City of Poughkeepsie
Planning Board
Meeting Agenda

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

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of May 27, 2026 Meeting Minutes

2. Approval of June 23, 2026 Meeting Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 185 Smith Street
16 Pershing Avenue
287 & 307 South Avenue
271 Church Street
Milton Street
208 North Hamilton Street
210 North Hamilton Street

IV. SEQRA REVIEW

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

Waterfront (W); File #2026-007

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **27 SOUTH CLINTON STREET: SITE PLAN** Application for site plan review regarding the proposed construction of a two story apartment building containing four dwelling units on the vacant lot at 27 South Clinton Street. Owner/Applicant: Quincy Williams; Consultant: Ciro Interrante; Grid # 6161-22-237923; Zoning District: RNC; File # PB 2026-046

2. **165 SMITH STREET: SITE PLAN** Application for site plan review for the proposed expansion of an existing light industrial facility to construct a joined 23,520 square foot warehouse. Project to include the removal of parking spaces at the location and the creation of a new parking area to the east of the addition. Owner/Applicant: Phi Tan, LLC; Consultant: Day Stokosa Engineering, Mark Day; Grid # 6162-72-461234; Zoning District: I-M; File # PB 2026-04

VI. ADJOURNMENT

The City of Poughkeepsie
New York

Planning Board Meeting Minutes

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

I. ROLL CALL

5 Present (Chair Anne Saylor, Member Viviana Pena, Member Ebony Smith, Member Bryce Holland, Member Brian Veltre), 3 Absent (Member Rosaura Andujar-McNeil, Member Chris Petsas, Member Shane Egan)

II. APPROVAL OF MEETING MINUTES

1. Approval of April 28, 2026, Meeting Minutes

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

Minutes of May 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Pena, Member Holland, Member Smith
No/Nay:	None
Abstain:	Member Brian Veltre
Absent:	Member Andujar-McNeil, Member Petsas, Member Egan
Result:	**Passed**

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 185 Smith Street
16 Pershing Avenue

287 & 307 South Avenue
271 Church Street
208 North Hamilton Street
210 North Hamilton Street
Milton Street Lot # 6162-73-623227

IV. EXTENSION REQUESTS

1. Lot 276969 ‘149’ CANNON STREET: SITE PLAN

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

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

Minutes of May 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Pena, Member Egan, Member Holland, Member Veltre, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Petsas
Result:	**Passed**

2. LOT 288150 '53' NORTH CLINTON STREET: SITE PLAN

EXTENSION Application for site plan approval extension relative to the construction of a four (4) family dwelling. Owner/Applicant: 4COPNY LLC; Consultant: KARC Planning Consultants, Inc.; Grid #6162-72-288150; Zoning District: RNC; File #PB2025-020

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

Minutes of May 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Pena, Member Egan, Member Holland, Member Veltre, Member Smith
No/Nay:	None

Abstain:	None
Absent:	Member Andujar-McNeil, Member Petsas
Result:	**Passed**

V. REVIEW OF RESOLUTIONS

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

   Speaker, Kelly Libolt, Consultant

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

Minutes of May 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Pena, Member Egan, Member Holland, Member Veltre, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Petsas
Result:	**Passed**

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

   Speaker, Carlos Mazzarelli, Architect

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

Minutes of May 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Pena, Member Egan, Member Holland, Member Veltre, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Petsas
Result:	**Passed**

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

1. 9 DUTCHESS AVENUE: SITE PLAN/SPECIAL PERMIT

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

Speaker, Lauran O'Neill, Applicant, Devora Schwartz, Architect,

A motion to Open the Public Hearing was made by Member Smith and seconded by Member Pena.

Minutes of May 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Pena, Member Egan, Member Holland, Member Veltre, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Petsas
Result:	**Passed**

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

Minutes of May 27, 2026 - VOICE VOTE

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

VII. SEQRA REVIEW

1.

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

Speaker, Kelly Libolt, Consultant

A motion to Declare Lead Agency was made by Member Egan and seconded by Member Holland.

Minutes of May 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Pena, Member Egan, Member Holland, Member Veltre, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Petsas
Result:	**Passed**

VIII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

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

   Speaker, Mary Linge, Applicant, Andrew Learn, Engineer

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

   Speaker, Kelly Libolt, Consultant, Jay Blumenfeld

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

Minutes of May 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Pena, Member Egan, Member Holland, Member Veltre, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Petsas
Result:	**Passed**

IX. ADJOURNMENT

1. Meeting adjourned to June 23, 2026.

The City of Poughkeepsie
New York

Planning Board Meeting Minutes

Tuesday, June 23, 2026 **6:00 PM** **Common Council Chambers**

I. ROLL CALL

4 Present (Vice Chair Rosaura Andujar-McNeil, Bryce Holland, Ebony Smith, Shane Egan), 4 Absent (Chair Anne Saylor, Member Chris Petsas, Member Viviana Pena, Member Brian Veltre)

II. APPROVAL OF MEETING MINUTES

1. Approval of May 27, 2026, Meeting Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 185 Smith Street
16 Pershing Avenue
287 & 307 South Ave
271 Church Street
9 Dutchess Avenue
Milton Street

IV. SEQRA REVIEW

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

67-790286; Zoning District: RNA to RC3 requested; File #PD 2025-153

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

Minutes of June 23, 2026 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Egan, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
Result:	**Passed**

V. REVIEW OF RESOLUTIONS & EXTENSION REQUESTS

1. 110 SOUTH GRAND AVENUE: EXTENSION REQUEST

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

Minutes of June 23, 2026 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Egan, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
Result:	

2. 191 COTTAGE STREET: EXTENSION REQUEST

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

Minutes of June 23, 2026 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Egan, Member Holland, Member Smith

No/Nay:	None
Abstain:	None
Absent:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
Result:	**Passed**

3. **488 MAIN STREET: SITE PLAN** Application for site plan review relative to the proposed development of the property at 488 Main Street for a mixed-use building containing ground floor commercial space fronting Main Street with 61 dwelling units, accessory parking and an accessory playground with access from Cannon Street. Owner/Applicant: Hudson River Housing, Inc.; Consultant: CPL, Architecture, Engineering, Planning; Grid #6161-23-290979; Zoning District: MU-5; File #PB2025-048

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

Minutes of June 23, 2026 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Egan, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
Result:	**Passed**

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

1. **17 SOUTH AVENUE: SUBDIVISION** Application for the subdivision of 17 South Avenue into two lots of record, one lot to contain an existing mixed use building fronting South Avenue, and a second lot to front Garfield Place. Owner/Applicant Anthony Starpoli; Consultant Siegrist Construction; Grid # 6061-28-990917; Zoning District; RNA; File# PB-2026-041

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

Minutes of June 23, 2026 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Egan, Member Holland,

	Member Smith
No/Nay:	None
Abstain:	None
Absent:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
Result:	**Passed**

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

Minutes of June 23, 2026 - VOICE VOTE

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

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

Minutes of June 23, 2026 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Egan, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
Result:	Passed

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **208 NORTH HAMILTON STREET: SITE PLAN** Application for site plan review for the proposed conversion of an existing former mixed-use building as a six unit multiple dwelling, including the creation of a shared driveway and off-street parking area with 210 North Hamilton. Owner/Applicant: NAJAW LLC; Consultant: Jason Lichwick Architecture PLLC; Grid # 6162-55-267439; Zoning District: W-G; File #PB2026-016

A motion to declare the project a type 2 action was made by Member Holland and seconded by Member Egan.

Minutes of June 23, 2026 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Egan, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
Result:	**Passed**

2. **210 NORTH HAMILTON STREET: SITE PLAN** Application for site plan review for the proposed conversion of the existing two family dwelling to a three family dwelling, including the creation of a shared driveway and off-street parking area with 208 North Hamilton. Owner/Applicant: Christine Holdings LLC; Consultant: Jason Lickwick Architecture PLLC; Grid # 6162-55-268444; Zoning District: W-G; File #PB2026-017

   A motion to declare the project a type 2 action was made by Member Holland and seconded by Member Egan.

Minutes of June 23, 2026 - VOICE VOTE	
Yes/Aye:	Member Andujar-McNeil, Member Egan, Member Holland, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
Result:	**Passed**

VIII. ADJOURNMENT

1. Meeting adjourned to July 28, 2026

[MIN_SIGNATURES]

Poughkeepsie Natural Resource Inventory Conservation Analysis 9 Dutchess Avenue Multi-Family Development

City of Poughkeepsie
Dutchess County, New York

Issued: December 19, 2025
Revised: January 23, 2026

Prepared for and by:
9 Dutchess, LLC
241 Hudson Street
Hackensack, NJ 07601

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1.0 INTRODUCTION

This Natural Resources Inventory has been prepared in accordance with New York State Department of Environmental Conservation guidance to identify existing natural resources on the Site and evaluate the potential for regulated environmental features. Based on review of available mapping and agency resources, the Site is a previously disturbed, urban parcel and does not contain regulated wetlands, surface waters, floodplains, or other sensitive natural resources subject to NYSDEC jurisdiction.

1.1 Project Summary

9 Dutchess Avenue LLC ("The Applicant") is seeking site plan approval from the City of Poughkeepsie, to develop a 27-unit, mid-rise multifamily residential development with accessory parking ("Proposed Action"). The Proposed Action is located on an approximately 0.5-acre vacant parcel situated on the north side of Dutchess Avenue, identified as Tax Parcel No. 131300-6062-59-777390 (the “Site”).

The Proposed Action includes construction of a three-story residential building containing fifteen (15) one-bedroom units and twelve (12) two-bedroom units, together with accessory site improvements, including 132 off-street parking spaces, stormwater management facilities, utility infrastructure, landscaping, and related improvements.

The Site is located within the City of Poughkeepsie’s Waterfront (W) Zoning District, where multifamily residential development is a permitted use subject to Planning Board approval of a Special Use Permit. The Proposed Action will utilize existing municipal infrastructure, including connection to the public water supply and a tie-in to the existing 8-inch sanitary sewer main located within Dutchess Avenue.

In addition to shared amenities available at the adjacent One Dutchess development, residents of the Proposed Action will have access to on-site amenities including a rooftop terrace, outdoor open space, bicycle and motorcycle parking, and a fitness facility.

1.2 Background

The Site is comprised of approximately one-half (0.5) acre and is currently identified as a single parcel known as;

Tax Parcel No. 131300-6062-59-777390, 9 Dutchess Avenue.

The parcel was created through the merger of four previously separate lots that were part of the filed map entitled “Subdivision Plat for Water Street Development Company, LLC,” recorded as Map No. 11890. The subdivision, filed in January 2024, consolidated the former addresses of 7 through 11 Dutchess Avenue, merging tax parcels 131300-6062-59-768392, 131300-6062-59-774390, and 131300-6062-59-781388 into the subject parcel, increasing the site area from approximately 0.10 acres to approximately 0.50 acres.

Historically, the portion of the Site corresponding to 9–11 Dutchess Avenue, comprising approximately 0.2 acres, was improved with a three-story brick residential structure that was demolished in 2021. The remainder of approximately 0.3 acres of the Site was vacant.

The Site is located within the City of Poughkeepsie's Waterfront (W) Zoning District, where multifamily residential development is classified as a permitted use subject to the applicable Special Use Permit requirements. The Proposed Action is designed to comply with all applicable lot, bulk, and design standards set forth in ZS §§ 19-3.15(4)(c), 19-3.15(4)(i), 19-4.11(1)(b), 19-4.3(1), and 19-4.3(5)(a).

1.3 Site and Surrounding Area Description

The Site is an underutilized, vacant parcel located along Dutchess Avenue. Land uses within approximately 1,000 feet of the Site consist of a mix of single- and multi-family residential development, neighborhood-scale retail, small commercial and office uses, light industrial activity, and public parkland. Public access to the Hudson River waterfront is available at the terminus of Dutchess Avenue.

The Site is not located within a designated floodway, nor within the 100-year or 500-year floodplain, and is not situated over a mapped aquifer.

1.4 Approvals, Consultations and Referrals

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

Table 1
Anticipated Approvals and Permits

City of Poughkeepsie Planning Board	Site Plan Approval
City of Poughkeepsie Department of Public Works	Water and Sewer Hook-Ups
Dutchess County Department of Planning	GML 239m referral
Dutchess County Department of Health	Authorization to Operate (Water & Sewer)
Waterfront Advisory Committee	Consistency Review
NYS Office of Parks, Recreation, and Historic Preservation (OPRHP)	SHPO Consultation

2.0 CONSERVATION ANALYSIS

The Proposed Action has been prepared in accordance with §19-6.4 of the City of Poughkeepsie City Code (Natural Resources), which requires the preparation of a conservation analysis informed by the data and findings contained in the City's 2019 Natural Resources Inventory (NRI). This analysis describes existing site conditions and evaluates the potential for impacts to natural resources identified in the NRI, as they relate to the planning objectives of the City of Poughkeepsie.

The Natural Resources Analysis is organized by resource category and includes an evaluation of Geology and Soils, Water Resources, Biological Communities and Habitats, Land Use, Recreational Resources, Historic Resources, and Climate Change, consistent with the structure and intent of the City Code and NRI guidance.

2.1 Geology and Soils

Figure 1 (Bedrock Geology) depicts the bedrock geology underlying the Site, which is identified as "Water." According to the City of Poughkeepsie's 2019 Natural Resources Inventory, Table 2.1 (Bedrock Geology Descriptions of the City of Poughkeepsie), this classification indicates that the bedrock geology at the Site is unknown and reflects its proximity to the Hudson River (Budnik, Walker, & Menking, 2010). The Site is adjacent to areas underlain by Taconic Mélange, described as relatively unaltered to moderately metamorphosed autochthonous clastic sedimentary rocks consisting of a jumbled assemblage of sandstone blocks within a mud matrix (Budnik, Walker, & Menking, 2010).

The Site's surficial geology is mapped as Alluvium, as shown on *Figure 2 (Surficial Geology)*. Alluvial deposits are formed by riverine processes and typically consist of oxidized fine sand to gravel. These materials are generally permeable and are commonly confined to floodplains within river valleys; in larger valleys, alluvium may be overlain by silt deposits. Alluvial deposits are often associated with areas subject to periodic flooding and typically range in thickness from approximately 1 to 10 meters.

Soils on the Site are classified as Dutchess–Cardigan Urban Land Complex (DxC), as depicted on *Figure 3 (Soils)*. This soil complex is characterized by rolling to rocky terrain, with soils that are very strongly acid to moderately acid within the solum and strongly acid to slightly acid in the substratum. The soils are generally well drained, with bedrock typically encountered at depths greater than 60 inches.

These geologic and soil conditions are typical of urban waterfront settings and are generally suitable for redevelopment with appropriate site planning and stormwater management measures.

Table 2 Soil Characteristics[1]						
% of Site	Symbol	Soil Type	Erosion Hazard	Permeability	Depth to Water Table[2]	Depth to Bedrock
100% (mapped)	DxC	Dutchess-Cardigan-Urban Land Complex	Moderate to slight	Moderate	Typically > 5 ft (variable)	Typically 20" — 60" (variable)

2.2 Water Resources

As shown on *Figure 4 (Surface Water and Watersheds),* the Site is located within the Hudson River Direct Drainage F Watershed. No surface water features are present on or adjacent to the Site, and the Site is not located over a mapped aquifer.

A review of *Figure 5 (Wetlands)* confirms that no wetlands are present on the Site. In addition, based on a review of the Dutchess County Natural Resources Inventory Environmental Resource Mapper, the Site is located outside the mapped 100-year and 500-year flood event extents.

Figure 6 (Flood Hazard Areas and Riparian Buffer Areas) further indicates that no floodplains, flood hazard areas, or riparian buffer areas are located on the Site. Finally, *Figure 7 (Potential and Known Sources of Pollution)* demonstrates that the Site is not constrained by known or potential sources of water pollution.

The Proposed Action will result in less than one acre of ground disturbance; therefore, coverage under the New York State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities is not required. A Stormwater Erosion and Sediment Control Plan has been prepared in conformance with the most current New York State Stormwater Management Design Manual and the New York State Standards and Specifications for Erosion and Sediment Control.

2.3 Biological Communities and Habitat

According to the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper, the Site is not associated with rare plant or animal species, an agricultural district, a National Natural Landmark, or a designated Critical Environmental Area. The Site is located within the mapped Hudson River habitat range for the Shortnose Sturgeon and Atlantic Sturgeon. However, an inquiry was submitted to the NYSDEC Region 3 Bureau of Wildlife and, on December 31, 2025, the agency through the Division of Marine

[1] United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS). Web Soil Survey and Official Soil Series Descriptions for Dutchess and Cardigan soils. Available through the Soil Survey Geographic Database (SSURGO).

[2] Soil characteristics are based on USDA NRCS SSURGO mapping and Official Soil Series Descriptions for the Dutchess–Cardigan Urban Land Complex. Depth to water table and depth to bedrock represent typical conditions for the mapped soil unit and may vary locally. Site-specific conditions can only be confirmed through subsurface investigation.

Resources confirmed that the Proposed Action would not result in impacts to Shortnose Sturgeon or Atlantic Sturgeon habitat.

As shown on *Figure 8* , no ecologically significant habitats are present on the Site. The Site does not contain upland habitat, non-tidal wetland habitat, or Hudson River aquatic habitat. *Figure 9* further indicates that the Site is located approximately 800 feet north of a mapped potential pollinator pathway. The intervening developed land area, together with the existing disturbance associated with the Central Hudson facility, indicates that the Proposed Action will not adversely affect the pollinator pathway identified on *Figure 9*.

2.4 Land Use

The Site is located within the City of Poughkeepsie's Waterfront (W) Zoning District. As set forth in §19-4.4 of the City Code, the purpose of the Waterfront District is:

> "… *to encourage the creation or maintenance of sound development of certain portions of the City's waterfront in a manner that optimizes the waterfront location while simultaneously protecting the physical integrity of the waterfront and expanding the range of water-oriented activities for residents and visitors.*"

The Proposed Action is consistent with the stated intent of the Waterfront Zoning District and has been designed to comply with the applicable zoning standards. A summary of zoning requirements and the proposed conditions is provided below in Table 3.

Table 3
Waterfront Zoning District — Project Compliance

Zoning Provision	Required	Proposed
Minimum Lot Area	409,507.56 Sq ft	409,507.56 Sq ft
Minimum Lot Width	NA	NA
Minimum Lot Frontage	30 Ft	346.3 Ft
Front Yard Setback	None	6.98 Ft
Side Yard Setback	None	22 Ft
Rear Yard Setback	None	None
Max. FAR	1.25	1.15
Max. Building Height	5 Stories or 60 Ft	5 Stories with Basement 57 Ft

As illustrated on *Figure 10 (Land Use by Parcel),* the land use surrounding the Site is a mix of industrial, residential, and commercial retail/office. For zoning purposes, the merged parcel consisting of the adjacent One Dutchess property and the 9 Dutchess Avenue parcel is considered a single zoning lot based on their physical contiguity and functionally related site design. This approach is consistent with common zoning practice in New York State, which allows contiguous and integrated parcels to be evaluated together where such treatment advances zoning objectives related to bulk, circulation, parking, and overall site organization.

2.5 Recreational Resources

The Site is currently vacant, privately owned, and does not provide public recreational opportunities. The Proposed Action is not anticipated to result in a substantial increase in demand for public recreational resources. Residents of the proposed development will have access to on-site and shared amenities within the adjacent One Dutchess complex, including open space, walking paths, a pool, and a clubhouse, which are expected to accommodate resident recreational needs.

The Site is located in proximity to existing public recreational resources, including the Walkway Over the Hudson, Upper Landing Park, Waryas Park, and public access to the Hudson River waterfront via Dutchess Avenue and the One Dutchess complex (Figure 11). In conjunction with the Proposed Action, the Applicant proposes an off-site signage program intended to improve pedestrian wayfinding and connectivity to these existing waterfront and recreational resources.

The Proposed Action will also result in an increase in taxable assessed value, which may contribute to municipal revenues available to support public services, including recreational programs and facilities.

2.6 Historical Resources

According to the Natural Resources Inventory mapping (Figure 12), the Poughkeepsie Railroad Station is located approximately a 4–5 minute walk from the Site. No historic resources are identified on the property. As part of the environmental review process, consultation was conducted with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) pursuant to Section 14.09 of the New York State Historic Preservation Act. By letter dated December 31, 2025 (OPRHP Project Review No. 25PR11777), OPRHP determined that the Proposed Action will not impact any archaeological or historic resources listed in or eligible for listing in the New York State or National Registers of Historic Places. Consistent with this determination, review of the EAF Mapper indicates that the Site is not associated with known archaeological resources.

2.7 Climate Change

The Proposed Action involves the redevelopment of a vacant parcel into a fully compliant multifamily residential use and has been designed with consideration of climate-related conditions and long-term resiliency. While the specific impacts of climate change are inherently uncertain, the project incorporates measures intended to respond to foreseeable climate-related concerns in a manner consistent with responsible development practices.

The Proposed Action includes a stormwater management plan prepared in accordance with the most current New York State Stormwater Management Design Manual, incorporating recommended best management practices to manage runoff and reduce potential flooding impacts. The building will also be constructed in compliance with applicable state and local building codes and will utilize energy-efficient materials, systems, and appliances intended to reduce energy consumption.

The City of Poughkeepsie has undertaken a number of climate resiliency initiatives, including adoption of the New York State Climate Smart Communities Pledge and preparation of the Climate Smart Resiliency Planning Tool (CSRP), which identifies strategies to improve resilience to flooding and climate change. The Proposed Action is consistent with the intent of

these initiatives by redeveloping an urban, previously disturbed site and incorporating design measures that limit environmental impacts and support efficient use of existing infrastructure.

As outlined above, the natural resource categories identified in Table 8.1 of the City's Natural Resources Inventory, and the potential effects of the Proposed Action on those resources, have been evaluated in the preceding sections of this analysis. Taken together, the project's design and mitigation measures are intended to avoid or minimize impacts to natural resources while supporting the City's broader goals related to sustainability, climate adaptation, and resilient waterfront development.

3.0 Conclusion

The Project Site is identified in the City of Poughkeepsie Natural Resources Inventory as an area that, at a broader mapping scale, includes hardwood swamp and upland hardwood forest resources. The Proposed Action involves redevelopment of an approximately 0.5-acre, previously disturbed and currently vacant parcel into a 27-unit, mid-rise multifamily residential building with accessory parking.

As documented in this analysis, the Site does not contain regulated wetlands, surface waters, floodplains, or other sensitive natural resources, and the Proposed Action has been designed to avoid or minimize potential impacts to identified environmental resources. The proposed use is permitted within the Waterfront (W) Zoning District, subject to approval of a Special Use Permit and site plan by the City of Poughkeepsie Planning Board.

Based on the information presented herein, the Proposed Action is consistent with applicable zoning and natural resource considerations and is not anticipated to result in significant adverse impacts to the natural environment.

Figure 1 - Poughkeepsie NRI Map - Bedrock Geology

1/23/2026, 4:58:22 PM

City of Poughkeepsie Boundary

Parcel Boundaries

Bedrock Geology

Graywacke, shale (Oag)

Taconic melange (Otm)

Water

1:2,257

0 0.02 0.04 0.08 mi

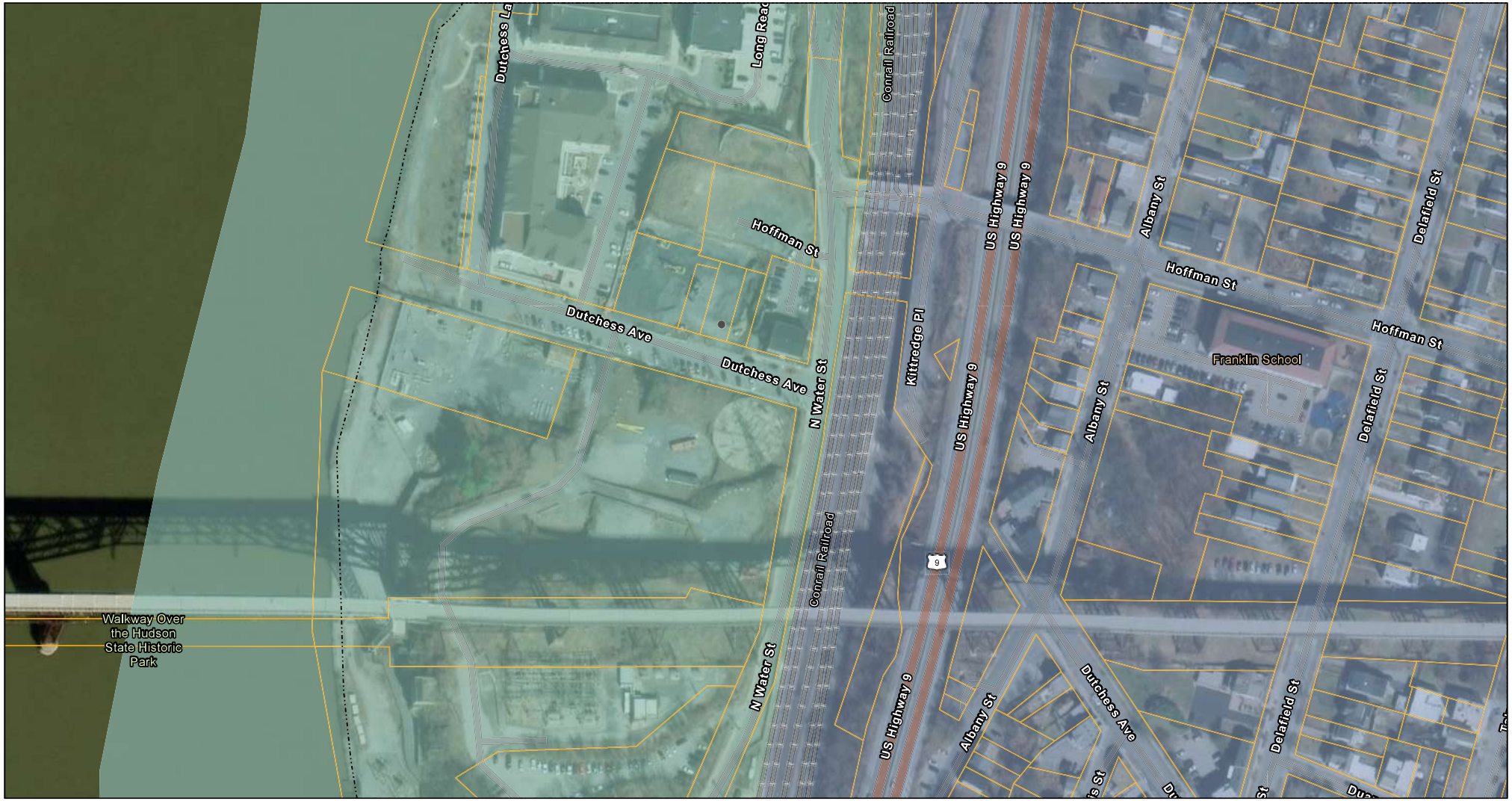
0 0.03 0.07 0.13 km

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

9 Dutchess LLC

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

Figure 2 - Poughkeepsie NRI Map - Surficial Geology



1/23/2026, 4:57:55 PM

City of Poughkeepsie Boundary

Parcel Boundaries

Surficial Geology

Alluvium

Bedrock outcrop

1:2,257

0 0.02 0.04 0.08 mi

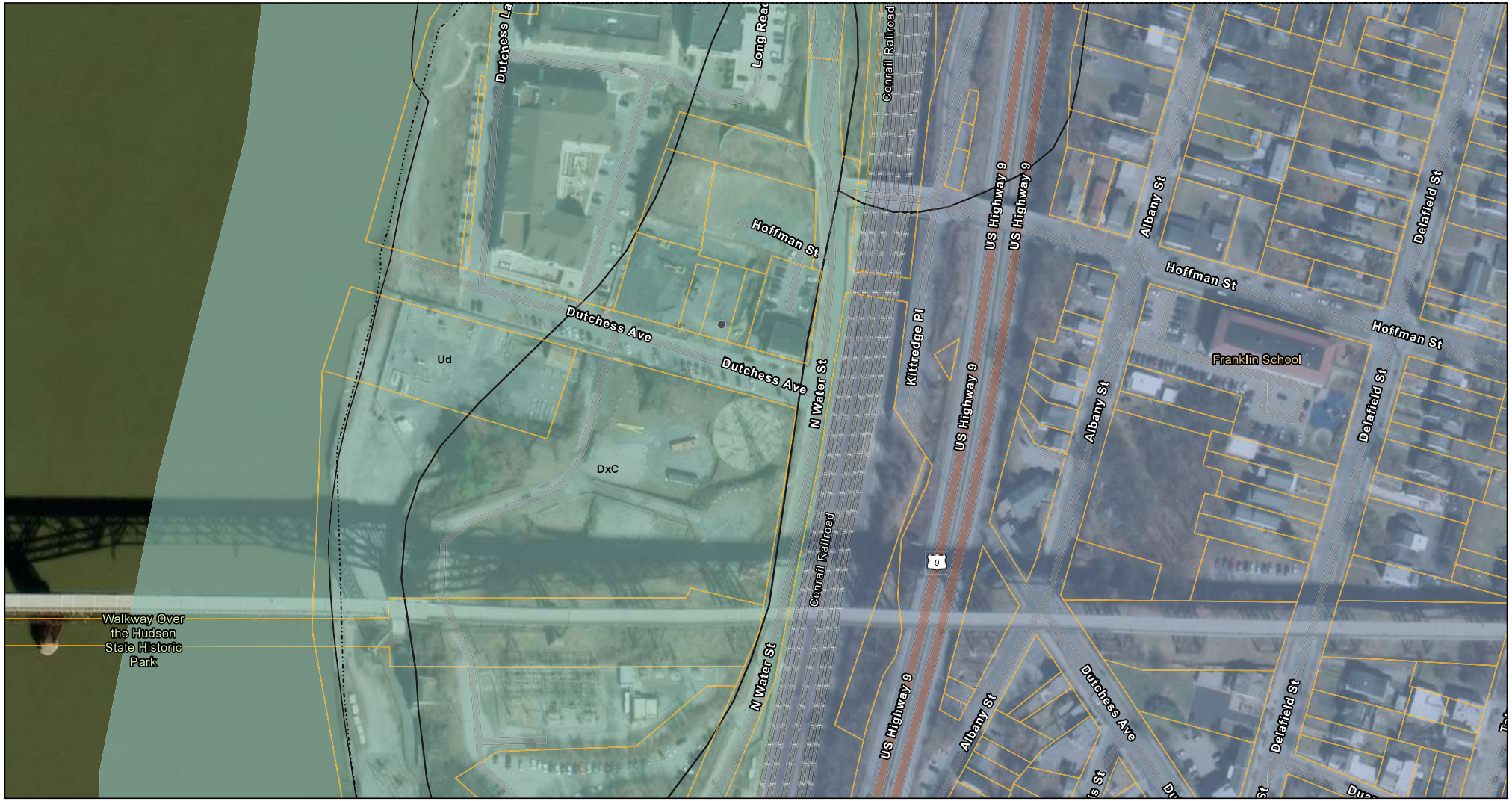
0 0.03 0.07 0.13 km

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

9 Dutchess LLC

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

Figure 3 - Poughkeepsie NRI Map - Soils



1/23/2026, 4:56:33 PM

City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Surficial Geology

Alluvium

Bedrock outcrop

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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

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

Figure 4 - Poughkeepsie NRI Map - Surface Water and Watersheds

1/23/2026, 5:02:18 PM

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

- Parcel Boundaries
- City of Poughkeepsie Boundary
- Surface Water

Watershed

- Fallkill Creek Watershed
- Hudson River Direct Drainage E
- Hudson River Direct Drainage F

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

9 Dutchess LLC

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

Figure 5 - Poughkeepsie NRI Map - Wetlands

1/23/2026, 5:08:56 PM

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

1:2,257

0 0.02 0.04 0.08 mi

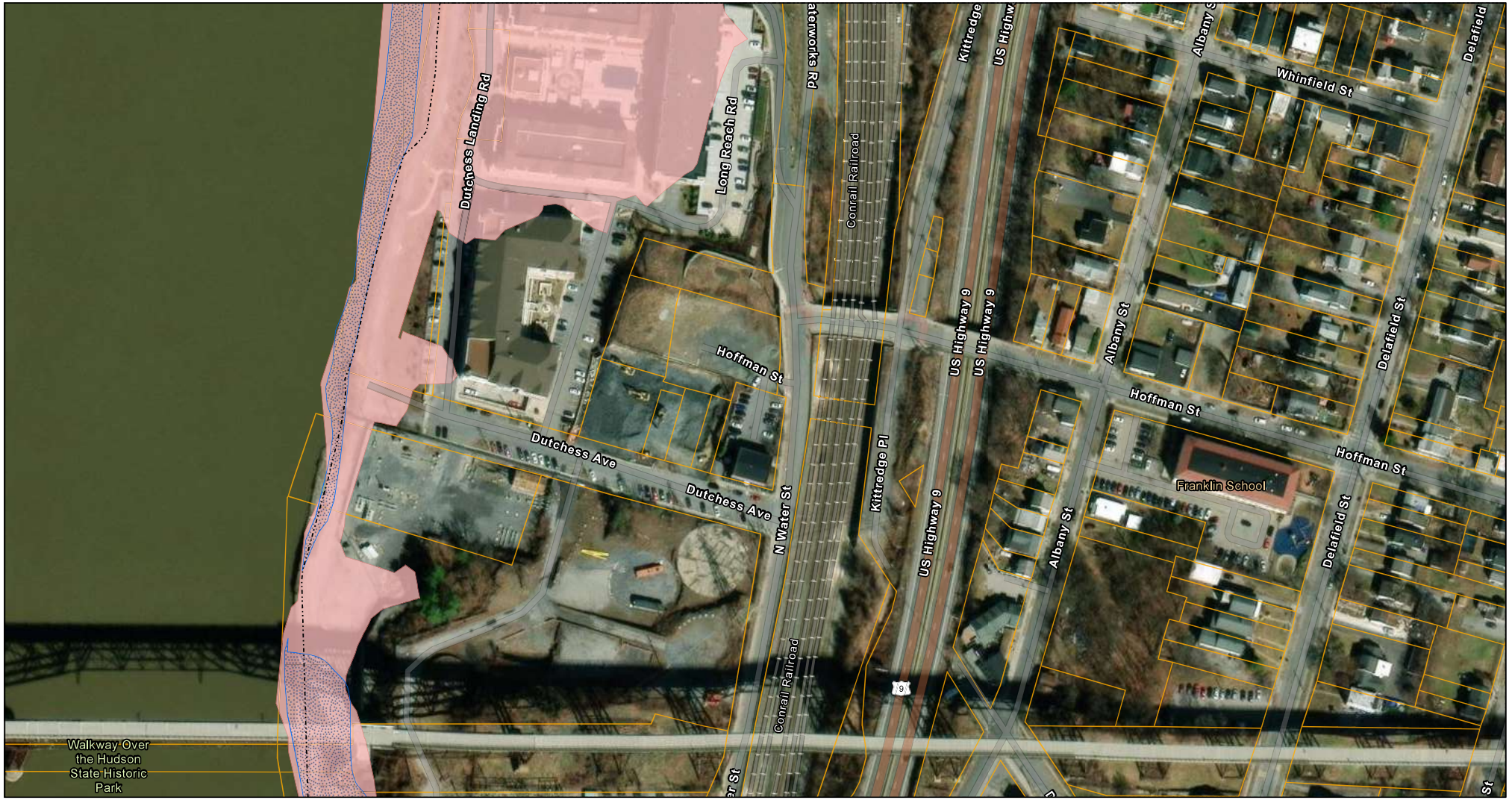
0 0.03 0.07 0.13 km

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

9 Dutchess LLC

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

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



1/23/2026, 5:07:40 PM

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

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

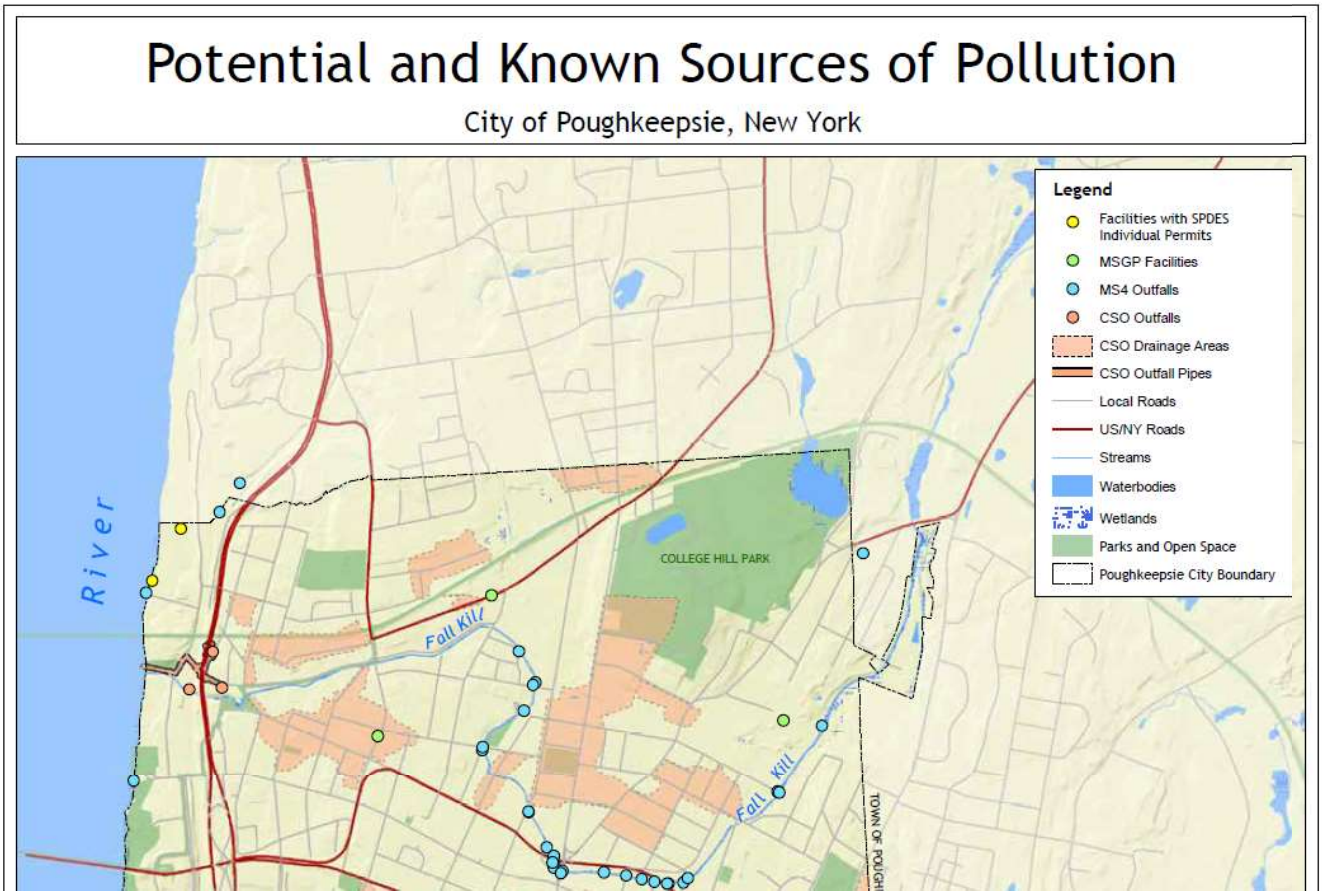
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

9 Dutchess LLC

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

Figure 7: Potential and Known Sources of Pollution

Map 3.6 Potential and Known Sources of Pollution Map



This map is intended for general planning and educational purposes. Corrections or updates may be submitted to the City of Poughkeepsie. Map produced by the Environmental Cooperative at the Vassar Barns for the City of Poughkeepsie, August 2018. Revised April 2019.

