City of Poughkeepsie
Waterfront Advisory Committee
Meeting Agenda

Common Council Chambers
Wednesday, June 3, 2026
5:30 PM

I. APPROVAL OF MEETING MINUTES

1. April Meeting Minutes
May Special Committee Meeting Minutes

II. Mid-Hudson Discovery Museum

1.

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

III. 9 Dutchess

1.

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

IV. Old Business

POUGHKEEPSIE WATERFRONT ADVISORY COMMITTEE
City of Poughkeepsie Planning Division
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12602
(845) 451-4055

MINUTES OF THE May 21st, 2026 SPECIAL MEETING

Members Present: Mike Young (Chair), Janet Ellsworth, Mark Villati, Nicholas Kalogris and Jim Nelson
Also Present: Richard Distel, Planner
Meeting called to order: 5:30 PM

I. Review of 15 N Cherry Street

Kelly Libolt, KARC, detailed the project and its Site Plan. She answered questions about access, Fall Kill and drainage. The Committee voted 5-0 to have a Consistency Review drafted that states it is consistent with the LWRP.

II. Adjourn

A motion was made by Mike Young and seconded by Jim Nelson to adjourn the meeting at 5:54 P.M.

POUGHKEEPSIE WATERFRONT ADVISORY COMMITTEE
City of Poughkeepsie Planning Division
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12602
(845) 451-4055

MINUTES OF THE April 1st, 2026 MEETING

Members Present: Mike Young (Chair), Janet Ellsworth, Michelle Muir and Jim Nelson
Also Present: Richard Distel, Planner
Meeting called to order: 5:30 PM

I. APPROVAL OF MEETING MINUTES

March Minutes were not voted on due to edits needed to the document and will be voted on at the May meeting.

II. Review of Milton Street

Caren LoBrutto and Jarrod Rizzi, Labella, gave a presentation regarding the Milton Street project. There was discussion regarding the rezoning and the site plan. The board asked about landscaping in terms of the placement in the floodplain. Mike Young asked about reasoning for this specific zoning designation request.

The Committee agreed to draft a Consistency Review for the Rezoning portion of Milton Street and will review the Site Plan when the applicant is ready to present.

III. Mid-Hudson Discovery Museum

Mike Young outlined questions he had for city staff to answer prior to the May meeting. Which included the public access, license agreement and water discharge points.

IV. 9 Dutchess

V. Adjourn

A motion was made by Mike Young and seconded by Jim Nelson to adjourn the meeting at 6:45 P.M.

Mid-Hudson Discovery Museum

75 N Water St, Poughkeepsie, NY 12601
90% Construction Documents
2/19/2026



Mid-Hudson
Discovery Museum

Poughkeepsie, New York

PLAY SPACE DESIGNER
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

CIVIL ENGINEER
STRUCTURAL ENGINEER
SURVEYOR
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

MEP ENGINEER
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

IRRIGATION DESIGNER
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

SCALE

STATUS

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

JOB NUMBER 2737-02 SHEET NO. OF
DATE 2/19/2026
SCALE N/A
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C902	Civil Details	

Mid-Hudson Discovery Museum

Poughkeepsie, New York

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1123 Broadway, Suite 307
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G001

DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENT CONTROL PLAN & NOTES AND DEMOLITION PRIOR TO COMMENCEMENT OF WORK.
2. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
3. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
4. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
6. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
7. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
8. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
9. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
10. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
11. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
12. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
13. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

SITE PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
11. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

LAYOUT NOTES:

1. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING NOTES:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"MAY 1, 2025"**. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
   A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"MAY 1, 2025"**, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
   B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
   C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
   D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

GRADING NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 39 AND INDUSTRIAL CODE RULE 753.
4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
5. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
8. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.
9. IT IS THE INTENT OF THIS PLAN FOR ALL SITE GRADING TO DRAIN & NO PONDING OCCURS. MINIMUM SLOPE OF AT LEAST ONE PERCENT ALONG THE FLOW LINE AND 2% CROSS SLOPE ON ALL PAVED OR CONCRETE SURFACES UNLESS OTHER WISE NOTED. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR ANY DEVIATIONS OR AREA ON THE PLAN WHERE THE SITE DOES NOT MEET THESE REQUIREMENT.

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
6. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
7. ALL WATER PIPE SHALL BE CLS2 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
10. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
12. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
14. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION

WATER DISINFECTION NOTES:

1. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651, LATEST EDITION. TABLET OR POWDERED METHOD IS NOT ALLOWED.
2. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND THE PROJECT ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES.
3. DISINFECTED WATER MUST REMAIN IN THE WATER MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING THOROUGHLY FLUSHED OUT.
4. WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:
   A. CHLORINE CONCENTRATION IN WATER LINES SHALL BE NO LESS THAN 50 MG/L AT START OF 24-HOUR TEST.
   B. CHLORINE RESIDUAL SHALL BE NO LESS THAN 10 MG/L AT END OF TEST.
5. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, MICROBIOLOGICAL SAMPLES SHALL BE COLLECTED ON TWO OCCASIONS 24 HOURS APART FROM BOTH ENDS AND THE MIDDLE OF EACH NEW LINE. ALL LINES SHALL NOT BE USED UNTIL MICROBIOLOGICAL SAMPLES ARE ACCEPTED BY THE TOWN OF PINE PLAINS AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH (DCDOH). RESULTS OF ALL MICROBIOLOGICAL TESTING SHALL BE SUBMITTED TO THE TOWN OF PINE PLAINS ALONG WITH ENGINEER'S CERTIFICATE OF COMPLETION.

WATER NOTES:

1. SHEETING AND EXCAVATION BRACING FOR THE WATERMAIN INSTALLATION SHALL BE PROVIDED IN ACCORDANCE WITH OSHA REQUIREMENTS TO SUIT EXISTING SOIL CONDITIONS. SHEETING, IF REQUIRED, SHALL BE TIGHT WOOD SHEETING AND SHALL BE LEFT IN PLACE, AND AFTER BACKFILLING SHALL BE CUT AT GROUND LEVEL OR AS ORDERED BY THE OWNER'S REPRESENTATIVE.
2. MATERIALS USED IN CONSTRUCTION THAT WILL CONTACT POTABLE WATER SHALL BE ANSI/NSF 61 CERTIFIED OR EQUIVALENT.
3. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE ENGINEER OF RECORD OR TOWN OF PINE PLAINS. JOINING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE ENGINEER OF RECORD OR TOWN OF PINE PLAINS.
4. THE CONTRACTOR SHALL COORDINATE INSPECTIONS OF THE WATER SERVICE MAIN WITH THE NYS-LICENSED ENGINEER WHO WILL BE RESPONSIBLE FOR CERTIFICATION OF THE COMPLETE WORKS. 24-HOURS MINIMUM WRITTEN NOTICE SHALL BE GIVEN.

TESTING WATER MAINS:

1. AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH PRESSURE TEST. TEST SECTION SHALL BE LIMITED TO 1,500 FT (MAX.). TESTS SHOULD BE CONDUCTED TO FIRST VALVE IN BUILDING.
2. AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER, THE TOWN OF PINE PLAINS, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH (DCDOH) PRIOR TO ACCEPTANCE.
3. ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE ENGINEER.
4. HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED. ALL HYDROSTATIC TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600 OR LATER ADDITION, AS MODIFIED HEREIN.
5. FOR THE PRESSURE TEST, SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY, WITH FURTHER PUMPING AS REQUIRED, FOR A PERIOD OF AT LEAST TWO HOURS, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
6. LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY USING A MINIMUM TEST PRESSURE OF 150 LBS/SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION UNDER TEST AND CORRECTED TO ELEVATION OF THE GAUGE. LEAKAGE TEST DURATION SHALL BE A MINIMUM OF 2 HOURS AFTER LEAKAGE RATE HAS STABILIZED.
7. MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN THE FOLLOWING TABLE:
   ALLOWABLE LEAKAGE PER 1000 FT (305M) OF PIPELINE (GPH)

AVG. TEST PRESSURE	NOMINAL PIPE DIAMETER-IN.						
PSI	4	6	8	10	12	14	16
450	0.57	0.86	1.15	1.43	1.72	2.01	2.29
400	0.54	0.81	1.08	1.35	1.62	1.89	2.16
350	0.51	0.76	1.01	1.26	1.52	1.77	2.02
300	0.47	0.70	0.94	1.17	1.40	1.64	1.87
275	0.45	0.67	0.90	1.12	1.34	1.57	1.79
250	0.43	0.64	0.85	1.07	1.28	1.50	1.71
225	0.41	0.61	0.81	1.01	1.22	1.42	1.62
200	0.38	0.57	0.76	0.96	1.15	1.34	1.53
175	0.36	0.54	0.72	0.89	1.07	1.25	1.43
150	0.33	0.50	0.66	0.83	0.99	1.16	1.32
125	0.30	0.45	0.60	0.76	0.91	1.06	1.21
100	0.27	0.41	0.54	0.68	0.81	0.95	1.08

8. IF LEAKAGE IN SYSTEM EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.

LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- 110 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING APPROX. FEMA FLOOD LINE
- ×200.3 — EXISTING SPOT GRADE
- EXISTING BUILDING
- EXISTING BUILDING FOUNDATION
- CONC. CURB — EXISTING CURB/GUTTER
- EXISTING GUIDERAIL
- X X X — EXISTING FENCE
- EXISTING POND/LAKE
- OHW — EXISTING OVERHEAD WIRES
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- 15"RCP — EXISTING UNDERGROUND STORM LINE

SYMBOLS:

- EXISTING SIGN
- EXISTING SIGN
- EXISTING BOLLARD
- FP — EXISTING FENCE POST
- PST — EXISTING POST
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- EXISTING BENCHMARK
- EXISTING CLEANOUT
- EXISTING DRAINAGE MANHOLE
- RL — EXISTING ROOF DRAIN LEADER
- EXISTING CATCH BASIN
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC BOX
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING PANEL/SWITCH BOX
- UGC — EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING CAMERA
- EXISTING GAS METER
- GAS — EXISTING GAS STRUCTURE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- BC: 200.3 — EXISTING SPOT GRADE BOTTOM CURB
- TC: 200.3 — EXISTING SPOT GRADE TOP CURB
- BW: 200.3 — EXISTING SPOT BOTTOM WALL
- TW: 200.3 — EXISTING SPOT TOP WALL
- FF: 200.3 — EXISTING FINISHED FLOOR ELEVATION
- R: 216.1 — EXISTING RIM ELEVATION
- I: 200.3 — EXISTING INVERT ELEVATION

DEMO:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- DEMO ASPHALT
- DEMO BUILDING
- DEMO GRAVEL SECTION
- TREE PROTECTION
- WORKLIMITS

GRADING LEGEND:

- 180 — 5 FT CONTOUR
- 181 — 1 FT CONTOUR
- x501.25 — SPOT ELEVATIONS

EROSION CONTROL LEGEND:

- TREE LINE
- SHRUB LINE
- SILT FENCE
- STRAW BALE DIKE / FIBER ROLL
- CATCH BASIN SILT SAC DROP INLET PROTECTION
- SPOILS STORAGE AREA
- EROSION CONTROL BLANKET
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASH OUT AREA
- TREE PROTECTION

UTILITY LEGEND:

- E — ELECTRIC LINE
- UG — UNDERGROUND UTILITIES LINE
- W — WATER LINE
- ST — STORM DRAIN LINE
- CATCH BASIN
- DRAINAGE MANHOLE
- CLEANOUT
- HYDRANT
- WATER SHUT OFF VALVE
- WATER VALVE
- REDUCER
- LIGHT POLE

SITE LEGEND:

- BUILDING
- PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- CURB
- WORK LIMITS
- WOOD FENCE
- HANDRAIL
- X — CHAIN LINK FENCE
- GARDEN FENCE

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"RECOMMENDED STANDARDS FOR WATER WORKS (TEN STATES)"
"RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
"NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH POLICIES, PROCEDURES AND STANDARDS."
"DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH SANITARY CODE, ARTICLE XI AND ARTICLE V."
"DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH CERTIFICATE OF APPROVAL LETTER."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

"UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED TESTED AND CERTIFIED COMPLETE TO THE DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL AND COMMUNITY HEALTH AND DCWWA BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL AND COMMUNITY HEALTH."

"APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION."

Mid-Hudson Discovery Museum

Poughkeepsie, New York

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STATUS

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REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

NOTES & LEGENDS

JOB NUMBER	2251747
DATE	2/12/2026
SCALE	N/A
DRAWN BY	MDJ
CHECKED BY	KTB

SHEET NO. OF

G002

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SCALE

10 5 0 5 10 20
(IN FEET)
1 INCH = 10 FT.
GRAPHIC SCALE

STATUS

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REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

DEMOLITION PLAN

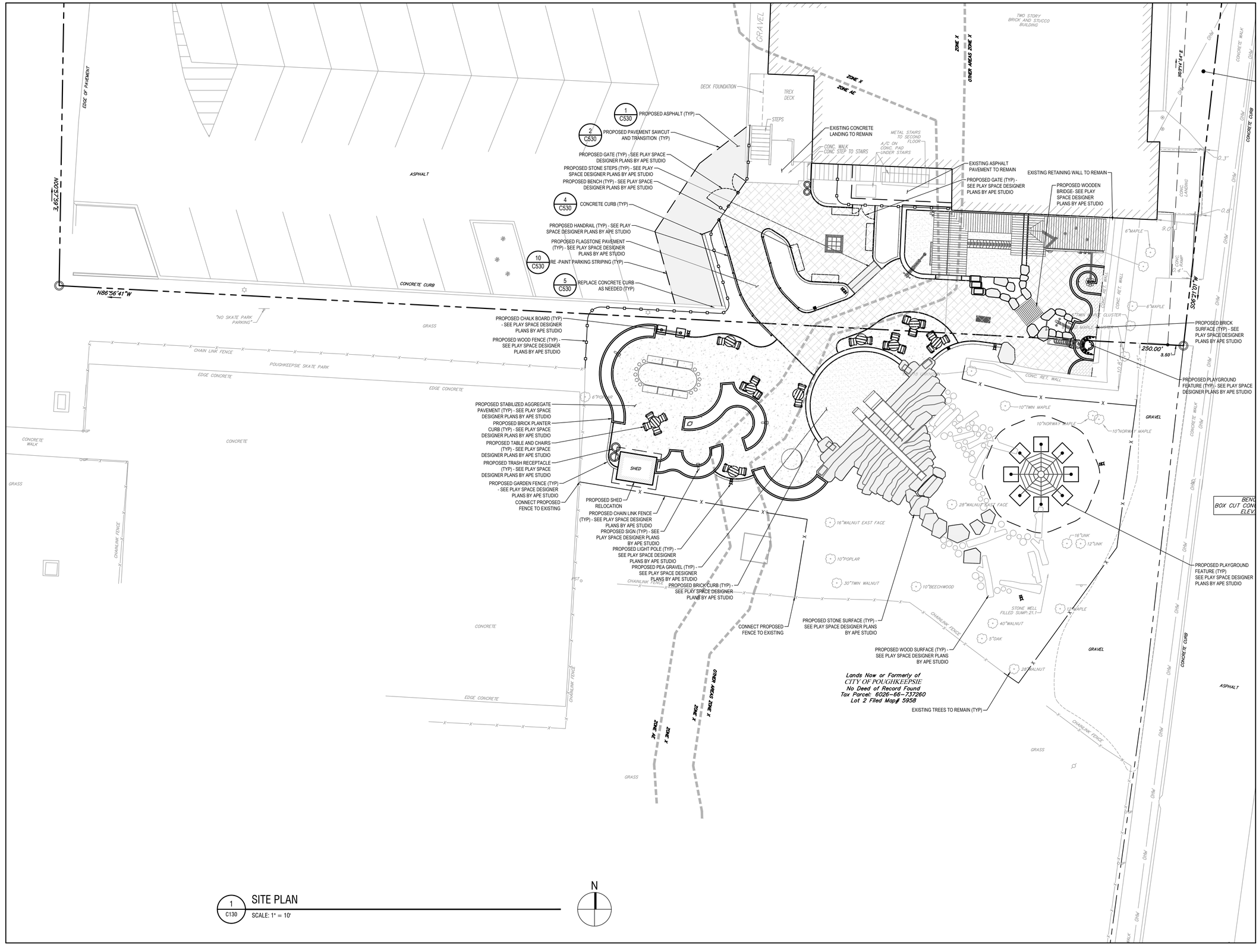
JOB NUMBER	2251747	SHEET NO.	OF
DATE	2/12/2026		
SCALE	1" = 10'		C120
DRAWN BY	MDJ		
CHECKED BY	KTB		

TREE CLEARING NOTE:

1. TREE CLEARING SHALL BE LIMITED TO THE PERIOD BETWEEN NOVEMBER 1 AND MARCH 31 TO ENSURE NO POTENTIAL TAKE OF PROTECTED BAT SPECIES.

1 / C120 DEMOLITION PLAN
SCALE: 1" = 10'

N



1 C130 SITE PLAN

SCALE: 1" = 10'

N

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SCALE

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(IN FEET) GRAPHIC SCALE
1 INCH = 10 FT.

STATUS

NOT FOR CONSTRUCTION

REVISIONS

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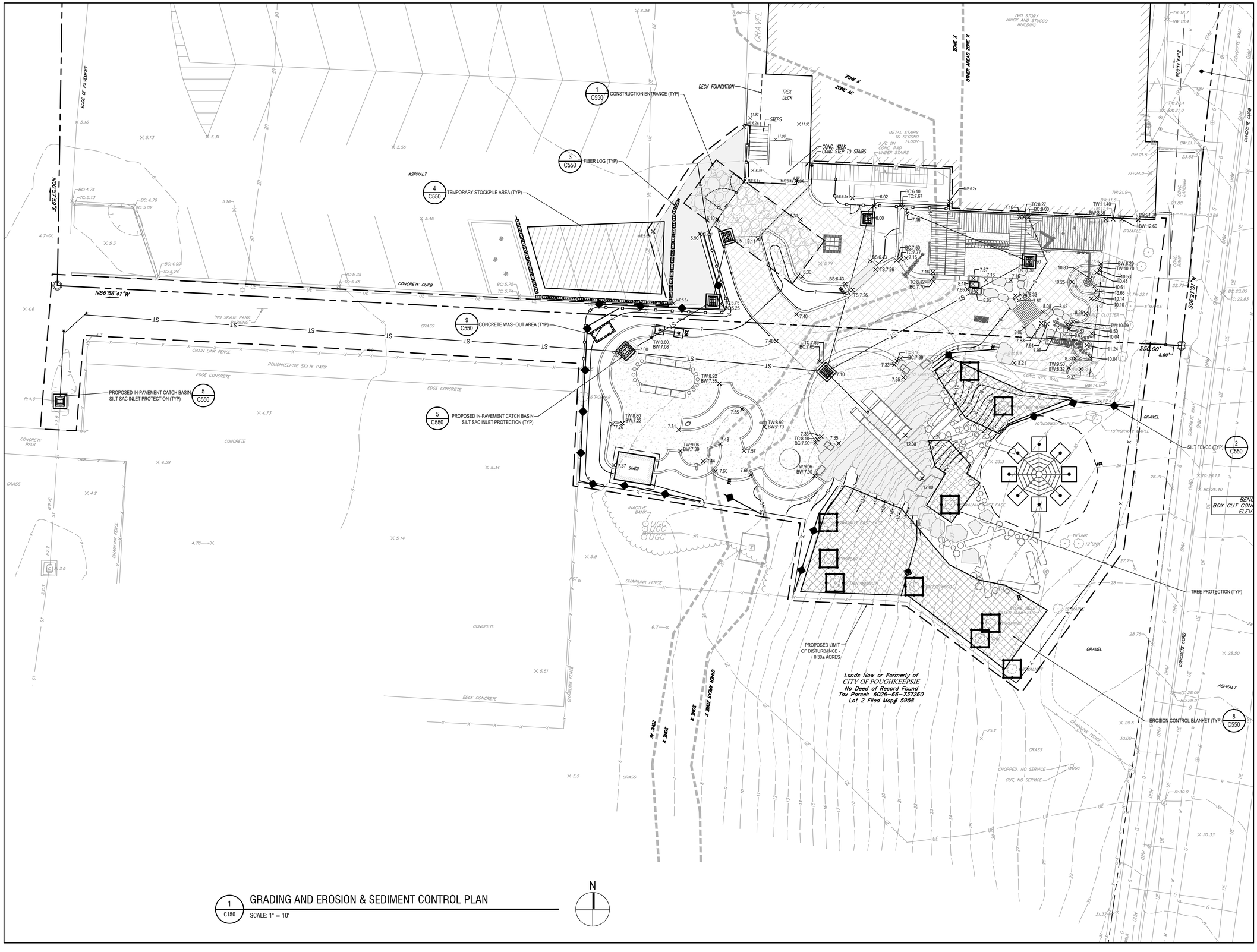
DRAWING TITLE

SITE PLAN

JOB NUMBER	2251747
DATE	2/12/2026
SCALE	1" = 10'
DRAWN BY	MDJ
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SHEET NO. OF

C130



1 C150 GRADING AND EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 10'

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SCALE

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(IN FEET)
1 INCH = 10 FT.
GRAPHIC SCALE

STATUS

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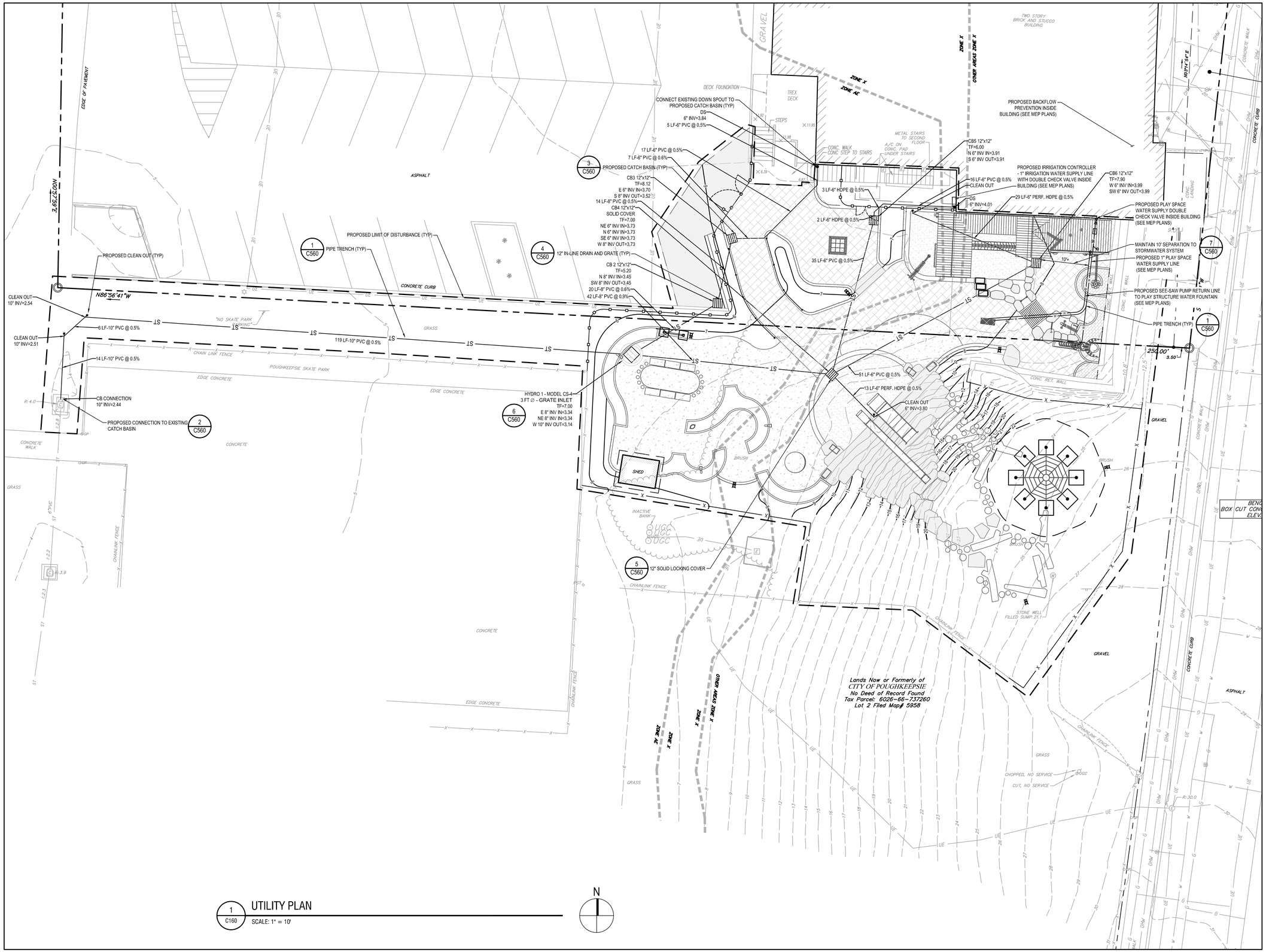
REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

GRADING AND EROSION & SEDIMENT CONTROL PLAN

JOB NUMBER	2251747	SHEET NO.	OF
DATE	2/12/2026		
SCALE	1" = 10'	C150	
DRAWN BY	MDJ		
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1 C160 UTILITY PLAN

SCALE: 1" = 10'

N

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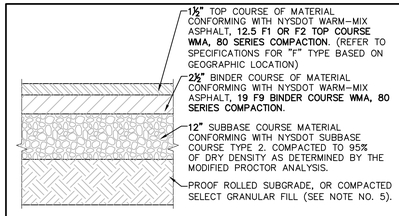
REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

UTILITY PLAN

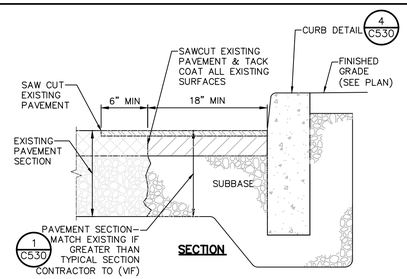
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DATE	2/12/2026		
SCALE	1" = 10'	C160	
DRAWN BY	MDJ		
CHECKED BY	KTB		



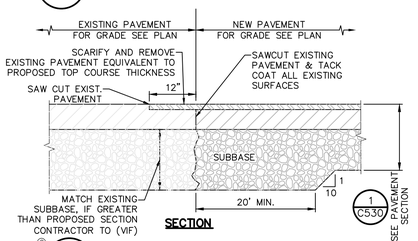
NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED **"CURRENT VERSION"**, AND ALL ADDENDA THERE TO.
2. SUBBASE MATERIAL SHALL CONFORM WITH **SECTION 304** – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. WARM MIX ASPHALT (WMA) PAVEMENT SHALL CONFORM WITH **SECTION 400**–WARM MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH **SECTION 400** IN ITS ENTIRETY IS REFERENCED, THE WARM MIX ASPHALT (WMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER **SECTION 402**–WARM MIX ASPHALT (WMA) PAVEMENTS.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH **SECTION 407**–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH **SECTION 203**–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

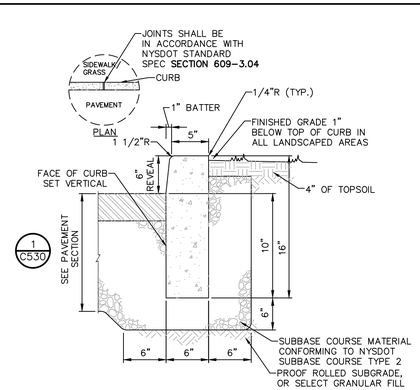
© 1 **PAVEMENT SECTION DETAIL**
SCALE: NOT TO SCALE



© 2 **CURB REPLACEMENT DETAIL**
SCALE: NOT TO SCALE



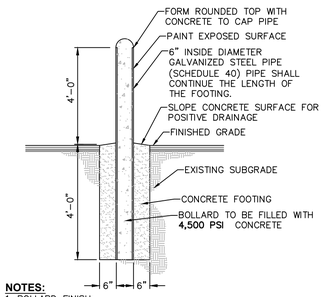
© 3 **PAVEMENT TRANSITION DETAIL**
SCALE: NOT TO SCALE



NOTES:

1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION **SECTION 609.**
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC **SECTION 609.**

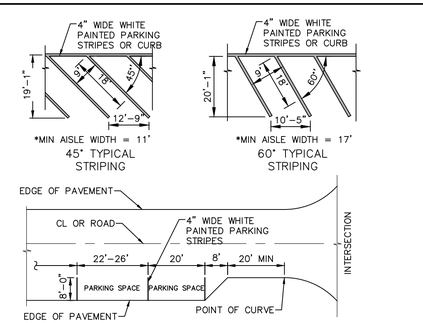
© 4 **CAST IN PLACE CONCRETE CURB**
SCALE: NOT TO SCALE



NOTES:

1. BOLLARD FINISH: PREPARE GALVANIZED COATING TO RECEIVE PAINTED FINISH. APPLY (1) COAT OF RUST INHIBITOR PRIMER. APPLY (2) COATS OF GLOSS ENAMEL (COLOR TO BE SELECTED BY THE OWNER.)
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF **4,500 PSI @** 28 DAYS.
3. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" (WITH A TOLERANCE OF 1").
4. ALL CONCRETE SHALL HAVE A 5% ENTRAINED AIR (WITH A TOLERANCE OF 1%) CONFORMING WITH **ASTM C260.**

© 5 **STEEL & CONCRETE BOLLARD DETAIL**
SCALE: NOT TO SCALE



NOTES:

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

© 6 **PAVEMENT MARKING DETAIL PARKING STRIPING**
SCALE: NOT TO SCALE

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Poughkeepsie, New York

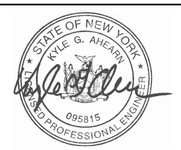
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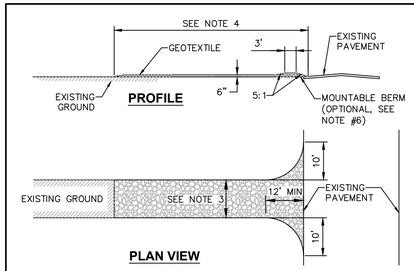
NO.	DATE	DESCRIPTION

DRAWING TITLE

SITE DETAILS

JOB NUMBER	2251747	SHEET NO.	OF
DATE	2/12/2026		
SCALE	**NOT TO SCALE**		
DRAWN BY	**MDJ**		
CHECKED BY	**KTB**		

C530

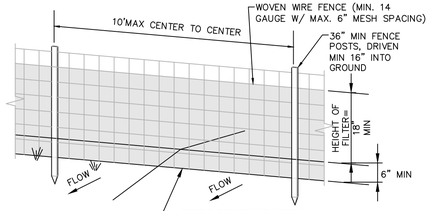


PLAN VIEW

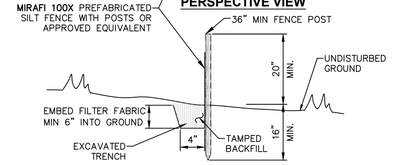
CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

© 1 **STABILIZED CONSTRUCTION ACCESS DETAIL**
SCALE: NOT TO SCALE



PERSPECTIVE VIEW



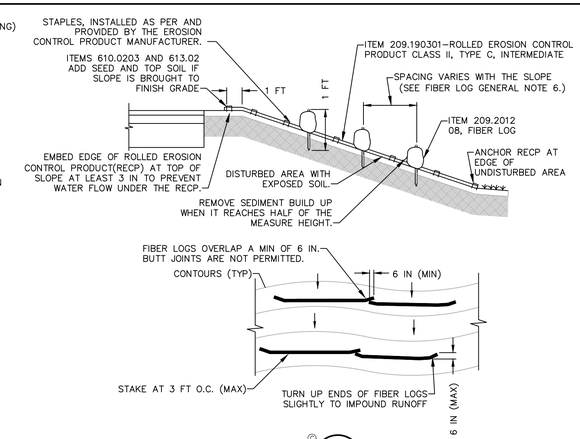
SECTION

NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN–OFF TO A SILT FENCE ARE:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

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



© 3 **FIBER LOG DETAIL**
SCALE: NTS

FIBER LOG APPLICATION NOTES:

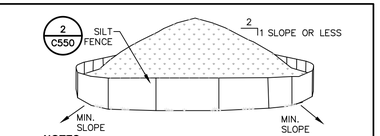
1. THE PRIMARY PURPOSE OF A FIBER LOG DIKE IS TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENT. VELOCITY IS REDUCED, WATER IS IMPOUNDED BEHIND THE MEASURE, AND SEDIMENT FALLS OUT OF SUSPENSION.
2. FIBER LOG DIKES CAN BE USED IN SENSITIVE AREAS WHERE CONTROL OF WEEDS AND INVASIVE PLANT SPECIES IS DESIRED.
3. FIBER LOG DIKE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). THEY MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM. THE ENDS SHALL CURVE UP SLIGHTLY TO IMPOUND RUNOFF.
4. FIBER LOGS SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL.
5. FIBER LOGS ARE NOT TO BE INSTALLED SO THAT RUNOFF WILL FLOW ALONG THE FIBER LOG IN A CONCENTRATED MANNER.

FIBER LOG GENERAL NOTES:

1. FIBER LOG DIKE SHALL BE PLACED A MINIMUM OF 2 FT FROM THE TOE OF SLOPE, (5 FT PREFERRED), TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND TO FACILITATE MAINTENANCE OF THE SEDIMENT CONTAINMENT AREA.
2. POSTS MAY BE 1.5 IN X 1.5 IN (MIN) HARDWOOD, OR 1.5 IN X 3.5 IN (MIN) SOFTWOOD. SPACING SHALL BE 3 FT (MAX) BETWEEN STAKES.
3. THE CONTRACTOR SHALL INSPECT MEASURES EVERY SEVEN CALENDAR DAYS AND/OR AFTER EACH RAINFALL EVENT. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
5. MAXIMUM DRAINAGE AREA TRIBUTARY TO 100 FT OF FIBER LOG SHALL BE 0.5 AC.
6. THE FOLLOWING ARE MAXIMUM SLOPE LENGTHS TO FIBER LOG MEASURES:

SLOPE	S(FT)
1:2	10
1:2 – 1:4	15
1:4	20

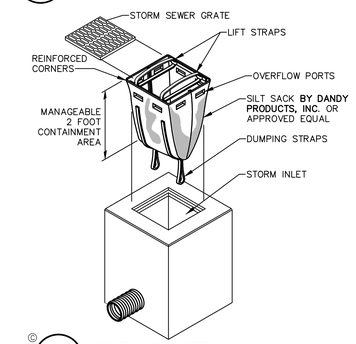
7. INSTALLATION, IE. EXCAVATION, BACKFILL, COMPACTION, FIBER LOGS SHALL BE INCLUDED IN UNIT PRICE BID FOR ITEM 209.2012 08.



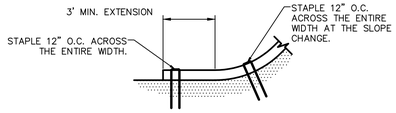
NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

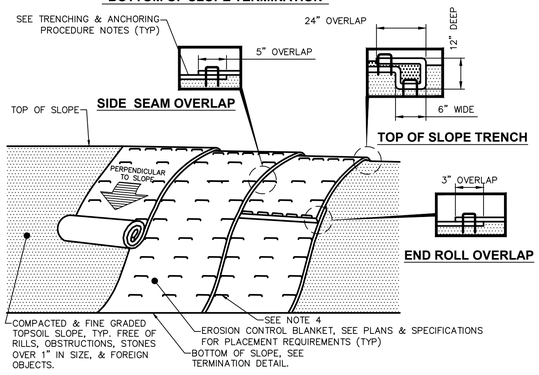
© 4 **TEMPORARY SOIL STOCKPILE DETAIL**
SCALE: NOT TO SCALE



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



"BOTTOM OF SLOPE TERMINATION"



NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

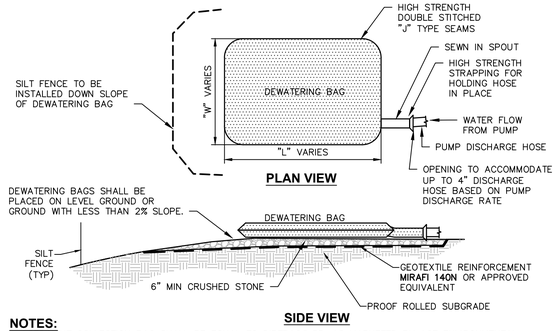
TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D x 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE–STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

© 8 **EROSION CONTROL BLANKET INSTALLATION DETAIL**
SCALE: NTS



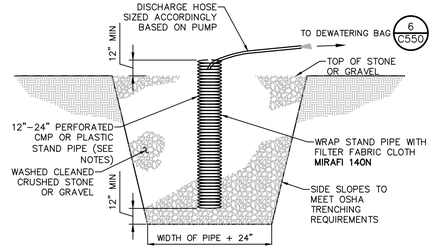
PLAN VIEW

SIDE VIEW

NOTES:

1. SEDIMENT COLLECTION BAG SHALL BE EQUAL TO DIRTBAG® 55, AS MARKETED BY ACF ENVIRONMENTAL. RICHMOND. VIRGINIA (800–448–3636). OR APPROVED EQUIVALENT.
2. SEDIMENT COLLECTION BAG SHALL BE A NONWOVEN BAG SEWN WITH HIGH STRENGTH THREAD. THE SEAMS SHALL BE HIGH STRENGTH, DOUBLE STITCHED, "J" TYPE SEAMS.
3. BAGS SHALL HAVE SEWN IN FILL SPOUT LARGE ENOUGH TO ACCOMMODATE UP TO A 4" DISCHARGE HOSE. FILL SPOUT SHALL HAVE HIGH STRENGTH STRAPPING TO HOLD HOSE IN PLACE AND PREVENT PUMPED WATER FROM ESCAPING WITHOUT BEING FILTERED.
4. SEDIMENT COLLECTION BAGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, OR AS DIRECTED BY THE ENGINEER.
5. SEDIMENT COLLECTED SHALL BE DISPOSED OF AT AN APPROPRIATE FACILITY.
6. SEDIMENT COLLECTION BAGS SHALL BE REMOVED AND REPLACED UNDER ANY OF THE FOLLOWING CONDITIONS:
   - WHEN BAGS ARE FULL.
   - WHEN BAGS HAVE BEEN IN PLACE FOR MORE THAN 30 DAYS (REMOVAL REQUIRED DUE TO ULTRAVIOLET DETERIORATION).
   - WHEN BAGS ARE DAMAGED.
4. ALL SEDIMENT COLLECTION BAGS SHALL BE INSPECTED DAILY BY THE CONTRACTOR.
5. CARE SHALL BE TAKEN DURING REMOVAL TO MINIMIZE LOSS OF ENTRAPPED SEDIMENT.

© 6 **SEDIMENT COLLECTION DEWATERING BAG DETAIL**
SCALE: NOT TO SCALE

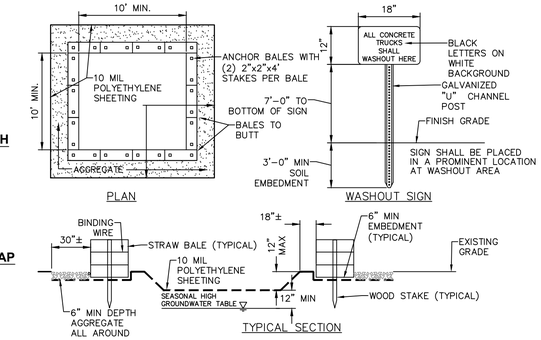


TYPICAL SECTION OF SUMP PIT

NOTES:

1. SUMP PIT QUANTITY & LOCATION SHALL BE DETERMINED BY CONTRACTOR.
2. PERFORATIONS IN THE STANDPIPE SHALL BE EITHER CIRCULAR OR SLOTS. PERFORATION SIZE SHALL NOT EXCEED 1/2" INCH DIAMETER. PUMP RATE SHALL NOT EXCEED INFLOW RATE INTO STAND PIPE.
3. CRUSHED STONE OR GRAVEL SHALL BE NYSDOT #2 SIZE OR EQUIVALENT AND SHALL BE WASHED PRIOR TO PLACEMENT WITHIN SUMP.
4. DISCHARGE SHALL BE THROUGH DEWATERING BAGS, OR AS DIRECTED BY ENGINEER.
5. CONTRACTOR TO SUBMIT DEWATERING PLAN TO ENGINEER FOR REVIEW & APPROVAL.

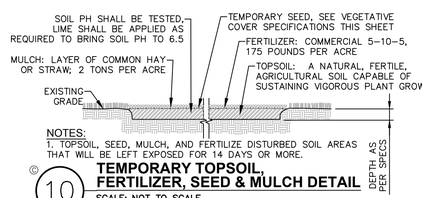
© 7 **DEWATERING & SUMP PIT DETAIL**
SCALE: NOT TO SCALE



NOTES:

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHLENE SHEETING.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

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



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

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

Mid-Hudson Discovery Museum

Poughkeepsie, New York

PLAY SPACE DESIGNER
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

CIVIL ENGINEER
STRUCTURAL ENGINEER
SURVEYOR
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

MEP ENGINEER
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

IRRIGATION DESIGNER
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP



SCALE

STATUS

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

EROSION & SEDIMENT CONTROL DETAILS

JOB NUMBER	2251747	SHEET NO.	OF
DATE	2/12/2026		
SCALE	NOT TO SCALE		
DRAWN BY	MDJ		
CHECKED BY	KTB		

C550

SPDES GENERAL PERMIT GP-0-25-001 COMPLIANCE NOTES:

THIS PLAN SET AND THE ACCOMPANYING SWPPP ENTITLED "STORMWATER REPORT: MID-HUDSON DISCOVERY MUSEUM PLAY SPACE" HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP, THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

1. THE TOTAL AREA OF DISTURBANCE PLANNED FOR THIS PROJECT IS LESS THAN 1 ACRE THEREFORE A SPDES GENERAL PERMIT (GP-0-25-001) IS NOT REQUIRED.

CONSTRUCTION SEQUENCING NOTES:

1. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC.AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION.
3. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN.
4. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.) TO ASSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN.
5. TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION.
6. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
7. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
8. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM DRAIN MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
9. FINALIZE PAVEMENT SUB-GRADE PREPARATION.
10. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
11. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
12. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
13. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

EROSION AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

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

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

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

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

TOPSOIL SPECIFICATIONS:

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

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

TOPSOIL MATERIALS:
1. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
   A. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
   B. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
   C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
   D. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60

APPLICATION AND GRADING:
1. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

VEGETATIVE COVER SPECIFICATIONS:

TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):
1. SITE PREPARATION
   (SAME AS PERMANENT VEGETATIVE COVER)
2. SEED MIX: (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF)

AMOUNT BY:		MINIMUM %	
WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

3. SEEDING
   (SAME AS PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):
1. SITE PREPARATION
   A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED.
   B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
   C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
   D. LIME TO PH OF 6.5.
   E. FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF.
   F. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
   G. SMOOTH AND FIRM THE SEEDBED.
2. SEED MIXTURE FOR USE ON LAWN AREAS:
   PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

   LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

   SUN AND PARTIAL SHADE:

AMOUNT BY:		MINIMUM %	
WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREEPING RED FESCUE	97%	85%
100%			

   *MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

   SHADE:

AMOUNT BY:		MINIMUM %	
WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREEPING RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
100%			

   **SHADE TOLERANT VARIETY

3. SEEDING
   A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED.
   B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
      ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE.
   C. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   D. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
   E. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.

COMPACTION REQUIREMENTS

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 LF OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT, OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT

Mid-Hudson Discovery Museum

Poughkeepsie, New York

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APE Studio
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New York, New York 10001

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STRUCTURAL ENGINEER
SURVEYOR
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

MEP ENGINEER
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

IRRIGATION DESIGNER
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP



SCALE

STATUS

NOT FOR CONSTRUCTION

REVISIONS

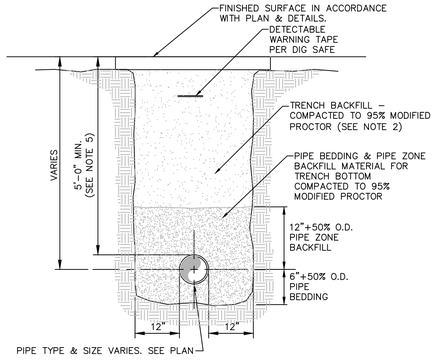
NO.	DATE	DESCRIPTION

DRAWING TITLE

EROSION & SEDIMENT CONTROL NOTES

JOB NUMBER	2251747	SHEET NO.	OF
DATE	2/12/2026		
SCALE	**NOT TO SCALE**		
DRAWN BY	**MDJ**		
CHECKED BY	**KTB**		

C551



NOTES:

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

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

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

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

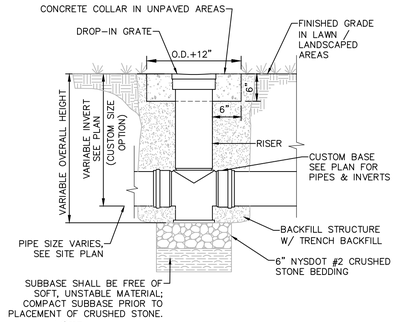
   IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

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

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

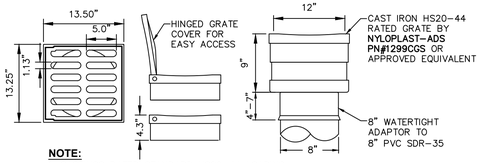
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

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



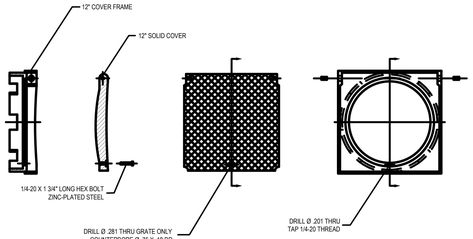
NOTE:
1. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

© 3 **NYOPLAST IN-LINE DRAIN BASIN**
SCALE: NOT TO SCALE



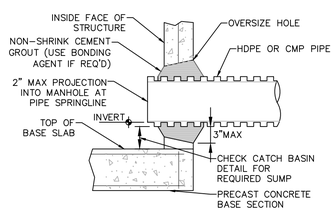
NOTE:
1. CASTINGS RATED STANDARD HS20-44 LOADING
2. MATERIAL SHALL CONFORM TO **ASTM A48-CLASS 30B**
3. PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT
4. IN-LINE DRAIN BY NYLOPLAST OR APPROVED EQUIVALENT
5. DRAIN AREA = 62.7 SQ. INCH

© 4 **12" IN-LINE DRAIN & GRATE**
SCALE: NOT TO SCALE



© 5 **NYLOPLAST 1299CGCL**
12" SOLID LOCKING COVER ASSEMBLY
SCALE: NOT TO SCALE

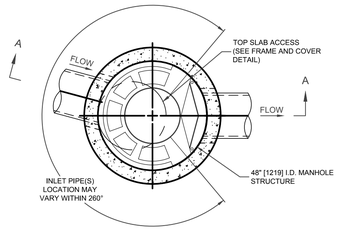
NOTE: LOCATION OF LOCKING DEVICE MAY VARY



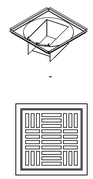
© 2 **PIPE CONNECTION TO DRAINAGE STRUCTURE-CMP OR HDPE CEMENT GROUT SEAL JOINT**
SCALE: NOT TO SCALE

STORM SEWER NOTES:

1. ALL STORM WATER MANAGEMENT STRUCTURES (I.E. CATCH BASIN, ETC.) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF 1/2 THE AVAILABLE SUMP DEPTH.
2. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT (A.K.A. SUMP PIT) TO TRAP AND FILTER WATER FOR PUMPING TO A SUITABLE DISCHARGE AREA. THE DEWATERING PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, LATEST EDITION.
3. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE AS OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLANS, DETAILS AND NOTES.



