect is directly across the street from the former Trolley Barn, which is eligible for listing in the State and National Registers of Historic Places. Our office, in its capacity as subject-matter expert in historic preservation under SEQRA, has reviewed the project description submitted to our office on July 29, 2025. Based upon our review, the OPRHP offers the following comments regarding potential impacts to architectural resources:

1. We recommend a Construction Protection Plan for historic resources within 90 feet of proposed construction activities.

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to review under Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov

October 19, 2025

City of Poughkeepsie Planning Board
Attn: Anne Saylor, Chairperson
63 Civic Center Plaza
Poughkeepsie, NY 12601

cc: Lori Garcia, City of Poughkeepsie
Hudson River Housing

RE: 2025-048 488 Main Street - Windows on Main
Architectural Review Comments

MASS DESIGN GROUP

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Boston, MA 02116

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Dear Members of the Planning Board and Hudson River Housing,

MASS appreciates the opportunity to continue collaborating with the applicant and the Planning Board on the *Windows on Main* project. As discussed during our preliminary architectural workshop, our shared goal is to help this project contribute meaningfully to Main Street's revitalization—both in design quality and in the sense of place it creates for residents and visitors. We understand that the design team has advanced the project from early line drawings to rendered views. While these renderings are helpful for understanding massing and material intent, they also raise several design concerns that we believe warrant further discussion and refinement.



Rendering 1



Rendering 2

At our workshop, we discussed the importance of creating visual variety, introducing a richer material palette, and ensuring that the building contributes positively to the street character. In reviewing the renderings, several key themes have emerged:

1. Overall Composition and Context
The current design presents a strong horizontal stratification—brick at the base, green siding in the middle, and beige mainly at the upper band. This layered approach, while orderly, results in a façade that reads as flat and repetitive rather than dynamic or responsive to its context. We encourage exploring more variation in color, material, directionality, pattern and detailing to break down the scale and add depth and rhythm to the streetscape.

2. Streetscape and Massing
Although the building's plane has been pushed and pulled to introduce subtle movement, the overall massing remains continuous and impenetrable. We suggest introducing more vertical articulation—groupings of windows, recessed balconies, or bay projections—that can create moments of relief and help the long block feel more porous and human-scaled. Without these elements, the project risks feeling monolithic, a thin extrusion rather than a series of engaging street experiences.

3. Ground Floor and Street Engagement
The commercial storefronts shown in the renderings appear uniform and understated. We recommend treating these ground-floor entrances as opportunities to add distinct character and civic identity to the building. Canopies, expressive signage, lighting, or differentiated materials could make these entries more celebratory and inviting, helping to create an active, safe and engaging public realm.

4. Relationship to Neighborhood Context

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The renderings appear to be presented without surrounding neighborhood context. We recommend compositing the proposed building into real photographic views of Main Street to better understand its visual impact, scale, and relationship to adjacent and nearby structures. Such studies could clarify how the project works in dialogue with or overwhelms Main Street's existing rhythm of varied façades, cornice lines, and storefront proportions.

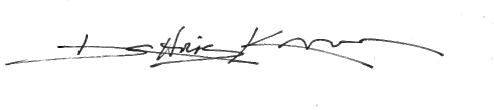
5. Material and Color Palette
At our first workshop, we had discussed exploring more variety in both color and material to avoid a flat, repetitive elevation. We encourage re-examining the overall façade strategy to ensure that the architectural expression feels rooted in Poughkeepsie's material heritage. Small adjustments in brick detailing, color shifts, or vertical alignment could bring greater coherence and craft to the building, making it feel more authentic to its place. Additional variations (even if subtle) could make the building feel more rooted and less like a uniform block.

In summary, while these renderings represent a step forward from the initial line drawings, we believe the design requires a deeper exploration of façade articulation, material richness, and contextual integration to achieve the intended impact on Main Street. We would like to share some reference images of other affordable housing projects that might help generate some additional thinking for the applicant. *(See Attached Appendix)*

We welcome continued dialogue with Hudson River Housing and the design team to refine these aspects and help ensure *Windows on Main* becomes a source of civic pride and a genuine extension of Poughkeepsie's architectural fabric.

Given the scale and location, we look forward to seeing this important anchor project for Main Street evolve through upcoming public participation and further conversation.

Sincerely,
Chris Kroner



Principal
ckroner@mass-group.org

Appendix of Affordable Housing Precedents



Willard Street Public Housing, Durham, North Carolina



121 Main Street, NeighborWorks Southern Mass, Brockton, MA, Utile



Toronto, Canada, LGA Architectural Partners



J.J. Carroll Redevelopment, 2Life Communities, Boston, Massachusetts, MASS



Richardson Apts, Community Housing Partnerships, San Francisco, CA,
David Baker + Partners



Glisan Commons, Our Just Future & Ride Connection, Portland OR,
Holst Architecture



Glisan Commons (Rear Courtyard), Our Just Future & Ride Connection, Portland OR, Holst Architecture



Modular Housing - Copenhagen, Denmark, Bjarke Ingels Group (BIG)

From:	Mary Linge
To:	Christopher Kroner
Cc:	Mario Salpepi; Lori Garcia; Tyler Maegerle; Rosaura Andujar-McNeil; Anne Saylor; Europa McGovern; Andrew Learn (ALearn@CPLteam.com); Christian Moore
Subject:	Re: Windows on Main- Front Elevation
Date:	Wednesday, November 26, 2025 10:04:31 AM
Attachments:	image.png image.png

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chris,

Mario and I just spoke. We're good with your preference for the boxed entries. I have to push back on the full glass doors, we have converted many of our properties due to it becoming a maintenance issue. As far as the brick on the elevations off of Main Street, we will agree to bring it up to the third floor and keep it on the first floor at the entries. It is just too costly to have more brick than that. As it is, the construction costs are 97% higher than Fallkill Commons, that was only completed 5 years ago. As far as the Hardie colors, I'm not a fan of the multiple colors on, we're going to stick with the green on the fourth floor tower and the tan on the recessed areas. By the way...how did you get those colors on the rendering? It cost me $1,500 to do that!!!

Mario will work on these changes, and we'll be ready for our submission to the Planning Board next week. Thank you. Happy Thanksgiving to all!

- - - Mary.

Mary F. Linge
V.P. of Real Estate Development & Housing Counseling
Hudson River Housing, Inc.
313 Mill Street
Poughkeepsie, NY 12601

(845) 454-5176 ext. 114
www.hudsonriverhousing.org

On Tue, Nov 25, 2025 at 3:19 PM Christopher Kroner <ckroner@mass-group.org> wrote:

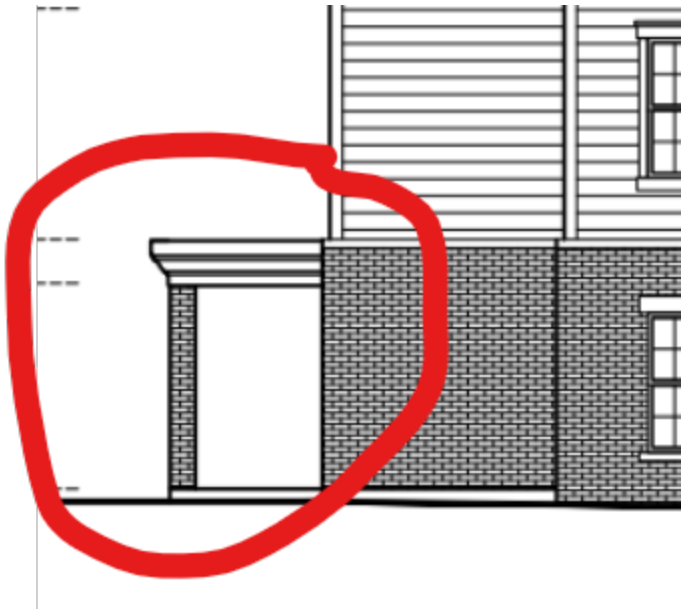
> Hi Mario and Mary--
>
> Thank you again for sharing updated line drawings for your proposed *Windows on Main* at 488 Main Street. We acknowledge and appreciate the continued effort to refine the project and respond to feedback from earlier workshops and conversations.
>
> From this set of drawings, the Main Street elevation is reading much stronger. The greater consistency and alignment of the windows helps bring clarity to the façade, and the overall proportioning along Main Street feels more unified and intentional. I am also encouraged that the latest storefront awnings will reinforce the character of Main Street's streetscape.

Now seeing the latest backsides of the building, I do have some suggestions about the rear and side elevations, particularly the way the brick base steps up by one floor in certain locations. I think I mentioned this in the last meeting but this move creates a crenelated effect (reminiscent of fortified walls of a castle) that also reinforces the building as a series of stacked horizontal layers. One goal with such a large footprint might be to avoid that strong horizontal read and instead create a sense of vertical groupings or volumes. This is working better on the front to help the building feel like a collection of smaller buildings standing together. We encourage exploring whether these projection bays could extend the full height of the building to achieve that more vertical rhythm?

Related to that, and maybe this gives you another solution (and perhaps cheaper?). You might consider introducing additional siding colors into the palette so that the volumes read like different buildings. The current elevations rely on a primary siding tone supplemented by the green Hardie board, and you could reference how many of the historic Victorian structures on the south side of Poughkeepsie use three or four colors to help articulate their massing, highlight architectural details, and give each volume a distinctive identity. Please allow me to share a quick sketch below on your old renderings to test swapping some colors (*admittedly, these are slightly random*) -- this might help you consider this comment for your own tastes and preferences for how a second or third siding color within the vertical massing could help break down the bulk and add more relief and richness to the façade composition.



Another couple details I am seeing that I wanted to highlight to your attention for consideration:
1) the entrance porches on the residential side - could these be similar projections to your storefronts?



2) Under a couple of those porches, there also appear to be some half lite egress doors that give a slightly institutional feel-- is there a reason these need a solid bottom panel and couldnt be full glass?

I hope you see these observations as intending to support the continued improvement of the project, and we remain available to review or discuss additional studies or design options as they develop.

Sincerely,
Chris

Christopher Kroner
Principal
Direct: 845.243.3755
Office: 845.473.4003
Mobile: 540.270.4866

MASS | 2022 AIA Architecture Firm Award

On Mon, Nov 24, 2025 at 3:45 PM Lori Garcia <LGarcia@cityofpoughkeepsie.com> wrote:

> Mary to your note, if you consider this as a final version for submission, be sure we get a hard copy for the file. I will place them in your current digital file for now.
>
> Best,
>
> Lori Garcia

Board Administrative Assistant

Development Department

City of Poughkeepsie

(845) 451-4263

PLEASE NOTE: There has been an ongoing scam involving fraudulent emails from a group impersonating City officials. These emails generally include fake invoices and request payment from land-use board applicants. The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

From: Mary Linge <mlinge@hudsonriverhousing.org>
Sent: Monday, November 24, 2025 3:32 PM
To: Mario Salpepi <msalpepi@coppola-associates.com>
Cc: Christopher Kroner <ckroner@mass-group.org>; Lori Garcia <LGarcia@cityofpoughkeepsie.com>; Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Rosaura Andujar-McNeil <andujr@gmail.com>; Anne Saylor <ASaylor@cityofpoughkeepsie.com>; Europa McGovern <emcgovern@cityofpoughkeepsie.com>; Andrew Learn (ALearn@CPLteam.com) <ALearn@cplteam.com>; Christian Moore <cmoore@cplteam.com>
Subject: Re: Windows on Main- Front Elevation

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Mario. For everyone's benefit, these present much better when printed on ledger paper rather than viewing them on your computer screen. At least on mine they do.

Mary F. Linge

V.P. of Real Estate Development & Housing Counseling

Hudson River Housing, Inc.

313 Mill Street

Poughkeepsie, NY 12601

(845) 454-5176 ext. 114

www.hudsonriverhousing.org

On Mon, Nov 24, 2025 at 3:26 PM Mario Salpepi <msalpepi@coppola-associates.com> wrote:

> Chris,
>
> Thanks for your quick reply and suggestions.
>
> Attached is a full set of elevations as follows:
>
> 1. Front elevation, per your notes below-
>   a. We prefer to keep the darker brick across the first floor, and wrap it around the sides.
>   b. We like the single windows and updated all the windows on the front elevation, so all bays now read the same.
>   c. I revised the commercial 1 and 3 entry canopies to a “box” projection with a flat roof. We can frame it that way.
> 2. Other elevations-
>   a. We tried an option with less brick, but returned to the brick pattern as shown.
>   b. The two siding colors will reverse from the rendering, to be consistent with the Monterey Taupe inset panels on the front.
>
> Please let us know if you have any further suggestions. We have a couple of days left prior to the Planning Board submission.
>
> Thanks again.
>
> **Mario Salpepi**
>
> Project Architect

Coppola Associates

100 Stony Brook Court

Newburgh, NY 12550

(845)561-3559 ext 203

From: Christopher Kroner <ckroner@mass-group.org>
Sent: Friday, November 21, 2025 5:14 PM
To: Mary Linge <mlinge@hudsonriverhousing.org>; Mario Salpepi <msalpepi@coppola-associates.com>
Cc: Garcia, Lori <LGarcia@cityofpoughkeepsie.com>; Tyler Maegerle <tmaegerle@cityofpoughkeepsie.com>; Rosaura Andujar-McNeil <andujr@gmail.com>; Saylor, Anne <ASaylor@cityofpoughkeepsie.com>; Europa McGovern <emcgovern@cityofpoughkeepsie.com>
Subject: Re: Windows on Main- Front Elevation

Hi Mary and Mario,

Thanks for sending updates along (and cc'ing city planning staff as req'd).

I do think this is getting stronger— the overall organization of the façade feels clearer. I'm curious what these changes will mean for the back, and look forward to seeing how this turns the corners. Acknowledging that this is a line drawing at this moment, please let me share a few thoughts as you continue refining:

• Corner volumes:
At the corners, you might try allowing the red brick to extend all the way up and down those primary masses. That continuity could help anchor the building at the edges and reinforce the sense of solidity.

• Window proportions in masonry bays:
There's something nicely tall and dense about the window proportions in the center masonry bay. Depending upon your layout and intent there might be lots of ways to make the bays each read differently, or more similarly (so i'd love to learn more). But if budget would allow, you might consider using that proportion and number of windows in the red brick areas to help unify the elevations. (I acknowledge that you may not have more budget to add windows).

• Storefront expression:

- The projection/awning storefronts on Main Street with the angled roofs read a bit suburban to my eyes (this might be because they are angled roofs isolated to the commercial bays, not across the whole main street facade; and I might not understand from this view if you intend to keep these open or closed on the

sides). This detail approach is often seen more in the Town of Poughkeepsie than on Main Street itself. One thought - you might look at Architectural Products - Turnkey Canopies, Balconies - USA Made for some more ideas for some other conventional but more urban, commercial storefront expressions. Or if you love what your showing, it might be worth sharing a Main Street reference/inspiration image or two, and your rendering might help convince the board.

- If you do extend the red brick down elsewhere, could you consider using gray brick at storefronts? It's more durable for the commercial entranceways.

• Two-window bays:
Where feasible, continue looking for opportunities to use paired windows instead of single openings within the bays. That approach seems to scale the façade nicely.

Thanks again — this is moving in a positive direction. Appreciate being able to offer feedback early.

Best,
Chris

Christopher Kroner
Principal
Direct: 845.243.3755
Office: 845.473.4003
Mobile: 540.270.4866

MASS | 2022 AIA Architecture Firm Award

On Fri, Nov 21, 2025 at 4:05 PM Mary Linge <mlinge@hudsonriverhousing.org> wrote:

> Chris,
>
> You have to zoom in to see the material and color notes, but we have charcoal brick at the commercial level and red brick at the residential levels. The Hardie board is the same tan as the previous elevation (with no green Hardie on the Main Street side), as is the red brick the same as the last elevation. There won't be much change to the other elevations, with the exception of taking to Hardie all the way to the floor level where it was showing brick at the first level. We've got to compensate for the cost of all that brick on the Main Street side somewhere! I'm feeling really good about this...looking forward to hearing your thoughts!
>
> - - - Mary.

Mary F. Linge

V.P. of Real Estate Development & Housing Counseling

Hudson River Housing, Inc.

313 Mill Street

Poughkeepsie, NY 12601

(845) 454-5176 ext. 114

www.hudsonriverhousing.org

On Fri, Nov 21, 2025 at 6:19 AM Mario Salpepi <msalpepi@coppola-associates.com> wrote:

> Hi Chris,
>
> I modified the massing, finishes, and colors of the front elevation per the conference on Monday.
>
> Attached is a sketch view for your opinion, and a very basic autocad colored elevation (the tan reads as yellowish).
>
> Let us know your thoughts.
>
> I can work on a full set of elevations early next week, and hopefully we can arrive at a final submission set for the PB by the 3rd.
>
> Thanks for your input.
>
> **Mario Salpepi**
>
> Project Architect
>
> Coppola Associates
>
> 100 Stony Brook Court
>
> Newburgh, NY 12550

(845)561-3559 ext 203

MASS | *Join us at Abundant Futures / Live in Boston on November 10, 2025!*

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

MASS | *Join us at Abundant Futures / Live in Boston on November 10, 2025!*

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THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

Site Plan REVIEW
Form #2

1. Date: December 12, 2025
2. Name of Site Plan: Windows on Main
3. Address or Location: 488 Main Street
4. Owner: Hudson River Housing
5. Engineer/ Architect: Hudson River Housing
6. Yes ☐ No ☐ The Site Plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).
7. Yes ☐ No ☐ The SWPPP as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

ENGINEERING SITE PLAN REVIEW COMMENTS:

1. Provide a water and sewer report. The report should include a projected daily water usage summary based on the proposed development. Additionally confirm that the proposed water and sewer services are sufficient for anticipated use. Include a discussion of fire flows. CPL has indicated this is being prepared.
2. As discussed on 10/31/2025, the nearest storm sewer is at Clinton Street. This is to be the stormwater connection point for the proposed project.
3. Indicate diameter of sanitary sewer and water mains at Main Street *on site plan*. The water main is 12" west of 489 Main Street (the former Diesing Auto Parts), and 10" east of 489 Main Street. See attached gate book page 258 for reference.
4. Show existing water and sewer services on the site plan. Provide an abandonment detail for the water service. If 2" diameter or less abandon at water main (close corporation valve and physically cut water pipe, City standard detail available). If greater than 2", the service will need to be abandoned as close to the main as feasible with a fully restrained mechanical cap, and gate valve closed. Cap existing sewer at building foundation prior to demolition. CPL has indicated plans will be updated to provide requested info.
5. Provide top *and* bottom wall elevations of proposed retaining wall east and south of proposed building. Provide a detail for retaining wall. Provide stability calculations if the wall exceeds 5'. CPL has indicated stability calculations will be provided.