DATA SOURCES:
SPDES Facilities, MSGP Facilities: NYSDEC, 2018
MS4 Outfalls, CSO Outfalls, CSO Outfall Pipes, and CSO Drainage Areas: City of Poughkeepsie, 2015
Local Roads, US/NY Roads: Duchess County, 2017
Waterbodies/Wetlands/Streams: Hudsonia, 2018; Dutchess County, 2004
Parks and Open Space: Duchess County, 2017; Ecological Cooperative at Vassar Barns
Poughkeepsie City Boundary: Dutchess County, 2017
Terrain: USGS, 2011 (amended 2014)

Excerpted from Natural Resource Inventory [PDF] (2019). City of Poughkeepsie, NY.

Retrieved from https://www.cityofpoughkeepsie.com/DocumentCenter/View/180/Natural-Resource-Inventory-2019-PDF

Figure 8 - Poughkeepsie NRI Map - Significant Habitats

1/23/2026, 5:40:11 PM

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

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

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

Applicant

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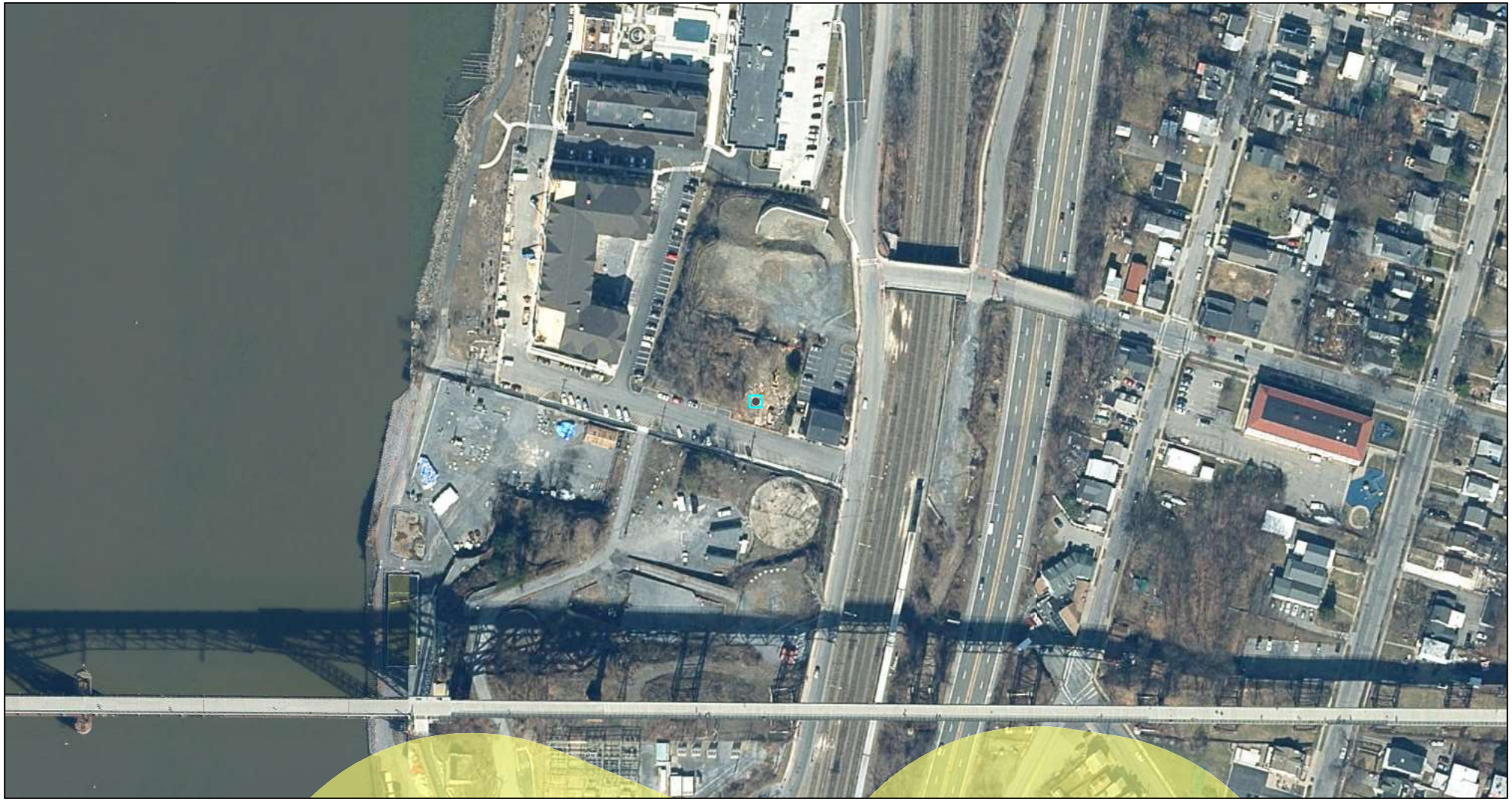
Figure 9- ArcGIS Web Map - Pollinator Pathways



4/1/2024, 1:43:30 PM

Potential Pathway

Poughkeepsie Boundary

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

New York State, Maxar, Microsoft

ArcGIS Web AppBuilder
New York State, Maxar, Microsoft |

Figure 10 - ArcGIS Web Map - Land Use by Parcel

1/23/2026, 5:49:02 PM

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

City of Poughkeepsie Boundary

New and Recent Development Projects

Land Use by Parcel

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

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

ArcGIS Web AppBuilder

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Figure 11 - Poughkeepsie NRI Map - Recreational Resources

1/23/2026, 5:55:12 PM

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Parcel Boundaries

City of Poughkeepsie Boundary

Recreational Features

Basketball Court

Boat Launch

Community Garden

Flower Garden

Playground

Pool

Skate Park

Tennis Court

Trails

Parks and Open Spaces

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

Applicant

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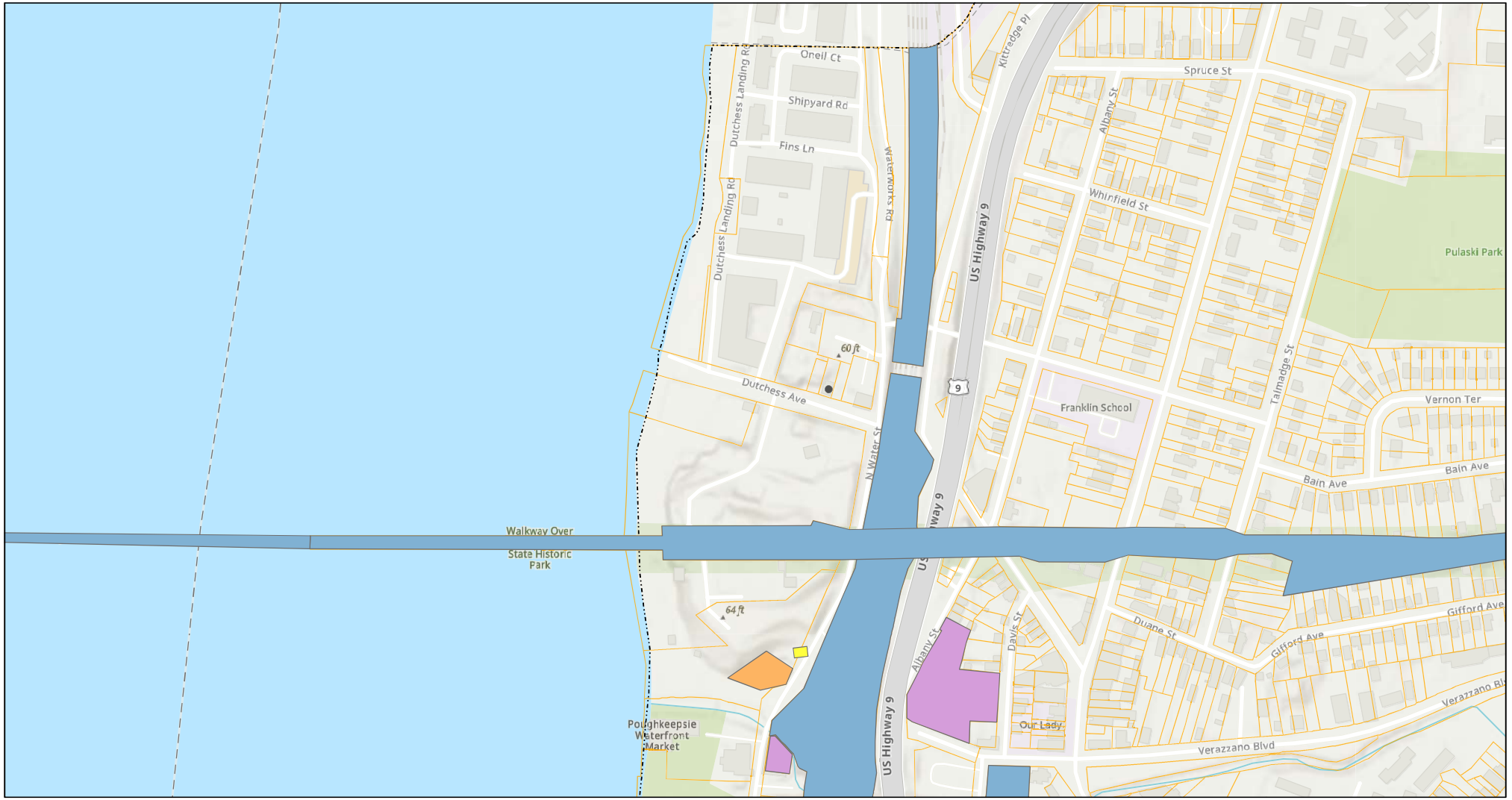
Figure 12 - ArcGIS Web Map - Historic Resources



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

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

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

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

ArcGIS Web AppBuilder

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

The O'Neill Group

A Real Estate Development Company

January 26, 2025

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

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

To the City of Poughkeepsie Planning Board:

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

a) Accessibility for Fire and Police Protection

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

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

b) Harmony with Orderly Development of the District

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

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

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

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

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

Traffic, Access, and Site Layout

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

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

Building Height, Screening, and Compatibility with Adjacent Properties

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

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

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

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

Conclusion

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

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

Respectfully submitted,

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

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

Greetings George,

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

Please reach out if you require further assistance.

Thank you,

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

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

Hi Angela,

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

Best,

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

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

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

Please see attached.

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

Hi George,

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

Thanks,

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

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

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

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

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

Thank you

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

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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.

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SAMPLE ICON

One Dutchess Waterfront Park

One Dutchess River Walk

One Dutchess Regatta Path

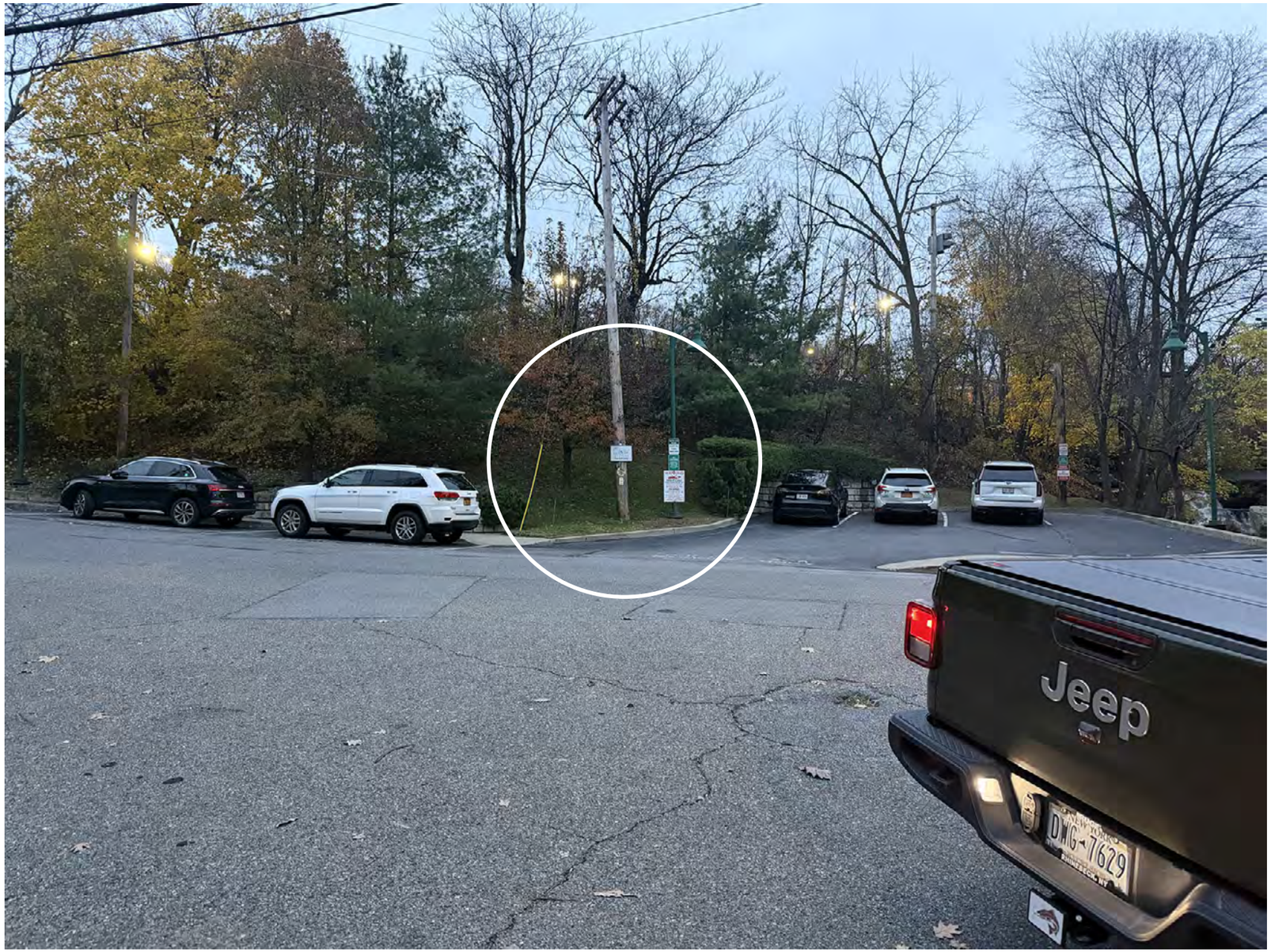
Regatta Way at One Dutchess

SAMPLE NAMING

© 2025 Timely Signs of Kingston, Inc.

Pathfinder #1

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK



FILE DATE - DEC 8, 2025

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ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK

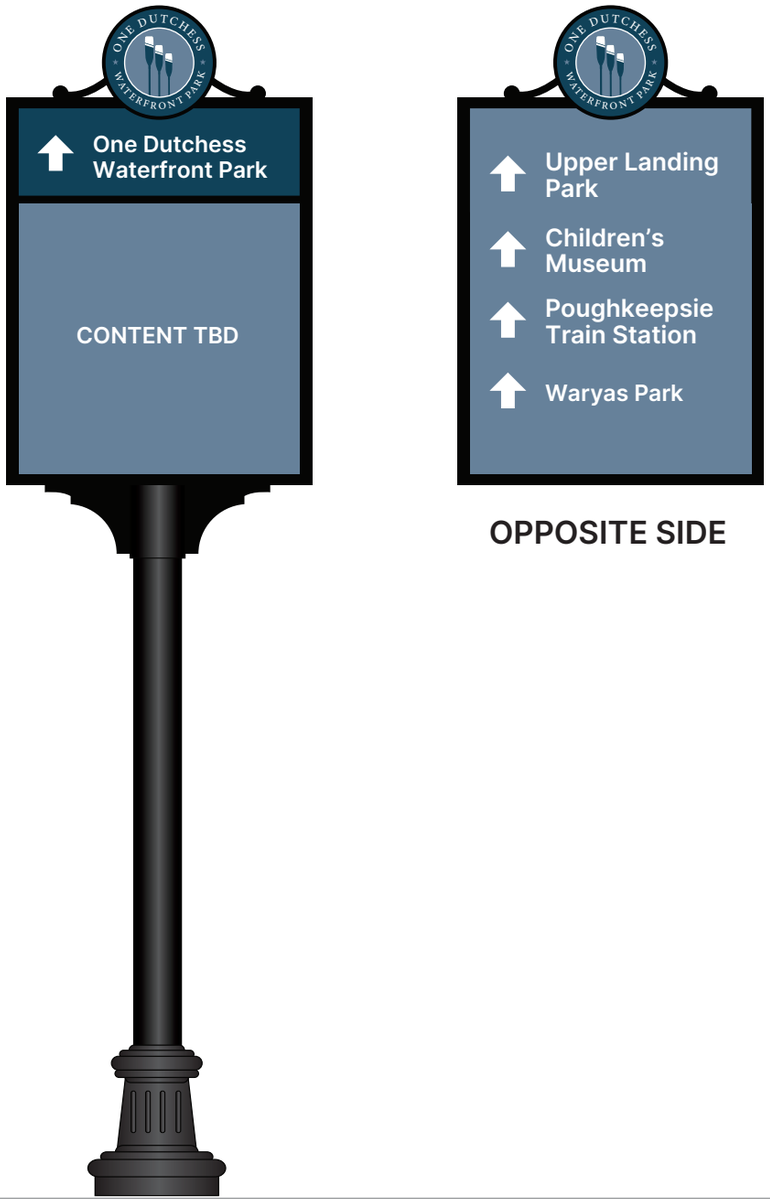
Pathfinder #1

FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Kingston, Inc.

Pathfinder #2

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK



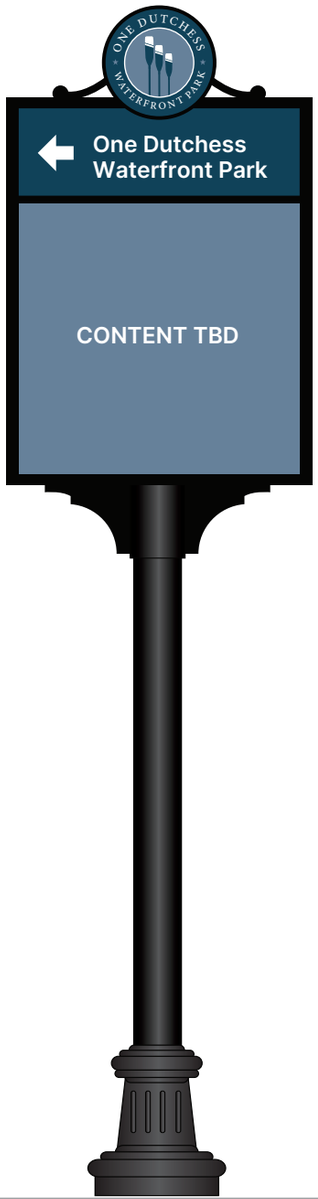
OPPOSITE SIDE

FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Kingston, Inc.

Pathfinder #3

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK



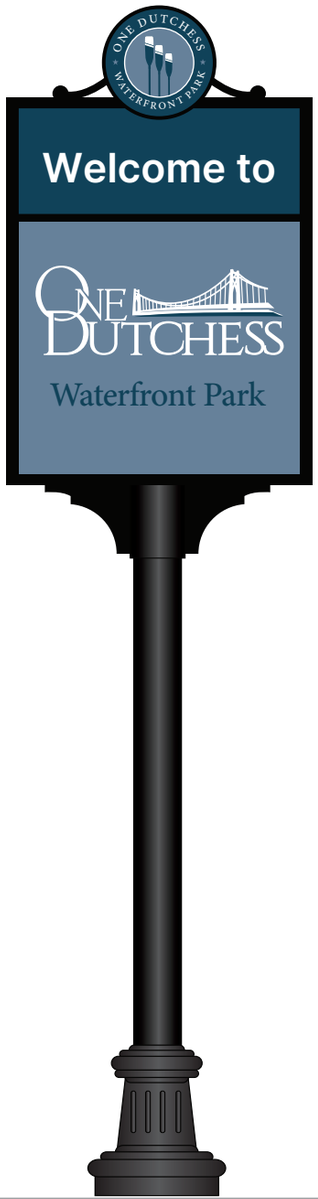
OPPOSITE SIDE

FILE DATE - DEC 8, 2025

© 2025 Timely Signs of Kingston, Inc.

Pathfinder #4

ONE DUTCHESS - RIVERFRONT PATH WAYFINDING FROM UPPER LANDING PARK



OPPOSITE SIDE

FILE DATE - DEC 8, 2025

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Interpretive Signs

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

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

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

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New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

December 31, 2025

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

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

Dear George Brandt:

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

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

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

Josalyn.Ferguson@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Response: The action will not produce hazardous waste.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Response: As noted above, the project sponsor maintains the waterfront public space The use of appropriate building materials, and landscaping are attractive elements and compatible with the built condition. The action will not impair viewshed from the Esopus/Lloyd Scenic Area of Statewide Significance.

Policy 25: Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.

The following areas of local scenic significance shall be protected: Views of the river from public parks, views from publicly-owned sites, and views from privately-owned sites that provide public access, including

- **Waryas Park**
- **Kaal Rock**
- **Metro North Station**
- **Our Lady of Mt. Carmel Church**
- **Walkway Over the Hudson**
- **The Mid-Hudson Bridge**
- **Highland Landing Park**

View North Waryas Park

View North Kaal Rock

View West Our Lady of Mt Carmel Church

View North Metro North

View Highland Landing Park

View Walkway Over the Hudson1

*Response: As depicted in the foregoing photos, the proposed action will avoid impairment of the overall scenic quality of the coastal area. Construction of the proposed action will continue the same high quality building design and materials that will match existing features of adjacent buildings that contribute to the revitalization of the Poughkeepsie waterfront. *Note that the Mid-Hudson Bridge pedestrian walkway was closed on several occasions when photographs were attempted. However, the action will not adversely impact views from the bridge. There was no access to Our Lady Of Mt. Carmel Church the photograph presented above was taken adjacent to the steps in late November 2025.*

Policy 26: Conserve and protect agricultural lands in the State's coastal area.

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

Policy 27: Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

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

Policy 28: Ice management practices shall not interfere with the production of hydroelectric power, damage significant fish and wildlife and their habitats, or increase shoreline erosion or flooding.

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

Policy 29: The development of offshore uses and resources, including renewable energy resources, shall accommodate New York's long-standing ocean and Great Lakes industries, such as commercial and recreational fishing and maritime commerce, and the ecological functions of habitats important to New York.

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

Policy 30: Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.

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

Policy 31: State coastal area policies and management objectives of approved Local Waterfront Revitalization Programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

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

Policy 32: Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.

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

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

Response: The action will utilize best management practices and comply with prevailing municipal, county and state specifications, standards and requirements. Collection and distribution of stormwater and sanitary sewer are processed by separate systems.

Policy 34: Discharge of waste materials into coastal waters from vessels subject to State jurisdiction will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

Response: The proposed action is consistent with this policy.

Policy 35: Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

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

Policy 36: Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

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

Policy 37: Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

Response: The action will utilize best management practices and comply with prevailing municipal, county and state specifications, standards and requirements. The proposed action is consistent with this policy.

Policy 38: The quality and quantity of surface water and groundwater supplies, will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

Response: This policy is not applicable to the proposed action

Policy 39: The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land, and scenic resources.

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

Policy 40: Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to state water quality standards.

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

Policy 41: Land use or development in the coastal area will not cause national or State air quality standards to be violated.

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

Policy 42: Coastal management policies will be considered if the State reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.

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

Policy 43: Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates.

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

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

Response: The proposed action is consistent with this policy.

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

Greetings George,

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

Please reach out if you require further assistance.

Thank you,

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

National Flood Hazard Layer FIRMette

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS
  - NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES
  - 20.2 Cross Sections with 1% Annual Chance
  - 17.5 Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/24/2026 at 3:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

City of Poughkeepsie
Waterfront Assessment Form (WAF)

A. INSTRUCTIONS

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

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

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

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1 Describe nature and extent of action:

Construction of new 27-unit multifamily apartment building with accessory off-street parking,

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

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

Planning board site plan and special use permit.

Waterfront Advisory Committee

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

NA

c. Permit, approval, license, certification

Special Use permit and site plan approval

Local Waterfront Consistency Review

d. Agency undertaking action:

Poughkeepsie Planning Board

Waterfront Advisory Committee

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

a. Name of applicant

9 Dutchess LLC

b. Mailing address:

241 Hudson Street

Hackensack, New Jersey 07601

c. Telephone number:

(201) 488-4455

d. Property tax number:

131300-6062-59-777390

e. Application number, if any:

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

Yes _____ No X

If yes, which State or federal agency? _____

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

9 Dutchess Avenue

6. Size of site (acres): .5 Acre

7. Amount (acres) of site to be disturbed: .5 Acre

8. Present land use: Vacant lot

9. Present zoning classification: Waterfront

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): None

11. Percentage of site that contains slopes of 15% or greater: 0

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

(a) Name NA

(b) Size (in acres) NA

13. Is the property serviced by public water? Yes X No ____

14. Is the property serviced by public sewer? Yes X No ____

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

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

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

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

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

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

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

_____

_____

_____

_____

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

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

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

Preparer's Name (Please print): Lauren O'Neill lauran o'neill

Affiliation: Authorized Signatory of 9 Dutchess LLC

Telephone Number: (201) 488 4455

Date: 1/26/2026

City of Poughkeepsie Waterfront Advisory Committee

To: Planning Board
Building Department

CC: Corporation Counsel

Topic:
The City of Poughkeepsie Waterfront Advisory Committee (WAC) has reviewed the submission for 9 Dutchess Ave, more fully described as: "Consistency review regarding 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."

Background:
The parcel known as 9 Dutchess Ave has had a long history before land use boards and city departments in the City of Poughkeepsie, including the WAC. For brevity, the most relevant summary facts are that a grading and excavation plan had been approved for this site with specific stipulations required to maintain consistency with the City of Poughkeepsie's LWRP. A stop-work order and violation have been issued due to work exceeding that approval. The applicant has submitted this new site plan for approval with the goal to cure the violation via the new site plan as per Section 19-5.4 of City code.

The excavation work that exceeded the approved plan also extended beyond the boundaries of the parcel before us in this application (exceeding the boundaries of both the smaller 9 Dutchess Ave parcel and the larger combined 9 & 1 Dutchess Ave parcel.)

Consistency Review
Because the excavation work, which was inconsistent with the City's LWRP, extends beyond the site plan boundaries, the Waterfront Advisory Committee cannot see a way to cure the violation or restore consistency with a new site plan alone. Since there is no way to restore the geologic form of the bedrock bluff or its original natural erosion and runoff profile, any finding of consistency will need to involve a settlement with the applicant to advance objectives of the LWRP and improve conditions through benefits that outweigh the violations.

To be consistent with the City of Poughkeepsie LWRP, a site plan approval for this parcel must be contingent on such settlement or other cure for the outstanding violation.

Advisory Opinion:
The Waterfront Advisory Committee believes that the following actions and inclusions are important to achieve consistency with the LWRP in light of the loss of a significant geologic

form and changed erosion and runoff profile. Some of these items may best be described within a site plan, others may need to be incorporated in a settlement agreement, and some may necessitate inclusion in both (for example: where an amenity is planned, and operation of that amenity needs to be performed post-development). The WAC welcomes an opportunity to review both a settlement and site plan as desired by the parties involved.

- The safety and stability of the rock face should be evaluated and remediated by certified professionals suitable to the City at the expense of the applicant. The applicant provided testimony to the WAC that safety and stability concerns drove the LWRP-inconsistent excess excavation up to the point of the "stop work" order. Now that the rock face exists outside the site plan boundaries, there are questions as to its stability that cannot be addressed solely with a new site plan approval.
- The likelihood of erosion, and the volume/direction of runoff on the newly created topography should be evaluated and remediated by certified professionals in a manner and with a plan suitable to the City at the expense of the applicant. Since the new topography extends into other parcels, it has been suggested that these items will be addressed by other parcel owners via other site plans. While coordination between neighbors and developments is ideal, the resolution of this matter (by any party) is needed prior to the violation being considered cured. It cannot be acceptable to defer this responsibility to other parties with uncertain timelines. (See Code section 18 ½ - 7 (h)(10) and LWRP Policies 7, 11-17, with specific note to Policy 17 regarding non-structural measures.)
- The applicant should develop and install, at the applicant's expense, signage for wayfinding, education, and placemaking in coordination with the City and organizations like the Walkway over the Hudson and Scenic Hudson. Directional and informational signs for drivers, bicyclists, and pedestrians should encourage public access to the Hudson River Greenway trail and other public and tourist locations in the vicinity. (LWRP II-23, Policies 5, 19, 21)
- Public amenities should be installed, at the applicant's expense, on the newly combined 9 and 1 Dutchess parcel as well as at places along the public riverfront walkway suitable to and in coordination with the City. Recommended amenities include, but are not limited to: (Policies 5, 9, 19-21)
    - Bicycle repair station(s) at the street entrance to the Hudson River Greenway walkway, and near public bicycle parking areas
    - Public-access bicycle parking areas
    - Electric vehicle charging stations at public parking locations
    - Public seating and activity tables at the Hudson River walkway
    - Fishing line disposal container in a style similar to those encouraged by the NYS DEC and Parks departments, managed in coordination with City of Poughkeepsie Sanitation

- On the newly combined 9 and 1 Dutchess parcel, specific site plan additions and amenities, which may be restricted to residents/patrons, should be included and identified for site plan approval: (Policies 2, 5, 19-21, 26, 33)
    - Native plantings, with specific focus on green infrastructure for stormwater management, and local pollinator-friendly habitats
    - Additional bicycle parking locations
    - Additional electric vehicle chargers, especially charge points to replace any removed chargers which were part of previous site plans
    - One or more community gardens for use by residents (Policy 26)
    - Green roof areas
    - Pervious paving and landscaping materials in areas intended for pedestrian or vehicular use

This list is not meant to be exhaustive. As an advisory body, the WAC recognizes that the City and its land use boards retain final decision-making responsibility and may require additional fines, penalties, actions, conditions, or adjustments from the applicant and property owners as appropriate. Section 18 ½-10 of City code addresses some applicable penalties and notes that Corporation Counsel may pursue civil penalties "in addition to and not in lieu of any prosecution and penalty."

The City of Poughkeepsie Waterfront Advisory Committee welcomes an opportunity to review further plans and proposals which promise to create a neighborhood consistent with the City's Local Waterfront Revitalization Program.

Issued: 7 / 1 / 2026

For: 5 Against: 0 Abstain: —

Michael Young
Chair - WAC

19 Schizachyrium scoparium 'Chameleon' 2gal Chameleon Little Bluestem
11 Rudbeckia maxima 1gal Giant Coneflower, 5 Agastache foeniculum 1gal Hyssop
52 Hydrangea paniculata 'Little Quick Fire' 3gal HPLQF
19 Mattuccia struthiopteris 2gal Ostrich Fern 1gal
145 Carex pennsylvanica 4" pots Pennsylvania Sedge
11 Hosta guacamole 2gal Guacamole Hosta
83 Hosta gracillima 1gal Small Rock Hosta

Designs Are The Property of The Michael Boice Collaboration. Un-authorized Use of Plans is Strictly Prohibited

67 Thuja occidentlis 'American Pillar' 5'-6', 3-5gal American Pillar Arborvitea
13 Clethra alnifolia 'Ruby Spice' 3gal Summersweet CARS
Bendable Corten Steel Raised Edging
14"-16" tall x 3/16" wide
1 Prunus maritima 3'-4' Beach Plumb PM
20 Hypericum frondosum 'Sunburst" 3gal Sunburst St John's Wort HFSB
53 Calamagrostis acutiflora 'Karl Foster' 1gal 21 Rudbeckia maxima 1gal Giant Coneflower
21 Amelanchier alnifolia 7'-8', 5-7gal or B&B Saskatoon Serviceberry AA

33 Chasmanthium latifolium 1gal Northern Sea Oats Grass
35 Schizachyrium scoparium 'Chameleon' 2gal Chameleon Little Bluestem
19 Rudbeckia maxima 1gal Giant Coneflower, 6 Agastache foeniculum 1gal Hyssop
18 Bouteloua gracilis 'Blonde Ambition' 4" pots Blonde Ambition Blue Grama Grass
8 Physocarpa opulifolius 'Tiny Wine' 3gal Tiny Wine Ninebark POTW

GROUND PLANE PLANT MIX
- ARRANGED BASED UPON SAN/SHADE PATTERNS
Asarum canadense 1gal Wild Ginger
Tiarella cordifolia 'Pink Skyrocket' 1gal Foamflower
Geranium 'Rozanne 1gal Rozanne Cranesbill
Nectaroscordum siculum 1gal Scilian Honey Garlic
Alchemilla mollis 1gal Lady's Mantle
Aster novae-angliae 'Purple Dome' 1gal Purple Dome Aster
Helleborus - assorted
Ajuga reptans 'Black Scallop' 1gal Black Scallop Ajuga
Leptinella potentialla 4" pots Virdigris Brass Buttons

53 Sesleria autumnalis 4" pots Autumn Moor Grass

42 Schizachryium scoparium 'Standing Ovation' 1gal
Standing Ovation Little Bluestem,
21 Rudbeckia maxima 1gal Giant Coneflower,
9 Agastache foeniculum 1gal Hyssop

51 Athyrium 'Ghost' 1gal Ghost Fern

L1

The Michael Boice Collaboration
DESIGNERS AND MAKERS OF FINE LANDSCAPES
845-702-1004
11 South Fowlerhouse Road Wappinger Falls, New York 12590

Revisions
mod-June 7 ,2026 - Ground plane layout
mod-June 9, 2026 - Ground plane notes
mod-June 24, 2026 - Bendable corten steel edging planting
mod-July 14-15,2026 planting, boarders, fence
mod-July 28, 2026 - complete planting plan

Date | May 5, 2026
Scale | 1" - 10' - 0"

One Key 9 Dutches
9 dutches Avenue Poughkeepsie, New York

Des i c h a n-authorized Use of Plans is S d

American Pillar Arborvitae

Ruby Spice Summersweet

Sunburst St. John's Wort

Little Quick Fire Hydrangea

Tiny Wine Nine Bark

Blonde Ambition Blue Grama Grass

Karl Foster Feather Reed Grass

Northern Sea Oats Grass

American Pillar Arborvitae

Small Rock Hosta

Hyssop

Giant Coneflower

Pennsylvania Sedge

Standing Ovation Little Bluestem Grass

Ground Plane Plants

Ostrich Fern

Hosta Guacamole

Wild Ginger

Virdigris Brass Buttons

Pink Skyrocket Foamflower

Lady's Mantle

Black Scallop Ajuga

Rozanne Hardy Geranium

Ghost Fern

Assorted Helleborus

Sicilian Honey Garlic

Purple Dome Aster

Autumn Moor Grass

Chameleon Little Bluestem Grass

L2

The Michael Boice Collaboration
DESIGNERS AND MAKERS OF FINE LANDSCAPES
845-702-1004
11 South Fowlerhouse Road Wappinger Falls, New York 12590

Revisions | ...