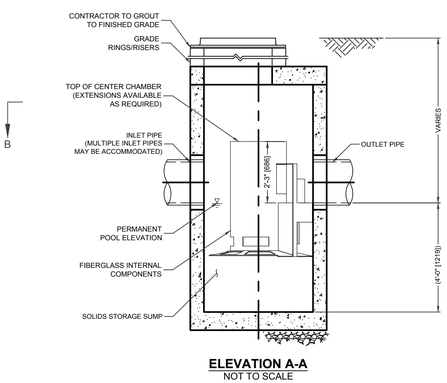
PLAN VIEW B-B
NOT TO SCALE



24" X 24" FRAME AND GRATE
(MAY VARY)
NOT TO SCALE



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

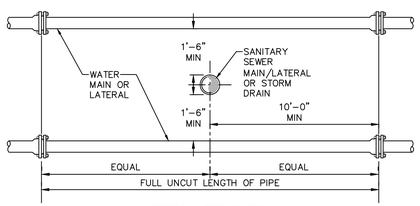


ELEVATION A-A
NOT TO SCALE

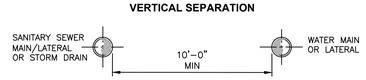
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

© 6 **CONTECH HYDRODYNAMIC SEPARATOR (CS-4) DETAIL**
SCALE: NOT TO SCALE



VERTICAL SEPARATION



HORIZONTAL SEPARATION

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

© 7 **SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL**
SCALE: NOT TO SCALE

Mid-Hudson Discovery Museum

Poughkeepsie, New York

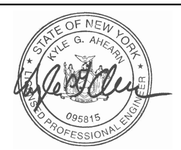
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STATUS

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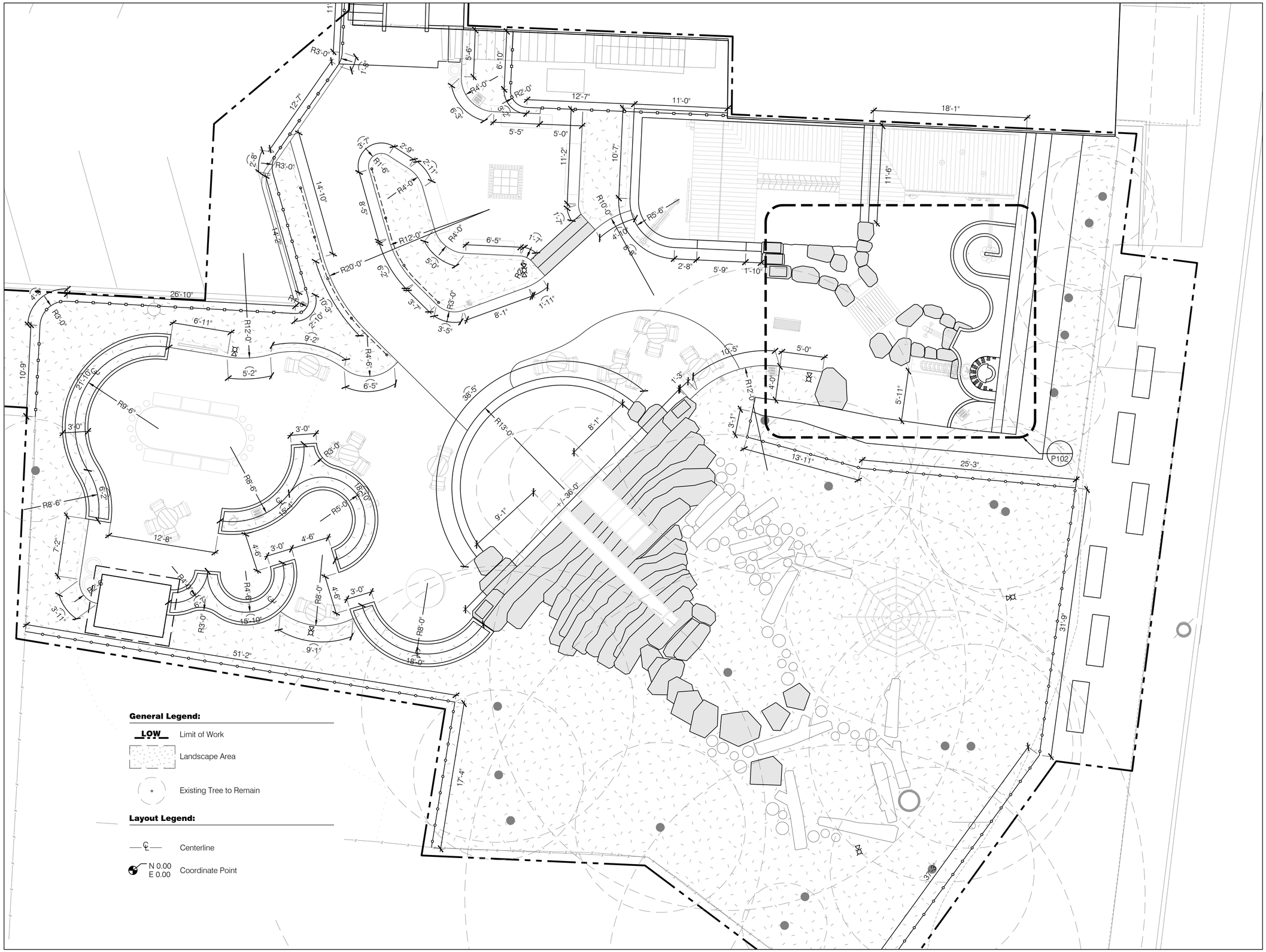
REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

STORMSEWER DETAILS

JOB NUMBER	2251747	SHEET NO.	OF
DATE	2/12/2026		
SCALE	**NOT TO SCALE**	**C560**	
DRAWN BY	**MDJ**		
CHECKED BY	**KTB**		



General Legend:

- LOW — Limit of Work
- Landscape Area
- Existing Tree to Remain

Layout Legend:

- Centerline
- N 0.00 E 0.00 — Coordinate Point

Mid-Hudson Discovery Museum

Poughkeepsie, New York

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REGISTERED LANDSCAPE ARCHITECT
ALEX D'AURIZIO
003352
STATE OF NEW YORK

SCALE

4 0 4 8 12
SCALE OF FEET
N

STATUS

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

Landscape Layout
Dimensions Plan

JOB NUMBER 2737-02
DATE 1/30/2026
SCALE 3/16" = 1'-0"
DRAWN BY APE Studio
CHECKED BY

SHEET NO. OF

P100

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E 645210.095

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P102

General Legend:

LOW Limit of Work

Landscape Area

Existing Tree to Remain

Layout Legend:

℄ Centerline

N 0.00
E 0.00 Coordinate Point

Mid-Hudson Discovery Museum

Poughkeepsie, New York

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APE Studio
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REGISTERED LANDSCAPE ARCHITECT
ALEX D'AURIZIO
003352
STATE OF NEW YORK

SCALE

4 0 4 8 12
SCALE OF FEET
N

STATUS

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

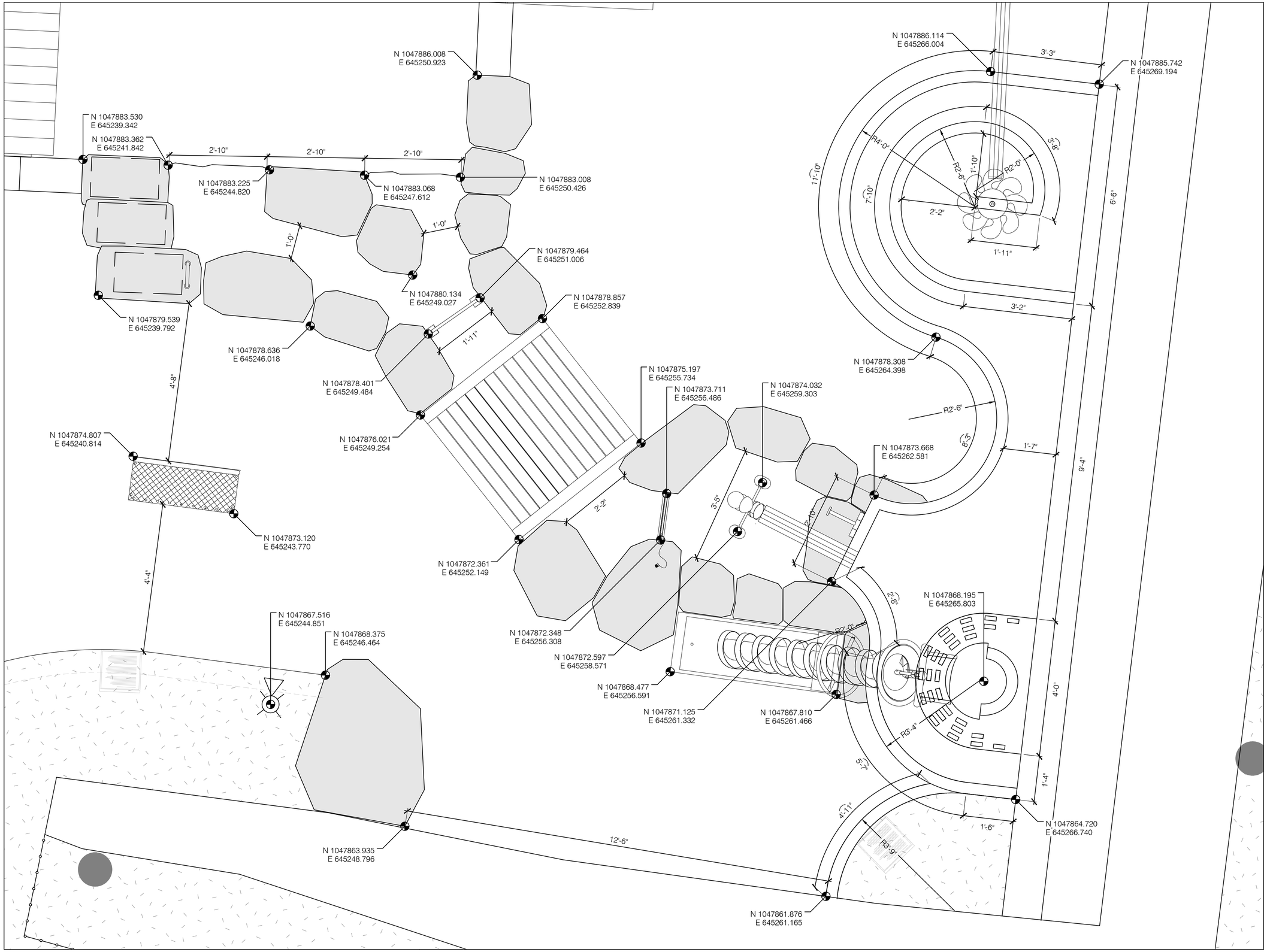
DRAWING TITLE

Landscape Dimension Control Plan

JOB NUMBER 2737-02
DATE 1/30/2026
SCALE 3/16" = 1'-0"
DRAWN BY APE Studio
CHECKED BY

SHEET NO. OF

P101



Mid-Hudson Discovery Museum

Poughkeepsie, New York

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ALEX D'AURIZIO
003352
STATE OF NEW YORK

SCALE

1 0 1 2 3
SCALE OF FEET
N

STATUS

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REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

Landscape Layout Enlargement

JOB NUMBER 2737-02
DATE 1/30/2026
SCALE 3/4" = 1'-0"
DRAWN BY APE Studio
CHECKED BY

SHEET NO. OF

P102

Top of Pea Gravel
7.16
7.90
8.30
7.67
8.18
7.16
7.16
1.50%
7.85
8.85
2.00%
4.50%
8.33
7.29
7.50
7.69
8.08
8.42
2.00%
7.83
7.91
8.08
7.98
8.50
TW 10.09
9.58
9.92
Channel
9.83
8.67
BW 8.20
TW 10.70
10.53
10.48
10.83
10.25
3.50%
10.61
3.50%
10.66
10.14
10.10
10.14
10.14
TW 11.40
8.25
1.50%
10.04
11.24
10.04
8.33

Mid-Hudson Discovery Museum

Poughkeepsie, New York

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FRED LANDSCAPE ARCHITECT
ALEX D'AURIZIO
003352
STATE OF NEW YORK

SCALE

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SCALE OF FEET
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STATUS

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NO.	DATE	DESCRIPTION

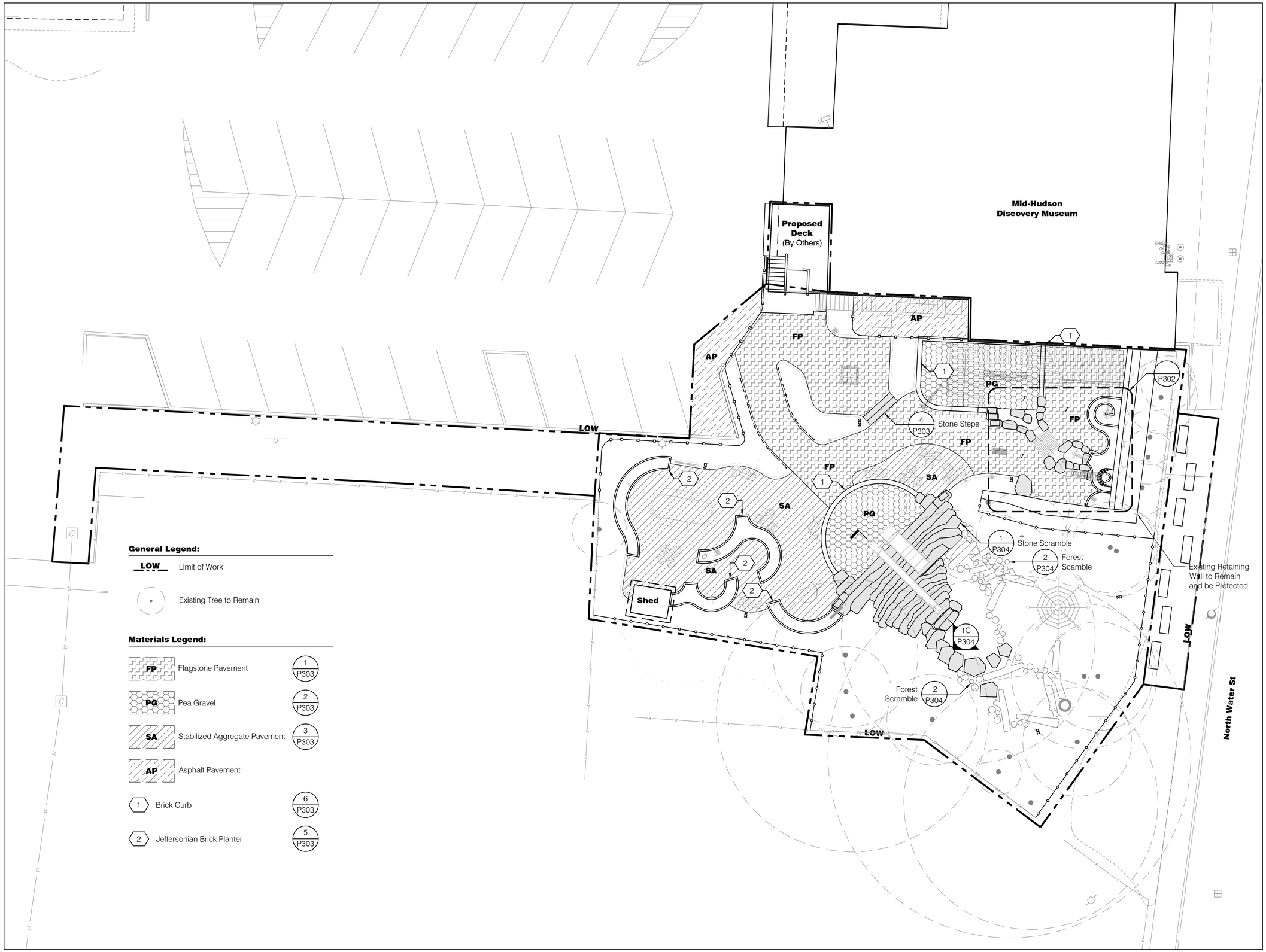
DRAWING TITLE

Landscape Grading Enlargement

JOB NUMBER 2737-02
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SCALE 3/4" = 1'-0"
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P202



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003352
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REVISIONS

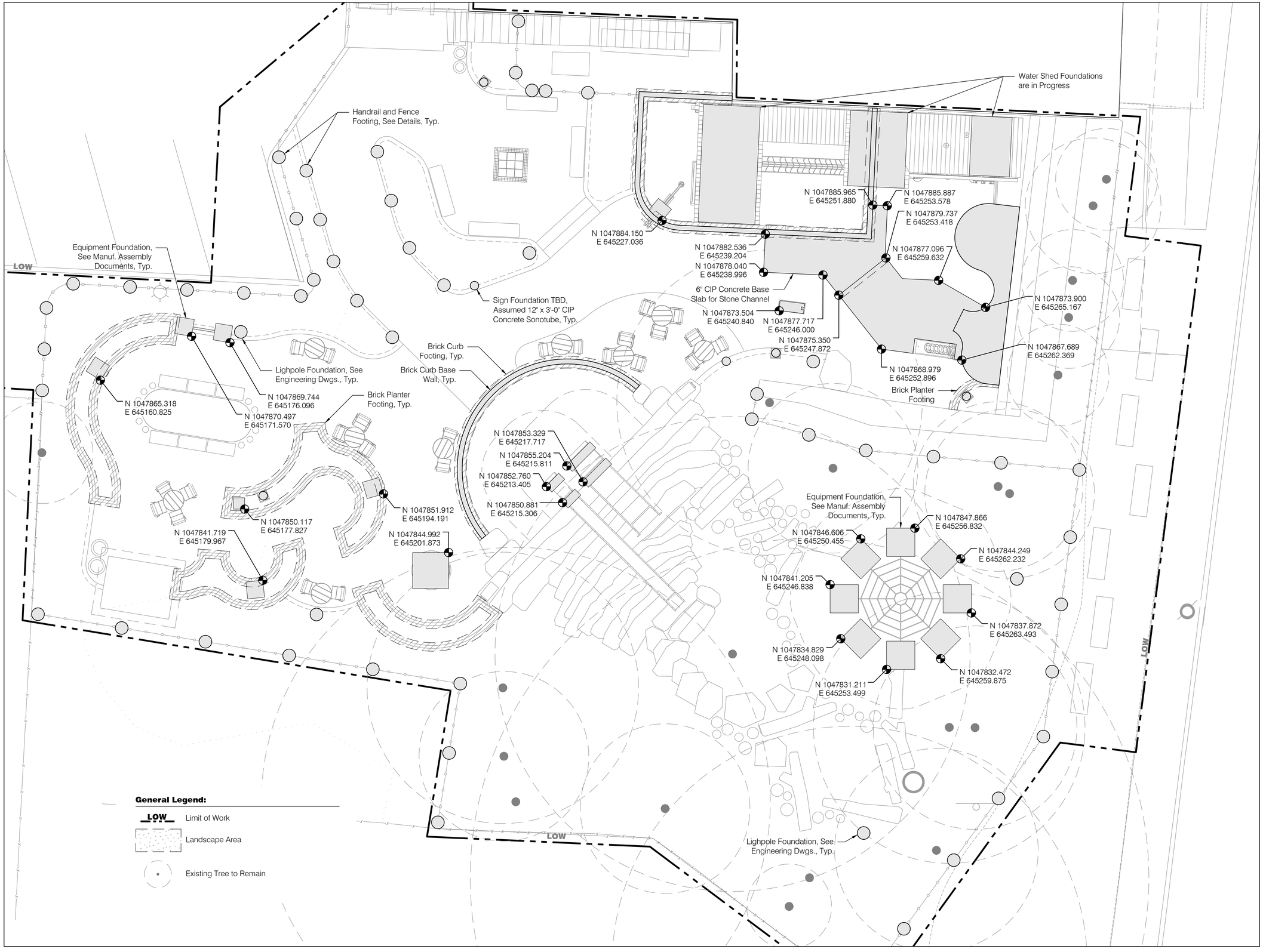
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DRAWING TITLE

Materials Plan

JOB NUMBER 2737-02 SHEET NO. OF
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SCALE 1' = 10'-0"
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SCALE OF FEET
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NO.	DATE	DESCRIPTION

DRAWING TITLE

Landscape Foundation Plan

JOB NUMBER 2737-02 SHEET NO. OF
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SCALE

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SCALE OF FEET
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STATUS

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REVISIONS

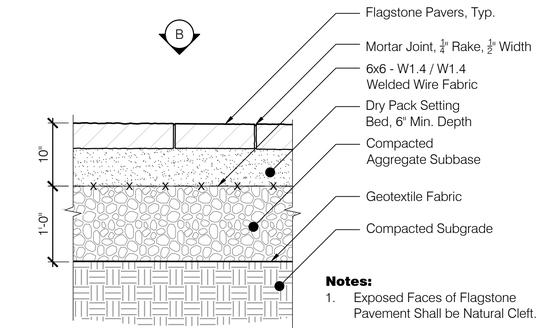
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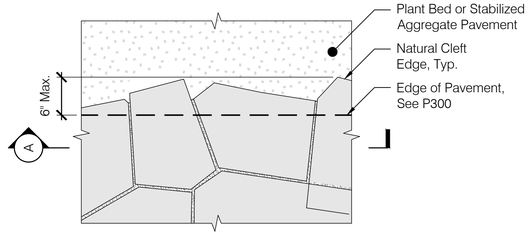
Landscape Material Enlargement

JOB NUMBER 2737-02 SHEET NO. OF
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SCALE 3/4" = 1'-0"
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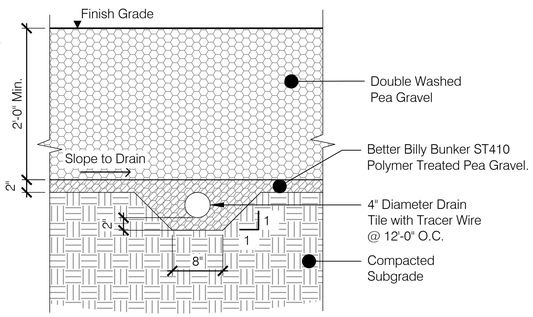
A Section



B Plan

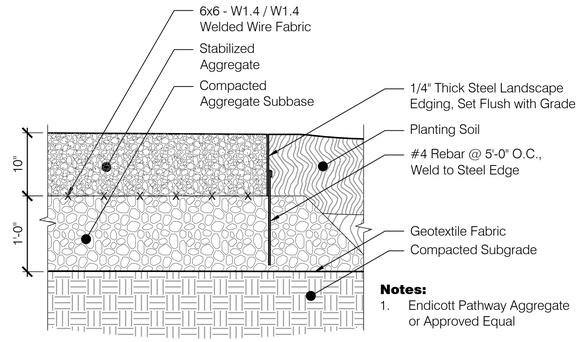
1 Flagstone Pavement Section

Scale: 1"=1'-0"



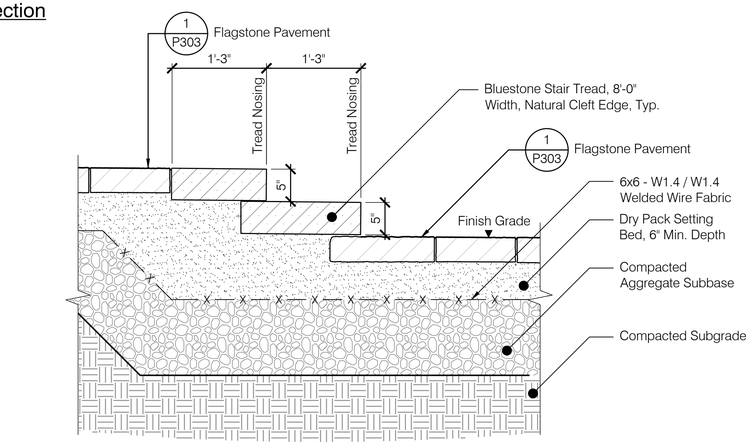
2 Pea Gravel Section

Scale: 1"=1'-0"



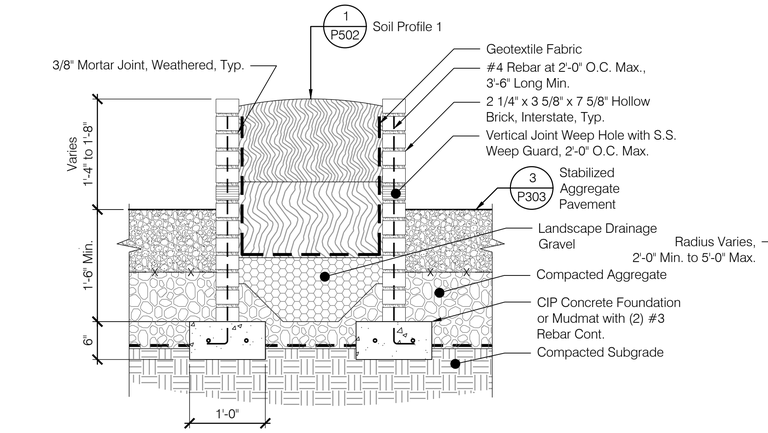
3 Stabilized Aggregate Pavement Section

Scale: 1"=1'-0"



4 Stone Steps Section

Scale: 1"=1'-0"



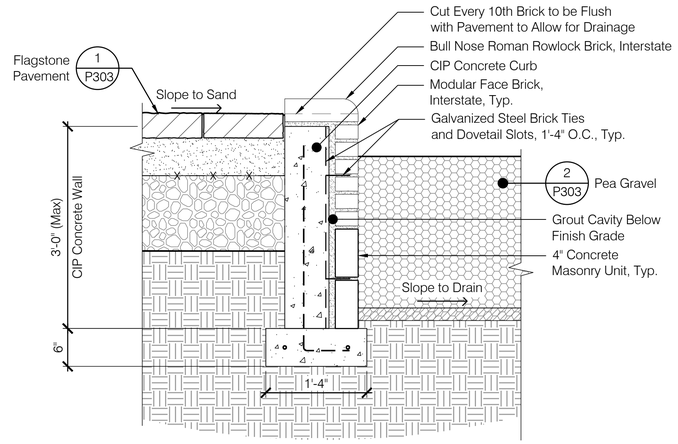
A Section
1"=1'-0"



B Precedent Photo
NTS

5 Jeffersonian Brick Planter

Scale: Varies



6 Brick Curb at Pea Gravel Section

Scale: 1"=1'-0"

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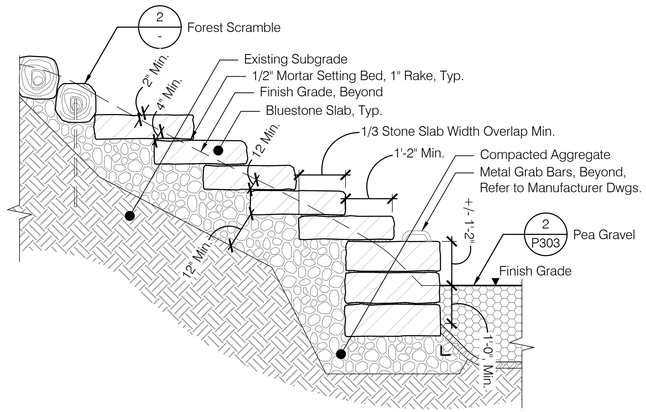
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Pavement and Brick Details 1

JOB NUMBER 2737-02 SHEET NO. OF
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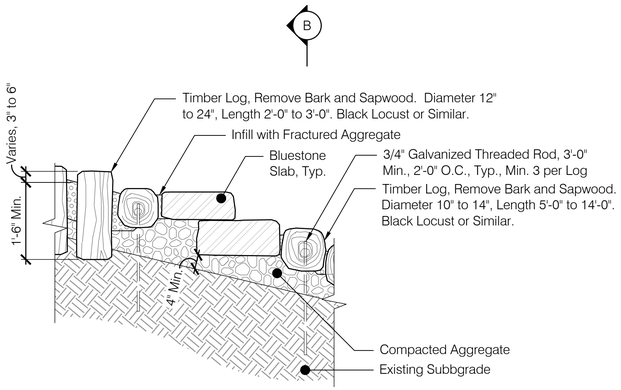
P303



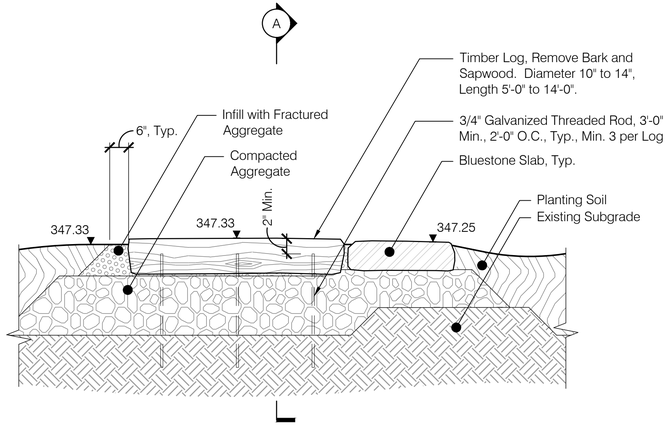
A Section
1/2"=1'-0"



B Precedent Photo
NTS



A Section
1/2"=1'-0"



B Elevation
1/2"=1'-0"

C Elevation at 3.0 Meter Slide
1/2"=1'-0"

1 Stone Scramble
Scale: Varies

2 Forest Scramble
Scale: 1/2" = 1'-0"

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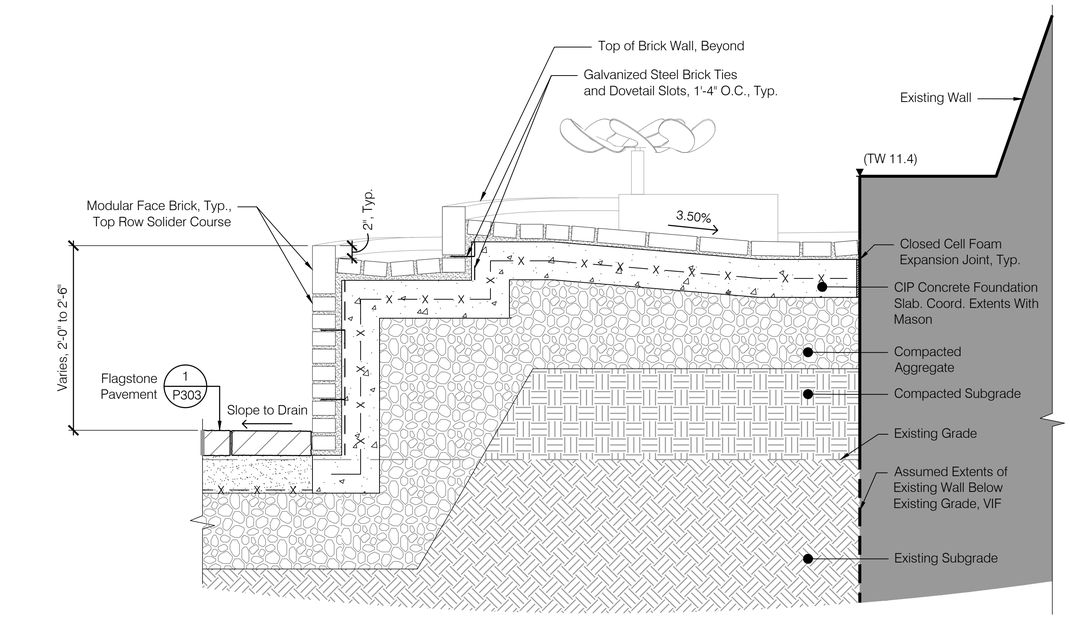
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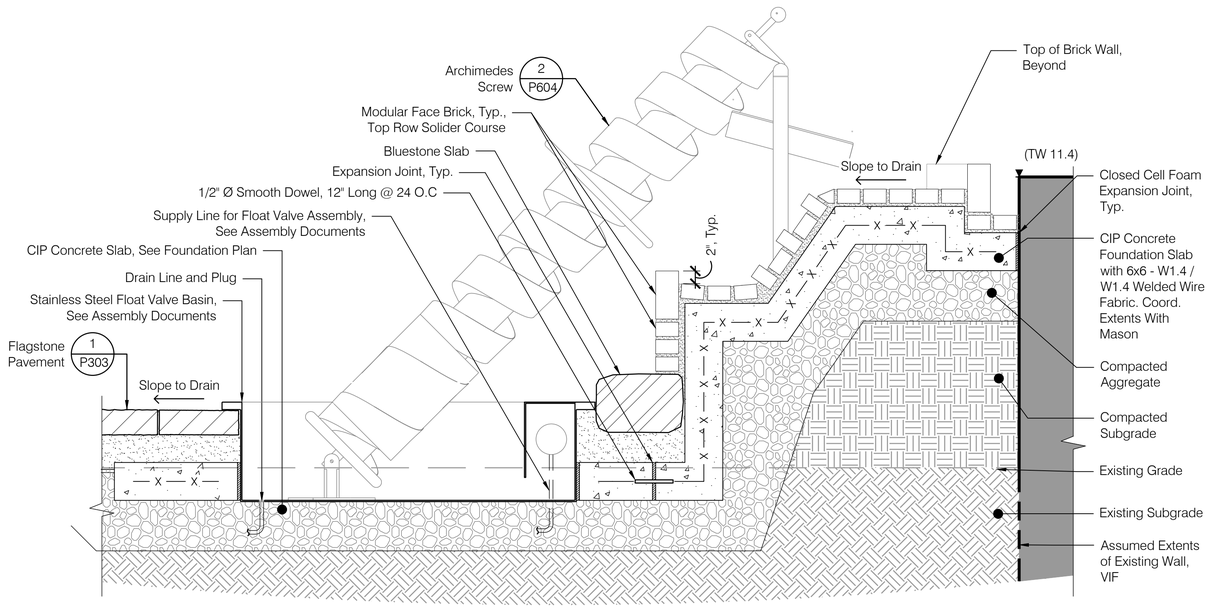
Woodland Scramble Details

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DATE 1/30/2026
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1 Elevation at Spiral
1" = 1'-0"



2 Elevation at Cascade
1" = 1'-0"

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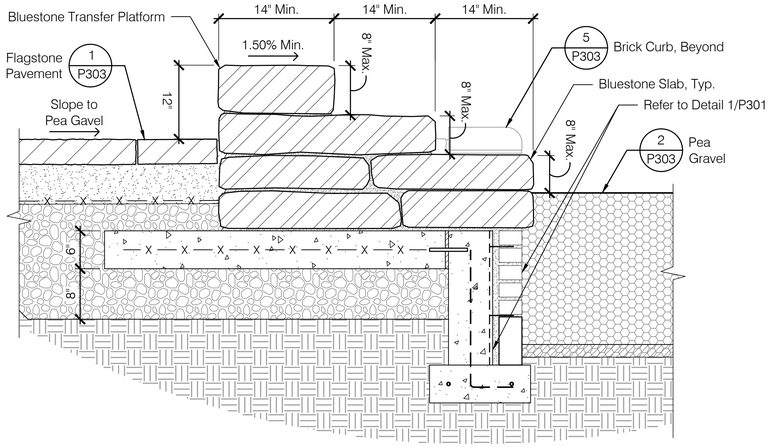
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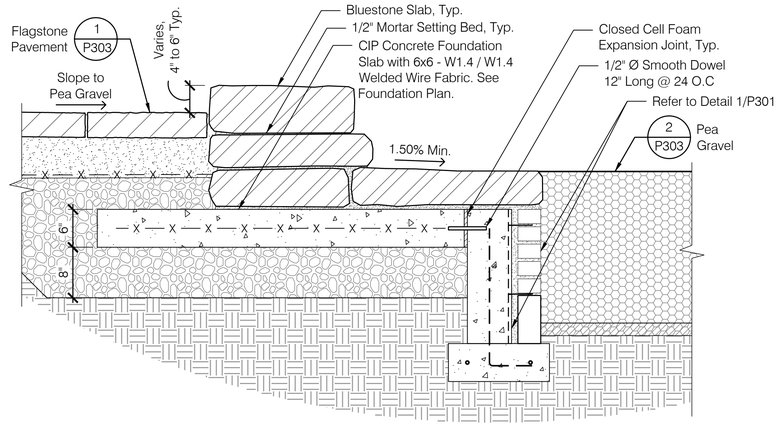
Brick Water Table Details

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DATE 1/30/2026
SCALE Varies
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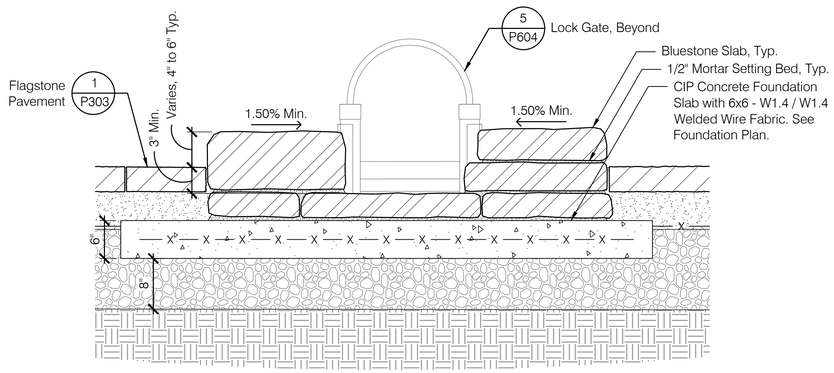
P305



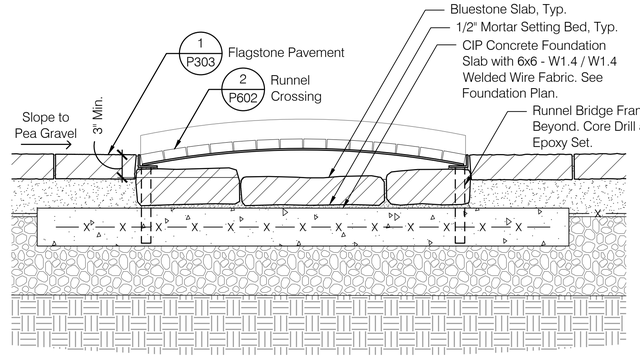
1 Transfer Platform at Stone Channel and Pea Gravel — Elevation
Scale: 1" = 1'-0"



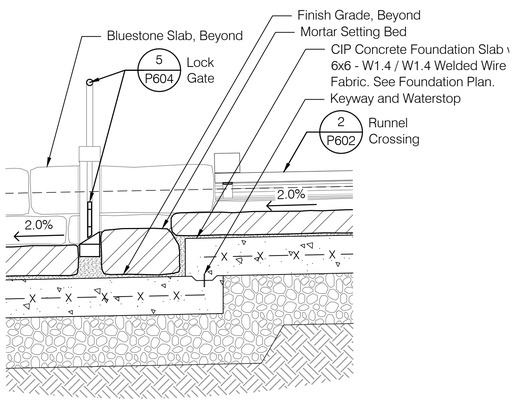
2 Stone Channel at Pea Gravel — Section
Scale: 1" = 1'-0"



3 Stone Channel — Elevation
Scale: 1" = 1'-0"



4 Runnel Crossing at Stone Channel — Elevation
Scale: 1" = 1'-0"



5 Stone Channel — Elevation
Scale: 1" = 1'-0"

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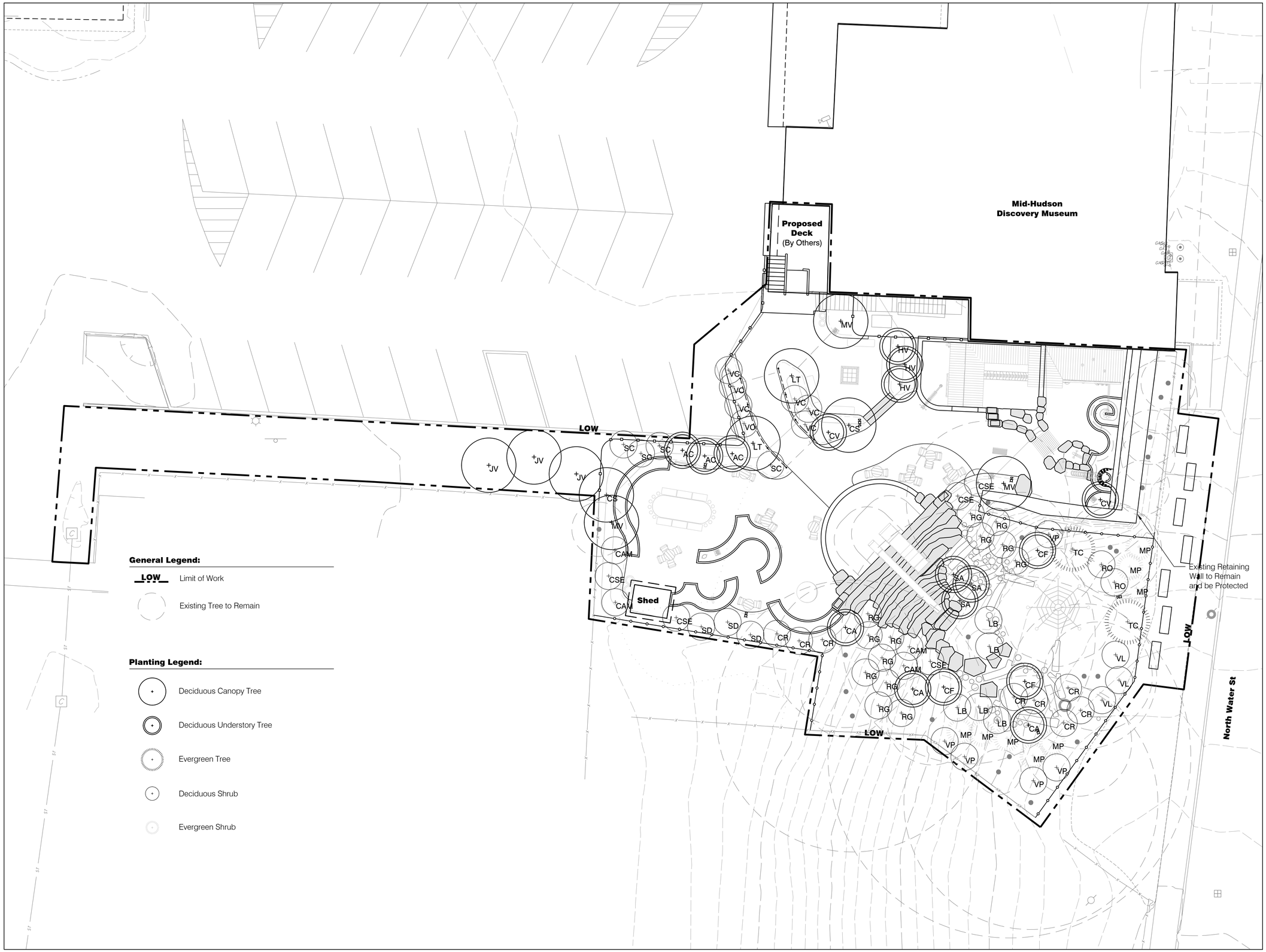
DRAWING TITLE

Stone Channel Details

JOB NUMBER 2737-02
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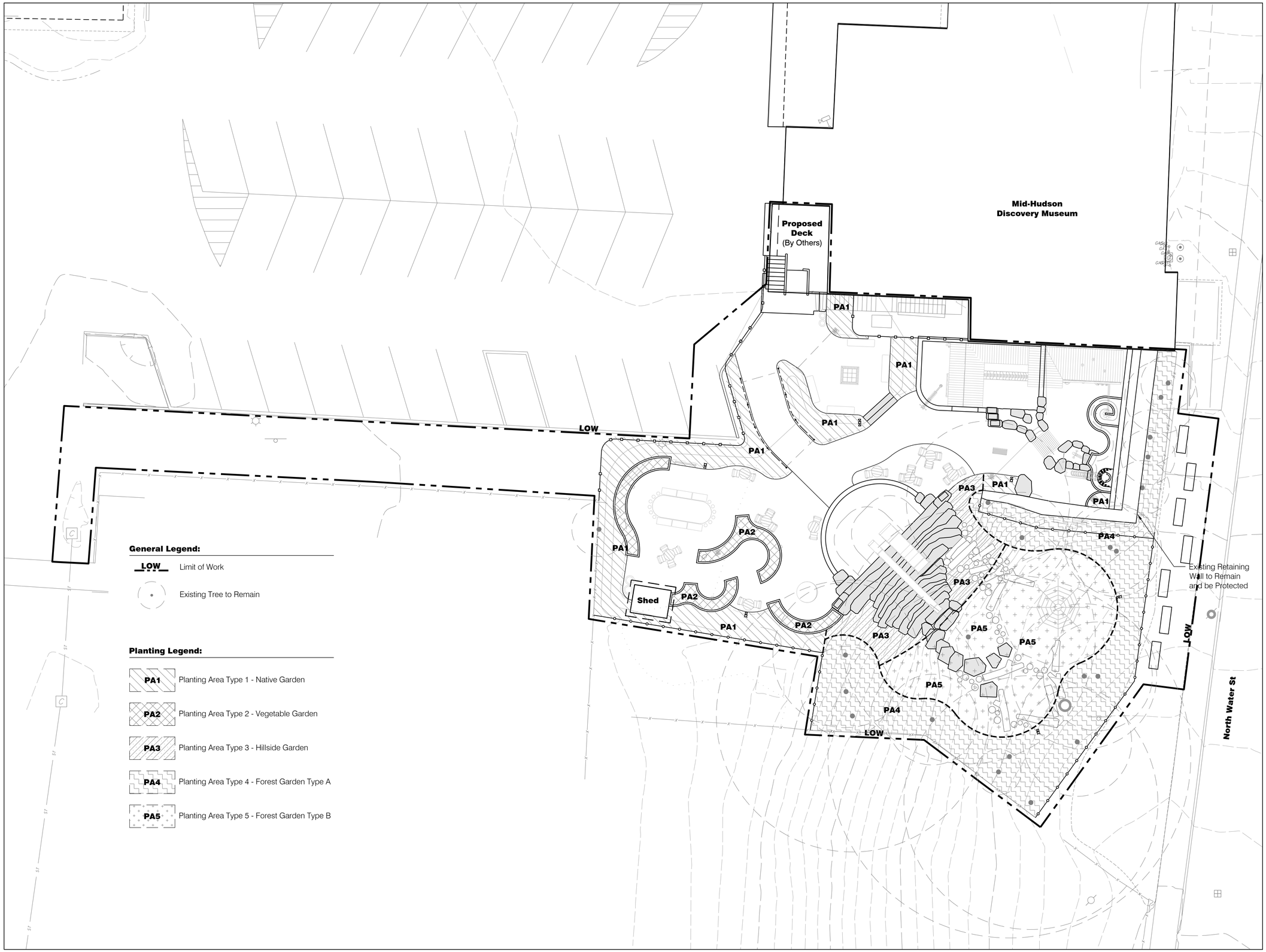
NO.	DATE	DESCRIPTION

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Tree and Shrub Planting Plan

JOB NUMBER 2737-02 SHEET NO. OF
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SCALE 1' = 10'-0"
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SCALE OF FEET
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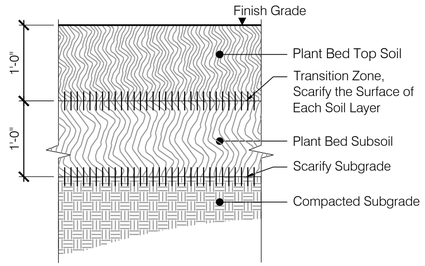
DRAWING TITLE

Groundcover Planting Plan

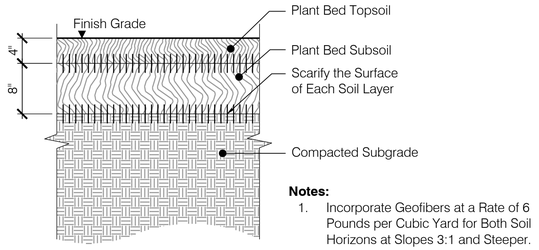
JOB NUMBER 2737-02
DATE 1/30/2026
SCALE 1' = 10'-0"
DRAWN BY APE Studio
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SHEET NO. OF

P501

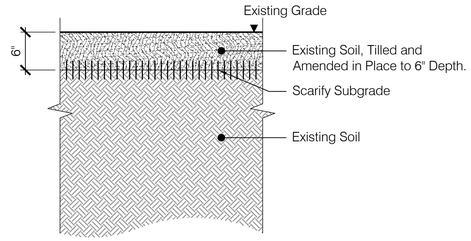


1 Soil Profile 1 - Planting Area Type 1 and 2 Section
Scale: 1"=1'-0"



Notes:
1. Incorporate Geofibers at a Rate of 6 Pounds per Cubic Yard for Both Soil Horizons at Slopes 3:1 and Steeper.