ENGINEERING SWPPP REVIEW COMMENTS:

1. Include a printed copy of the eNOI with SWPPP
2. Append a map(s) identifying areas requiring soil restoration (all areas to be converted from impervious to pervious) to the SWPPP. Any changes in post development hydrology should be documented with pre and post hydrology maps. Location and size of PCSMP (porous pavement)

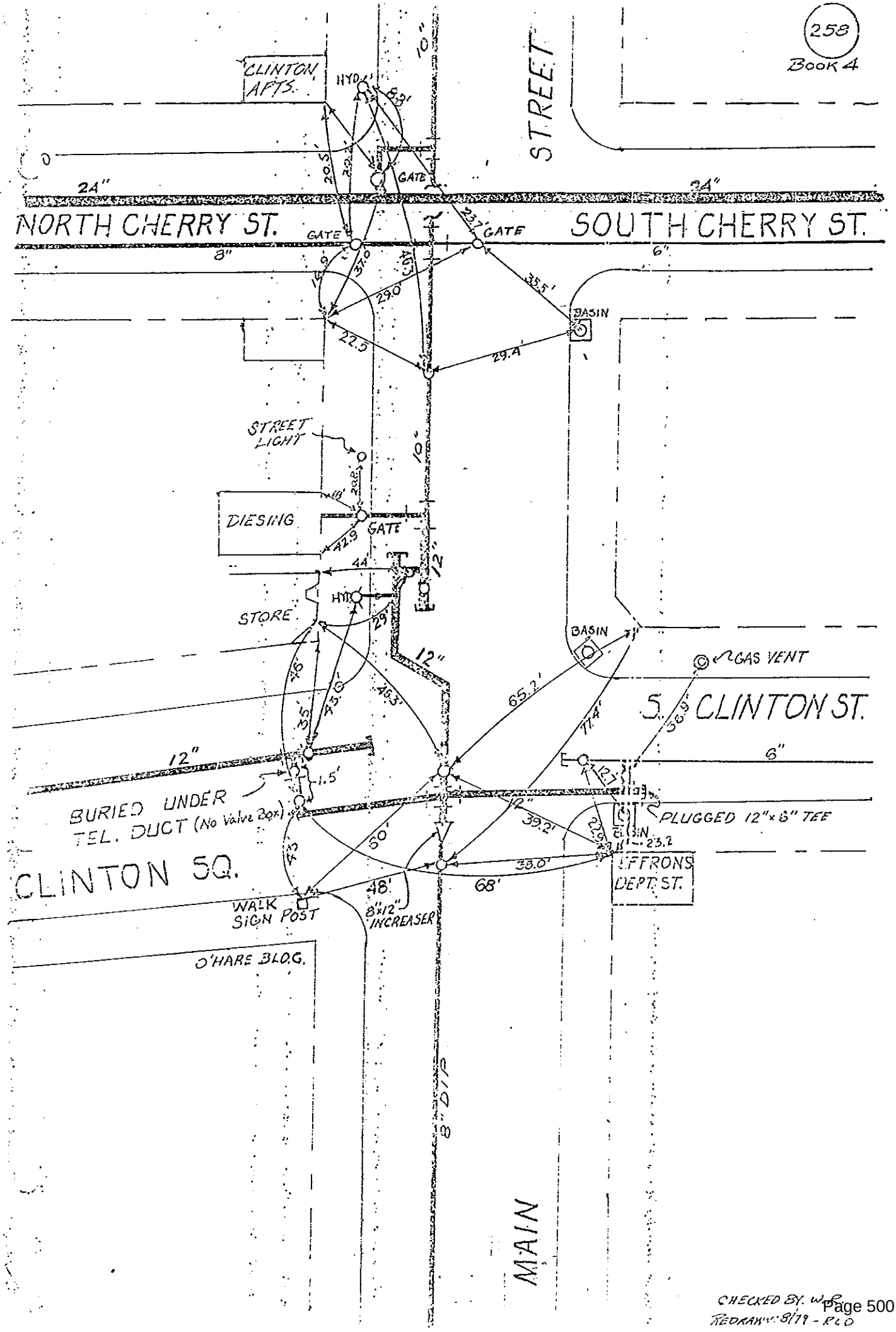
should be shown on post-hydrology map.

3. Include discussion of porous pavement in SWPPP including dimensions, material spec, and installation details.
4. Provide verification SWPPP has been prepared by Qualified Professional.
5. Include soil testing results and show test pits and/or boring locations on map. Include infiltration test results.
6. Provide O&M plan including inspection and maintenance schedules. Identify responsible party(ies).

Joseph A. Chenier, Jr.

Digitally signed by Joseph A. Chenier, Jr.
Date: 2025.12.12 12:11:37 -05'00'

Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer


258
BOOK 4
CLINTON APTS.
HYD.
GATE
STREET
24"
24"
NORTH CHERRY ST.
SOUTH CHERRY ST.
GATE
GATE
8"
6"
BASIN
STREET LIGHT
DIESING
GATE
12"
STORE
HYD.
BASIN
GAS VENT
5. CLINTON ST.
12"
6"
BURIED UNDER TEL. DUCT (No Valve Box)
PLUGGED 12"x8" TEE
BASIN
EFFRONS DEPT. ST.
CLINTON SQ.
WALK SIGN POST
8"x12" INCREASER
O'HARE BLDG.
8" DIP
MAIN
CHECKED BY. W.R.
REDRAWN: 8/79 - RLD

400 Columbus Avenue, Suite 180E
Valhalla, New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering & Design

January 30, 2026

Mr. Scott Parker - Chair
62 Civic Center Plaza
3rd Floor
Poughkeepsie, NY 12601

Parking Study Review
488 Main Street – Windows on Main
City of Poughkeepsie, Dutchess County New York
Colliers Engineering & Design Project No. 24008937C

Dear Mr. Parker & Members of the Zoning Board,

Colliers Engineering & Design has conducted a review of the proposed 488 Main Street Hudson River Housing (HRH) development relative to the potential traffic and parking impacts associated with the Project. The site currently consists of an approximately 13,000 sq. ft. one (1) story commercial building containing a laundromat and the Hudson River Housing Resource Center. The Project proposes to redevelop the site to consist of a new four (4) story building containing 5,082 sq. ft. of first floor commercial space and 81 dwelling units with 99 total bedrooms (21 studio, 42 one-bedroom, and 18 two-bedroom units).

The Project site is bordered by Main Street to the north and Cannon Street to the south and located between South Clinton Street to the west and South Cherry Street to the east. Access to the site is currently provided via two (2) driveway connections to Main Street. The Project proposes to close these existing Main Street driveways and construct a new access driveway connection to Cannon Street. The site proposes providing a total of 34 off-street parking spaces comprised of 13 ADA compliant spaces, two (2) EV charging spaces and 29 regular spaces. Per the City Code, 119 spaces are required for the Project, and the Applicant is requesting a 85 space variance from the Code requirement.

The following documents were provided to our office for review:

- ZBA Cover Letter CPL Architecture, Engineering and Planning dated November 12, 2025
- Parking Evaluation Memorandum prepared by CPL Architecture, Engineering and Planning dated January 6, 2026
- Windows on Main Mixed-Use Site Plan prepared by CPL Architecture, Engineering and Planning dated November 11, 2025

The following are our comments based on our review of the Project and the information provided.

Colliers Engineering & Design

1. Section 1 – Existing Site Information of the Parking Evaluation indicates bus service is provided on Weekdays and Sundays but there is no mention of Saturday bus service. Saturday bus schedule should be confirmed.

2. As indicated in the ZBA Cover Letter, the City Code requires a total of 119 parking spaces for the Project broken down as follows:

   - Residential: 1.25 spaces per dwelling x 81 units = 102 spaces
   - Commercial/Office: 1 space per 300 sq. ft. x 5,082 sq. ft. = 17 spaces

3. The Project proposes to provide a total of 34 parking spaces on the site. Therefore, the Applicant is requesting an 85 spaces parking variance. This equates to an approximately 71% reduction in the parking requirement.

4. The study provides parking supply data for four (4) other nearby developments in the City. The table below summarizes the size, parking supply, city code requirement and granted reduction for each development.

Development	Size	City Code Required Parking	Provided Parking		Waiver Granted	
			Spaces	Ratio	Spaces	% Reduction
Fallkill Commons	78 Residential Units	97 Spaces	34 Spaces	0.44 / Unit	63 Spaces	65%
Crannell Square	78 Residential Units	94 Spaces	30 Spaces	0.40 / Unit	64 Spaces	68%
Queen City Lofts	78 Residential Units 10,000 sq. ft. Brewery 5,000 sq. ft. Commercial	144 Spaces	64 Spaces	0.91 /Unit	64 Spaces	56%
Underwear Factory	15 Residential Units 6,645 sq. ft. Commercial	36 Spaces	18 Spaces	1.20 / Unit	18 Spaces	50%

   a. Based on the above the 71% requested waiver for the Windows on Main Project is higher than any of the Projects used for comparison but within the range of the Fallkill Commons and Crannel Square Projects. However those Projects did not include any commercial use.

   b. It should also be noted that the Windows on Main proosed parking supply ration of 0.42 spaces per dwelling unit falls within the low end of the range of parking supply ratios of the above listed comparison projects. Therefore, there appears to be some precedent for the requested waiver, but again it is important to note that the two Projects that have similar parking supply ratios (Fallkill Comons & Crannell Square) do not have a commercial component.

Colliers Engineering & Design

5. In order to further justify the provided parking, the Applicant conducted daily parking observations of parking occupancy at the four (4) similar developments listed above. These observations were conducted between October 14th and November 9th, 2025. The observations were conducted between 8AM and 9PM randomly during this period.

    a. According to the Institute of Transportation Engineers (ITE), the peak parking demand for Affordable Housing developments (ITE Land Use Code 223) occur between 10PM and 7AM, which is typical for residential projects where peak parking demand occurs during the overnight hours. The parking utilization data collected for these similar developments does not provide data for this time period. The parking utilization data for these existing locations should be expanded to include the overnight time periods.

    b. The data for the Crannell Square development indicates that the available parking of 30 spaces is fully occupied at peak times. It is noted that this development is located directly adjacent to the Crannell Street public parking lot owned by the City of Poughkeepsie. It is possible that residents of this development could be utilizing the public parking lot, which would result in the parking utilization documented being understated and not valid.

    c. Can the unit occupancy of the developments used for comparison be confirmed? Any vacancy of units during the observations would result in potentially understated parking utilization.

    d. The study indicates that the proposed parking supply ratio of 0.42 spaces per unit is appropriate based on comparison to the Fallkill Commons development being the most similar development and indicating a max parking utilization ratio of 0.31 spaces per unit. However, Fallkill Commons does not include any commercial uses, whereas the proposed Project does. It would appear that the better comparison is to the Queen City Lofts and Underwear Factory developments which indicate a max parking demand ratio of 0.86 spaces per unit and 0.80 spaces per unit.

6. ITE Parking Data was also referenced for ITE Land Use 223 – Affordable Housing for comparison to the proposed parking supply.

    a. ITE data indicates an average parking demand of 40 – 53 parking spaces for the residential portion of the Project only.

    b. The study should also assess the parking demand for the commercial portion of the development based on the ITE data.

    c. Regardless, the ITE data indicates a higher parking demand than the proposed parking supply for the residential portion of the development alone.

Colliers Engineering & Design

7. The study also identifies that the City of Poughkeepsie Municipal Code requires 1 parking space per 300 sq. ft. of commercial area, resulting in a demand of 17 spaces for the 5,082 sq. ft. proposed by this project. The study states that this number is excessive due to walkability, public transit and neighborhood density. There is no identification of what an appropriate parking supply would be for the commercial use.

8. The site plan shows 13 provided ADA parking spaces. Building code requires just 2 ADA parking spaces based on the size of the parking lot.

    a. No justification is provided for why 11 additional ADA spaces are proposed. If these ADA parking spaces are not regularly utilized this could result in pushing parking of non-ADA spaces to offsite locations while the ADA spaces remain unoccupied.

    b. What is the ADA parking supply at other existing HRH developments?

9. The study indicates that 33 metered on-street parking spaces between South Cherry Street and South Clinton Street on Main Street.

    a. The existing usage and availability of these spaces during peak demand of the Project is unclear.

    b. It should be noted that the on-street parking on Main Street is also limited to 2-hour parking between 8AM – 6PM Monday – Friday. It should be clarified if overnight parking is also permitted here.

    c. It is also noted that there are other public parking lots within the City but the nearest lot is the Crannell Street lot which is in excess of ¼ mile from the site and not viable for regular parking use for the Project as acknowledged in the ZBA Cover Letter.

10. It should be clarified if the onsite parking is proposed to be reserved for the residential use only or if it will also be useable by the commercial portion of the Project. If it will be shared parking for both the residential and commercial uses, we would recommend that a shared parking analysis be prepared based on ITE data to identify the actual anticipated park parking demand and the time of day that would occur.

Colliers
Engineering & Design

In general, it appears that some waiver of the required parking is appropriate based on the prior waivers granted for similar developments in the City and based on the observed parking utilization data at those developments. However, it is our opinion that additional information should be provided to determine whether the requested parking waiver is appropriate and if there will be an excess parking demand that can be accommodated by offsite parking in the area.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.



Richard D'Andrea, P.E., PTOE
Department Manager

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CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MAY 27, 2026

488 MAIN STREET: SITE PLAN
Application for site plan review relative to the proposed development of the property at 488 Main Street for a mixed-use building containing ground floor commercial space fronting Main Street with 61 dwelling units, accessory parking and an accessory playground with access from Cannon Street. Owner/Applicant: Hudson River Housing, Inc.; Consultant: CPL, Architecture, Engineering, Planning; Grid #6161-23-290979; Zoning District: MU-5; File #PB2025-048

Project Description
The project has been determined to be Type 1 Action under SEQRA.

Recommendation
- Application received area variance for 30 parking spaces 5/12/26.
- Unit count reduced from 81 to 61 and parking space count increased to 64 spaces.
- Engineering Comments indicate project stormwater connection must be with Clinton Street storm sewer.
- Lighting plan and elevations show no lighting features fronting Main St, confirm that that's the applicant's intention
- Landscaping plan submitted for review
- Action has been classified as a Type 1 based on being "substantially contiguous" with the historic Trolley Barn, and exceeding 25% of the unit threshold for being a Type 1 action.

Project History
First appearance 7/22/25, lead agency declared, escrow set.
9/23/25 Negative declaration

Documents Entered into Record

Date	Description	Author	Comments
6/24/25	Application	Andrew Learn, PE, CPL	Multi-unit affordable housing
6/24/25	Cover letter	Andrew Learn, PE, CPL	Letter detailing project
6/24/25	SEQRA	Andrew Learn, PE, CPL	FEAF
6/24/25	Letter	Mary Linge, Hudson River Housing, Inc	6/16/25 letter of consent
6/24/25	Site Plan	CPL Architecture, Engineering, Planning	6/24/25 C001, C002, C100, C101, C200, C201 thru C205, C300 thru C304, 12/1/22 Survey 1-1 6/6/25 A1, A5
8/12/25	SEQRA	Robyn Hollander, AICP, MTA Metro-North Railroad	Letter regarding Lead Agency
8/13/25	Letter	Andrew Learn, PE, CPL	Letter addressing submission changes and SWPPP

8/13/25	SWPPP	CPL Architecture, Engineering, Planning	
8/13/25	Site Plan	CPL Architecture, Engineering, Planning	9/10/25 C001, C002, C100, C101, C200, C201 thru C205, C300 thru C304, 12/1/22 Survey 1-1 8/6/25 A1, A6, A7
8/14/25	Letter	Mariana Staines, Historic Site Restoration Coordinator, SHPO	Response to proposed project
8/14/25	Letter	David Hastings, PE, PTOE, Clark Patterson Lee	Parking Study
8/18/25	Letter	Scott Parker, Zoning Board Chair	Consent for PB to be Lead Agency
9/11/25	Letter	Andrew Learn, PE, CPL	Comments regarding parking
9/11/25	Site Plan	CPL Architecture, Engineering, Planning	8/13/25 C001, C002, C100, C101, C200, C201 thru C205, C300 thru C304, 2 Rendering pages
10/19/25	Letter	Chris Kroner, MASS Design	Architectural review
11/12/25	Letter	Christian Moore, PE, Clark Patterson Lee	Letter addressing planning board comments
11/12/25	SEQRA	Andrew Learn, PE, CPL	10/30/25 FEAF
11/12/25	Letter	David Hastings, PE, PTOE, Clark Patterson Lee	8/19/25 Parking Study
11/12/25	Site Plan	CPL Architecture, Engineering, Planning	11/11/25 C001, C002, C100, C101, C200 thru C206, C300 thru C306, L001, L100, L200
12/3/25	Letter	Christian T. Moore, CPL Architecture, Engineering, Planning	Cover letter
12/3/25	Letter	Mary Linge, Hudson River Housing, Inc	Copy of 11/11/25 letter to ZBA re: Parking Research`
12/3/25			Planting Palette
12/3/25	Site	Site Plan	12/2/25 C001, C002, C100, C101, C200, C201 thru C206, C300 thru C306, L100, L200 11/11/25 L001
12/3/25	Elevations	Coppola Associates	12/2/25 A6, A7
4/28/26	Letter	Christian Moore, PE	Cover Letter
4/27/26	Site Plan	CPL Architecture, Engineering, Planning	
4/28/26	SWPPP	CPL Architecture, Engineering, Planning	
4/22/26	Letter	CPL Architecture, Engineering, Planning	Parking evaluation
4/28			

Comments Received

Date	Author	Comments

12/22/25	Vincent Parise, Deputy Fire Chief	Comments
12/12/25	Engineering Department	Comments
8/25/25, 9/22/25	Captain John Zeltman, COP PD	Acceptable
9/17/25	Eric Philipp, COP Bldg Inspector	Acceptable
9/4/25	Dylan Tuttle, DC Dept of Planning	Comments

Motions and Resolutions
With regard to the City's file number #PB2025-048 and 488 Main Street

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request that staff draft a resolution of approval or denial OR the Board may request the applicant to submit further documentation.

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 15 N Cherry Street

II. PROPERTY OWNER: North Cherry Holdings LLC

ADDRESS: 18 Sophia Street, Monsey

NY, 10128 (state and zip code)

PHONE NUMBER: c/o 845-874-7166 (include area code)

III. NAME OF APPLICANT: Same as owner

ADDRESS: _____

_____ (state and zip code)

PHONE NUMBER: _____ (include area code)

EMAIL ADDRESS: c/o natalie@karcpc.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. CONSULTANT: KARC Planning Consultants

ADDRESS: PO Box 924, Poughkeepsie

NY, 12602 (state and zip code)

PHONE NUMBER: 845-874-7166 (include area code)

EMAIL ADDRESS: natalie@karcpc.com

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):_____

Amendment to approved residential redevelopment to modify resident access to internal stairs, facade, and increase the single story portion of the building to three (3) stories to accomodate six (6) additional units.