Date | July 16, 2026

Scale | ...

One Key 9 Dutches
9 dutches Avenue Poughkeepsie, New York

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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

OFFICE USE ONLY

CODE: PLSF

ID #_____

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

I. PROPERTY ADDRESS: 9 Dutchess Ave. , Poughkeepsie, NY 12601

II. PROPERTY OWNER: 9 Dutchess, LLC

ADDRESS: 241 Hudson Street, Hackensack, NJ 07601

PHONE NUMBER: 201-488-4455 (include area code)

III. NAME OF APPLICANT: 9 Dutchess, LLC

ADDRESS: 241 Hudson Street, Hackensack, NJ 07601

PHONE NUMBER: 201-488-4455 (include area code)

EMAIL ADDRESS: [redacted]

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

IV. CONSULTANT: Mark Day, Day Stokosa

ADDRESS: 3 Van Wyck Lane, Wappinger Falls, NY 12590

PHONE NUMBER: (845)223-3202 include area code)

EMAIL ADDRESS: [redacted]

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): 27 residential unit apartment building with accessory parking

VI. ZONING DISTRICT: Waterfront

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

PROJECT INFORMATION

New construction: Yes (yes) _____(no)

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

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

Alteration:_____(yes) No (no)

Cost of Construction: $12,000,000

LOT AND BULK INFORMATION:

Lot area: 9.4 (acres) 409,507.56 (square feet)

Building Footprint: 20,295 (proposed square feet for new construction)

n/a (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

20,295 (total building footprint, square feet)

Lot Coverage: .37 (percentage, building coverage only)

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

n/a (existing square feet for change of use/expansion)

n/a (additional proposed square feet for expansion)

148,633 (total gross floor area, square feet)

Building Height: 5 + 1 basement (stories) 57_____(feet)

Floor Area Ratio: 1.15 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 33.75

B) Number of Off-Street Parking Spaces provided: 132

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) No (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: 12

Number of two (2) bedroom unit's 15

Number with three or more bedrooms: _____

Total number of units: 27

C) Is funding public?_____Yes No No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____Medical/Dental_____Professional_____Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail_____Wholesale_____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

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

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

Site plan approval for 27 Residential Units with Accessory Parking at 9 Dutchess Avenue, constituting a separate and independent action for purposes of environmental review under SEQRA, but, due to the functionally related nature of the site – including shared access, circulation, parking, and operational characteristics – appropriately reviewed in conjunction with the adjacent One Dutchess property under applicable zoning and site planning principles, with such functional integration to be formally implemented following approval through inclusion of the 9 Dutchess Avenue parcel within the existing One Dutchess homeowners' association and the recording of appropriate covenants, easements, and related instruments.

XVII. APPLICANT CERTIFICATION

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

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

Signature of Applicant

2-3-26
Date

The O'Neill Group

A Real Estate Development Company

January 26, 2026

City of Poughkeepsie
Planning Board
Chairwoman Saylor and Planning Board Members
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Site Plan Submission – 9 Dutchess Avenue
Tax Parcel No.: 131300-6062-59-777390

Dear Chairwoman Saylor and Members of the Planning Board:

The Applicant respectfully seeks Site Plan Approval for the development of a 27-unit residential building with accessory parking on a currently vacant parcel located at 9 Dutchess Avenue. The proposed development consists of fifteen (15) one-bedroom units and twelve (12) two-bedroom units, together with a comprehensive accessory parking program providing a total of 132 spaces, inclusive of automobile parking, motorcycle parking, bicycle racks, a common outdoor gathering area, and a private residential deck.

A central objective of the proposed parking program is to proactively address existing on-street parking constraints along Dutchess Avenue, an issue identified during the City's 2024 discussions with the Applicant. Consistent with those discussions, the project intentionally provides an enhanced level of on-site parking as a community benefit, with the goal of reducing on-street parking demand and improving parking availability for residents, visitors, and users of nearby waterfront amenities.

While the proposed development constitutes a separate and independent action for purposes of environmental review, it has been thoughtfully planned with careful consideration of the physical and operational context of the surrounding properties. For zoning purposes, the 9 Dutchess Avenue parcel and the adjacent One Dutchess property will function as a single zoning lot, reflecting their integrated site planning, architectural continuity, and coordinated circulation and access.

The site plan incorporates complementary design elements, including building massing, façade articulation, and material selection, to ensure that the proposed building integrates seamlessly with the existing development and functions cohesively within the established site context. Shared site features such as parking, access, circulation, and open space are designed to operate collectively upon completion, consistent with SEQRA principles that permit independent review while supporting coordinated and efficient site planning.

This functional relationship will be formalized through inclusion of the 9 Dutchess Avenue parcel within the existing homeowners' association, together with appropriate recorded instruments, including declarations of covenants and restrictions and reciprocal easement agreements, to ensure long-term maintenance, access, and operational coordination.

Construction of the proposed improvements will incorporate advanced engineering techniques and green energy strategies and is not anticipated to result in adverse air quality impacts. The project will utilize existing public sanitary sewer and municipal water infrastructure, with no service main extensions required, thereby avoiding additional demand on public utilities.

The site will not have access from North Water Street and will not impact Metro-North facilities. At the same time, the project benefits from walkable access to public transportation, including close proximity to the Poughkeepsie Train Station, supporting reduced vehicle dependence. The site is not located within a designated floodway, nor within the 100-year or 500-year floodplain, and the proposed action will not result in adverse flood-related impacts.

Development of the parcel represents a continuation of the substantial reinvestment in the former Dutton Lumber site, which was remediated in connection with the One Dutchess development. The New York State Department of Environmental Conservation has confirmed that the proposed action will not result in adverse impacts to threatened or endangered species, and the State Historic Preservation Office has determined that the project will not impact archaeological or historic resources. The proposed development will also avoid adverse aesthetic impacts, as it is consistent with surrounding land uses and the established character of the broader community.

Activation of this long-vacant parcel is intended to enhance the Dutchess Avenue streetscape and provide a clear visual and contextual transition between existing development and the proposed project at 141 North Water Street, transforming an underutilized site into a

The O'Neill Group

A Real Estate Development Company

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

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

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

Sincerely,

Lauran O'Neill

Lauran M. O'Neill

The O'Neill Group
A Real Estate Development Company

241 Hudson Street
Hackensack, NJ 07601
(201)488-4455
loneill@onekeyllc.com

July 17, 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 plans reflect the following changes:

1. The fenestration is changed by use of casement windows in place of double-hung windows based on workshop discussions with MASS. The parking level screens are changed to match the window frames.

   We now propose a tempered glass and stainless steel awning in place of wood and asphalt shingle awning that was previously proposed. A schematic which indicates materials is included along with an indicative illustration of the proposed awning.

2. The site plan is updated to reflect revised location of the valet parking drop-off spaces from the two spaces in front of the proposed restaurant to three spaces on the south side of Dutchess Ave for use when the valet is in operation. The parking table has been revised for the change from 2 to 3 valet stalls. The net change to parking has been reduced from 582 spaces to 581 spaces. The required spaces are 8 above the minimum required under the current code.
   i. A trench drain is added to the bottom of the ramp that services the third level parking area.
   ii. A revised planting and landscape plan for the third floor is presented based on workshop discussions. Landscaping at street level is unchanged.
3. A photo simulation of the Dutchess Avenue riverfront park entrance that is referenced in the WAC consistency evaluation is offered for clarity of the existing and proposed condition.

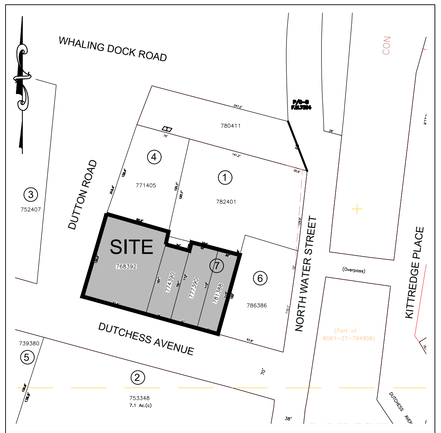
Very truly yours,

G. Brandt

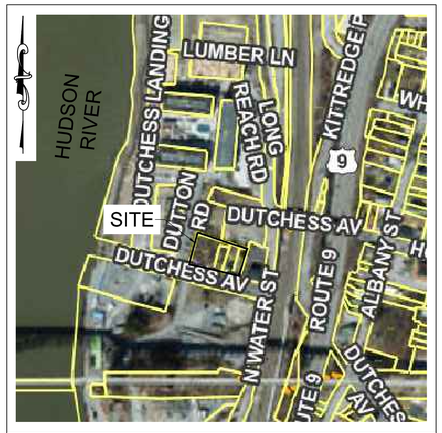
One Dutchess Ave and 9 Dutchess Ave To Be Merged
Site Plan & Special Use Permit

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			449 (460 Existing, 2 Removed for New Access to Basement Parking, 3 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	581

TABLE OF CONTENTS

Sheet No.		Sheet Title
G-001	1 of 13	Cover Sheet
VE101	2 of 13	Existing Conditions
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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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

07/17/2026	
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 12/24/25	CHECKED BY MAD	1 of 13

NOTES:

1) DUE TO VAGUE DEED DESCRIPTION, THE BOUNDARIES WERE COMPUTED BASED UPON ADJOINING PARCEL DESCRIPTIONS AND EVIDENCE RECOVERED. NY EAST STATE PLANE DATUM.

2) EASEMENT ON PARCEL IV FOR PARCEL III AS PER LIBER 714 PAGE 368.

LOT NUMBERS ARE AS SHOWN ON MAP ENTITLED "SUBDIVISION PLAT FOR WATER STREET DEVELOPMENT COMPANY, LLC" AND FILED AS MAP NO. 11890.
TAX PARCEL NUMBERS ARE AS SHOWN ON TAX MAP 131300-6062-59

PREPARED BY LARRY L. LYNN, LS, LARRY L. LYNN, LAND SURVEYOR, P.C." 66 MIDDLEBUSH ROAD STE. G107 WAPPINGERS FALLS, NY 12590, (845) 463-2733. PLAN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON JUNE 23, 2025. BASED ON A FIELD SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION ON NOVEMBER 5, 2020 AND TOPOGRAPHIC SURVEY COMPLETED ON JUNE 19, 2025. UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD.
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	Mark A. Day, PE
07/17/2026	
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			449 (460 Existing, 2 Removed for New Access to Basement Parking, 3 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	581

Bulk Regulations:	Required	Proposed
	19-5.5	
Lot Area (square feet)	None	409,507.56*
Lot Frontage (feet)	50	425.34
Lot Width (feet)	N/A	N/A
Minimum Required Yards		
Front	None[b]	6.98
Side	None[b]	22.0
Rear	None[b]	None
Maximum Floor Area Ratio (FAR)	1.25	1.15
Maximum height of structures exclusive of rooftop mechanicals and ornamentation:	5 Stories or 60-ft[d]	1 Basement @ 10'-6" + 5 Stories @ 57'-0"

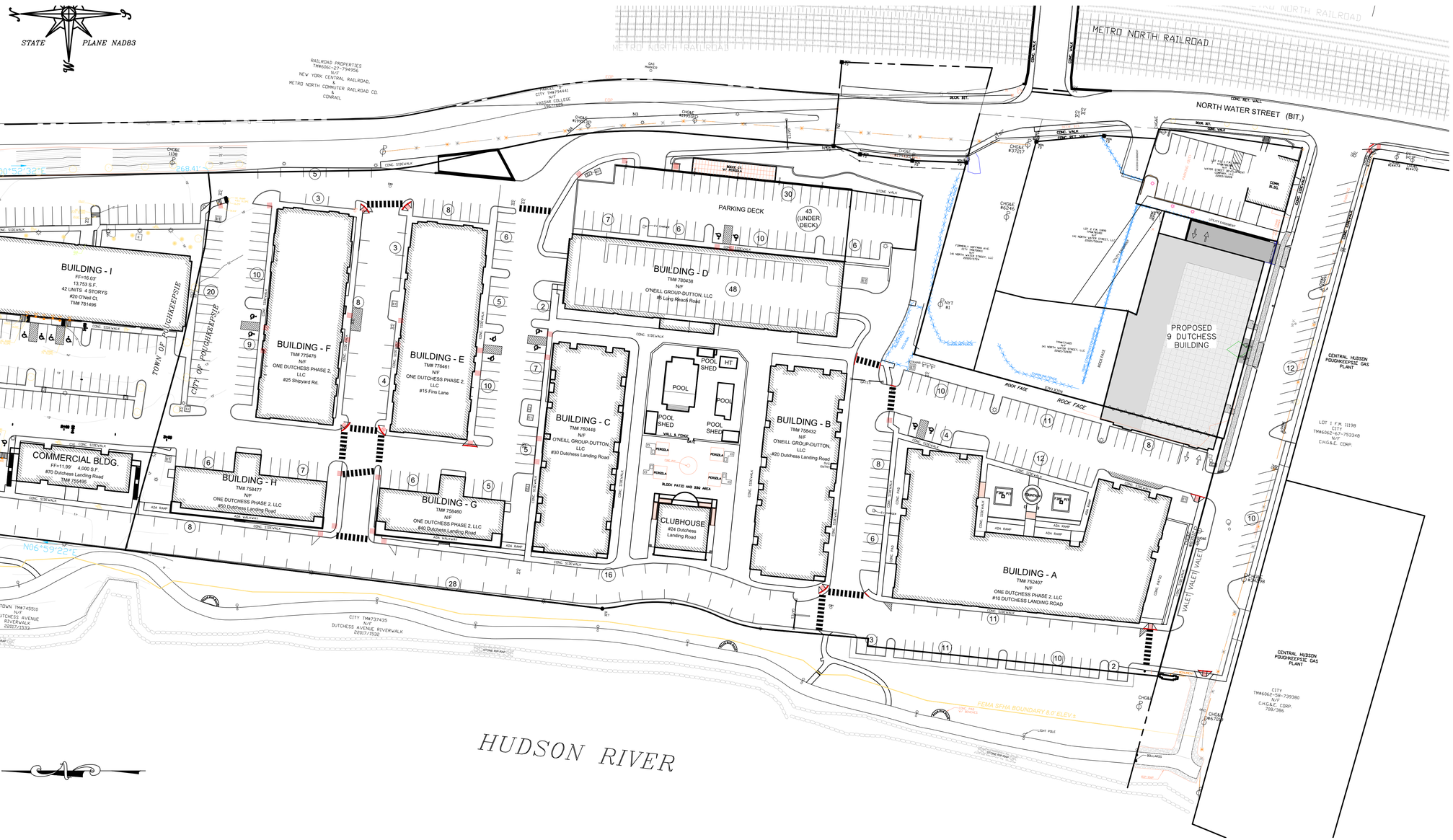
* Proposed area is inclusive of all lands, including individual buildings parcels, contiguous of the One Dutchess Avenue Condo Complex parcel after consolidating the subject tax map parcel with said Condo Complex parcel

[b] Except if provided must be at least six feet

[d] (i) For structures on the west side of North Water Street between Main Street and the Fallkill Creek: 40 feet, except as provided in Subsection (4)(f)(iii) below

(ii) Elsewhere in the Waterfront District: 60 feet, except as provided in Subsection (4)(f)(iii) below;

(iii) Where structures of maximum height will adversely affect views from the following locations, public parks, the Poughkeepsie Railroad Station, Kaal Rock, the Mid-Hudson Bridge, Vassar Brothers Hospital, DeLaval, the steps of Our Lady of Mount Carmel Church, such structures must be reduced to a height that will not impact said views except that in no instance shall buildings be required to be reduced to less than 35 feet in height inclusive of rooftop mechanicals, water towers or ornamentation.



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Mark A. Day, PE

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

07/17/2026	
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-Overall

SCALE	DRAWN BY	DRAWING No.
1" = 50'	BJW	CS101
DATE	CHECKED BY	3 of 13
12/24/25	MAD	

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

Bulk Regulations:	Required	Proposed
	19-5.5	
Lot Area (square feet)	None	409,507.56*
Lot Frontage (feet)	50	425.34
Lot Width (feet)	N/A	N/A
Minimum Required Yards		
Front	None[b]	6.98
Side	None[b]	22.0
Rear	None[b]	None
Maximum Floor Area Ratio (FAR)	1.25	1.15
Maximum Lot Coverage		
Maximum height of structures exclusive of rooftop mechanicals and ornamentation:	5 Stories or 60-ft[d]	1 Basement @ 10'-6" + 5 Stories @ 57'-0"

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

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07/17/2026	
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

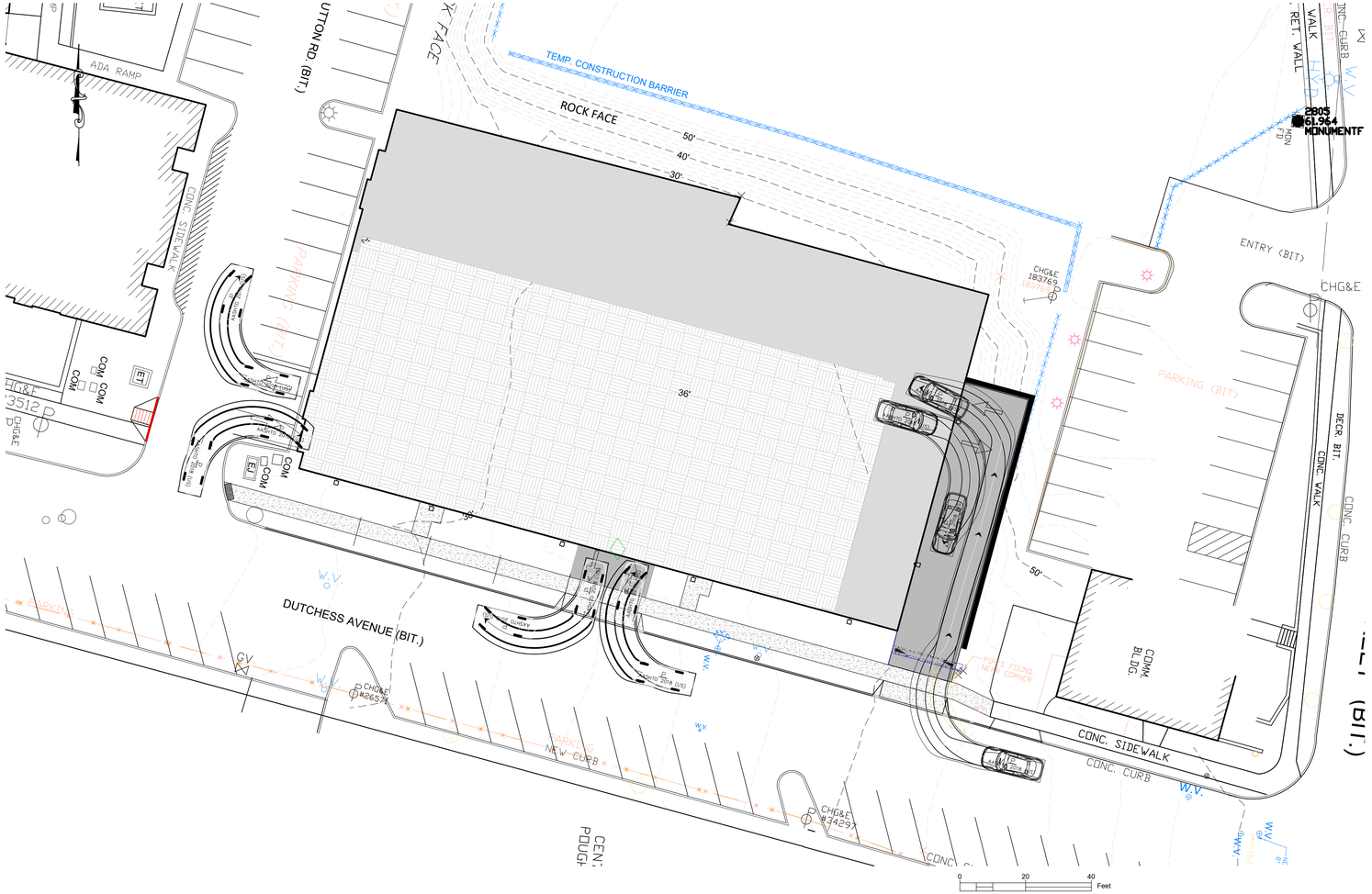
9 Dutchess

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	


ADA RAMP
SIDEWALK
DUTTON RD (BIT.)
X-FACE
TEMP. CONSTRUCTION BARRIER
ROCK FACE
50'
40'
30'
36'
PARKING (BIT.)
CHG&E 183769
CHG&E 183512 P
COM
E/P
CHG&E
ENTRY (BIT)
CHG&E
PARKING (BIT)
DECR. BIT.
CONC. CURB
CONC. WALK
CONC. SIDEWALK
CONC. CURB
COMM BLDG.
NICES FOUND CORNER
DUTCHESS AVENUE (BIT.)
PARKING
CV
CHG&E #26527
CHG&E #34257
CENTERLINE PLOUGHKEEPSIE
W.V.
W.V.
W.V.

ADA RAMP

CONC. SIDEWALK

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

(BIT.)

CONSTRUCTION BARRIER

ROCK FACE

50'

40'

30'

4" PVC

SMH

UTILITY EASEMENT

8" PVC

CHG&E
183769

JT 2 F.M. 11890
TPN#783401
N/F
I. WATER STREET, LLC
22021/52659

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

INTERNAL BUILDING SEWER LATERAL SYSTEM (RESIDENTIAL SANITARY SEWAGE ONLY)

BUILDING SEWER LATERAL TIE IN, TYP.

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'

BUILDING STORM TIE INTO EXISTING STORM MANHOLE, TYP.

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

TRENCH DRAIN WITH CATCH BASIN AND 8" HDPE LINE TO EXISTING CATCH BASIN

CATCH BASIN AND 8" HDPE LINE TO EXISTING CATCH BASIN

EXISTING FIRE HYDRANT AND VALVE TO REMAIN.

EXISTING WATER SERVICE TO BE ABANDONED PER CITY OF POUGHKEEPSIE REQUIREMENTS

SEWER PUMP STATION

DUTCHESS AVENUE (BIT.)

CHG&E #26574

PARKING NEW CURB

UTILITY EASEMENT

15" CPP

8" DIP WM

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	STATE OF NEW YORK MARK A. DAY 069646 LICENSED PROFESSIONAL ENGINEER
07/17/2026	
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
Utility and Grading

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

0 10 20 Feet

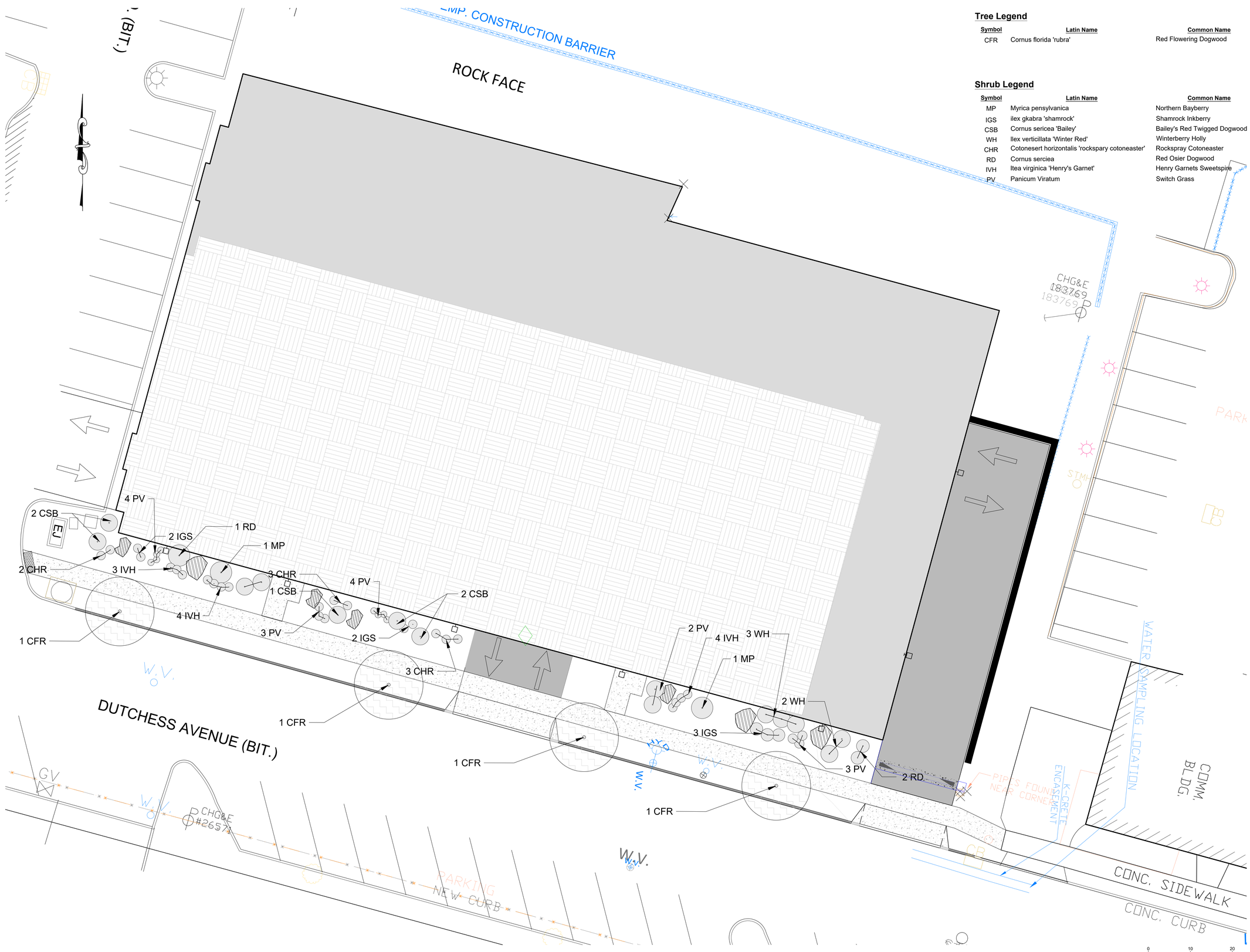
Z:\2022 AutoCad Dwgs\OneKey - Dutchess Ave\Parking Garage\D&S Dwgs\One Dutchess - One and 9 Merger SP SHL.dwg

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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ENGINEERING P.C.
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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

ROCK FACE

EMP. CONSTRUCTION BARRIER

CHG&E 183769

CONC. SIDEWALK

CONC. BLDG.

GV

CHG&E #26571

W.V.

STM.

EU

CB

10'

0 10 20 Feet

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PROJECT

9 Dutchess

City of Poughkeepsie — Dutchess County, New York

DRAWING

Photometrics Plan

SCALE	DRAWN BY	DRAWING No.
1" = 10	BJW	CP101
DATE	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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3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT

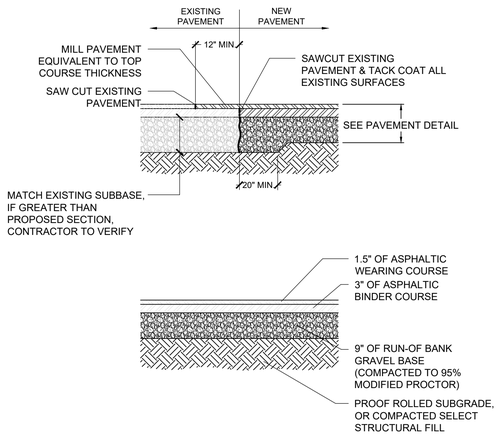
9 Dutchess

City of Poughkeepsie — Dutchess County, New York

DRAWING

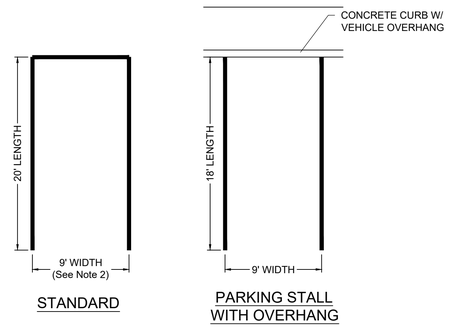
Erosion Control Plan

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



1 PAVEMENT SECTION

NOT TO SCALE



STANDARD

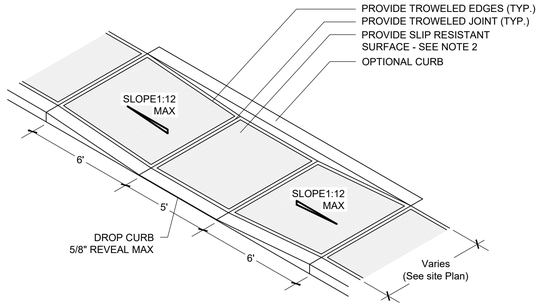
PARKING STALL WITH OVERHANG

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

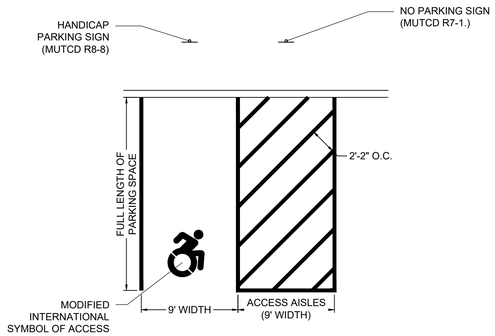


NOTES:

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

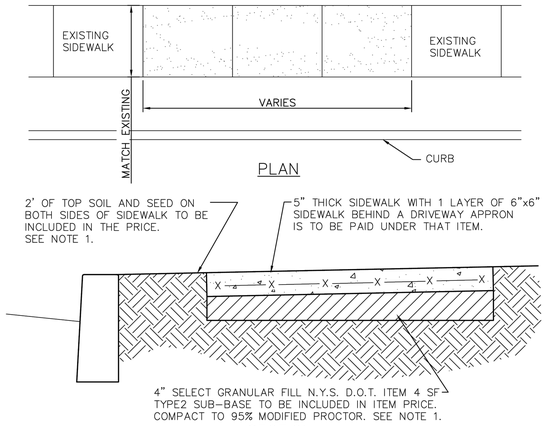


NOTE:

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

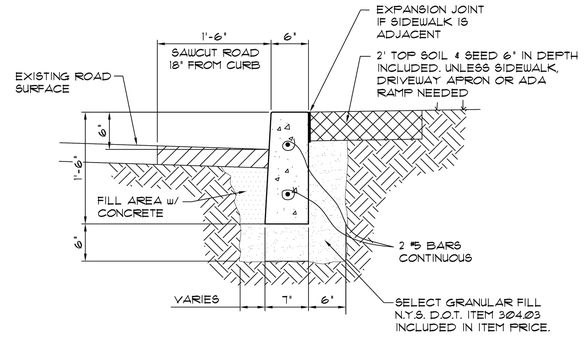
NOT TO SCALE



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.

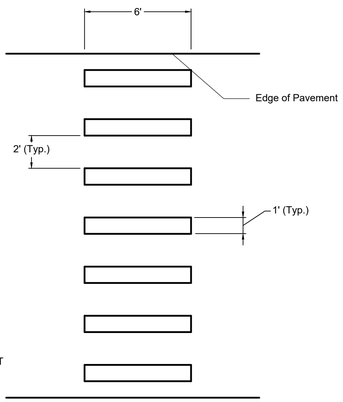
SIDEWALK DETAIL REPLACE & NEW



NOTE:

1. CONCRETE SHALL BE MINIMUM 4,000 PSI

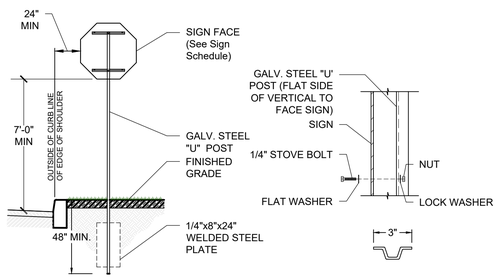
FORMED CURB DETAIL



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

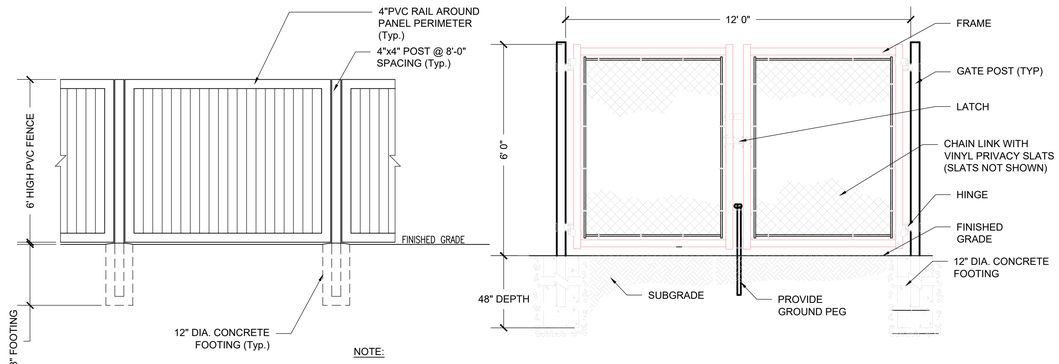
9 CROSSWALK DETAIL

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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Mark A. Day, PE

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

07/17/2026
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 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.

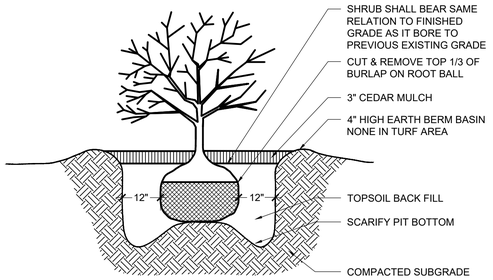
NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

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.