2 Soil Profile 2 - Planting Area Type 3 Section
Scale: 1"=1'-0"



3 Soil Profile 3 - Planting Area Type 4 and 5 Section
Scale: 1"=1'-0"

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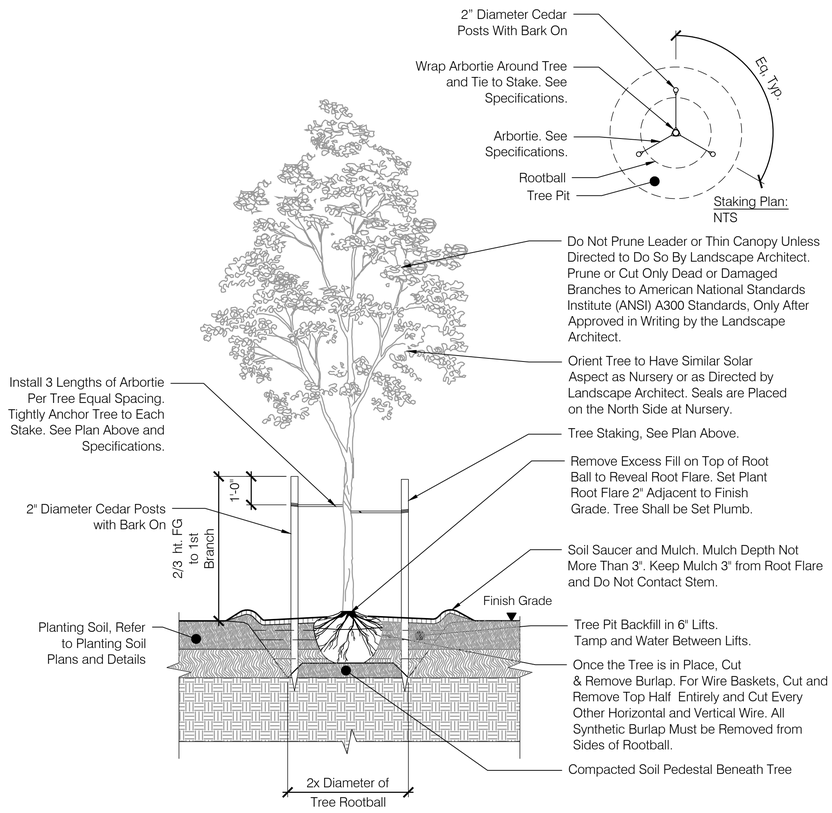
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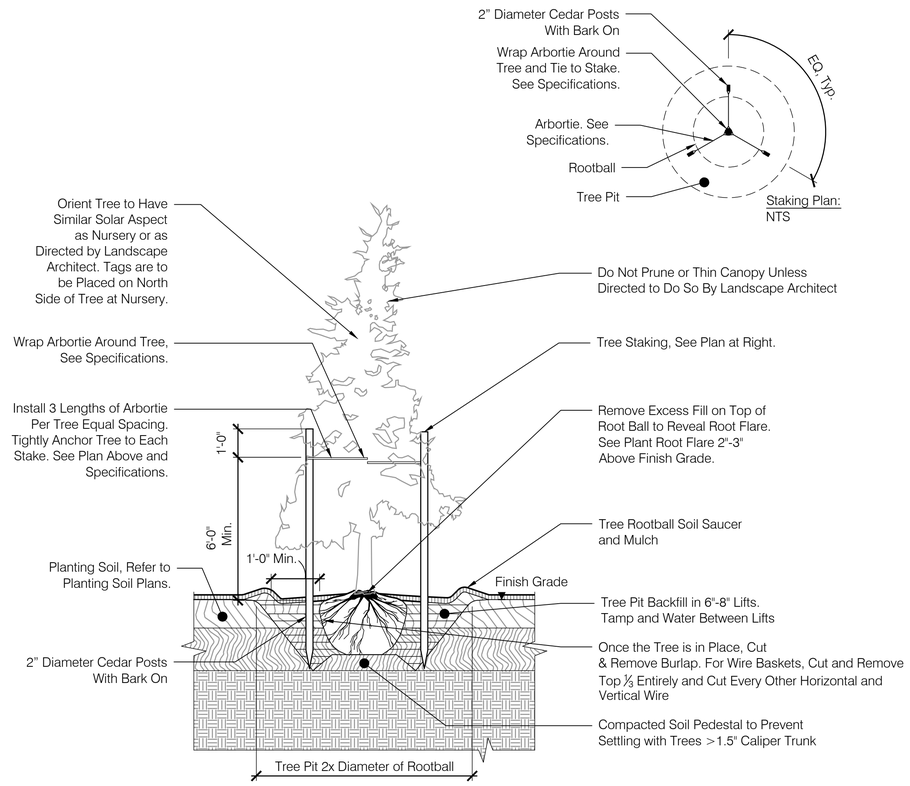
Planting Soil Details

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE Varies
DRAWN BY APE Studio
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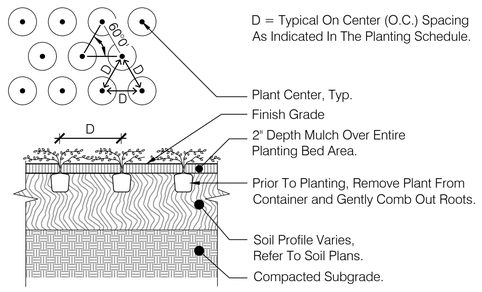
P502



1 Deciduous Tree Planting - B&B Section
Scale: 3/8"=1'-0"



2 Evergreen Tree Planting - B&B Section
Scale: 3/8"=1'-0"

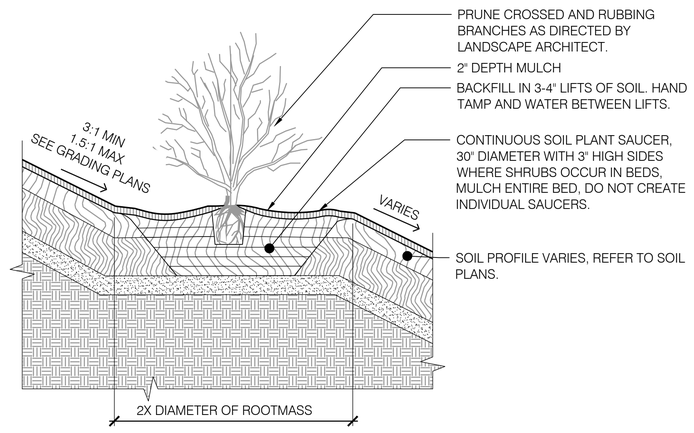


NOTES:

Remove All Wire, Plastic, Tags, Or Synthetic Material From Plants Prior To Planting.

D = Typical On Center (O.C.) Spacing As Indicated In The Planting Schedule.

3 Groundcover and Plug Planting Section
Scale: 3/4"=1'-0"



4 Planting on Slope Section
Scale: 1/2"=1'-0"

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Planting Details

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TREES

TOTAL QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MIN. ROOTBALL DIA.	STEM	NOTES
3	AC	Amelanchier canadensis	Serviceberry	6' ht.	B&B	14"	Multistem	
3	CA	Cornus alternifolia	Pagoda Dogwood	8' ht.	B&B	18"	Multistem	
3	CF	Cornus florida	Flowering Dogwood	2" cal.	B&B	24"	Single	
2	CS	Catalpa Speciosa	Catalpa	3.5" cal.	B&B	38"	Single	
2	CV	Chionanthus virginicus	Fringetree	6' ht.	B&B	14"	Multistem	
3	HV	Hamamelis virginiana	Witch Hazel	4' ht.	B&B	12"	Multistem	
3	JV	Juniperus virginiana	Eastern Red Cedar	8' ht.	B&B	32"	Single	
2	LT	Liriodendron tulipifera	Tulip Poplar	3.5" cal.	B&B	38"	Single	
3	MV	Magnolia virginiana	Sweetbay Magnolia	3" cal.	B&B	32"	Single	
3	SA	Sassafras albidum	Sassafras	1.5" cal.	Cont.	24"	Single	
2	TC	Tsuga caroliniana	Carolina Hemlock	8' ht.	B&B	32"	Single	

SHRUBS

TOTAL QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MIN. CONTAINER		NOTES
4	CAM	Cornus amomum	Silky Dogwood	3 ft.	Cont.	#5		
8	CR	Cornus racemosa	Gray Dogwood	3 ft.	Cont.	#5		
5	CSE	Cornus sericea	Red Twig Dogwood	3 ft.	Cont.	#5		
5	LB	Lindera benzoin	Spicebush	3 ft.	Cont.	#5		
8	MP	Myrica pensylvanica	Bayberry	3 ft.	Cont.	#5		
2	RO	Rubus odoratus	Raspberry	3 ft.	Cont.	#5		
13	RG	Rhus glabra	Smooth Sumac	4 ft.	Cont.	#7		
4	SC	Sambucus canadensis	Elderberry	3 ft.	Cont.	#5		
3	SD	Salix discolor	Pussy Willow	4 ft.	Cont.	#7		
7	VC	Vaccinium corymbosum	Highbush Blueberry	4 ft.	Cont.	#7		
5	VP	Viburnum prunifolium	Blackhaw Viburnum	3 ft.	Cont.	#5		
3	VL	Viburnum lentago	Nannyberry Virburnum	3 ft.	Cont.	#5		

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Planting Schedule 1

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P504

GROUNDCOVER AND VINES

TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
PLANT AREA 1 - Native Garden (Approx. 1,000 SF)						
80	Eurybia divaricata	White Wood Aster	1 Qt.	Cont.	16" O.C.	
90	Fragaria virginiana	Wild Strawberry	#1	Cont.	16" O.C.	
60	Geranium maculatum	Wild Geranium	#1	Cont.	16" O.C.	
40	Myrrhis odorata	Sweet Cicely	1 Qt.	Cont.	16" O.C.	
40	Penstemon digitalis	Foxglove Beardtongue	1 Qt.	Cont.	16" O.C.	
40	Physostegia virginiana	Obedient Plant	1 Qt.	Cont.	16" O.C.	
40	Pycnanthemum muticum	Blunt Mountainmint	#1	Cont.	16" O.C.	
40	Solidago speciosa	Showy Goldenrod	1 Qt.	Cont.	16" O.C.	
80	Symphyotrichum patens	Spreading Aster	1 Qt.	Cont.	16" O.C.	
80	Symphyotrichum laeve	Smooth Aster	1 Qt.	Cont.	16" O.C.	
60	Waldsteinia fragarioides	Barren Strawberry	#1	Cont.	16" O.C.	
PLANT AREA 2 - Vegetable Garden (Approx. 225 SF)						
70	TO BE PROVIDED BY OWNER	-	#1	Cont.	18" O.C.	
115	TO BE PROVIDED BY OWNER	-	2.22" w. X 4" h.	Plug	12" O.C.	
PLANT AREA 3 - Hillside Garden (Approx. 300 SF)						
70	Adiantum pedatum	Maidenhair Fern	#1	Cont.	14" O.C.	
30	Maianthemum racemosum	False Solomon's Seal	#1	Cont.	14" O.C.	
30	Aruncus dioicus	Goatsbeard	#1	Cont.	14" O.C.	
70	Osmundastrum cinnamomeum	Cinnamon Fern	#1	Cont.	14" O.C.	
70	Polystichum acrostichoides	Christmas Fern	#1	Cont.	14" O.C.	
PLANT AREA 4 - Forest Garden Type A (Approx. 1,700 SF)						
90	Adiantum pedatum	Maidenhair Fern	#1	Cont.	18" O.C.	
90	Aruncus dioicus	Goatsbeard	#1	Cont.	18" O.C.	
110	Eurybia divaricata	White Wood Aster	1 Qt.	Cont.	16" O.C.	
90	Maianthemum racemosum	False Solomon's Seal	#1	Cont.	18" O.C.	
160	Osmundastrum cinnamomeum	Cinnamon Fern	#1	Cont.	18" O.C.	
160	Polystichum acrostichoides	Christmas Fern	#1	Cont.	18" O.C.	
110	Symphyotrichum patens	Spreading Aster	1 Qt.	Cont.	16" O.C.	
90	Tiarella cordifolia	Foam Flower	#1	Cont.	18" O.C.	
100	Lonicera sempervirens	Trumpet Honeysuckle	#2	Cont.	24" O.C.	Vines at Chain Link Fence (200LF)
PLANT AREA 5 - Forest Garden Type B (Approx. 1,300 SF)						
100	Aruncus dioicus	Goatsbeard	#1	Cont.	16" O.C.	
100	Maianthemum racemosum	False Solomon's Seal	#1	Cont.	16" O.C.	
350	Phlox divaricata	Wild Sweet William	#1	Cont.	16" O.C.	
200	Tiarella cordifolia	Foam Flower	#1	Cont.	16" O.C.	
100	Uvularia grandiflora	Bellwort	#1	Cont.	16" O.C.	

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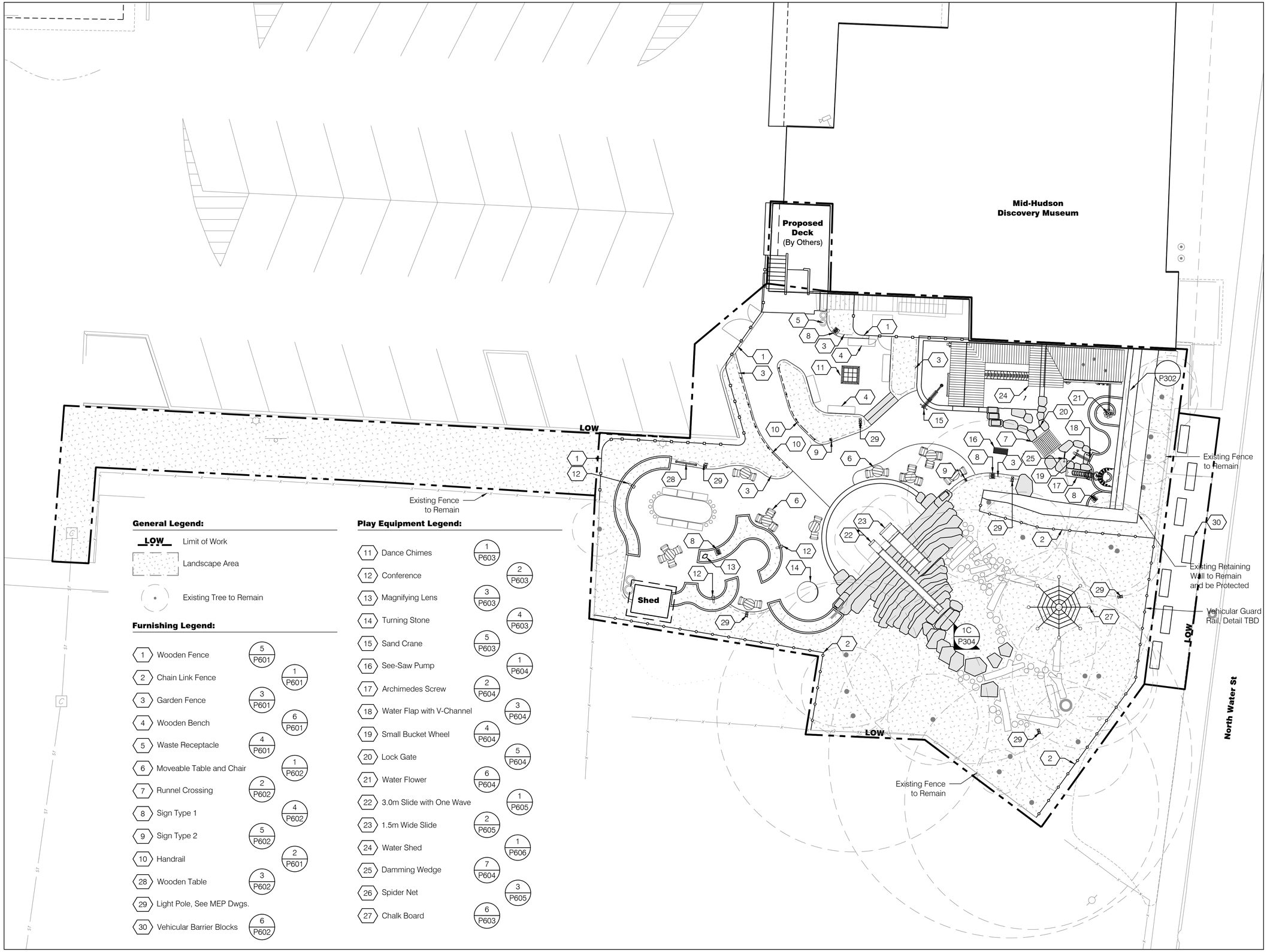
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Planting Schedule 2

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE N/A
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General Legend:

- LOW — Limit of Work
- Landscape Area
- Existing Tree to Remain

Furnishing Legend:

1	Wooden Fence	5 P601
2	Chain Link Fence	1 P601
3	Garden Fence	3 P601
4	Wooden Bench	6 P601
5	Waste Receptacle	4 P601
6	Moveable Table and Chair	1 P602
7	Runnel Crossing	2 P602
8	Sign Type 1	4 P602
9	Sign Type 2	5 P602
10	Handrail	2 P601
28	Wooden Table	3 P602
29	Light Pole, See MEP Dwgs.	
30	Vehicular Barrier Blocks	6 P602

Play Equipment Legend:

11	Dance Chimes	1 P603
12	Conference	2 P603
13	Magnifying Lens	3 P603
14	Turning Stone	4 P603
15	Sand Crane	5 P603
16	See-Saw Pump	1 P604
17	Archimedes Screw	2 P604
18	Water Flap with V-Channel	3 P604
19	Small Bucket Wheel	4 P604
20	Lock Gate	5 P604
21	Water Flower	6 P604
22	3.0m Slide with One Wave	1 P605
23	1.5m Wide Slide	2 P605
24	Water Shed	1 P606
25	Damming Wedge	7 P604
26	Spider Net	3 P605
27	Chalk Board	6 P603

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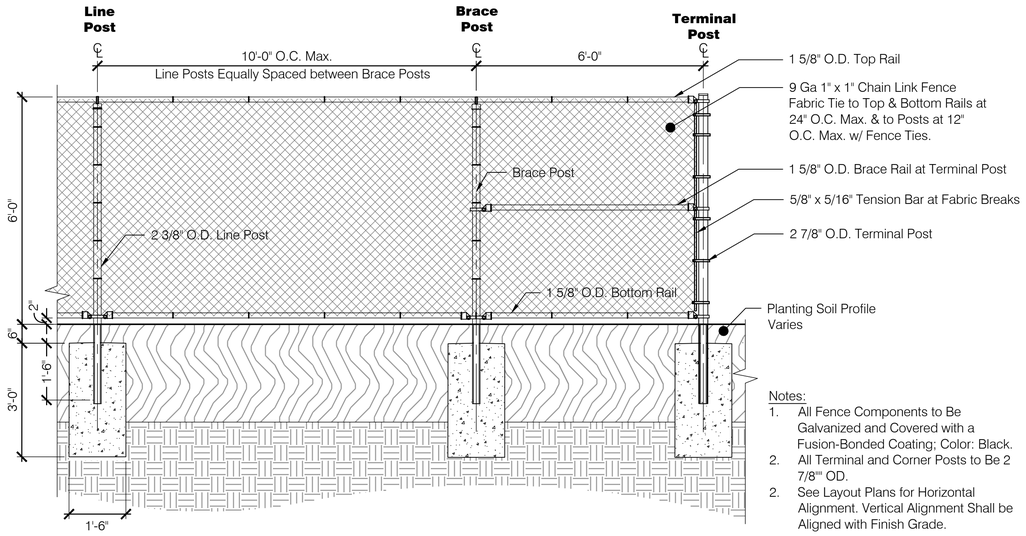
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Furnishings and Play Equipment Plan

JOB NUMBER 2737-02 SHEET NO. OF
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SCALE 1' = 10'-0"
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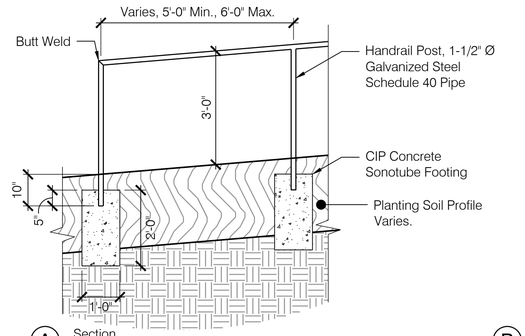
P600



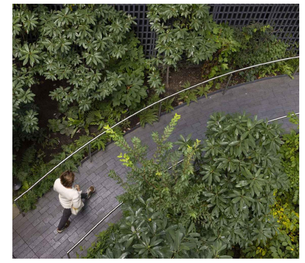
Notes:
1. All Fence Components to Be Galvanized and Covered with a Fusion-Bonded Coating; Color: Black.
2. All Terminal and Corner Posts to Be 2 7/8"" OD.
2. See Layout Plans for Horizontal Alignment. Vertical Alignment Shall be Aligned with Finish Grade.

1 Chain Link Fence
Scale: 1/2" = 1'-0"

Section

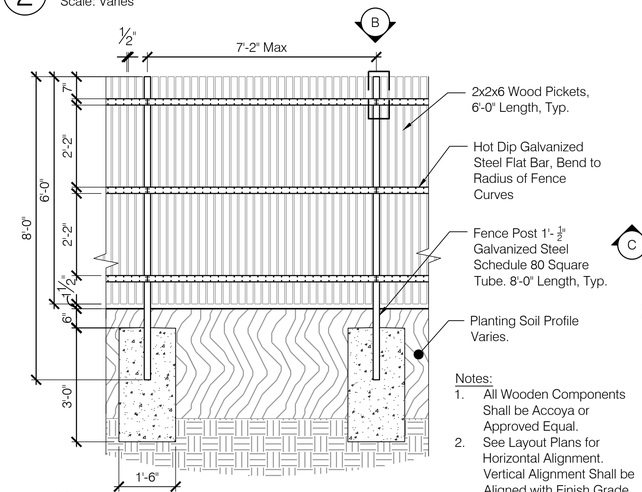


A Section
Scale:1/2"= 1'-0"



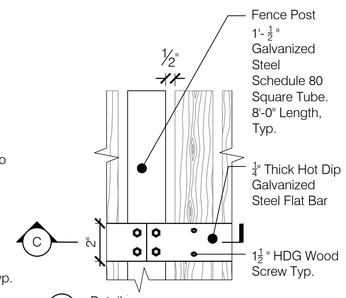
B Precedent Image
Not to Scale

2 Handrail
Scale: Varies

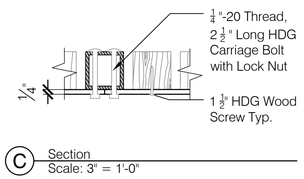


Notes:
1. All Wooden Components Shall be Accoya or Approved Equal.
2. See Layout Plans for Horizontal Alignment. Vertical Alignment Shall be Aligned with Finish Grade.

A Elevation
Scale:1/2"= 1'-0"

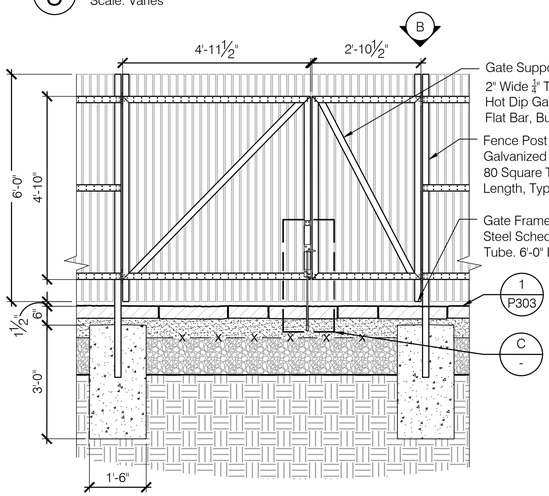


B Detail
Scale: 3"=1'-0"

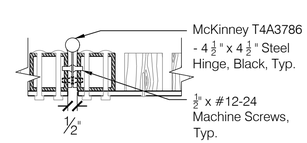


C Section
Scale: 3" = 1'-0"

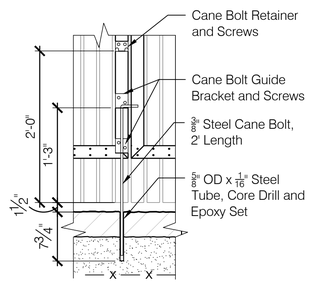
5 Wooden Fence
Scale: Varies



A Elevation
Scale:1/2"= 1'-0"

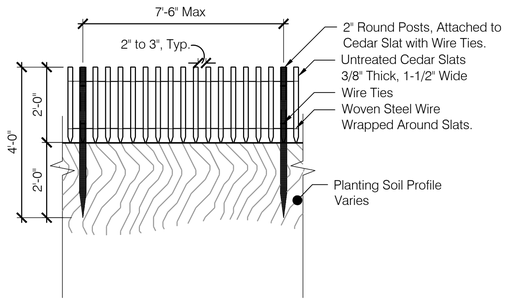


B Section
Scale: 3" = 1'-0"



C Detail
Scale: 1"=1'-0"

7 Wooden Fence, Gate
Scale: 1/2"=1'-0"



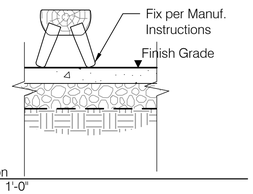
3 Garden Fence
Scale: 1/2" = 1'-0"



Product:
Manufacturer: Vestre
Name: APRIL Litter Bin
Notes: 20 gallons, Hot Dip Galvanized

4 Waste Receptacle
Scale: NTS

Precedent Image



A Section
1/2" = 1'-0"



B Precedent Image

Product:
Manufacturer: Richter Spielgerate
Name: Bench with Back
Notes: Product # L9.20000

6 Wooden Bench
Scale: Varies

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Furnishings Details 1

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SCALE Varies
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P601



Product:

Manufacturer: Vestre

Name: April GO

Notes: HDG Steel and Nordic Pine

A Chair



Product:

Manufacturer: Vestre

Name: April Round Table

Notes: 1100mm Dia., Free Standing, Nordic Pine

A Chair

1 Moveable Table and Chair

Scale: NTS

Image



Product:

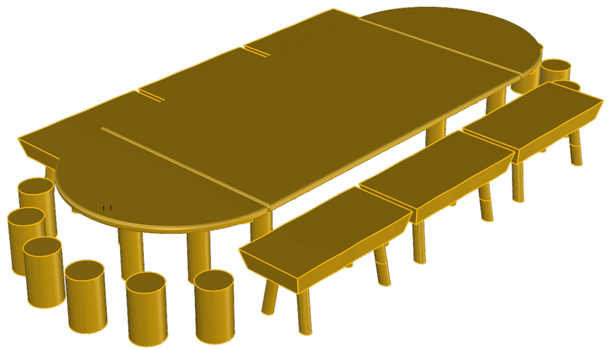
Manufacturer: Richter Spielgerate

Name: Runnel Bridge

Notes: See Detail 4 on Sheet P306

2 Runnel Crossing

Scale: Varies



Product:

Manufacturer: Richter Spielgerate

Name: Runnel Bridge

Notes: See Detail 4 on Sheet P306

3 Wooden Table

Scale: Varies

Design TBD

To be Furnished by Owner

4 Sign Type 1

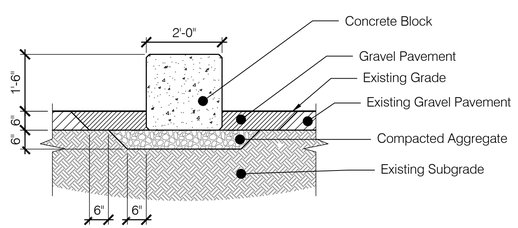
Scale: NTS

Design TBD

To be Furnished by Owner

5 Sign Type 2

Scale: NTS



6 Vehicular Barrier Block

Scale: 1/2"=1'-0"

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Furnishings Details 2

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SCALE Varies

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P602



Product:

Manufacturer: Richter Spielgerate

Name: Dance Chimes

Notes: With Mechanical Locking Device

See Manufacturer's Assembly Instructions

1 Dance Chimes — Image
Scale: NTS



Product:

Manufacturer: Richter Spielgerate

Name: Conference

Notes: Heights TBD. Connecting Pipes not Included.

See Manufacturer's Assembly Instructions

2 Conference — Image
Scale: NTS



Product:

Manufacturer: Richter Spielgerate

Name: Magnifying Lens with Cover

Notes: Without Table. Installed in Brick Planter. Bottom of Lens Shall be +/- 12" Above Top of Planter.

See Manufacturer's Assembly Instructions

3 Magnifying Lens — Image
Scale: NTS



Product:

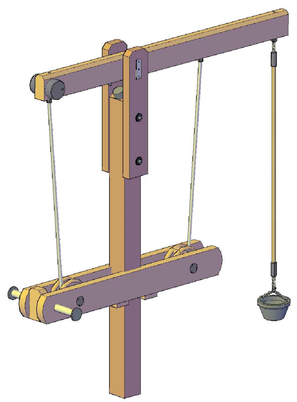
Manufacturer: Richter Spielgerate

Name: Turning Stone

Notes:

See Manufacturer's Assembly Instructions

4 Turning Stone — Image
Scale: NTS



Product:

Manufacturer: Richter Spielgerate

Name: Sand Crane

Notes:

See Manufacturer's Assembly Instructions

5 Sand Crane — Image
Scale: NTS



Product:

Manufacturer: Richter Spielgerate

Name: Drawing Board

Notes:

See Manufacturer's Assembly Instructions

6 Drawing Board with Chalk — Image
Scale: NTS

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Play Equipment Details 1

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P603



Product:

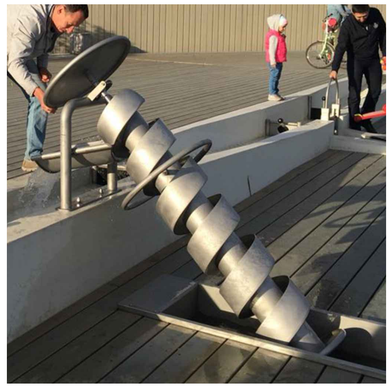
Manufacturer: Richter Spielgerate

Name: See-Saw Pump

Notes: Pressurized Water Connection Required. Water Output Powers Jets on Roof of Water Shed.

See Manufacturer's Assembly Instructions

1 See-Saw Pump — Image
Scale: NTS



Product:

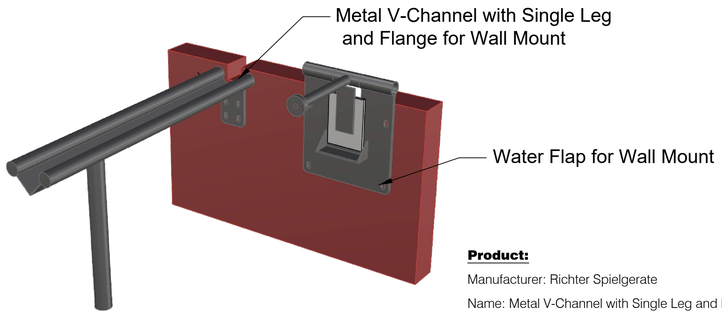
Manufacturer: Richter Spielgerate

Name: Archimedes Screw with Float Valve Basin

Notes: 2m Height. Float Valve Included. Pressurized Water Connection Required for Float Valve.

See Manufacturer's Assembly Instructions

2 Archimedes Screw — Image
Scale: NTS



Product:

Manufacturer: Richter Spielgerate

Name: Metal V-Channel with Single Leg and Flange for Wall Mount and Water Flap for Wall Mount

Notes: To be Surface Mounted on Brick Water Table. Detail TBD.

See Manufacturer's Assembly Instructions

3 Water Flap with V-Channel — Image
Scale: NTS



Product:

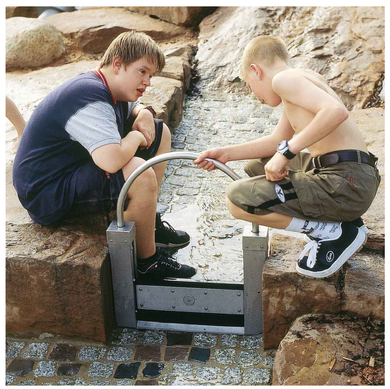
Manufacturer: Richter Spielgerate

Name: Small Bucket Wheel

Notes:

See Manufacturer's Assembly Instructions

4 Small Bucket Wheel — Image
Scale: NTS



Product:

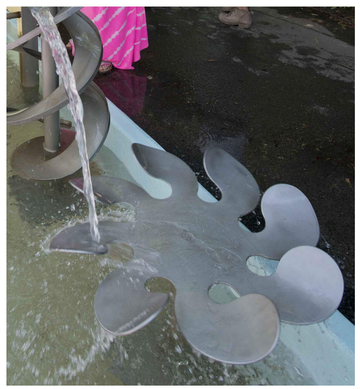
Manufacturer: Richter Spielgerate

Name: Lock Gate

Notes: Embed between Bluestone Slabs

See Manufacturer's Assembly Instructions

5 Lock Gate — Image
Scale: NTS



Product:

Manufacturer: Richter Spielgerate

Name: Water Flower

Notes:

See Manufacturer's Assembly Instructions

6 Water Flower — Image
Scale: NTS



Product:

Manufacturer: Richter Spielgerate

Name: Damming Wedge

Notes: Embedded Between Bluestone Slabs

See Manufacturer's Assembly Instructions

7 Damming Wedge — Image
Scale: NTS

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Play Equipment Details 2

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P604



Product:

Manufacturer: Richter Spielgerate

Name: Stainless Steel Slide with One Wave

Notes: Height = 3.0m, Width = .45m

See Manufacturer's Assembly Instructions

1 3.0m Slide with One Wave — Image
Scale: NTS



Product:

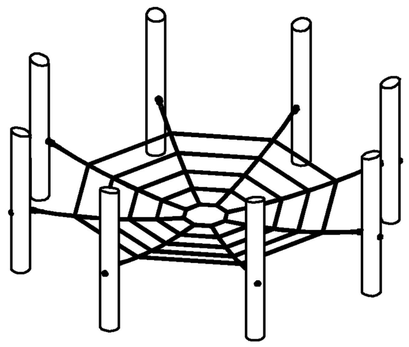
Manufacturer: Richter Spielgerate

Name: Stainless Steel Slide

Notes: Height = 1.5m, Width = 1.0m

See Manufacturer's Assembly Instructions

2 1.5m Wide Slide — Image
Scale: NTS



Product:

Manufacturer: Richter Spielgerate

Name: Spider Net

Notes:

See Manufacturer's Assembly Instructions

3 Spider Net — Image
Scale: NTS

Mid-Hudson
Discovery Museum

Poughkeepsie, New York

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New York, New York 10001

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STRUCTURAL ENGINEER
SURVEYOR
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

MEP ENGINEER
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

IRRIGATION DESIGNER
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

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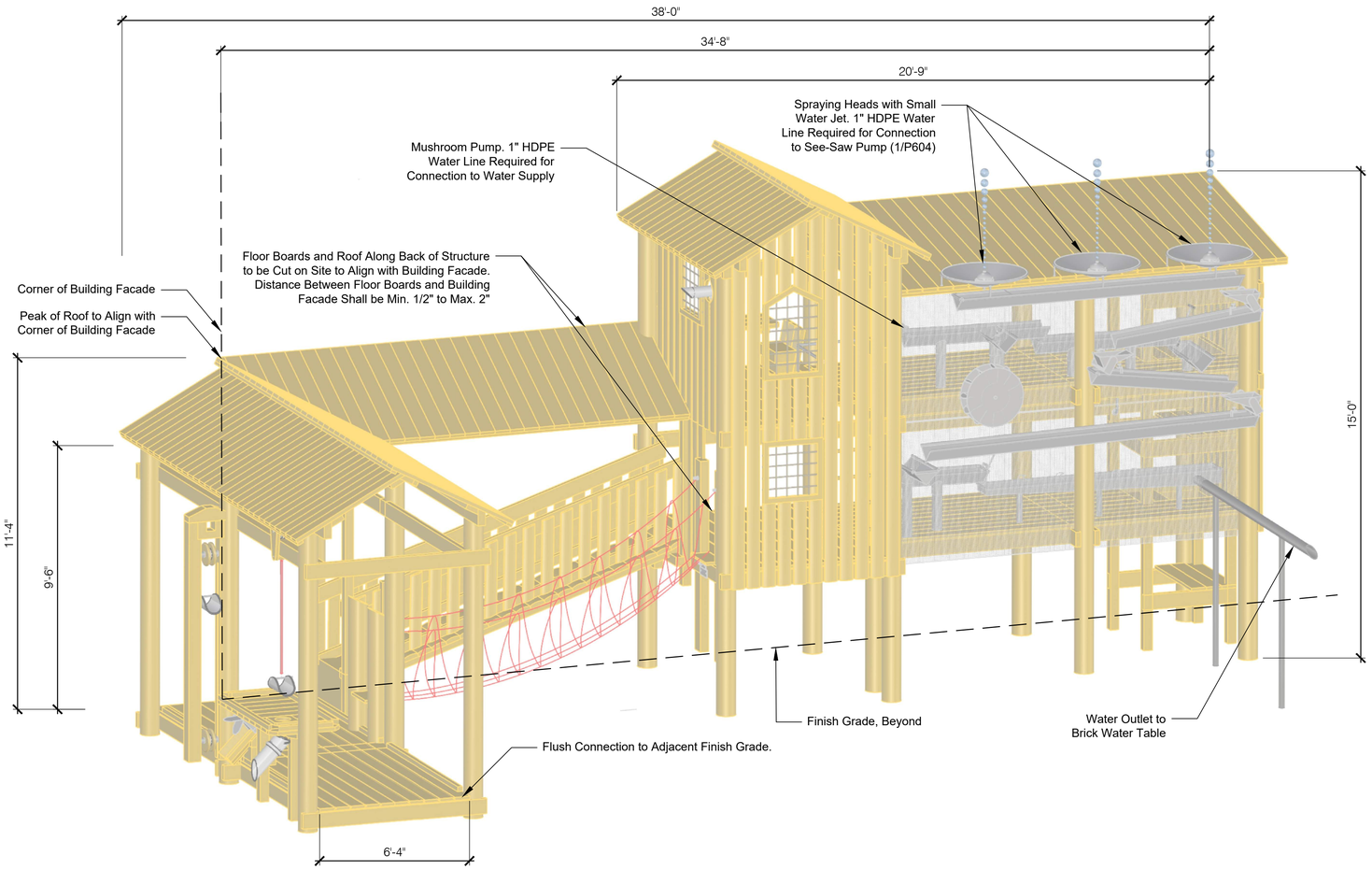
NO.	DATE	DESCRIPTION

DRAWING TITLE

Play Equipment Details 3

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE Varies
DRAWN BY APE Studio
CHECKED BY

P605



1 Water Shed
Scale: NTS

Image

Product:

Manufacturer: Richter Spielgerate

Name: Water Shed

Notes:

1) This is a Custom Structure. Details May Change as the Design Progresses.
2) Refer to Manuf. Assembly Instructions and/or Production Drawings for More Information.

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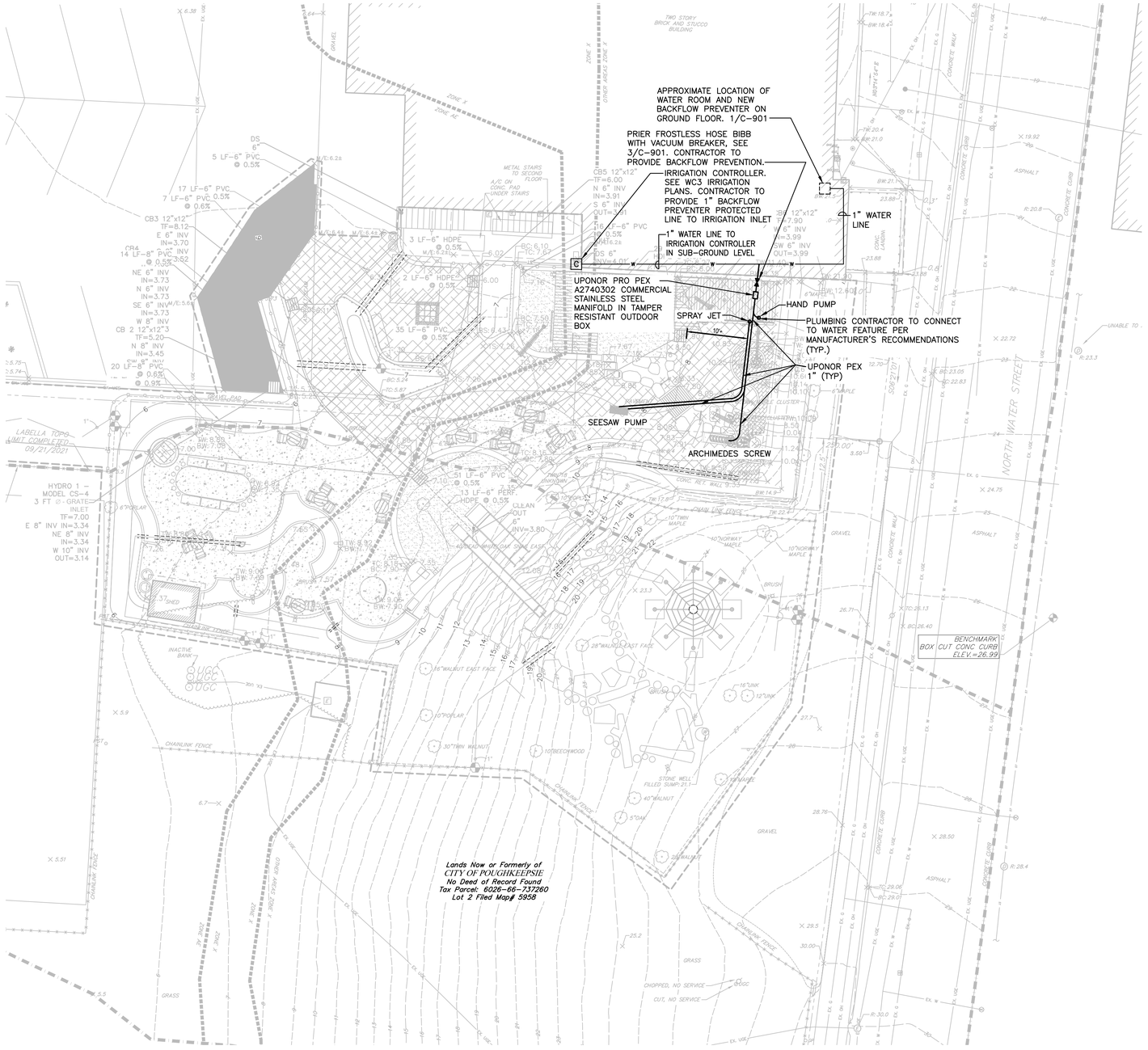
NO.	DATE	DESCRIPTION

DRAWING TITLE

Play Equipment Details 4

JOB NUMBER 2737-02 SHEET NO. OF
DATE 1/30/2026
SCALE Varies
DRAWN BY APE Studio
CHECKED BY

P606



LEGEND

- EXISTING CONTOUR
- PROPOSED (FINISHED) CONTOUR
- PROPERTY LINE
- SETBACK
- EXIST. WATER MAIN
- EXIST. UNDERGROUND ELECTRIC
- EXIST. UNDERGROUND COMMUNICATIONS
- EXIST. STORM LINE
- EXIST. SANITARY SEWER LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. CHAINLINK FENCE
- EXIST. SPLIT RAIL FENCE
- EXIST. TELEPHONE LINE
- EXIST. WELL
- EXIST. ELEC MANHOLE
- EXIST. SANITARY MANHOLE
- EXIST. TELEPHONE/COMUNICATION MANHOLE
- EXIST. STORM DRAINAGE MANHOLE
- EXIST. UTILITY POLE
- EXIST. SIGN
- EXIST. CATCH BASIN
- NEW UNDERGROUND SECONDARY ELECTRIC SUPPLY
- NEW UNDERGROUND ELECTRICAL CONDUIT
- NEW STORM LINE
- NEW ROOF STORM DRAIN
- NEW WATER LINE
- NEW CHAINLINK FENCE
- NEW SIGN
- NEW EXTERIOR LIGHT POLE
- NEW WATER VALVE

NOTES:

1. CONTRACTOR TO PROVIDE 1" WATER SERVICE FROM BUILDING TO BACKFLOW PREVENTER ON GROUND FLOOR WATER ROOM. PROVIDE BACKFLOW PREVENTION PER DETAIL 1/C-901. ONCE PIPE IS UNDER THE GROUND FLOOR IN THE SUB GROUND LEVEL. INSTALL PIPE BY HANGING FROM EXISTING GROUND FLOOR JOISTS.
2. CONTRACTOR TO PROVIDE 1" SERVICE FROM BACKFLOW PREVENTER TO IRRIGATION SYSTEM INLET PER IRRIGATION SYSTEM PLAN BY WC3 DESIGN.
3. CONNECT WATER FEATURE INLET TO WATER SUPPLY STUB PER MANUFACTURER'S RECOMMENDATIONS.

1 PLUMBING SITE PLAN

SCALE: 1"=10'

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MEP ENGINEER
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IRRIGATION DESIGNER
WC3 Design
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McKees Rocks, Pennsylvania 15136

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RYAN D. FELLENZER, P.E.