VI. ZONING DISTRICT: MU5

(Proceed to XVII for special permit & façade approval only)

Revised March 2026: Previous Editions Obsolete

PROJECT INFORMATION

New construction:_____(yes)_____(no)

Change of use:_____(yes)_____(no)

Expansion/addition:__X__(yes)_____(no)

Alteration:_____(yes)_____(no)

Cost of Construction: $ TBD

LOT AND BULK INFORMATION:

Lot area: 0.90 (acres) 39,204 (square feet)

Building Footprint: _____(proposed square feet for new construction)

13,842 (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

13,842 (total building footprint, square feet)

Lot Coverage: 35.31% (percentage, building coverage only)

Gross Floor Area: _____(proposed square feet for new construction)

39,899 (existing square feet for change of use/expansion) Previously Approved

7,097 (additional proposed square feet for expansion)

47,132 (total gross floor area, square feet)

Building Height: 3 (stories) 38' 7" (feet)

Floor Area Ratio: 1.2 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 60 *See note below

B) Number of Off-Street Parking Spaces provided: 22

C) Waiver Requested:_____(Yes) X (No)

Is municipal parking available within 600 feet? X (Yes) _____(No)

*Area variance previously granted on July 12, 2022 to allow 22 spaces where 73 spaces were required. Thus, a variance for 51 spaces remains in effect.

If yes, name all such municipal facilities: _____

_____

_____

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

_____ (Yes) (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board): _____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multifamily residential
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 21

Number of two (2) bedroom unit's 27

Number with three or more bedrooms: 0

Total number of units: 48

C) Is funding public? X Yes X No

If yes, describe funding source: ESD Downtown Revitalization Initiative (DRI)

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____Yes_____No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

XIV. INDUSTRIAL/COMMERCIAL PROPOSALS (Automobile repair, taxi, motor vehicle sales, warehouse, manufacturing, animal hospital, research facilities, etc.)

A) Specify Use: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): _____

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

G) Number of rental units (hotels, motels, etc.) _____

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: _____

I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, Natalie Quinn, agent for applicant, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.

_____ March 31, 2026

Signature of Applicant Date

KARC
PLANNING CONSULTANTS, INC.

March 30, 2026

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of North Cherry Holdings LLC, property owner of 15 N Cherry Street, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,

Jay Blumenfeld
Manager
North Cherry Holdings LLC

KARC
PLANNING CONSULTANTS, INC.

May 13, 2026

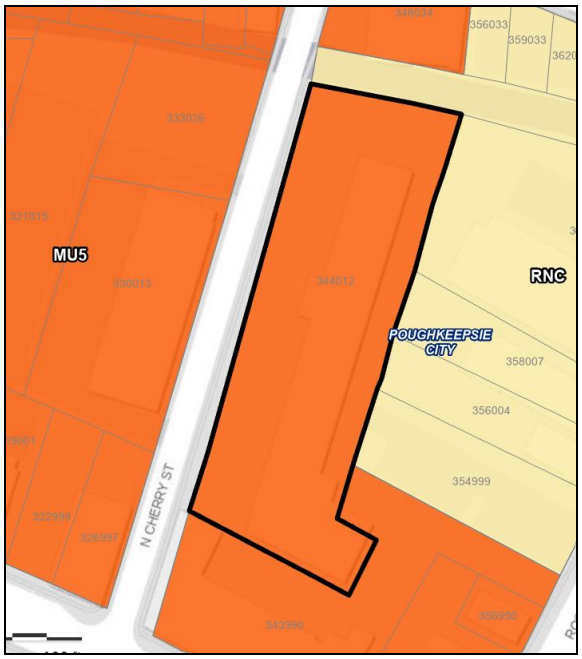
Anne Saylor, Chair
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 15 N Cherry St
Parcel No. 131300-6162-79-344012
City of Poughkeepsie
Site Plan Amendment

Dear Chair Saylor:

The applicant is seeking an amendment to a previously approved site plan at 15 N Cherry Street (Lot 344012) in the City of Poughkeepsie. The lot is 0.90 acres and is located in the MU5 Zoning District.





The Planning Board previously granted site plan approval on August 16, 2022 for the conversion of the existing warehouse building into a 42-unit residential development, including associated site improvements such as off-street parking, a playground, and a dog park. As part of that approval, 22 off-street parking spaces were provided, and the Zoning Board of Appeals granted an area variance on July 12, 2022 permitting 22 spaces where 73 were otherwise required.

The approved site plan remains active and valid. A building permit application for demolition work was filed, limited demolition has commenced, and the permit remains in effect.

Amended Building Design
As discussed during the April 28 Planning Board meeting, the applicant is proposing to amend the approved site plan to modify the building design, primarily by replacing the previously proposed exterior stair access system with internal staircases. As part of this redesign and reconfiguration of the building interior, it has also become feasible to expand the existing one-story portion of the structure to three stories, resulting in an increase in the total number of residential units from 42 to 48. The proposed changes and previously granted area variances maintain compliance with the site's zoning regulations especially as they relate to off-street parking.

Site Plan and Architecture Updates
Based on conversations with the Board during the April 28 Planning Board meeting and with Mass Design during a May 7 working session, the following updates have been incorporated into the site plan set and the proposed building design:

1. **Metal Cladding Material**: The material proposed for the metal cladding at the stair tower and new 3-story portion is further specified as Hardie Architectural Panels as indicated on the elevations provided.
2. **Wall Anchors**: The existing wall anchors on the front and rear façade will be restored as indicated on the elevations provided.
3. **Brick Condition**: The existing white painted brick will be restored to its original color as indicated on the elevations provided.
4. **Roof Equipment**: The applicant has clarified their proposal to install a "black charred wood" fence as screening for the roof mounted mechanical equipment.
5. **Landscaping Plan**: Details related to the number, location, and species of proposed plantings are now indicated on Sheet A-100 of the site plan set.
6. **Exterior Lighting**: Path lights leading to the building entrances, spotlight lighting along the entrance canopies, and wall mounted sconces are proposed adjacent to the building's doors. These details are indicated on Sheet A-101 and A-401. Spec sheets for the proposed lighting fixtures are included with this submission.
7. **Approval Conditions**: Previous Planning Board and ZBA approval conditions have been added to Sheet A-100 as a note.
8. **Zoning Bulk Table**: A bulk table has been added to Sheet A-100.
9. **Knox Boxes**: A note on the type and placement of proposed Knox Boxes has been added to Sheet A-100.

KARC
PLANNING CONSULTANTS, INC.

Trail Easement Language
To preserve the potential for a future Fall Kill Trail, the applicant is including draft easement language with this submission for review by Corporation Counsel. We look forward to working collaboratively with the City on finalizing this easement and request that its completion be added as a condition of approval for this site plan amendment.

Waterfront Advisory Committee
The applicant prepared and submitted a Waterfront Assessment Form to be placed on the Waterfront Advisory Committee's May 6 agenda. However, this meeting was cancelled due to a lack of quorum. We have included our consistency review analysis as part of this submission to document that the proposed changes are minimal and are not inconsistent with the policies of the LWRP.

Enclosed, please find the following:

1. Two (2) copies of a Cover Letter prepared by KARC, dated May 13, 2026
2. Two (2) copies of a Site Plan Set including elevations and floor plans prepared by abarchitekten, dated May 12, 2026
3. Two (2) copies of Draft Trail Easement Language prepared by KARC, dated May 11, 2026
4. Two (2) copies of the LWRP Consistency Analysis prepared by KARC, dated May 5, 2026
5. Two (2) copies of the Lighting Spec Sheets

We respectfully request placement on the May 27, 2026 Planning Board agenda to discuss the proposed amendment.

Thank you for your consideration.

Sincerely,

Natalie Quinn, Agent for Applicant

PO Box 924 |Poughkeepsie NY 12602 | 845.874.7166 | natalie@karcpc.com
DBE Certified |WBE in NY and NJ |US SBA WOSB & EDWOSB Certified

PARCEL DATA

TAX MAP INFORMATION	SECTION 6162, BLOCK 79, LOT 344012
PARCEL ADDRESS	NORTH 15 CHERRY STREET POUGHKEEPSIE, NEW YORK 12601
LOT AREA	0.90± ACRES

PROPERTY LOCATION AND SIZE

JURISDICTION	CITY OF POUGHKEEPSIE, NY
NAME	15 NORTH CHERRY STREET
ADDRESS	15 NORTH CHERRY STREET, POUGHKEEPSIE, NY 12601
SIZE	0.90 ACRES OR ± 39,204 SQ FT

PLANNING BOARD APPROVAL CONDITIONS - 08/22/2022

1. APPLICANT SHALL INCLUDE RESTRICTIONS IN EITHER THE LEASE OR BUILDING RULES AND PROCEDURES LIMITING THE STORAGE ON BALCONIES SO THAT EXCESSIVE ITEMS DO NOT CLUTTER THE BALCONY OR INTERFERE WITH THOSE WALKING THROUGH THE BALCONY AREA.
2. A TRAIL EASEMENT AGREEMENT SHALL BE ESTABLISHED WITH THE CITY OF POUGHKEEPSIE FOR POTENTIAL FUTURE ACCESS TO THE FALL KILL OR CREATION OF RECREATIONAL TRAIL. ALL COMMENTS OF THE ENGINEERING DEPARTMENT ON APRIL 13, 2022 AND THE FIRE DEPARTMENT ON AUGUST 16, 2022, SHALL BE SATISFIED TO THE SATISFACTION OF THE DEPARTMENT.
3. APPLICANT WILL RETURN FOR FINAL APPROVAL OF DECKING MATERIAL AND THE FENCING AND GATE.

ZBA APPROVAL CONDITIONS - 07/18/2022

THE APPROVED VARIANCES ALLOW FOR: PROVIDING 22 PARKING SPACES, FRONT YARD PARKING, REFUSE AREA LOCATED IN THE FRONT YARD, AND REFUSE AREA LOCATED WITHIN 30FT OF THE FALL KILL CREEK; WITH THE FOLLOWING CONDITIONS:

1. THE PROPOSED BUILDING WILL HAVE A TOTAL OF 22 PARKING SPACES. THE PRIVILEGE OF ON-SITE PARKING FOR TENANTS SHALL BE ON A FIRST-COME, FIRST-SERVED BASIS, WITH A FEE CHARGED FOR EACH ON-SITE SPACE. ON-SITE PARKING, INCLUDING THE FEE, SHALL BE ADDRESSED IN THE LEASE, AND SHALL BE AVAILABLE FOR THE DURATION OF THE LEASE, WITH NO SEPARATE LEASE OR RENTAL AGREEMENT FOR PARKING ON THE PREMISES. ON-SITE PARKING SHALL BE LIMITED TO NOT MORE THAN ONE SPACE PER APARTMENT.
2. FOR TENANT LOADING AND UNLOADING, THERE SHALL BE A DESIGNATED, STRIPED LOADING AREA.
3. FOR ANY TENANT WHO IS INTERESTED IN OFF-SITE PARKING WHEN NO ON-SITE PARKING IS AVAILABLE, APPLICANT/MANAGEMENT SHALL ENCOURAGE THOSE TENANTS TO ACCESS THE CITY OF POUGHKEEPSIE MUNICIPAL PARKING LOTS WITHIN 1 1/2-2 BLOCKS OF THE SITE, AND TO PAY THE ATTENDANT PERMIT FEE TO THE CITY OF POUGHKEEPSIE TO SECURE SUCH PARKING, REGARDLESS OF WHETHER AVAILABLE MUNICIPAL PARKING IS SHORT-TERM OR LONG-TERM. THIS INFORMATION SHALL BE CONTAINED IN WRITTEN LITERATURE OR BROCHURES PROVIDED TO TENANTS, RECEIPT OF WHICH SHALL BE ACKNOWLEDGED IN WRITING BY EACH TENANT NOT ELIGIBLE FOR ON-SITE PARKING.
4. APPLICANT/ MANAGEMENT SHALL DISCOURAGE TENANTS FROM OCCUPYING/USING ON- STREET PARKING ON MAIN STREET IN THE VICINITY OF THE SITE. THIS INFORMATION SHALL BE CONTAINED IN WRITTEN LITERATURE PROVIDED TO TENANTS, RECEIPT OF WHICH SHALL BE ACKNOWLEDGED IN WRITING BY EACH TENANT NOT ELIGIBLE FOR ON-SITE PARKING.
5. APPLICANT/MANAGEMENT SHALL PROVIDE A COPY OF THE WRITTEN LITERATURE TO THE DEVELOPMENT DEPARTMENT (ATTENTION DIRECTOR) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
6. THE CITY SHALL HAVE THE RIGHT TO REQUEST AND REVIEW THE WRITTEN LITERATURE NO MORE THAN ANNUALLY TO VERIFY ONGOING COMPLIANCE WITH THIS CONDITION.

FLOODPLAIN DEVELOPMENT PERMIT NOTES

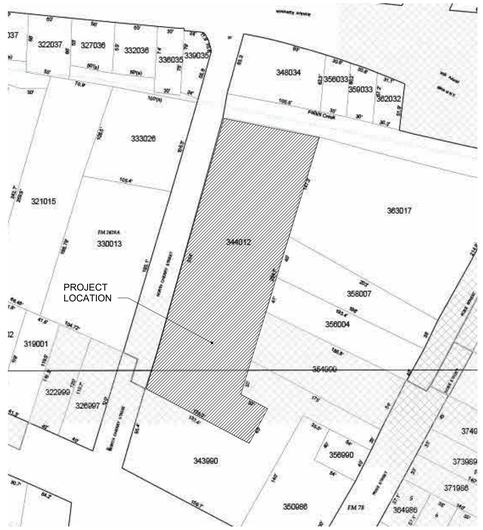
1. A PORTION OF THE SITE IS LOCATED WITHIN A FEMA 100-YEAR FLOODPLAIN. PURSUANT TO SECTION 19-4.6(D)(2) OF THE CITY OF POUGHKEEPSIE ZONING CODE, A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED.

ADJACENT PROPERTIES TAX MAP INFORMATION:

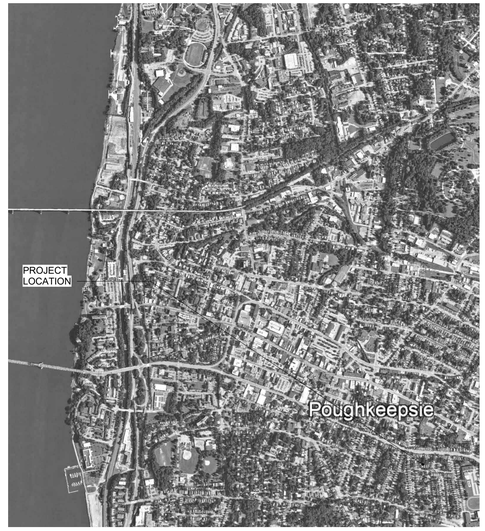
PARCEL #	PARCEL ADDRESS	AREA	OWNER	OWNER ADDRESS
326997	519 MAIN ST, POUGHKEEPSIE 126010000	0.01 ACRES	YEUNG , SHING FU (PRIMARY)	1055 DUTCHER DR, FISHKILL NY 12524
330013	8 N CHERRY ST, POUGHKEEPSIE 126010000	0.43 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
333026	N CHERRY ST, POUGHKEEPSIE 126010000	0.25 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
339035	418 MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	MCGRANE , PETER (PRIMARY)	164 WHITMAN RD, YONKERS NY 107100000
348034	420-422 MAPLE ST, POUGHKEEPSIE 126010000	0.14 ACRES	JOHNSON , NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
356033	MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	JOHNSON , NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
363017	17 ROSE ST, POUGHKEEPSIE 126010000	0.84 ACRES	FALLKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
358007	9 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	JANENDO , JOHN JR A (PRIMARY)	9 ROSE ST, POUGHKEEPSIE NY 126010000
356004	7 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	MARKOVIC , ANTO (PRIMARY)	40 OLD ROUTE 52, STORMVILLE NY 12582
354999	ROSE ST, POUGHKEEPSIE 126010000	0.22 ACRES	FALLKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
343990	521 MAIN ST, POUGHKEEPSIE 126010000	0.54 ACRES	521-527 MAIN STREET CORP (PRIMARY)	PO BOX 4, BILLINGS NY 125100000