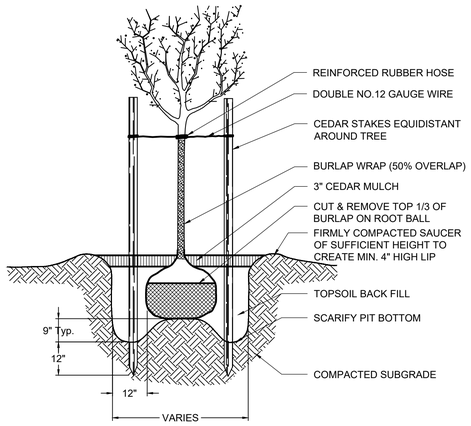
THE ACCEPTABLE DENSITY OF COVERAGE SHALL BE A MINIMUM OF EIGHTY-FIVE PERCENT (85%) OF LANDSCAPE QUANTITY PLANTS SHOWN ON THE APPROVED PLANTING PLAN. IF LESS THAN EIGHTY-FIVE (85%) OF A PARTICULAR PLANT SPECIES SURVIVES, REPLACEMENT WITH SAME AND/OR ALTERNATIVE PLANT SPECIES ACCEPTABLE TO THE CITY PLANNING BOARD SHALL OCCUR, SERVING THE INTENDED FUNCTION OF THE ORIGINALLY PROPOSED PLANTINGS.

1 LANDSCAPING NOTES

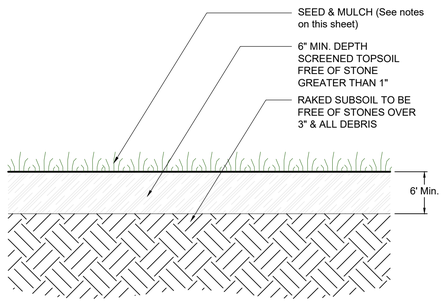


NOTES:
1. IF CONTAINERS ARE USED CAREFULLY REMOVE TOP 1/3 OF CONTAINER (IF CONTAINER IS NON-ORGANIC, REMOVE COMPLETELY). CUT VARIOUS SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION (OR REMOVE CONTAINER BOTTOM).
2. DO NOT ALLOW ANY PORTION OF CONTAINER TO REMAIN EXPOSED.
3. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.

2 SHRUB PLANTING DETAIL
NOT TO SCALE

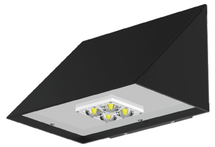


3 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



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.

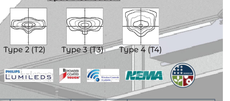
-Dark Sky Compliant.

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 **(EMB)** 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
07/17/2026	
Revisions 05/19/2026	
Project No. 2022.231	License No. 069646

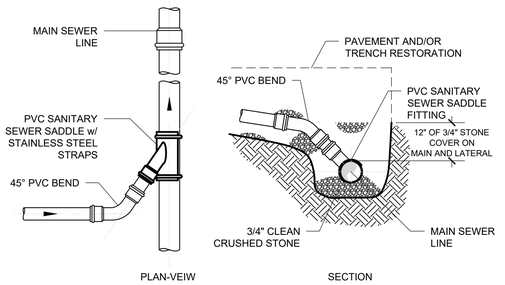
DAY | STOKOSA ENGINEERING P.C.

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

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

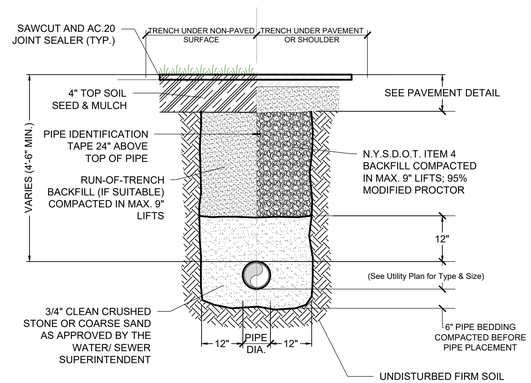
DRAWING
Site Details

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJW	CS502
DATE 12/24/25	CHECKED BY MAD	11 of 13

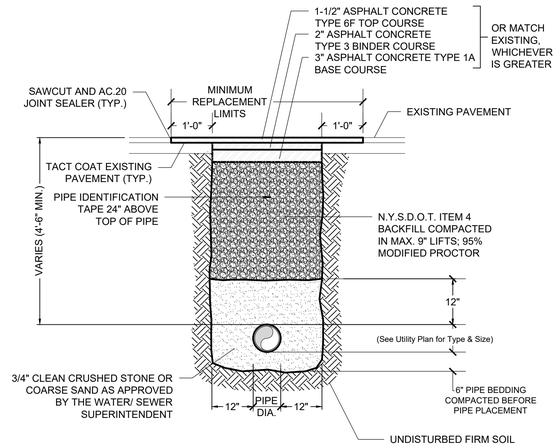


NOTES:
1. FIELD LOCATION AND ALIGNMENT OF NEW SADDLE TO BE APPROVED BY THE TOWN SEWER SUPERINTENDENT PRIOR TO CUTTING EXISTING SANITARY SEWER MAIN.
2. NEW PVC SADDLE ON EXISTING SANITARY SEWER MAIN IN ACCORDANCE WITH SADDLE MANUFACTURER'S REQUIREMENT, TOWN OF FISHKILL SEWER CODE AND TEN STATE STANDARDS

1 SANITARY SEWER LATERAL CUT-IN DETAIL
NOT TO SCALE

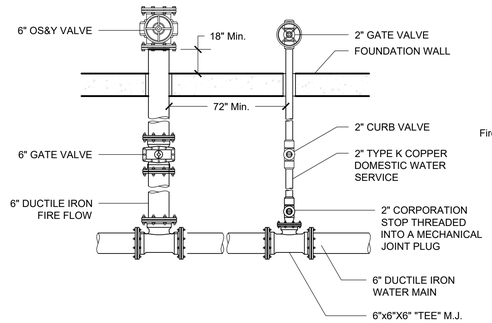


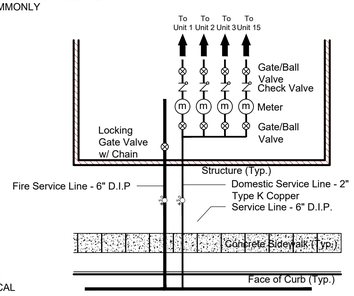
2 UTILITY TRENCH DETAIL
NOT TO SCALE



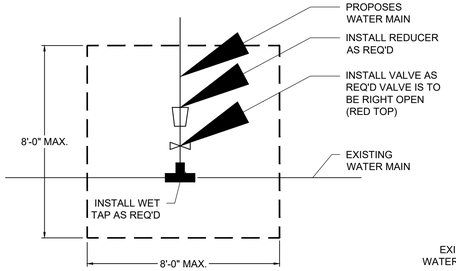
3 UTILITY TRENCH DETAIL (Below Exisitng Pavement)
NOT TO SCALE

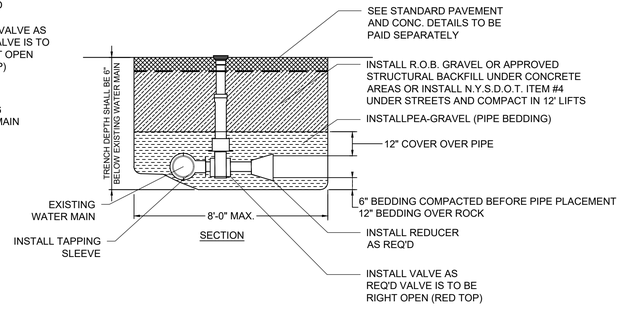
NOTE: FINAL PIPE AND VALVE ETC SIZING TO BE DETERMINED AS PART OF THE MEP PLANS, SPRINKLER DESIGN AND BUILDING PERMIT. FIELD TESTING OR ON FILE RECORDS SHOULD BE CONSULTED FOR AVAILABLE WATER FLOW AND PRESSURE. THE SIZES SHOWN ARE THE LARGEST ANTICIPATED FOR MOST COMMONLY ENCOUNTERED CONDITIONS.





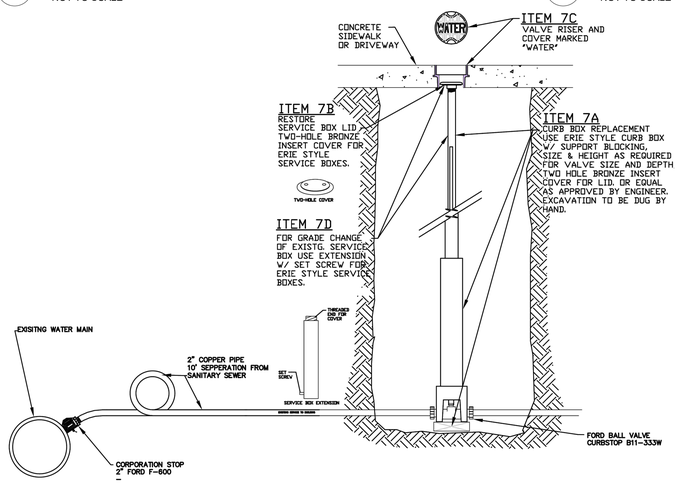
4 TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



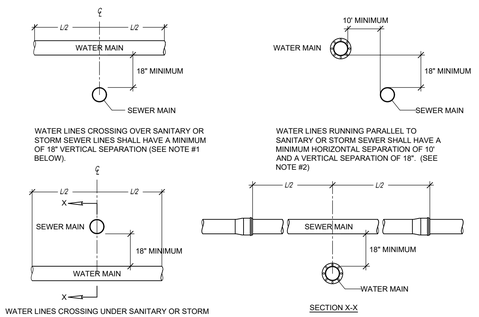


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

5 TAPPING SLEEVE & VALVE
NOT TO SCALE

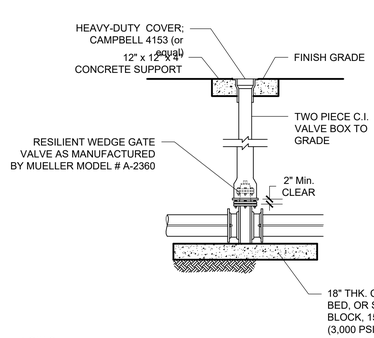


CURB BOX AND SERVICE CONNECTION
SCALE: N.T.S.



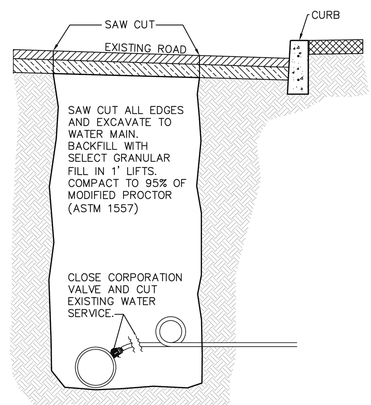
NOTES:
1. WATER LINES CROSSING OVER SANITARY OR STORM SEWERS IN A COMMON TRENCH SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" FROM TOP OF SEWER TO BOTTOM OF WATER LINE.
2. WATER LINES RUNNING PARALLEL TO SANITARY OR STORM SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" ABOVE THE SEWER AND A MINIMUM HORIZONTAL SEPARATION OF 10' FROM THE SEWER. SANITARY SEWERS LOCATED NEARER THAN THIS MINIMUM SEPARATION REQUIREMENT SHALL BE CLASS 52 CEMENT LINED MECHANICAL JOINT DUCTILE IRON PRESSURE PIPE.
3. WATER LINES CROSSING UNDER SANITARY OR STORM SEWERS SHALL HAVE THE FOLLOWING:
   A. A MINIMUM VERTICAL SEPARATION OF 18" FROM THE TOP OF THE WATER MAIN TO THE BOTTOM OF THE SEWER LINE (UNLESS OTHERWISE SHOWN).
   B. ADDITIONAL STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DEFLECTION OF THE SEWER LINE.
   C. AN 18' FOOT MINIMUM LENGTH OF SEWER PIPE CENTERED OVER THE POINT WHERE THE SEWER LINE CROSSES OVER THE WATER MAIN SO THAT THE JOINTS OF THE SEWER MAIN ARE EQUIDISTANT FROM THE CENTERLINE OF THE WATER MAIN.

8 WATER & SEWER SEPARATION
NOT TO SCALE



NOTES:
1. ALL VALVES TO INCLUDE MEGA-LUG RETAINER GLANDS AND BE RODDED BACK TO THE ADJACENT TEE IN THE WATER MAIN. INLINE VALVES NEED NOT BE RODDED. CONTRACTOR TO UTILIZED 3/4" Ø GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180° SPACING.
2. WATER MAIN VALVES FOR FOUR-INCH THROUGH FORTY-EIGHT-INCH SHALL BE RESILIENT WEDGE GATE VALVES AS MANUFACTURED BY MUELLER, MODEL #A-2360. VALVES SHALL BE PROVIDED WITH AN EXTENSION SERVICE BOX TO GRADE.
3. MAIN LINE VALVES TO BE SPACED NO FARTHER THAN 500 FEET APART IN COMMERCIAL DISTRICTS AND 800 FEET IN OTHER DISTRICTS.

6 TYPICAL WATER VALVE DETAIL
NOT TO SCALE



WATER SERVICE DISCONNECT AT MAIN
SCALE: N.T.S.

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.

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Revisions 07/17/2026	
Revisions 05/19/2026	
Project No. 2022.231	License No. 069646

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

DRAWING
Utility Details

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJW	CU501
DATE	CHECKED BY	12 of 13
12/24/25	MAD	

CONSTRUCTION WASTE MANAGEMENT PLAN

CONSTRUCTION WASTE MANAGEMENT PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. THIS WILL REDUCE THE POTENTIAL FOR SIGNIFICANT MATERIALS TO COME INTO CONTACT WITH STORMWATER. A MAINTENANCE SCHEDULE SHALL BE DEVELOPED FOR THESE AREAS. THE GENERAL CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PRACTICES:

1. MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION WILL BE STOCKPILED UP SLOPE FROM ADEQUATE SEDIMENTATION CONTROLS.

2. EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE DESIGNATED AND PROTECTED BY A TEMPORARY PERIMETER BERM.

3. THE USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.).

4. SPILL PREVENTION AND RESPONSE
   A SPILL PREVENTION AND RESPONSE PLAN SHALL BE DEVELOPED FOR THE SITE BY THE GENERAL CONTRACTOR. THE PLAN SHALL DETAIL THE STEPS NEEDED TO BE FOLLOWED IN THE EVENT OF AN ACCIDENTAL SPILL AND SHALL IDENTIFY CONTACT NAMES AND PHONE NUMBERS OF PEOPLE AND AGENCIES THAT MUST BE NOTIFIED.

   THE PLAN SHALL INCLUDE MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS TO BE STORED ON-SITE. ALL WORKERS ON-SITE WILL BE REQUIRED TO BE TRAINED ON SAFE HANDLING AND SPILL PREVENTION PROCEDURES FOR ALL MATERIALS USED DURING CONSTRUCTION. REGULAR TAILGATE SAFETY MEETINGS SHALL BE HELD AND ALL WORKERS THAT ARE EXPECTED ON THE SITE DURING THE WEEK SHALL BE REQUIRED TO ATTEND.

5. MATERIAL STORAGE
   CONSTRUCTION MATERIALS SHALL BE STORED IN A DEDICATED STAGING AREA. THE STAGING AREA SHALL BE LOCATED IN AN AREA THAT MINIMIZES THE IMPACTS OF THE CONSTRUCTION MATERIALS EFFECTING STORMWATER QUALITY.

   CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.

6. TEMPORARY CONCRETE WASHOUT FACILITY
   TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

   WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED AND SEEDED AND MULCHED FOR FINAL STABILIZATION.

7. SOLID WASTE DISPOSAL
   NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

   SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.

8. WATER SOURCE
   NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

1 CONSTRUCTION WASTE MANAGEMENT PLAN
NOT TO SCALE

EROSION AND SEDIMENT CONTROL MEASURES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER, 2016.

2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.

3. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.

4. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.

5. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

6. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.

9. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

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

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

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

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

E. INLET PROTECTION:
   INSPECT INLET PROTECTION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT AS NECESSARY TO PROVIDE FOR ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.

F. DUST CONTROL:
   SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION

   PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

2 EROSION & SEDIMENT CONTROL NOTES
NOT TO SCALE

PRE-CONSTRUCTION SEQUENCE:

1) NON-DISTURBANCE AREAS SHALL BE MARKED WITH 4-FT ORANGE SNOW FENCING TO TOWN ENGINEER'S SATISFACTION PRIOR TO SITE DISTURBANCE, AND SHALL BE MAINTAINED UNTIL ISSUANCE OF A C.O.

2) HOLD A PRE-CONSTRUCTION MEETING WITH THE OWNER/OPERATOR, SITE ENGINEER, TOWN ENGINEER, TRAINED CONTRACTOR.

3) ALL REQUIRED PERMITS SHALL BE OBTAINED INCLUDING BUT NOT LIMITED TO CITY OF POUGHKEEPSIE BUILDING DEPARTMENT BUILDING PERMIT AND HIGHWAY WORK PERMIT.

CONSTRUCTION SEQUENCE:

1. INSTALL AND STABILIZE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN.

2. INSTALL TRAFFIC MOVEMENT PROTECTION MEASURES AND TEMPORARY CONSTRUCTION SIGNS.

3. BEGIN SITE GRADING, DRIVEWAY GRADE CONSTRUCTION AND FOUNDATION EXCAVATION.

4. ROUGH CUT DRIVEWAYS AND PARKING AREA TO SUB-GRADE

5. POUR CONCRETE FOOTINGS AND FOUNDATIONS FOR PROPOSED BUILDING.

6. INSTALL REMAINING SITE UTILITIES AND/OR INFRASTRUCTURE.

7. ALL REQUIRED INSPECTIONS SHALL BE COMPLETED PRIOR TO BACKFILLING FOUNDATIONS AND UTILITIES ETC AS MAY BE REQUIRED.

8. PAVE DRIVEWAY AND INSTALL CURBING ONCE ALL MAJOR WORK ON SITE IS COMPLETE, AS REQUIRED.

9. TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS THAT HAVE OBTAINED FINISHED GRADE ELEVATIONS AS PER THE SOIL RESTORATION DETAIL.

10. SEED AND MULCH ALL DISTURBED AREAS THAT WILL NOT BE RE-DISTURBED FOR AT LEAST 14 DAYS.

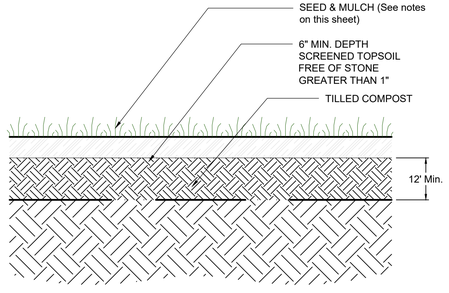
11. FINALIZE BUILDING CONSTRUCTION.

12. INSTALL ALL LANDSCAPED AREAS.

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

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

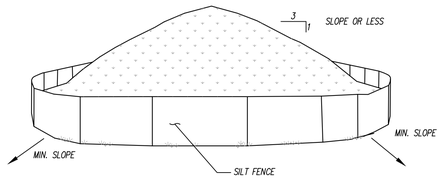
5 CONSTRUCTION SEQUENCE
NOT TO SCALE



DURING PERIODS OF RELATIVELY LOW MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY APPROVED PLANS.

8 SOIL RESTORATION DETAIL
NOT TO SCALE



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.

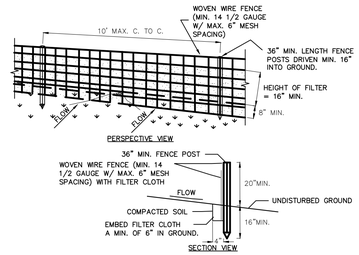
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.

3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

9 TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.

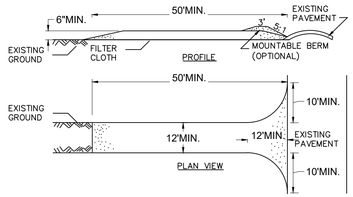
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.

3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

3 SILT FENCE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).

3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.

5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

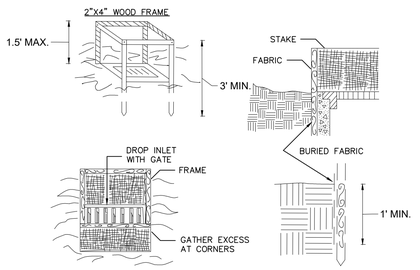
6 ANTI-TRACKING PAD DETAIL
NOT TO SCALE

1. ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND EARTHWORK.
3. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%
CREEPING RED FESCUE	40%
RYE GRASS	20%

4. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.
5. SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
6. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER's FIELD REPRESENTATIVE.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER's FIELD REPRESENTATIVE.
8. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
9. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
10. EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY's WORK.
11. THE OWNER's FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
12. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.

10 SEEDING & MULCHING NOTES
NOT TO SCALE

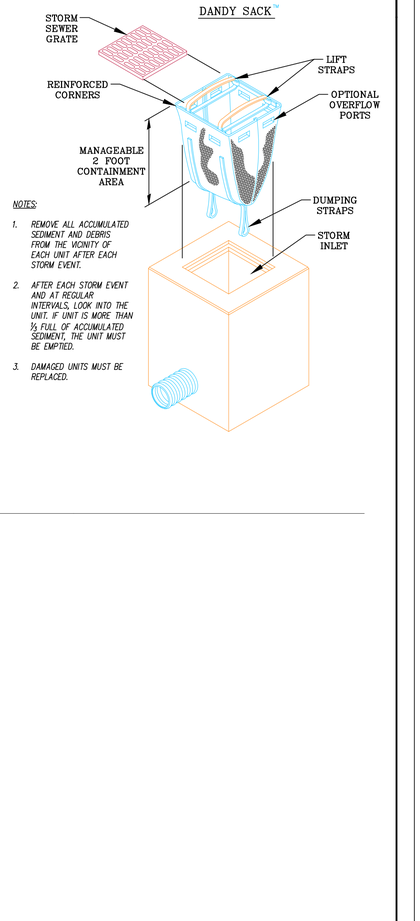


CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

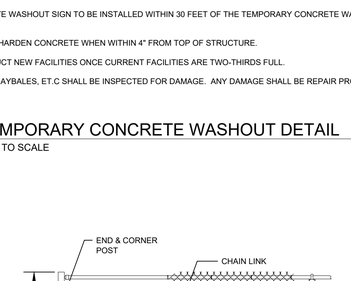
MAXIMUN DRAINAGE AREA 1 ACRE

4 DROP INLET PROTECTION
NOT TO SCALE



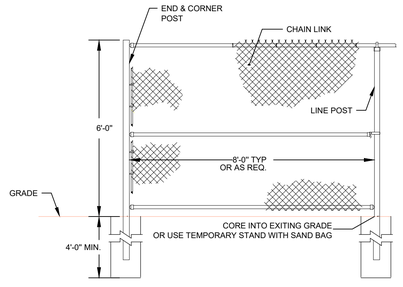
NOTES:

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



NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

7 TEMPORARY CONCRETE WASHOUT DETAIL
NOT TO SCALE



NOTES:
1. FENCING, POSTS, & GATE SHALL BE GALVANIZED TO PREVENT CORROSION.
2. GATE SHALL BE PROVIDED WITH A LOCKING MECHANISM.
3. TOTAL HEIGHT OF FENCING SHALL BE 6'-0" FROM FINISHED GROUND ELEVATION.

11 TEMPORARY CHAIN LINK FENCE
NOT TO SCALE

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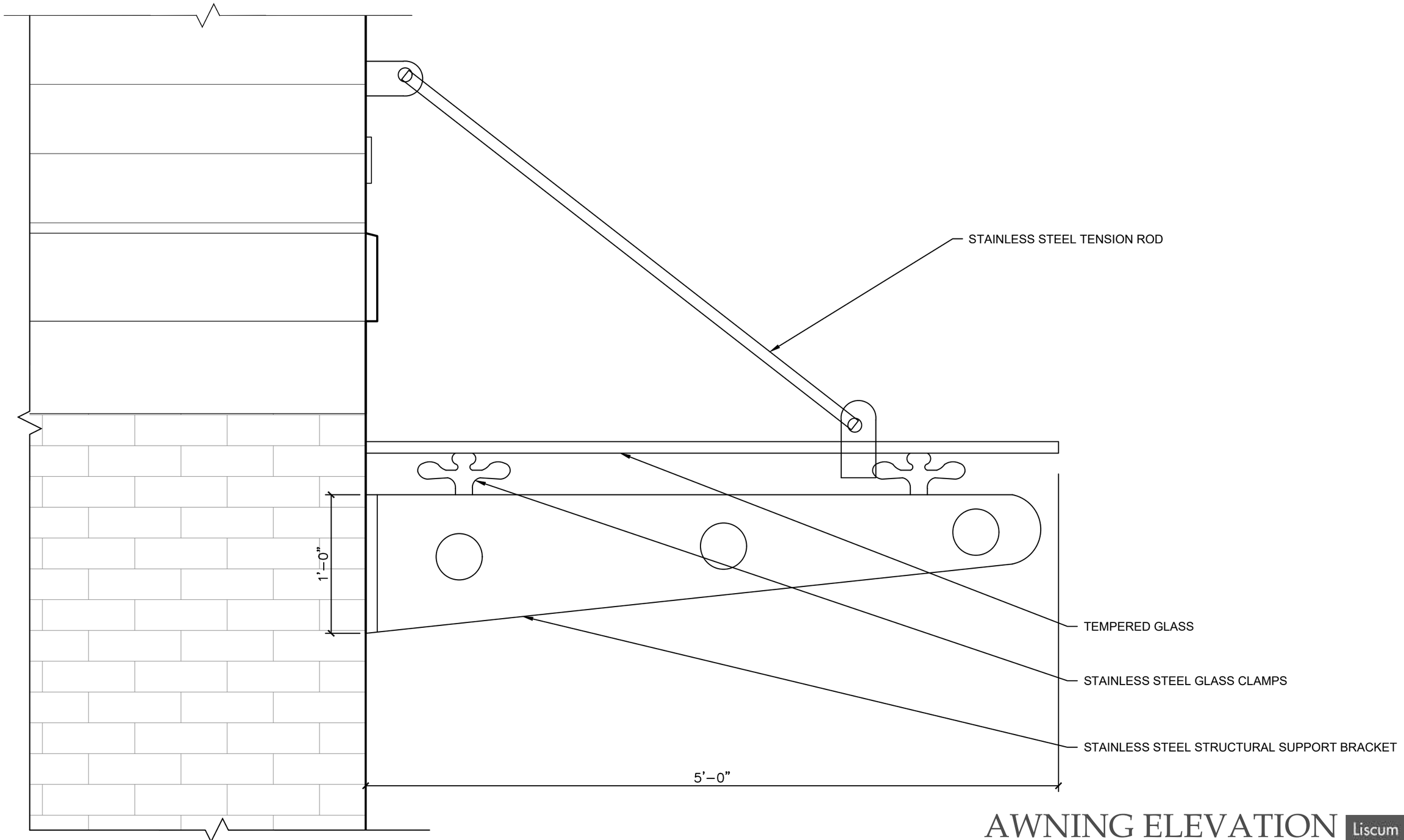
DATE	CHECKED BY	13 of 13
12/24/25	MAD	



AWNING ELEVATION

9 DUTCHESS AVENUE |

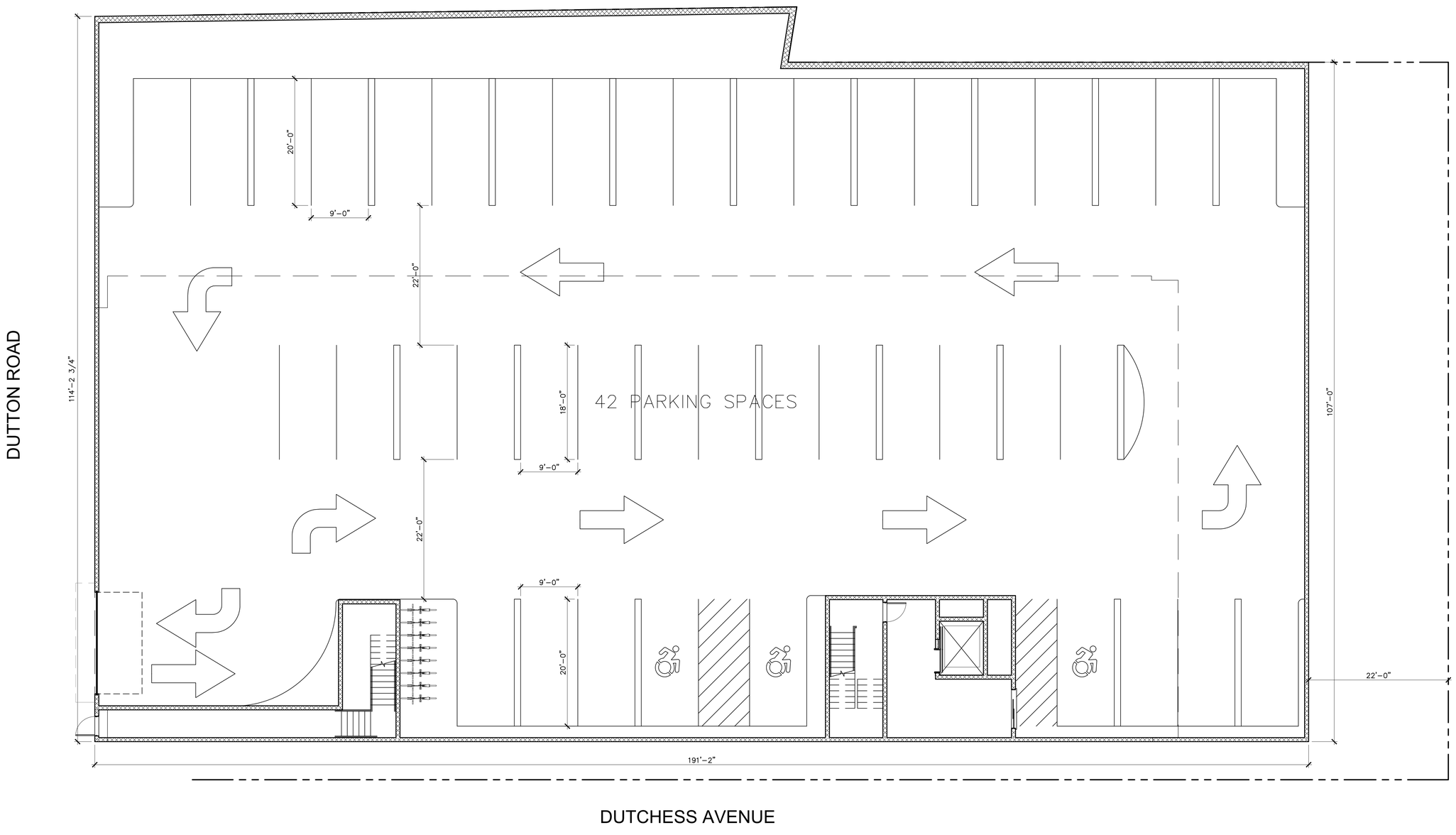
POUGHKEEPSUE, NY

LMV PROJ. 22124

JULY 16, 2026

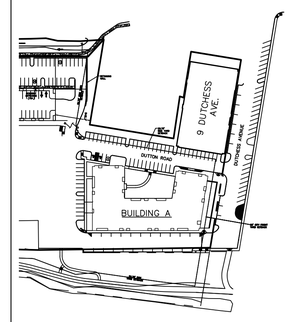
Liscum McCormack VanVoorhis

ARCHITECTURE PLANNING INTERIORS



A–1 | FIRST PARKING LEVEL
1/8"=1'–0"

LOCATION MAP



No.	REVISION/SUBMISSION	DATE
1		

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

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

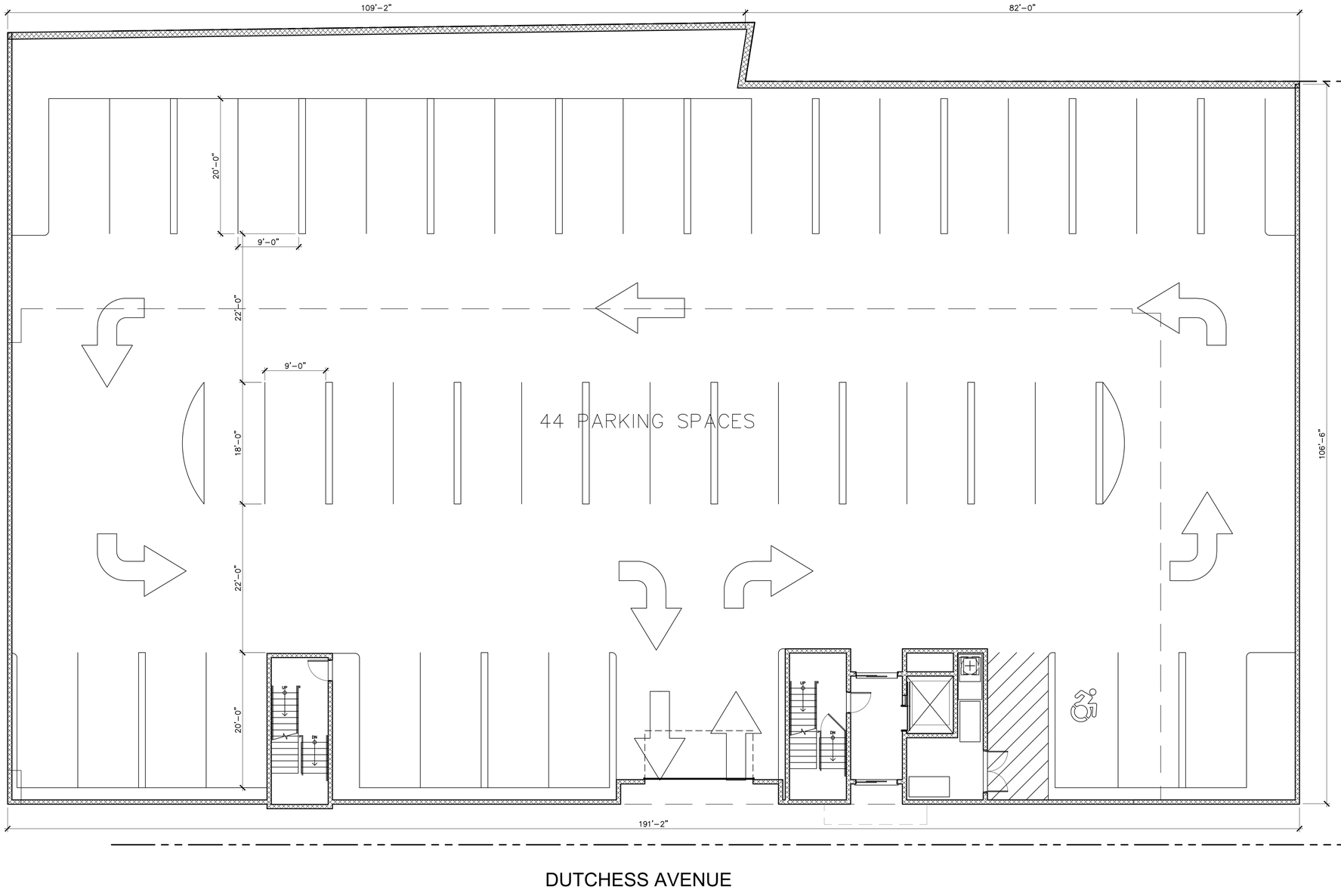
DRAWING
FIRST PARKING LEVEL

SEAL

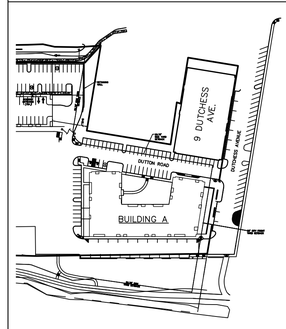
DRAWN BY	PROJECT NUMBER
DS	22124
CHECKED BY	DATE
MM	5–12–26