NY PROFESSIONAL ENGINEER
NO. 103817
ISSUED 2020; EXP. 9/26

SCALE

STATUS

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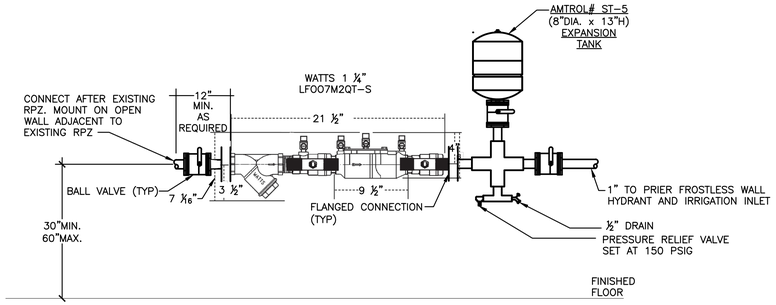
REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE
PLUMBING: SITE PLAN

JOB NUMBER	25-033	SHEET NO.	OF
DATE	02/04/26		
SCALE	AS NOTED		
DRAWN BY	SRB		
CHECKED BY	ACL / RDF		

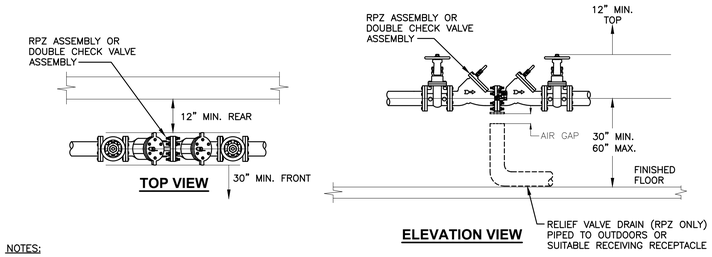
P-001



NOTES:

1. PROVIDE A MINIMUM OF 30" CLEAR SPACE BETWEEN THE FRONT SIDE OF ALL BFP AND NEAREST WALL OR OBSTRUCTION.
2. PROVIDE 12" CLEARANCE FROM BACK SIDE OF DEVICE TO NEAREST WALL.
3. WATTS 1 ¼" LF007M2QT-S SHALL BE PROVIDED.
4. OBTAIN DUTCHESS DOH APPROVAL PRIOR TO INSTALLATION
5. PROVIDE FLOOR DRAIN WITHIN 5'

1 1" WATER SERVICE WITH DOUBLE CHECK VALVE BACKFLOW PREVENTER
N.T.S.



NOTES:

1. WATER SERVICE ASSEMBLY SHALL BE INSTALLED WITH A CENTERLINE HEIGHT FROM 30 TO 60 INCHES ABOVE FINISHED FLOOR.
2. A MINIMUM OF 18 INCHES IS TO BE MAINTAINED BETWEEN THE BOTTOM OF THE RPZ RELIEF VALVE AND THE FLOOR.
3. MAINTAIN THE FOLLOWING SERVICE CLEARANCES FOR THE ASSEMBLY:
   FRONT: 30 INCHES MINIMUM
   REAR: 12 INCHES MINIMUM
   TOP: 12 INCHES MINIMUM
4. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED IN A HEATED LOCATION WITH ADEQUATE LIGHTING.
5. ENTIRE ASSEMBLY SHALL BE ADEQUATELY SUPPORTED AND RESTRAINED.
6. WHERE THE DISTANCE BETWEEN THE WATER METER AND BACKFLOW PREVENTER IS GREATER THAN 10 FEET, ALL EXPOSED PIPING SHALL BE LABELED "FEED LINE TO BACKFLOW PREVENTER-DO NOT TAP". LETTERING SHALL BE ONE INCH HIGH BLACK ON WHITE BACKGROUND. LABELS SHALL BE LOCATED AT FIVE FOOT INTERVALS.
7. PLUMBING CONTRACTOR SHALL TEST ALL COMPONENTS AND RUN A MINIMUM OF 100 GALLONS THROUGH ENTIRE ASSEMBLY BEFORE FINAL INSPECTION.
8. THE DCV/RPZ ASSEMBLY AND INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF THE ORANGE COUNTY DOH.
9. REFER TO PLANS FOR QUANTITIES AND LOCATIONS.

2 BACKFLOW PREVENTOR INSTALLATION
N.T.S.

PRIER

C-534 Commercial Wall Hydrant



Find us in MasterSpec
a product of The American Institute of Architects

- Commercial
- Freezeless
- Anti-Siphon
- Double Check Valve

With Integral P-004 Vacuum Breaker

PRIER C-534 provides a year round source of water to areas that are subject to freezing temperatures. The hydrant is connected to the supply piping in the heated portion of the structure, eliminating the possibility of freezing. To ensure freeze protection, the hydrant will drain even with the hose attached and under pressure without sprayback.

The C-534 combines freezeless hydrant features with self-draining, anti-siphon and two backflow check valves. The vacuum breaker/backflow preventer provides protection against cross-connection of the potable water supply, while venting to eliminate any vacuum. This commercial wall hydrant is key operated, code approved, and flows up to 9 GPM. No special installation tools are required.

FEATURES

- Listed and labeled to P-004 vacuum breaker backflow double check valve approved under ASSE 1052, UPC and cUPC
- Double check valve and anti-siphon vacuum breaker
- Drains automatically with hose attached
- Short valve stem cap for smaller profile in box
- Per ASSE 1052, pressure rated to 125 PSI, temperature to 140° F
- Integral cast flange with built-in drainage pitch
- Solid brass body, valve stem cap, seat and stem ends
- Satin nickel plated body maintains attractive finish
- Optional stainless steel hydrant box sold separately
- Multiple vent holes ensure proper draining and reduce problems associated with insect nesting
- Designed to last the life of the plumbing system
- Patented PRIER "triple seal" positive shutoff system offers triple redundancy to assure shutoff
- High flow rate, 9 GPM at 25 PSI differential
- Same key operates box lock and hydrant

INLET STYLES



D Style 1/2" MPT x 1/2" SWT
T Style 3/4" MPT x 1/2" FTP
F Style 3/4" SWT
X Style 1/2" Crimp PEX
W Style 1/2" Wirsbo® PEX
FX Style 3/4" Crimp PEX
FW Style 3/4" Wirsbo® PEX
Y Style 1/2" Press-Fit

ORDERING

Wall Hydrant Only

C-534D10

Inlet
D- ½" MPT x ½" SWT
T- ¾" MPT x ½" FPT
F- ¾" SWT
X- ½" Crimp PEX
W- ½" Wirsbo® PEX
FX- ¾" Crimp PEX
FW- ¾" Wirsbo® PEX
Y- 1/2" Press-Fit

Length
CC- Close Coupled
04- 4" Insertion
06- 6" Insertion
08- 8" Insertion
10- 10" Insertion
12- 12" Insertion
14- 14" Insertion
16- 16" Insertion
18- 18" Insertion
20- 20" Insertion
22- 22" Insertion
24- 24" Insertion
XX- Special Size

Optional Hydrant Box

C-534BX4



Box Finish
4- Stainless Steel

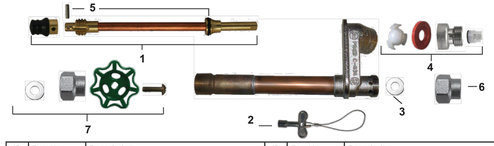
MATERIALS

Brass	Body, Stem Ends (2), Seat, Valve Stem Cap
Hard Copper	Operating Stem, Shaft
EPDM	Drain Seal O-Ring, Triple Seal Stopper, Packing
Silicone	Vacuum Breaker Washer
Acetal	Vacuum Breaker Check Spider
Stainless Steel	Seat Pin, Hydrant Box
Aluminum	Loose Key

4515 E. 139th Street Grandview, MO 64030 | (800) 362-9055 | PRIER.com

C-534-V

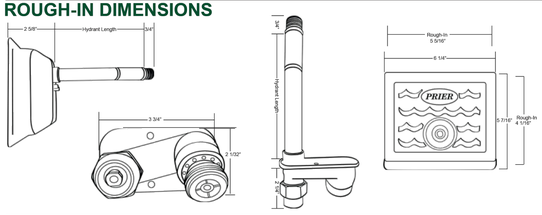
C-534 REPLACEMENT PARTS AND STEMS



ID	Part No.	Description	ID	Part No.	Description
1	See Below	Stem Assembly, Contains: 1, 5		P-231-0420	Stem for 20" C-434/C-534 Hydrant, 22 1/8" OAL
	P-231-04CC	Stem for CC C-434/C-534 Hydrant, 4 1/8" OAL		P-231-0422	Stem for 22" C-434/C-534 Hydrant, 24 1/8" OAL
	P-231-0404	Stem for 4" C-434/C-534 Hydrant, 6 1/8" OAL		P-231-0424	Stem for 24" C-434/C-534 Hydrant, 26 1/8" OAL
	P-231-0406	Stem for 6 " C-434/C-534 Hydrant, 8 1/8" OAL	2	C-108KT-808	Loose Key on Lanyard
	P-231-0408	Stem for 8" C-434/C-534 Hydrant, 10 1/8" OAL	3	324-1003	Washer
	P-231-0410	Stem for 10" C-434/C-534 Hydrant, 12 1/8" OAL	4	C-434KT-906	Vacuum Breaker Repair Kit
	P-231-0412	Stem for 12" C-434/C-534 Hydrant, 14 1/8" OAL	5	C-434KT-902	Stopper and Pin Kit (with tool and o-ring)
	P-231-0414	Stem for 14" C-434/C-534 Hydrant, 16 1/8" OAL	6	300-6003	Valve Stem Cap for C-534
	P-231-0416	Stem for 16" C-434/C-534 Hydrant, 18 1/8" OAL	7	C-534KT-804	Handle Conversion Kit to convert to C-434
	P-231-0418	Stem for 18" C-434/C-534 Hydrant, 20 1/8" OAL		C-534KT-907	Overhaul Kit for C-534, Contains: 2, 3, 4, 5

***For the **old style C-534 Series** wall hydrant stems, see C-534 Series retired style spec sheet at PRIER.com.*

ROUGH-IN DIMENSIONS



SPECS

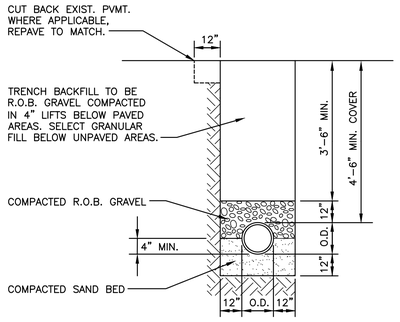
Furnish and install freezeless model C-534 Commercial Wall Hydrant as manufactured by PRIER Products, Inc. Hydrant shall have automatic draining capabilities with integral ASSE 1052 approved double check vacuum breaker/backflow preventer. Hydrant shall have 3/4" hose connection with freezeless water flow and self-draining functions. After hydrant is turned in the "off" position, hydrant must be capable of draining even with the hose attached and under pressure without sprayback. Hydrant shall be constructed of all non-ferrous materials with EPDM sealing mechanisms. Hydrant body must be satin nickel plated. For stability of operation, hydrant stem shall be secured at the seat end with ACME type threads and at the handle end with the packing nut. Lockshield must be long enough to ensure operation only with the included operating key. Hydrant must be installed through a 1 1/8" diameter hole without any custom brick cutting. Operating Key is to be furnished with each hydrant. Hydrant insertion length to be x inches. (Close coupled to 24" in 2" increments.)

Optional: Furnish and install flush-mount hydrant box for each valve. Hydrant box shall be manufactured of stainless steel. Box may be installed separately and hydrant be insertable and removable from front of the box. Access to the hydrant box shall be provided by the same operating key as the valve.

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C-534-V

3 PRIER COMMERCIAL HOSE BIBB DETAIL
N.T.S.



NOTE:

1. UPONOR PEX ¾" TO BE USED.

4 TYPICAL TRENCH - WATER SERVICE DETAIL
N.T.S.

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Poughkeepsie, New York

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McKees Rocks, Pennsylvania 15136

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STATE OF NEW YORK * LICENSED * FELLENZER * 111 CERTIFIED PROFESSIONAL ENGINEER

NY PROFESSIONAL ENGINEER
NO. 103817
ISSUED 2020; EXP. 9/26

SCALE

STATUS

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REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE
CIVIL: DETAILS

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DATE	02/04/26		
SCALE	AS NOTED		
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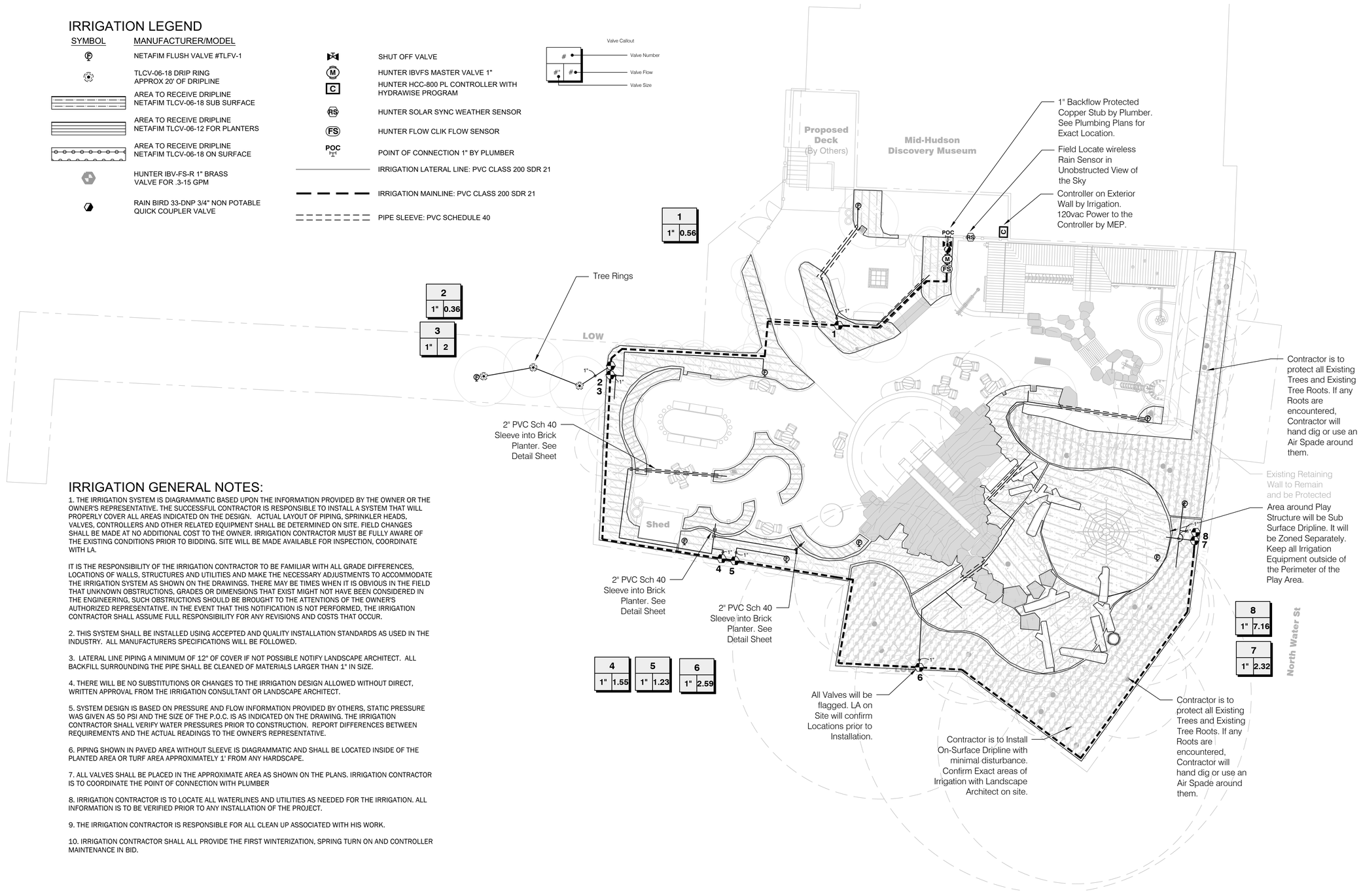
C-901

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
P	NETAFIM FLUSH VALVE #TLFV-1
	TLCV-06-18 DRIP RING APPROX 20' OF DRIPLINE
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 SUB SURFACE
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-12 FOR PLANTERS
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 ON SURFACE
	HUNTER IBV-FS-R 1" BRASS VALVE FOR .3-15 GPM
	RAIN BIRD 33-DNP 3/4" NON POTABLE QUICK COUPLER VALVE

	SHUT OFF VALVE
M	HUNTER IBVFS MASTER VALVE 1"
C	HUNTER HCC-800 PL CONTROLLER WITH HYDRAWISE PROGRAM
RS	HUNTER SOLAR SYNC WEATHER SENSOR
FS	HUNTER FLOW CLIK FLOW SENSOR
POC 1"	POINT OF CONNECTION 1" BY PLUMBER
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout



IRRIGATION GENERAL NOTES:

1. THE IRRIGATION SYSTEM IS DIAGRAMMATIC BASED UPON THE INFORMATION PROVIDED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. THE SUCCESSFUL CONTRACTOR IS RESPONSIBLE TO INSTALL A SYSTEM THAT WILL PROPERLY COVER ALL AREAS INDICATED ON THE DESIGN. ACTUAL LAYOUT OF PIPING, SPRINKLER HEADS, VALVES, CONTROLLERS AND OTHER RELATED EQUIPMENT SHALL BE DETERMINED ON SITE. FIELD CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. IRRIGATION CONTRACTOR MUST BE FULLY AWARE OF THE EXISTING CONDITIONS PRIOR TO BIDDING. SITE WILL BE MADE AVAILABLE FOR INSPECTION, COORDINATE WITH LA.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES AND MAKE THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS. THERE MAY BE TIMES WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS THAT EXIST MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, SUCH OBSTRUCTIONS SHOULD BE BROUGHT TO THE ATTENTIONS OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND COSTS THAT OCCUR.

2. THIS SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USED IN THE INDUSTRY. ALL MANUFACTURERS SPECIFICATIONS WILL BE FOLLOWED.

3. LATERAL LINE PIPING A MINIMUM OF 12" OF COVER IF NOT POSSIBLE NOTIFY LANDSCAPE ARCHITECT. ALL BACKFILL SURROUNDING THE PIPE SHALL BE CLEANED OF MATERIALS LARGER THAN 1" IN SIZE.

4. THERE WILL BE NO SUBSTITUTIONS OR CHANGES TO THE IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE IRRIGATION CONSULTANT OR LANDSCAPE ARCHITECT.

5. SYSTEM DESIGN IS BASED ON PRESSURE AND FLOW INFORMATION PROVIDED BY OTHERS, STATIC PRESSURE WAS GIVEN AS 50 PSI AND THE SIZE OF THE P.O.C. IS AS INDICATED ON THE DRAWING. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN REQUIREMENTS AND THE ACTUAL READINGS TO THE OWNER'S REPRESENTATIVE.

6. PIPING SHOWN IN PAVED AREA WITHOUT SLEEVE IS DIAGRAMMATIC AND SHALL BE LOCATED INSIDE OF THE PLANTED AREA OR TURF AREA APPROXIMATELY 1' FROM ANY HARDSCAPE.

7. ALL VALVES SHALL BE PLACED IN THE APPROXIMATE AREA AS SHOWN ON THE PLANS. IRRIGATION CONTRACTOR IS TO COORDINATE THE POINT OF CONNECTION WITH PLUMBER

8. IRRIGATION CONTRACTOR IS TO LOCATE ALL WATERLINES AND UTILITIES AS NEEDED FOR THE IRRIGATION. ALL INFORMATION IS TO BE VERIFIED PRIOR TO ANY INSTALLATION OF THE PROJECT.

9. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH HIS WORK.

10. IRRIGATION CONTRACTOR SHALL ALL PROVIDE THE FIRST WINTERIZATION, SPRING TURN ON AND CONTROLLER MAINTENANCE IN BID.

1 IRRIGATION PLAN
SCALE: 1" = 10' 0"

Mid-Hudson Discovery Museum

Poughkeepsie, New York

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STAMP

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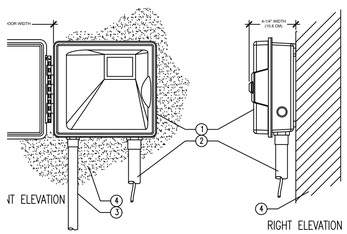
STATUS
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REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE
Irrigation Plan
2737-02

JOB NUMBER 2737-02 SHEET NO. OF
DATE 12/22/2025
SCALE N/A APE Studio I100
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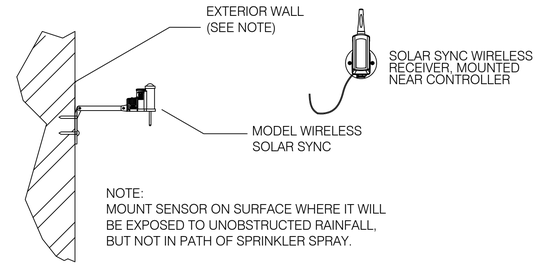
LEGEND:

1. IRRIGATION CONTROLLER (PRO-HC) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

01 IRRIGATION CONTROLLER (PRO-HC)

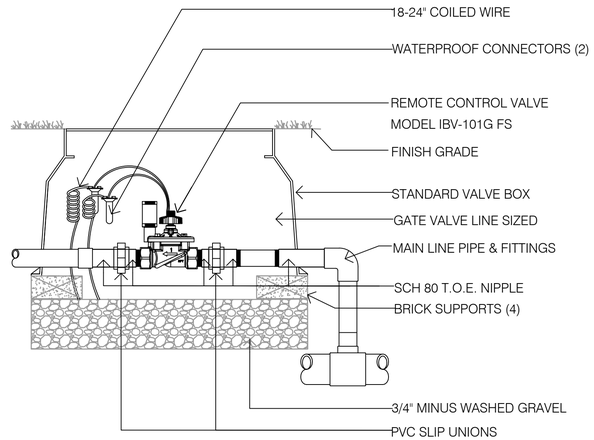
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NOTE:
MOUNT SENSOR ON SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

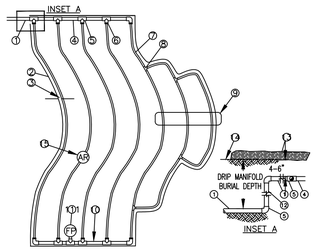
02 SOLAR SYNC WEATHER STATION

NOT TO SCALE



03 DRIP ZONE WITH FILTER AND VALVE

NOT TO SCALE

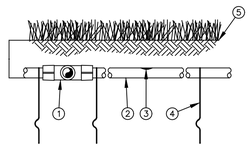


1. PVC SUPPLY PIPE FROM CONTROL ZONE KIT
2. PERIMETER OF AREA
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING:
7. SUB-SURFACE DRIPLINE: NETAFIM TLCV SERIES DRIPLINE (TYPICAL)
8. BARB X BARB INSERT TEE:
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. PVC FLUSH HEADER
11. FLUSH POINT:
12. PVC RISER PIPE
13. TURF OR MULCH
14. FINISH GRADE
15. ½ AIR RELIEF VALVE:

Dripline Maximum Lateral Lengths (Feet)						
	12" Spacing		18" Spacing		24" Spacing	
pressure psi	(gph)		(gph)		(gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	350	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

1. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
2. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

04 SUB SURFACE DRIPLINE INSTALLTION

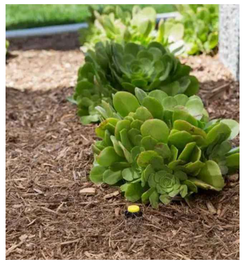


1. FITTING OR CHANGE OF DIRECTION
2. SUB-SURFACE DRIPLINE:
3. INLINE DRIP EMITTER
4. 6" SOD STAPLE
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

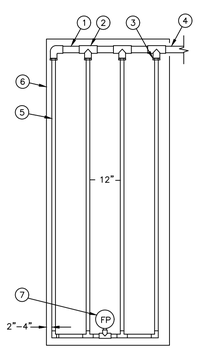
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

05 SUB SURFACE DRIPLINE





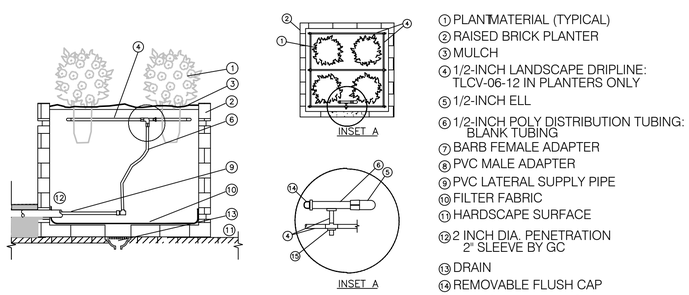
06 OPERATIONAL INDICATOR 1 PER ZONE, LA TO LOCATE IN FIELD



1. PVC SUPPLY HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING:
4. PVC DRIP MANIFOLD FROM STUB IN PLANTER
5. ON SURFACE DRIPLINE: TLCV-06-12
6. PERIMETER OF AREA
7. DRIPLINE FLUSH VALVE

07 ON SURFACE DRIPLINE INSTALLATION FOR HILLSIDE

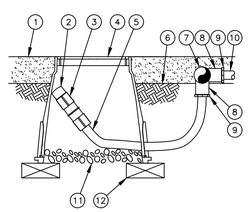
NOT TO SCALE



1. PLANT MATERIAL (TYPICAL)
2. RAISED BRICK PLANTER
3. MULCH
4. 1/2-INCH LANDSCAPE DRIPLINE: TLCV-06-12 IN PLANTERS ONLY
5. 1/2-INCH ELL
6. 1/2-INCH POLY DISTRIBUTION TUBING: BLANK TUBING
7. BARB FEMALE ADAPTER
8. PVC MALE ADAPTER
9. PVC LATERAL SUPPLY PIPE
10. FILTER FABRIC
11. HARDSCAPE SURFACE
12. 2 INCH DIA. PENETRATION 2" SLEEVE BY GC
13. DRAIN
14. REMOVABLE FLUSH CAP
15. 1/2-INCH BARB TEE OR ELL:

08 DRIPLINE INTO BRICK PLANTERS

NOT TO SCALE



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS:
3. EASY FIT COUPLING:
4. SUBTERRANEAN EMITTER BOX:
5. ½" POLYETHYLENE TUBING:
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING:
10. ON-SURFACE DRIPLINE:
11. 3-INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

09 FLUSH VALVE 1 PER DRIP ZONE LA IS TO LOCATE IN FIELD

NOT TO SCALE

Mid-Hudson Discovery Museum

Poughkeepsie, New York

PLAY SPACE DESIGNER
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

CIVIL ENGINEER
STRUCTURAL ENGINEER
SURVEYOR
Labella
21 Fox St , Suite 201
Poughkeepsie, NY 12601

MEP ENGINEER
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

IRRIGATION DESIGNER
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

SCALE

10 0 10 20
SCALE OF FEET
N

STATUS

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

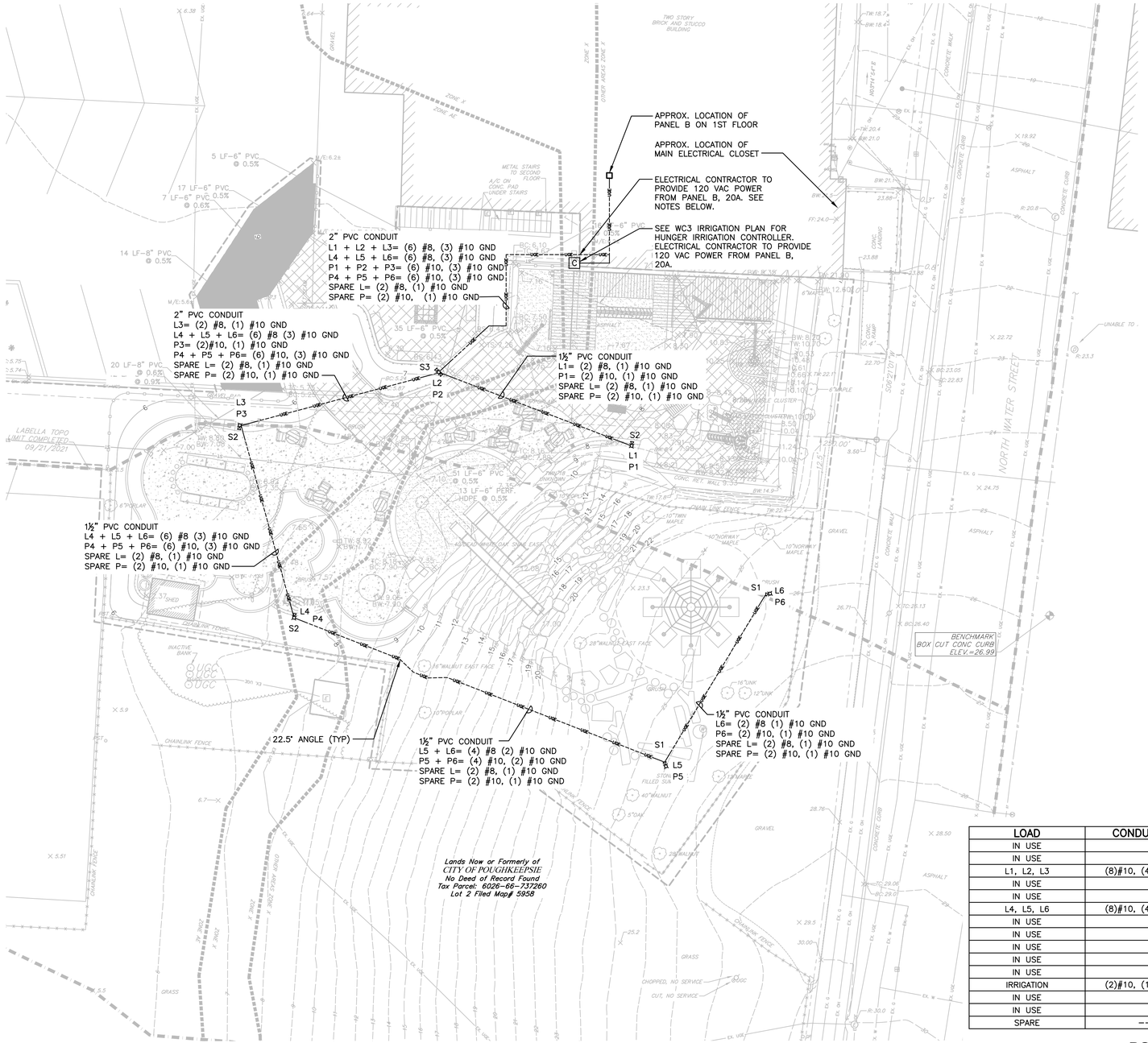
DRAWING TITLE

Irrigation Details & Schedules

2737-02

JOB NUMBER 2737-02 SHEET NO. OF
DATE 12/22/2025
SCALE N/A
DRAWN BY WC3 Design
CHECKED BY

I101



LEGEND

- EXISTING CONTOUR
- PROPOSED (FINISHED) CONTOUR
- PROPERTY LINE
- SETBACK
- EXIST. WATER MAIN
- EXIST. UNDERGROUND ELECTRIC
- EXIST. UNDERGROUND COMMUNICATIONS
- EXIST. STORM LINE
- EXIST. SANITARY SEWER LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. CHAINLINK FENCE
- EXIST. SPLIT RAIL FENCE
- EXIST. TELEPHONE LINE
- EXIST. WELL
- EXIST. ELEC MANHOLE
- EXIST. SANITARY MANHOLE
- EXIST. TELEPHONE/COMUNICATION MANHOLE
- EXIST. STORM DRAINAGE MANHOLE
- EXIST. UTILITY POLE
- EXIST. SIGN
- EXIST. CATCH BASIN
- NEW UNDERGROUND SECONDARY ELECTRIC SUPPLY
- NEW UNDERGROUND ELECTRICAL CONDUIT
- NEW STORM LINE
- NEW ROOF STORM DRAIN
- NEW CHAINLINK FENCE
- NEW SIGN
- NEW EXTERIOR LIGHT POLE
- NEW WATER VALVE

NOTES:

1. ELECTRICAL CONTRACTOR SHALL IDENTIFY NEAREST EXISTING AVAILABLE ELECTRIC CIRCUITS. EACH CIRCUIT CAN BE IN A DIFFERENT ELECTRIC PANEL. FOR EACH LIGHTING CIRCUIT (L) PROVIDE (2) #8 AND (1) #10 GROUND. FOR EACH 120V OUTLET POWER CIRCUIT (P) PROVIDE (2) #10 AND (1) #10 GROUND. PROVIDE THE FOLLOWING CIRCUITS ON EXISTING PANEL B ON 1ST FLOOR:
   A. L1, L2 & L3 ON 20A CIRCUIT. LABEL WIRING FOR FUTURE CONNECTION.
   B. L4, L5 & L6 ON 20A CIRCUIT. LABEL WIRING FOR FUTURE CONNECTION.
   C. 120V OUTLETS ON P1, P2 & L3 ON 20A CIRCUIT. LABEL WIRING FOR FUTURE CONNECTION.
   D. 120V OUTLETS ON P4, P5 & P6 ON 20A CIRCUIT. LABEL WIRING FOR FUTURE CONNECTION.
2. FIXTURES SELECTED BY APE STUDIO SHALL BE LANDSCAPE FORMS MOMENT FIXTURES ON (4) 16' AND (2) 14' POLES, WITH 120V POLE MOUNTED POWER OUTLET AND OPTIONAL MOTION SENSOR WITH TWIST LOCK RECEPTACLE. CONTRACTOR TO PROVIDE WIRE FOR MOTION SENSOR AND 120V POWER OUTLET AND INSTALL IN LIGHT POLE.
3. WIRING SHALL BE THHN INSIDE AND THWN OUTSIDE THE BUILDING, RATED 600V.
4. ALL WORK SHALL BE PER NEC.

LOAD	CONDUCTORS	C.B.		C.B.	CONDUCTORS	LOAD
IN USE			1 2			IN USE
IN USE			3 4			IN USE
L1, L2, L3	(8)#10, (4)#10 GND	20	5 6	20	(8)#10, (4)#10 GND	P1, P2, P3
IN USE			7 8			IN USE
IN USE			9 10			IN USE
L4, L5, L6	(8)#10, (4)#10 GND	20	11 12	20	(8)#10, (4)#10 GND	P4, P5, P6
IN USE			13 14			IN USE
IN USE			15 16			IN USE
IN USE			17 18			IN USE
IN USE			19 20			IN USE
IN USE			21 22			IN USE
IRRIGATION	(2)#10, (1)#10 GND	20	23 24			IN USE
IN USE			25 26			IN USE
IN USE			27 28			IN USE
SPARE	---	20	29 30	20	---	SPARE

POWER PANEL - EXISTING PANEL B

TYPE: GE TP30F
RATING: 225A, 208/120V, 3ø, 4W
MAINS: 225A MCB
ENCLOSURE: MODEL 1
POLES: 30

NOTES:

1. ALL WIRE SHALL BE DUAL RATED THHN/THWN COPPER CONDUCTOR UNLESS OTHERWISE NOTED.
2. ALL CIRCUITS SHALL HAVE FULL SIZE INSULATED GREEN GROUND UNLESS OTHERWISE NOTED.

N

1 **EXISTING PANEL B**
SCALE: 1"=10'

Mid-Hudson Discovery Museum

Poughkeepsie, New York

PLAY SPACE DESIGNER
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

CIVIL ENGINEER
STRUCTURAL ENGINEER
SURVEYOR
Labella
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MEP ENGINEER
Fellenzer
22 Mulberry St, Suite 2A
Middletown, NY 10940

IRRIGATION DESIGNER
WC3 Design
11a Robinson Manor Blvd.
McKees Rocks, Pennsylvania 15136

STAMP

RYAN D. FELLENZER, P.E.
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
NY PROFESSIONAL ENGINEER
NO. 103817
ISSUED 2020; EXP. 9/26

SCALE

STATUS

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

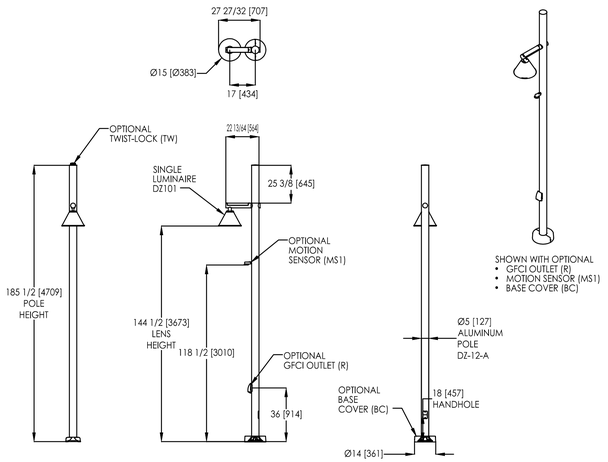
DRAWING TITLE
ELECTRICAL: SITE PLAN

JOB NUMBER	25-033	SHEET NO.	OF
DATE	02/04/26		
SCALE	AS NOTED		
DRAWN BY	SRB		
CHECKED BY	ACL / RDF		

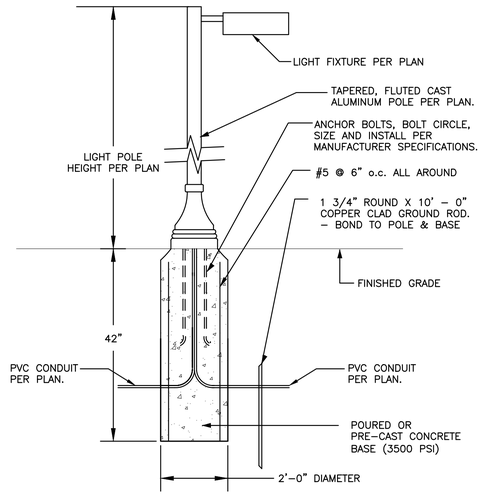
E-001

LEGEND AND SCHEDULE OF LIGHTING EQUIPMENT

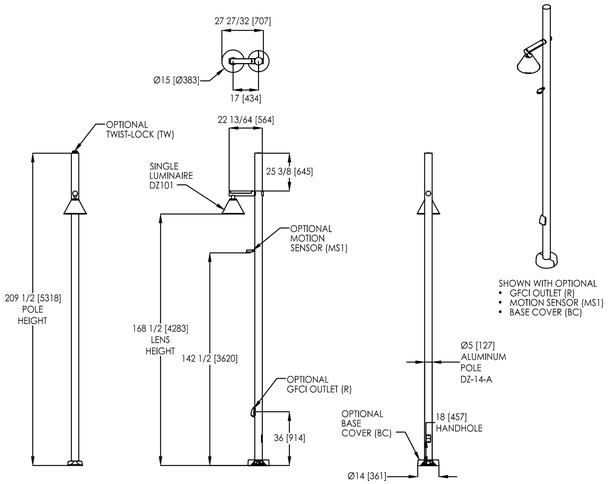
SYMBOL	MANUFACTURER	MODEL #	DESCRIPTION	LAMP
S1	LANDSCAPE FORMS, INC. KALAMA200MI	DZ101–50–HO–27K–T5–FRS ON DZP–12–A–BC–R–MSI AND WATTSTOPPER FSB–311B	"MOMENT" AREA LIGHT, SINGLE LUMINAIRE, 120V–277V, 50/60 HZ, 2700K, TYPE V DISTRIBUTION FROSTED LENS, POWDER COAT FINISH ON 12' MOUNTING HEIGHT, BASE COVER, NO TWIST LOCK, 120V POWER 0.1–2.75A RECEPTACLE, MOTION SENSOR, WATTSTOPPER FSB–311B SENSOR.	50 LED HIGH OUTPUT 95W, 20–54 VDC
S2	LANDSCAPE FORMS, INC. KALAMA200MI	DZ101–50–HO–27K–T5–FRS ON DZP–14A–BC–NTW–R–MSI AND WATTSTOPPER FSB–311B	SAME AS ABOVE EXCEPT 14' MOUNTING HEIGHT	50 LED HIGH OUTPUT 95W, 20–54 VDC
S3	LANDSCAPE FORMS, INC. KALAMA200MI	DZ101–50–HO–27K–T5–FRS ON DZP–16–C–BC–NTW–R–MSI AND WATTSTOPPER FSB–311B	SAME AS ABOVE EXCEPT 16' MOUNTING HEIGHT	50 LED HIGH OUTPUT 95W, 20–54 VDC



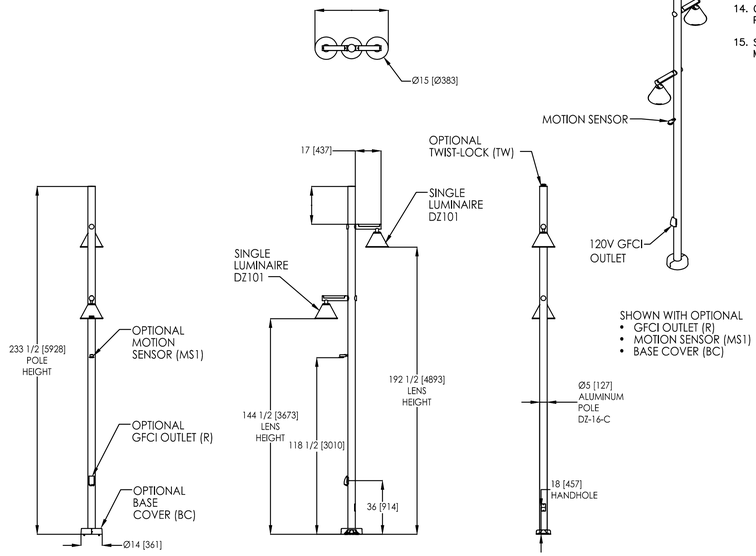
2 S1 EXTERIOR LIGHTING DZ0010 DETAIL
SCALE: 1/4"=1'–0"



1 SITE LIGHTING POLE AND BASE
N.T.S.



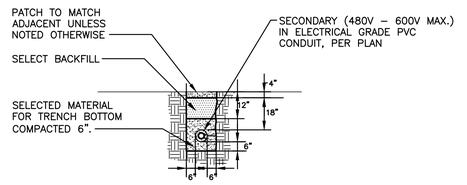
3 S2 EXTERIOR LIGHTING DZ0020 DETAIL
SCALE: 1/4"=1'–0"



4 S3 EXTERIOR LIGHTING DZ0020 DETAIL
SCALE: 1/4"=1'–0"

ELECTRICAL NOTES

1. CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATION TEST, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ENGINEER, LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES
2. CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/ OR OTHERWISE REQUIRED.
3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER AND APPROVED BY UNDERWRITER'S LABORATORIES (U.L.) AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION, AND SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
4. CONTRACTOR SHALL COORDINATE WITH SITE OWNER FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
5. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
6. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY SUBJECTED AS INDICATED BY UTILITY COMPANY.
7. METER SOCKET AMPERES, VOLTAGE AND NUMBER OF PHASES SHALL BE AS NOTED AND SHALL BE MANUFACTURES BY SQUARE " D" COMPANY, SANGAMO, OR APPROVED EQUAL. METER SOCKET SHALL BE APPROVED BY THE UTILITY COMPANY PRIOR TO INSTALLATION.
8. WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM WITH TYPE THWN INSULATION UNLESS SPECIFICALLY NOTED OTHERWISE.
9. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULLBOX, J–BOX, SWITCH BOX, ETC., IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.)
10. CONDUIT:
    A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDINGS EXTERIOR.
    B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE, AND EMT SHALL BE USED ONLY FOR INTERIOR RUNS. NO SET SCREW OR CRIMP TYPE FITTINGS SHALL BE USED.
    C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LABEL, AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE, SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
    D. PVC CONDUIT FITTINGS SHALL HAVE U.L. LABEL AND SHALL BE PVC SCHEDULE 80.
    E. CONDUIT SHALL BE SIZED PER THE NEC, AND AS SHOWN.
    F. CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILINGS OR WALLS UNLESS INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING , FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLING.
    G. ALL CONDUIT ONLY (C.O.) RUNS SHALL HAVE PULL WIRE OR ROPE.
11. REFER TO MANUFACTURES MANUAL FOR RECOMMENDED FUSE AND WIRE SIZES.
12. ALL FINAL CONNECTIONS TO THE EQUIPMENT ARE TO BE OF FLEXIBLE WEATHERPROOF CONDUIT TO MEET APPLICABLE CODES.
13. PROVIDE OWNER WITH ONE SET OF COMPLETE "AS BUILT" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH, GAINING APPROVALS FROM AND PAYING ALL FEES ASSESSED BY UTILITY COMPANY FOR ELECTRICAL SERVICE.
15. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND CODE APPROVED MATERIAL.



5 ELECTRICAL TRENCHING DETAIL
N.T.S.

Mid-Hudson Discovery Museum

Poughkeepsie, New York

PLAY SPACE DESIGNER
APE Studio
1123 Broadway, Suite 307
New York, New York 10001

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STAMP

RYAN D. FELLENZER, P.E.

NY PROFESSIONAL ENGINEER
NO. 103817
ISSUED 2020, EXP. 9/26

SCALE

STATUS

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE
CIVIL: DETAILS

JOB NUMBER	25-033	SHEET NO.	OF
DATE	02/04/26		
SCALE	AS NOTED		
DRAWN BY	SRB		
CHECKED BY	ACL / RDF		

C-902

City of Poughkeepsie
Waterfront Assessment Form (WAF)

A. INSTRUCTIONS

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

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

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

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1 Describe nature and extent of action:

The Children's Museum of Poughkeepsie is proposing an improvement project, to include: the construction of play space with various features including a garden, seating areas, playground structures, and wooded exploration area. Some features will include water elements. The total project area of disturbance proposed is approximately 0.3 acres. Site improvements to accommodate the proposed project will include extending water service from the museum to the play space and area drainage connecting to the existing drainage network. The project involves the redevelopment of the impervious alley to serve the proposed play area.

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

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

City of Poughkeepsie Building Permit

City of Poughkeepsie Site Plan Approval

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

N/A

c. Permit, approval, license, certification

See Section A

d. Agency undertaking action:

See Section A

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

a. Name of applicant

Mid-Hudson Discovery Museum

b. Mailing address:

75 North Water Street Poughkeepsie, NY

c. Telephone number:

(845) 471 - 0589

d. Property tax number:

6062-66-738231

e. Application number, if any:

N/A

4. Will the action be directly undertaken, require funding, or approval by a State or federal agency?

Yes _____ No ✓

If yes, which State or federal agency? _____

1. Location of action (Street or Site Description and nearest intersection):

Mid-Hudson Discovery Museum - 75 North Water Street Poughkeepsie, NY

6. Size of site (acres): 1.65 ACRES

7. Amount (acres) of site to be disturbed: 0.25 ACRES

8. Present land use: Culture Building (681)

9. Present zoning classification: Waterfront (W) & Waterfront Transit Orientated Development (WTOD)

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): N/A

11. Percentage of site that contains slopes of 15% or greater: Approx. 4,500 SF of Lease Property

12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?