SUMMARY OF BULK REQUIREMENTS

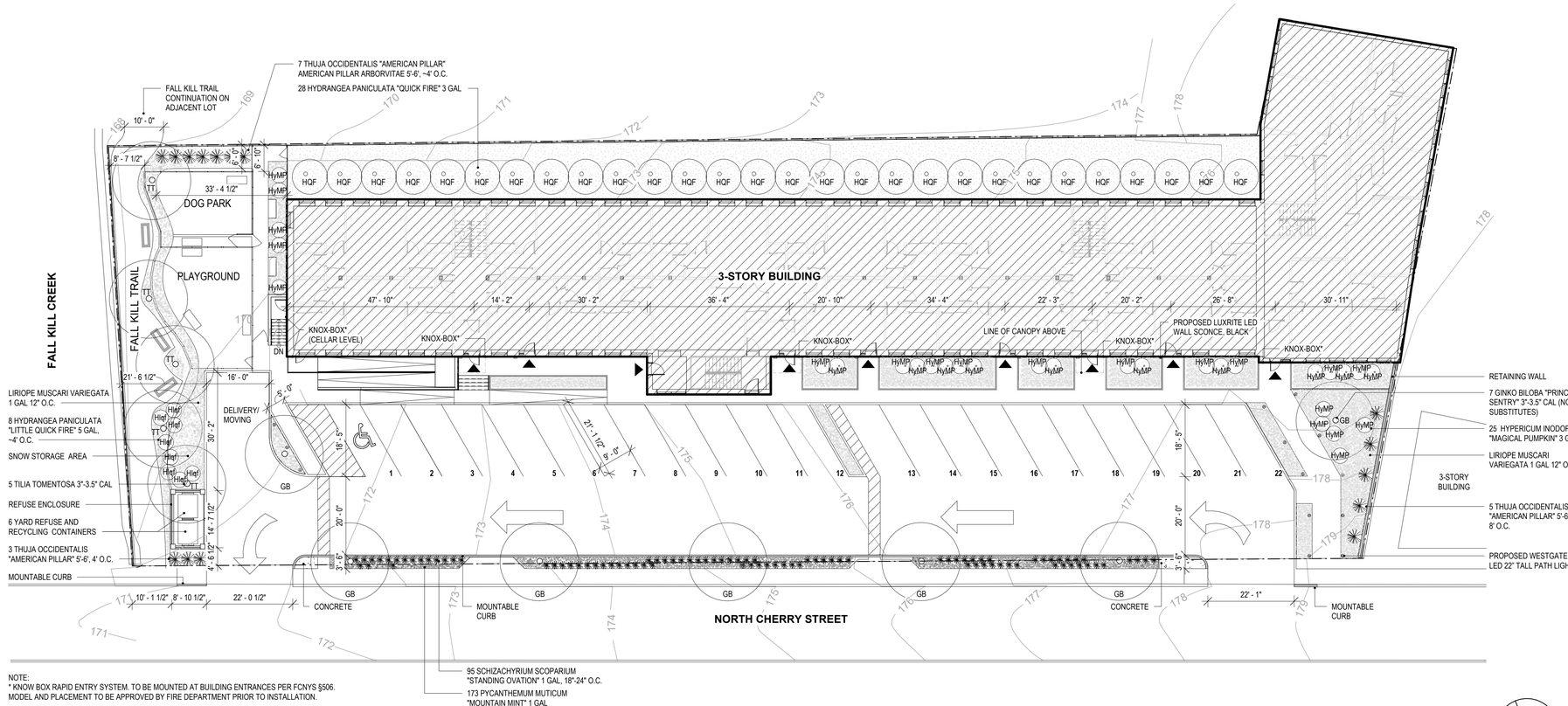
ZONING SECTION	ITEM	REQUIRED	EXISTING	PROPOSED
19-3.2	PRIMARY STRUCTURE SETBACKS			
	PRIMARY STREET:	MIN. 0FT; MAX. 15FT	43.5 FT	NO CHANGE
	SECONDARY STREET:	MIN. 0FT; MAX. 15FT	42 FT	NO CHANGE
	SIDE:	MIN. 0FT	0 FT	NO CHANGE
	(ABUTTING RESIDENTIAL LOT LINE)	MIN. 15FT	42 FT 8 IN - 45 FT 1 IN	NO CHANGE
	REAR:	MIN. 15FT		
	(ABUTTING RESIDENTIAL LOT LINE)	MIN. 15FT	0 FT-14 FT	0 FT-1 4FT
	BUILT-TO FRONTAGE			
	PRIMARY STREET:	MIN. 60%	90.49%	90.44%
	SECONDARY STREET:	MIN. 40%	N/A	N/A
	LOT AREA:	N/A	39,204 SQ FT	NO CHANGE
	LOT WIDTH:	N/A	+/- 316.25 FT	NO CHANGE
	LOT COVERAGE:	MAX. 80%	35.81%	35.32%
	BUILDING HEIGHT:	MIN. 2 STORIES; 29 FT	3 STORIES; +/- 37 FT 2 IN	3 STORIES, +/- 37 FT 2 IN
	BASE HEIGHT:	5 STORIES; 68 FT	3 STORIES; +/- 37 FT 2 IN	3 STORIES, +/- 37 FT 2 IN
	STEP-BACK ABOVE BASE (5 STORIES):	MIN. 5 FT	N/A	N/A
	BONUS (10% AFFORDABLE UNITS):	7 STORIES, 94 FT	N/A	N/A
	PRIMARY STREET BUILDING WIDTH:	MAX. 225 FT	284 FT 9 IN	284 FT 7 IN
	GROUND STORY HEIGHT:	14 FT	12 FT 6 IN	NO CHANGE
	DISTANCE BETWEEN STREET FACING ENTRANCES	MAX. 50 FT	VARIES	MIN. 14 FT 2 IN MAX. 36 FT 4 IN
	TRANSPARENCY			
	GROUND STORY	MIN. 50%	APPROX. 3% (UNBOARDED)	22%
	UPPER STORY	MIN. 25%	APPROX. 2% (UNBOARDED)	20%



1 TAX MAP
N.T.S.



2 LOCATION MAP
N.T.S.



NOTE:
* KNOW BOX RAPID ENTRY SYSTEM. TO BE MOUNTED AT BUILDING ENTRANCES PER FCNYS §506. MODEL AND PLACEMENT TO BE APPROVED BY FIRE DEPARTMENT PRIOR TO INSTALLATION.

3 SITE PLAN
1/16" = 1'-0"

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NORTH CHERRY HOLDINGS, LLC
18 SOPHIA ST
MONSEY, NY 10952
OWNER

DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER

#	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3		
2	05/12/26	PB SUBMISSION
1	03/30/26	PB SUBMISSION

ISSUES / REVISIONS

ab architekten
167 Canal Street, 2nd Fl
New York New York 10013
T 212.334.1232
F 212.334.4520
www.abarchitekten.com

PLANNING BOARD

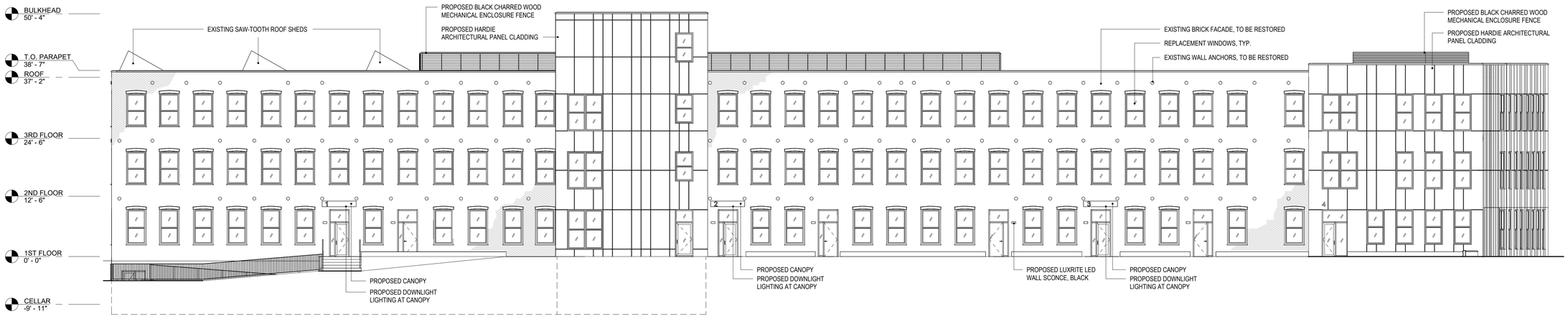
REGISTERED ARCHITECT ALEXANDER JOHN BLAKELY No. 026571 STATE OF NEW YORK

15 NORTH CHERRY ST.

SITE PLAN
DRAWING TITLE

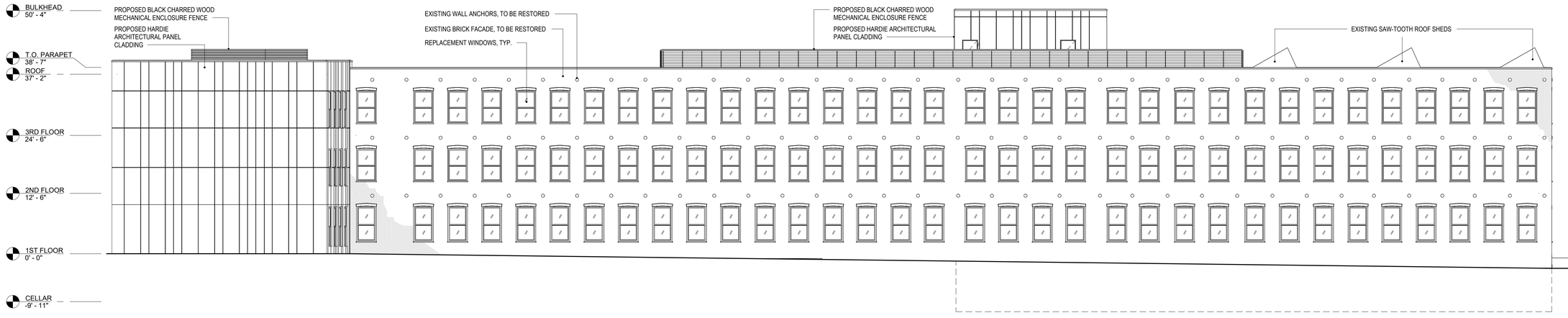
AB	
CHECKED BY	PROJECT #
As indicated	03.29.22
SCALE	DATE

A-100.00
DRAWING #



1 WEST ELEVATION

3/32" = 1'-0"



2 EAST ELEVATION

3/32" = 1'-0"

0 10' 50'

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NORTH CHERRY HOLDINGS, LLC
18 SOPHIA ST
MONSEY, NY 10952

OWNER

DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER

#	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3		
2	05/12/26	PB SUBMISSION
1	03/30/26	PB SUBMISSION

ISSUES / REVISIONS

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PLANNING BOARD

REGISTERED ARCHITECT ALEXANDER JOHN BLAGLEY No. 029571 STATE OF NEW YORK

15 NORTH CHERRY ST.

EAST AND WEST ELEVATIONS

DRAWING TITLE

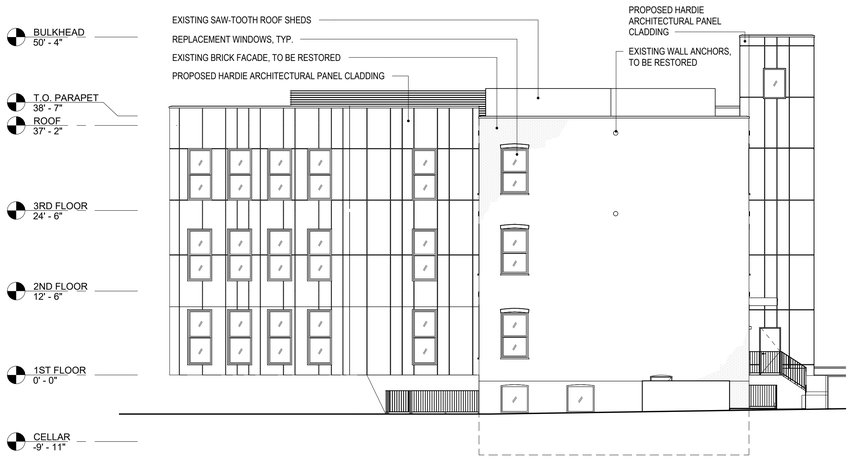
AB
CHECKED BY

PROJECT #

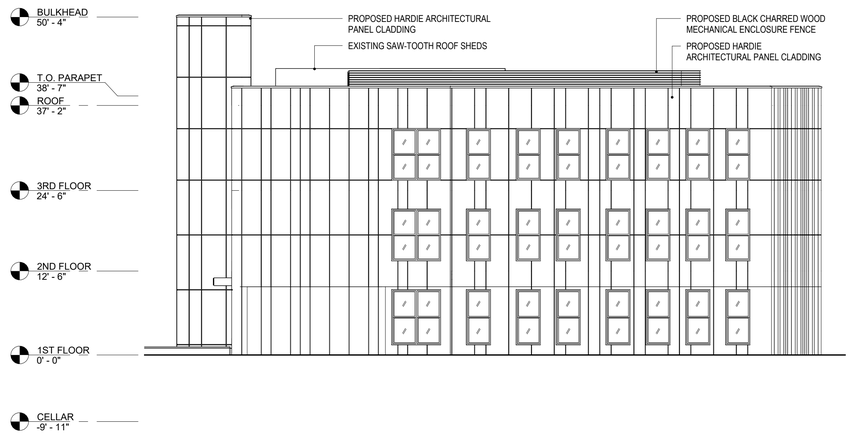
3/32" = 1'-0"
SCALE

06/28/22
DATE

A-401.00
DRAWING #



1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

0 10' 50'

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NORTH CHERRY HOLDINGS, LLC
18 SOPHIA ST
MONSEY, NY 10952
OWNER

DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER

#	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3		
2	05/12/26	PB SUBMISSION
1	03/30/26	PB SUBMISSION

ISSUES / REVISIONS

ab architekten
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www.abarchitekten.com

PLANNING BOARD

REGISTERED ARCHITECT ALEXANDER JOHN BLAKELY No. 028571 STATE OF NEW YORK

15 NORTH CHERRY ST.

NORTH AND SOUTH ELEVATIONS
DRAWING TITLE

AB
CHECKED BY
PROJECT #

3/32" = 1'-0"
SCALE
06/28/22
DATE

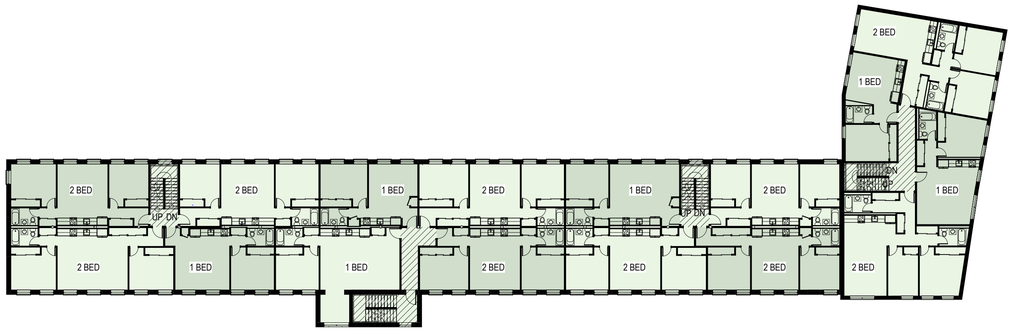
A-402.00
DRAWING #

KEY

RESIDENTIAL

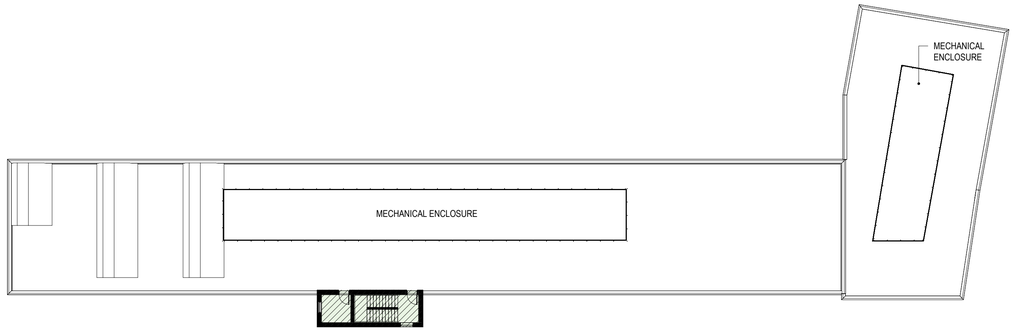
CIRCULATION

AMENITIES



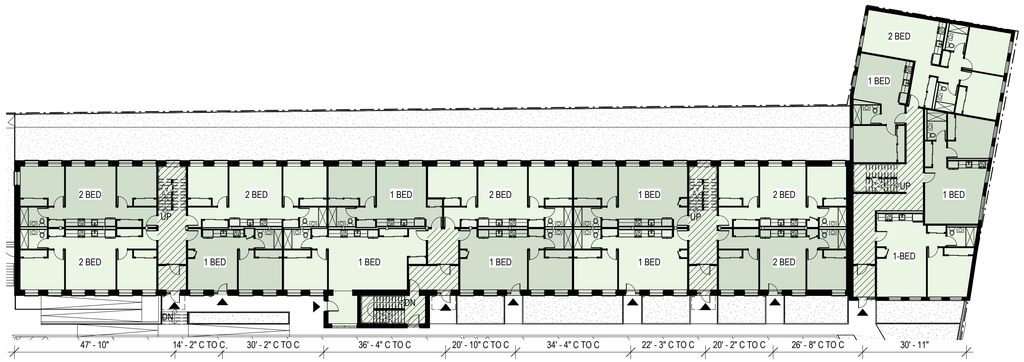
3 2ND FLOOR PLAN

3/64" = 1'-0"



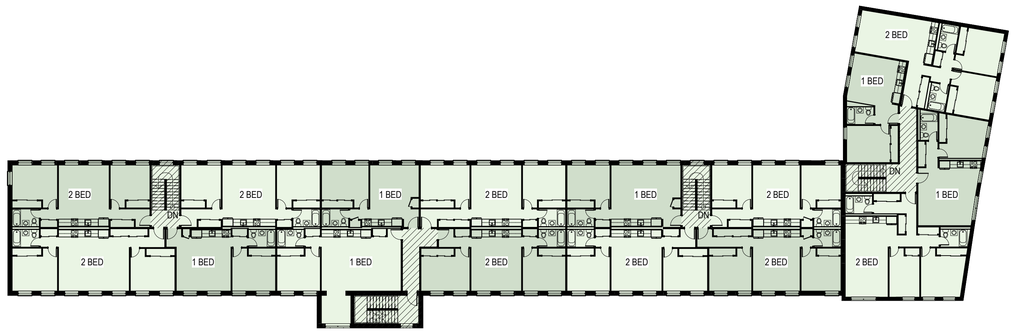
5 ROOF PLAN

3/64" = 1'-0"



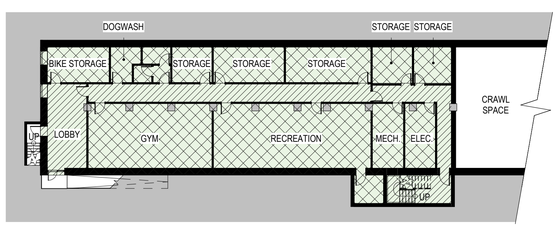
2 1ST FLOOR PLAN

3/64" = 1'-0"



4 3RD FLOOR PLAN

3/64" = 1'-0"



1 CELLAR PLAN

3/64" = 1'-0"

0 10' 50' 100'

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NORTH CHERRY HOLDINGS, LLC
18 SOPHIA ST
MONSEY, NY 10952

OWNER

DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER

#	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3		
2	05/12/26	PB SUBMISSION
1	03/30/26	PB SUBMISSION

ISSUES / REVISIONS

ab architekten
167 Canal Street, 2nd Fl
New York New York 10013
T 212.334.1232
F 212.334.4520
www.abarchitekten.com

PLANNING BOARD

REGISTERED ARCHITECT ALEXANDER JOHN BAILEY No. 028571 STATE OF NEW YORK

15 NORTH CHERRY ST.

FLOOR PLANS

DRAWING TITLE

AB — CHECKED BY

PROJECT #

As indicated — SCALE

03.29.22 — DATE

A-201.00

DRAWING #

3 OF 59



1 SCHEMATIC RENDERING - SW
N.T.S.



2 SCHEMATIC RENDERING - NW
N.T.S.



3 SCHEMATIC RENDERING - WEST
N.T.S.

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NORTH CHERRY HOLDINGS, LLC
18 SOPHIA ST
MONSEY, NY 10952
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DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

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#	DATE	DESCRIPTION
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PLANNING BOARD