DRAWING NUMBER
G1

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



LOCATION MAP



No.	REVISION/SUBMISSION	DATE
1		

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

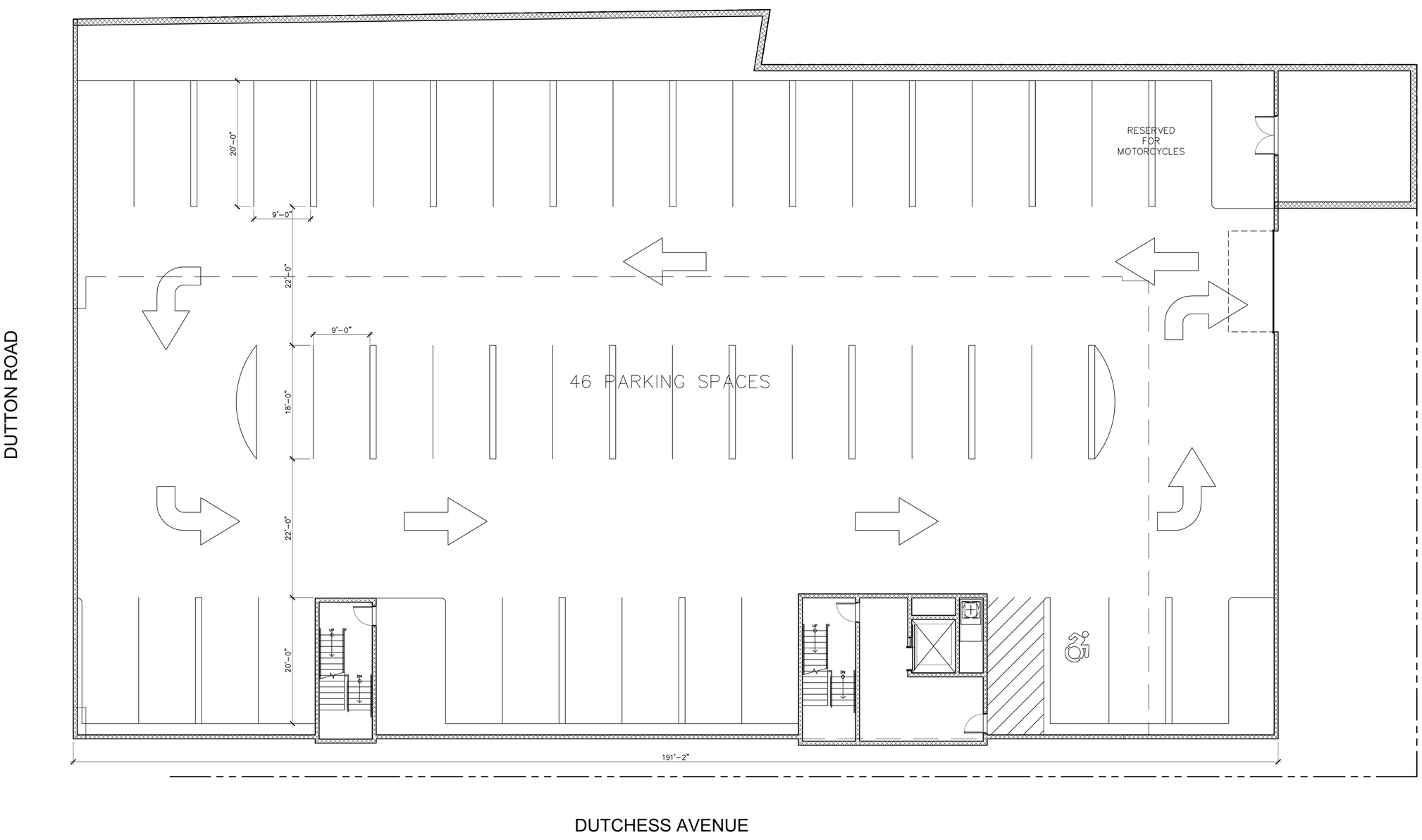
SEAL

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

DRAWING NUMBER
G2

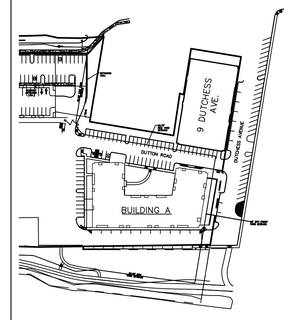
FILE P:\2022\22124 - LYNDA, GROUP 9 DUTCHESS AVE\DRAWINGS\22124 DESIGN.DWG

A–1 SECOND PARKING LEVEL
1/8"=1'–0"



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

LOCATION MAP



No.	REVISION/SUBMISSION	DATE
1		

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POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

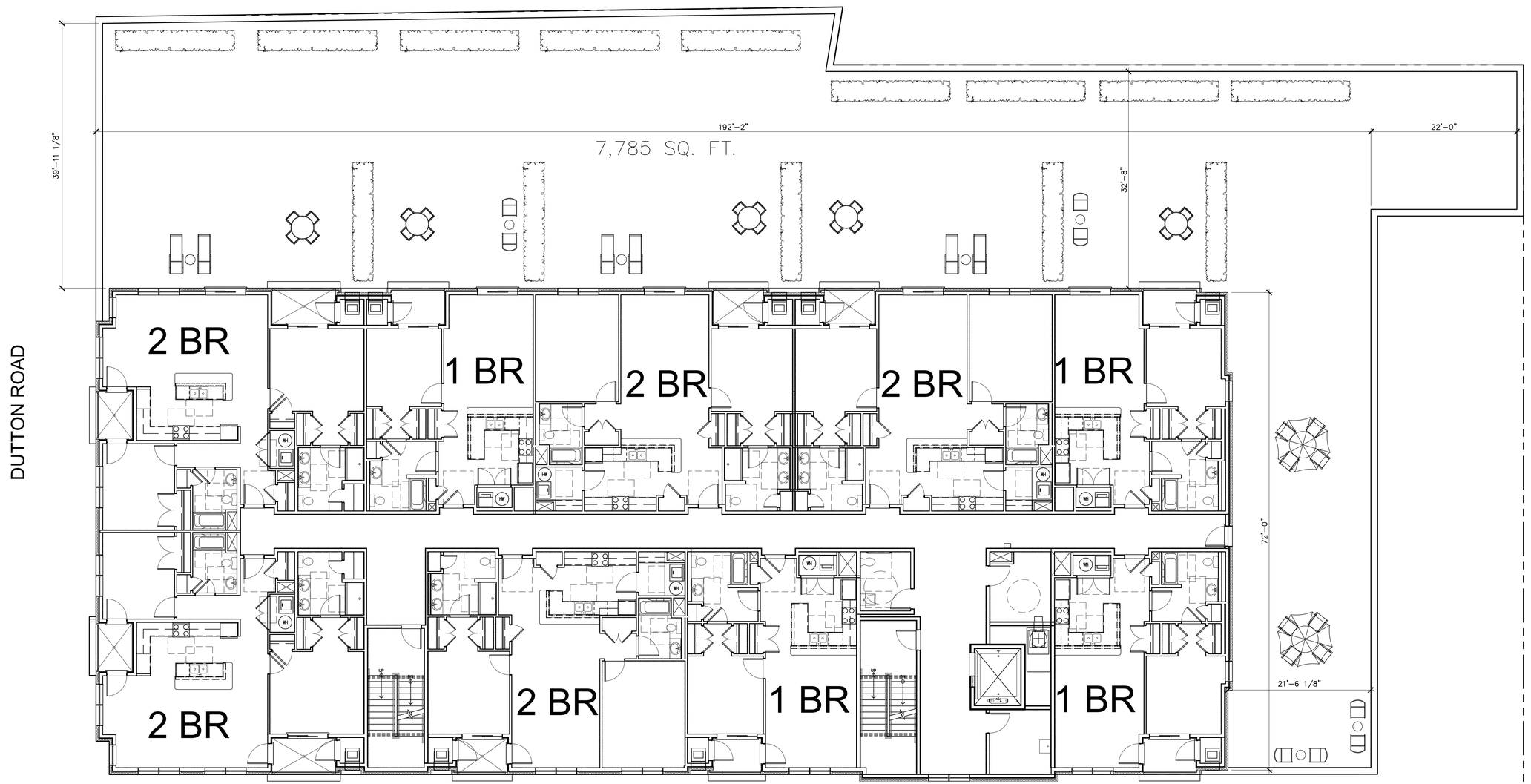
DRAWING
THIRD PARKING LEVEL

SEAL

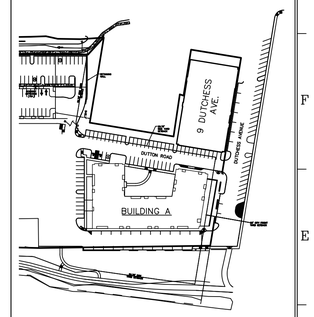
DRAWN BY	PROJECT NUMBER
DS	22124
CHECKED BY	DATE
MM	5-12-26

DRAWING NUMBER
G3

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



LOCATION MAP



No.	REVISION/SUBMISSION	DATE
1		

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181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
TYPICAL RESIDENTIAL FLOOR PLAN

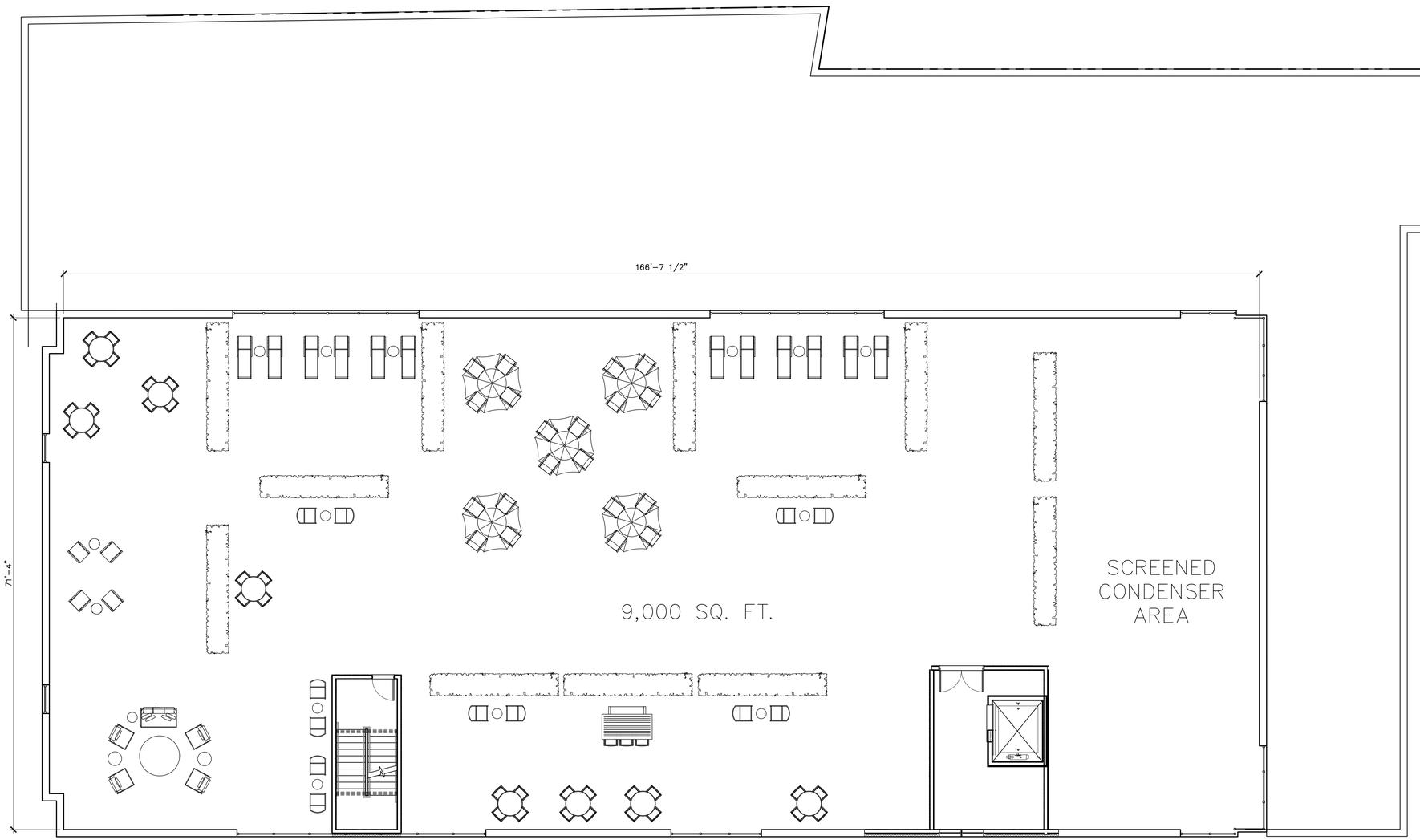
SEAL

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

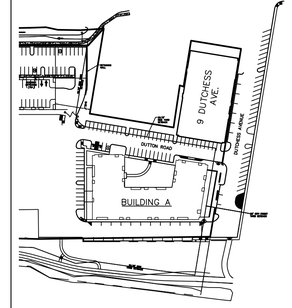
DRAWING NUMBER
A1

FILE P:\2022\22124 - ENGEL GROUP 9 DUTCHESS AVE\DRAWINGS\01-04 DESIGN\22124 - 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:\PROJECTS\9 - ENGEL GROUP\9 DUTCHESS AVE\DRAWINGS\01-DESIGN\9DUTCHESS AVE FLOOR PLANS.DWG

A-1 ROOF PLAN
1/8"=1'-0"

F-1 SOUTH ELEVATION

1/8"=1'-0"

A-1 WEST ELEVATION

1/8"=1'-0"

No.	REVISION/SUBMISSION	DATE
1		

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

PROJECT
9 DUTCHESS AVE.
POUGHKEEPSIE, NY

DRAWING
SOUTH & WEST ELEVATIONS

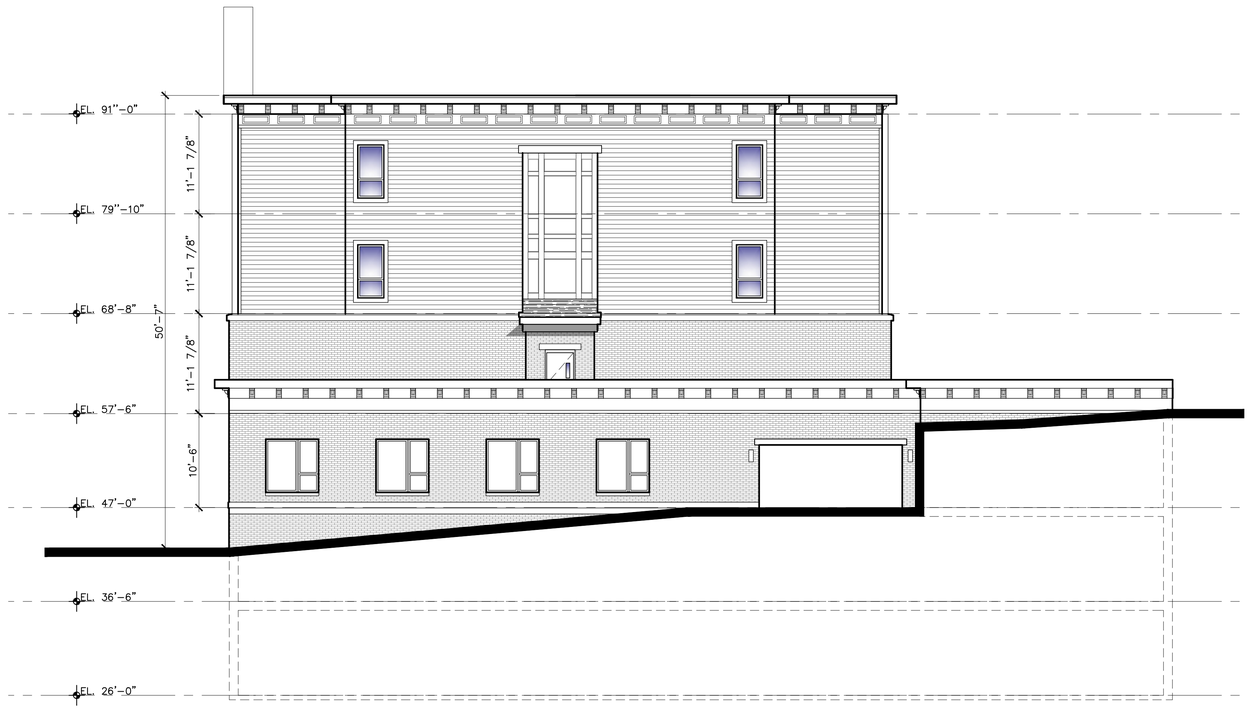
SEAL

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

DRAWING NUMBER
A2

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

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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.

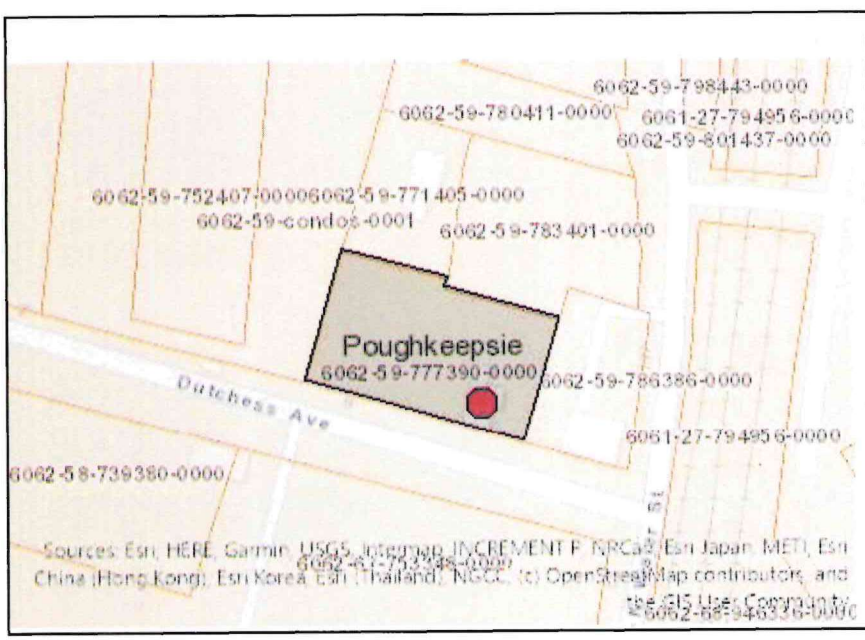
Applicant/Sponsor Name 9 Dutchess LLC Date 1/26/2026

Signature Lauran O'Neill Title Authorized Signatory

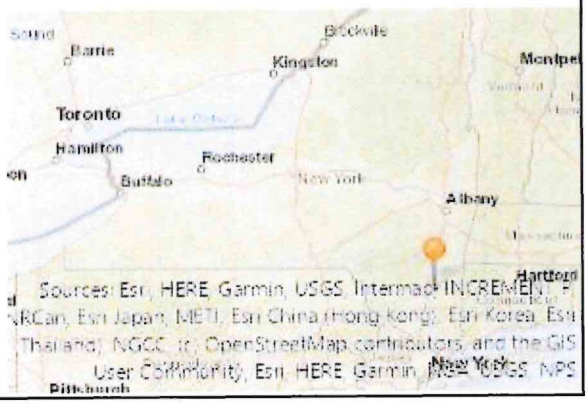
PRINT FORM

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

ONE
DUTCHESS

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
JULY 28, 2026

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

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

Recommendation
- WAC Consistency review issued 7/1/26
    - WAC recommends evaluation of the stability of the new rock face
    - WAC recommends installation of amenities both on the waterfront and 1 & 9 Dutchess pursuant to LWRP recommendations.
- Revised elevations and landscaping plan submitted for review
- Garage door on Dutchess Avenue has been receded several feet into the building. Applicant has indicated that this floor of the parking garage would be limited to valet parking.
    - Consider whether these revisions make southern elevation sufficiently compatible with the City's pedestrian character.
- Draft neg dec posted.
- First appearance in front of the WAC 4/1/26

Project History
Grading plan for the site approved September 2024.
First appearance 3/24/26
Escrow set 3/24/26
Architectural review workshop held 4/29/26
Public hearing opened and closed 5/27/26

Documents Entered into Record

Date	Description	Author	Comments
1/30/26	Application	Paula O'Neill	1/27/26 27 Unit Residential
1/30/26	Letter	Lauran O'Neill, The O'Neill Group	1/26/26 Letter describing project

1/30/26	Letter	Lauran O'Neill, The O'Neill Group	1/26/26 Letter in reference to Special Permit
1/30/26	WAF	Lauran O'Neill, The O'Neill Group	1/26/26 Waterfront Assessment Form
1/30/26	Letter		Statement of Compliance w/ WRP
1/30/26	SEQRA	Lauran O'Neill, The O'Neill Group	1/26/26 FEAF
1/30/26	Email	DEC	12/31/25 Various departments of DEC statements
1/30/26	Letter	R. Daniel Mackey, NYS SHPO	12/31/25 Letter of non-impact
1/30/26	NRI	9 Dutchess, LLC	1/23/26 Natural Resource Inventory
1/30/26	Renderings	9 Dutchess, LLC	1/24/26 Project renderings
1/30/26	Site Plan	Day Stokosa Engineering, Co.	1/24/25 G-101, VE101,CS101, CS102, CS103, CU101, CL101, CP101, CE101, CS501, CS502, CU501, CE501,
1/30/26	Site Plan	Michael McCormack, Liscum, McCormack, VanVoorhis Architecture, Planning Interiors	1/22/26 G1, G2, G3, A1, A2, A3
5/20/26	Site Plan	Michael McCormack, Liscum, McCormack, VanVoorhis Architecture, Planning Interiors	
5/20/26	Floor plans and elevations	Michael McCormack, Liscum, McCormack, VanVoorhis Architecture, Planning Interiors	
5/20/26	Renderings		
6/22/26	Rendering		
7/1/26	Consistency Review	Michael Young, WAC Chair	
7/15/26	Floor Plans and Elevations	Michael McCormack, Liscum, McCormack, VanVoorhis Architecture, Planning Interiors	
7/15/26	Awning illustration and schematic	Michael McCormack, Liscum, McCormack, VanVoorhis Architecture, Planning Interiors	

7/16/26	Landscape Plan	The Michael Boice Collaboration	
7/16/26	Site plan	Michael McCormack, Liscum, McCormack, VanVoorhis Architecture, Planning Interiors	
Transmittal Letter	7/17/26	George Brandt	

Comments Received (circulated 3/19/26)

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
3.25.26	Captain John Zeltman, COP PD	OK
	Eric Philipp, COP Bldg Inspector	
4/27.26	Nina Leonard, DC Dept of Planning	LD/COMM

Motions and Resolutions
With regard to the City's file number # and 9 Dutchess Avenue

It is the conclusion of the Planning Board as lead agency that this project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
Motion:
Second:
Vote:

If the Board feels the applicant has provided sufficient information regarding the proposed project they request City Staff draft a resolution OR the Board may request the applicant to submit further documentation.

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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:** 27 SOUTH CLINTON STREET

II. **PROPERTY OWNER:** 27 SOUTH CLINTON LLC
ADDRESS: P.O. BOX 372
LAGRANGEVILLE
N.Y. 12540 (state and zip code)
PHONE NUMBER: (845) 453-5223 (include area code)

III. **NAME OF APPLICANT:** QUINCY WILLIAMS (27 SOUTH CLINTON LLC)
ADDRESS: P.O. BOX 372
LAGRANGEVILLE
N.Y. 12540 (state and zip code)
PHONE NUMBER: (845) 453-5223 (include area code)
EMAIL ADDRESS: 382KCC@GMAIL.COM

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

IV. **CONSULTANT:** CI RO INTERRANTE
ADDRESS: 25 MARKET STREET, SUITE 3
POUGHKEEPSIE
N.Y. 12601 (state and zip code)
PHONE NUMBER: (914) 204-3744 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): CONSTRUCT NEW 3 UNIT APARTMENT BUILDING

VI. **ZONING DISTRICT:** R-NC

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

PROJECT INFORMATION

New construction: X (yes) _____ (no)

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

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

Alteration: _____ (yes) X (no)

Cost of Construction: $ $1,000,000

LOT AND BULK INFORMATION:

Lot area: 0.2 (acres) 8,919 (square feet)

Building Footprint: 2,280 (proposed square feet for new construction)

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

— (additional proposed square feet for expansion)

2,280 (total building footprint, square feet)

Lot Coverage: 26% (percentage, building coverage only)

Gross Floor Area: 4,560 (proposed square feet for new construction)

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

— (additional proposed square feet for expansion)

4,560 (total gross floor area, square feet)

Building Height: 2 (stories) _____ (feet)

Floor Area Ratio: 51.13% (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 5

B) Number of Off-Street Parking Spaces provided: 5

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

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) ___X___ (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: 4-UNIT APARTMENT BUILDINGS
(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 4

Number with three or more bedrooms: —

Total number of units: 4

C) Is funding public? ____ Yes ___X___ No
If yes, describe funding source: _____

X. OFFICE PROPOSALS (____ Medical/Dental ____ Professional ____ Business) N/A

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: N/A
(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): N/A

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: N/A

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: _____

B) Number of shifts (if any): _____

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

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

F) Days/Hours of operation: _____

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

A) Specify: N/A

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

XVII. APPLICANT CERTIFICATION

I, QUINCY WILLIAMS, 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

06/10/20
Date

CIA
Ciro Interrante Architect, P.C.
25 Market Street, 3rd Floor
Poughkeepsie, New York 12601 (845) 473-7572

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

June 8, 2026

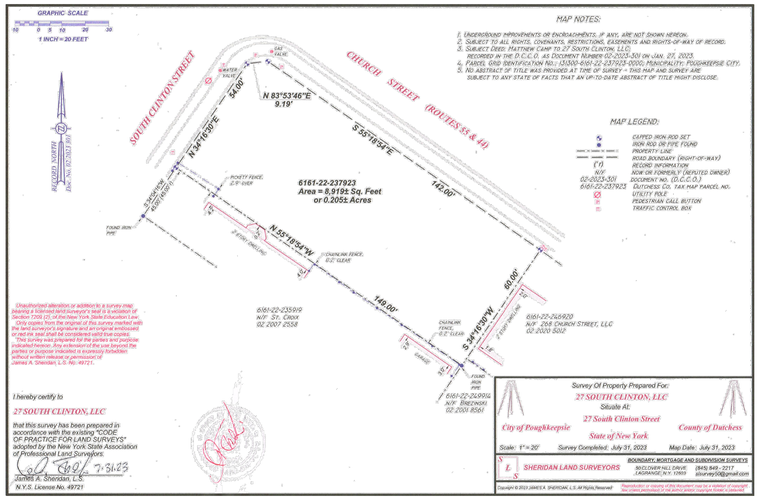
RE: 27 South Clinton LLC (Quincy Williams)
27 South Clinton Street
Poughkeepsie, New York 12601
Tax ID #: 131300-6161-22-237923-0000

Project Narrative:

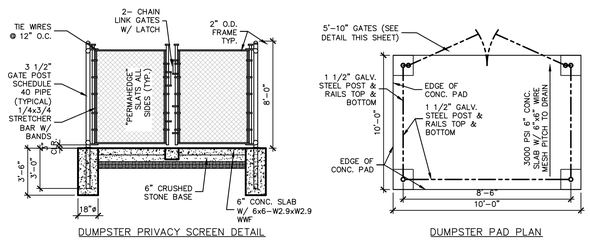
The applicant is seeking approval to construct a two-story 4-unit apartment building on an existing vacant lot in the City of Poughkeepsie located at 27 South Clinton Street. The existing vacant lot is located on the east side of South Clinton Street at the south east corner of the intersection of South Clinton Street and Church Street (Route44-55). To the right of the existing vacant lot is an existing single family home and to the rear of the existing vacant lot is an existing 2 family house. The front of the proposed new building faces South Clinton Street and will be set back approximately {10} feet from the front property line to more closely align with the front of the adjacent building on the right. Multiple area variances relating to the proposed development were approved at the June 12th, 2026 Zoning Board Meeting. Please review the attached site plan and the proposed exterior elevation views of the project for further understanding.

Very truly yours,

Ciro Interrante, Architect



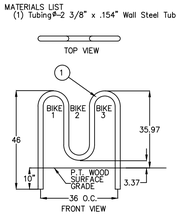
3 SP1 IMAGE OF SURVEY SITE PLAN
SCALE: N.T.S.

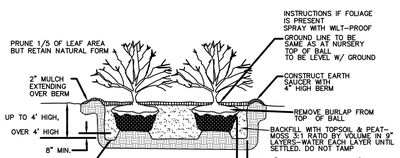


DUMPSTER PRIVACY SCREEN DETAIL

DUMPSTER PAD PLAN

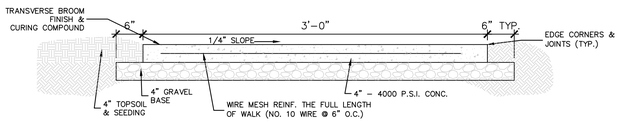
4 SP1 DUMPSTER ENCLOSURE DETAILS
SCALE: 3/16"=1'-0"



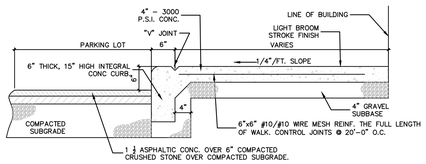


6 SP1 BICYCLE RACK DETAIL
SCALE: N.T.S.

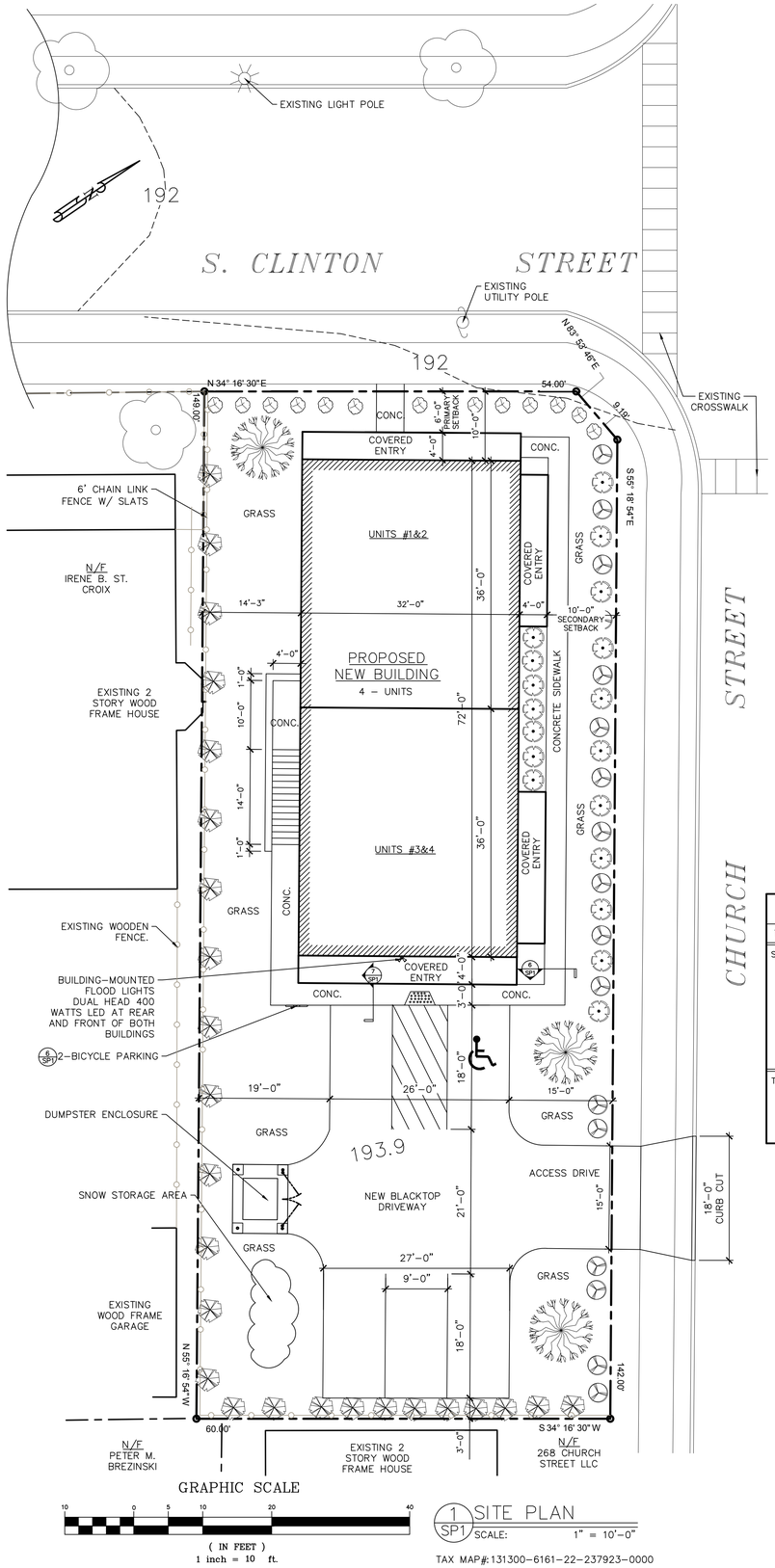
5 SP1 PLANTING DETAIL
SCALE: N.T.S.



6 SP1 SIDEWALK DETAIL
SCALE: N.T.S.



7 SP1 CURB DETAIL
SCALE: N.T.S.



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

1 SP1 SITE PLAN
SCALE: 1" = 10'-0"

TAX MAP#:131300-6161-22-237923-0000

2 SP1 PARCEL MAP - LOT#
SCALE: N.T.S.

DATA TABLE		
ZONE RNC MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT		
	REQUIRED	PROPOSED
LOT AREA	(6,000 SF. /4 UNITS)	0.2 Ac. (8,919 SF.)
LOT WIDTH	25 FT.	60 FT.
LOT DEPTH		149 FT.
LOT FRONTAGE	30 FT.	60 FT.
LOT COVERAGE (BUILDING)	70 %	29.8 %
OPEN SPACE	400 SF / UNIT.	3,743 SF
YARDS		
FRONT (PRIMARY/SECONDARY)	10 FT. AVG. /10 FT.	6 FT./10 FT.
SIDE	5 FT.	8 FT
REAR	15 FT.	67 FT.
BUILDING HEIGHT	2.5 / 35 FT.	2/26 FT. +/-
BUILDING AREA		2,280 SF
TOTAL PARKING	5 CARS	5 CARS

SURVEY INFORMATION

IMAGE OF SURVEY OBTAINED FROM PAPER COPY OF ORIGINAL SURVEY PREPARED BY JAMES A. SHERIDAN, L.S. DATED 7-31-2023 AND TITLED SURVEY OF PROPERTY FOR 27 SOUTH CLINTON, LLC.

LANDSCAPING SCHEDULE

TYPE	SYMBOL	QUANTITY	COMMON NAME	MATURE WIDTH	MATURE HEIGHT
SHRUBS	GFS	17	GOLD FLAME SPIREA	3' - 4'	3'
	RBB	18	ROYAL BURGUNDY BARBERRY (JAPANESE)	3'	2'
	MCS	14	MAGIC CARPET SPIREA	2' - 4'	1'-6"
TREES	LL	25	LILAC	2' - 3'	10'
	SM	3	SUGAR MAPLE	6' - 0"	

GENERAL NOTES:

I) APPLICATION REQUIREMENTS AND GENERAL SITE PLAN INFORMATION

1. THERE ARE NO OPEN VIOLATIONS ON THE PROPERTY THAT WOULD NOT BE CURED BY THE CURRENT APPLICATION.
2. NO WAIVERS ARE REQUESTED.
3. A FULL ENVIRONMENTAL ASSESSMENT FORM IS NOT APPLICABLE TO THIS PROJECT.
4. NAME AND ADDRESS OF OWNER OF RECORD HAS BEEN SHOWN.
5. 27 SOUTH CLINTON STREET IS LOCATED IN THE RESIDENTIAL NEIGHBORHOOD C ZONING DISTRICT (RNC).
6. NAMES OF OWNERS OF ADJOINING PROPERTIES HAS BEEN SHOWN.
7. THE APPLICANT, 27 SOUTH CLINTON LLC, IS FINANCIALLY CAPABLE TO COMPLETE THE PROPOSED DEVELOPMENT.