    (a) Name Fall Kill

    (b) Size (in acres) Approx. 0.30 Acres

13. Is the property serviced by public water? Yes ✓ No _____

14. Is the property serviced by public sewer? Yes ✓ No _____

C. WATERFRONT ASSESSMENT (Check either "Yes" or "No" for each of the following questions). If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

		YES	NO
1.	Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas found within the waterfront area as identified in the LWRP?	___	✓
(a)	Significant fish or wildlife habitats?	___	✓
(b)	Scenic resources of local or State-wide significance?	___	✓
(c)	Important agricultural lands?	___	✓
(d)	Natural protective features in a coastal erosion hazard area?	___	✓
2.	Will the proposed action have a significant effect upon:		
(a)	Scenic quality of the waterfront environment?	___	✓
(b)	Development of future or existing water-dependent uses?	___	✓
(c)	Operation of the State's major ports?	___	✓
(d)	Land or water uses within a small harbor area?	___	✓
(e)	Designated State or federal freshwater wetlands?	___	✓
(f)	Commercial or recreational use of fish and wildlife resources?	___	✓
(g)	Existing or potential public recreation opportunities?	___	✓
(h)	Structures, sites or districts of historic, archaeological or cultural significance to the City, State or nation?	___	✓
(i)	Stability of the shoreline?	___	✓
(j)	Surface or groundwater quality?	___	✓

3. Will the proposed action involve or result in any of the following:

(a)	Physical alteration of land along the shoreline, underwater land or surface waters?	___	✓
(b)	Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	___	✓
(c)	Expansion of existing public services or infrastructure in undeveloped or low-density areas of the waterfront area?	___	✓
(d)	Siting or construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law?	___	✓
(e)	Mining, excavation, filling or dredging in surface waters?	___	✓
(f)	Reduction of existing or potential public access to, or along, the shoreline?	___	✓
(g)	Sale or change in use of publicly-owned lands located on the shoreline or underwater?	___	✓
(h)	Development within a designated flood or erosion hazard area?	✓	___
(i)	Development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion?	___	✓
(j)	Construction or reconstruction of erosion protective structures?	___	✓
(k)	Diminished or degraded surface or groundwater quantity and/or quality?	___	✓
(l)	Removal of ground cover from the site?	✓	___

4. PROJECT		YES	NO
(a)	If a project is to be located adjacent to shore:		
	(1) Does the project require a waterfront location?	___	✓
	(2) Will water-related recreation be provided?	✓	___
	(3) Will public access to the foreshore be provided?	___	✓
	(4) Will it eliminate or replace a water-dependent use?	___	✓
	(5) Will it eliminate or replace a recreational or maritime use or resource?	___	✓
(b)	Is the project site presently used by the community neighborhood as an open space or recreation area?	___	✓
(c)	Will the project protect, maintain and/or increase the level and types or public access to water-related recreation resources or facilities?	✓	___

(d)	Does the project presently offer or include scenic views or vistas that are known to be important to the community?	✓	
(e)	Is the project site presently used for commercial or recreational fishing or fish processing?		✓
(f)	Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?		✓
(g)	Is the project located in a flood prone area?	✓	
(h)	Is the project located in an area of high coastal erosion?		✓
(i)	Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?		✓
(j)	Do essential public services or facilities presently exist at or near the site?		✓
(k)	Will the project involve surface or subsurface liquid waste disposal?		✓
(l)	Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?		✓
(m)	Will the project involve shipment or storage of petroleum products?		✓
(n)	Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters?		✓
(o)	Will the project involve or change existing ice management practices?		✓
(n)	Will the project alter drainage flow, patterns or surface water runoff on or from the site?	✓	
(p)	Will best management practices be utilized to control storm water runoff into waterfront waters?	✓	
(q)	Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates?		✓
(r)	Will the project affect any area designated as a tidal or freshwater wetland?		✓
(s)	Will the project utilize or affect the quality or quantity of sole source or surface water supplies?		✓

D. **REMARKS OR ADDITIONAL INFORMATION TO SUPPORT OR DESCRIBE ANY ITEM(S) CHECKED "YES"** (Add any additional sheets necessary)

Hydrodynamic separator proposed to pretreatment stormwater discharge from proposed play area. See the stormwater drainage report, floodplain development permit & Site Plans.

If you require assistance or further information in order to complete this form, please contact the City Planning Department.

Please submit completed form, along with one copy of a site/sketch plan to:

City of Poughkeepsie
Building, Planning, and Zoning Department
City Hall-2nd Floor
62 Civic Center Plaza
Poughkeepsie, NY 12601

Preparer's Name (Please print) : Jeff Sasson

Affiliation: Children's Museum Executive Director

Telephone Number: (845) 471 - 0589 ext. 921

Date: _____

LICENSE AGREEMENT

THIS AGREEMENT made this day of June, 2024 by and between the **CITY OF POUGHKEEPSIE**, a municipal corporation of the State of New York, having its principal offices at the Municipal Building, 62 Civic Center Plaza, Poughkeepsie, New York 12601, hereinafter called the **"City"**, and **MID-HUDSON CHILDREN'S MUSEUM** (hereinafter the "Museum") having a principal place of business at 75 North Water St. Poughkeepsie, NY 12601

W I T N E S S E T H :

WHEREAS, the City is the owner of a public park known as Waryas Park, City of Poughkeepsie, New York; and

WHEREAS, the Museum desires to use a portion of Waryas Park to install playground equipment, gardening boxes/planters, steps/landscaping as shown on the rendering attached hereto as Exhibit "A" (hereinafter referred to as the "Project"); and

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions hereafter set forth, the parties agree as follows:

1. The above recitals are incorporated herein by reference as if set forth at length, and the Parties intend the above recitals to constitute material terms of this Agreement.

2. The City grants to the Museum, and the Museum hereby accepts from the City, a license to manage and operate for the period herein stated and subject to all the terms and conditions herein contained, a license for the privilege installed the Project as shown on the rendering attached hereto as Exhibit "A" and installed within Waryas Park at the location shown on Exhibit B (the "Property"). It is understood and agreed between the parties that this agreement is intended to be only a license to utilize the above-described premises and no part thereof shall be interpreted as being any form of lease agreement.

3. a. The term of this license shall commence upon the execution of this agreement and shall expire without further notice by either party to the other at midnight on June 30, 2034 unless sooner terminated as herein provided, or unless the City by five (5) days' notice in writing shall terminate the license, when and if, in its sole judgment, it deems that such termination is necessary by operation of law, or pursuant to the terms of this agreement, or the licensed premises is no longer being used for the Project.

b. As long as The Museum is not in default of any of its obligations under the License, the City shall grant to The Museum the option to renew (the "Renewal Option") the term of this License for one (1) additional period of ten (10) years (the "Renewal Term"). The Museum shall exercise such Renewal Option by delivering written notice of such election to the City at least three (3) months prior to the expiration of the initial Term. The renewal of this License shall be

upon the same terms and conditions of this License, except (a) The Museum shall have no option to renew this License beyond the expiration of the Renewal Term; and (b) The Museum shall not have the right to assign its renewal rights to any sublessee of the Property or a portion thereof or to any assignee of this License, nor may any such sublessee or assignee exercise or enjoy the benefit of such renewal rights;

4. No fee shall be charged for this license, the parties recognize that the Museum is providing a public service by installing, operating and maintaining the Project as set forth in the License.

5. The Museum's installation of the Project is at the Museum's sole cost and expense, including, but not limited to, the costs to install any utility and electricity necessary. That actual installation work shall not commence until prior written notice to and approval by the City (which shall not be unreasonably withheld). It is further agreed that the Museum will, within ten (10) days, discharge any and all mechanics' liens filed against the premises hereinabove described which have been filed relative to The Museum's operations thereon.

6. The Museum's maintenance responsibilities shall include replacing any portions of the Project that are damaged for any reason including, but not limited to, nature, vandalism or negligence. The Museum understands that the City does not have funding to replace damaged portions of the Project.

7. The Museum shall be responsible for ordinary maintenance of the Property including lawn and shrub maintenance, snow removal, litter removal and providing all utility and electric needs. The City shall maintain any installed utility, including, but not limited to electric. This shall not include the removal of any graffiti on any portion of the Project.

8. The Museum shall not remove any property currently located on the premises, without prior written approval of the City.

9. The Museum shall obtain, at the Museum e's own cost and expense, all permits and licenses necessary, if any, for the legal operation of this license. The Museum agrees to be responsible for any building department fees, if any and will comply with all state and local building codes.

10. The Museum shall not sell, mortgage, rent, assign, or parcel out the license hereby granted, or any interest therein, or allow or permit any other person or party to use or occupy any part of the Property covered by this license for any purpose whatsoever without first obtaining the written consent of the City, nor shall the license be transferred by operation of law, without the prior written approval of the City who will not unduly withhold such a request.

11. The Museum agrees that should any building or structure upon the Property included in this license be damaged by fire, or any other cause whatsoever, so as to prevent the

operation of this license to the satisfaction of the City, and on notice in writing by The Museum to the City that The Museum is unable or unwilling to make repairs necessary to restore the premises to an operable condition, then the City, at its option, may, on notice in writing to The Museum, cancel and terminate this license, and all rights and privileges hereunder shall cease.

12. The Museum shall not use or permit the storage of any illuminating oils, turpentine, benzene, naphtha or similar substances or explosives of any kind or any substance or thing prohibited in the standard policies of fire insurance companies in the State of New York.

13. The Museum agrees that at all times free access will be given to representatives of the City or any other state or federal or municipal officials having jurisdiction for inspection purposes.

14. The Museum hereby expressly waives any and all claims for compensation for any and all loss or damage sustained by reason of any defects, deficiency or impairment of the electrical apparatus or wires furnished for the licensed premises, or by reason of any loss of any gas supply, water supply, heat or current which may occur from time to time from any cause, or for commotion or riot, or any act of God, and The Museum hereby expressly releases and discharges the City, its agents, officers, and employees from any and all demands, claims, actions and causes of action arising from any of the causes aforesaid, and agrees to hold them harmless therefor, including attorney's fees, if any, unless there was gross negligence by the City, its agents, officers, and/or employees.

15. The Museum assumes all risk in the operation of this license and agrees to comply with all federal, state and local laws and regulations and orders of the City affecting the licensed premises in regard to this project.

16. The Museum shall maintain such insurance in the amounts set forth herein. All policies shall be submitted to City for approval before any installation work is commenced. Each contract between The Museum and any contractor must require that each insurance policy shall name the City of Poughkeepsie as an "additional named insured" thereof, and shall be delivered to the City. Each policy and certificate shall have endorsed thereon: "No cancellation of or change in this policy shall become effective until after thirty (30) days' notice by registered mail to the Corporation Counsel of the City of Poughkeepsie, Municipal Building, Poughkeepsie, New York." The required insurance must be in not less than the following amounts:

a. Commercial General Liability with limits not less than $1,000,000 per occurrence, $2,000,000 general aggregate, $1,000,000 and $2,000,000 products-completed operations aggregate. Such insurance shall cover liability arising from premises, operations, independent contractors, product-completed operations for one year following project completion, personal and advertising injury and liability assumed under an insured contract. There shall be no endorsement or modification of the Commercial GL form arising from pollution, explosion, collapse, underground property damage or work performed by

subcontractors.

b. Business Automobile Liability with a limit of not less than $1,000,000 each accident, including owned, non-owned, leased and hired vehicles.
c. Statutory Workers Compensation and employers' liability coverage for all employees, including corporate officers and sole proprietors.
d. Umbrella/Excess Liability with a limit of not less than $5,000,000 per occurrence/aggregate

17. Upon failure of The Museum to furnish, deliver and maintain such insurance as above provided, this license may, at the election of the City, be forthwith declared suspended, discontinued, or terminated. Failure of The Museum to take out and/or maintain or the taking out and/or maintenance of any required insurance shall not relieve The Museum from any liability under the license, nor shall the insurance requirements be construed to conflict with the obligations of The Museum concerning indemnification as set forth below.

18. The Museum expressly agrees to hold the City, its agents, officers, and employees harmless from any and all claims for loss, damage or injury to person or property, whatever kind or nature arising from the installation of the Art, or from the negligence or carelessness of employees, agents or contractors of The Museum, and The Museum expressly agrees to indemnify the City, its agents, officers, and employees of any recoveries against them, individually and/or jointly, arising from same.

19. The Property shall at all times be insured under the City's insurance policies in the same manner as the City insures other City-owned property.

20. Should the City, in its sole judgment, decide that The Museum is not operating the license herein granted in a satisfactory manner, then City may terminate this license by notice in writing, effective fifteen (15) days from mailing, as though it were the time provided in this license for termination, all rights of the Museum therein shall be forfeited without any claims for damages, compensation, refund of the Museum investment, if any, or any other payment whatsoever. The fifteen day notice to terminate this agreement shall include a statement of the conditions which have caused the notice to be issued and the Museum shall have fifteen (15) days from the mailing of the notice to cure the condition and require the termination to be withdrawn. The fifteen-day cure period shall be strictly enforced regardless of the nature of the condition to be cured, unless otherwise mutually agreed upon in writing by both parties.

21. The Museum at the expiration or sooner termination of this license as provided herein, shall quit and surrender the licensed premises and shall remove the Project promptly.

22. Neither this license nor any interest created hereby may be assigned or transferred by operation of law or otherwise without the express written consent of the City, it being the intention of the City to grant this license personally to the Museum.

23. This license cannot be changed orally.

24. NOTICES:

Any notices required by and/or pursuant to this License Agreement shall be sent by first class mail to the following:

LICENSEE: Mid-Hudson Children's Museum

With copy to:

LICENSOR: City of Poughkeepsie
Attn: City Administrator
62 Civic Center Plaza
Poughkeepsie NY 12601

With copy to: City of Poughkeepsie
Attn: Corporation Counsel
62 Civic Center Plaza
Poughkeepsie NY 12601

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

MID-HUDSON CHILDREN'S MUSEUM

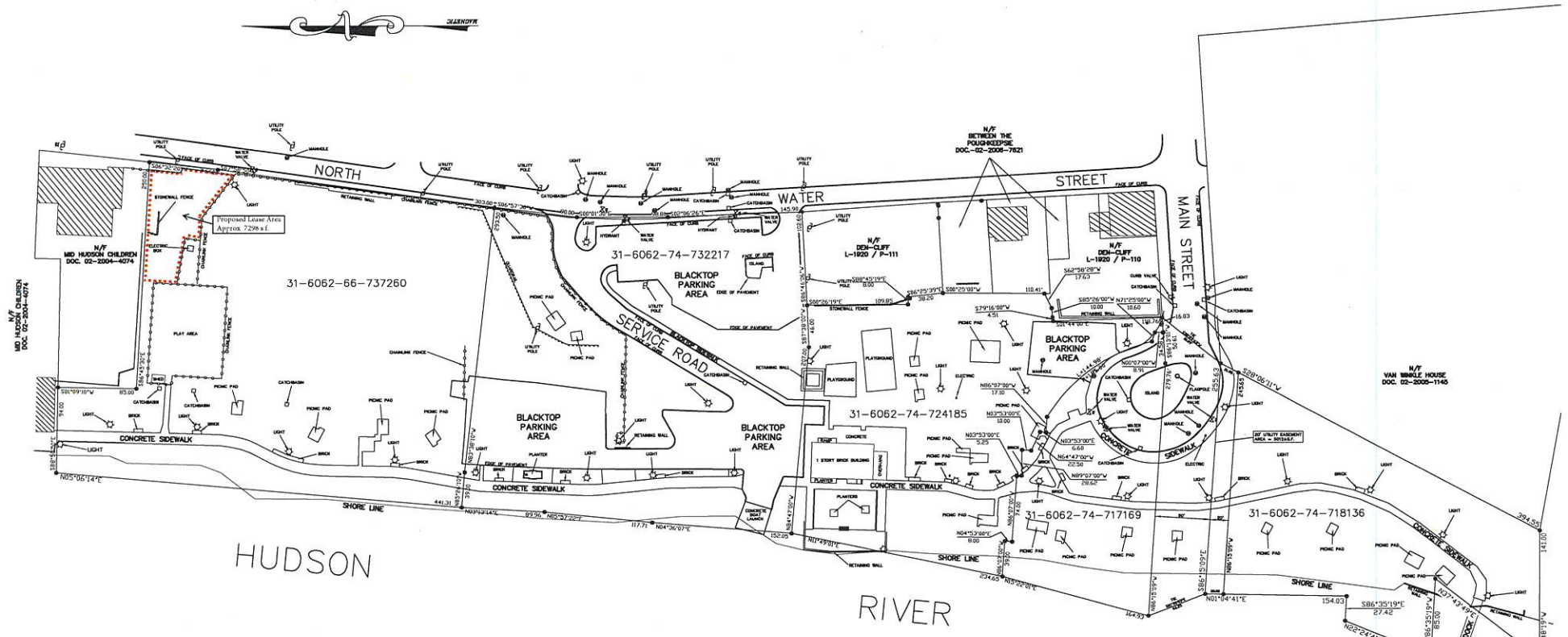
_____

BY: _____

CITY OF POUGHKEEPSIE

BY: _____
YVONNE D. FLOWERS, MAYOR

EXHIBIT A



PARCEL AREAS

31-6062-66-737260	=	3.071± ACRES
31-6062-74-732217	=	2.740± ACRES
31-6062-74-724185	=	1.794± ACRES
31-6062-74-717169	=	0.856± ACRES
31-6062-74-718136	=	1.531± ACRES
TOTAL AREA	=	9.992± ACRES

THIS IS TO CERTIFY TO ALL PARTIES LISTED BELOW THAT THE SURVEY SHOWN HEREON WAS PREPARED BY US FROM AN ACTUAL FIELD SURVEY COMPLETED ON APRIL 19, 2007.

* CITY OF POUGHKEEPSIE.

PAGGI, MARTIN, & DEL BENE, LLP.
ENGINEERS & SURVEYORS
56 MAIN STREET
POUGHKEEPSIE, NEW YORK
12601

SURVEY MAP MADE FOR
CITY OF POUGHKEEPSIE
"WARYAS PARK"
SITUATED IN THE CITY OF POUGHKEEPSIE
DUTCHESS COUNTY NEW YORK
SCALE: 1" = 50' MAY 2007

S/DRAWING/PROJECT/07-023 07-023

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

This form is to be filled out in duplicate.

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit is invalid if no work is commenced within six months of issuance, and expires 2 years from date of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
7. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.
8. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

(APPLICANT'S SIGNATURE) Jeffrey R Lasso DATE 2/17/2026

SECTION 2: PROPOSED DEVELOPMENT (To be completed by **APPLICANT)**

NAME	ADDRESS	TELEPHONE
APPLICANT		
Mid-Hudson Discovery Museum	75 North Water Street Poughkeepsie, NY	(845) 471-0589
BUILDER		
TBD		
ENGINEER		
LaBella Associates	21 Fox Street Poughkeepsie, NY	(845) 454-3980

PROJECT LOCATION:

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well-known landmark. A map attached to this application, and a sketch showing the project layout would be helpful.

Mid-Hudson Discovery Museum - 75 North Water Street Poughkeepsie, NY

Parcel Number - 131300-6062-66-738231-0000

Located South of the Hudson River Bridge Walk

Abutted by Fall Kill to the North and the Hudson River to the West

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

ACTIVITY	STRUCTURE TYPE
☐ New Structure	☐ Residential (1-4 Family)
☐ Addition	☐ Residential (More than 4 Family)
☐ Alteration	☐ Non-residential (Floodproofing? ☐ Yes)
☐ Relocation	☐ Combined Use (Residential & Commercial)
☐ Demolition	☐ Manufactured (Mobile) Home
☐ Replacement	(In Manufactured Home Park? ☐ Yes ☐ No)

ESTIMATED COST OF PROJECT $_____

B. OTHER DEVELOPMENT ACTIVITIES:

☑ Fill ☐ Mining ☐ Drilling ☑ Grading
☑ Excavation (Except for Structural Development Checked Above)
☐ Watercourse Alteration (Including Dredging and Channel Modifications)
☑ Drainage Improvements (Including Culvert Work), Stormwater Control Structures or Ponds
☐ Road, Street or Bridge Construction
☐ Subdivision (New or Expansion)
☐ Individual Water or Sewer System
☑ Other (Please Specify) Development of an outdoor play area

After completing SECTION 2, APPLICANT should submit form to Local Administrator for review.

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by **LOCAL ADMINISTRATOR**)

The proposed development is located on FIRM Panel No._____, Dated_____.

The Proposed Development:

☐ The proposed development is reasonably safe from flooding. Entire property is in Zone B, C or X.

☐ The proposed development is in adjacent to a flood prone area.
100-Year flood elevation at the site is:
_____Ft. ☐ NGVD 1929/ ☐ NAVD 1988 (MSL)
☐ Unavailable

G See Section 4 for additional instructions for development that is or may be in a flood prone area.

SIGNED_____ DATE

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by **LOCAL ADMINISTRATOR**)

The applicant must submit the documents checked below before the application can be processed:

- ☐ A site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions and proposed development.
- ☐ Development plans and specifications, drawn to scale, including where applicable: details for anchoring structures, proposed elevation of lowest floor (including basement), types of water resistant materials used below the first floor, details of floodproofing of utilities located below the first floor, details of enclosures below the first floor, openings in foundation for entry and exit of floodwaters.
  Other_____
- ☐ Elevation Certificate
- ☐ Subdivision or other development plans (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant must provide 100-year flood elevations if they are not otherwise available).
- ☐ Plans showing the watercourse location, proposed relocations, Floodway location.
- ☐ Topographic information showing existing and proposed grades, location of all proposed fill.
- ☐ Top of new fill elevation _____Ft. ☐ NGVD 1929/ ☐ NAVD 1988 (MSL)
- ☐ PE Certification of Soil Compaction
- ☐ Floodproofing protection level (non-residential only) _____ ☐ NGVD 1929/ ☐ NAVD 1988 (MSL)
  For floodproofed structures, applicant must attach certification from registered engineer or architect.
- ☐ Other: _____

_____

_____

SECTION 5: PERMIT DETERMINATION (To be completed by **LOCAL ADMINISTRATOR**)

I have determined that the proposed activity: A. ☐ Is
B. ☐ Is not

in conformance with provisions of Local Law #_____, (yr)_____. This permit is herby issued subject to the conditions attached to and made part of this permit.

SIGNED_____, DATE_____

If BOX A is checked, the Local Administrator may issue a Development Permit upon payment of designated fee.
If BOX B is checked, the Local Administrator will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Local Administrator or may request a hearing from the Board of Appeals.

Expiration Date: _____

APPEALS: Appealed to Board of Appeals? ☐ Yes ☐ No
Hearing date:_____
Appeals Board Decision --- Approved? ☐ Yes ☐ No

Conditions: _____

_____

_____

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by **APPLICANT** before Certificate of Compliance is issued)

The following information must be provided for project structures. This section must be completed by a registered professional engineer or a licensed land surveyor (or attach a certification to this application). Complete 1 or 2 below.

1. Actual (As-Built) Elevation of the top of the lowest floor, including basement (in Coastal High Hazard Areas, bottom of lowest structural member of the lowest floor, excluding piling and columns) is: _____ FT. ☐ NGVD 1929/ ☐ NAVD 1988 (MSL). **Attach Elevation Certificate FEMA Form 81-31**

2. Actual (As-Built) Elevation of floodproofing protection is _____ FT. ☐ NGVD 1929/ ☐ NAVD 1988 (MSL). **Attach Floodproofing Certificate FEMA Form 81-65**

NOTE: Any work performed prior to submittal of the above information is at the risk of the Applicant.

SECTION 7: COMPLIANCE ACTION (To be completed by **LOCAL ADMINISTRATOR**)

The **LOCAL ADMINISTRATOR** will complete this section as applicable based on inspection of the project to ensure compliance with the community's local law for flood damage prevention.

INSPECTIONS: DATE_____BY_____DEFICIENCIES? ☐ YES ☐ NO
DATE_____BY_____DEFICIENCIES? ☐ YES ☐ NO
DATE_____BY_____DEFICIENCIES? ☐ YES ☐ NO

SECTION 8: CERTIFICATE OF COMPLIANCE(To be completed by **LOCAL ADMINISTRATOR**)

Certificate of Compliance issued: DATE:_____

BY: _____

Stormwater Report
Mid-Hudson Discovery Museum Play Space
75 N Water Street
City of Poughkeepsie
Dutchess County, New York

Issued: January 16, 2026

Prepared for:
APE Studio
1123 Broadway
New York, NY 10010

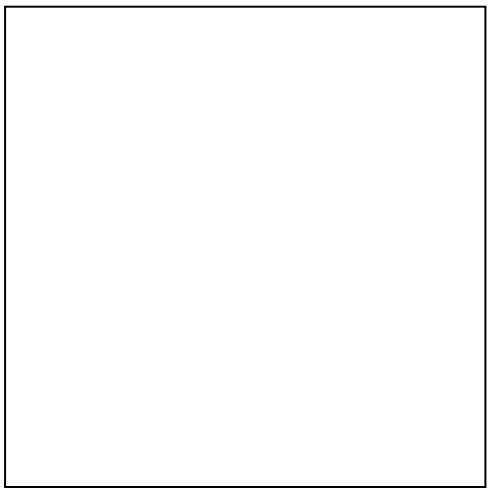
Prepared by:
LaBella Associates
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-486-1541

LaBella Project No. 2251747

PREPARER OF THE REPORT

Name and Title[1]: Kyle Ahearn, P.E. Senior Civil Engineer

Date: 1/16/2026



It is a violation of New York State Education Law for any person to alter this document in any way, unless he or she is acting under the direction of a licensed design professional (professional engineer, land surveyor, architect, or landscape architect.) If this drawing or document is altered, the altering design professional shall affix to the drawing or document his or her seal, the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

[1] *This is a signature of a New York State licensed Professional Engineer employed by LaBella Associates that is duly authorized to sign and seal Engineer's reports prepared under their direct supervision.*

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1.0 INTRODUCTION

1.1 Project Description

The Children's Museum of Poughkeepsie is proposing an improvement project, to include: the construction of play space with various features including a garden, seating areas, playground structures, and wooded exploration area. Some features will include water elements. The total project area of disturbance proposed is approximately 0.3 acres. Site improvements to accommodate the proposed project will include extending water service from the museum to the play space and area drainage connecting to the existing drainage network. The project involves the redevelopment of the impervious alley to serve the proposed play area.

1.2 Project Location

The Children's Museum is located at 75 N Water Street Poughkeepsie, NY 12601 and is identified by Tax Parcel ID 131300-6062-66-738231. The proposed play space will extend into the adjoining parcel owned by the City of Poughkeepsie, 53 N Water Street Poughkeepsie, NY 12602 and identified by Tax Parcel ID 131300-6062-66-737260. A license agreement has been issued with the City of Poughkeepsie.

See Appendix A for project location figures. Figure A-1 is a USGS topographic maps of the site. Figure A-2 is an orthophoto tax map of the existing site.

2.0 SITE CHARACTERISTICS

2.1 Land Use and Topography

The project site is located within the W-Waterfront zoning district. Museum, art gallery and cultural facility as well as park or recreation facility are a permitted use within this district. The Children's Museum is an existing establishment. Site plan approval will be sought from the City of Poughkeepsie.

The overall site is moderately sloping, with slopes ranging from 1 to 40 percent. Site elevations range from approximately 0 feet above mean sea level (MSL) to 27 feet MSL. The area the proposed play space slopes East to West with steep slopes from the approximate road elevation above to the museum parking area below, becoming more gradual as the site transitions to the parking area.

2.2 Soils and Groundwater

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

Table 1: USDA Soil Data

Map Symbol & Description	Hydrologic Soil Group	Permeability (inches/hour)	Erosion Factor K	Depth to Water Table (inches)	Depth to Bedrock (inches)
DxB – Dutchess-Cardigan-Urban land complex	B/C	0.6 - 2.0	n/a	>78	20-40
Ud – Udorthents, smoothed	A	0.06 – 20	0.17	54	>78

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

The project site is composed of HSG A soils and HSG B/C that will be modeled as HSG C as shown in the table below.

Table 2: Project Site HSG Data

HSG A	HSG C
83.8%	11.3%

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

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

- Type C Soils: Soils having a low infiltration rate when thoroughly wet and consisting chiefly of soils with a layer that impedes downward movement of water and soils with moderately fine-to-fine texture. These soils have a low rate of water transmission.

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

2.3 Watershed Designation

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

2.4 Receiving Water Bodies

The nearest natural classified water body into which runoff from the project site will discharge is the Hudson River. The Hudson River is classified by NYSDEC as a Class A water body, and is not included in the Section 303(d) list of impaired waters found in Appendix D of GP-0-25-001.

2.5 Aquifer Designation

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

2.6 Wetlands

A search on the NYSDEC Environmental Resource Mapper on October 27, 2025 determined that there is a mapped wetland on the North side of the site outside of the proposed project area. It is a Federal NWL wetland, the Fall Kill.

2.7 Flood Plains

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), City of Poughkeepsie, New York, Community Panel Number 354E, the project site lies partially within Flood Zone AE, areas inundated by 100-year flood with base flood elevations determined as well as Zone X, area of 0.2% annual chance of flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. The remainder is Zone X, areas determined to be outside the 0.2% annual chance flood.

The FEMA Flood Map has been provided in Appendix A, as Figure A-5.

3.0 STORMWATER MANAGEMENT PLANNING

3.1 Stormwater Pre-Treatment

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

Hydrodynamic separators accelerate the separation of floating and settling pollutants from stormwater through the use of a vortex. These pre-fabricated devices come in the form of an underground manhole or vault. The devices have no moving parts and are typically fabricated from concrete and marine grade aluminum.

During operation, stormwater runoff enters the unit tangentially to promote a gentle swirling motion in a treatment chamber. As stormwater circles within the chamber, settable solids fall into a sump and are retained. Buoyant debris, oil, and grease rise to the surface and are

separated from the water as it flows under a baffle wall. Finally, treated water exits the treatment chamber through a flow control orifice located behind the baffle wall.

During low-flow conditions all runoff is diverted into the treatment chamber by a flow partition. At higher flow rates, a portion of the runoff spills over the flow partition and is diverted around the treatment chamber to prevent re-suspension and washout of previously trapped pollutants. Water that spills over the partition flows into a head equalization chamber above the treatment chamber outlet. As the head equalization chamber fills, the head differential driving flow through the treatment chamber collapses. The result is that flow rates in the treatment chamber remain relatively constant even as total flow rates increase substantially. This configuration further reduces the potential for re-suspension or washout.

3.2 Stormwater Sizing

Appendix B shows the HydroCAD model used for calculating WQV runoff flow to the proposed hydrodynamic separator unit. The play space water features generate their own flow that will be considered for sizing purposes. See the table below:

Table 2: Hydrodynamic Separator Sizing

Flow Source	Design Flow (CFS)
Play Space Runoff	0.1670
Play Space Water Features	0.0446
Total Proposed WQV Peak Flow	0.2116
Proposed Hydrodynamic Separator CS-4 Pretreatment Capacity	2.13

4.0 CONSTRUCTION-PHASE POLLUTANT CONTROL

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

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

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

- Poughkeepsie City Code Chapter 14 ½ Subchapter 3 Stormwater Management and Erosion and Sediment Control.

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

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

1. Minimizing soil erosion and sedimentation by stabilization of disturbed areas and by removing sediment from construction site discharges.

2. Preservation of existing vegetation to the greatest extent practical. Following the completion of construction activities in any portion of the site, permanent vegetation shall be established on all exposed soils.

3. Site preparation activities to minimize the area and duration of soil disruption.

4. Establishment of permanent traffic corridors to ensure that "routes of convenience" are avoided.

4.1 Temporary Erosion and Sediment Control Measures

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

4.1.1 Stabilized Construction Access

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

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

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

4.1.2 Dust Control

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

4.1.3 Temporary Soil Stockpile

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

4.1.4 Silt Fencing

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

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

4.1.5 Temporary Seeding

For areas undergoing clearing, grading, and disturbance as part of construction activities, where work has temporarily ceased, temporary soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the soil disturbance activity has temporarily ceased.

4.1.6 Filter Fabric Drop Inlet Protection

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

4.1.7 Erosion Control Blanket

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

4.1.8 Dewatering Operations

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

4.1.9 Fiber Roll

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

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

4.1.10 Compost Filter Sock

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

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

4.2 Permanent Erosion and Sediment Control Measures

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

4.2.1 Establishment of Permanent Vegetation

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

Permanent soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the soil disturbance activity has permanently ceased.

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

4.3 Other Pollutant Controls

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

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

Table 3: Common Construction Pollutants

Material/Chemical	Physical Description	Stormwater Pollutants	Location*
Pesticides (insecticides, fungicides, herbicides, rodenticides)	Various colored to colorless liquid, powder, pellets, or grains	Chlorinated hydrocarbons, organophosphates, carbamates, arsenic	Herbicides used for noxious weed control
Fertilizer	Liquid or solid grains	Nitrogen, phosphorous	Newly seeded areas
Cleaning solvents	Colorless, blue, or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	No equipment cleaning allowed in project limits
Asphalt	Black solid	Oil, petroleum distillates	Streets and roofing
Concrete	White solid/grey liquid	Limestone, sand, pH, chromium	Curb and gutter, building construction
Curing compounds	Creamy white liquid	Naphtha	Curb and gutter
Hydraulic oil/fluids	Brown oily petroleum hydrocarbon	Mineral oil	Leaks or broken hoses from equipment
Gasoline	Colorless, pale brown or pink petroleum hydrocarbon	Benzene, ethyl benzene, toluene, xylene, MTBE	Secondary containment / staging area

Diesel Fuel	Clear, blue-green to yellow liquid	Petroleum distillate, oil & grease, naphthalene, xylenes	Secondary containment / staging area
Kerosene	Pale yellow liquid petroleum hydrocarbon	Coal oil, petroleum distillates	Secondary containment / staging area
Antifreeze/coolant	Clear green/yellow liquid	Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc)	Leaks or broken hoses from equipment
Sanitary toilets	Various colored liquid	Bacteria, parasites, and viruses	Staging area
Construction materials			
Granular fill	Various colored solids	Sediment	Stockpile / fill areas
Subbase course	Gray/brown solid	Sediment, dust	Stockpile
Topsoil	Brown solid	Sediment	Stockpile
Mulch	Various colored solid	Sediment, debris	Staging area
Seed	Brown/yellow solid	Nutrients, debris	Staging area
HDPE Storm Pipe	Black solid		Staging area
SDR-35, SDR-21 PVC Pipe	Various colored solid		Staging area
Metals Frames and Grates	Gray solid		Staging area
Joint Sealant	Light gray viscous solid	Polyurethane	Staging area

4.4 Construction Housekeeping Practices

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

4.4.1 Sediment Sweeping/Vacuuming

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

4.4.2 Material Stockpiles

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

4.4.3 Equipment Cleaning and Maintenance

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

4.4.4 Detergents

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

4.4.5 Spill Prevention and Response

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

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

The plan shall detail the steps required in the event of an accidental spill and shall identify contact names and phone numbers of people and agencies that must be notified.

The plan shall include Safety Data Sheets (SDS) for all materials to be stored on-site. All workers on-site will be required to be trained on safe handling and spill prevention procedures for all materials used during construction. Regular tailgate safety meetings shall

be held and all workers that are expected on the site during the week shall be required to attend.

4.4.6 Concrete Washout Areas

A temporary concrete washout area shall be provided for every project where concrete will be poured or otherwise formed on-site and shall consist of an excavated or above-ground lined construction pit where concrete trucks or equipment can be washed out after their loads have been discharged. Waste generated from concrete wash water that shall not be allowed to flow into drainage ways, inlets, receiving waters, highway right-of-way, or any location other than the designated concrete washout area(s). Proper signage shall be placed adjacent to the facility to designate the "Concrete Washout Area". Locate the facility a minimum of 100-feet from drainage swales, storm drain inlets, wetlands, streams, and other surface waters. Prevent surface water from entering the washout area.

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

4.4.7 Material Storage

Construction materials shall be stored in a dedicated staging area. The staging area shall be located in an area that prevents negative impacts of construction materials on stormwater quality.

Chemicals, paints, solvents, fertilizers, and other toxic material must be stored in waterproof containers. Except during application, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste or chemical disposal facility.

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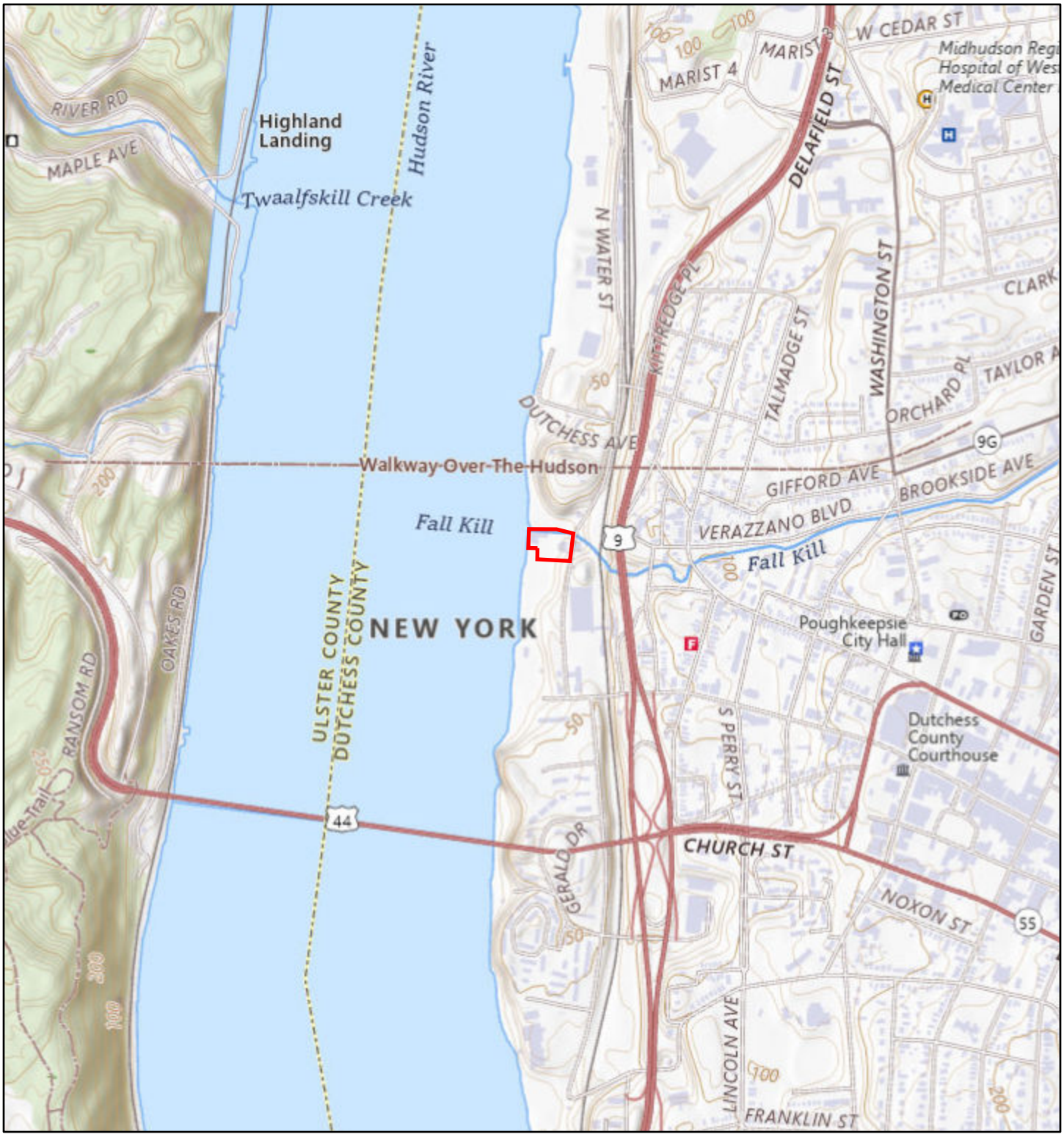
APPENDIX A: FIGURES

A-1: Site Location Map
A-2: Orthophoto Tax Map
A-3: Soils Map
A-4: Environmental Resource Map
A-5: FEMA Firm Map

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FIGURE A-1 : SITE LOCATION MAP



10/29/2025

USGSTopo

Red: Band_1

Green: Band_2

Blue: Band_3

1:18,000

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S.

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FIGURE A-2 : ORTHOPHOTO TAX MAP



ParcelAccess
Dutchess County, NY

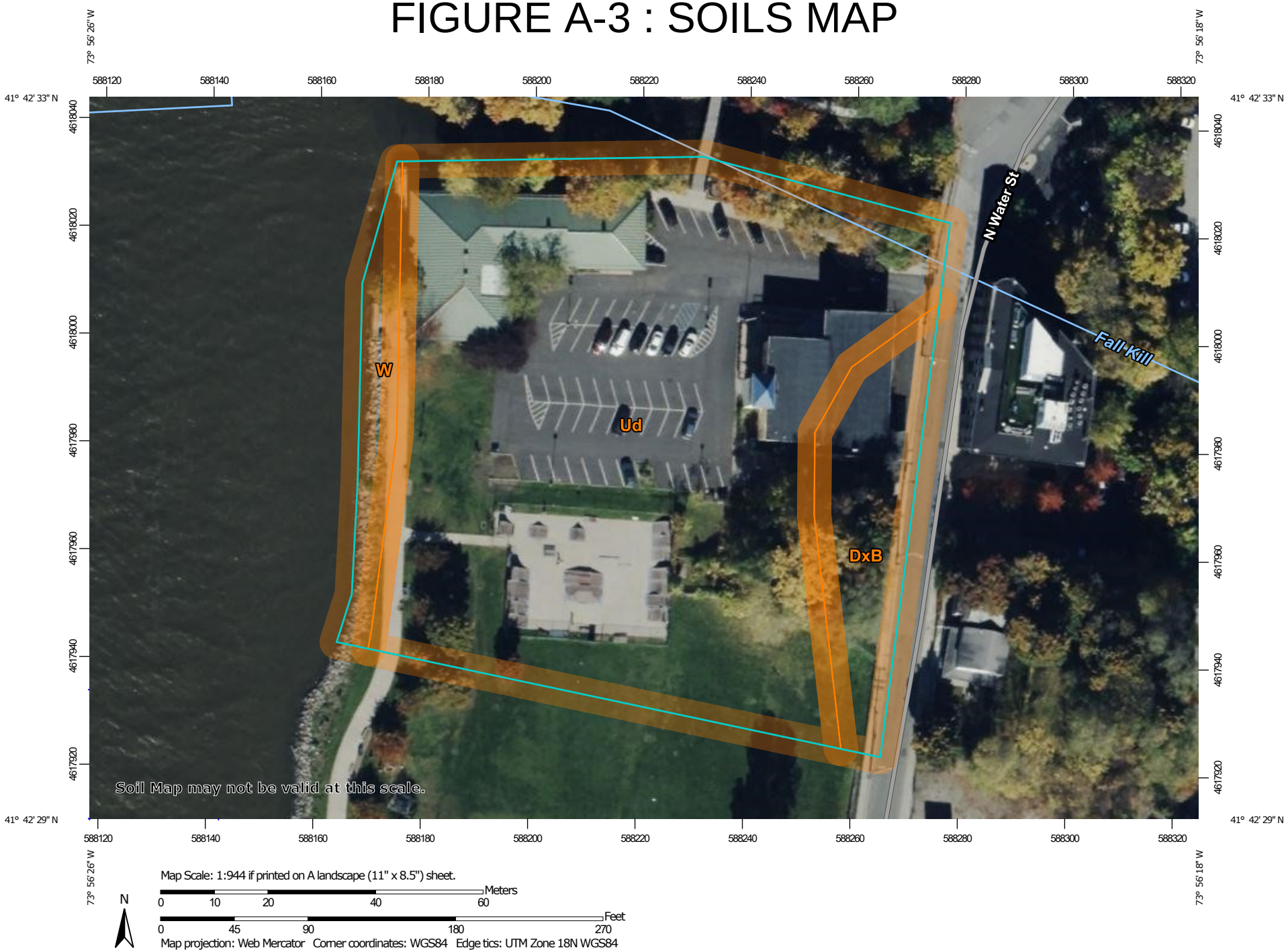
Parcel Lines
Dutchess County, NY

Printed By:
ParcelAccess

1:1,000 Scale
10/29/2025

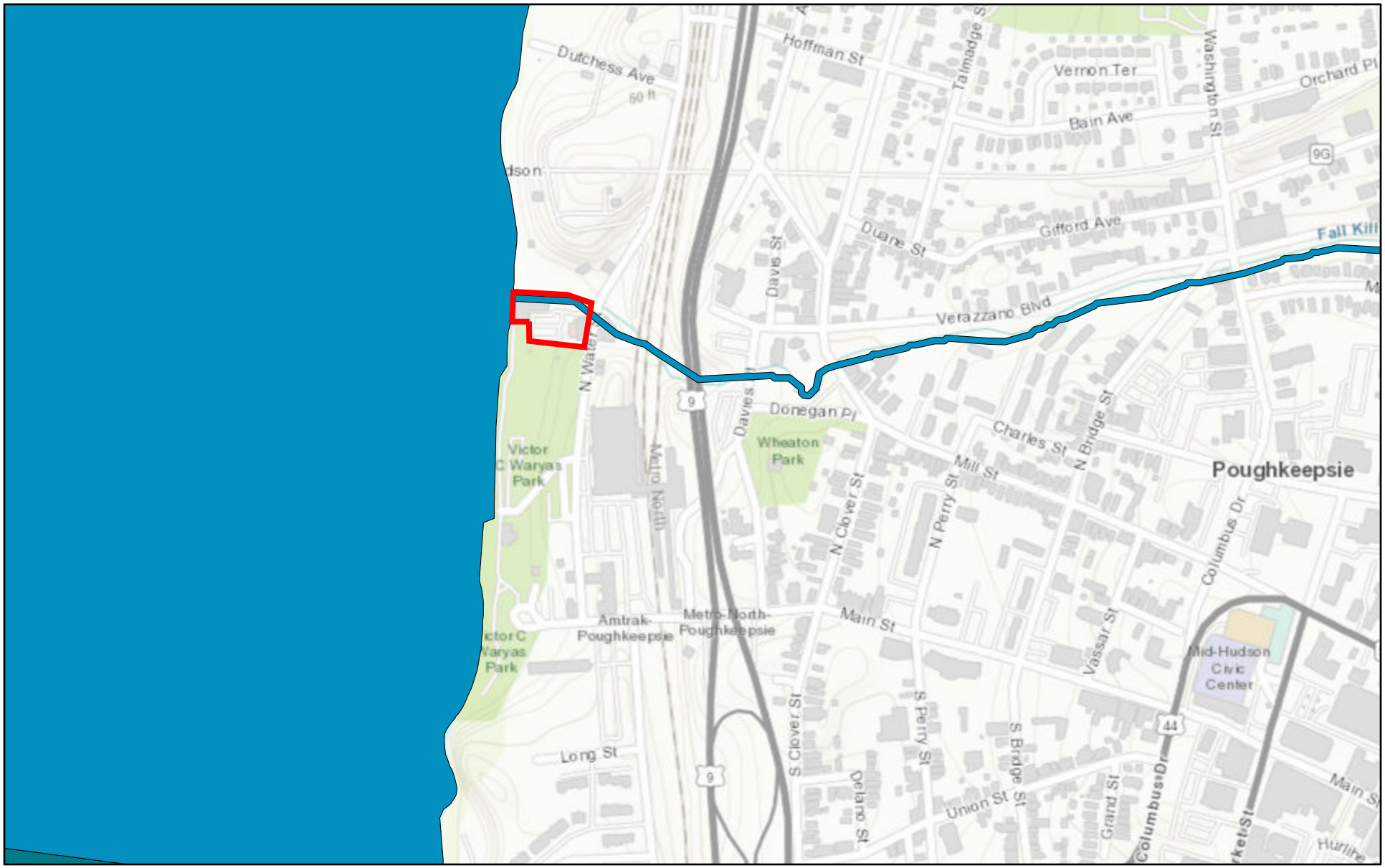
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FIGURE A-3 : SOILS MAP



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FIGURE A-4 : ENVIRONMENTAL RESOURCE MAP



October 29, 2025

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/ NASA, EPA, USDA

NYS Department of Environmental Conservation

Not a legal document

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NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from digital orthophotography provided by the New York State Office of Cyber Security & Critical Infrastructure Coordination. This information was produced as one-foot and two-foot resolution natural color orthoimagery from photography dated April 2006.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

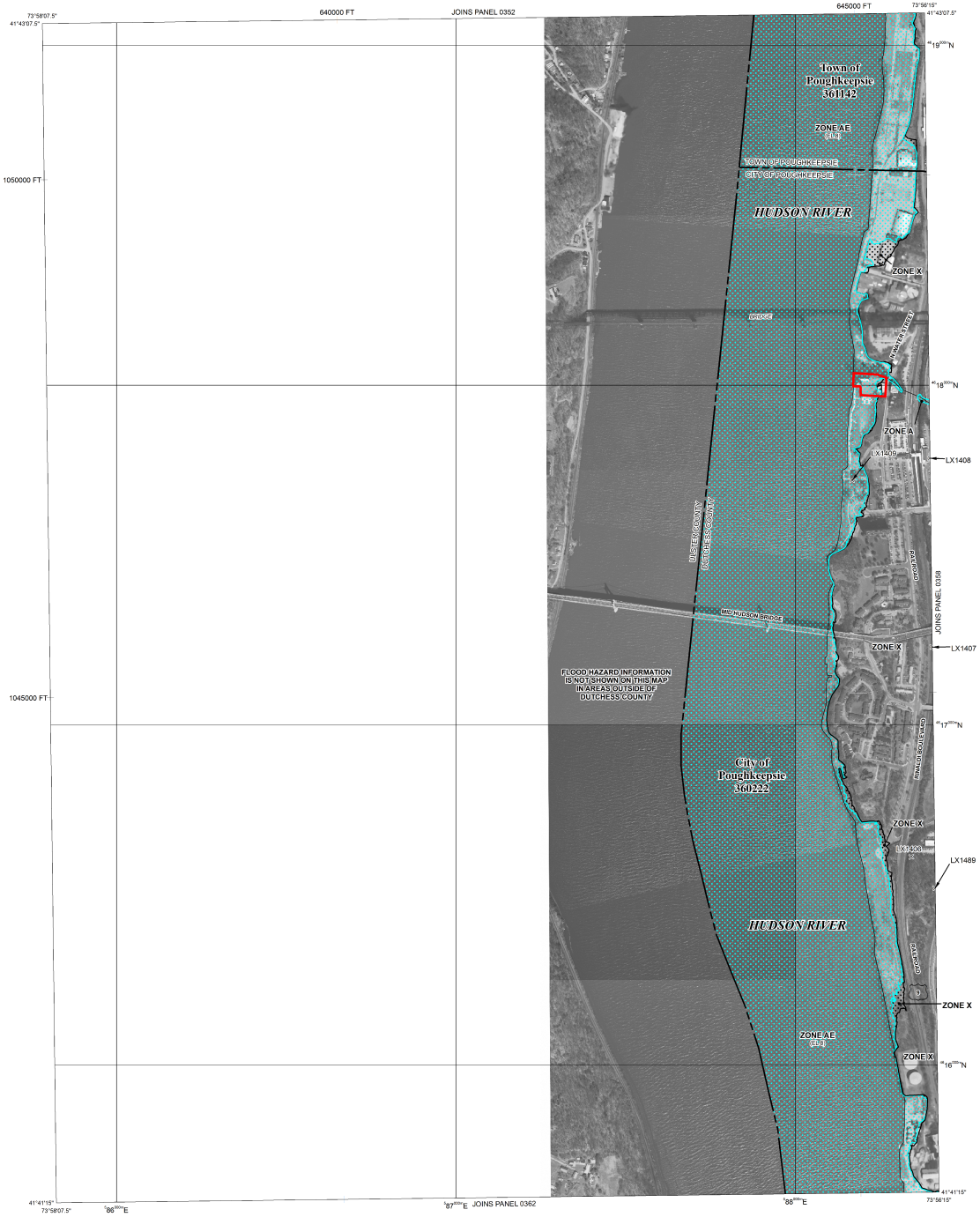
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM, visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

This digital FIRM was produced through a unique cooperative partnership between the New York State Department of Environmental Conservation (NYSDEC) and FEMA. As part of the effort, NYSDEC has joined in a Cooperative Technical Partnership agreement to produce and maintain FEMA's digital FIRM.