REGISTERED ARCHITECT ALEXANDER JOHN BLAKELY No. 029571 STATE OF NEW YORK

15 NORTH CHERRY ST.

SCHEMATIC RENDERINGS
DRAWING TITLE

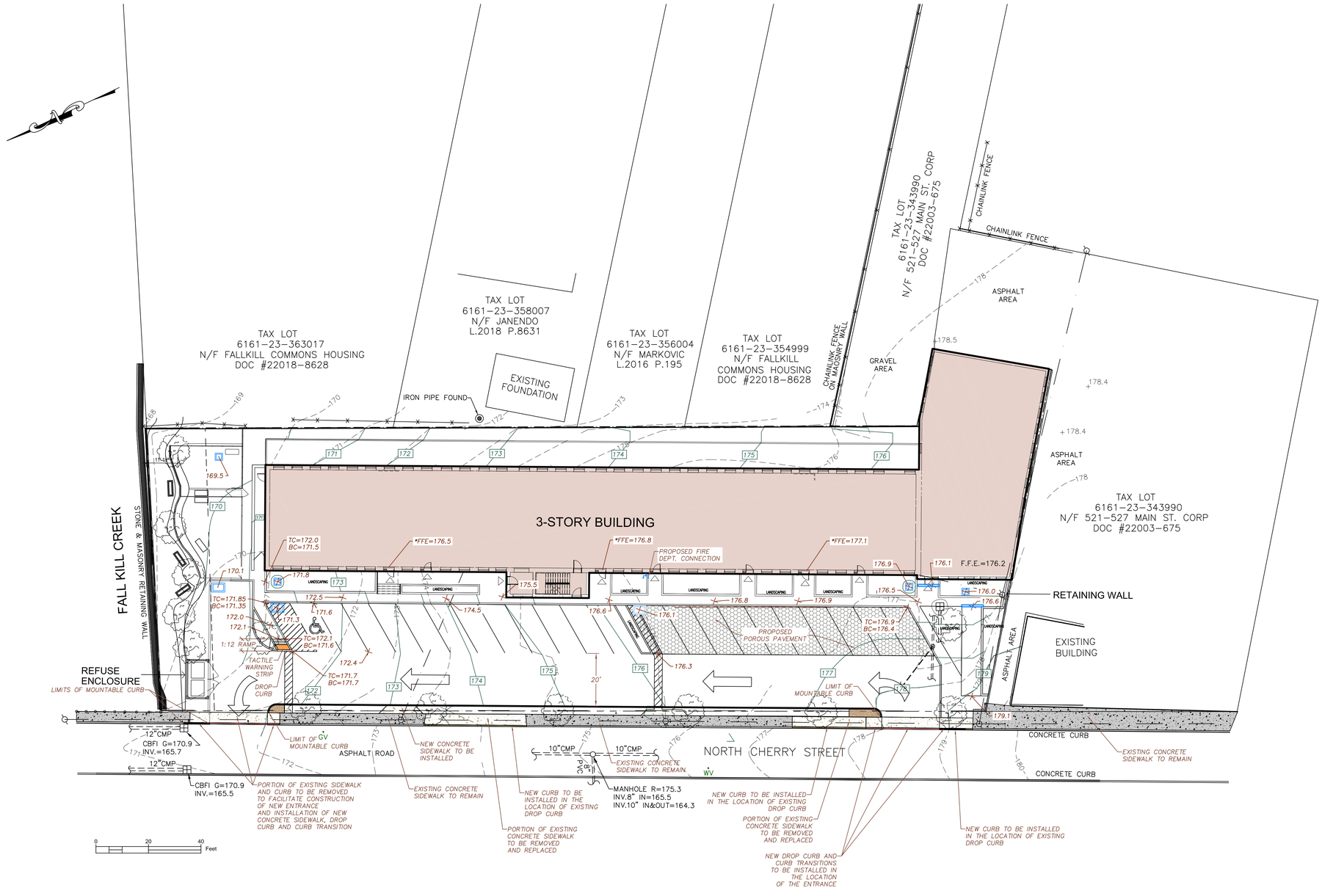
AB
CHECKED BY

PROJECT #

N.T.S.
SCALE

07/01/22
DATE

A-801.00
DRAWING #



LEGEND

- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD WIRES
- DENOTES EXISTING CHAIN LINK FENCE
- DENOTES EXISTING CONTOUR LINE
- DENOTES EXISTING SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED CATCH BASIN AND STORM LINE
- PROPOSED SPOT ELEVATION
- EXISTING WATER SERVICE LINE
- EXISTING SANITARY SEWER GRAVITY LINE

FIRST FLOOR ELEVATION NOTE:

THE SURVEY OF THE EXISTING SITE INDICATES A FIRST FLOOR WITH AN EXISTING PITCH OF APPROXIMATELY 0.35%. THE FIRST FLOOR ELEVATIONS INDICATED AT THE PROPOSED APARTMENT ENTRANCES ARE ESTIMATED BASED ON THE SLOPE AND SPOT ELEVATIONS INDICATE ON THE SITE SURVEY. ALL ELEVATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

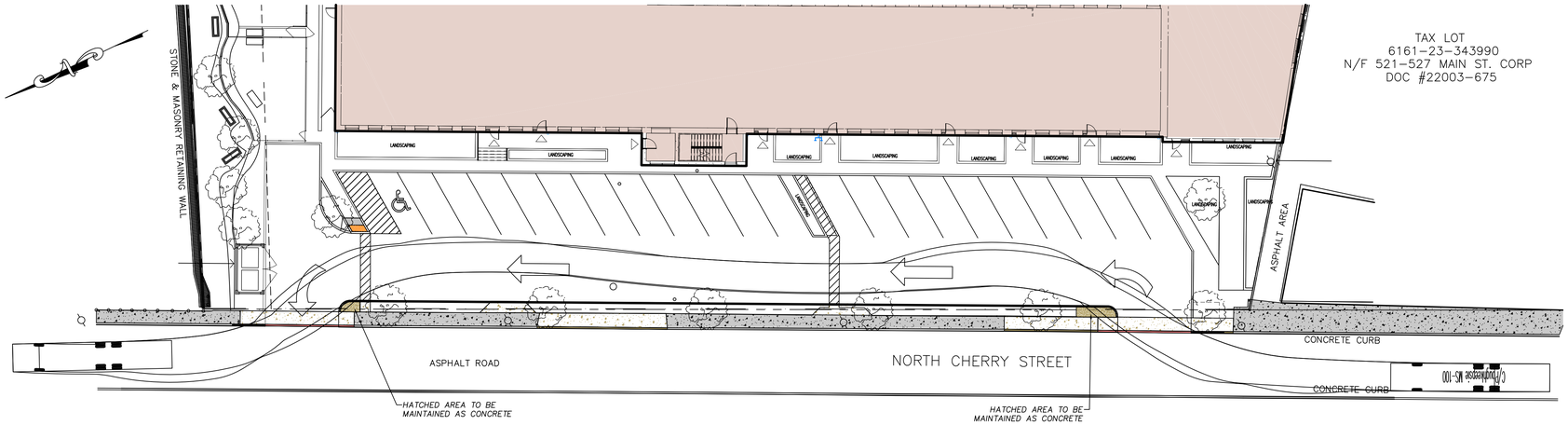
LAWRENCE J. PAGGI, PE, PC
CONSULTING ENGINEERING
43 BROAD STREET
FISHKILL, NEW YORK 12524
TELEPHONE: (845) 897-2375
Civil, Sanitary & Site Engineering
Site Planning
Environmental Assessment

DRAWN BY: MZ | CHECKED BY: LJP | Concept / Preliminary / Final / Construction

NO.	REVISIONS	BY	DATE
1.	APRIL 19, 2022 PLANNING BOARD MEETING	CRP	4/5/2022
2.	ADDRESS RESOLUTION OF APPROVAL CONDITIONS	CRP	1/19/2023
3.	BUILDING DESIGN REVISION	CRP	4/15/2026

COMMERCIAL SITE PLAN FOR
5-15 N. CHERRY STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
GRADING PLAN

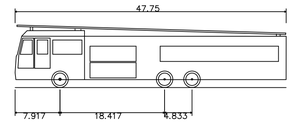
DATE: FEBRUARY 21, 2022
SCALE: 1" = 20'
JOB NUMBER: 21-14
SHEET NUMBER: C201



FIRE APPARATUS CIRCULATION PLAN

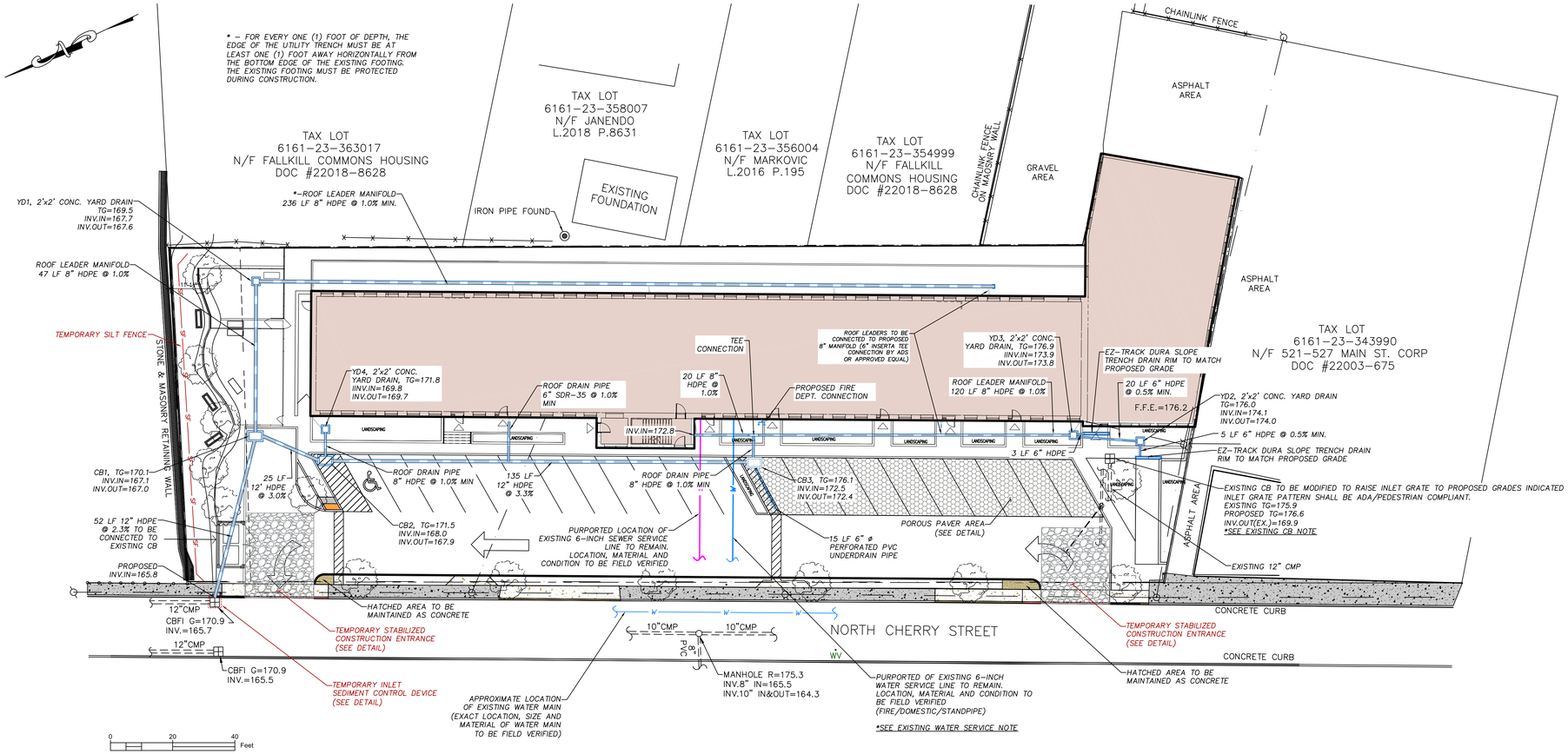
LEGEND

- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD WIRES
- DENOTES EXISTING CHAIN LINK FENCE
- 350 DENOTES EXISTING CONTOUR LINE
- 348.5+ DENOTES EXISTING SPOT GRADE
- 178 PROPOSED CONTOUR
- PROPOSED CATCH BASIN AND STORM LINE
- 171.9 PROPOSED SPOT ELEVATION
- W EXISTING WATER SERVICE LINE
- S EXISTING SANITARY SEWER GRAVITY LINE



C/Poughkeepsie MS-100	
Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	37.850ft

CITY OF POUGHKEEPSIE FIRE APPARATUS DESIGN VEHICLE



UTILITY & EROSION/SEDIMENT CONTROL PLAN

EXISTING CB NOTE:

EXISTING STORMWATER STRUCTURES TO BE EVALUATED IN COORDINATION WITH PROJECT ENGINEER. STRUCTURES TO BE REPAIRED/REPLACED AS NECESSARY.

EXISTING WATER SERVICE NOTE:

CONDITION OF THE EXISTING WATER SERVICE LINE IS TO BE VERIFIED IN THE FIELD TO THE SATISFACTION OF THE CITY ENGINEER, PUBLIC WORKS, AND CITY FIRE DEPARTMENT. IF IT IS DETERMINED IN THE FIELD THAT THE EXISTING WATER SERVICE IS REQUIRED TO BE REPLACED FOR ANY REASON, A NEW 6-INCH SERVICE WILL BE TAPPED FROM THE EXISTING CITY MAIN LOCATED IN NORTH CHERRY STREET, AT WHICH TIME THE FIRE DEPARTMENT MAY REQUEST A NEW FIRE HYDRANT TO BE INSTALLED ON THE EAST SIDE OF NORTH CHERRY STREET IN THE VICINITY OF THE NEW SERVICE CONNECTION. THE LOCATION, TYPE AND CONSTRUCTION OF ANY NEW SERVICE LINE, WATER MAIN TAP, OR FIRE HYDRANT SHALL BE COORDINATED WITH THE CITY ENGINEER, PUBLIC WORKS AND CITY FIRE DEPARTMENT.

EXISTING SEWER SERVICE NOTE:

THE CONTRACTOR IS DIRECTED TO LOCATE THE EXISTING SANITARY SEWER LINE TO ASCERTAIN IF THE SANITARY SEWER LINE IS IN CONFLICT WITH INSTALLATION OF THE PROPOSED STORM SEWER APPURTENANCES; THE DESIGN ENGINEER TO BE CONTACTED IF THE REQUIRED SEPARATION BETWEEN THE EXISTING SANITARY SEWER LINE AND PROPOSED STORM SEWER APPURTENANCES CANNOT BE MET (AT LEAST 18 INCHES VERTICAL SEPARATION TO BE PROVIDED BETWEEN THE BOTTOM OF THE DRAINAGE PIPE AND THE CROWN OF THE SEWER PIPE).

LAWRENCE J. PAGGI, PE, PC
CONSULTING ENGINEERING
43 BROAD STREET
FISHKILL, NEW YORK 12524
TELEPHONE: (845) 897-2375
Civil, Sanitary & Site Engineering
Site Planning
Environmental Assessment

DRAWN BY: VZ | CHECKED BY: LJP | Concept | Preliminary | Final | Construction

NO.	REVISIONS	BY	DATE
1.	APRIL 19, 2022 PLANNING BOARD MEETING	CRP	4/5/2022
2.	ADDRESS RESOLUTION OF APPROVAL CONDITIONS	CRP	7/19/2023
3.	ADDRESS TOWN ENGINEER AND FD COMMENTS	CRP	7/26/2023
4.	BUILDING DESIGN REVISION	CRP	4/15/2026

COMMERCIAL SITE PLAN FOR 5-15 N. CHERRY STREET CITY OF POUGHKEEPSIE DUTCHESS COUNTY, NEW YORK

UTILITY PLAN & VEHICLE CIRCULATION PLAN

DATE: FEBRUARY 21, 2022
SCALE: 1" = 20'
JOB NUMBER: 21-14
SHEET NUMBER: C301

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

15 N Cherry

Project Location (describe, and attach a location map):

15 N Cherry Street, Poughkeepsie (Parcel #131300-6162-79-344012)

Brief Description of Proposed Action:

The applicant is seeking an amendment to a previously approved residential redevelopment to modify resident access to internal stairs, facade, and increase the single story portion of the building to three (3) stories to accommodate six (6) additional units at 15 N Cherry Street (Lot 344012) in the City of Poughkeepsie.

Name of Applicant or Sponsor:	Telephone: c/o 845-874-7166
North Cherry Holdings LLC (c/o Natalie Quinn, KARC Planning Consultants)	E-Mail: c/o natalie@karcpc.com

Address:

18 Sophia Street

City/PO:	State:	Zip Code:
Monsey	NY	10128

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan approval (Planning Board)	☐	☑

3. a. Total acreage of the site of the proposed action? 0.9 acres
   b. Total acreage to be physically disturbed? 0.081 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.9 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
The action will meet the energy code requirements.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
Adjacent to the Poughkeepsie Underwear Factory.		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
The site is adjacent to the Fallkill Creek.		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Connection to municipal stormwater system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe: B00148, C314130		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Natalie Quinn, KARC Planning Consultants Date: March 31, 2026