II) EXISTING SITE CONDITIONS

8. THERE ARE NO EXISTING EASEMENTS, RIGHTS-OF-WAY, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, OUTLINE OF EXISTING COVENANTS AND DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.
9. THERE ARE NO SCENIC VIEWS ON SOUTH CLINTON STREET.
10. PLAN VIEW SHOWS EXISTING PAVED AREAS, WALKWAYS, VEHICULAR ACCESS TO PUBLIC STREETS, INTERNAL DRIVES, SCREENING, FENCES, EXISTING AND PROPOSED CONTOURS, AND OUTLINES AND DESCRIPTIONS OF ALL STRUCTURES WITHIN 25' OF THE PROPERTY. MATERIALS OF EXISTING FEATURES ARE PROVIDED. WATERCOURSES, MARSHES, WOODED AREAS, ROCK OUTCROPS, ISOLATED TREES WITH A DIAMETER OF 8" OR MORE MEASURED 3'-0" ABOVE THE BASE OF THE TRUNK, CURBS, AND ADJACENT STREETS WITH NAMES AND WIDTHS ARE NOT SHOWN AS THEY ARE NOT APPLICABLE TO THIS PROJECT. SITE IS COMPLETELY FLAT.
11. LOCATIONS OF EXISTING AND PROPOSED UTILITIES AND CONNECTIONS HAS BEEN SHOWN FOR SANITARY, WATER, GAS, AND ELECTRIC.
12. 27 SOUTH CLINTON ST IS NOT SUBJECT TO STORM WATER OVERFLOWS.

III) PROPOSED SITE IMPROVEMENTS

13. DETAILED ELEVATIONS OF THE PRINCIPAL STRUCTURE, INCLUDING THE COLORS AND MATERIALS, HAVE BEEN SHOWN AND LABELED USING CARDINAL DIRECTIONS.
14. LIGHTING PLAN HAS BEEN ADDED WITH LIGHT FIXTURE DETAILS. SPECIFICATION SHEETS WILL BE SUBMITTED WITH SITE PLAN SHEETS.
15. NO NEW GRADING PROPOSED.
16. THERE ARE NO EASEMENTS, DEED RESTRICTIONS, COVENANTS OR RIGHTS-OF-WAY AND A NOTATION OF ANY AREAS TO BE DEDICATED TO A PUBLIC AGENCY, AND ANY PUBLIC IMPROVEMENTS CONTEMPLATED ON OR ADJOINING THE PROPERTY.
17. ENGINEERING TO REVIEW STORM WATER QUALITY REQUIREMENTS BASED ON NYDES PHASE II REQUIREMENTS.

IV) OTHER REQUIRED PLAN NOTES

18. ENGINEERING TO REVIEW STORMWATER IMPROVEMENTS.
19. NO EXISTING TREES TO ON SITE.

Revisions

No.	Date:	Description:
No. 1	11-26-25	GENERAL REVISIONS
No. 2	4-7-26	ISSUED FOR ZONING
No. 3	5-4-26	ISSUED FOR PLANNING
No. 4	6-5-26	

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CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

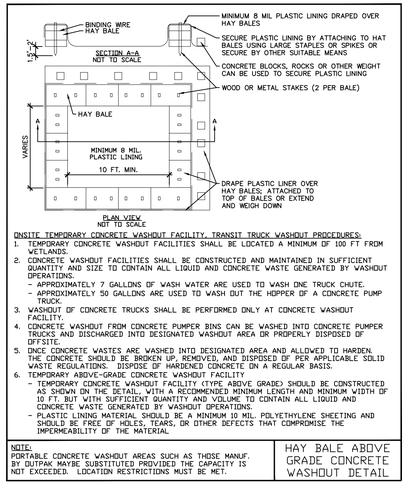
DRAWN BY: A.K.S., N.A.P. | CHECKED BY: C.I. | ISSUED DATE: 26 JULY, 2023

SITE PLAN & DETAILS

PROPOSED SITE PLAN FOR:
27 SOUTH CLINTON, LLC
P.O. BOX 372 LAGRANGEVILLE, N.Y. 12540
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NY. 12601

Project Number. 23-31

SHEET NO.
SP1
SITE PLAN



ONSITE TEMPORARY CONCRETE WASHOUT FACILITY, TRANSIT TRUCK WASHOUT PROCEDURES:

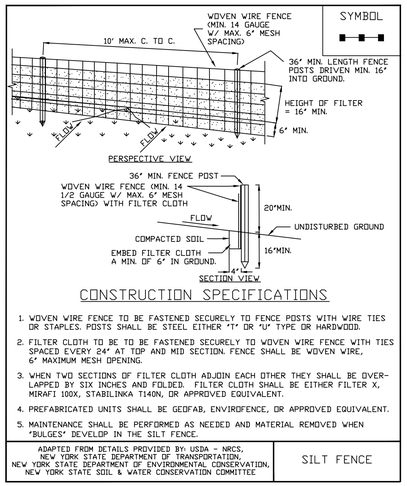
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 100 FT FROM WETLANDS.
2. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   - APPROXIMATELY 7 GALLONS OF WASH WATER ARE USED TO WASH ONE TRUCK CHUTE.
   - APPROXIMATELY 50 GALLONS ARE USED TO WASH OUT THE HOPPER OF A CONCRETE PUMP TRUCK.
3. WASHOUT OF CONCRETE TRUCKS SHALL BE PERFORMED ONLY AT CONCRETE WASHOUT FACILITY.
4. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
5. ONCE CONCRETE WASTES ARE WASHED INTO DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER APPLICABLE SOLID WASTE REGULATIONS. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.
6. TEMPORARY ABOVE-GRADE CONCRETE WASHOUT FACILITY
   - TEMPORARY CONCRETE WASHOUT FACILITY (TYPE ABOVE GRADE) SHOULD BE CONSTRUCTED AS SHOWN ON THE DETAIL, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT, BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   - PLASTIC LINING MATERIAL SHOULD BE A MINIMUM 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

NOTE:
PORTABLE CONCRETE WASHOUT AREAS SUCH AS THOSE MANUF. BY OUTPAK MAYBE SUBSTITUTED PROVIDED THE CAPACITY IS NOT EXCEEDED. LOCATION RESTRICTIONS MUST BE MET.

HAY BALE ABOVE GRADE CONCRETE WASHOUT DETAIL

4 SP2 CONCRETE WASHOUT DETAIL

SCALE: N.T.S.



CONSTRUCTION SPECIFICATIONS

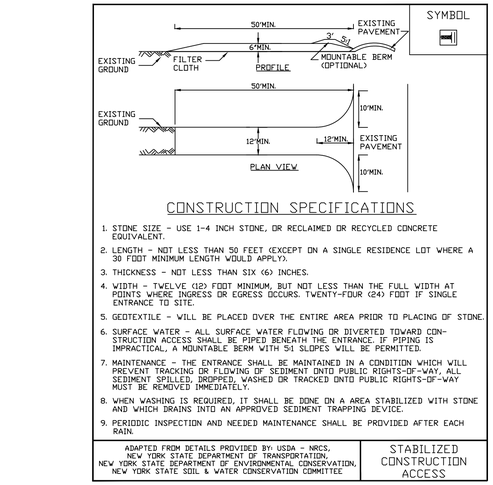
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH 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.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

3 SP2 SILT FENCE

SCALE: N.T.S.



CONSTRUCTION SPECIFICATIONS

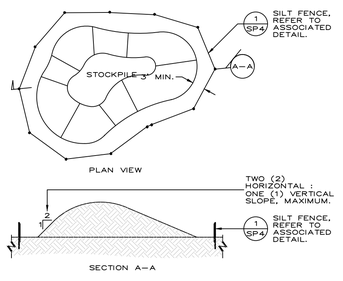
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL 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.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ACCESS

2 SP2 STABILIZED CONSTRUCTION ACCESS

SCALE: N.T.S.

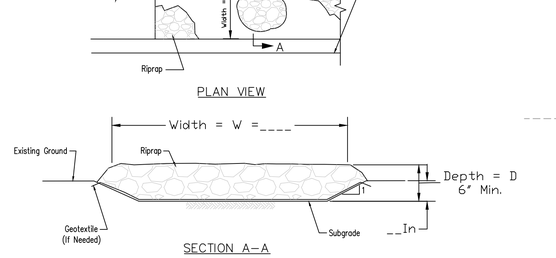


DETAIL NOTES:

1. SOIL STOCKPILES MUST BE PROTECTED BY THE USE OF ESTABLISHED VEGETATION, ANCHORED STRAW MULCH, ROLLED STABILIZATION MATTING, OR OTHER DURABLE COVERING.

6 SP2 SOIL STOCKPILE DETAIL

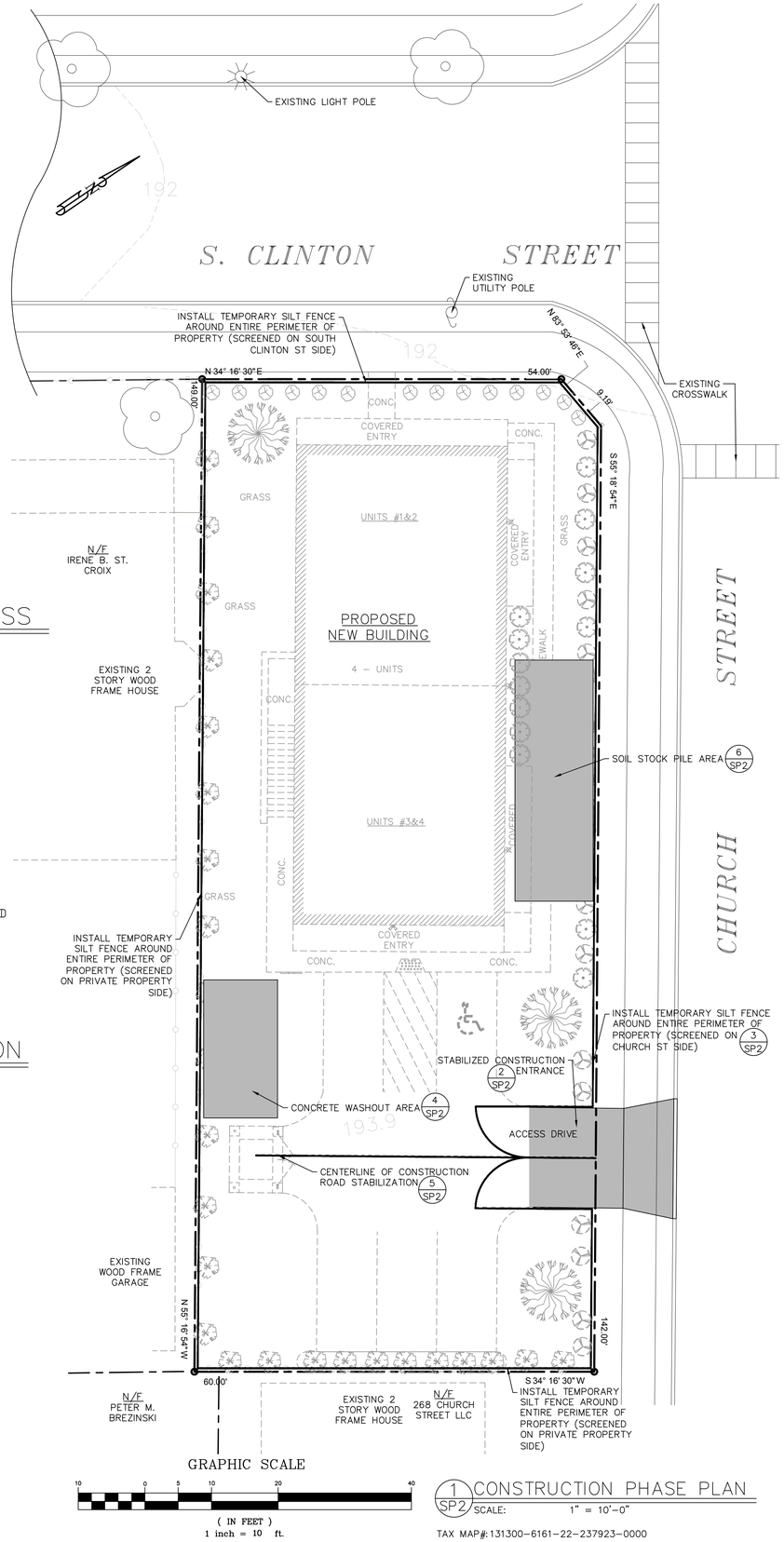
SCALE: N.T.S.



NOTES:
1. See plans for construction rood location, D and W dimensions.
2. Roadway shall follow the contour of the natural terrain to the extent possible.

5 SP2 CONSTRUCTION ROAD STABILIZATION

SCALE: N.T.S.



1 SP2 CONSTRUCTION PHASE PLAN

SCALE: 1" = 10'-0"

TAX MAP#: 131300-6161-22-237923-0000

Revisions			
No.	Date:	Description:	
No. 1	11-26-25	GENERAL REVISIONS	
No. 2	4-7-26	PER ZONING	
No. 3	4-14-26	ISSUED FOR PLANNING	
No. 4	6-5-26		

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CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

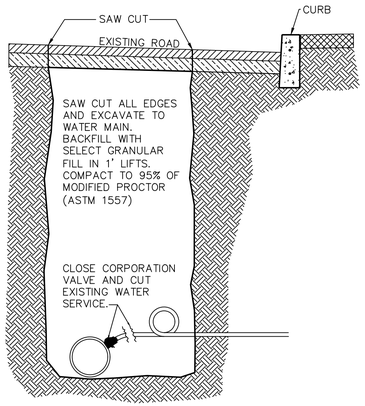
ISSUED DATE: 26 JULY, 2023
CHECKED BY: C.I.
DRAWN BY: A.K.S., N.A.P.

CONSTRUCTION PHASE PLAN & DETAILS

PROPOSED SITE PLAN FOR:
27 SOUTH CLINTON, LLC
P.O. BOX 372 LAGRANGEVILLE, N.Y. 12540
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NY. 12601

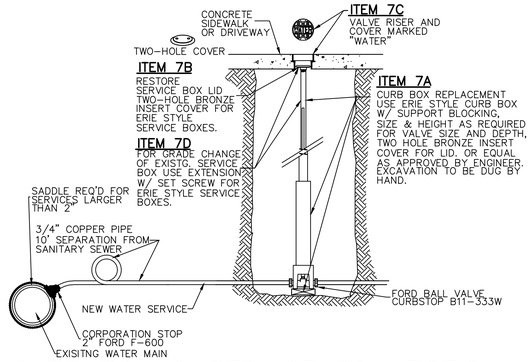
Project Number. 23-31

SHEET NO.
SP2
SITE PLAN



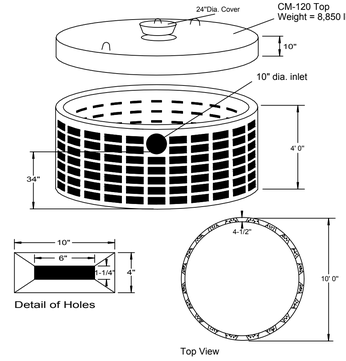
5 SP3 WATER SERVICE DISCONNECT @ MAIN

SCALE: N.T.S.



2 SP3 CURB BOX & SERVICE CONNECTION

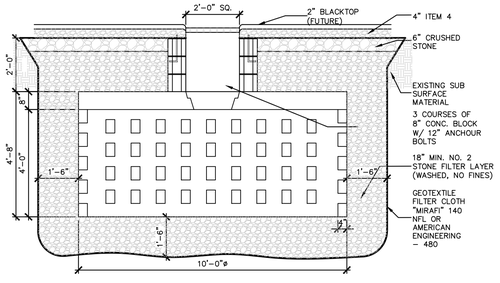
SCALE: N.T.S.



SPECIFICATIONS	PRECAST DRY WELLS MODEL DW-4X10 / 1400 GALLONS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: 6x12-W3/W3 / ASTM A82 & A185 Air Entrainment: 5% Capacity = 1,400 gallons to inlet; 2,000 total Sidewall Area = 125 square feet Load Rating: H20 Weight = 4,400 lbs	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 7D 2/11/04

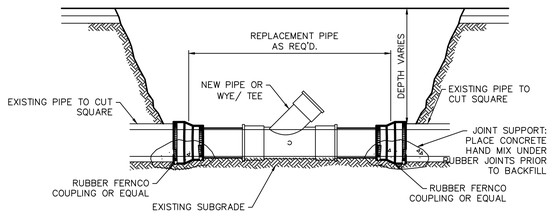
6 SP3 DRYWELL DETAIL

SCALE: N.T.S.



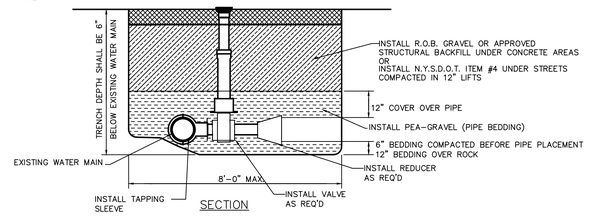
7 SP3 DRYWELL SECTION

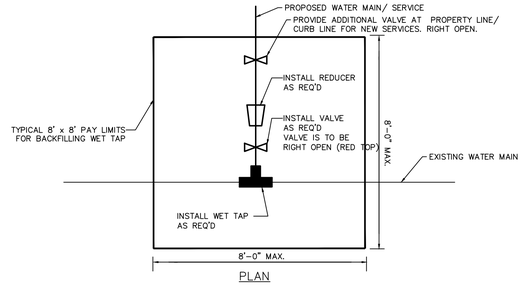
SCALE: 3/8" = 1'-0"



TYPICAL SANITARY SEWER PIPE REPAIR OR WYE INSTALLATION DETAIL

3 SP3 SCALE: N.T.S.

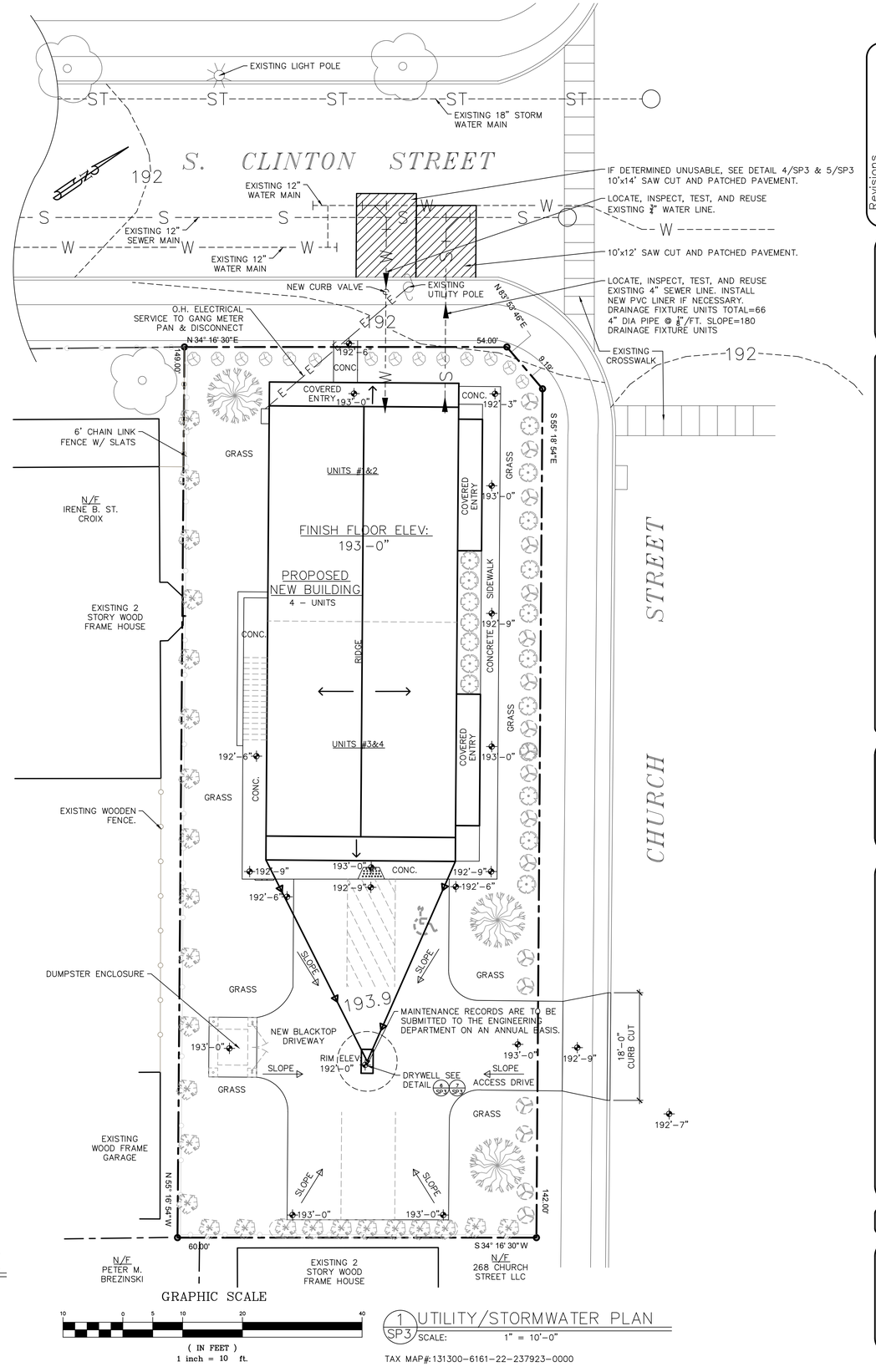




NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

4 SP3 WATER SERVICE TAPPING SLEEVE AND VALVE

SCALE: N.T.S.



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

1 SP3 UTILITY/STORMWATER PLAN

SCALE: 1" = 10'-0"

TAX MAP#:131300-6161-22-237923-0000

Revisions			
No.	Date:	Description:	
No. 1	11-26-25	GENERAL REVISIONS	
No. 2	4-7-26	ISSUED FOR ZONING	
No. 3	4-15-26	GENERAL REVISIONS	
No. 4	6-5-26	ISSUED FOR PLANNING	

CIA "IN THE SPIRIT OF COOPERATION"

CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

CHECKED BY: C.I. | ISSUED DATE: 26 JULY, 2023

DRAWN BY: A.K.S., N.A.P.

UTILITY/STORMWATER PLANS & DETAILS

PROPOSED SITE PLAN FOR:
27 SOUTH CLINTON, LLC
P.O. BOX 372 LAGRANGEVILLE, N.Y. 12540
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NY. 12601

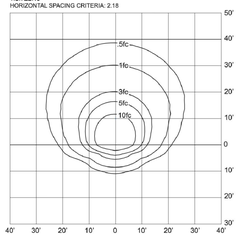
Project Number. 23-31

SHEET NO. SP3

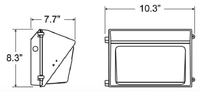
SITE PLAN

SAMPLE PHOTOMETRICS

RWE-M-60-VS-CP: 60W, 4000K CCT
IES: TYPE IV Very Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.18



DIMENSIONS

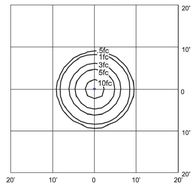


3 SP4 FLOOD LIGHT FIXTURE SPECS
SCALE: N.T.S.

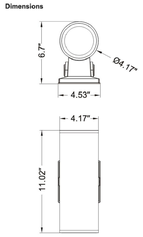
2 SP4 IMAGE OF FLOOD LIGHT FIXTURE
SCALE: N.T.S.

Sample Photometry

UDC-20-VS-CP (10W, 5000K, 60°, Up or Down)
IES: TYPE III Very Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.40

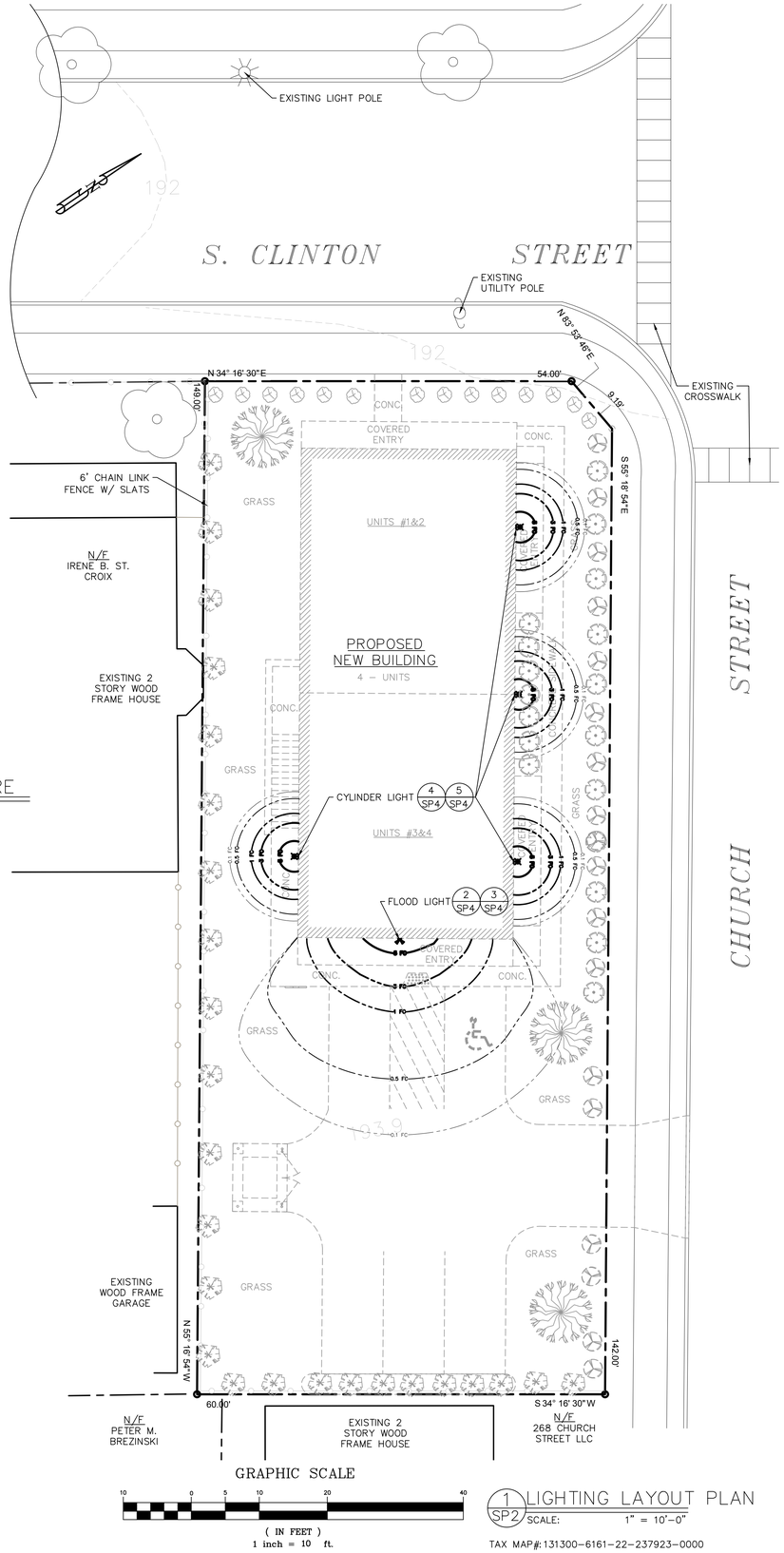


Dimensions



5 SP4 CYLINDER LIGHT FIXTURE SPECS
SCALE: N.T.S.

4 SP4 IMAGE OF CYLINDER LIGHT FIXTURE
SCALE: N.T.S.



1 SP2 LIGHTING LAYOUT PLAN
SCALE: 1" = 10'-0"

TAX MAP#: 131300-6161-22-237923-0000

Revisions

No.	Date:	Description:
No. 1	11-26-25	GENERAL REVISIONS
No. 2	4-7-26	ISSUED FOR ZONING
No. 3	4-15-26	GENERAL REVISIONS
No. 4	6-5-26	ISSUED FOR PLANNING

CIA
"IN THE SPIRIT OF COOPERATION"

CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

DRAWN BY: A.K.S., N.A.P. | CHECKED BY: C.I. | ISSUED DATE: 26 JULY, 2023

LIGHTING LAYOUT PLAN

PROPOSED SITE PLAN FOR:
27 SOUTH CLINTON, LLC
P.O. BOX 372, LAGRANGEVILLE, N.Y. 12540
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NY. 12601

Project Number. 23-31

SHEET NO.
SP4
SITE PLAN

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
27 South Clinton Street

Project Location (describe, and attach a location map):
East side of South Clinton Street at the south east corner of the intersection of South Clinton and Church Street (Route 44-55).

Brief Description of Proposed Action:
Construct a new 4-unit apartment building on a vacant lot.

Name of Applicant or Sponsor:	Telephone: (845)453-5223
27 South Clinton LLC - Quincy Williams	E-Mail: 382kcc@gmail.com

Address:
P.O. Box 372

City/PO:	State:	Zip Code:
Lagarangeville	N.Y.	12540

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

3. a. Total acreage of the site of the proposed action? 0.205 acres
   b. Total acreage to be physically disturbed? 0.205 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.205 acres

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☐ Suburban

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

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

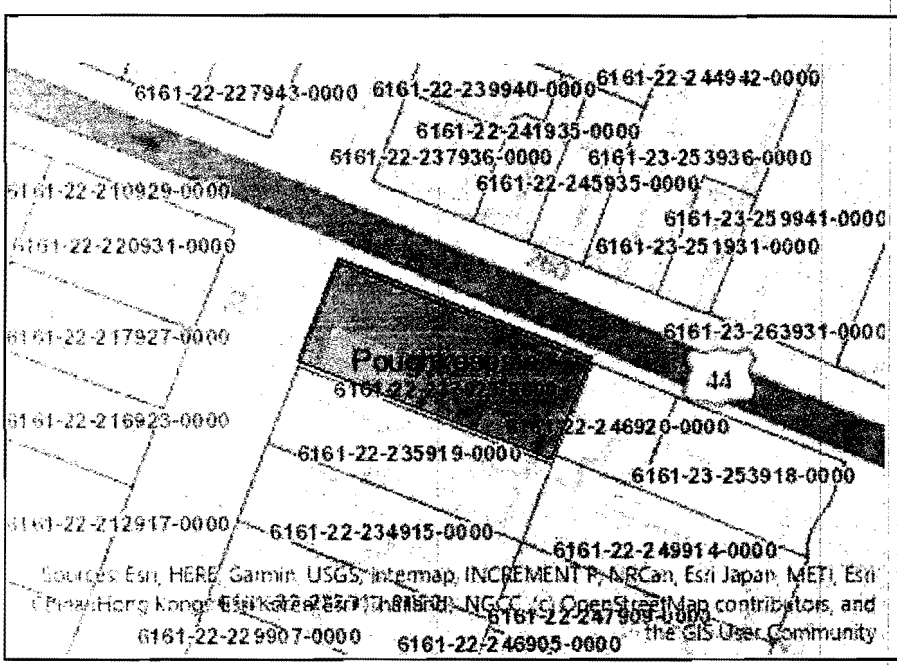
Applicant/sponsor/name: Ciro Interrante Date: 4-15-26

Signature: Title: Architect

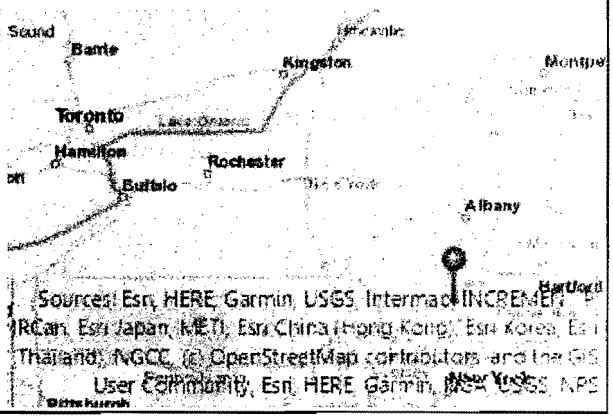
PRINT FORM

EAF Mapper Summary Report

Wednesday, April 15, 2026 10:10 AM



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



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

EQUITY LINE
TRACE LITE

RWE Series

LED Glass Refractor Wallpack

Model: _____ Date: _____

Accessories: _____

Job Name: _____ Type: _____

DESCRIPTION

The RWE Series wallpack features a glass refractor and an updated LED engine, offering higher efficacy lumen output and thermal management while still maintaining the design of our traditional housing. The RWE Series is offered in two sizes for project flexibility and features field-selectable power. The small and medium configurations can switch between 29W-40W-60W with outputs up to 8,016 lumens. The medium configuration is also available in 60W-100W-120W with a lumen output up to 16,218 lumens. All configurations feature field-selectable color temperature between 3000K, 4000K and 5000K CCT. The RWE Series housing is constructed of die-cast aluminum with a dark bronze finish that provides durable protection against environmental conditions and corrosion. RWE is the perfect combination of traditional looking design and industry defining selectable features, making it the ideal solution for commercial and residential applications.

CONSTRUCTION

- Die-cast aluminum housing, thermoset polyester powder coat with a dark bronze finish
- Small and medium enclosures, hinged for easy installation and maintenance as well as access to power selectable dial and CCT switch.
- ½" Conduit hubs on all four sides of the unit for installation flexibility

OPTICS/LEDS

- Provides a range of 3,900 – 8,100 lumens on the small housing and 8,000 – 17,000 lumens on the medium housing
- Prismatic borosilicate glass refractor
- Up to 148 LPW
- CCT switchable; 3000K, 4000K and 5000K CCT
- CRI ≥80
- L70 > 100, 000 hours
- L90 > 51,000 hours

ELECTRICAL

- 120-277VAC, 50/60Hz
- 0-10V Dimming driver, 4kVA surge protection
- Power Factor > 0.90
- Total harmonic distortion <20%
- Power Switchable between 29W-40W-60W (small & medium) and 60W-100W-120W (medium)
- Built in photocontrol – simply connect wires to put in use

INSTALLATION

- Ideal for mounting to any vertical surface and attaches to a 3" or 4" J-box
- Can be surface mounted using the 1/2" conduit entry points on all four sides of the housing
- Enclosure hinges open for easy installation and maintenance as well as access to power selectable dial and CCT switch

OPTIONS

- Integral photocontrol (standard) mounted to one of the hubs. Simply connect wires if needed.
- Integral battery backup option (-BB) offers up to 900 lumens of emergency powered illumination for 90 minutes for path of egress. Rated for ambient temperatures of 0°C to 40°C (32°F to 104°F) Available in the RWE-M-60W- configuration only

ACCESSORIES

- LiteLogic Bluetooth Enabled Dimming Occupancy Sensor Kit, PIR, Black (LE-MS3W-KIT-BL-A-R)
- LiteLogic Bluetooth Enabled Dimming Occupancy Sensor, PIR, Includes 12V Power Adapter, Black Finish (LE-MS3W-KIT-BL-12V-A-R)
- Dimming sensor is available for additional energy savings (TL-SC1H) can be controlled via DIP switches or remote control (sold separately). Sensor allows for two or three step/level dimming and has optional daylight harvesting capabilities.
- Remote control for sensor (TL-SC1H-REMOTE)

Specs At A Glance*

Model	Small	Medium	
Wattage (W)	29W-40W-60W (Switchable)	29W-40W-60W (Switchable)	60W-100W-120W (Switchable)
Lumens (lm)	3,900-8,016	4,000-8,200	8,000-16,218
Efficacy (LPW)	Up to 148	Up to 145	Up to 146
CCT	3000K-4000K-5000K (Switchable)		
CRI	> 80		
Input Voltage	120-277VAC, 50/60Hz		
Operating Temp	-20°C to 40°C (-4°F to 104°F)		
Certifications	cULus Listed for Wet Locations, IP65, DLC PREMIUM		
Warranty	5 Years		

*Nominal Wattage. Tested at 5000K CCT.
See performance table for more detailed lumen information.