FIGURE A-5 : FEMA FIRM MAP



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

513 — Base Flood Elevation line and value; elevation in feet*

(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

A — A — Cross section line

2 — 2 — Limited detail cross section line

23 — 23 — Transect line

87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

4276000mN — 1000-meter Universal Transverse Mercator grid values, zone 18

600000 FT — 5000-foot grid values: New York State Plane coordinate system, East zone (FIPSZONE 3101), Transverse Mercator projection

DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
May 2, 2012

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0354E

FIRM

FLOOD INSURANCE RATE MAP

for DUTCHESS COUNTY, NEW YORK (ALL JURISDICTIONS)

CONTAINS:

COMMUNITY	NUMBER
POUGHKEEPSIE, CITY OF	360222
POUGHKEEPSIE, TOWN OF	361142

PANEL 354 OF 602
MAP SUFFIX: E
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
36027C0354E

EFFECTIVE DATE
MAY 2, 2012

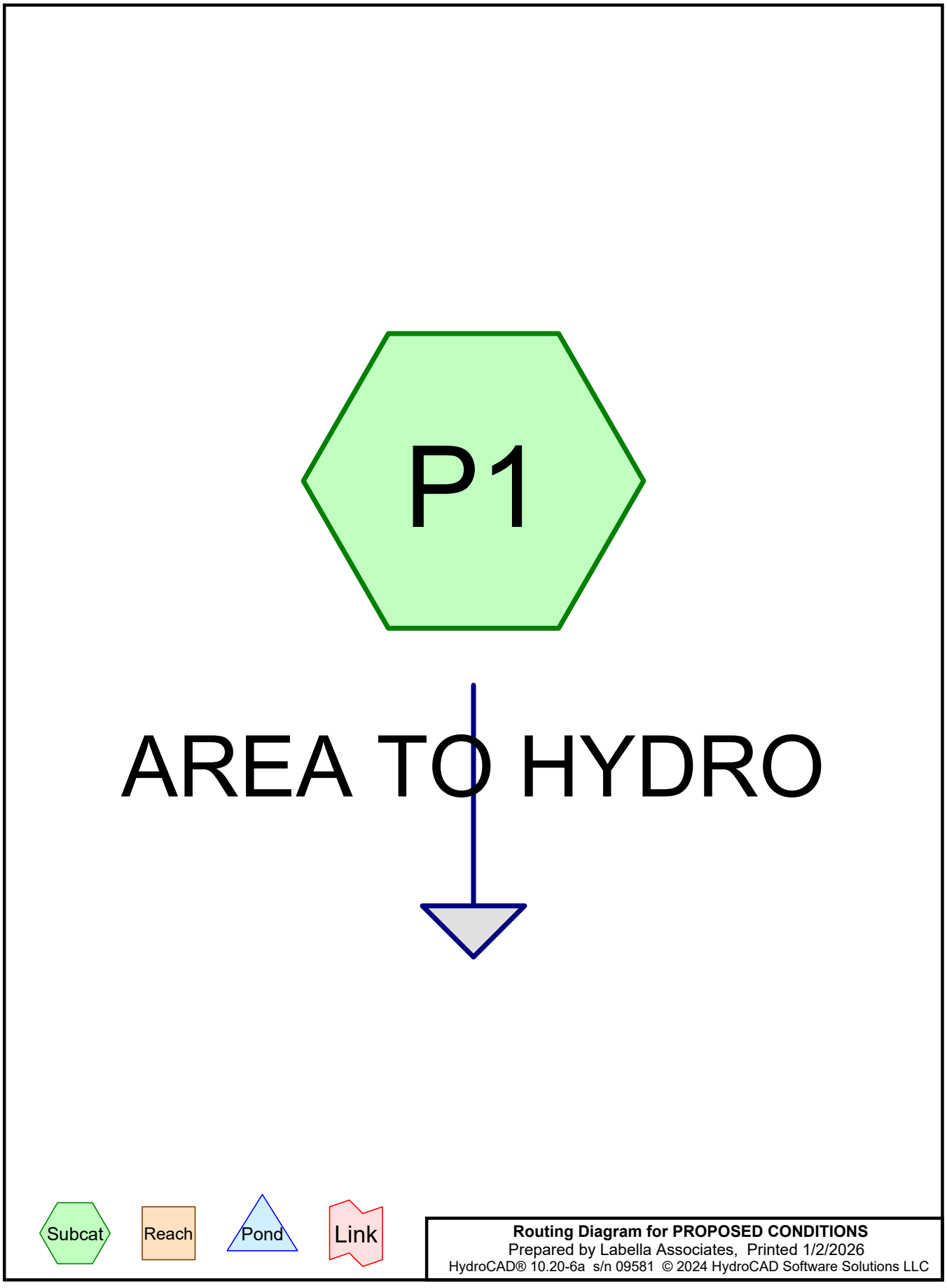
Federal Emergency Management Agency

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APPENDIX B:
HYDRODYNAMIC SEPARATOR
HYDROCAD

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P1
AREA TO HYDRO
Subcat
Reach
Pond
Link
Routing Diagram for PROPOSED CONDITIONS
Prepared by Labella Associates, Printed 1/2/2026
HydroCAD® 10.20-6a s/n 09581 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AM
1	WQV	playspace extreme_precip_tables_output 24-hr S1	1-yr	Default	24.00	1	1.40	

Summary for Subcatchment P1: AREA TO HYDRO

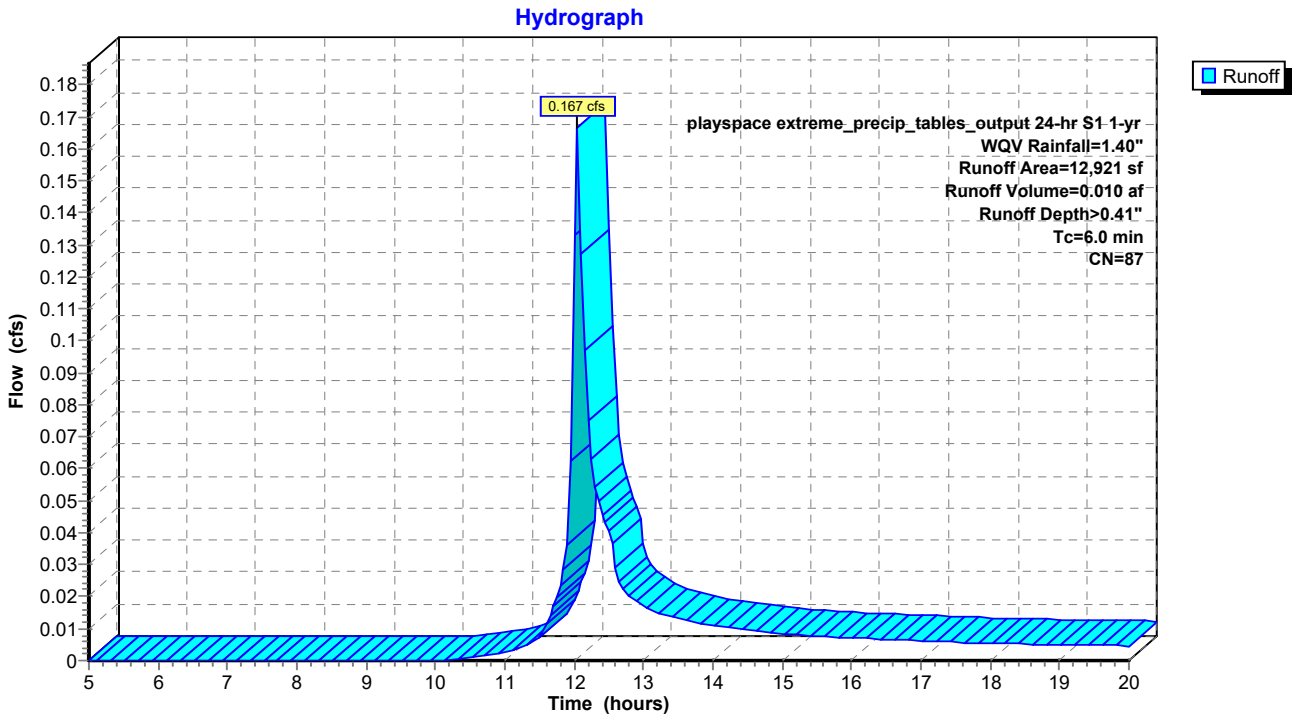
Runoff = 0.167 cfs @ 12.05 hrs, Volume= 0.010 af, Depth> 0.41"
Routed to Pond HS-1 : HYDRO 1 - CS-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
playspace extreme_precip_tables_output 24-hr S1 1-yr WQV Rainfall=1.40"

	Area (sf)	CN	Description
*	9,023	98	Impervious
	1,256	39	>75% Grass cover, Good, HSG A
	2,642	74	>75% Grass cover, Good, HSG C
	12,921	87	Weighted Average
	3,898		30.17% Pervious Area
	9,023		69.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment P1: AREA TO HYDRO



Hydrodynamic Separator Pretreatment Calculations

Design Point:	1

Enter Site Data For Drainage Area to be Pre-treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** (%)	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
1	0.30	0.21	70%	0.68	1,023	1.40	HDS

Design Criteria		
Max pipe size going into or out of structure (in)	10	
Is a grate needed on structure?	Yes	Must use a minimum size of a CS-4 Separator if a Grate is

Sizing Criteria Criteria			
	Value	Units	Notes
Flow Rate (From HydroCAD + Play Features)	0.2116	cfs	

Hydrodynamic Separator Unit	
Unit	CS-4
Approved Flow (cfs)	2.13

Cascade Separator

	Typical Dia.	Max Pipe Size	Approved Flows (cfs)		Suggested Rim to Invert Elevation*	Bypass Capacity
			Pretreatment	NYS DEC/ NYS DOT		
CS-3	3	15"	1.02	1.02	4'	15-20cfs
CS-4	4	24"	2.13	1.8	4'	15-20cfs
CS-5	5	30"	3.5	2.81	4'	15-20cfs
CS-6	6	42"	7.25	4.05	5'	15-20cfs
CS-8	8	54"	15	7.2	5'	15-20cfs
CS-10	10	54"	27	11.3	6'	15-20cfs

APPENDIX C:
OPERATION & MAINTENANCE GUIDANCE

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POST CONSTRUCTION INSPECTIONS AND MAINTENANCE

1. SITE COVER

a. Inspections

Site cover and associated structures and embankments should be inspected periodically for the first few months following construction and then on a biannual basis. Site inspections should also be performed following all major storm events. Items to check for include (but are not limited to):

i. Differential settlement of embankments, cracking or erosion.

ii. Lack of vigor and density of grass turf.

iii. Accumulation of sediments or litter on lawn areas, paved areas, or within catch basin sumps.

iv. Accumulation of pollutants, including oils or grease, in catch basin sumps.

v. Damage or fatigue of storm sewer structures or associated components.

b. Mowing and Sweeping

Vegetated areas and landscaping should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year (more frequent mowing may be desired for aesthetic reasons). Resultant yard waste shall be collected and disposed of off-site.

Paved areas should be swept at least twice a year. Additional sweeping may be appropriate in the early spring for removal of deicing materials

c. Debris and Litter Removal

Accumulation of litter and debris should be removed during each mowing or sweep operation.

d. Structural Repair or Replacement

Components of the system which require repair or replacement should be addressed immediately following identification.

e. Catch Basins

The frequency for cleanout of catch basin sumps will depend on the efficiency of mowing, sweeping, and debris and litter removal. Sumps should be cleaned when accumulation of sediments are within six inches of the catch basin outlet pipe.

Disposal of material from catch basins sumps, drainage manholes, and trench drains shall be in accordance with local, state, and federal guidelines.

f. Rip-rap Dissipation structures

Rip-rap used to dissipate energy from pipe outfalls shall be cleaned or replaced when it becomes overburdened with silt or sediment.

g. Winter Maintenance

To prevent impacts to storm water management facilities, the following winter maintenance limitations, restrictions, or requirements are recommended:

i. Remove snow and ice from inlet structures, basin inlet and outlet structures and away from culvert end sections.

ii. Snow removed from paved areas should not be piled at inlets/outlets of the storm water management basin.

iii. Use of deicing materials should be limited to sand and "environmentally friendly" chemical products. Use of salt mixtures should be kept to a minimum.

iv. Sand used for deicing should be clean, course material free of fines, silt, and clay.

v. Materials used for deicing should be removed during the early spring by sweeping and/ or vacuuming.

2. HYDRODYNAMIC DEVICE

The hydrodynamic device is a confined space environment and only properly trained personnel possessing the necessary safety equipment should enter the unit to perform maintenance or inspection.

a. Inspection Schedule

The hydrodynamic device shall be inspected every four months.

b. Inspection Items

The unit's internal components should be inspected for any signs of damage or any loosening of the bolts used to fasten the various components to the manhole structure and to each other.

Refer to attached Operations and Maintenance Guidelines, for Hydrodynamic Device, for the manufacturer's detailed inspection and maintenance requirements.

c. Debris, Trash and Litter Control

The screen shall be power washed for the inspection. The floatables shall be removed and the sump cleaned when it has reached 50% capacity. The unit may require cleaning in the event of a spill of a toxic or foreign substance. At a minimum, the hydrodynamic device shall be pumped out at least once a year if the sump does not reach its 50% capacity.

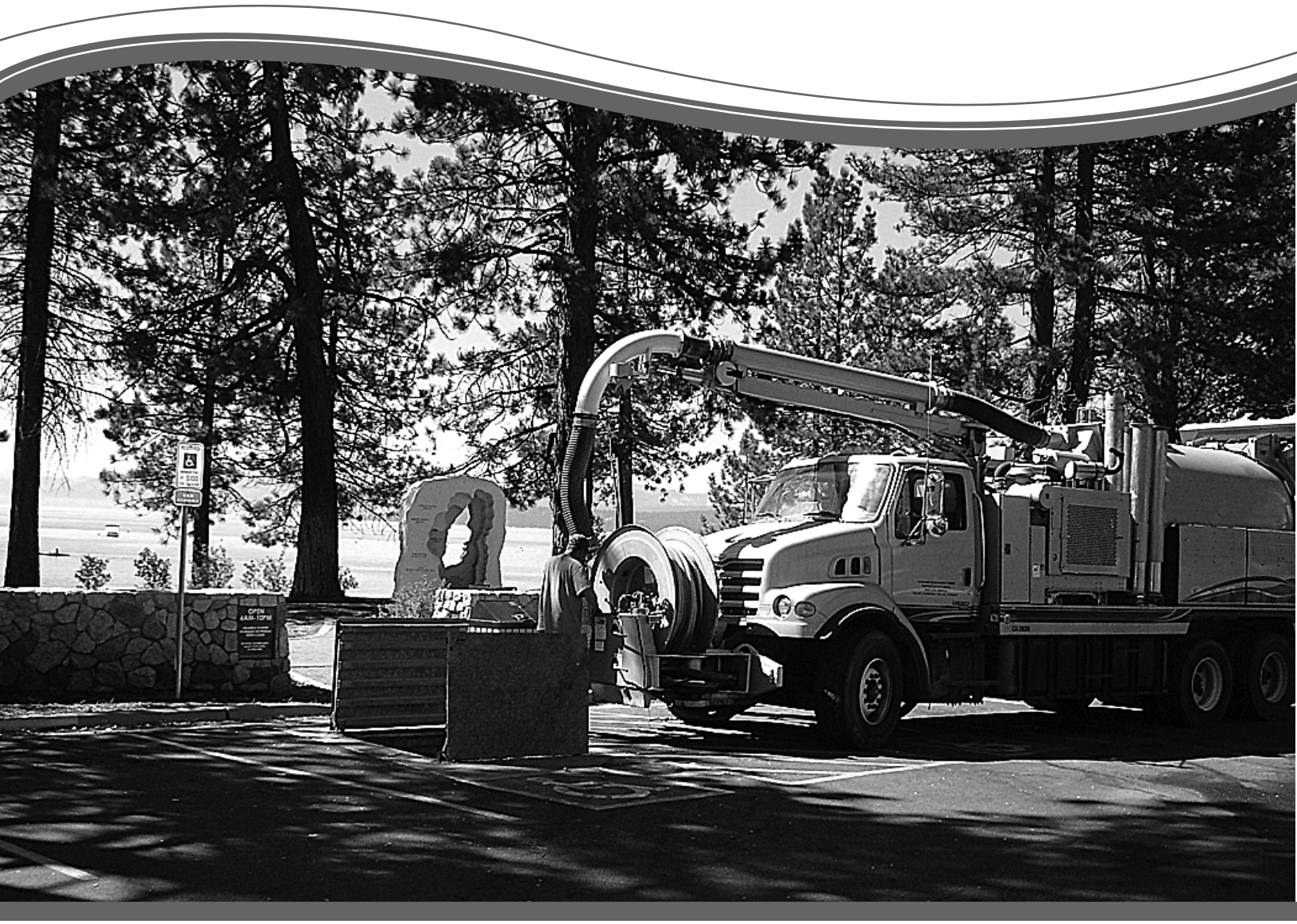
d. Sediment removal

Disposal of material from the hydrodynamic device shall be in accordance with local, state, and federal guidelines.

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CONTECH®
ENGINEERED SOLUTIONS

Cascade Separator® Inspection and Maintenance Guide



CASCADE
separator®

Maintenance

The Cascade Separator® system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects sediment and debris will depend upon on-site activities and site pollutant characteristics. For example, unstable soils or heavy winter sanding will cause the sediment storage sump to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall). However, more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment wash-down areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

A visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet chamber, flumes or outlet channel. The inspection should also quantify the accumulation of hydrocarbons, trash and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided in this Inspection and Maintenance Guide.

Access to the Cascade Separator unit is typically achieved through one manhole access cover. The opening allows for inspection and cleanout of the center chamber (cylinder) and sediment storage sump, as well as inspection of the inlet chamber and slanted skirt. For large units, multiple manhole covers allow access to the chambers and sump.

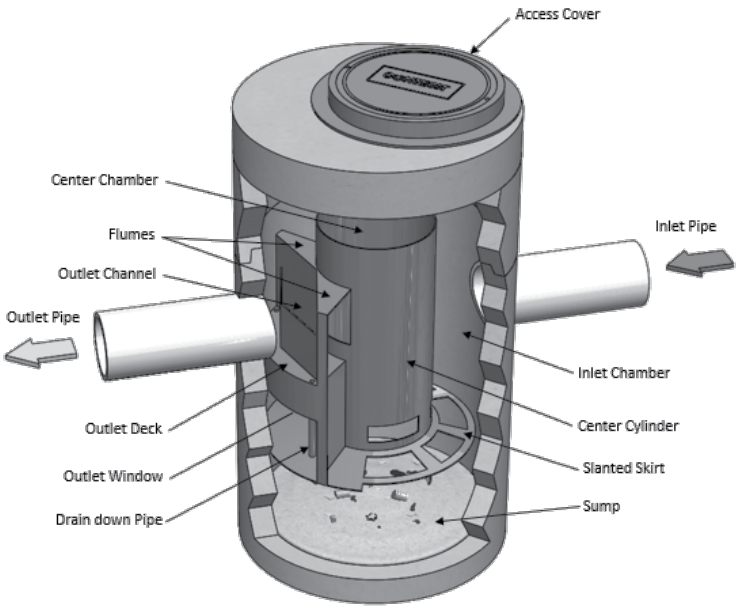
The Cascade Separator system should be cleaned before the level of sediment in the sump reaches the maximum sediment depth and/or when an appreciable level of hydrocarbons and trash has accumulated. If sorbent material is used, it must be replaced when significant discoloration has occurred. Performance may be impacted when maximum sediment storage capacity is exceeded. Contech recommends maintaining the system when sediment level reaches 50% of maximum storage volume. The level of sediment is easily determined by measuring the distance from the system outlet invert (standing water level) to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the chart in this document to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage.

Cleaning

Cleaning of a Cascade Separator system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole cover and insert the vacuum tube down through the center chamber and into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The areas outside the center chamber and the slanted skirt should also be washed off if pollutant build-up exists in these areas.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. Then the system should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and to ensure proper safety precautions. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the Cascade Separator system must be done in accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal. If any components are damaged, replacement parts can be ordered from the manufacturer.



Cascade Separator® Maintenance Indicators and Sediment Storage Capacities

Model Number	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y^3	m^3
CS-3	3	0.9	1.5	0.5	0.4	0.3
CS-4	4	1.2	2.5	0.8	0.7	0.5
CS-5	5	1.3	3	0.9	1.1	0.8
CS-6	6	1.8	3.5	1	1.6	1.2
CS-8	8	2.4	4.8	1.4	2.8	2.1
CS-10	10	3.0	6.2	1.9	4.4	3.3
CS-12	12	3.6	7.5	2.3	6.3	4.8

Note: The information in the chart is for standard units. Units may have been designed with non-standard sediment storage depth.



A Cascade Separator unit can be easily cleaned in less than 30 minutes.



A vacuum truck excavates pollutants from the systems.

Cascade Separator® Inspection & Maintenance Log

Cascade Model:			Location:		
Date	Depth Below Invert to Top of Sediment[1]	Floatable Layer Thickness[2]	Describe Maintenance Performed	Maintenance Personnel	Comments

1. The depth to sediment is determined by taking a measurement from the manhole outlet invert (standing water level) to the top of the sediment pile. Once this measurement is recorded, it should be compared to the chart in the maintenance guide to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

SUPPORT

- Drawings and specifications are available at www.ContechES.com.
- Site-specific design support is available from our engineers.

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APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

RECEIVED
FEB 24 2026
BY

Application for Site Plan, Special Permit & Facade Approval

I. PROPERTY ADDRESS: 53 N Water (75 North Water Street Poughkeepsie, NY

II. PROPERTY OWNER: Mid-Hudson Children's Museum
ADDRESS: 75 North Water Street, Poughkeepsie, NY 12601

_____ (state and zip code)

PHONE NUMBER: (845) 471 - 0589 (include area code)

III. NAME OF APPLICANT: APE Studio

ADDRESS: 1123 Broadway, New York, NY 10010

_____ (state and zip code)

PHONE NUMBER: 212-213-6694 (include area code)

EMAIL ADDRESS: mdaurizio@apeoriginal.com

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

IV. CONSULTANT: LaBella Associates

ADDRESS: 21 Fox Street, Poughkeepsie, NY 12601

_____ (state and zip code)

PHONE NUMBER: 845-454-3980 (include area code)

EMAIL ADDRESS: kbardwell@labellapc.com

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses):
Construction of play space with various features including a garden, seating areas, playground structures, and wooded exploration area, and redevelopment of the impervious alley to serve the proposed play area. Some features will include water elements, which will require extending water service from the museum to the play space and area drainage connecting to the existing drainage network.

VI. ZONING DISTRICT: Waterfront (W) & Waterfront Transit Orientated Development (WTOD)

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

Revised January 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: X (yes) _____ (no)

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

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

Alteration: X (yes) _____ (no)

Cost of Construction: $ Approximately 1.25 million

LOT AND BULK INFORMATION:

Lot area: Approximately 1.65 acres (acres) _____ (square feet)

Building Footprint: _____ (proposed square feet for new construction)

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

_____ (additional proposed square feet for expansion)

_____ (total building footprint, square feet)

Lot Coverage: _____ (percentage, building coverage only)

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

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

_____ (additional proposed square feet for expansion)

_____ (total gross floor area, square feet)

Building Height: _____ (stories) _____ (feet)

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

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: The City has determined that additional parking will not be required.

B) Number of Off-Street Parking Spaces provided: N/A

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

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

If yes, name all such municipal facilities: Poughkeepsie Station Parking Garage

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

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

__X__ (Yes) (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board): 56 existing paved parking spaces west of the existing Mid-Hudson Discovery Museum, located at 75 N Water Street, Poughkeepsie, which is owned by the Museum. No loss of parking due to this project.

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public?_____Yes_____No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: Museum Playground

B) Number of shifts (if any): One shift

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

D) Number of beds (hospitals, nursing homes, etc): N/A

E) Number of seats in largest assembly space: 24

F) Number of classrooms (schools): There are no formal classrooms included in this project.

G) Number of rental units (hotels, motels, etc.) N/A

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

I) Days/Hours of Operation: September-June: Tuesday-Sunday. July-August: Monday-Sunday. 9:30am-4:30pm.

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

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

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

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

_____ 02/07/2026

Signature of Applicant Date

ape STUDIO

February 19th, 2026

RE: Mid-Hudson Discovery Museum Outdoor Play Space
Poughkeepsie, NY

Please see construction documents and application forms attached.

This project is a new outdoor play space at the Mid-Hudson Discovery Museum (MHDM), which connects the museum to its natural surroundings by celebrating scientific discovery and play. Intended as both a regional destination and local community resource, the 10,000 square foot play space augments the existing landscape by integrating a wide variety of play features, native plants, and landscape features. A brief project description is below:

As visitors enter the site, they will be greeted by musical play equipment, native plantings, and numerous areas to explore. To the West, curving brick garden beds encourage visitors to engage with native edible plants, a programmed vegetable garden, and interactive sensory exhibits that showcase the properties of sunlight, sound, and inertia. Ample outdoor tables and seating will serve as a meeting space for occasional museum workshops as well as an area for caretakers to relax while their children play. Just to the east, built into the existing slope, a stone scramble provides access to a pair of embankment slides. The stone scramble will also connect to the woodland, where logs, boulders, and a low play net encourage children to explore a grove of mature existing trees and newly planted native understory. Below the woodland – between the existing building facade and concrete retaining walls – child-powered water play features will allow children to engineer, manipulate, and experiment with the water's natural properties and phenomena. At the heart of this area, a multi-level wooden play structure encourages collaborative play as children maneuver flowing water along various channels. Children will be able to fully engage with these features without ever getting more than their hands wet. Comprehensively, this project is intended to provide a space for meaningful hands-on learning, encourage hours of play and return visits, generate a buzz of laughter and energy, and above all else, become a beloved resource for the Poughkeepsie community at large.

We ask that you review these documents for code compliance and issue your approval at your earliest convenience. Please reach out if you require any additional information or should there be any need for corrections.

Thank you for your assistance with this transformational project.

Sincerely,
Max D'Aurizio, PLA, CPSI

APE Studio, Inc.
1123 Broadway, Suite 307, New York, NY, 10010

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

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

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

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

Sincerely,

Lauran O'Neill

Lauran M. O'Neill

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.

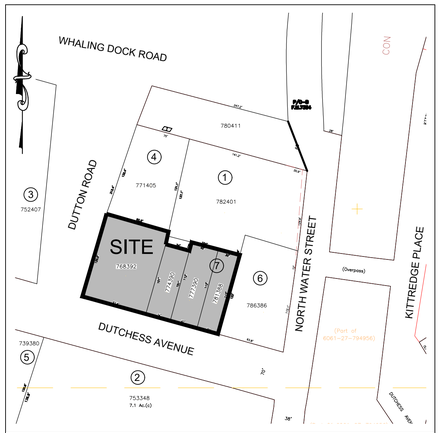
Very truly yours,

George Brandt

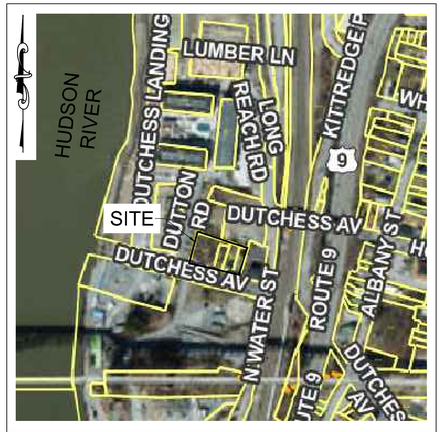
One Dutchess Ave and 9 Dutchess Ave To Be Merged
Site Plan & Special Use Permit

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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CS101	3 of 13	Site Plan - Overal
CS102	4 of 13	Site Plan -Layout
CS102	5 of 13	Site Plan -Traffic
CU101	6 of 13	Utility and Grading
CL101	7 of 13	Landscaping Plan
CP101	8 of 13	Photometrics Plan
CE101	9 of 13	Erosion Control Plan
CS501	10 of 13	Site Details
CS502	11 of 13	Site Details
CU501	12 of 13	Utility Details
CE501	13 of 13	Erosion & Sediment Control Details

GENERAL SITE NOTES

1. ACCESSORY PARKING IS PROVIDED WITH LIMITED ACCESS FOR USE BY 9 DUTCHESS 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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- Wait The Required Time
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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.
COPYRIGHT© 2025 LARRY L. LYNN, ALL RIGHTS RESERVED.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE

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
Existing Conditions

SCALE	DRAWN BY	DRAWING No.
1" = 20'	BJW	VE101
DATE	CHECKED BY	2 of 13
12/24/25	MAD	

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

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"

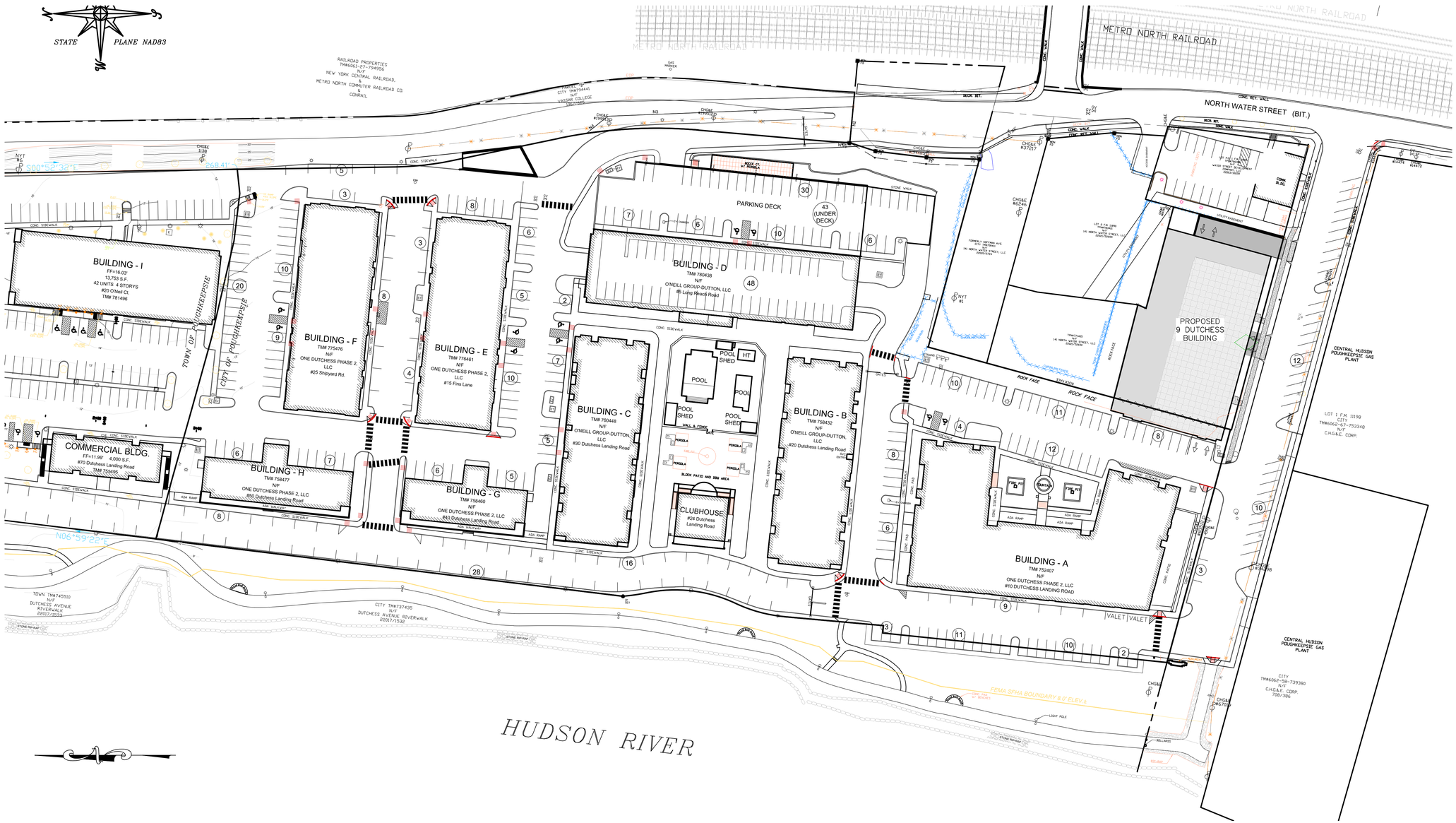
* Proposed area is inclusive of all lands, including individual buildings parcels, contiguous of the One Dutchess Avenue Condo Complex parcel after consolidating the subject tax map parcel with said Condo Complex parcel

[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.


STATE PLANE NAD83
METRO NORTH RAILROAD
RAILROAD PROPERTIES
TM#6061-27-774906
N/F
NEW YORK CENTRAL RAILROAD,
METRO NORTH COMMUTER RAILROAD CO.
&
CONRAIL
CITY TM#754441
N/F
VASSAR COLLEGE
NORTH WATER STREET (BIT.)
CONC. RET. WALL
CONC. WALK
BLDG. BIT.
S00°52'32"E 268.41'
BUILDING - I
FF=16.03'
13,753 S.F.
42 UNITS 4 STORYS
#20 O'Neil Ct.
TM# 781496
TOWN OF POUGHKEEPSIE
CITY OF POUGHKEEPSIE
BUILDING - F
TM# 775476
N/F
ONE DUTCHESS PHASE 2, LLC
#25 Shleyard Rd.
BUILDING - E
TM# 776461
N/F
ONE DUTCHESS PHASE 2, LLC
#15 Fins Lane
PARKING DECK
43 (UNDER DECK)
BUILDING - D
TM# 780438
N/F
O'NEILL GROUP-DUTTON, LLC
#5 Long Reach Road
48
BUILDING - C
TM# 760448
N/F
O'NEILL GROUP-DUTTON, LLC
#30 Dutchess Landing Road
POOL
POOL SHED
HT
VAULT & FENCE
PERGOLA
BLOCK PATIO AND BBQ AREA
CLUBHOUSE
#24 Dutchess Landing Road
BUILDING - B
TM# 758432
N/F
O'NEILL GROUP-DUTTON, LLC
#20 Dutchess Landing Road
COMMERCIAL BLDG.
FF=11.99' 4,000 S.F.
#70 Dutchess Landing Road
TM# 755495
BUILDING - H
TM# 758477
N/F
ONE DUTCHESS PHASE 2, LLC
#50 Dutchess Landing Road
BUILDING - G
TM# 758460
N/F
ONE DUTCHESS PHASE 2, LLC
#40 Dutchess Landing Road
N06°59'22"E
TOWN TM#745510
N/F
DUTCHESS AVENUE RIVERWALK
20017/1533
CITY TM#737435
N/F
DUTCHESS AVENUE RIVERWALK
20017/1532
HUDSON RIVER
FORMERLY HEFFNER AVE.
TO 1940
(4) NORTH WATER STREET, LLC
20083/1574
TM#6062-58-739380
N/F
(4) NORTH WATER STREET, LLC
20083/1574
PROPOSED 9 DUTCHESS BUILDING
ROCK FACE
ROCK FACE
BUILDING - A
TM# 752407
N/F
ONE DUTCHESS PHASE 2, LLC
#10 DUTCHESS LANDING ROAD
"B" FT
"B" FT
VALET
VALET
CHG&E #62-4G
CHG&E #737217
CHG&E #737215
CHG&E #737214
CHG&E #737213
CHG&E #737212
CHG&E #737211
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CHG&E #737201
CHG&E #737200
CHG&E #737199
CHG&E #737198
CHG&E #737197
CHG&E #737196
CHG&E



Bulk Regulations:	Required	Proposed
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Lot Area (square feet)	None	409,507.56*
Lot Frontage (feet)	50	425.34
Lot Width (feet)	N/A	N/A
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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

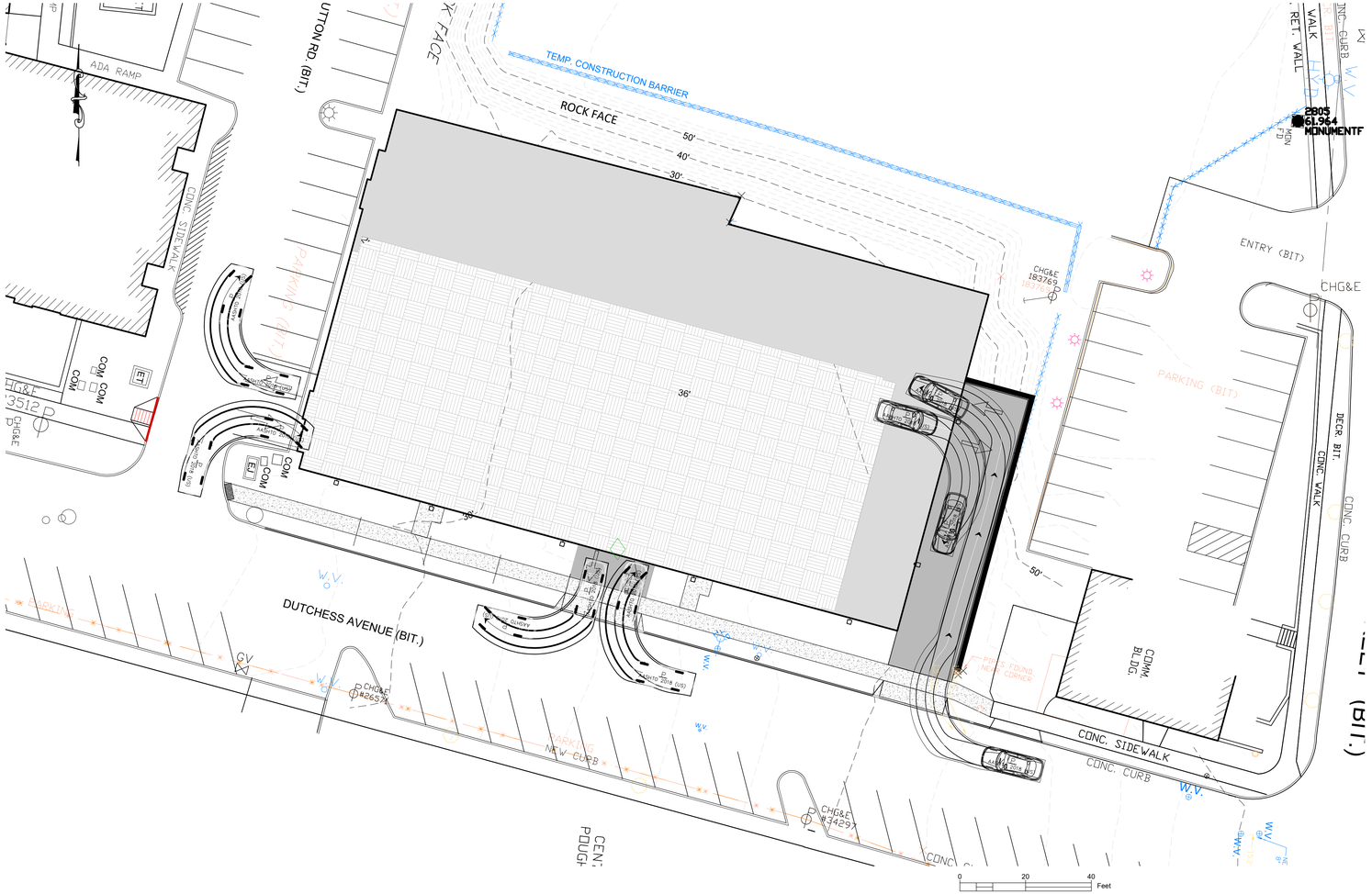
License No. 069646

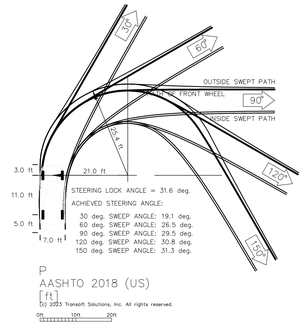
DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

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

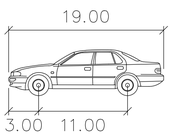
DRAWING
Site Plan-Layout

SCALE	DRAWN BY	DRAWING No.
1" = 10'	BJW	CS102
DATE	CHECKED 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

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

	Mark A. Day, PE
Revisions	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

Traffic Plan

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

ADA RAMP

CONC. SIDEWALK

PARCEL A FM 7354
TPN#766443
N/F
HUDSON VALLEY GROUP-DUTTON, LLC
22009/4466

LOT 2 F.M. 11890
TPN#783401
N/F
141 NORTH WATER STREET, LLC
22021/52659

TMP. CONSTRUCTION BARRIER

ROCK FACE

50'

40'

30'

UTILITY EASEMENT

4" PVC

8" PVC

SMH

CHG&E 183769

INTERNAL BUILDING SEWER LATERAL SYSTEM (RESIDENTIAL SANITARY SEWAGE ONLY)

TOP OF WALL ELEV = 55.5'

INTERNAL BUILDING STORM LINE (ROOF LEADERS,SUMP DRAINAGE DISCHARGE, ETC, SEE APPROVED MEP PLANS)

THIRD FLOOR PARKING ELEVATION = 47.0'

FIRST FLOOR PARKING ELEVATION = 26.0'

PROVIDE KNOX BOX AT ENTRANCE PER FIRE DEPARTMENT REQUIREMENTS

INTERNAL RAMP TO FINAL SECOND FLOOR ELEVATION

SECOND FLOOR PARKING ELEVATION = 36.5'

PROVIDE SPRINKLER STANDPIPE, LOCATION SUBJECT TO FINAL APPROVAL BY FIRE DEPARTMENT

PROVIDE SPRINKLER AND DOMESTIC WATER LINES TO BUILDING, SIZING AS PER MEP PLANS

DUTCHESS AVENUE (BIT.)

SEWER PUMP STATION

EXISTING FIRE HYDRANT AND VALVE TO REMAIN.

EXISTING WATER SERVICE TO BE ABANDONED PER CITY OF POUGHKEEPSIE REQUIREMENTS

CHG&E #26574

PARKING NEW CURB

15" CPP

8" DIP WM

0 10 20 Feet

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Mark A. Day, PE

STATE OF NEW YORK
MARK A. DAY
069646
LICENSED PROFESSIONAL ENGINEER

Revisions 05/19/2026

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ENGINEERING P.C.