Signature: _____ Title: Agent for applicant

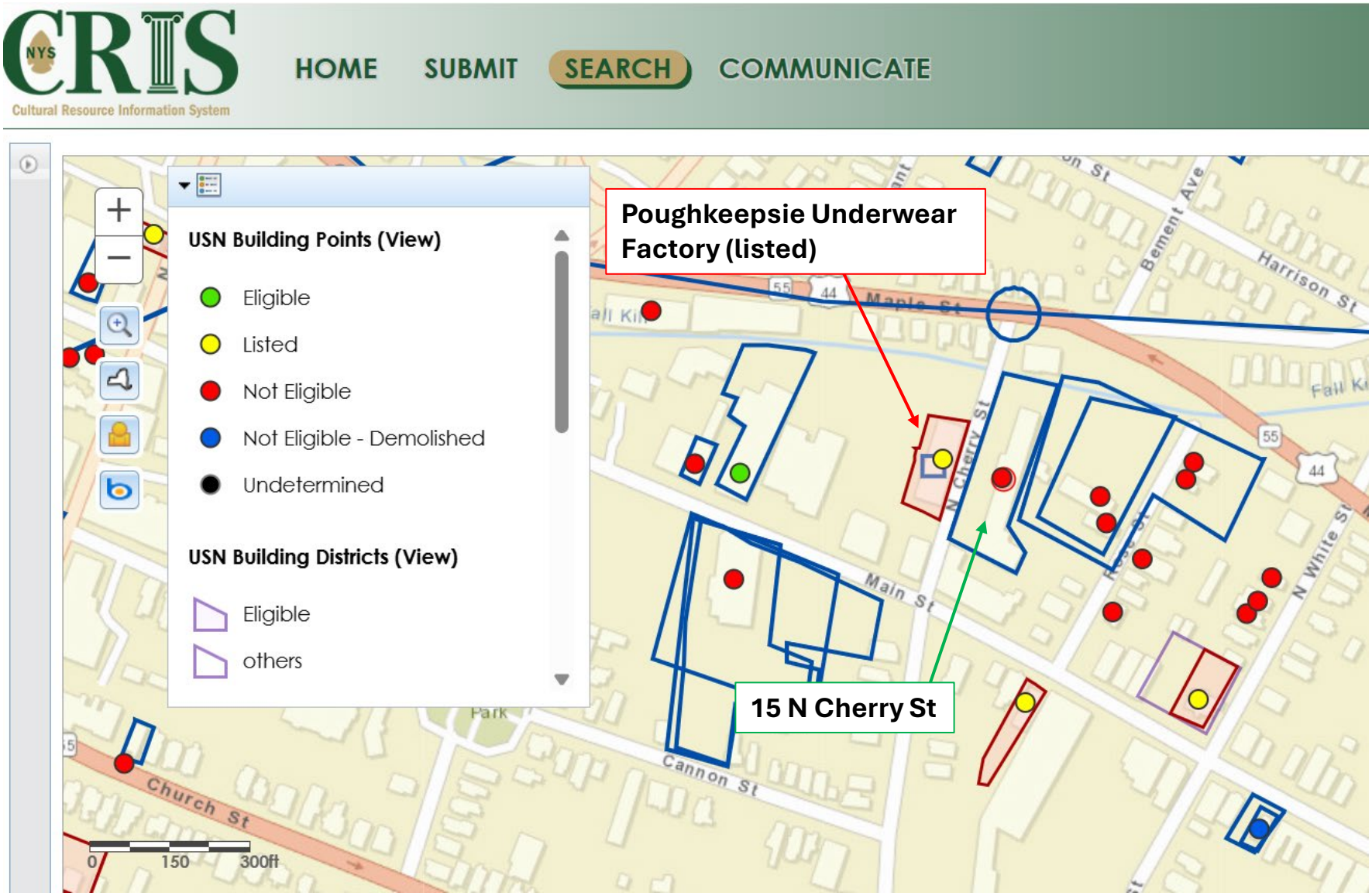
PRINT FORM

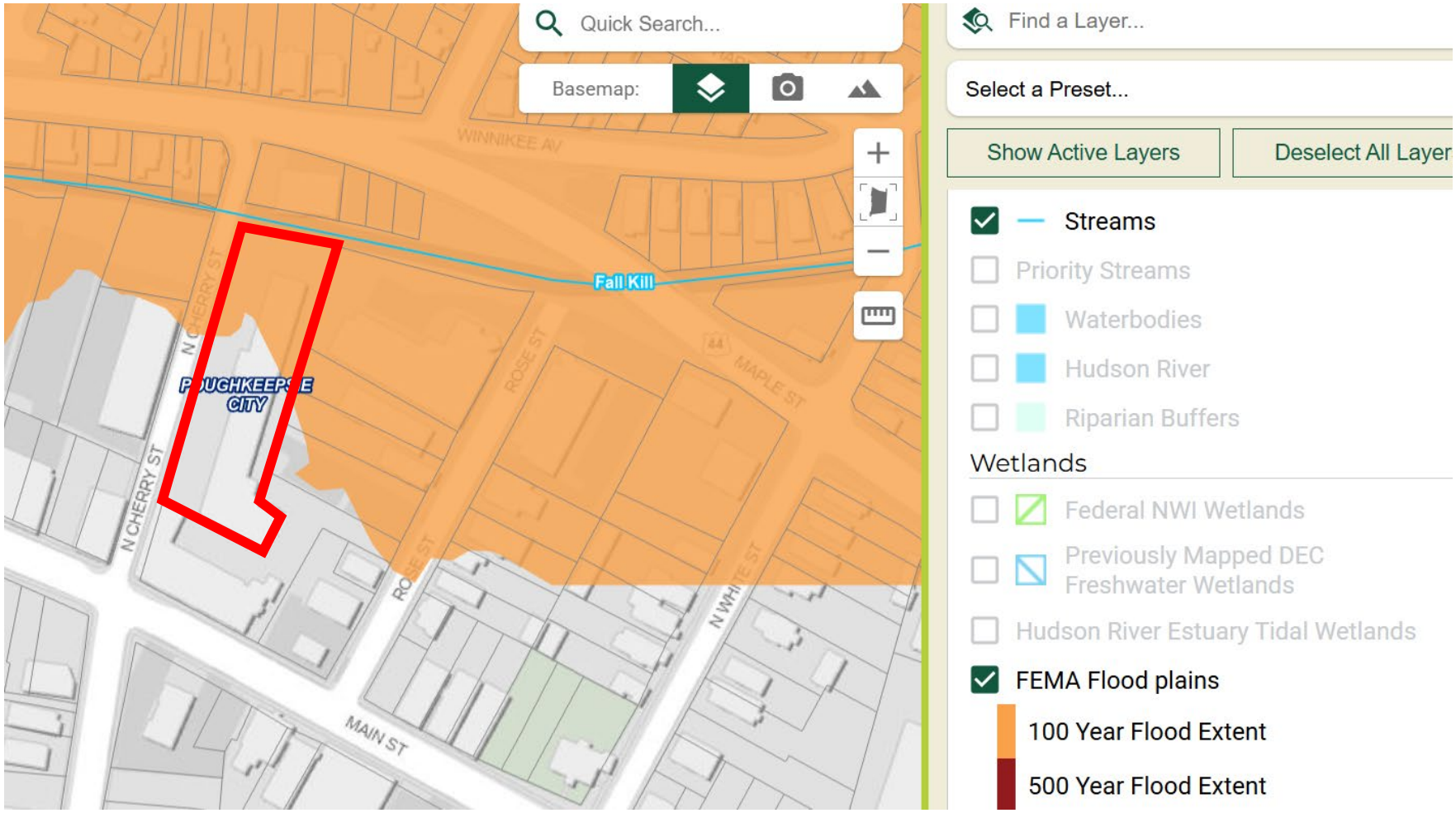


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes


CRIS
NYS
Cultural Resource Information System
HOME
SUBMIT
SEARCH
COMMUNICATE
USN Building Points (View)
Eligible
Listed
Not Eligible
Not Eligible - Demolished
Undetermined
USN Building Districts (View)
Eligible
others
Poughkeepsie Underwear Factory (listed)
15 N Cherry St
Maple St
Main St
Cannon St
Church St
Harrison St
Bement Ave
N Cherry St
N White St
Park
0
150
300ft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Basemap:
Find a Layer...
Select a Preset...
Show Active Layers
Deselect All Layer
WINNIKEE AV
Fall Kill
N CHERRY ST
ROSE ST
MAPLE ST
CITY
MAIN ST
N WHITE ST
Streams
Priority Streams
Waterbodies
Hudson River
Riparian Buffers
Wetlands
Federal NWI Wetlands
Previously Mapped DEC Freshwater Wetlands
Hudson River Estuary Tidal Wetlands
FEMA Flood plains
100 Year Flood Extent
500 Year Flood Extent

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: "400 Block" Restoration Area
Site Code: B00148
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 413-441 Main St
City: Poughkeepsie
Zip: 12601
County: Dutchess
Latitude: 41.70237425
Longitude: -73.92231127
Site Type:
Estimated Size: 1.7 Acres
Distance of site to the nearest points of community interest:

- School: 1,355.63 Ft
- Daycare Facility: 634.90 Ft
- Medical Facility: 384.84 Ft
- Senior Care Facility: 5,375.85 Ft
- Disadvantaged Community Boundary: 0.00 Ft (Located within a DAC)
- Potential Environmental Justice Area: 0.00 Ft (Located within a PEJ)

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Alternate Water Supply
Landuse Restriction
Cover System
Soil Management Plan
Vapor Mitigation

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE
Current Owner(s) Address: CITY HALL, P.O. BOX 3000
POUGHKEEPSIE, NY, 12601

Site Document Repository

No Repository Information Available

Site Description

Location:
The “400 Block” Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.7-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street.

Site Features:
The property contains three, 3-story structures that occupy the entirety of the property’s southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is located approximately 1 mile west of the Site.

Current Zoning and Land Use:
The Site’s general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences.

Past Use of the Site:
In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and

service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986.

In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building.

Site Geology and Hydrogeology:
The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

Contaminants of Concern (Including Materials Disposed)

No materials information available.

Site Environmental Assessment

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

Site Health Assessment

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

For more Information:

E-mail Us

Refine This Search

An official website of New York State.
Here's how you know

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Crannell Square
Site Code: C314130
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 35 Catharine Street
City: Poughkeepsie
Zip: 12601
County: Dutchess
Latitude: 41.703861111
Longitude: -73.924555556
Site Type:
Estimated Size: 1.109 Acres
Distance of site to the nearest points of community interest:

- School: 1,237.72 Ft
- Daycare Facility: 869.14 Ft
- Medical Facility: 386.62 Ft
- Senior Care Facility: 6,205.06 Ft
- Disadvantaged Community Boundary: 0.00 Ft (Located within a DAC)
- Potential Environmental Justice Area: 0.00 Ft (Located within a PEJ)

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Crannell Square Limited Partnership
Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place, NY, 10505

Current Owner Name: Crannell Square Housing Development Fund Company, Inc.
Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie, NY, 12601

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie, NY, 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River.

Site Features: The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected.

Current Zoning and Land Use: The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses.

Past Use of the Site: The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963.

Site Geology and Hydrogeology: Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Summary of Project Completion Date

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Chloroform
Benzo(k)fluoranthene
Lead
Trichloroethene (TCE)
Arsenic
Tetrachloroethene (PCE)
Dibenz[a,h]anthracene
Benzo(a)pyrene
Indeno(1,2,3-cd)pyrene
Mercury
Benzo(b)fluoranthene
Carbon tetrachloride
Chrysene
Benzo(a)anthracene

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use.

Prior to Completion of Remediation:

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor.

Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site.

Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each. The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration.

Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m3) of tetrachloroethylene (PCE), 0.67 ug/m3 of trichloroethene (TCE), and 0.51 ug/m3 of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all

TRAIL EASEMENT AGREEMENT

THIS TRAIL EASEMENT AGREEMENT (this **"Agreement"**) made as of the __ th day of _____, 2026 between North Cherry Holdings LLC., with a mailing address of 18 Sophia Street, Monsey, NY 10128 (**"Grantor"**) and **CITY OF POUGHKEEPSIE**, a municipal corporation organized and existing under the laws of the State of New York, having its principal office at City Hall, 62 Civic Center Plaza, Poughkeepsie, New York 12601 (**"Grantee"**).

WHEREAS, Grantor is the owner of real property situate, lying and being in the City of Poughkeepsie, County of Dutchess and State of New York (**"Grantor's Property"**), Grantor's Property being more particularly described as Tax Parcel ID # 131300-6162-79-344012 and as described on Exhibit A attached hereto and made a part hereof; and

WHEREAS, Grantee wishes to obtain from Grantor a perpetual, non-exclusive easement on, over, in and across a portion of Grantor's Property for the purpose of allowing the general public to use said easement as a recreational trail for walking and non-motorized bicycle use by individuals only as herein described (the **"Walking Trail"**) and allowing Grantee to enter upon the easement to repair and maintain the same; and

WHEREAS, Grantor is willing to grant such easement to Grantee, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grantor does hereby grant and convey to Grantee a perpetual, non-exclusive approximately ten (10) foot wide easement (the **"Access Easement"**) on, over, in and across that portion of Grantor's Property (the **"Access Easement Area"**) as more specifically described on Exhibit B attached hereto and made a part hereof, for the sole purpose of allowing the general public to use the Access Easement Area for the Walking Trail. Grantee acknowledges and agrees that the Access Easement Area may not be capable for full development as a Walking Trail because of the contours and slopes of the land comprising the Access Easement Area and its location to the Fallkill Creek and that further the width of ten (10) feet of land in the Access Easement Area may not be obtainable and that less may only be useable. Grantee acknowledges and agrees that it has no right or rights to additional easement(s) of or use of land comprising the Grantor's Property to develop the Walking Trail other than the Access Easement Area.

2. Grantee, at Grantee's sole cost and expense, shall have the option, but not the obligation, to create and construct the Walking Trail in the Access Easement Area in accordance with the City of Poughkeepsie Planning Board Resolution for Grantor dated _____ ___, 2026 (the **"Resolution"**). Upon Grantee's completion of the construction of the Walking Trail, Grantee shall thereafter be responsible for maintaining the Walking Trail and the Access Easement Area in good order and condition and making all repairs and

replacements in connection therewith at Grantee's sole cost and expense. Grantee agrees to indemnify and hold harmless Grantor, and Grantor's successors and assigns, against and from any and all liability for damages that may result from Grantee's construction of the Walking Trail and for failure to maintain the Walking Trail in good order and condition. Grantee is hereby granted an easement to enter upon the Access Easement Area to maintain the same in good order and condition and to make all repairs and replacements in connection therewith.

3. The Access Easement Area shall be used by the general public as a recreational trail for walking and non-motorized bicycle trail use by individuals only, and the use thereof by any motorized vehicles, motorized bicycles, cross country skiing and horseback riding shall be strictly prohibited. Also prohibited within the Access Easement Area are smoking of tobacco or other substances, lighting fires of any kind, consumption of alcoholic beverages or use of any kind of stimulant or drug, trapping or hunting with firearms, bows and arrow or any other form of arms or weapons, overnight camping or sleeping. The Access Easement Area shall be closed to the public and to the Grantor, its successors or assigns, including, but not limited to, residents, licensees, occupants, guests, employees, contractors, agents, representatives and invitees on the Grantor's Property, during the hours generally provided for by the City of Poughkeepsie parks, or at such other times as may be prescribed from time to time by ordinance duly adopted by the City of Poughkeepsie Common Council. During the hours that the Access Easement Area is closed, no persons shall enter thereon without the express authority of Grantee, its agents, employees or representatives. Grantee shall be responsible for insuring that the Access Easement Area shall be used only for the purpose set forth herein and shall, at Grantee's cost and expense, take all measures to prevent any violation of this Paragraph 3 by any and all users of the Access Easement including, without, limitation, implementing any security measures in and around the Access Easement Area.

4. Grantee shall not erect or construct any building, fence, barricade or other structure in the Access Easement Area. Grantee shall not install any lighting or cameras in the Access Easement without obtaining the prior written consent of Grantor. Notwithstanding anything to the contrary contained in this Agreement, Grantee shall not install any lighting that disturbs or interferes with the use and enjoyment of Grantor's Property by Grantor, its residents, licensees, occupants, guests, employees, contractors, agents, representatives and invitees on the Grantor's Property. Notwithstanding the foregoing, Grantor may erect a fence between the Access Easement Area and Grantor's Property or other suitable screen or barrier and may install no trespassing signs at Grantee's sole cost and expense. The design and material of the fence, screen or barrier shall be subject to the approval of the City of Poughkeepsie Planning Board or other municipal authority having jurisdiction over such design and materials. Such fence may include, at Grantor's option, a gate leading from Grantor's Property to the Access Easement Area for the purpose of providing access to and from Grantor's Property and the Access Easement Area, subject to the provisions of Section 3 of this Agreement concerning closure of the Access Easement Area, by those individuals having a right to use Grantor's Property. Such gate shall be for the sole use of those individuals

having a right to use Grantor's Property, provided, however, the general public shall have no right to use the gate or enter Grantor's Property through the gate. Grantee, at Grantee's cost and expense, shall take all measures necessary to insure that the provisions of the foregoing sentence are not violated.

5. Grantee shall not undertake or perform any work in and to the Walking Trail and the Access Easement Area without having given Grantor at least twenty-four (24) hours prior written notice thereof. All work on the Walking Trail shall be performed in a good workmanlike manner and shall not cause injury or damage to Grantor's land outside of the Access Easement Area. In addition, Grantee agrees that Grantee shall have no right to move or disturb the retaining wall currently on Grantor's Properly and any construction of the Walking Trail shall not cause (through act or omission) for any erosion of the soil and ground whether within the Access Easement Area or outside thereof by removal of mature trees within the Access Easement Area. Any damage or destruction to the retaining wall or erosion of soil by the acts or omissions of Grantee, its employees, invitees, contractors, agents or representatives shall be promptly repaired. Grantee shall obtain and maintain general commercial liability insurance and property damage insurance for the Access Easement Area and the obligations of Grantee under this Agreement and with Granter named as an additional insured. Such insurance shall be in such amounts as are commercially reasonable for matters of this type and kind.

6. Grantor retains the right to enter or access the Access Easement Area to cut overhanging trees or otherwise disturb the Walking Trail area only to the extent reasonably prudent to remove or mitigate against an unreasonable risk of harm to person or property on Grantor's Property exclusive of Access Easement Area, it being understood that the Access Easement Area safety, maintenance and upkeep shall at all times remain the responsibility of the Grantee.

7. Grantor and Grantee acknowledge and agree that the easements created pursuant to this Agreement are not intended to grant to Grantee, its employees, agents, representatives, guests, invitees, or assigns any right to use any portion of Grantor's Property other than the Access Easement Area.

8. Grantee, at Grantee's sole cost and expense, shall promptly restore any area of Grantor's Property, including, without limitation, any improvements constructed therein or thereon, affected by Grantee’s exercise of its rights hereunder as near practicable to such condition as existed immediately prior to such work. Such restoration shall include, without limitation, the replacement of any utility lines and appurtenant facilities, pavement, grass, trees, bushes and any other landscaping damaged or disturbed by such work. Any and all work performed by or on behalf of Grantee pursuant to this Agreement shall be done in compliance with all applicable laws, ordinances, rules, regulation, orders and requirements of any governmental authority having jurisdiction thereof.

9. In the event that a violation of the terms of this Agreement by Grantee or by a third party comes to the attention of Grantor, Grantor shall notify Grantee in writing of such violation and demand corrective action sufficient to cure the violation, and where the

violation involves injury to the Access Easement Area or to any other portion of Grantor's property resulting from any use or activity inconsistent with the purposes of this Agreement, to restore the portion of the Access Easement Area and/or other portion of Grantor's property so injured.

10. Grantee agrees to indemnify and hold harmless Grantor and Grantor's successors and assigns, against and from any and all damages, liability, claims, lawsuits, costs and expenses of whatsoever nature (including reasonable attorneys' fees) that may be incurred or suffered by Grantor as a result of or in relation to the exercise of any rights by Grantee under this Agreement or any breach of the terms hereof or the acts of Grantee and/or its employees, agents and representatives. Grantor is also relying on the protection against liability contained in Section 9-103 of the New York General Obligation Law (the recreational use statute) as the same may be amended from time to time.

11. Grantor and Grantee shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as the other party may reasonably request in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to such transaction.

12. For purposes hereof, the terms "Grantor" and "Grantee" shall include each of such parties' successors and assigns,

13. This Agreement and all easements, rights and obligations set forth herein, shall run with the land and shall bind and insure to the benefit of the heirs, executors, successors, legal representatives and assigns of the respective parties hereto.

14. This Agreement contains the entire agreement between the parties to this Agreement.

15. The provisions of this Agreement shall be construed in accordance with the laws of the State of New York.

16. Grantor and Grantee represent and warrant that each has the power and authority to execute this Agreement and to perform its obligations as provided herein.

17. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement (or the application of such provision to persons or circumstances other than those in respect to which the determination of invalidity or unenforceability was made) will not be affected thereby and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law.

18. This Agreement may not be amended, modified or supplemented except by an instrument in writing signed by the patties hereto.

19. This Agreement shall be recorded in the Office of the Clerk of the County of Dutchess, Division of Land Records, at the sole cost of Grantee, and both parties agree that they shall promptly execute any and all documents required in connection therewith.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year first above written.