TESTING & COMPLIANCE

- cULus Listed for Wet Locations
- IP65 Rated
- DesignLights Consortium® PREMIUM Qualified
- Operating temperatures: -20°C to 40°C (-4°F to 104°F)

WARRANTY

- Five year warranty (terms and conditions apply)

ORDERING INFORMATION

Example: RWE-M-60-VS-CP-BR

Series	Description	**Options** (Factory Installed)
RWE-S-60-VS-CP-BR	Small, 60W (Switchable; 29W-40W-60W), 120-277VAC, CCT Selectable (3000K-4000K-5000K), Bronze Finish	BB[1] = Battery Backup
RWE-M-60-VS-CP-BR	Medium, 60W (Switchable; 29W-40W-60W), 120-277VAC, CCT Selectable (3000K-4000K-5000K), Bronze Finish	
RWE-M-120-VS-CP-BR	Medium, 120W (Switchable; 60W-100W-120W), 120-277VAC, CCT Selectable (3000K-4000K-5000K), Bronze Finish	

LiteLogic Accessories[2] (Field Installed)	**Accessories**[2] (Field Installed)
LE-MS3W-KIT-BL-A-R[3] = Bluetooth Enabled Dimming Occupancy Sensor, PIR, Black	WG-RWE-M = Wire Guard for RWE-M
LE-MS3W-KIT-BL-12V-A-R[4] = Bluetooth Enabled Dimming Occupancy Sensor, PIR, Includes 12V Power Adapter, Black	
TL-SC1H[5] = Dimming Occupancy Sensor	
TL-SC1H-REMOTE = Remote Control for TL-SC1H	

Notes

[1] Only compatible with RWE-M-60-VS-CP-BR

[2] Order as a separate line item; shipped in separate box for field installation

[3] For small and medium 60W models only

[4] For medium 120W models only

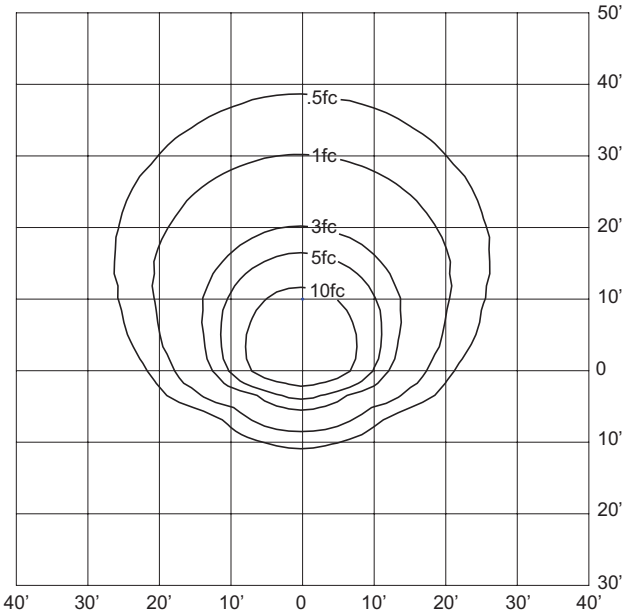
[5] Only compatible with RWE-M-120-VS-CP-BR

PERFORMANCE TABLE

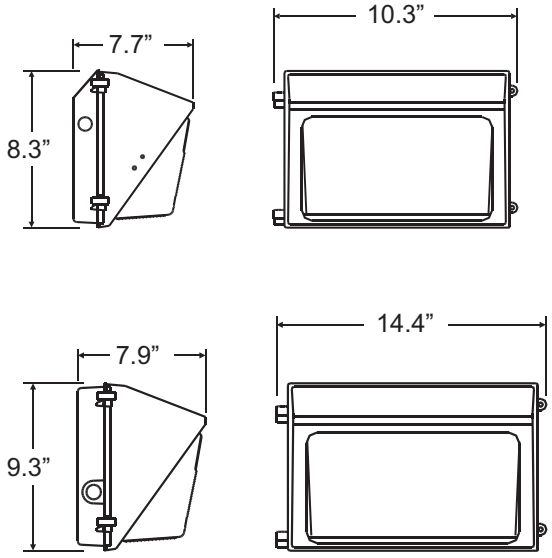
Model	Wattage	CCT	Lumens	LPW	CRI
RWE-S-60-VS-CP (29W, 3K)	29	3000K	3900	139	>80
RWE-S-60-VS-CP (29W, 4K)	29	4000K	4097	141	>80
RWE-S-60-VS-CP (29W, 5K)	29	5000K	4108	146	>80
RWE-S-60-VS-CP (40W, 3K)	40	3000K	5238	131	>80
RWE-S-60-VS-CP (40W, 4K)	40	4000K	5449	136	>80
RWE-S-60-VS-CP (40W, 5K)	40	5000K	5719	143	>80
RWE-S-60-VS-CP (60W, 3K)	60	3000K	7848	130	>80
RWE-S-60-VS-CP (60W, 4K)	60	4000K	7939	132	>80
RWE-S-60-VS-CP (60W, 5K)	60	5000K	8016	133	>80
RWE-M-60-VS-CP (29W, 3K)	29	3000K	4000	138	>80
RWE-M-60-VS-CP (29W, 4K)	29	4000K	4084	141	>80
RWE-M-60-VS-CP (29W, 5K)	29	5000K	4181	144	>80
RWE-M-60-VS-CP (40W, 3K)	40	3000K	5382	132	>80
RWE-M-60-VS-CP (40W, 4K)	40	4000K	5595	140	>80
RWE-M-60-VS-CP (40W, 5K)	40	5000K	5851	146	>80
RWE-M-60-VS-CP (60W, 3K)	60	3000K	8031	132	>80
RWE-M-60-VS-CP (60W, 4K)	60	4000K	8119	135	>80
RWE-M-60-VS-CP (60W, 5K)	60	5000K	8200	136	>80
RWE-M-120-VS-CP (60W, 3K)	60	3000K	8000	133	>80
RWE-M-120-VS-CP (60W, 4K)	60	4000K	8221	137	>80
RWE-M-120-VS-CP (60W, 5K)	60	5000K	8458	141	>80
RWE-M-120-VS-CP (100W, 3K)	100	3000K	14392	144	>80
RWE-M-120-VS-CP (100W, 4K)	100	4000K	14260	139	>80
RWE-M-120-VS-CP (100W, 5K)	100	5000K	14761	147	>80
RWE-M-120-VS-CP (120W, 3K)	120	3000K	16101	134	>80
RWE-M-120-VS-CP (120W, 4K)	120	4000K	16200	135	>80
RWE-M-120-VS-CP (120W, 5K)	120	5000K	16218	135	>80

SAMPLE PHOTOMETRICS

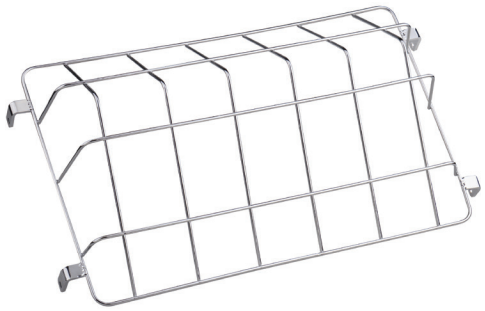
RWE-M-60-VS-CP: 60W, 4000K CCT
IES: TYPE IV Very Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.18



DIMENSIONS



OPTIONAL WIRE GUARD (WG-RWE-M)



Sensor Details - Bluetooth Enabled (Accessories LE-MS3W-KIT-BL-A-R and LE-MS3W-KIT-BL-12V-A-R) Click here for sensor details

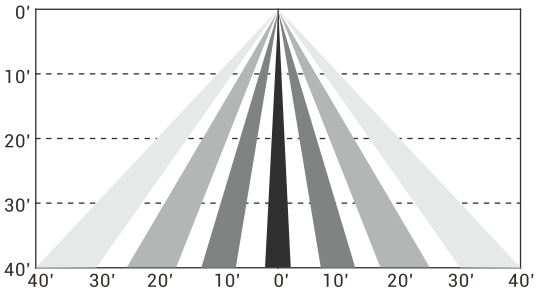
LE-MS3W-XX-AUX-HB1

LE-C3 12V Adapter
(LE-RWE-BL-12V-KIT Only)

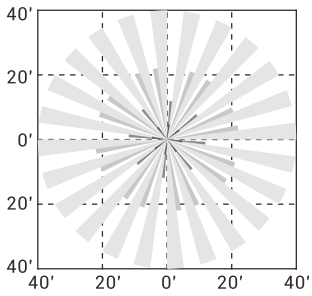
LE-RECEPTW-BL-AUX

LE-ADAPTER-BL-AUX

Coverage Side View



Coverage Top View (40')



SEE APP FOR SENSOR SETTINGS

For a complete list of **LiteLogic** compatible products, click here.

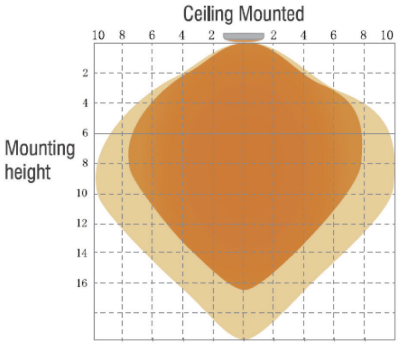
litelogic LIGHTING CONTROLS

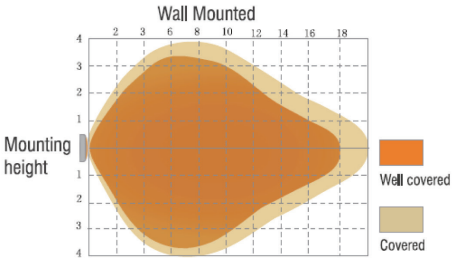
Get it from the **App Store**

Get it from **Google Play**

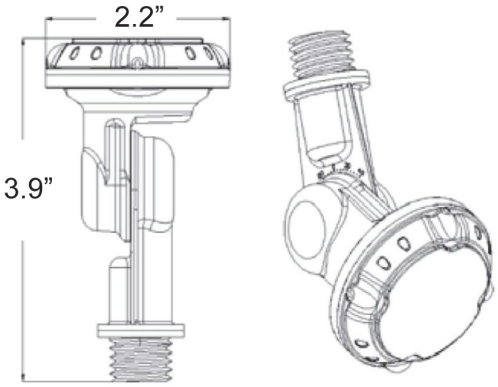
Note: Bluetooth sensor controls do not allow for CCT selection using the app. CCT must be manually selected on the fixture.

Sensor Details (Accessories TL-SC1H & TL-SC1H-REMOTE)

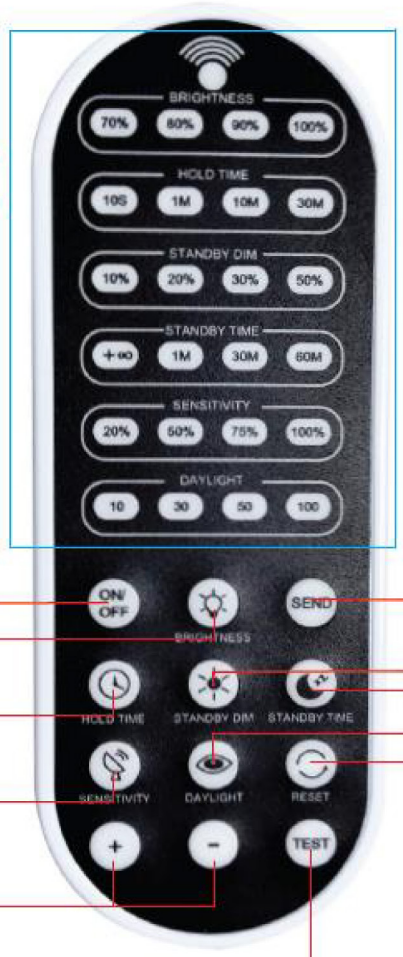




Operating Voltage	12 ± 2VDC
Operating Current	30mA
Output	DIM 0-10V
Stand-by Power	<0.5W
Brightness	0%-100%/Quick Setting: 70%/80%/90%100%
Sensitivity	20%/50%/75%/100%
Hold Time	10s/1min/10min/30min
Daylight Threshold	10Lux/30Lux/50Lux/100Lux/Disable
Stand-by Period	1min/30min/60min/+∞
Stand-by Dimming Level	10%/20%/30%/50%
Microwave Frequency	5.8GHz ± 75MHz
Microwave Power	<0.5W
Detection Angle	150° (Wall Mounted) 360° (Ceiling Mounted)
Control Line	Pink: +12V; Purple: DIM+; Gray: GND/DIM−
Mounting Height	Max 15m (Ceiling Mounted)
Detection Range	Max Ø15m (Ceiling Mounted) Max 20m (Wall Mounted)
Operating Temperature	-30°C~+60°C
IP Rating	IP65



Note: Default setting: Brightness:100%, Hold time:1 min, Stand-by dimming level:20%, Stand-by time:1 min, Sensnivity:100%, Daylight: Disabled



Main **ON/OFF** button
Press and hold until the brightness indicator light is on (First-row).
Press to turn on or turn off the fixture.

Press **BRIGHTNESS** to set brightness level: 70%, 80%, 90% or 100%.

Press **HOLD TIME** to set hold time period: 10s,1min,10min or 30min.

Press **SENSITIVITY** to set sensitivity level: 20%, 50%, 75% or 100%.

+ (MODE 1) or - (MODE 2)
To set the mode, save all other settings first, then press and hold either + or - to remember the saved settings. To program additional sensors, press + or -, and then press "SEND" to program that sensor.

Press **SEND** to save settings after each change. The indicator light confirms the save setting.

Press **STANDBY DIM** to set standby dim level: 10%, 20%, 30% or 50%.

Press **STANDBY TIME** to set stand-by period: +∞, 1min, 30min or 60min. Note: "+∞" means the light will remain at the standby dim level until motion is detected. When a time is selected, the fixture will turn off after the set time.

Long press **DAYLIGHT** to activate the daylight control. Short press to set daylight threshold: 10Lux, 30Lux, 50Lux or 100Lux. By default, the daylight control disabled.

Press **RESET** to restore to default settings (Brightness 70%, hold time 10s, daylight threshold disabled, sensitivity 20%, stand-by dimming level 10%, and stand-by time +∞). Note: Products with DIP switches will be controlled by DIP switches.

The "**TEST**" button is for testing purposes. Pressing this button, the sensor goes to test mode (Hold time is only 3s if motion detected).

NOTES:

- Indicator lights will automatically turn off if not in use for more than 10 seconds
- When using the "On/Off" button: "On/Off", "Brightness", and "Send" buttons remain working. Other settings will be disabled.
- When using the "Test" button: "Test", "Sensitivity", and "Send" remain working. Other settings will be disabled.
- You must press the "Send" button to save your settings after each adjustment. The red indicator light means you have successfully saved your settings.

UDC Series

4” Architectural LED Up/Down Cylinder Wallpack

Model: _____ Date: _____

Accessories: _____

Job Name: _____ Type: _____

DESCRIPTION

The UDC Series 4” architectural cylinder is the ultimate solution for versatile, customizable illumination. This innovative fixture offers field-switchable downlighting and uplighting capabilities, as well as field-switchable CCT (3000K-4000K-5000K) and power (12W-16W-20W) all in one package. With energy-efficient, long-life LEDs offering up to 2,100 lumens and featuring dual light sources for both up and down accent lighting, the UDC Series ensures a perfect blend of functionality and aesthetics. It comes standard with 3 sets of in-the-box reflectors that enable you to easily choose between a 25°, 40°, or 60° beam angle. Housed within a sleek, single enclosure designed for superior thermal performance, the UDC Series is equally suited for interior or external applications. Whether you’re illuminating walkways, stairways, or accentuating architectural features, the UDC delivers years of maintenance-free brilliance, offering endless possibilities for creating captivating environments.

CCT, Power, Up/Down Light, & Photocontrol switches located behind plugs

SPECIFICATIONS

Construction:

- 4” Diameter cylinder, die-cast aluminum housing with powder coated finish
- Glass lenses and aluminum reflector on both ends
- Easily accessible switches in the back
  - Up, down, or up and down light selection
  - CCT selection
  - Power selection
  - Photocontrol (on/off)

Optics/LEDs:

- Field-switchable between 3000K, 4000K, and 5000K
- Field-switchable between 12W, 16W and 20W providing up to 2,100 lumens (up & down, output is halved if up or down only is selected)
- Swappable reflectors for 25°, 40°, or 60° beam angle included in packaging (60° pre-installed)
- CRI ≥ 90
- L70 >100,000 hours
- L90 ≥ 88,000 hours

Electrical:

- Field-switchable between 12W, 16W, and 20W
- 120-277V, 50-60Hz
- 0-10V Dimming

Installation:

- Mounts to a standard 3-½” or 4” square electrical J-box
- Housing mounts to backplate for ease of installation
- CCT, Power, Photocontrol, and Up/down light selection switches located within coinplugs on either side

Testing & Compliance:

- cULus Listed for Wet Locations
- IP65 Rated
- Operating temperatures: -40°C to 45°C (-40°F to 113°F)

Specs at a Glance	
Model	UDC-20
Wattage (Nominal)	12W-16W-20W (Switchable)
Lumens (lm)	1,140 - 2,100
CCT (K)	3000K-4000K-5000K (Switchable)
Distribution	25°, 40° or 60° (pre-installed) Field Swappable
CRI	>90
Input Voltage	120-277VAC, 50-60Hz
Operating Temp	-40°C to 45°C (-40°F to 113°F)
Certifications	UL Listed for Wet Locations IP65 Rated
Warranty	5 Years

Note: Environment and application will affect actual performance. Typical values and 25°C used for testing.

Warranty:

- Five Year Warranty (Terms and Conditions Apply)

Ordering Information (Example: UDC-20-VS-CP-BR)

Model	Description
UDC-20-VS-CP-BR	LED Wallpack, 4” Up/Down Cylinder, Power Switchable 12W/16W/20W, Color Switchable 3000K/4000K/5000K CCT, Includes 25/40/60° Reflectors, 120-277VAC, 0-10V Dimming, Bronze Finish
UDC-20-VS-CP-BL	LED Wallpack, 4” Up/Down Cylinder, Power Switchable 12W/16W/20W, Color Switchable 3000K/4000K/5000K CCT, Includes 25/40/60° Reflectors, 120-277VAC, 0-10V Dimming, Black Finish
UDC-20-VS-CP-SV	LED Wallpack, 4” Up/Down Cylinder, Power Switchable 12W/16W/20W, Color Switchable 3000K/4000K/5000K CCT, Includes 25/40/60° Reflectors, 120-277VAC, 0-10V Dimming, Silver Finish

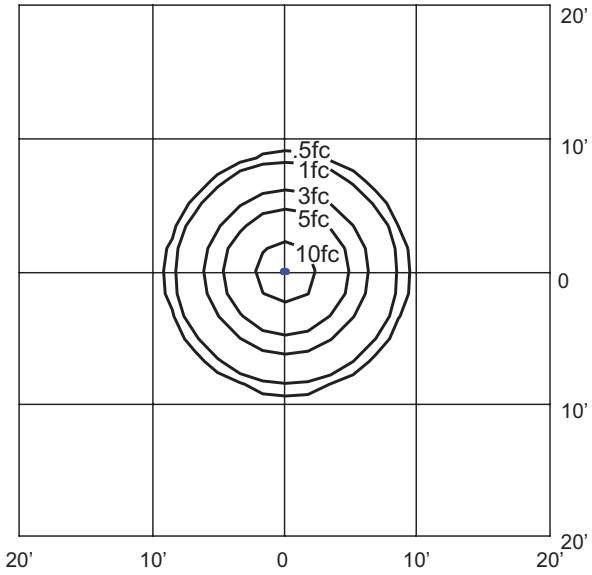
	Notes
Accessories[1] (Field Installed)	[1] Order as a separate line item
UDC-4-SQ-BR[2] = UDC Series, Rectangular Shroud for 4” Cylinder, Bronze Finish	[2] Consult factories for other finishes, longer lead time may apply

Performance Table

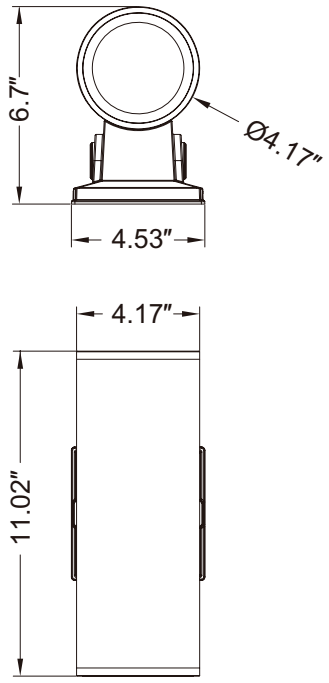
Model	Wattage	CCT	Lumens (Combined up & down output)	LPW
UDC-20-VS-CP-BR (20W, 3000K)	20W	3000K	1,900	95
UDC-20-VS-CP-BR (20W, 4000K)	20W	4000K	2,100	105
UDC-20-VS-CP-BR (20W, 5000K)	20W	5000K	2,100	105
UDC-20-VS-CP-BR (16W, 3000K)	16W	3000K	1,520	95
UDC-20-VS-CP-BR (16W, 4000K)	16W	4000K	1,680	105
UDC-20-VS-CP-BR (16W, 5000K)	16W	5000K	1,680	105
UDC-20-VS-CP-BR (12W, 3000K)	12W	3000K	1,140	95
UDC-20-VS-CP-BR (12W, 4000K)	12W	4000K	1,260	105
UDC-20-VS-CP-BR (12W, 5000K)	12W	5000K	1,260	105

Sample Photometry

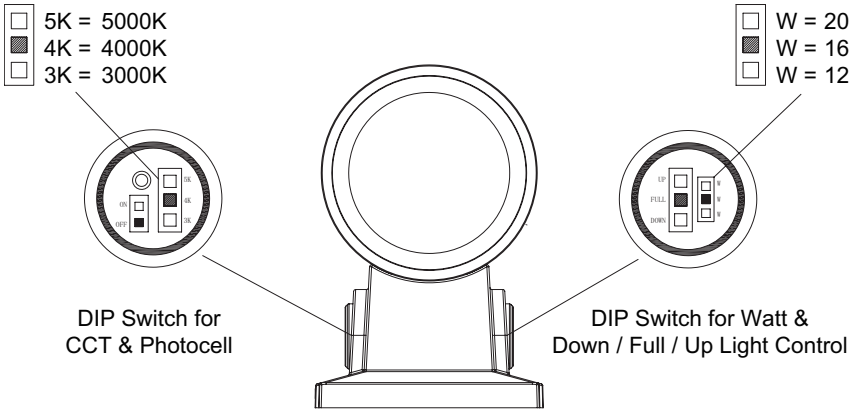
UDC-20-VS-CP (10W, 5000K, 60°, Up or Down)
IES: TYPE III Very Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.40



Dimensions



Switch Settings



Accessory (Sold separately for field installation)

UDC-4-SQ-BR Rectangular Shroud

2/A1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1/A1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

4/A1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

3/A1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SCHEDULE

COLOR	DESTINATION
	ROOF SHINGLES
	SIDING
	ENTRY DOOR TRIM & WINDOW FRAME & TRIM
	PORCH COLUMNS & BEAMS, FASCIA, BUILDING TRIM, ENTRY DOORS

Revisions

No.	Date:	Description:
No. 1	11-26-25	GENERAL REVISIONS
No. 2	4-7-26	ISSUED FOR ZONING
No. 3	4-16-26	GENERAL REVISIONS
No. 4	6-5-26	ISSUED FOR PLANNING
No. 5	7/21/26	ELEVATION LABELS

CIA
"IN THE SPIRIT OF COOPERATION"

CIRO INTERRANTE ARCHITECT P.C.
25 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601
(845) 473-7572 Office (845) 473-7525 Fax

ISSUED DATE: 26 JULY, 2023
CHECKED BY: C.I.
DRAWN BY: A.K.S., N.A.P.

REGISTERED ARCHITECT CIRO INTERRANTE 24579 STATE OF NEW YORK

ELEVATIONS

PROPOSED SITE PLAN FOR:
27 SOUTH CLINTON, LLC
P.O. BOX 372 LAGRANGEVILLE, N.Y. 12540
27 SOUTH CLINTON STREET
POUGHKEEPSIE, NY. 12601

Project Number. 23-31

SHEET NO.
A1
ARCHITECTURAL

\Administrator\CIA-TPP-16\DOCTS FOLDER\2023 Drawings Folder\23 ST SOUTH CLINTON ST\PLOT QUINCY\01_23SOUTH_CLINTON_ST\PLOT_QUINCY\01_23SOUTH_CLINTON_ST_Cluster Site Plan_4-1-26.dwg, Tue, 4 Jul 26 10:04:32 2026, AutoCAD PDF (General Documentation).pc3

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
JULY 28, 2026

27 SOUTH CLINTON STREET: SITE PLAN
Application for site plan review regarding the proposed construction of a two story apartment building containing four dwelling units on the vacant lot at 27 South Clinton Street.
Owner/Applicant: Quincy Williams; Consultant: Ciro Interrante; Grid # 6161-22-237923;
Zoning District: RNC; File # PB 2026-046

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

Recommendation
- Series of disconnected canopies appear to be a unique design feature for the area. Board should seek clarity on design intention.
- Project received Area variances from the Zoning Board of Appeals on June 9th 2026 regarding length of parking spaces, width of drive aisle and front yard and parking setbacks.

Project History
Zoning Board of Appeals granted area variances 6.9.26
First appearance 7.28.26

Documents Entered into Record

Date	Description	Author	Comments
4.15.26	SEAF part 1	Ciro Interrante	
6.10.26	Application	Ciro Interrante	
6.8.26	Cover Letter	Ciro Interrante	
6.8.26	Site plan	Ciro Interrante	
6.5.26	Elevations	Ciro Interrante	
6.8.26	Supplemental		Lighting specs

Comments Received

Date	Author	Comments
	Vincent Parise, Deputy Fire Chief	
	Engineering Department	
7.10.26	Captain John Zeltman, COP PD	ok

	Eric Philipp, COP Bldg Inspector	
	Nina Leonard, DC Dept of Planning	

Motions and Resolutions
With regard to the City's file number #PB 2026-046, 27 South Clinton Street

The Planning Board sets an escrow to the amount of $1,000
Motion:
Second:
Vote:

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request staff draft a resolution OR the Board may request the applicant to submit further documentation.

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($200 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:** 165 SMITH STREET, POUGHKEEPSIE, NY 12601

II. **PROPERTY OWNER:** PHI TAN, LLC
ADDRESS: 165 SMITH STREET
POUGHKEEPSIE
NEW YORK 12601 (state and zip code)
PHONE NUMBER: 845 505 4624 (include area code)

III. **NAME OF APPLICANT:** PHI TAN, LLC
ADDRESS: 165 SMITH STREET
POUGHKEEPSIE
NEW YORK, 12601 (state and zip code)
PHONE NUMBER: 845 505 4624 (include area code)
EMAIL ADDRESS: BPHIPPS@MPI SYSTEMS.COM

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

IV. **CONSULTANT:** DAY STOKOSA ENGINEERING, MARK DAY
ADDRESS: 3 VAN WYCK LANE
WAPPINGERS FALLS
NY 12590 (state and zip code)
PHONE NUMBER: 845 223 3202 (include area code)
EMAIL ADDRESS: AODELL@DAYSTOKOSAENG.COM

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):_____
THE APPLICANT IS PROPOSING A 23,530 S.F. ADDITION AND REQUIRED SITE IMPROVEMENTS.

VI. **ZONING DISTRICT:** IM INDUSTRIAL MIXED

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

Revised May 2026: Previous Editions Obsolete

PROJECT INFORMATION

New construction: [ ] (yes) [✓] (no)

Change of use: [ ] (yes) [✓] (no)

Expansion/addition: [✓] (yes) [ ] (no)

Alteration: [ ] (yes) [✓] (no)

Cost of Construction: $ 4 million

LOT AND BULK INFORMATION:

Lot area: 6.4 (acres) 278,784 (square feet)

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

53,141 (existing square feet for change of use/expansion)

23,530 (additional proposed square feet for expansion)

76,671 (total building footprint, square feet)

Lot Coverage: 27.5% (percentage, building coverage only)

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

53,141 (existing square feet for change of use/expansion)

23,530 (additional proposed square feet for expansion)

76,671 (total gross floor area, square feet)

Building Height: 1 (stories) <42 (feet)

Floor Area Ratio: 0.275 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 122

B) Number of Off-Street Parking Spaces provided: 103 + 19 LANDBANKED

C) Waiver Requested: [ ] (Yes) [✓] (No)

Is municipal parking available within 600 feet? [ ] (Yes) [✓] (No)

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

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

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

☐ (Yes) ☑ (No)

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

IX. RESIDENTIAL PROPOSALS N/A

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public? ☐ Yes ☐ No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (☐ Medical/Dental ☐ Professional ☐ Business) N/A

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS N/A

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

B) Number of Employees: _____

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

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail [ ] Wholesale [ ) N/A

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

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

A) Specify Use: _____

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

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

D) Type of Menu: _____

E) Days/Hours of Operation: _____

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

G) Will the restaurant contain a bar/lounge?: [ ] Yes [ ] No

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

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

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

M) If yes, is outdoor cooking proposed? _____

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

A) Specify Use: LIGHT INDUSTRIAL/WAREHOUSE

B) Number of shifts (if any): 1

C) Number of employees: 85
(If shifts are proposed, list number of employees per shift)

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

F) Days/Hours of operation: MONDAY - FRIDAY 7 AM - 5 PM, OCCASIONAL SATURDAYS

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

N/A

XVII. APPLICANT CERTIFICATION

I, BRUCE PHIPPS, 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

6/18/2026
Date

DAY STOKOSA
ENGINEERING P.C.

July 16, 2026

City of Poughkeepsie Building, Planning and Zoning Department
Judith Knauss
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: Phi-Tan, LLC
Amended Site Plan
Parcel ID: 6162-72-461234

Dear Ms. Knauss:

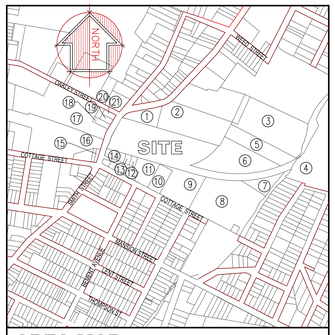
The applicant is proposing a 23,530 S.F. warehouse addition to an existing light industrial facility including the removal of 22 parking spaces at the rear of the existing building to make room for the 23,530 S.F. addition. The proposal includes 16 proposed pervious paver parking spaces behind the new addition to accommodate stormwater drainage.

We are respectfully submitting the above to be placed on the July 28, 2026, agenda.

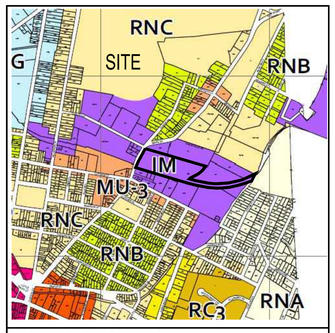
Should you have any questions, please do not hesitate to call me.

Very sincerely yours,

Anita Odell



AREA MAP SCALE: 1" = 1,000'



ZONING & LOCATION MAP SCALE: 1" = 1,000'

OWNERS

PHI–TAN, LLC
165 SMITH STREET
POUGHKEEPSIE, NEW YORK 12601

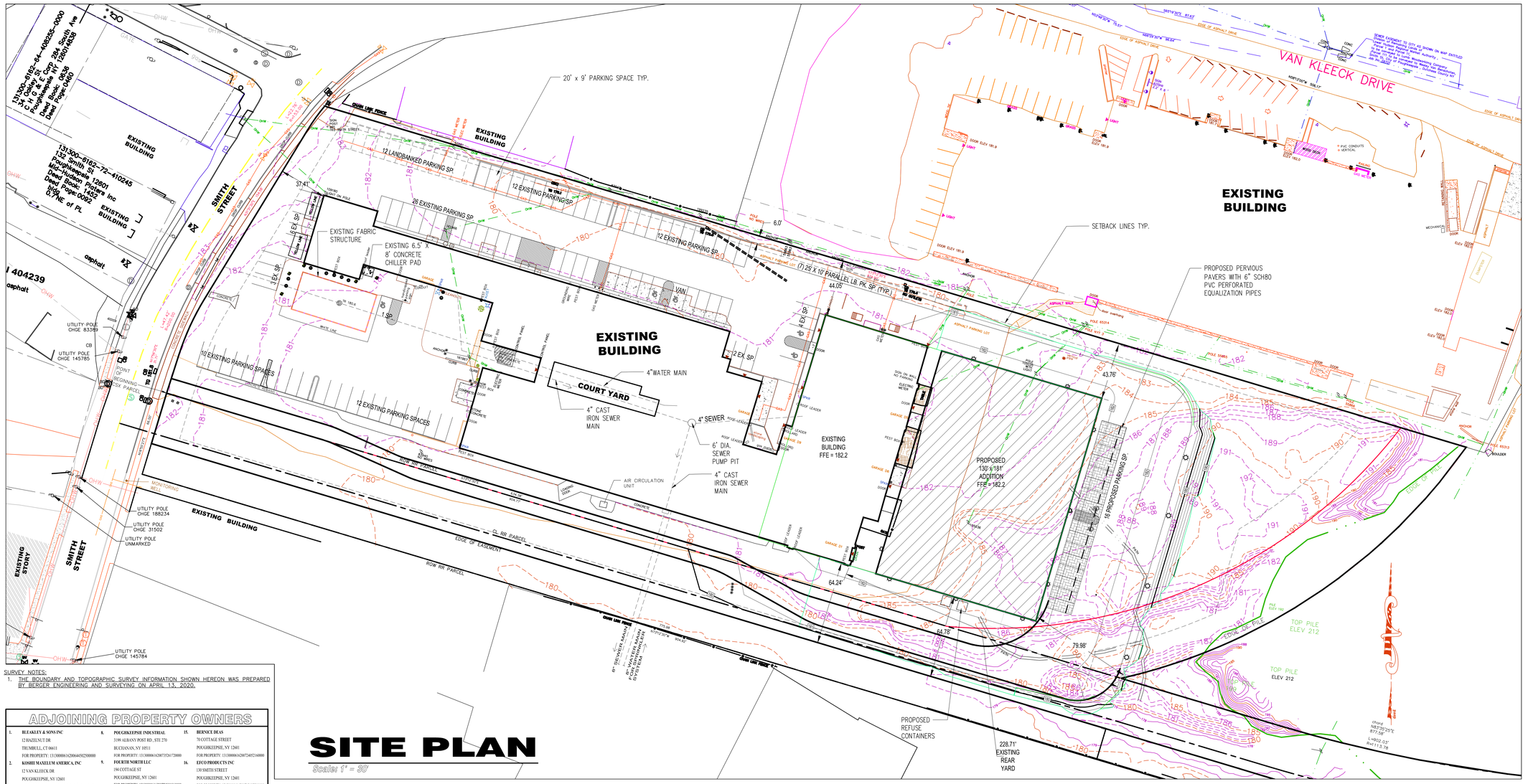
OWNER'S CONSENT

THE UNDERSIGNED APPLICANT OF THIS PROPOSAL 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 HERON.

PHI–TAN,LLC

PARCEL INFORMATION

TAX MAP No.:	131300–6162–72–461234
AREA OF PARCEL:	6.40 ACRES (278,784 S.F.)
ZONING:	I–1 (LIGHT INDUSTRIAL)
PROPOSED USE:	LIGHT INDUSTRIAL (PERMITTED)
EXISTING SQUARE FOOTAGE:	53,141 SQUARE FOOT OF EXISTING SPACE
PROPOSED SIZE OF ADDITION:	23,530 SQUARE FEET OF NEW ADDITION
SEWER & WATER:	CITY OF POUGHKEEPSIE
SCHOOL DISTRICT:	POUGHKEEPSIE CITY SCHOOL DISTRICT
SPECIAL DISTRICT:	GREATER POUGHKEEPSIE LIBRARY DISTRICT



SURVEY NOTES:
1. THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS PREPARED BY BERGER ENGINEERING AND SURVEYING ON APRIL 13, 2020.