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

PROJECT
9 Dutchess

City of Poughkeepsie — Dutchess County, New York

DRAWING
Utility and Grading

SCALE	DRAWN BY	DRAWING No.
1" = 10'	BJW	CU101
DATE	CHECKED BY	6 of 13
12/24/25	MAD	

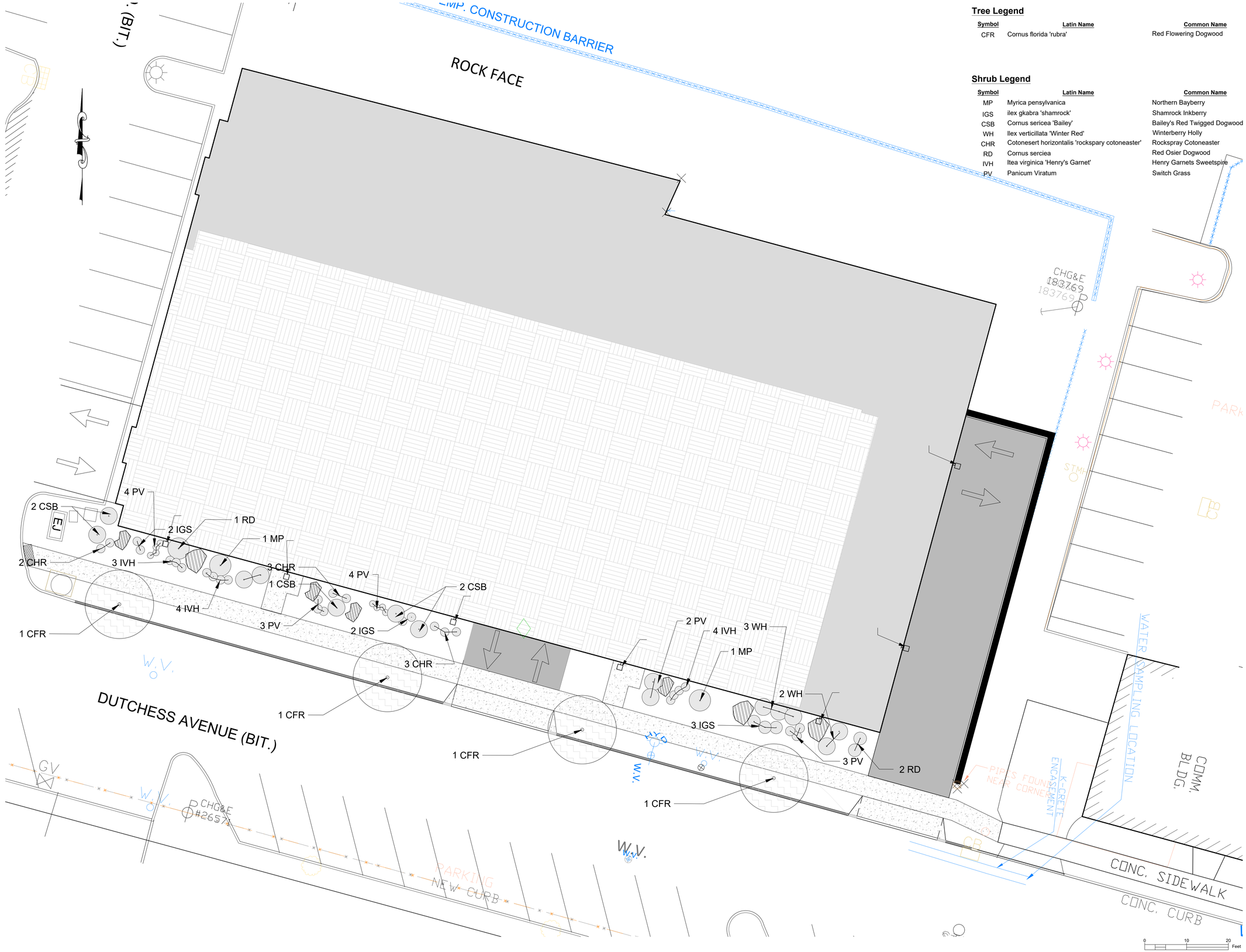
Z:\2022 AutoCad Dwgs\OneKey - Dutchess Ave\Parking Garage\D&S Dwgs\One Dutchess - One and 9 Merger SP SU.dwg

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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STATE OF NEW YORK · MARK A. DAY · 069646 · LICENSED PROFESSIONAL ENGINEER

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3 Van Wyck Lane
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(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

TEMP. CONSTRUCTION BARRIER

ROCK FACE

CHG&E 1837659

CHG&E #26574

EU

GV

W.V.

STM.

CB

CONC. SIDEWALK

CONC. BLDG.

10'

0 10 20 Feet

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DAY | STOKOSA ENGINEERING P.C.

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

PROJECT

9 Dutchess

City of Poughkeepsie — Dutchess County, New York

DRAWING

Photometrics Plan

SCALE	DRAWN BY	DRAWING No.
1" = 10	BJW	CP101
DATE	CHECKED BY	8 of 13
12/24/25	MAD	

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.

GV

HYD

CB

0 10 20 Feet

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DAY | STOKOSA ENGINEERING P.C.

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

PROJECT

9 Dutchess

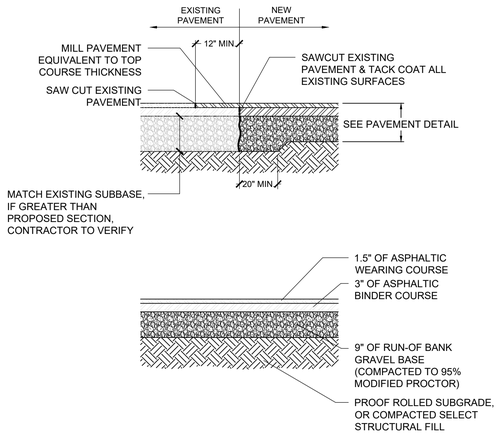
City of Poughkeepsie — Dutchess County, New York

DRAWING

Erosion Control Plan

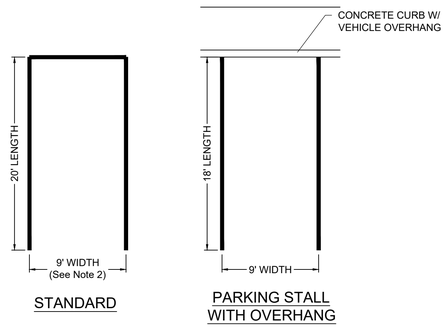
SCALE	DRAWN BY	DRAWING No.
1" = 10'	BJW	CE101
DATE	CHECKED BY	9 of 13
12/24/25	MAD	

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



1 PAVEMENT SECTION

NOT TO SCALE



STANDARD

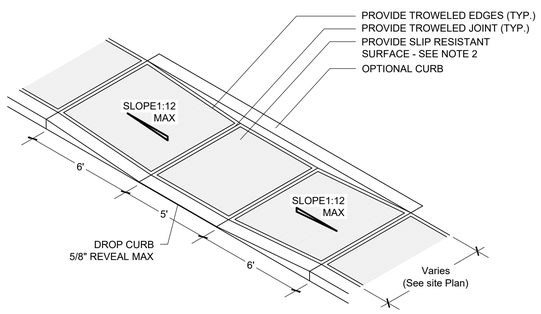
PARKING STALL WITH OVERHANG

NOTE:

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

5 PARKING STALL DETAIL

NOT TO SCALE

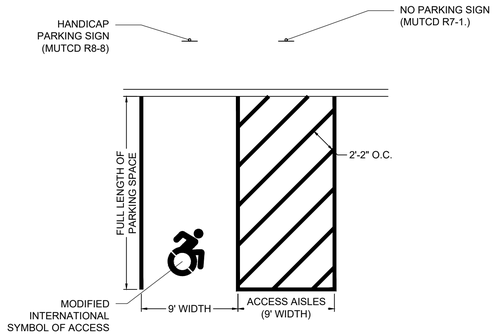


NOTES:

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

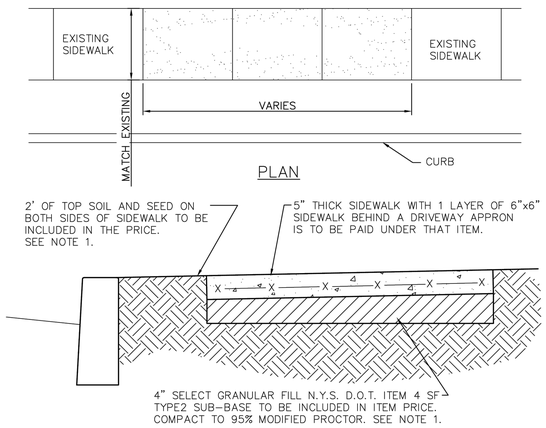


NOTE:

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.

6 ADA STALL DETAIL

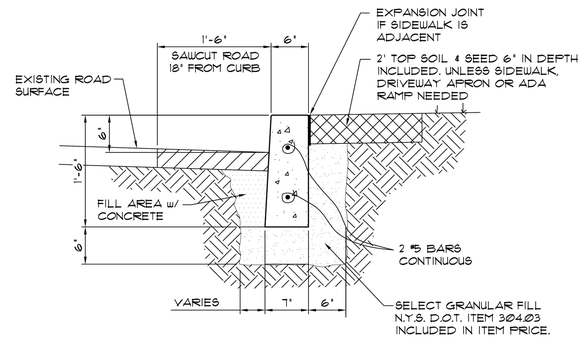
NOT TO SCALE



NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 4,000 PSI.
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAID UNDER APPROPRIATE ITEMS.
3. UPON COMPLETION OF CURING ALL CONCRETE SURFACES SHALL BE COATED WITH SODIUM CHLORIDE INHIBITING SEALER AS REQ'D.

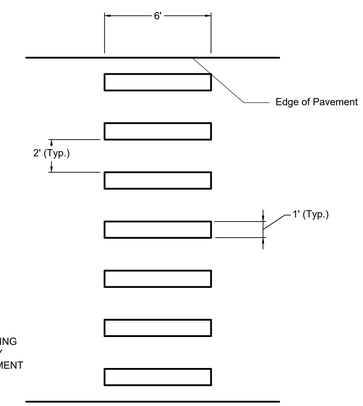
SIDEWALK DETAIL REPLACE & NEW



NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

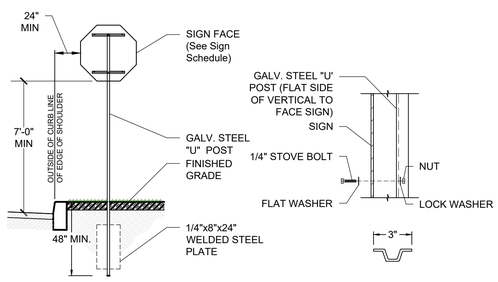
FORMED CURB DETAIL



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

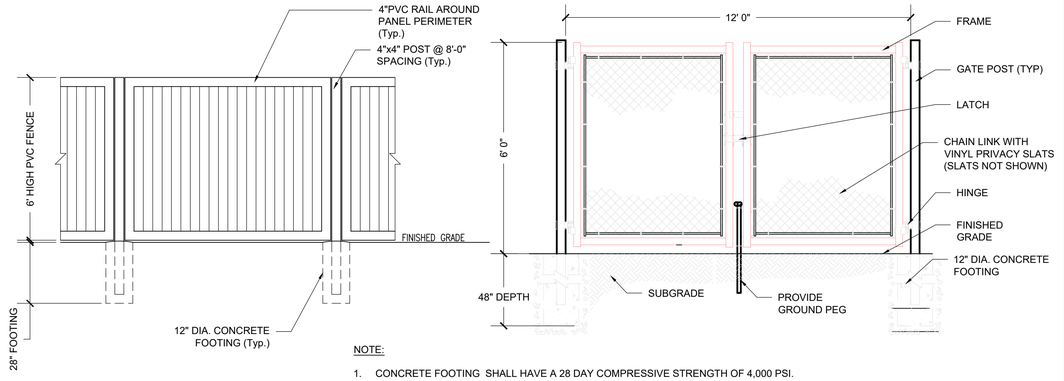
9 CROSSWALK DETAIL

NOT TO SCALE



10 TYPICAL SIGN DETAIL

NOT TO SCALE



NOTE:

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

11 PVC REFUSE ENCLOSURE FENCE & GATE DETAIL

NOT TO SCALE

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STATE OF NEW YORK MARK A. DAY 069646 LICENSED PROFESSIONAL ENGINEER
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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 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.

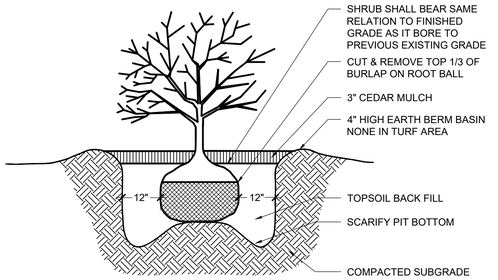
NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

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.

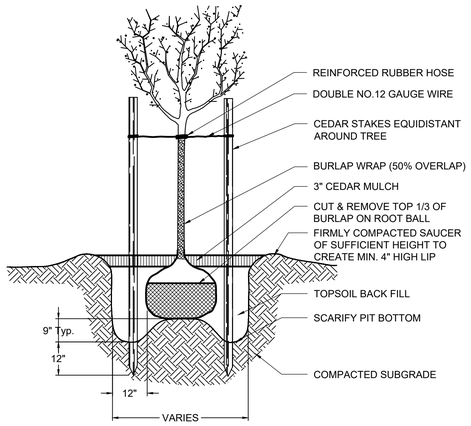
1 LANDSCAPING NOTES



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.

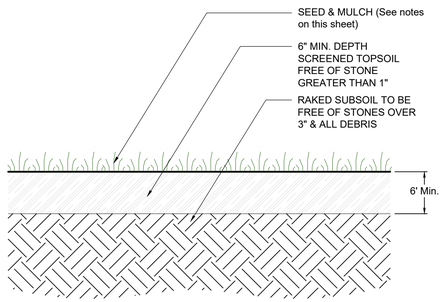
2 SHRUB PLANTING DETAIL

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.

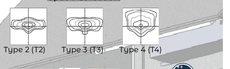
-Dark Sky Compliant.

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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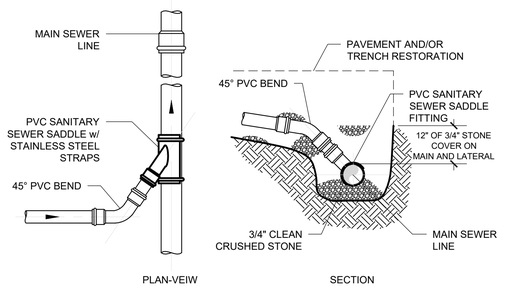
	Mark A. Day, PE
Revisions: 05/19/2026	
Project No.: 2022.231	License No. 069646

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

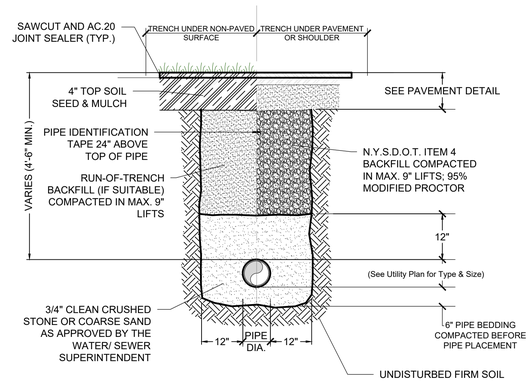
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DATE: 12/24/25	CHECKED BY: MAD	11 of 13

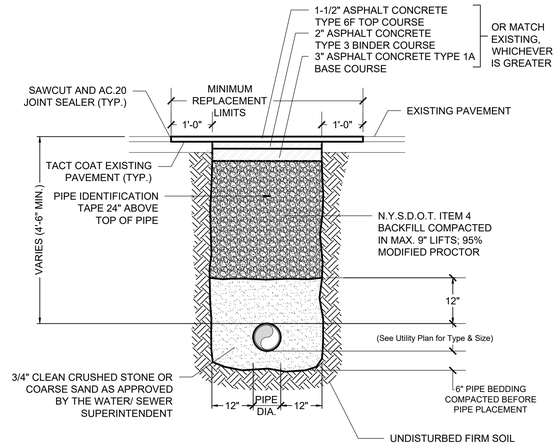


NOTES:
1. FIELD LOCATION AND ALIGNMENT OF NEW SADDLE TO BE APPROVED BY THE TOWN SEWER SUPERINTENDENT PRIOR TO CUTTING EXISTING SANITARY SEWER MAIN.
2. NEW PVC SADDLE ON EXISTING SANITARY SEWER MAIN IN ACCORDANCE WITH SADDLE MANUFACTURER'S REQUIREMENT, TOWN OF FISHKILL SEWER CODE AND TEN STATE STANDARDS

1 SANITARY SEWER LATERAL CUT-IN DETAIL
NOT TO SCALE

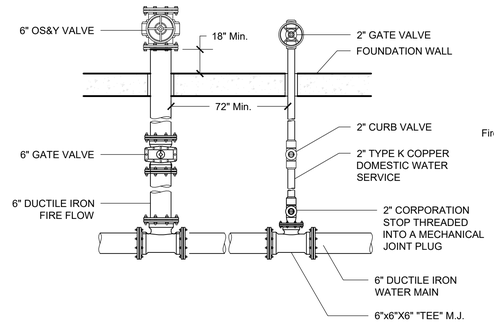


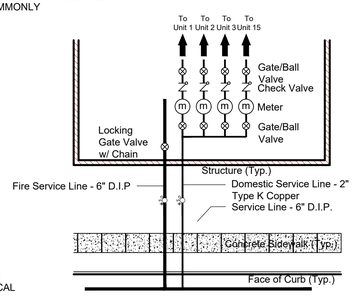
2 UTILITY TRENCH DETAIL
NOT TO SCALE



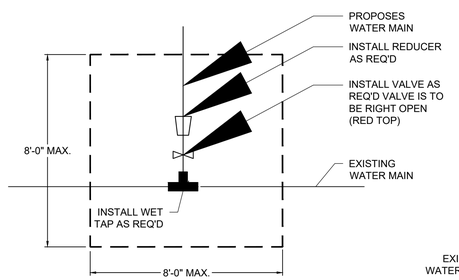
3 UTILITY TRENCH DETAIL (Below Exisitng Pavement)
NOT TO SCALE

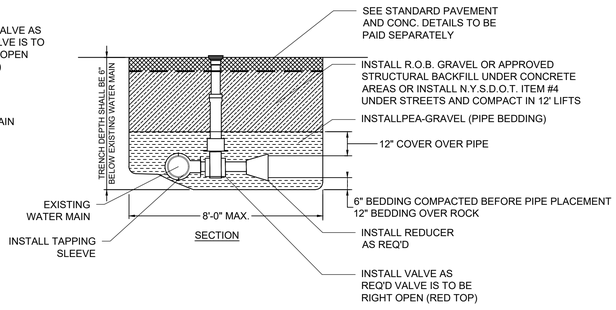
NOTE: FINAL PIPE AND VALVE ETC SIZING TO BE DETERMINED AS PART OF THE MEP PLANS, SPRINKLER DESIGN AND BUILDING PERMIT. FIELD TESTING OR ON FILE RECORDS SHOULD BE CONSULTED FOR AVAILABLE WATER FLOW AND PRESSURE. THE SIZES SHOWN ARE THE LARGEST ANTICIPATED FOR MOST COMMONLY ENCOUNTERED CONDITIONS.





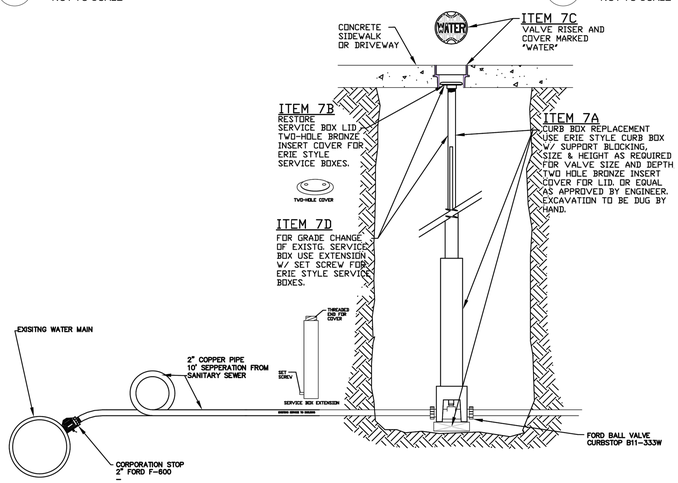
4 TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



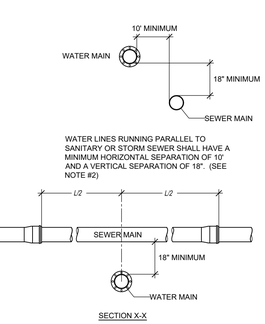


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

5 TAPPING SLEEVE & VALVE
NOT TO SCALE

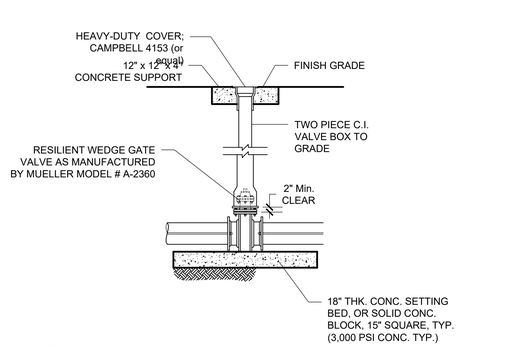


CURB BOX AND SERVICE CONNECTION
SCALE: N.T.S.



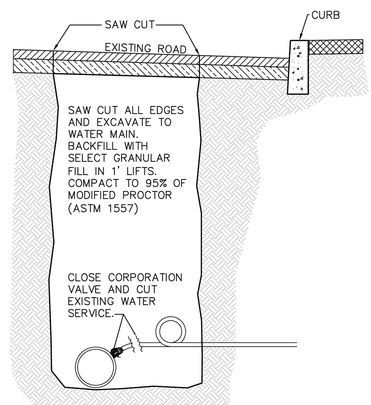
NOTES:
1. WATER LINES CROSSING OVER SANITARY OR STORM SEWERS IN A COMMON TRENCH SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" FROM TOP OF SEWER TO BOTTOM OF WATER LINE.
2. WATER LINES RUNNING PARALLEL TO SANITARY OR STORM SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" ABOVE THE SEWER AND A 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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9 Dutchess
City of Poughkeepsie — Dutchess County, New York

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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.

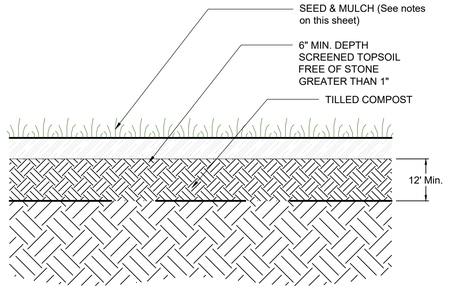
11. FINALIZE BUILDING CONSTRUCTION.

12. INSTALL ALL LANDSCAPED AREAS.

13. PAVE PARKING AREA AND DRIVES WITH FINAL TOP-COAT OF ASPHALT

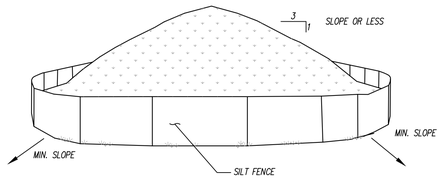
14. ONCE ALL MAJOR SITE DISTURBANCE ACTIVITIES HAVE CEASED AND THE SITE HAS ACHIEVED FINAL STABILIZATION, ALL EROSION CONTROL MEASURES MAY BE TERMINATED.

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.

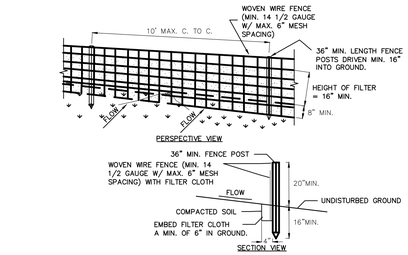
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.

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.

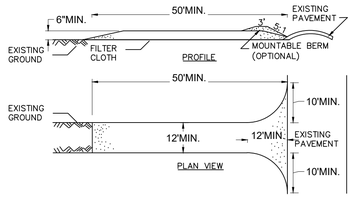
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.

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.

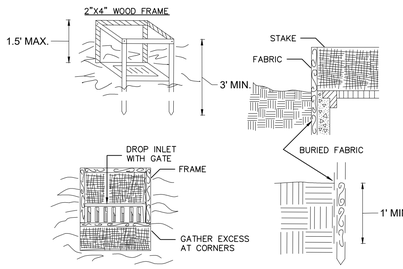
6 ANTI-TRACKING PAD DETAIL
NOT TO SCALE

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

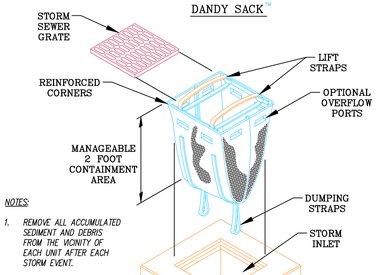


CONSTRUCTION SPECIFICATIONS

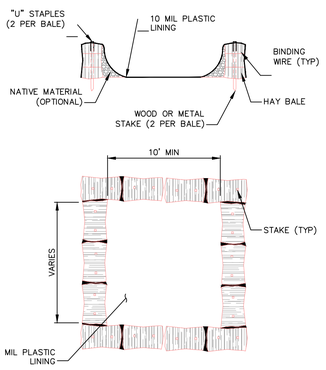
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH 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

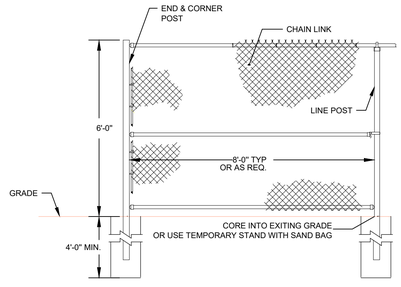


NOTES:
1. REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE VICINITY OF EACH UNIT AFTER EACH STORM EVENT.
2. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE UNIT. IF UNIT IS MORE THAN ½ FULL OF ACCUMULATED SEDIMENT, THE UNIT MUST BE EMPTIED.
3. DAMAGED UNITS MUST BE REPLACED.



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

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

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

PROJECT
9 Dutchess
City of Poughkeepsie Dutchess County, New York

DRAWING
Erosion Details

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJW	CE501
DATE	CHECKED BY	13 of 13
12/24/25	MAD	


9 DUTCHESS

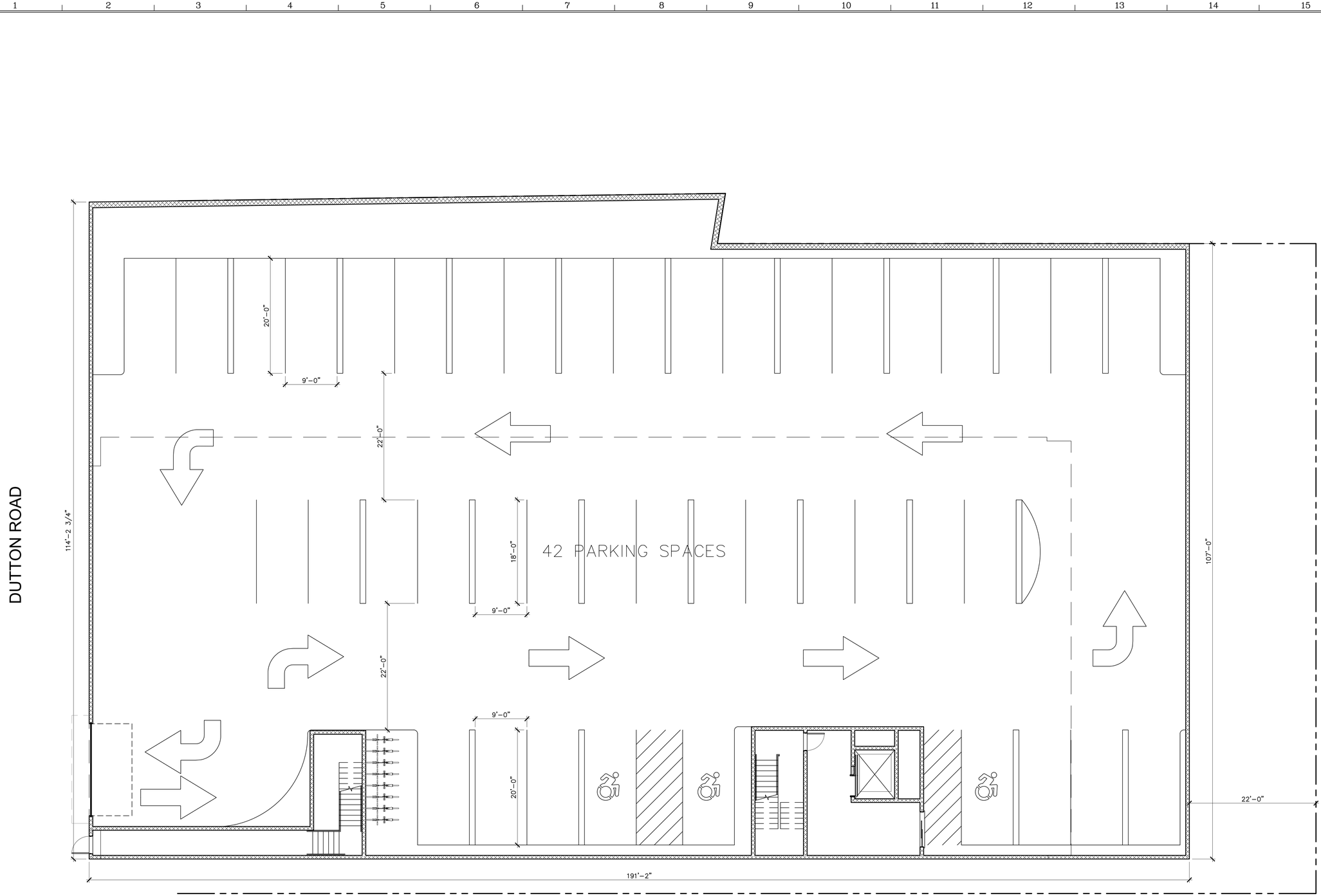




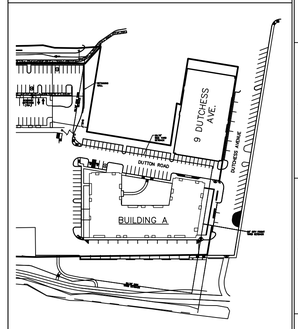





HUDSON OVERLOOK
141 NORTH WATER STREET
GARAG



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

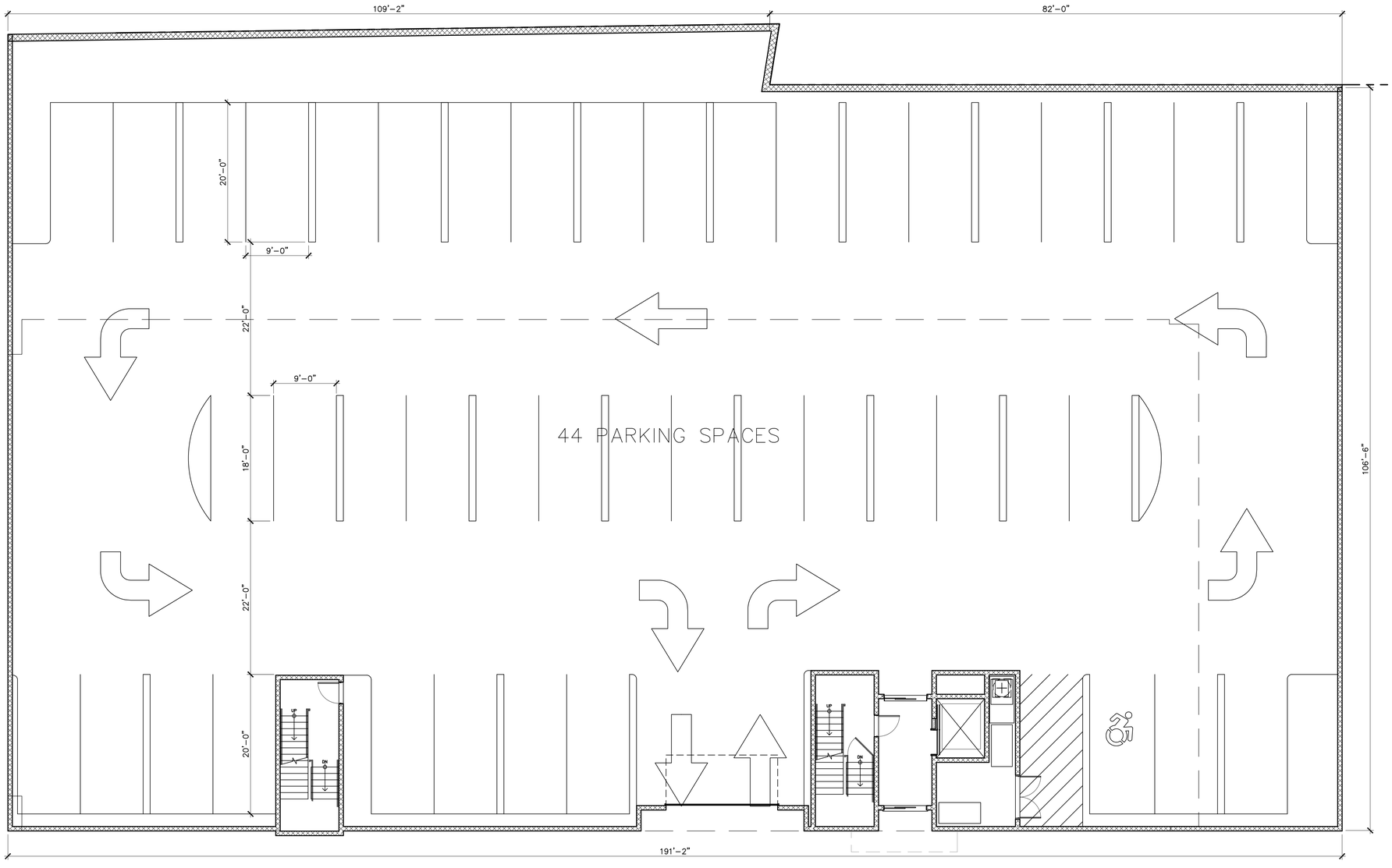
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DRAWN BY	PROJECT NUMBER
DS	22124
CHECKED BY	DATE
MM	5–12–26

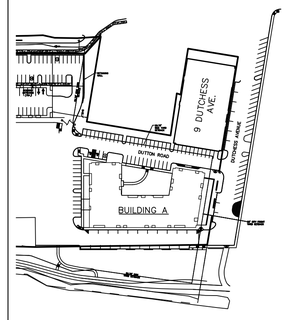
DRAWING NUMBER
G1

FILE P:\2022\22124 - LYNDAL GROUP\9 DUTCHESS AVE\DRAWINGS\01-04 DESIGNATION - 9 DUTCHESS AVE FLOOR PLANS.DWG

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
SECOND PARKING LEVEL

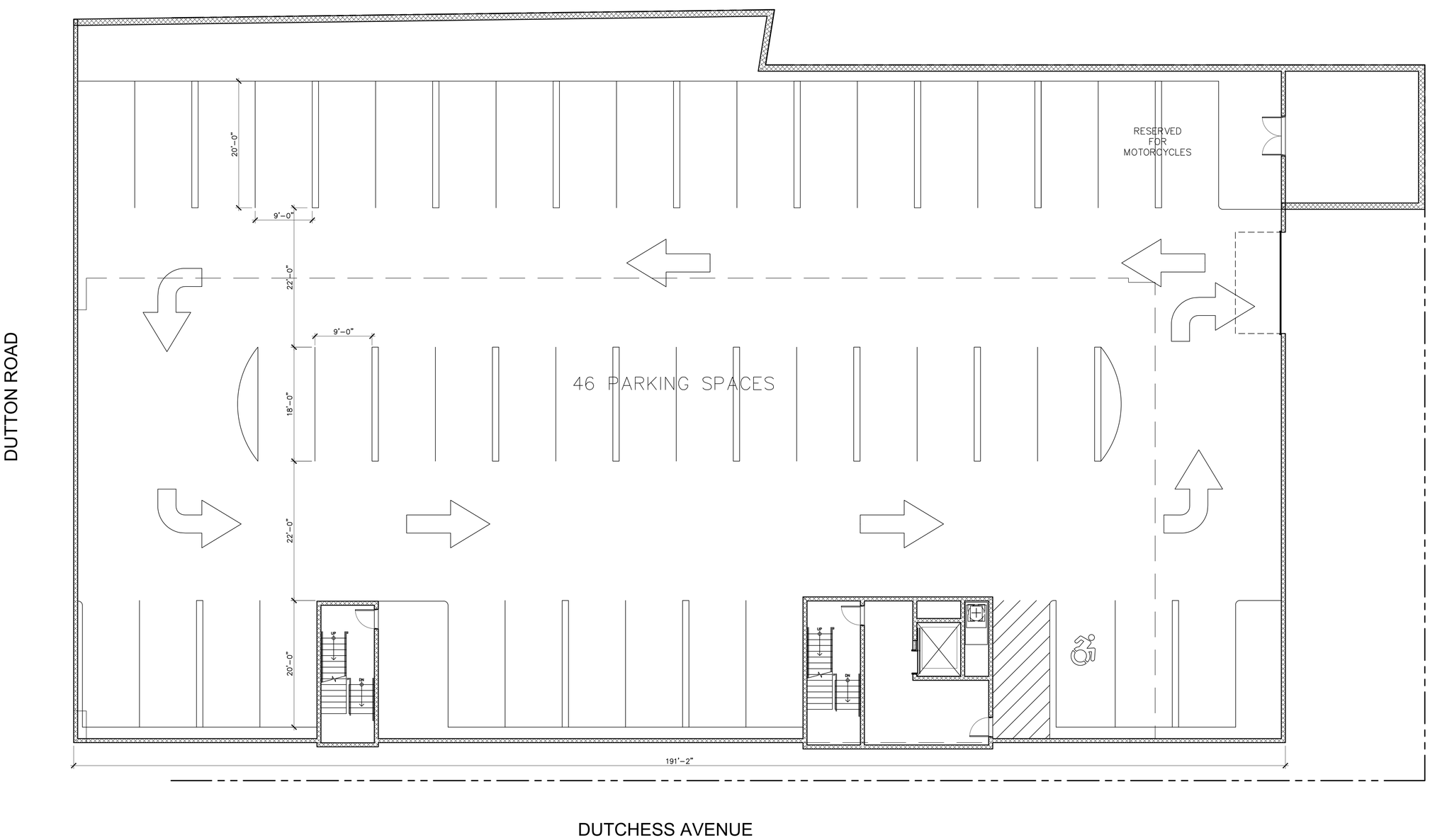
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DS	22124
CHECKED BY	DATE
MM	5–12–26

DRAWING NUMBER
G2

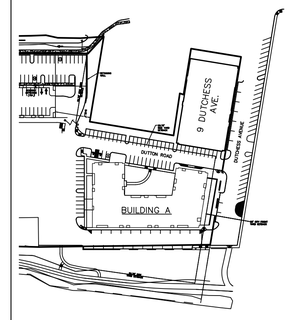
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A–1 SECOND PARKING LEVEL
1/8"=1'–0"



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

LOCATION MAP



No.	REVISION/SUBMISSION	DATE
1		

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POUGHKEEPSIE, NEW YORK 12601
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PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

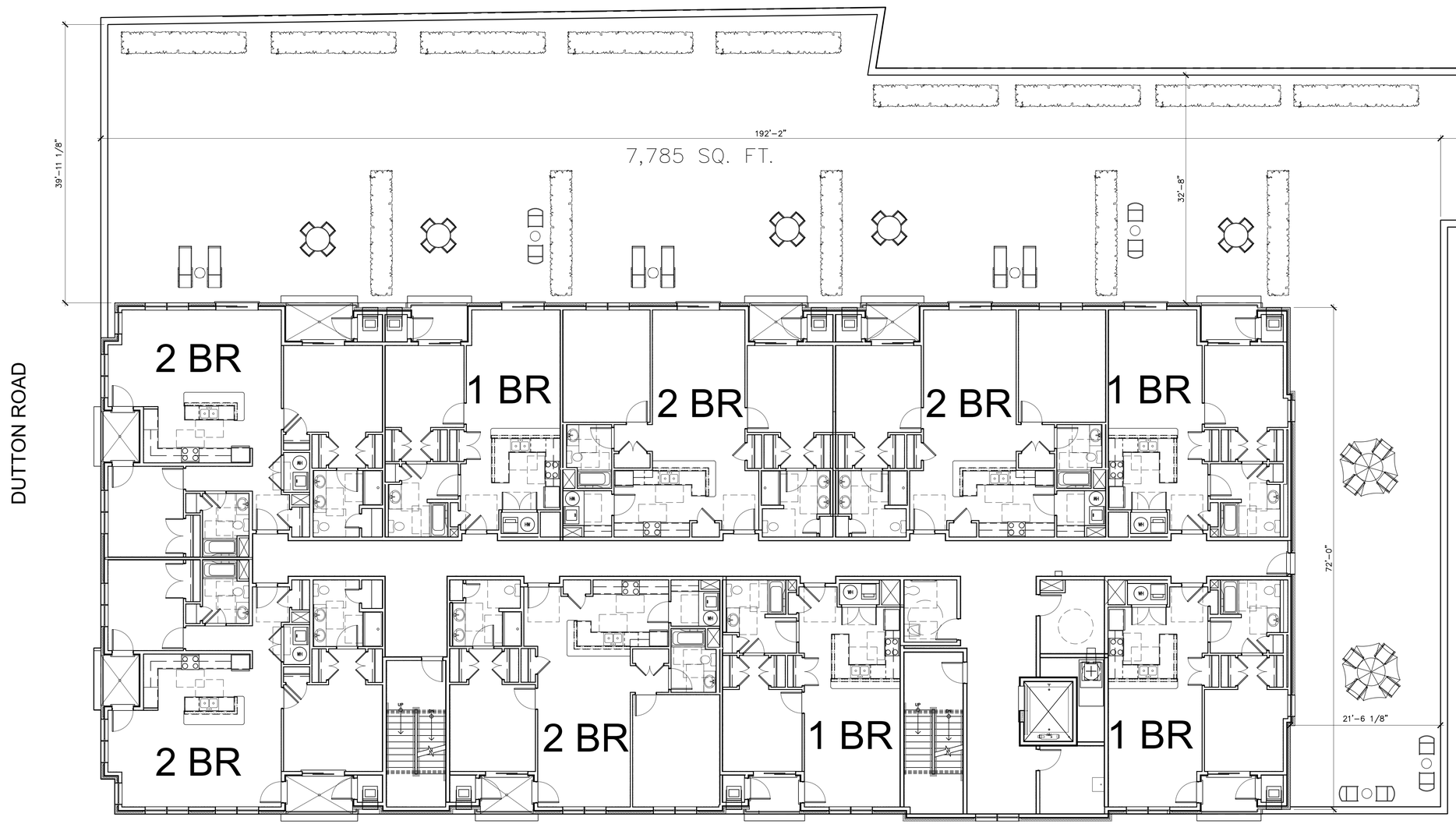
DRAWING
THIRD PARKING LEVEL

SEAL

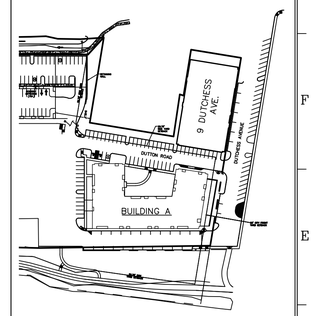
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DS	22124
CHECKED BY	DATE
MM	5-12-26

DRAWING NUMBER
G3

FILE P:\2022\22124 - LYNDA, GROUP 9 DUTCHESS AVE\DRAWINGS\22124 DESIGN.RVT 9 DUTCHESS AVE FLOOR PLANS.DWG



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
TYPICAL RESIDENTIAL FLOOR PLAN

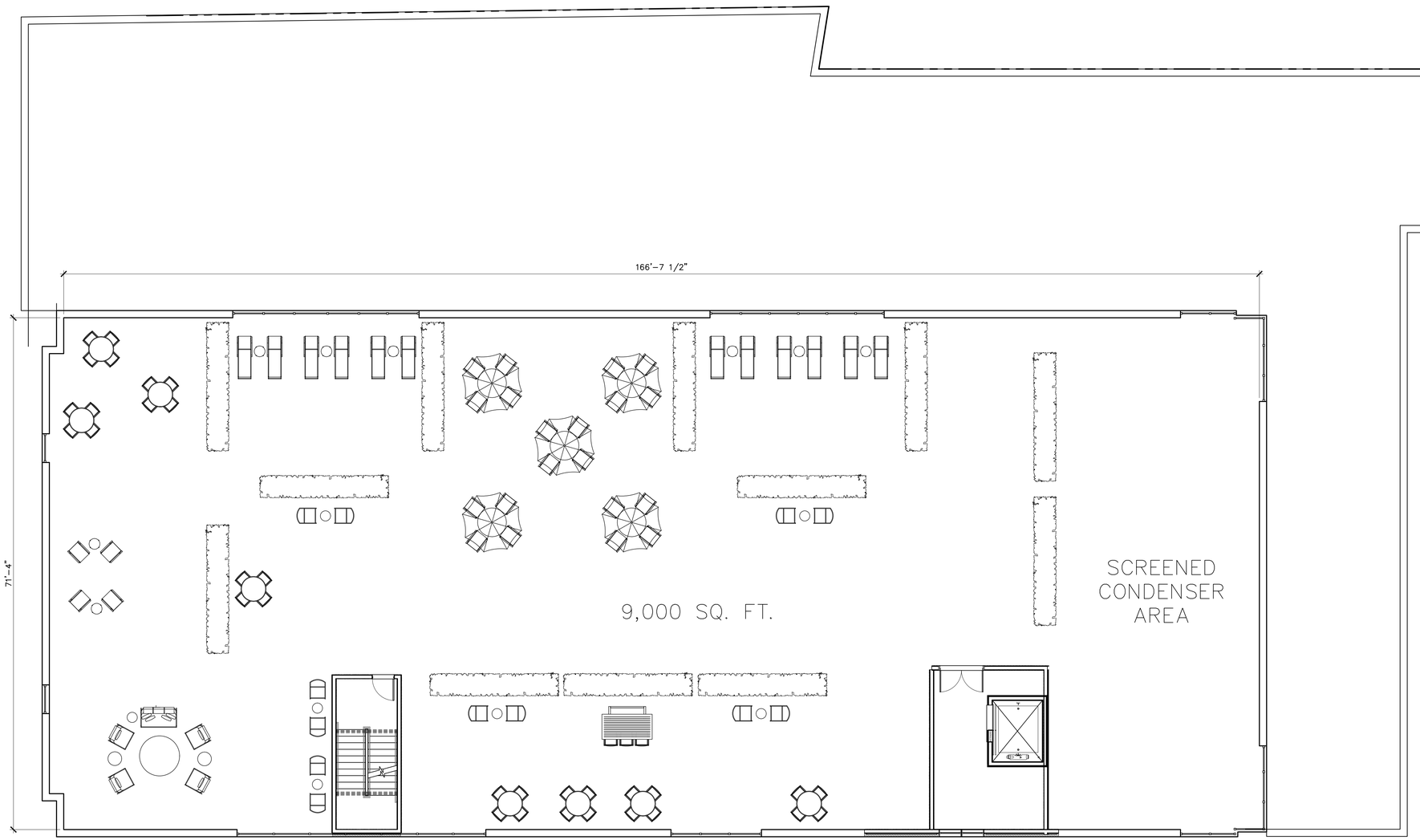
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DS	22124
CHECKED BY	DATE
MM	5–12–26

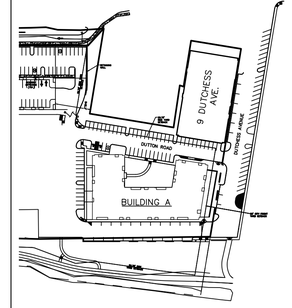
DRAWING NUMBER
A1

FILE P:\2022\22124 - ONEIL GROUP\9 DUTCHESS AVE\DRAWINGS\22124 DESIGN.RVT - 9 DUTCHESS AVE FLOOR PLANS.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\22124 - ENGEL GROUP\CONSTRUCTION DOCUMENTS\22124 DESIGNATION - 9 DUTCHESS AVE PLOUGH 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

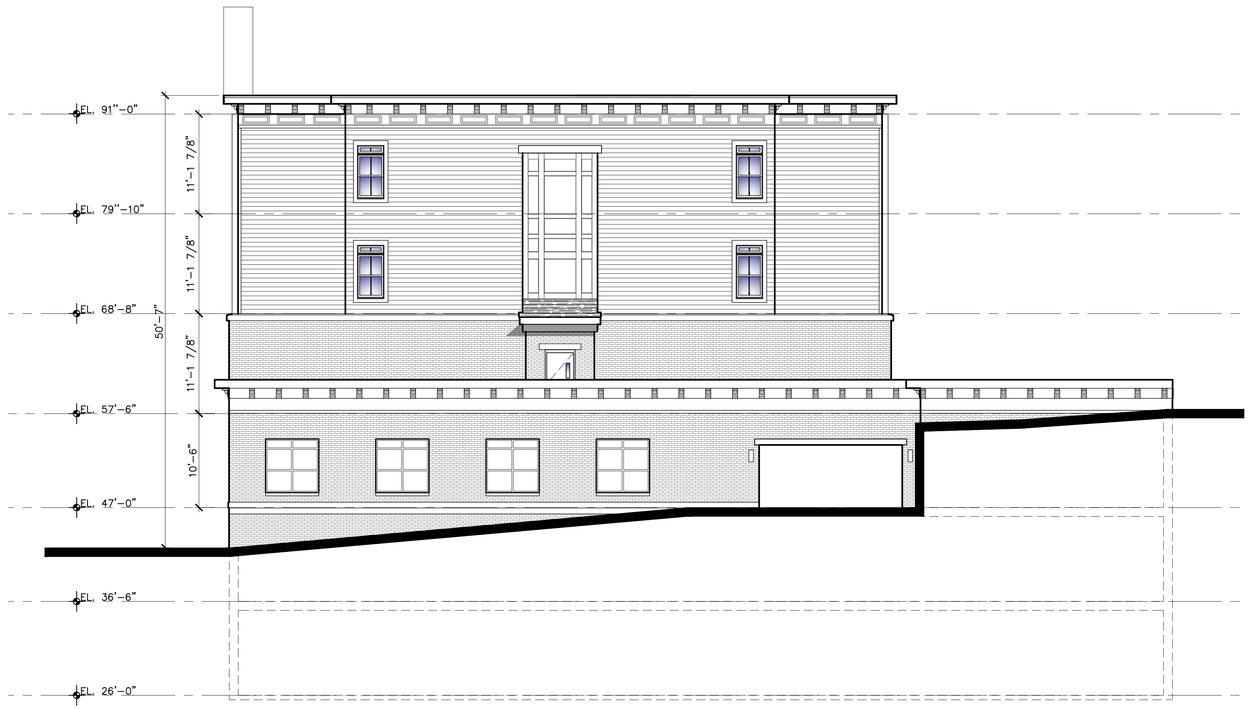
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DS	22124
CHECKED BY	DATE
MM	5-12-26

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		

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
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.PLN - 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.