State of New York)

County of _____) ss.:

On the __ day of _____ in the year 2026 before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

State of New York)

County of Dutchess) ss.:

On the _____ day of _____ in the year 2026 before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____

Notary Public

EXHIBIT A

Grantor’s Property

All that certain parcel of land being in the City of Poughkeepsie, County of Dutchess, New York and being more particularly described as follows:

See Schedule "A" attached hereto and made a part hereof.

Exhibit B

EASEMENT ACCESS AREA

Description to be added by engineer

AA SERIES Landscape Lighting

WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

AA-19L-ORB
AA-STEM-15-MCT-ORB

AA-19L-BK
AA-STEM-15-MCT-BK

AA-19L-AZ
AA-STEM-15-MCT-AZ

AA SERIES NEW GENERATION OF PATH LIGHTS

MCT Multi Color Temperature (Selectable)

Customer Name:

Project Name:

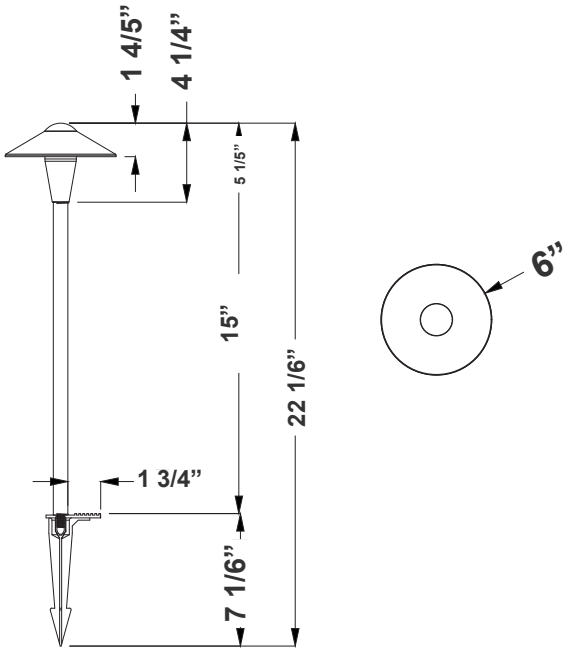
Note: | Type:



AVAIL FINISH:



New Generation of Integrated LED Path Lights,Selectable Color Temperature Or Push-Button RGBWW With Scenes, App-Controlled RGBW In 3 Finishes, Simulated Antique Brass, Black, and Metallic Oil-Rubbed Bronze. 2 Different Heights: 15" Or 22" Stems And Caps Are Sold Separately



6"(D) x 22 1/6"(H)

Features

- Die-Cast Aluminum
- Polycarbonate Lens
- Model 19 Aluminum Path Light Cap
- 15" 3CCT LED Path Light Stem

Technical Specifications

Electrical:

- Voltage: 12-24V AC
- Wattage: 5W
- Power Factor: >0.90
- Efficacy: 66.7 LPW

Mechanical:

- Die-Cast Aluminum
- 8-1/2" PC Spike Included
- 1/2" Threaded Stem
- Color: Oil-Rubbed Bronze, Black and Antique Brass
- Polycarbonate Lens
- Operating Temperature: -4ºF to 104ºF
- 1-Year Warranty
- Suitable for Wet location

Lighting:

- Multi CCT Switch Is On Top Of The Stem
- Total Lumens: 200LM
- Color Temperatures: 3000K/4000K/5000K
- Color Rendering Index: CRI ≥ 80
- Rated life: 30,000 Hrs

Applications:

New Generation of Integrated LED Path Lights,Selectable Color Temperature Or Push-Button RGBWW With Scenes, App-Controlled RGBW In 3 Finishes, Simulated Antique Brass, Black, and Metallic Oil-Rubbed Bronze. 2 Different Heights: 15" Or 22" Stems And Caps Are Sold Separately

Other Models:

- 5W | 200LM | AA-18L-ORB + AA-STEM-15-MCT-ORB
- 5W | 200LM | AA-18L-BK + AA-STEM-15-MCT-BK
- 5W | 200LM | AA-18L-AZ + AA-STEM-15-MCT-AZ
- 5W | 200LM | AA-20L-ORB + AA-STEM-15-MCT-ORB
- 5W | 200LM | AA-20L-BK + AA-STEM-15-MCT-BK
- 5W | 200LM | AA-20L-AZ + AA-STEM-15-MCT-AZ
- 5W | 200LM | AA-21L-ORB + AA-STEM-15-MCT-ORB
- 5W | 200LM | AA-21L-BK + AA-STEM-15-MCT-BK
- 5W | 200LM | AA-21L-AZ + AA-STEM-15-MCT-AZ

Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com

Oil-Rubbed Bronze:



AA-19L-ORB
Model 19 Aluminum Path Light Cap

+



AA-STEM-15-MCT-ORB
15” 3CCT LED Path Light Stem

=



AA-19L-ORB
+
AA-STEM-15-MCT-ORB

Black:



AA-19L-BK
Model 19 Aluminum Path Light Cap

+



AA-STEM-15-MCT-BK
15” 3CCT LED Path Light Stem

=



AA-19L-BK
+
AA-STEM-15-MCT-BK

Antique Brass:



AA-19L-AZ
Model 19 Aluminum Path Light Cap

+



AA-STEM-15-MCT-AZ
15” 3CCT LED Path Light Stem

=



AA-19L-AZ
+
AA-STEM-15-MCT-AZ

Performance Table: AA-19L + AA-STEM-15-MCT

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	LPW
AA-19L + AA-STEM-15-MCT	5W	12-24V	200LM	3000K 4000K 5000K	66.7

Accessories:

Blank = No Option For Accessories
LSWN1 = Bag of 24, Waterproof Wire Connectors, For Up to Two 14-2 + One 16-2 Cables
LSWN2 = Box of 24, Waterproof Wire Connectors, For Up to Three 12-2 Cables
LSWN2-100 = Jar of 100, Waterproof Wire Connectors, For Up To Three 12-2 Cables

ACCESSORIES:



LSWN2-100
Jar of 100, Waterproof wire connectors, for up to three 12-2 cables



LSWN1
Bag of 24, Waterproof wire connectors, for up to two 14-2 + one 16-2 cables



LSWN2
Box of 24, Waterproof wire connectors, for up to three 12-2 cables

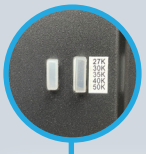
LED OUTDOOR
OUTDOOR WALL SCONCE - UP/DOWN & CCT SELECTABLE
10″

Intertek

XTERIOR OUTDOOR SERIES



10″
LR40305



UP/DOWN & CCT SELECT SWITCH ON THE BACK (*BEHIND MOUNTING PLATE)



BACK & MOUNTING PLATE



TOP & BOTTOM WITH LED BOARD AND DIFFUSSER

UP-DOWN LIGHT DISTRIBUTION

BEAM SPREAD 90°

CRI 90

COLOR SELECTABLE
2700K | 3000K | 3500K | 4000K | 5000K

DIMMABLE
TRIAC @ 120V

BLACK FINISH

120-277V

WET LOCATION RATED IP-65

5 YEAR WARRANTY

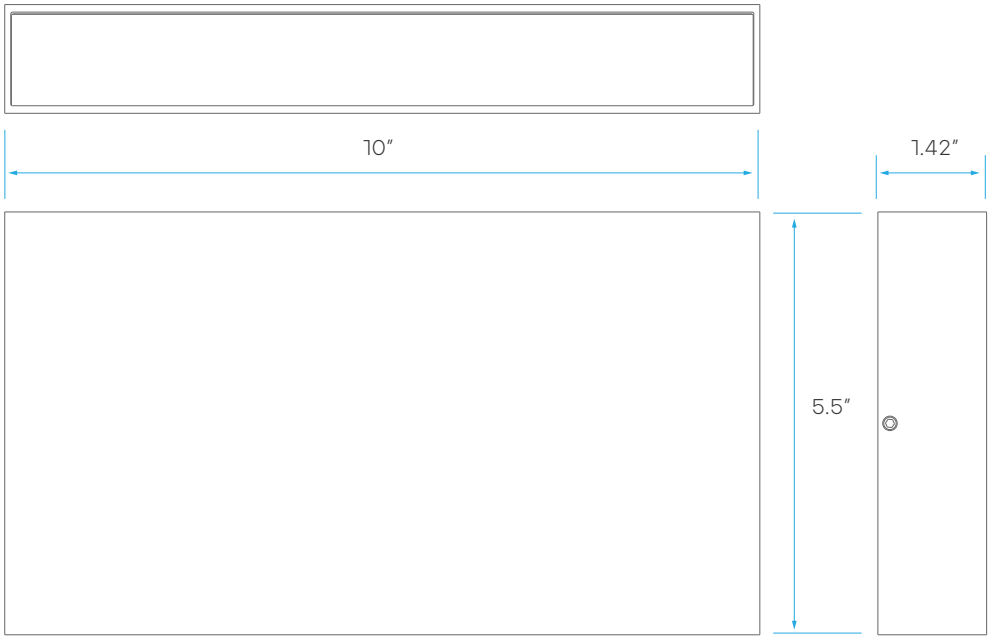
ELECTRICAL

	MODEL	DESCRIPTION	POWER	INPUT VOLTS	EFFICACY	DIMMABLE	LIFETIME	COST/YR
10″	LR40305	LEDWS10/UD/24W/5CCT/SQ/BK	24	120-277VV	83	TRIAC@120V	50,000	$ 2.89

PHOTOMETRIC

MODEL	DESCRIPTION	COLOR (CCT)	TEMP	LUMEN	FLOOD	CRI	ETL
LR40305	LEDWS10/UD/24W/5CCT/SQ/BK	2700K/3000K/3500K/4000K/5000K	CCT SELECT	2000	90°	90	YES

DIMENSIONS



LED 5" REGRESS LUMINAIRE HIGH OUTPUT

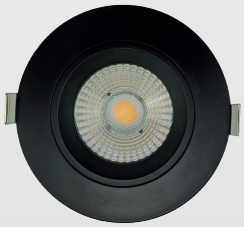
G-20216



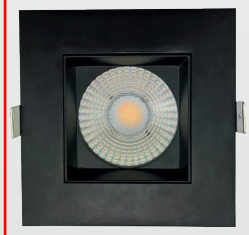
G-20218



G-20195



G-20196



Wattage Selectable: **23W 30W 40W**

ITEM	G-20216	G-20218	G-20195	G-20196
DESCRIPTION	R5/40W/WS3/R/LED/5CCT	R5/40W/WS3/SQ/LED/5CCT	R5/40W/WS3/R/LED/B/5CCT	R5/40W/WS3/SQ/LED/B/5CCT
COLOR TEMP	27,30,35,41,50K	27,30,35,41,50K	27,30,35,41,50K	27,30,35,41,50K
OUTPUT LUMEN	2000/2600/3500	2000/2600/3500	2000/2600/3500	2000/2600/3500
COLOR	WHITE	WHITE	BLACK	BLACK
BEAM ANGLE	60°	60°	60°	60°
INPUT VOLTS	120-277V	120-277V	120-277V	120-277V
WATTAGE	40/30/23	40/30/23	40/30/23	40/30/23
EQUIV WATTAGE	350W	350W	350W	350W
CRI	90>	90>	90>	90>
IC RATED	**40/30W NON-IC** 23W IC RATED	**40/30W NON-IC** 23W IC RATED	**40/30W NON-IC** 23W IC RATED	**40/30W NON-IC** 23W IC RATED
DIMMABLE	Yes, Triac or 0-10V	Yes, Triac or 0-10V	Yes, Triac or 0-10V	Yes, Triac or 0-10V
CUTOUT	5.00"	5.00"	5.00"	5.00"
OD	5.75"	5.75"	5.75"	5.75"
HEIGHT	3.35"	3.35"	3.35"	3.35"
mA	500mA	500mA	500mA	500mA
OUTPUT VOLTAGE	38v	38v	38v	38v
WIRE SPACE	14sq Inches	14sq Inches	14sq Inches	14sq Inches

Dimmable: **Yes** **Triac or 0-10V**

Lifetime: **50 000** hours

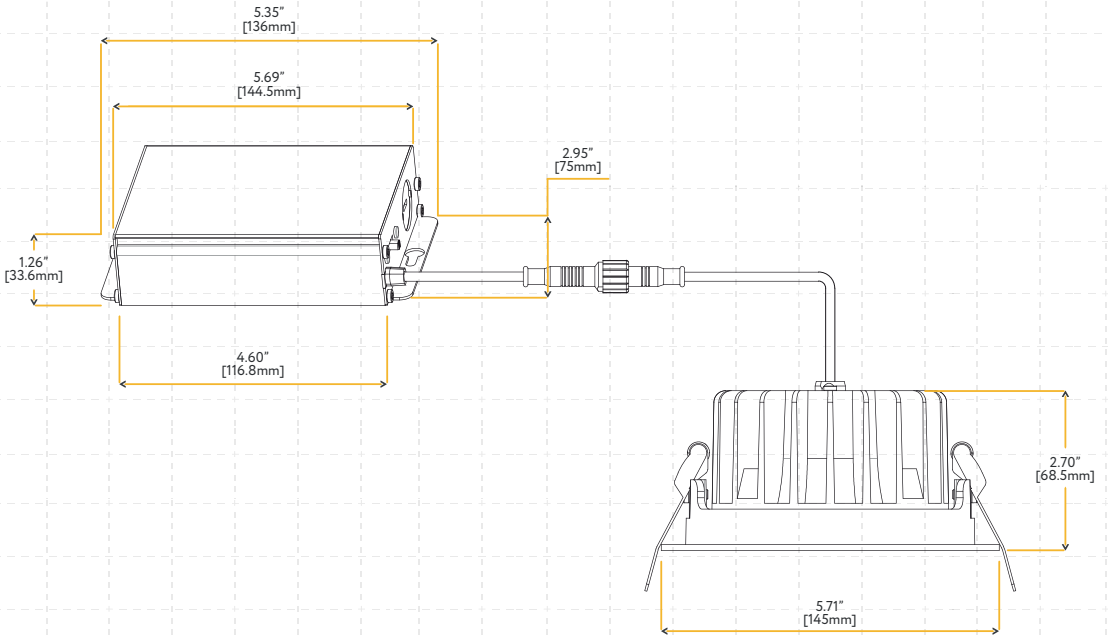
Warranty: **3** years

Multi Volts: **120-277V**

IC Rated when set to 23W only

Goodlite

Diagram



Dimmer List

BRAND	SERIES	MODEL	LOAD
LUTRON	SKYLARK CONTOUR	LECL-153P	150W
		CTCL-150H	150W
		LGCL-153PLH	150W
		CTCL-153P	150W
		SCL-153P	150W
		S-600P	600W
	CASETA	PD-6WCL	150W
		PD-5NE	150W
		PD-10NXD	250W
	DIVA	DVCL-153P	150W

BRAND	SERIES	MODEL	LOAD
LUTRON	TOGGLER	TGCL-153P	150W
	ARIADNI	AYCL-153P	150W
	MAESTRO	MACL-153M	600W
	ILLUMATECH	IPL06	150W
LEVITON	SURESLIDE	6672	150W
		6674	150W
EATON	SMART DIMMER	AAL06	300W
PASS & SEYMOUR	HARMONY	DCL453PTCCCV6	150W
GE	ROCKER	10464	150W
	TOGGLE	18027	150W

Accessories

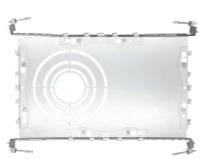
Emergency LED Driver

25W G-95525 | 30W G-48411 | 60W G-95521



New Construction Plate

ITEM G-19981 (3 Punch Outs)



Extension Cords

G-20247 5ft G-20248 10ft



Multi Driver Converter

Use with G-95826 22W



KARC
PLANNING CONSULTANTS, INC.

City of Poughkeepsie
Building, Planning, and Zoning Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 15 North Cherry Street
Parcel No. 131300-6162-79-344012
City of Poughkeepsie
Waterfront Assessment Form Supplemental Response

Below please find supplemental responses to the Waterfront Assessment Form as well as an additional narrative to show compliance with select policies from the LWRP that are applicable to this proposed development at 15 North Cherry Street.

SUPPLEMENTAL RESPONSES TO WATERFRONT ASSESSMENT FORM
As requested within the Waterfront Assessment Form, please find the below supplemental responses for items that were answered "yes" as well as items that were answered "no" that the applicant would like to include supporting information for.

2.a. Will the proposed action have a significant effect upon scenic quality of the waterfront environment.

Response: The subject parcel currently contains a vacant industrial building in need of rehabilitation that lacks notable visual appeal. As it stands, the site does not contribute positively to the aesthetic character of the Fall Kill waterfront or surrounding area.

By thoughtfully rehabilitating this historic structure, the project will enhance the visual quality of the site and its surroundings by revealing the building's historic architectural details and bringing new residents to this area of the City of Poughkeepsie. Once completed, 15 North Cherry Street will contribute positively to the built environment alongside other historically rehabilitated buildings such as the Poughkeepsie Underwear Factory and newer developments including the Fall Kill Commons.

2.g. Will the proposed action have a significant effect upon existing or potential public recreation activities?

Response: A Fall Kill Trail easement is being proposed to allow the future buildout of the Fall Kill Trail to run along the property's edge adjacent to the creek.

3.a. Will the proposed action involve the physical alteration of land along the shoreline, underwater land, or surface waters?

Response: An area of approximately 0.1 acres located along the northern edge of the parcel adjacent to the Fall Kill Creek is proposed to include a playground, dog park, and a continuation of the Fall Kill Trail connecting to the neighboring lot. The proposal involves only minor physical alterations of land near the Creek to construct the amenities listed above, which will contribute positively to the enjoyment of the Fall Kill Creek. The existing structure and disturbance related to the buildout of the parking area is setback approximately 50 feet from the creek's edge, avoiding significant disturbance near the shoreline.

3.h. Will the proposed action involve development within a designated flood or erosion hazard area?

Response: A portion of the project site is located within the FEMA 100-year flood plain due to its proximity to the Fall Kill Creek. See attached FEMA Flood Map. A condition of site plan approval for this project is to obtain a flood plain permit, which will ensure that development within the flood zone meets state standards.

4.a.1 Does the project require a waterfront location?

Response: The project proposes to redevelop a structure already located in a waterfront area.

4.a.2. Will water-related recreation be provided?

Response: A dog park and grass lawn with benches are proposed in an area adjacent to the Fall Kill for residents.

4.a.3. Will public access to the foreshore be provided?

Response: A Fall Kill Trail Easement is being proposed to allow the future buildout of the Fall Kill Trail to run through this area of the property. Direct access to the foreshore will likely not be provided due to the creek's slope, however, the trail will allow the public to view the creek from above the foreshore.

4.c. Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources or facilities?

Response: By adaptively repurposing the vacant industrial building onsite for residential use and providing outdoor amenities adjacent to the Fall Kill Creek, this project will allow members of the public to safely and enjoyably benefit from living in proximity to the creek's natural resources. The project's proposed connection to the potential future buildout of the Fall Kill Trail represents an important step towards transforming the Fall Kill Creek corridor into an area for public recreation and enjoyment.

4.g. Is the project located in a flood prone area?

Response: A portion of 15 North Cherry Street is located within FEMA's 100-year flood plain. Please see the FEMA National Flood Hazard map included with this submission. As required in Section 19-4.6 of the City of Poughkeepsie Code, a floodplain development permit will be obtained to ensure that the proposed redevelopment is done in a manner that minimizes its exposure to flooding.

4.j. Do essential public services or facilities presently exist at or near the site?

Response: The site is served by the City of Poughkeepsie Police and City of Poughkeepsie Fire Department. Mid-Hudson Regional Hospital is 1.9 miles from the site. The site will be connected to municipal water and sewer.

4.n. Will the project alter drainage flow, patterns or surface water runoff on or from the site?

Response: Stormwater discharges will be managed through a combination of on-site infrastructure and an existing municipal catch basin. The applicant is proposing to install new stormwater drainage pipes throughout the property which will connect into an existing catch basin located along North Cherry Street.

LWRP POLICY CONSISTENCY

Policy 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.

The subject parcel is currently a vacant and underutilized industrial building, with limited visual appeal. As it stands, the site does not contribute positively to the aesthetic character of the waterfront or the surrounding area. We believe that the proposed project is consistent with Policy 1 in that it will redevelop a currently underutilized waterfront parcel, restore the building's architectural appeal, and add much needed housing to this area of the city. Residential development is compatible with and essential to commercial and recreational uses and aligns well with the intent of the MU-5 Zoning District. New residents drawn to this neighborhood will contribute to a more active and vibrant neighborhood.

Policy 2 – 11: This project is either consistent or not applicable with policies 2 through 6.

Policy 12: Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.

The outdoor amenity space located along the northern edge of the property is designed to minimally impact the Fall Kill shoreline and protect it from erosion. A stone and masonry retailing wall stretches the length of the property to help reinforce the shoreline while the proposed grass lawn and dog park are set back 10-12 feet from the edge of the Fall Kill Creek.

Policy 13 – 16: This project is either consistent or not applicable with policies 13 through 16.

Policy 17: Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.

The planning and design for the redevelopment of 15 North Cherry Street was done with the intention of preserving the Fall Kill shoreline with non-structural measures as outlined in Policy 2. Examples of "non structural measures" incorporated into the site's design include (a) the avoidance of risk or damage from flooding by siting the

parking area to the west of the building away from the creek's edge; and (b) utilizing the area adjacent to the Fall Kill for a pedestrian trail and grass lawn.

Policy 18: The project is either consistent or nor applicable with Policy 18.

Policy 19: Protect, maintain, and increase the level and types of access to public water related recreation resources and facilities.

15 North Cherry Street is located in a formerly industrial area adjacent to the Fall Kill Creek, identified in the LWRP as the Middle Main Neighborhood. Presently, this neighborhood is comprised of a mix of historically rehabilitated buildings with commercial and community-oriented uses, such as the Poughkeepsie Underwear Factory, new multi-family residential development, existing small apartment buildings, and retail destinations along Main Street. The proposed redevelopment of 15 North Cherry Street for residential use will strengthen the vitality of this neighborhood and help re-envision the Fall Kill as an attractive public water resource and destination within the City of Poughkeepsie. The project's proposed connection to the potential future buildout of the Fall Kill Trail represents an important step towards transforming the Fall Kill Creek corridor into an area for public recreation and enjoyment.

Policy 20 – 21: This project is either consistent or not applicable with policies 20 through 21.

Policy 22: Development when located adjacent to the shore will provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.

The proposed 48-unit residential development is in a position to support future water-related recreation along the Fall Kill Creek, especially the proposed development of a Fall Kill Trail. The project will introduce new residents within walking distance of the creek and support the City's goal of encouraging a mix of residential, commercial, and community-oriented uses in this area. By reinforcing investment along the Fall Kill Creek, this project helps advance the goal of promoting future-water related recreation along the shoreline.

Policy 23-24: This project is either consistent or not applicable with policies 23 through 24.

<u>Policy 25:</u> Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.

While not included in the list of identified areas of local scenic significance, the area around 15 North Cherry Street contains several historically significant buildings along a stretch of the Fall Kill Creek planned for a future pedestrian trail. As stated in the LWRP, Policy 25 "should be interpreted so as to encourage a development plan that provides opportunity for public access at various places on the site to the shoreline to enjoy the views and placement of buildings and other structures…" To that end, the proposed rehabilitation of 15 North Cherry Street will bring a structure with historic and architecturally significant details back to life to the benefit of residents and future visitors to the Fall Kill Trail. The project team is working closely with the City of Poughkeepsie Architectural Consultant to ensure that all design decisions related to building's façade are thoughtfully made.



Figure 1: Existing conditions at 15 North Cherry Street



Figure 2: Proposed West facade (Rendering)

Policy 26 – 32: This project is either consistent or not applicable with policies 26 through 32.

Policy 33: Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Stormwater runoff will be managed through a combination of improved onsite and existing municipal stormwater infrastructure. Onsite infrastructure includes the installation of new roof leaders and underground drainage pipes which will connect to an existing catch basin along North Cherry Street. Ten parking spaces are proposed to be constructed with porous asphalt and landscaped tree islands and grass lawns are utilized to maximize the green infrastructure on site. During construction, a temporary inlet sediment control device will be installed within the existing catch basin to prevent the buildup of sediment and to keep the stormwater management system operating smoothly.

Policy 34 – 44: This project is either consistent or not applicable with policies 34 through 44.

THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

August 22, 2022

Chiam Hirsch
North Cherry Holdings LLC
7 Lely Lane
Suffren, NY 10901

RE: 15 North Cherry Street Application for site plan/special permit review relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten; Grid #6162-77-092099; Zoning District: General Commercial (C-3) District; File #2022-011.

Dear Mr. Hirsch:

This letter is to inform you of the action taken at the Planning Board meeting held on **August 16, 2022**, relative to the application for site plan approval referenced above. The Board granted approval of the application in accordance with the attached resolution, with the following conditions:

- Applicant shall include restrictions in either the lease or building rules and procedures limiting the storage on balconies so that excessive items do not clutter the balcony or interfere with those walking through the balcony area.
- A Trail Easement Agreement shall be established with the City of Poughkeepsie for potential future access to the Fall Kill or creation of recreational trail.
- All comments of the Engineering Department on April 13, 2022 and the Fire Department on August 16, 2022, shall be satisfied to the satisfaction of the department.
- Applicant will return for final approval of decking material and the fencing and gate.

Please note all conditions on the final plan and bring two full size copies of the plan to the Planning Department in order to obtain the Planning Board stamp of approval and all required City Department Head sign-offs. One set will be retained by the Planning Department and the other set will be returned to you to copy as necessary to apply for any required permits. Pursuant to section 19-6.1(k)(3)(a), site plan approval by the Planning Board is valid for a period of one year for purposes of obtaining any necessary building permits. Failure to obtain a permit within the time-period shall cause the approval to become null and void. Upon application, for good cause, the Planning Board may extend the validity of the approval, one time, for a period not to exceed one year.

Please feel free to contact us if you have any questions in this regard.

Very truly yours,

Robert S. Levine, Esq.
Chairman
Planning Board

Resolution of the City of Poughkeepsie Planning Board
Site Plan Review for 15 North Cherry Street
Date: August 16, 2022

WHEREAS, the Planning Board has received an application from Chaim Hirsh and North Cherry Holdings, LLC the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park, File #2022-011; and,

WHEREAS, this application has been classified as a Type 2 Action for the purposes of SEQRA, requiring no further environmental review; and,

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by ab architekten, dated 7/26/22, and supplemental documentation including tonight's presentation; and,

WHEREAS, on July 12, 2022, the Zoning Board of Appeals granted variances regarding off-street parking and location of the refuse container in the front yard and within 30 feet of the Fall Kill; and,

WHEREAS, Section 19-6.1 of the Zoning Ordinance provides that if the cost of improvements is anticipated to be in excess of $30,000, a performance bond will be established to cover the cost of improvements, based on advice from the City Engineer, following the recommendations of the Engineering Department, a performance bond will be established; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed conversion of the former warehouse at 15 North Cherry Street to a multiple residence containing 42 dwelling unit, with the following conditions:

- Applicant shall include restrictions in either the lease or building rules and procedures limiting the storage on balconies so that excessive items do not clutter the balcony or interfere with those walking through the balcony area.

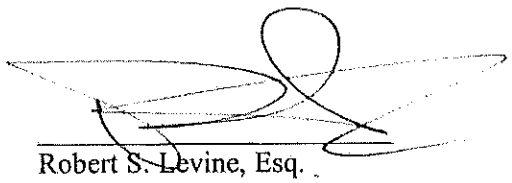
- A Trail Easement Agreement shall be established with the City of Poughkeepsie for potential future access to the Fall Kill or creation of recreational trail.

- All comments of the Engineering Department on April 13, 2022 and the Fire Department on August 16, 2022, shall be satisfied to the satisfaction of the department.

- Applicant will return for final approval of decking material and the fencing and gate.

Motion: Marjorie Smith Second: Rosaura Andújar-McNeil Carried: 7:0:0

Roll Call:
Robert Levine – Aye
Marjorie Smith – Aye
Rosaura Andújar – Aye
Robert Mallory – Aye
Nick Deliccia – Aye
Sean O'Donnel – Aye
Brian Veltre – Aye



Robert S. Levine, Esq.
Chairman

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #1

1. Date: April 13, 2022
2. Name of Site Plan: Site Plan
3. Address or Location: 15 North Cherry Street
4. Owner: North Cherry Holdings LLC
5. Engineer/ Architect: Paggi
6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).
7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:
   1. The sewer is shown connected directly to a manhole. A connection to the 10" sewer main is preferred. If a connection is made to a manhole, and outside drop connection is required.
   2. The on-site drainage is shown connected directly to the storm sewer, which in turn drains directly to the Fallkill Creek a 303(d) impaired waterbody. Green infrastructure practices are encouraged to be implemented.
   3. As indicated by the applicants engineer additional details are required to complete the Departments' technical review (i.e. water and sewer connection details, stormwater management design and general site construction details, etc.) Additional comments may be forthcoming.

Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT

505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO

August 16, 2022

RE: 15 North Cherry St

1. The building shall be fully sprinklered
2. The parking access lane shall be widened to 20 feet
3. Low grade rolled curbing shall be installed on landscaped island between Cherry Street sidewalk and proposed on-site parking area
4. The access and egress curb cuts shall be widened to meet required turning radius of Spartan Smeal fire apparatus.
5. It is requested that an external dry standpipe riser be installed as close to the center of the building as possible

Joseph Franco
Fire Chief
City of Poughkeepsie Fire Department
505 Main Street
Poughkeepsie, NY 12601

jfranco@cityofpoughkeepsie.com

845-451-4079 (Main)
845-451-4191 (Fax)

CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS RESOLUTION OF APPROVAL

CITY CLERK'S OFFICE
CITY OF POUGHKEEPSIE
2022 JUL 19 PM 1:25

In the matter of the appeal of Chaim Hirsch, regarding the property at 15 North Cherry Street, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held in the Common Council Chambers, 3rd Floor, City Hall, 62 Civic Center Plaza, on the 12th day of July, 2022, at 6:03pm:

Present	**Excused**
Scott Parker, Chair	Rob Page
John Gildard	
Thomas Klug	
Steven Reifler	
Jessica Vinall	

WHEREAS, the Zoning Board of Appeals has received an application for area variances from Chaim Hirsh, relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements. Variances are requested of Section 19.4.3(11) requiring 73 parking spaces to allow 22, Section 19-4.13(1) prohibiting front yard parking and accessory uses in the front yard to allow front yard parking and the refuse area to be located within the front yard, Section 19-4.18(2)(a) which prohibits uses within 30 feet of the Fall Kill Creek to allow a refuse area within that distance; and,

WHEREAS, the application was accompanied by supporting documentation including site plan set prepared by ab architekten, with a revision date of 5/24/2022; and,

WHEREAS, this application is considered to be a Type 2 Action under SEQRA requiring no further environmental review; and,

WHEREAS, a public hearing was held on April 8, 2022, May 10, 2022, June 14, 2022, and July 12, 2022; and,

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The applicant has demonstrated that there is no other feasible method to achieve compliance as the building is existing with little room to accommodate accessory uses in any location other than the front yard or additional parking on site; and,

2. The applicant has demonstrated that the variance requested is not substantial with regard to the location of accessory uses in the front yard, or within thirty (30) feet of the banks of the Fall Kill Creek. Relative to the variance for the number of off-street parking spaces, the number may appear substantial but the applicant has presented that the number of required spaces is an overestimate for what will likely be required by tenants; and,

3. The applicant has demonstrated the granting of the variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood, in that the front yard has been utilized for parking, whether formally or not, for some period of time and is at least partially paved; The refuse area has been situated in the most practicable location possible at the farthest distance possible from the banks of the creek; and units will be marketed to households with lower rates of car ownership, bicycle parking and storage space for personal electronic transportation devices will be provided on site, and a tenant brochure will be provided identifying alternative transportation opportunities and off-site parking; and,

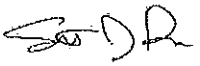
4. The applicant has demonstrated that the need for the variances is not necessarily self-created, due to the location of the building on the lot dictating the location of accessory uses such as off-street parking and the refuse area, while maintaining green space along the Fall Kill Creek.

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variances as outlined above, with the following conditions as agreed to by the applicant:

- The proposed building will have a total of 22 parking spaces. The privilege of on-site parking for tenants shall be on a first-come, first-served basis, with a fee charged for each on-site space. On-site parking, including the fee, shall be addressed in the lease, and shall be available for the duration of the lease, with no separate lease or rental agreement for parking on the premises. On-site parking shall be limited to not more than one space per apartment.
- For tenant loading and unloading, there shall be a designated, striped loading area,
- For any tenant who is interested in off-site parking when no on-site parking is available, applicant/management shall encourage those tenants to access the City of Poughkeepsie municipal parking lots within 1 ½-2 blocks of the site, and to pay the attendant permit fee to the City of Poughkeepsie to secure such parking, regardless of whether available municipal parking is short-term or long-term. This information shall be contained in written literature or brochures provided to tenants, receipt of which shall be acknowledged in writing by each tenant not eligible for on-site parking.
- Applicant/ management shall discourage tenants from occupying/using on- street parking on Main Street in the vicinity of the site. This information shall be contained in written literature provided to tenants, receipt of which shall be acknowledged in writing by each tenant not eligible for on-site parking."
- Applicant/Management shall provide a copy of the written literature to the Development Department (attention Director) prior to the issuance of a certificate of occupancy for the Project.
- The City shall have the right to request and review the written literature no more than annually to verify ongoing compliance with this condition.

Motion: Jessica Vinall
Second: Thomas Klug
Carried: 4:1:0

The motion to grant the variances as outlined herein carried.



7/18/22

Scott Parker
Chairman
Zoning Board of Appeals

THE CITY OF POUGHKEEPSIE
PLANNING BOARD
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
15 NORTH CHERRY STREET
MAY 27, 2026
DRAFT RESOLUTION

WHEREAS, the Planning Board has received an application from North Cherry Holdings LLC for the amendment of an approved site plan for the conversion of the existing building at 15 North Cherry from a warehouse to a multiple residence containing 42 dwelling units. Proposed amendment would enclose the stair system, raise the height of the southern portion of the building to three stories from one and add additional units for a total of 48 dwelling units. File # 2026-036; and,

WHEREAS, this application has been classified as a Type 2 Action for the purposes of SEQRA; and,

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by Alexander John Blakely, dated May 12, 2026, and supplemental documentation; and,

WHEREAS, on July 12, 2022, the Zoning Board of Appeals granted variances regarding off street parking and location of the refuse container in the front yard and within 30 feet of the Fall Kill; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

NOW THEREFORE BE IT RESOLVED that the Board grant site plan approval relative to the proposed amendment of an approved site plan for the conversion of the existing building at 15 North Cherry from a warehouse to a multiple residence. The amendment will enclose the stair system, raise the height of the southern portion of the building to three stories from one, and add additional dwelling units for a total of 48 dwelling units, with the following conditions:

- All City Departments' comments be addressed to those departments' satisfaction.
- A Trail Easement Agreement shall be established with the City of Poughkeepsie for potential future access to the Fall Kill or creation of recreational trail.
- All conditions of the City of Poughkeepsie Zoning Board of Appeals approval dated July 12th, 2022 be adhered to.

Motion:
Second:
Carried:

Present:

Anne Saylor
Planning Board Chair

Date

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
MAY 27, 2026

15 NORTH CHERRY: SITE PLAN
Application for the amendment of an approved site plan for the conversion of the existing building at 15 North Cherry from a warehouse to a multiple residence containing 42 dwelling units. Proposed amendment would enclose the stair system and raise the height of the southern portion of the building to three stories from one. Owner/Applicant: North Cherry Holdings LLC; Consultant: KARC Planning Consultants; Grid # 131300-6162-79-344012-0000; Zoning District: MU-5; File #PB 2026-036

Project Description
The project has been determined to be a Type 2 Action under SEQRA **requiring no further environmental review.**

Recommendation
- Review amended façade, panel has been amended to be hardieboard
    - Lighting specs submitted
- Waterfront Consistency Review necessary, WAC to meet in June.
- Draft trail easement under review, to be executed prior to final plan sign off.
- On review of the application the Development Department has determined that Section 19-8.1(f) applies to this application, which reads "Any amendment of a previously approved plan shall also require approval of the amendment by the Planning Board unless said amendment does not affect any aspect of the original approval. Following a presubmission conference, staff may determined that the review may be limited to the amendment itself."
    - Staff has requested all site details remain on the submission for record keeping purposes, but per the code review should be limited to the amended details, the western and southern facades.

Project History
First Appearance 4/28/2026

Documents Entered into Record

Date	Description	Author	Comments
3/31/26	Application	Natalie Quinn KARC Planning Consultants	Site Plan Amendment
3/31/26	Letter	Natalie Quinn KARC Planning Consultants	Cover Letter explaining project and attachments

3/31/26	SEQRA	Natalie Quinn KARC Planning Consultants	Short EAF
3/31/26	Letter	Jat Blumenfeld, N Cherry Holdings	3/30/26 Letter of consent
3/31/26	Site Plan	Alexander John Blakely, ab architekten	3/30/26 A100, A401, A402, A201, A801
5/13/26	Letter	Natalie Quinn KARC Planning Consultants	Cover Letter
5/12/26	Site plan	Alexander John Blakely, ab architekten	
5/11/26	Easement		Drat trail access easement
5/13/26	Lighting spec sheet		

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
	Captain John Zeltman, COP PD	
	Eric Philipp, COP Bldg Inspector	
	Nina Leonard, DC Dept of Planning	LD

Motions and Resolutions
With regard to the City's file number #PB 2026-036, 15 North Cherry Street

Resolution has been drafted for review.