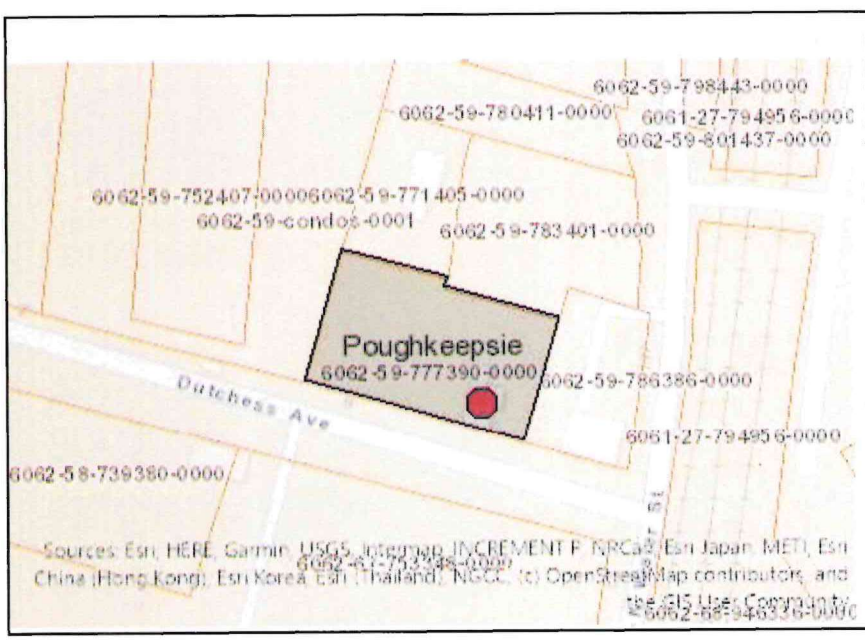
Applicant/Sponsor Name 9 Dutchess LLC Date 1/26/2026

Signature Lauran O'Neill Title Authorized Signatory

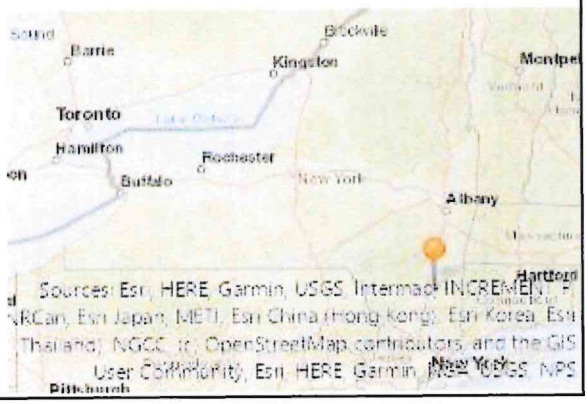
PRINT FORM

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



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City of Poughkeepsie Boundary

Parcel Boundaries

Bedrock Geology

Graywacke, shale (Oag)

Taconic melange (Otm)

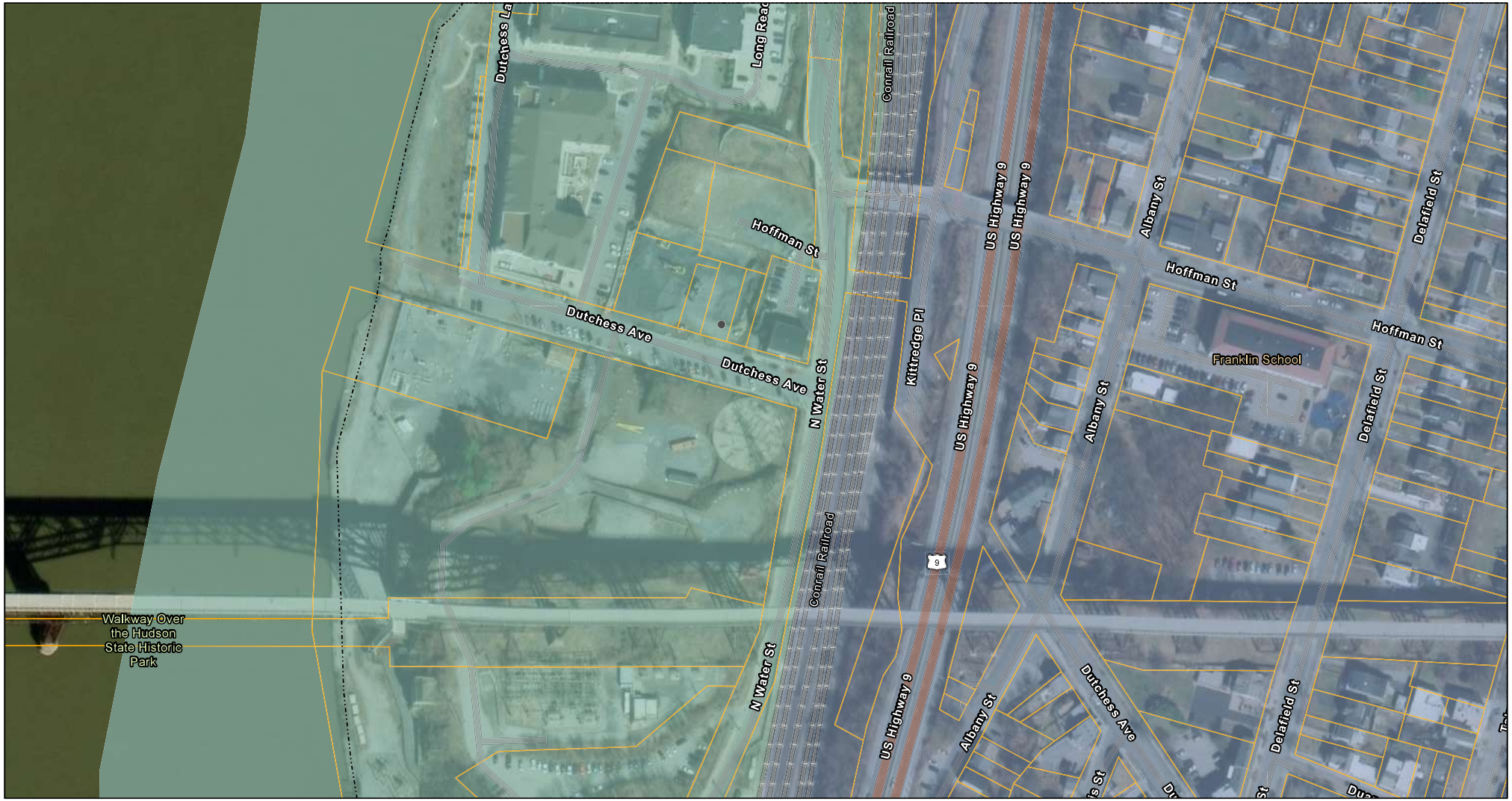
Water

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

9 Dutchess LLC

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Figure 2 - Poughkeepsie NRI Map - Surficial Geology



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City of Poughkeepsie Boundary

Parcel Boundaries

Surficial Geology

Alluvium

Bedrock outcrop

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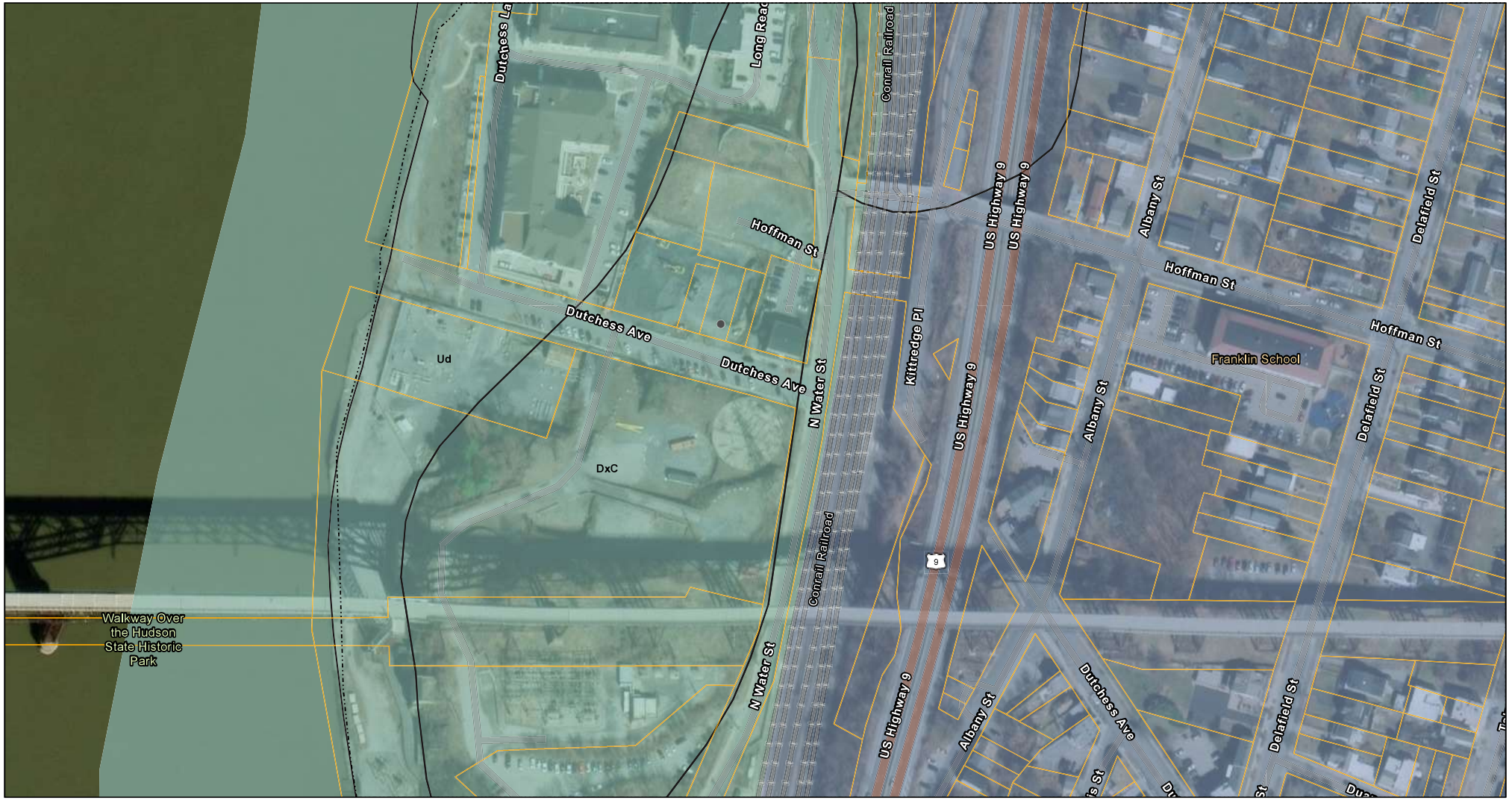
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Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

9 Dutchess LLC

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Figure 3 - Poughkeepsie NRI Map - Soils



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City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Surficial Geology

Alluvium

Bedrock outcrop

1:2,257

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0 0.03 0.07 0.13 km

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Figure 4 - Poughkeepsie NRI Map - Surface Water and Watersheds



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0 0.05 0.1 0.2 km

Parcel Boundaries

City of Poughkeepsie Boundary

Surface Water

Watershed

Fallkill Creek Watershed

Hudson River Direct Drainage E

Hudson River Direct Drainage F

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Figure 5 - Poughkeepsie NRI Map - Wetlands



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Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

1:2,257

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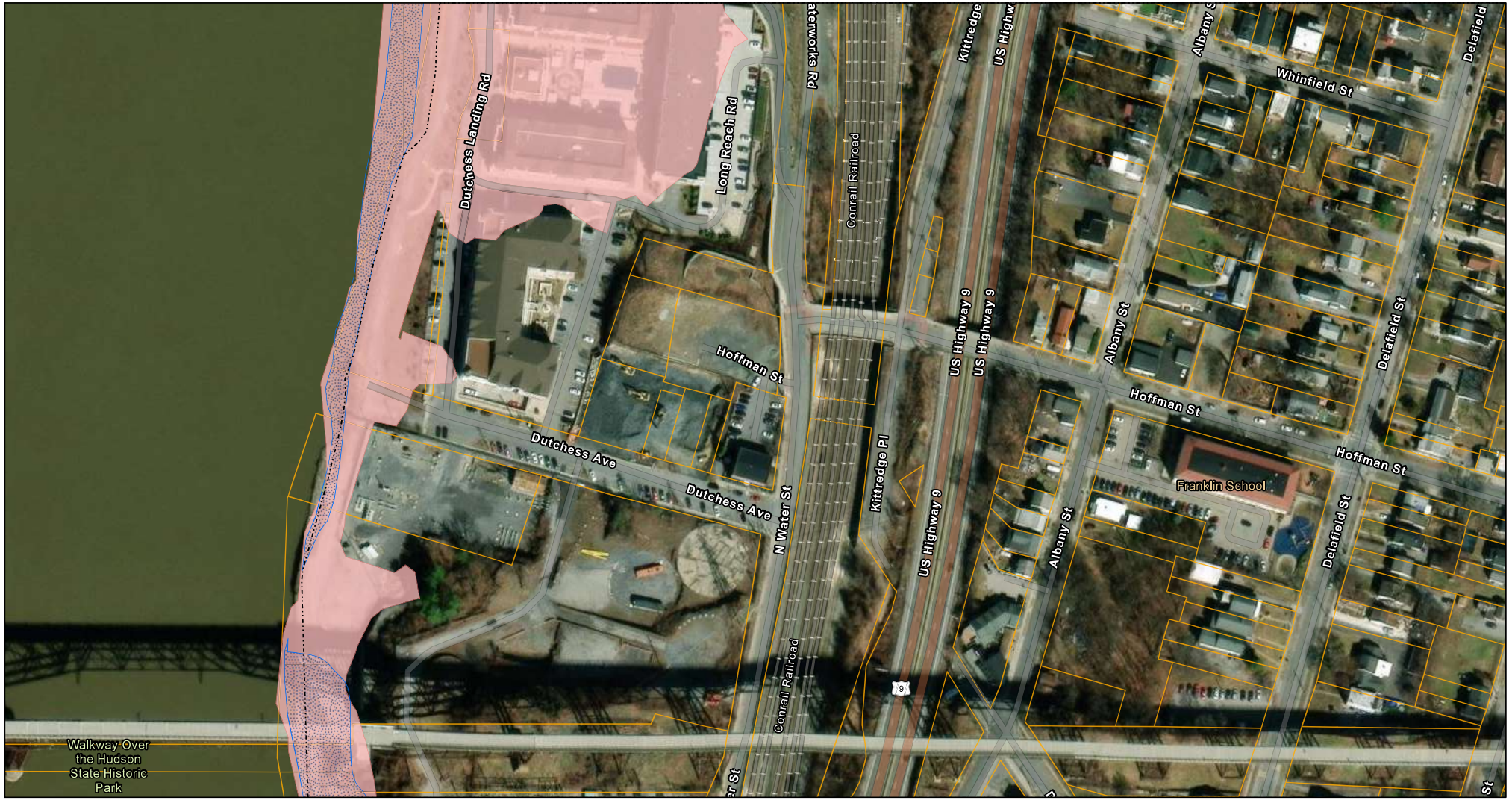
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Figure 6 - Poughkeepsie NRI Map - Flood Hazard Areas and Riparian Buffer Areas



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

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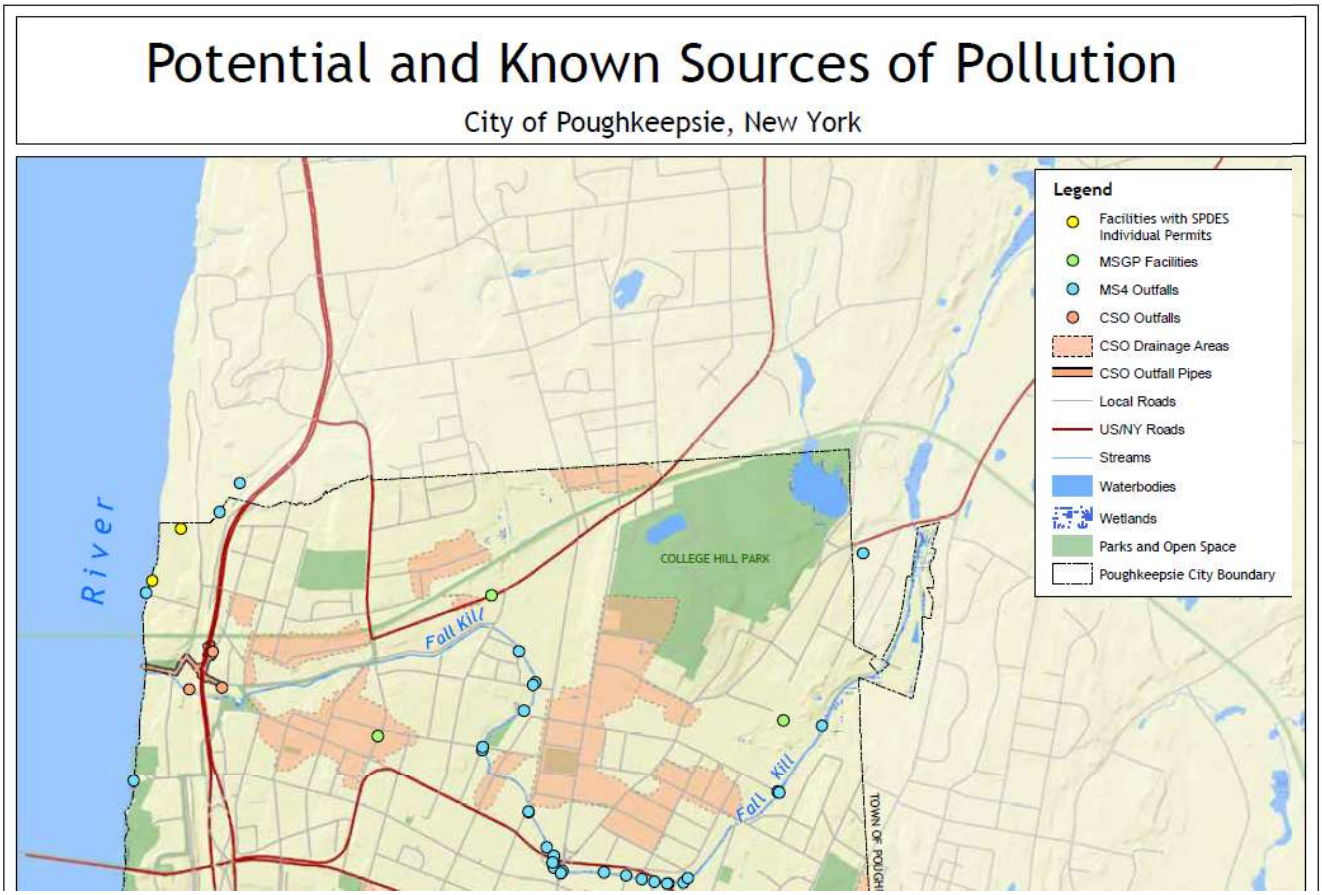
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Figure 7: Potential and Known Sources of Pollution

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



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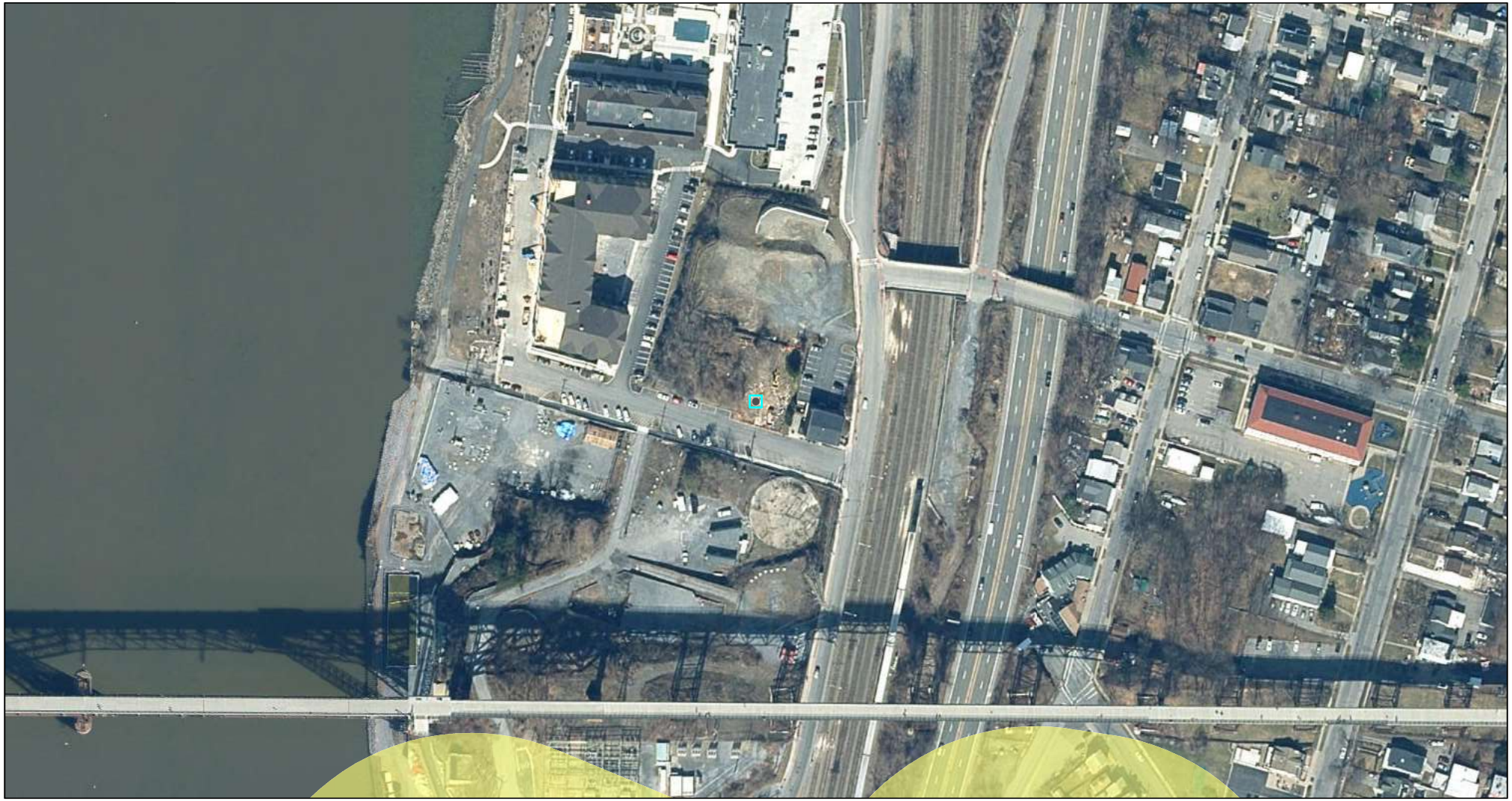
- Parcel Boundaries
- City of Poughkeepsie Boundary
- Wetlands
- Hudsonia Habitats
- Developed
- Cultural
- Stream
- Hudson River
- Subtidal shallows
- Tidal tributary mouth
- Gravel bar
- Estuarine rocky shore
- Upland shrubland
- Wet meadow
- Upland hardwood forest
- Waste ground

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Applicant

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Figure 9- ArcGIS Web Map - Pollinator Pathways



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Potential Pathway

Poughkeepsie Boundary

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New York State, Maxar, Microsoft

ArcGIS Web AppBuilder
New York State, Maxar, Microsoft |

Figure 10 - ArcGIS Web Map - Land Use by Parcel



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0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

City of Poughkeepsie Boundary

New and Recent Development Projects

Land Use by Parcel

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

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ArcGIS Web AppBuilder

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Figure 11 - Poughkeepsie NRI Map - Recreational Resources



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0 0.13 0.25 0.5 km

- Parcel Boundaries
- City of Poughkeepsie Boundary

Recreational Features

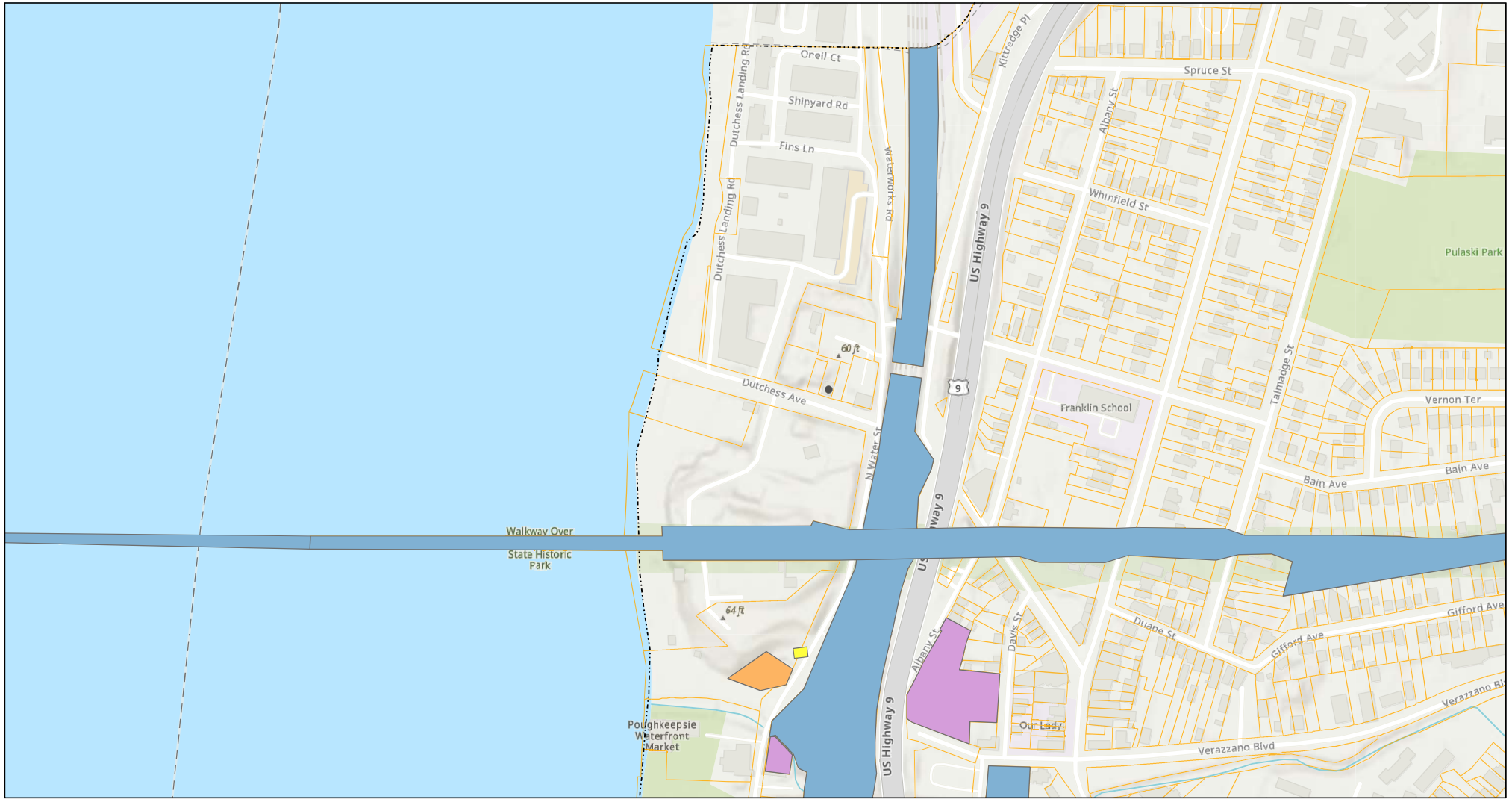
- Basketball Court
- Boat Launch
- Community Garden
- Flower Garden
- Playground
- Pool
- Skate Park
- Tennis Court
- Trails
- Parks and Open Spaces

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Applicant

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Figure 12 - ArcGIS Web Map - Historic Resources



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

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

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

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

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

The O'Neill Group

A Real Estate Development Company

January 26, 2025

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

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

To the City of Poughkeepsie Planning Board:

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

a) Accessibility for Fire and Police Protection

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

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

b) Harmony with Orderly Development of the District

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

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

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

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

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

Traffic, Access, and Site Layout

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

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

Building Height, Screening, and Compatibility with Adjacent Properties

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

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

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

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

Conclusion

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

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

Respectfully submitted,

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

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

Greetings George,

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

Please reach out if you require further assistance.

Thank you,

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

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

Hi Angela,

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

Best,

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



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

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

Please see attached.

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

Hi George,

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

Thanks,

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

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

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

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

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

Thank you

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

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ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK

MAP



FILE DATE - DEC 8, 2025

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GREATER WALKWAY EXPERIENCE



Interpretive Signs



Wayfinding & Directional Signs



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

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POUGHKEEPSIE REGATTA









FINISH OF THE 1913 VARSITY RACE AT POUGHKEEPSIE



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

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

© 2025 Timely Signs of Hanston, Inc.



SAMPLE ICON

One Dutchess Waterfront Park

One Dutchess River Walk

One Dutchess Regatta Path

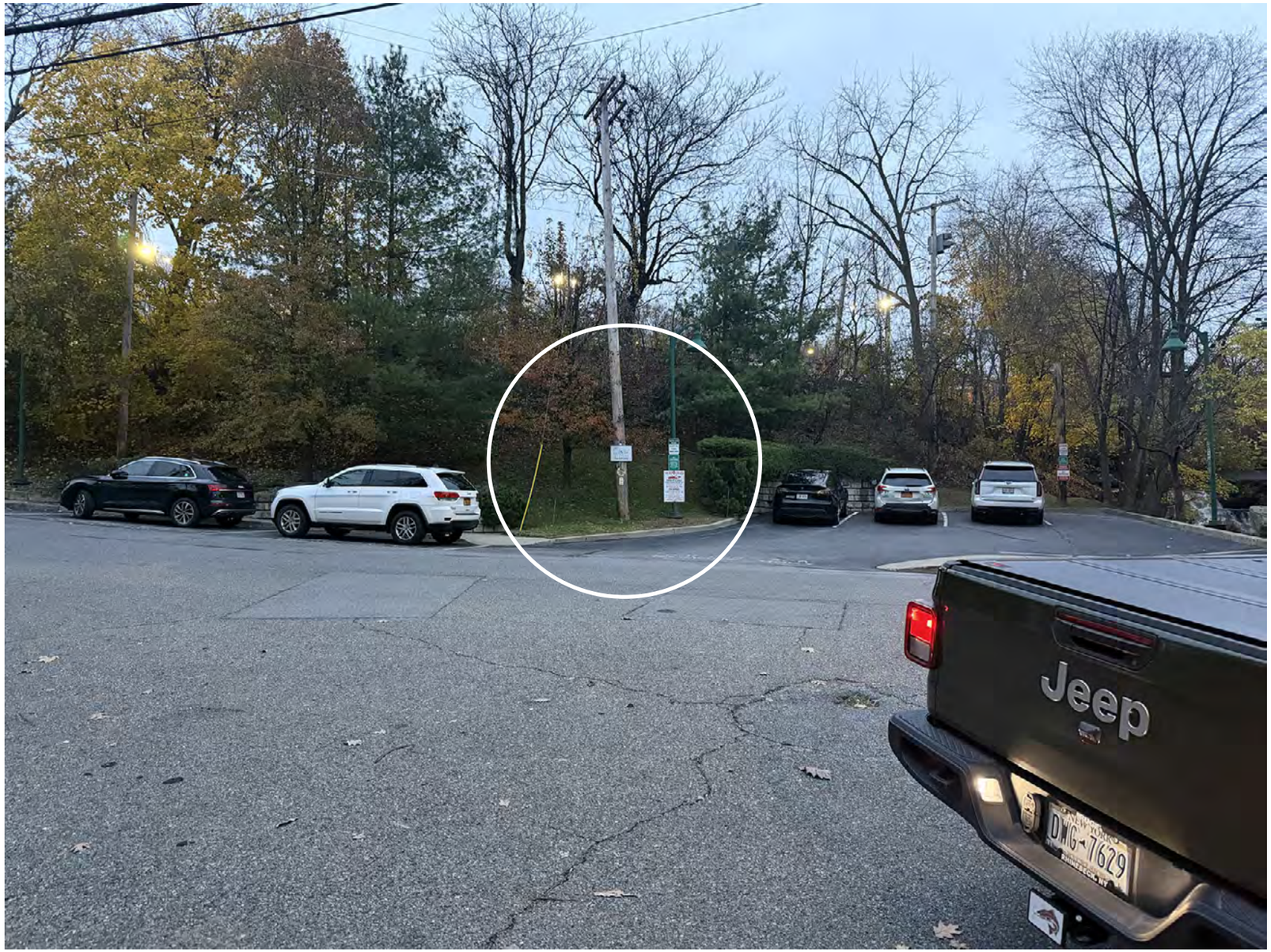
Regatta Way at One Dutchess

SAMPLE NAMING

© 2025 Timely Signs of Hanover, 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





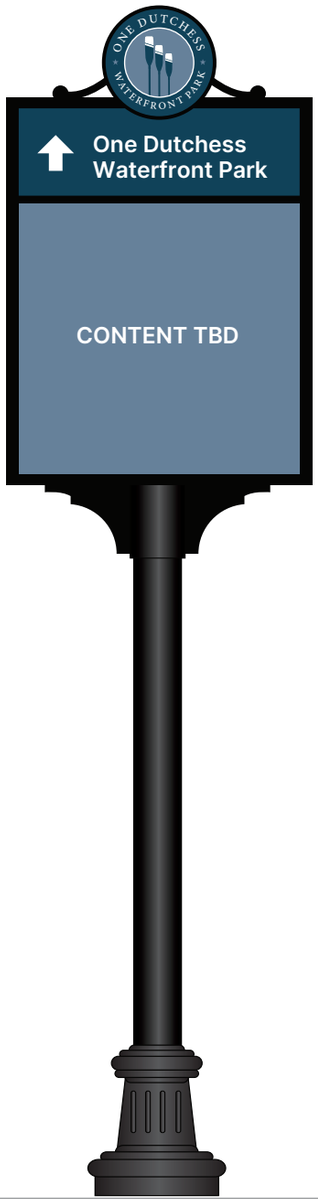
FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Winston, Inc.

Pathfinder #2

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK







OPPOSITE SIDE

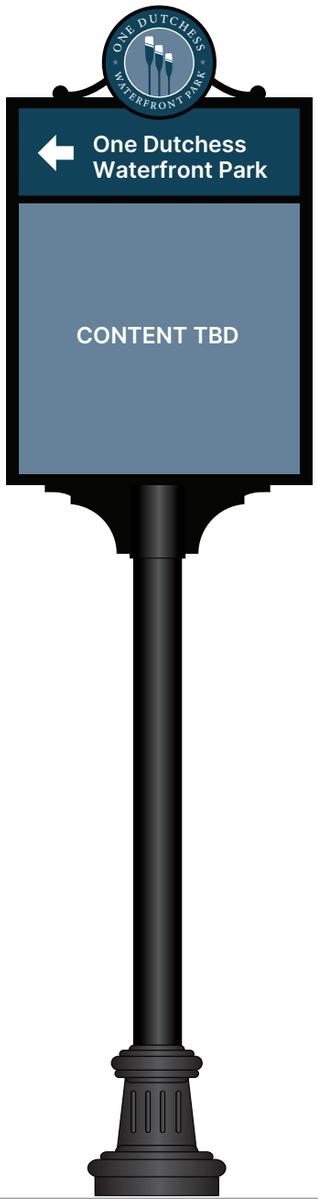
FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Kingston, Inc.

Pathfinder #3

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK







OPPOSITE SIDE

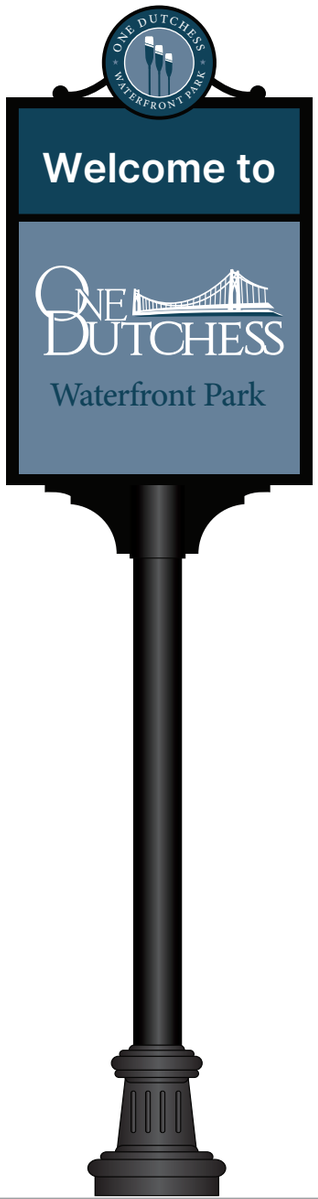
FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Winston, Inc.

Pathfinder #4

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK







OPPOSITE SIDE

FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Hanston, Inc.

Interpretive Signs





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

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

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

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New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

December 31, 2025

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

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

Dear George Brandt:

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

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

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

Josalyn.Ferguson@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Response: The action will not produce hazardous waste.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



View North Waryas Park



View North Kaal Rock



View West Our Lady of Mt Carmel Church



View North Metro North



View Highland Landing Park



View Walkway Over the Hudson1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Response: The proposed action is consistent with this policy.

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

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

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

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

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

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

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

Response: This policy is not applicable to the proposed action

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

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

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

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

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

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

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

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

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

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

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

Response: The proposed action is consistent with this policy.

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

Greetings George,

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

Please reach out if you require further assistance.

Thank you,

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

National Flood Hazard Layer FIRMette



Legend

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

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

N

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

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

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

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

City of Poughkeepsie
Waterfront Assessment Form (WAF)

A. INSTRUCTIONS

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

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

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

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1 Describe nature and extent of action:

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

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

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

Planning board site plan and special use permit.

Waterfront Advisory Committee

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

NA

c. Permit, approval, license, certification

Special Use permit and site plan approval

Local Waterfront Consistency Review

d. Agency undertaking action:

Poughkeepsie Planning Board

Waterfront Advisory Committee

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

a. Name of applicant

9 Dutchess LLC

b. Mailing address:

241 Hudson Street

Hackensack, New Jersey 07601

c. Telephone number:

(201) 488-4455

d. Property tax number:

131300-6062-59-777390

e. Application number, if any:

4. Will the action be directly undertaken, require funding, or approval by a State or federal agency?

Yes _____ No X

If yes, which State or federal agency? _____

1. Location of action (Street or Site Description and nearest intersection):

9 Dutchess Avenue

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

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

8. Present land use: Vacant lot

9. Present zoning classification: Waterfront

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): None

11. Percentage of site that contains slopes of 15% or greater: 0

12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?

(a) Name NA

(b) Size (in acres) NA

13. Is the property serviced by public water? Yes X No ____

14. Is the property serviced by public sewer? Yes X No ____

C. **WATERFRONT ASSESSMENT** (Check either "Yes" or "No" for each of the following questions). If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

		YES	NO
1.	Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas found within the waterfront area as identified in the LWRP?	___	X
(a)	Significant fish or wildlife habitats?	___	X
(b)	Scenic resources of local or State-wide significance?	___	X
(c)	Important agricultural lands?	___	X
(d)	Natural protective features in a coastal erosion hazard area?	___	X
2.	Will the proposed action have a significant effect upon:		
(a)	Scenic quality of the waterfront environment?	___	X
(b)	Development of future or existing water-dependent uses?	___	X
(c)	Operation of the State's major ports?	___	X
(d)	Land or water uses within a small harbor area?	___	X
(e)	Designated State or federal freshwater wetlands?	___	X
(f)	Commercial or recreational use of fish and wildlife resources?	___	X
(g)	Existing or potential public recreation opportunities?	___	X
(h)	Structures, sites or districts of historic, archaeological or cultural significance to the City, State or nation?	___	X
(i)	Stability of the shoreline?	___	X
(j)	Surface or groundwater quality?	___	X

3. Will the proposed action involve or result in any of the following:

(a)	Physical alteration of land along the shoreline, underwater land or surface waters?	___	X
(b)	Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	___	X
(c)	Expansion of existing public services or infrastructure in undeveloped or low-density areas of the waterfront area?	___	X
(d)	Siting or construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law?	___	X
(e)	Mining, excavation, filling or dredging in surface waters?	___	X
(f)	Reduction of existing or potential public access to, or along, the shoreline?	___	X
(g)	Sale or change in use of publicly-owned lands located on the shoreline or underwater?	___	X
(h)	Development within a designated flood or erosion hazard area?	___	X
(i)	Development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion?	___	X
(j)	Construction or reconstruction of erosion protective structures?	___	X
(k)	Diminished or degraded surface or groundwater quantity and/or quality?	___	X
(l)	Removal of ground cover from the site?	___	X

4. PROJECT		YES	NO
(a)	If a project is to be located adjacent to shore:		
	(1) Does the project require a waterfront location?	___	X
	(2) Will water-related recreation be provided?	___	X
	(3) Will public access to the foreshore be provided?	_X_	___
	(4) Will it eliminate or replace a water-dependent use?	___	X
	(5) Will it eliminate or replace a recreational or maritime use or resource?	___	X
(b)	Is the project site presently used by the community neighborhood as an open space or recreation area?	___	X
(c)	Will the project protect, maintain and/or increase the level and types or public access to water-related recreation resources or facilities?	___	X

(d)	Does the project presently offer or include scenic views or vistas that are known to be important to the community?	_X__	
(e)	Is the project site presently used for commercial or recreational fishing or fish processing?	___	X ___
(f)	Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?	___	X ___
(g)	Is the project located in a flood prone area?	___	X ___
(h)	Is the project located in an area of high coastal erosion?	___	X ___
(i)	Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?	___	X ___
(j)	Do essential public services or facilities presently exist at or near the site?	___	X ___
(k)	Will the project involve surface or subsurface liquid waste disposal?	___	X ___
(l)	Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	___	X ___
(m)	Will the project involve shipment or storage of petroleum products?	___	X ___
(n)	Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters?	___	X ___
(o)	Will the project involve or change existing ice management practices?	___	X ___
(n)	Will the project alter drainage flow, patterns or surface water runoff on or from the site?	__X_	___
(p)	Will best management practices be utilized to control storm water runoff into waterfront waters?	X ___	___
(q)	Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates?	___	X ___
(r)	Will the project affect any area designated as a tidal or freshwater wetland?	___	X ___
(s)	Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	___	X ___

D. **REMARKS OR ADDITIONAL INFORMATION TO SUPPORT OR DESCRIBE ANY ITEM(S) CHECKED "YES"** (Add any additional sheets necessary)

_____

_____

_____

_____

If you require assistance or further information in order to complete this form, please contact the City Planning Department.

Please submit completed form, along with one copy of a site/sketch plan to:

City of Poughkeepsie
Building, Planning, and Zoning Department
City Hall-2nd Floor
62 Civic Center Plaza
Poughkeepsie, NY 12601

Preparer's Name (Please print): Lauren O'Neill lauran o'neill

Affiliation: Authorized Signatory of 9 Dutchess LLC

Telephone Number: (201) 488 4955

Date: 1/26/2026


ONE
DUTCHESS

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. PROPERTY ADDRESS: 9 Dutchess Ave. , Poughkeepsie, NY 12601

II. PROPERTY OWNER: 9 Dutchess, LLC

ADDRESS: 241 Hudson Street, Hackensack, NJ 07601

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

III. NAME OF APPLICANT: 9 Dutchess, LLC

ADDRESS: 241 Hudson Street, Hackensack, NJ 07601

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

EMAIL ADDRESS: [redacted]

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

IV. CONSULTANT: Mark Day, Day Stokosa

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

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

EMAIL ADDRESS: [redacted]

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

VI. ZONING DISTRICT: Waterfront

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

Revised October 2025: Previous Editions Obsolete

PROJECT INFORMATION

New construction: Yes (yes) _____(no)

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

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

Alteration:_____(yes) No (no)

Cost of Construction: $12,000,000

LOT AND BULK INFORMATION:

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

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

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

n/a (additional proposed square feet for expansion)

20,295 (total building footprint, square feet)

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

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

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

n/a (additional proposed square feet for expansion)

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

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

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

VIII. PROJECT PARKING INFORMATION

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

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

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) No (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: 12

Number of two (2) bedroom unit's 15

Number with three or more bedrooms: _____

Total number of units: 27

C) Is funding public?_____Yes No No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

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

XVII. APPLICANT CERTIFICATION

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

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

Signature of Applicant

2-3-26
Date