SITE PLAN

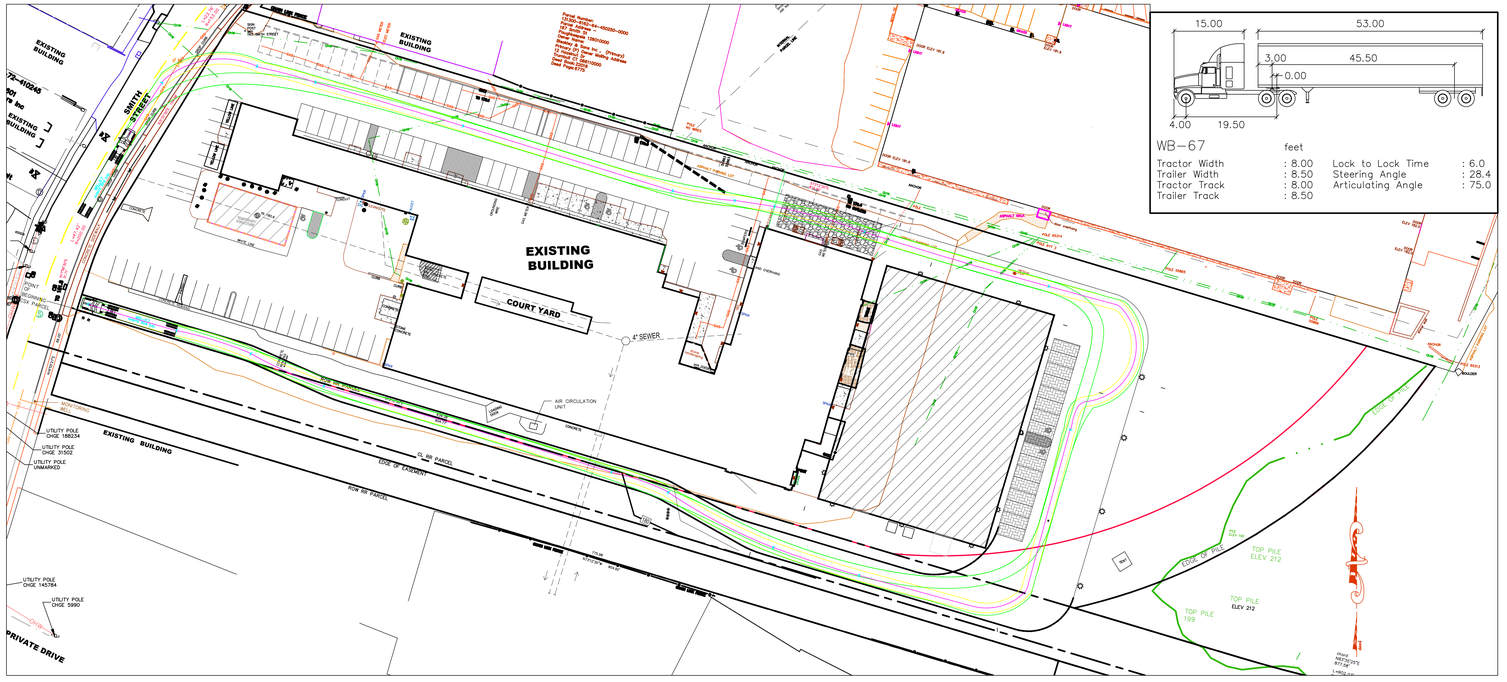
Scale: 1" = 30'

ADJOINING PROPERTY OWNERS

1. **BLEAKLEY & SONS INC**
12 HAZELNUT DR
TRUMBULL, CT 06611
FOR PROPERTY: 131300061620064450T0500000
2. **KOSHU MAXELUM AMERICA, INC**
12 VAN KLEECK DR
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300061620072495243000000
3. **BSM1 HOLDINGS 5 LLC**
1913 ROUTE 44
PLEASANT VALLEY, NY 12569
FOR PROPERTY: 131300061620073567244000000
4. **MASELO REALTY LLC**
10 EASTVIEW RD
MONSEY, NY 10952
FOR PROPERTY: 131300061620073623270000
5. **BSM1 HOLDINGS 5 LLC**
1913 ROUTE 44
PLEASANT VALLEY, NY 12569
FOR PROPERTY: 131300061620073557223000
6. **JOAN MILLENS, TRUSTEE**
150 LOUNSBURY RD
KINGSTON, NY 12401
FOR PROPERTY: 131300061620073582120000
7. **TOWN OF POUGHKEEPSIE**
1 OVERROCKER RD
POUGHKEEPSIE, NY 12603
8. **POUGHKEEPSIE INDUSTRIAL**
3199 ALBANY POST RD , STE 370
BUCHANAN, NY 10511
FOR PROPERTY: 131300061620073526172000000
9. **FOURTH NORTH LLC**
194 COTTAGE ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300061620072488186000000
10. **EA2 PROPERTIES LLC**
192 COTTAGE ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300061620072464192000000
11. **36 COTTAGE ST LLC**
36 COTTAGE ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300061620072450202000000
12. **VAIA PROPERTIES INC**
161 SMITH ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300061620072430218000000
13. **VAIA PROPERTIES INC**
161 SMITH ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300061620072432118000
14. **VAIA PROPERTIES INC**
161 SMITH ST
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300061620072422158000
15. **BERNICE DEAS**
70 COTTAGE STREET
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300061620072495218000
16. **EFCO PRODUCTS INC**
130 SMITH STREET
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300061620071186258000
17. **EFCO PRODUCTS INC**
PO BOX 991
POUGHKEEPSIE, NY 12602
FOR PROPERTY: 131300061620061355262000000
18. **132 SMITH STREET CORP.**
PO BOX 235
STORMVILLE, NY 12582
FOR PROPERTY: 131300061620072410245000000
19. **IHSAN NESHEIWAT**
27 RICHIES WAY
PLEASANT VALLEY, NY 12569
FOR PROPERTY: 131300061620072414245000000
20. **C.H.G.R.E. CORP.**
284 SOUTH AVE.
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 131300061620064416253000000
21. **EFCO PRODUCTS INC**
PO BOX 991
POUGHKEEPSIE, NY 12602
FOR PROPERTY: 131300061620064325660000

GENERAL NOTES:

1. THE ADDITION OF THE BUILDING SHOWN HEREON SHALL NOT INCREASE THE REQUIREMENT FOR WATER SUPPLY OR SANITARY SEWAGE SINCE THE AREA TO BE PROPOSED WILL BE PRIMARILY USED FOR WAREHOUSE.
2. NO EXISTING UTILITIES SHALL BE RELOCATED AS PART OF THIS PROPOSAL. ANY RELOCATION OF EXISTING FACILITIES WILL BE MADE INSIDE THE EXISTING AND PROPOSED STRUCTURES.
3. REPLACE CRACKED AND BROKEN CONCRETE SIDEWALK PANELS ALONG THE CITY RIGHT–OF WAY, AS NEEDED, PER SITE VISIT WITH THE CITY AFTER THE BUILDING CONSTRUCTION HAS BEEN COMPLETED.



WB–67 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

VEHICLE MOVEMENT PLAN

Scale: 1" = 40'

DEPARTMENT HEAD SIGNATURES

Fire Chief Date

Police Chief Date

Building Inspector Date

City Engineer Date

Commissioner of Public Works Date

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

FILE NO:

PROJECT NAME:

PROJECT LOCATION: 165 SMITH STREET

APPLICANT: PHI-TAN, LLC

OFFICIALLY APPROVED AT THE PLANNING BOARD

MEETING HELD

PLANNING CHAIR: ANNE SAYLOR

DESIGNEE:

DATE SIGNED:

CONDITION(S):

ALL CITY DEPARTMENT COMMENTS ARE SATISFIED TO THOSE DEPARTMENTS' SATISFACTION.

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

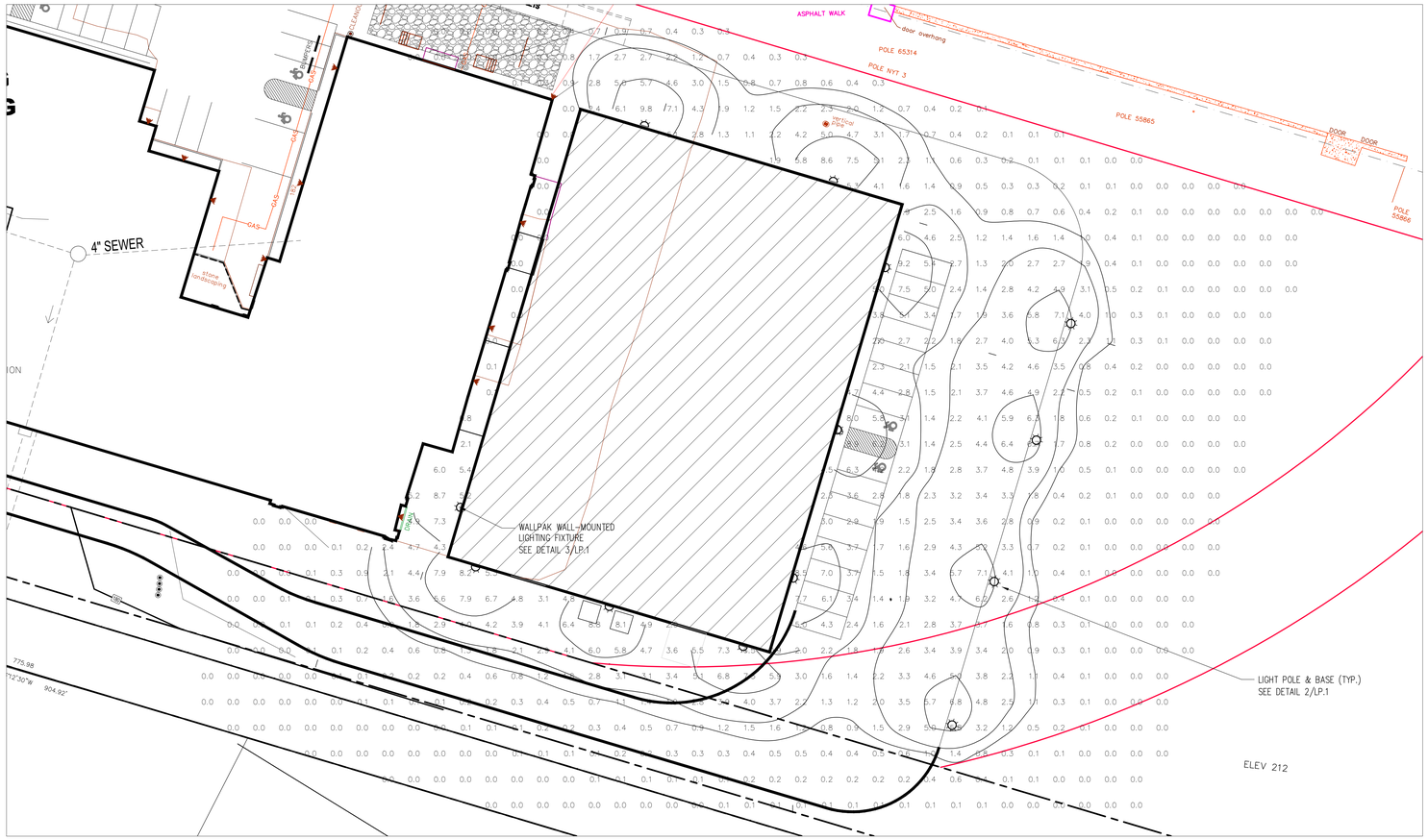
Revisions
Project No. 2018.242
License No. 069646

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Suite 2
Wappingers Falls, New York
(845)-223-3202

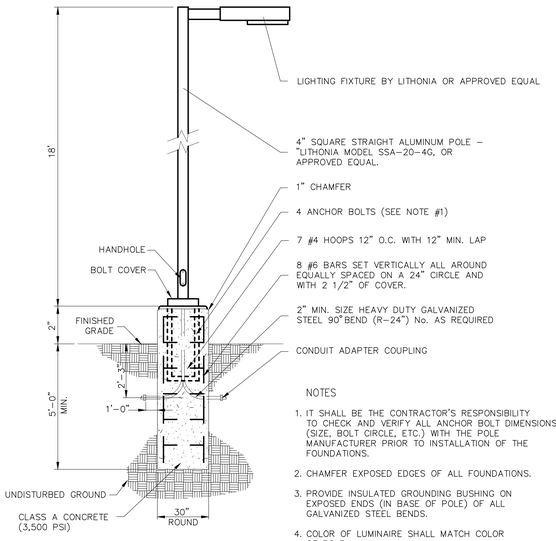
PROJECT
PHI-TAN, LLC
City of Poughkeepsie Dutchess County, New York

DRAWING
Amended Site Plan

SCALE	DRAWN BY	DRAWING No.
AS NOTED	MAD	SP.1
DATE	CHECKED BY	
6–5–2026	MAD	



1 LP.1 **LIGHTING PLAN**
SCALE: 1" = 20'



NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
4. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.

2 LP.1 **LIGHT POLE DETAIL**
SCALE: N.T.S.

RSX AREA LUMINAIRE SIZE 2 P1 LUMEN PACKAGE 3000K CCT TYPE R3S DISTRIBUTION WITH EG SHIELD

3 LP.1 **WALLPACK LIGHTING DETAIL**
SCALE: N.T.S.

3 LP.1 **LITHONIA RSX2 LED AREA LUMINAIRE WITH GLARE SHIELD – MOUNTING HEIGHT 18'**
SCALE: NOT TO SCALE

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	QUANTITY
Pole	☼	(1)	RSX Area Luminaire Size 2 P1 Lumen Package 3000K CCT Type R3S Distribution with EG Shield	ELECTRONIC	18' HIGH POLE	Lithonia Lighting, RSX2 LED P1 30K R3S EGS	120V 1P 2W	/29/2019 SCALED PHOTOMETRY TYPE III, VERY SHORT, BUG RATING: B2 – U0 – G2 ARM MOUNT 2.36, 1.12, 0.25 RSX2 LED Area Luminaire	4
WALLPAK	⏛	(1)	CAST ENAMEL ALUMINUM HOUSING WHITE ALUMINUM REFLECTOR, CLEAR GLASS ENCLOSURE	ELECTRONIC	16' HIGH WALL-MOUNTED	ATLAS SLP16110LEDSC4KU	120V 1P 2W		9

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Mark A. Day, PE
STATE OF NEW YORK MARK A. DAY 069646 LICENSED PROFESSIONAL ENGINEER
Revisions
Project No. 2018.242
License No. 069646

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
PHI-TAN, LLC
City of Poughkeepsie — Dutchess County, New York

DRAWING
Lighting Plan

SCALE	DRAWN BY	DRAWING No.
AS NOTED	MAD	LP.1
DATE	CHECKED BY	
6-5-2026	MAD	

SPDES GENERAL PERMIT GP-0-20-001COMPLIANCE NOTES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE FOLLOWING:

1. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL READ AND UNDERSTAND THE CONDITIONS OF THE "NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES", GP-0-20-001 FOR THIS PROJECT.
2. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL SIGN A COPY OF THE GENERAL PERMIT, GP-0-20-001, CERTIFICATION STATEMENT AS IDENTIFIED IN THE APPENDICES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS NECESSARY FOR THE WORK OUTLINED HEREIN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL STORMWATER POLLUTION PREVENTION MEASURES OUTLINED IN THE SWPPP AND PROJECT PLANS.
5. THE CONTRACTOR SHALL HOLD A PRECONSTRUCTION CONFERENCE WITH THE OWNER'S REPRESENTATIVES AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE CONTRACTOR/OWNER SHALL HAVE A QUALIFIED PROFESSIONAL, AS DEFINED WITHIN THE NYSDEC SPDES GENERAL PERMIT GP-0-20-001, CONDUCT AN INITIAL SITE ASSESSMENT PRIOR TO CONSTRUCTION FOLLOWING THE COMMENCEMENT OF CONSTRUCTION AT LEAST EVERY 7 CALENDAR DAYS. REFER TO SWPPP FOR INSPECTION GUIDELINES.
7. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A QUALIFIED PROFESSIONAL (HIRED BY CONTRACTOR OR OWNER) SHALL CONDUCT AN ASSESSMENT OF THE SITE AND CERTIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROL STRUCTURES AS DEPICTED ON THE PLANS HAVE BEEN ADEQUATELY INSTALLED AND IMPLEMENTED. CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER ONCE THE EROSION AND SEDIMENT CONTROL STRUCTURES HAVE BEEN INSTALLED. REFER TO SWPPP FOR INSPECTION GUIDELINES.
8. THE OWNER/OPERATOR SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON-SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL POST AT THE SITE, IN A PUBLICLY ACCESSIBLE LOCATION, A SUMMARY OF THE SITE INSPECTION ACTIVITIES ON A MONTHLY BASIS.
9. THE OWNER/OPERATOR SHALL FILE A NOTICE OF INTENT (NOI) WITH THE NYSDEC AND LOCAL GOVERNING AUTHORITY PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.

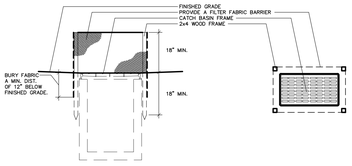
1 SPDES GENERAL PERMIT COMPLANCE NOTES
NOT TO SCALE

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.

5 SEEDING & MULCHING NOTES
NOT TO SCALE



CONSTRUCTION NOTES:

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 STANDING 2x4 WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4) SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM OF 18" DEEP. SPANS GREATER THAN 3" MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5) FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GRADE AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6) A 2x4 WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER–FLOW STABILITY.

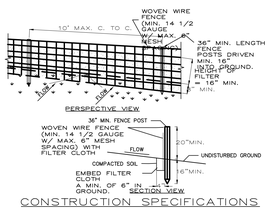
9 FILTER FABRIC DROP INLET PROTECTION
NOT TO SCALE

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 storm water 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 waterbodies. 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.

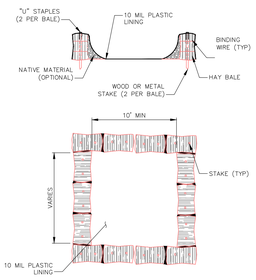
2 CONSTRUCTION WASTE MANAGEMENT PLAN
NOT TO SCALE



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, STABLINKA 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



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, ETC SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR IMMEDIATELY.

6 TEMPORARY CONCRETE WASHOUT DETAIL
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. 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.

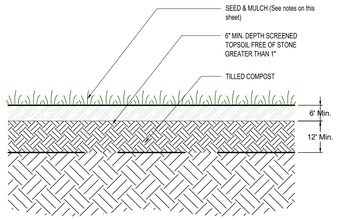
C. SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL 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.

D. 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.

E. 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

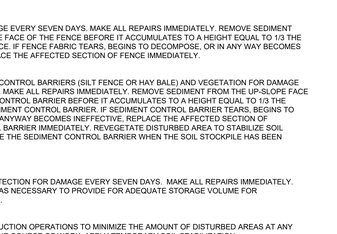
PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

4 EROSION & SEDIMENT CONTROL NOTES
NOT TO SCALE



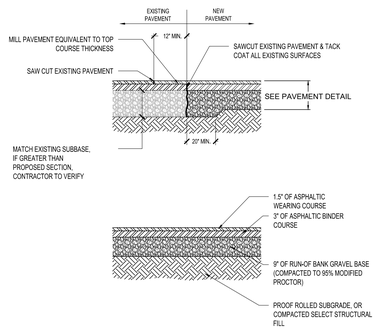
DURING PERIODS OF RELATIVELY LOW MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:
1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED 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.

7 SOIL RESTORATION DETAIL
NOT TO SCALE

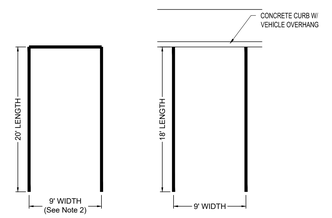


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

8 TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

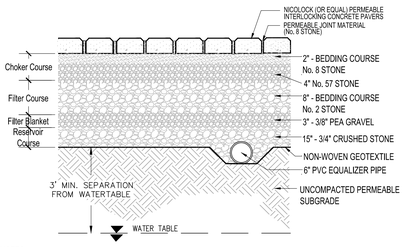


11 PAVEMENT SECTION
NOT TO SCALE



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%

12 PARKING STALL DETAIL
NOT TO SCALE



NOTES:
1. SUBGRADE MUST HAVE ADEQUATE BEARING CAPACITY AND BE SUITABLE FOR INFILTRATION PRACTICES. DO NOT COMPACT.
2. PAVERS AGGREGATES BASE AND SUBBASE MUST BE PROPERTY COMPACTED.
3. No. 2 STONE MAY BE REPLACES WITH No.3 FOR No.4 STONE
4. PAVERS SHALL BE INSTALLED WITH A SURFACE TOLERANCE OF +/-3/8" OVER 10 FT. WITH NO PAVER LIPPAGE GREATER THEN 1/8"
5. CONSULT ICPI'S CURRENT PERMEABLE PAVEMENT DESIGN MANUAL FOR DESIGN AND INSTALLATION INFORMATION.

13 PERMEABLE PAVER SYSTEM DETAIL
NOT TO SCALE

PICO IN-SERVICE INSPECTION

- 1 TO 2 TIMES ANNUALLY (TYPICALLY SPRING/FALL): VACUUM SURFACE, ADJUST VACUUMING SCHEDULE PER SEDIMENT LOADING AND/OR ANY SAND DEPOSITS FROM WINTER
- WINTER: REMOVE SNOW WITH STANDARD PLOW/SNOW BLOWING EQUIPMENT; MONITOR ICE ON SURFACE FOR REDUCED SALT USE THAN TYPICALLY USED ON IMPERVIOUS PAVEMENTS
- WATER PONDING ON SURFACE IMMEDIATELY AFTER A STORM (PAVER JOINTS OR OPENINGS SEVERELY LOADED WITH SEDIMENT): TEST SURFACE INFILTRATION RATE USING ASTM C1701. VACUUM CLEAN TO REMOVE SURFACE SEDIMENT AND SOILED AGGREGATE (TYPICALLY ½ TO 1 IN. OR 13-25 MM DEEP), REFILL JOINTS WITH CLEAN AGGREGATE, SWEEP SURFACE CLEAN AND TEST INFILTRATION RATE AGAIN PER C1701 TO MINIMUM 50% INCREASE

ANNUAL INSPECTION

- REPLENISH AGGREGATE IN JOINTS IF MORE THAN ½ IN. (13 MM) FROM CHAMFER BOTTOMS ON PAVER SURFACES.
- INSPECT VEGETATION AROUND PICP PERIMETER FOR COVER & SOIL STABILITY, REPAIR/REPLANT AS NEEDED.
- INSPECT AND REPAIR ALL PAVER SURFACE DEFORMATIONS EXCEEDING 1/2 IN. (13 MM)
- REPAIR PAVERS OFFSET BY MORE THAN 1/4 IN. (6 MM) ABOVE/BELOW ADJACENT UNITS OR CURBS, INLETS ETC.
- REPLACE CRACKED PAVER UNITS IMPAIRING SURFACE STRUCTURAL INTEGRITY
- CHECK DRAINS OUTFALLS FOR FREE FLOW OF WATER AND OUTFLOW FROM OBSERVATION WELL AFTER A MAJOR STORM

14 PAVER MAINTENANCE
NOT TO SCALE

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Mark A. Day, PE
License No. 069648

Revisions

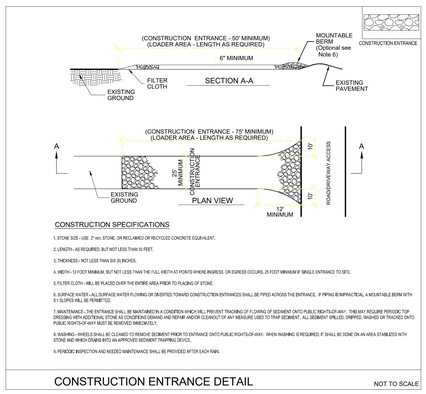
Project No. 2018.242

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
PHI-TAN, LLC
City of Poughkeepsie Dutchess County, New York

DRAWING
Construction Details

SCALE	DRAWN BY	DRAWING No.
AS NOTED	MAD	CD.1
DATE	CHECKED BY	
6-5-2026	MAD	



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" mix, STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 25 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - 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 OF 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 MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DUMPED, 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.

CONSTRUCTION ENTRANCE DETAIL — NOT TO SCALE

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	Mark A. Day, PE
Revisions	STATE OF NEW YORK · MARK A. DAY · 069646 · LICENSED PROFESSIONAL ENGINEER
Project No. 2018.242	License No. 069646

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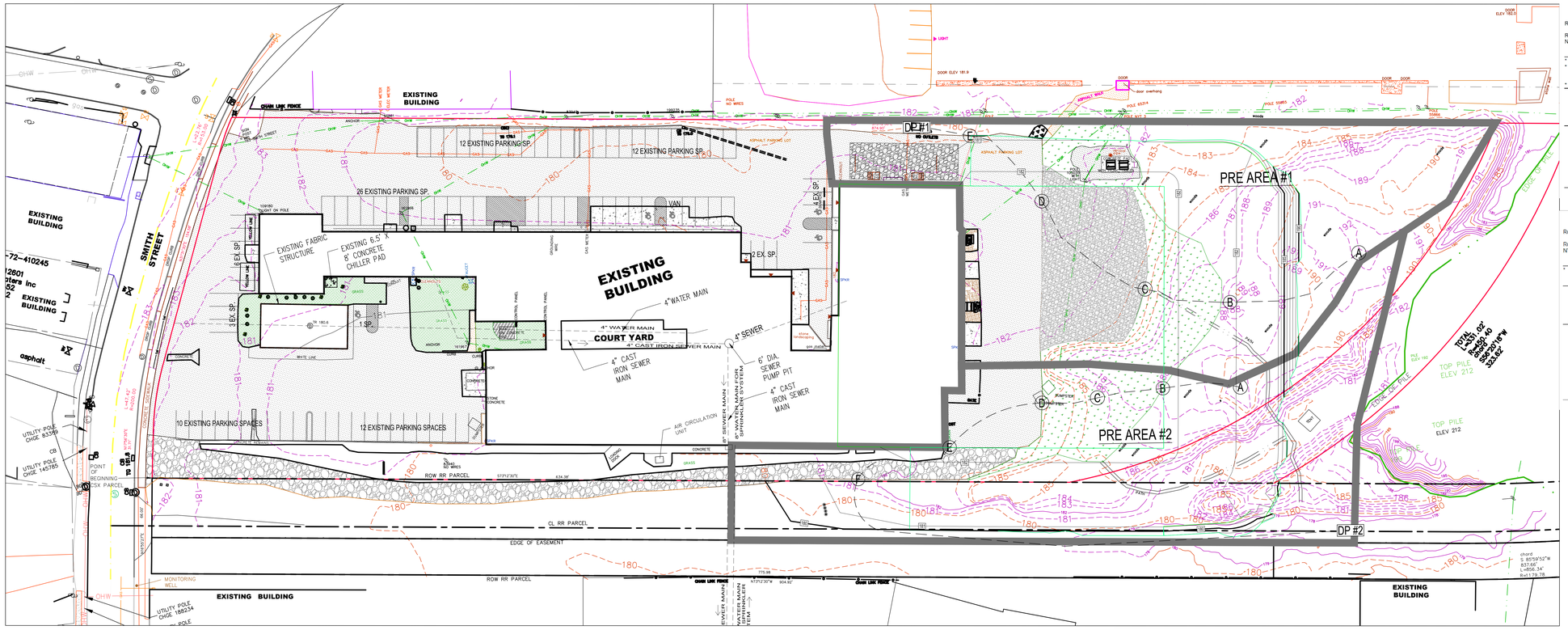
PROJECT
PHI-TAN, LLC
City of Poughkeepsie — Dutchess County, New York

DRAWING
Erosion & Sediment Control Plan

SCALE	DRAWN BY	DRAWING No.
1"= 20'	MAD	ESC.1
DATE 6-5-2026	CHECKED BY MAD	



Existing Hydrology

Scale 1" = 30'

Summary for Subcatchment 1S: Area #1

Runoff = 3.81 cfs @ 12.21 hrs, Volume= 0.415 af, Depth= 3.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NY Poughkeepsie_City 24-hr S1 100-yr Rainfall=8.22"

Area (ac)	CN	Description
* 0.256	98	Paved Asphalt
* 0.176	98	Impervious Traffic/Parking Areas
0.184	39	>75% Grass cover, Good, HSG A
0.592	43	Woods/grass comb., Fair, HSG A
* 0.071	98	Misc.Improvements, HSG A
1.258	64	Weighted Average
0.758		60.10% Pervious Area
0.502		39.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	100	0.0400	0.10		**Sheet Flow, Reach A-B** Woods: Light underbrush n= 0.400 P2= 3.16"
0.4	87	0.0480	3.29		**Shallow Concentrated Flow, Reach B-C** Grassed Waterway Kv= 15.0 fps
0.5	97	0.0300	3.52		**Shallow Concentrated Flow, Reach C-D** Paved Kv= 20.3 fps
0.5	70	0.0150	2.49		**Shallow Concentrated Flow, Reach D-E** Paved Kv= 20.3 fps
0.4	38	0.0125	1.80		**Shallow Concentrated Flow, Reach E-DP #1** Unpaved Kv= 16.1 fps
18.2	392	Total			

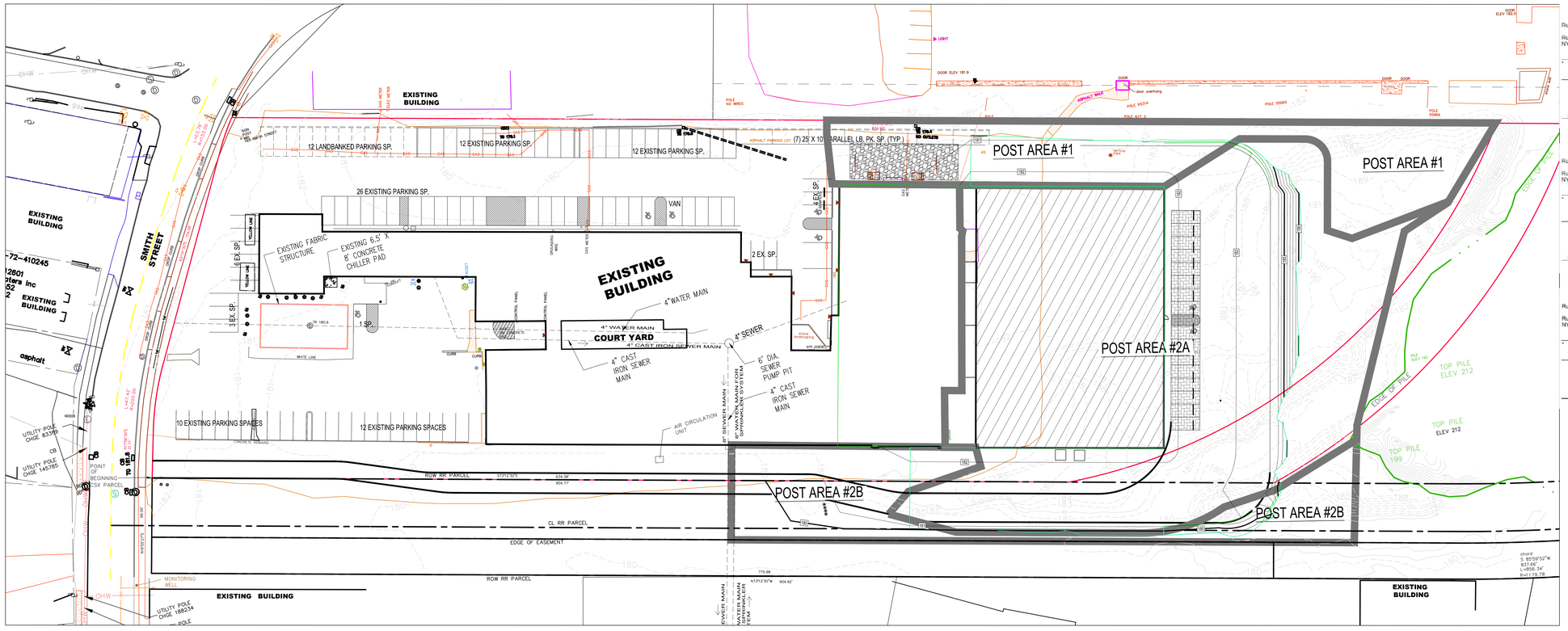
Summary for Subcatchment 2S: Area #2

Runoff = 1.83 cfs @ 12.22 hrs, Volume= 0.215 af, Depth= 2.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NY Poughkeepsie_City 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
* 6,312	98	Paved Asphalt
4,948	39	>75% Grass cover, Good, HSG A
35,774	43	Woods/grass comb., Fair, HSG A
47,034	50	Weighted Average
40,722		86.58% Pervious Area
6,312		13.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	54	0.0560	0.10		**Sheet Flow, Reach A-B** Woods: Light underbrush n= 0.400 P2= 3.16"
3.6	46	0.0540	0.22		**Sheet Flow, Reach B-C** Grass: Short n= 0.150 P2= 3.16"
0.1	38	0.0650	4.62		**Shallow Concentrated Flow, Reach C-D** Grassed Waterway Kv= 15.0 fps
0.7	73	0.0070	1.70		**Shallow Concentrated Flow, Reach D-E** Paved Kv= 20.3 fps
0.5	73	0.0150	2.49		**Shallow Concentrated Flow, Reach E-F** Paved Kv= 20.3 fps
3.8	370	0.0100	1.61		**Shallow Concentrated Flow, Reach F-DP #2** Unpaved Kv= 16.1 fps
17.4	654	Total			



Proposed Hydrology

Scale 1" = 30'

Summary for Subcatchment 3S: Post Area #1

Runoff = 2.12 cfs @ 12.04 hrs, Volume= 0.154 af, Depth= 4.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NY Poughkeepsie_City 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
* 8,434	98	Paved Asphalt
5,418	39	>75% Grass cover, Good, HSG A
5,400	43	Woods/grass comb., Fair, HSG A
19,252	66	Weighted Average
10,818		56.19% Pervious Area
8,434		43.81% Impervious Area

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

Summary for Subcatchment 4S: Post Area #2A

Runoff = 12.14 cfs @ 12.04 hrs, Volume= 0.958 af, Depth= 7.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NY Poughkeepsie_City 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
38,469	98	Paved Asphalt
4,220	39	>75% Grass cover, Good, HSG A
1,616	43	Woods/grass comb., Fair, HSG A
23,530	98	Roofs, HSG A
67,835	93	Weighted Average
5,836		8.60% Pervious Area
61,999		91.40% Impervious Area

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

Summary for Subcatchment 5S: Post Area #2B

Runoff = 0.89 cfs @ 12.05 hrs, Volume= 0.070 af, Depth= 2.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NY Poughkeepsie_City 24-hr S1 100-yr Rainfall=8.22"

Area (sf)	CN	Description
* 2,937	98	Impervious Traffic Area
9,594	39	>75% Grass cover, Good, HSG A
2,226	43	Woods/grass comb., Fair, HSG A
14,757	51	Weighted Average
11,820		80.10% Pervious Area
2,937		19.90% Impervious Area

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

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Mark A. Day, PE
License No. 069646

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Suite 2
Wappingers Falls, New York
(845)-223-3202

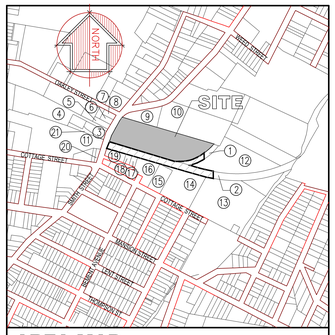
Revisions

Project No. 2018.242

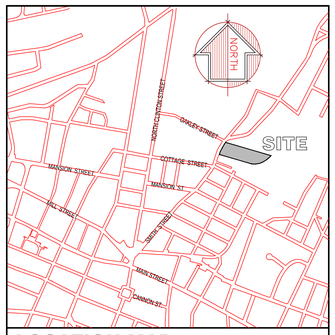
PROJECT
PHI-TAN, LLC
City of Poughkeepsie Dutchess County, New York

DRAWING
Site Hydrology

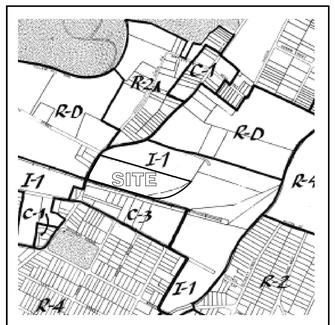
SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJW	HYD.1
DATE 6-5-2026	CHECKED BY MAD	



AREA MAP SCALE: 1" = 1,000'



LOCATION MAP SCALE: 1" = 2,000'



ZONING MAP SCALE: 1" = 1,000'

OWNERS

PHI–TAN, LLC
165 SMITH STREET
POUGHKEEPSIE, NEW YORK 12601

OWNER'S CONSENT

THE UNDERSIGNED APPLICANT OF THIS PROPOSAL 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 HERON.

PHI–TAN,LLC

PARCEL INFORMATION

TAX MAP No.:	131300–6162–72–461234
AREA OF PARCEL:	6.40 ACRES (278,784 S.F.)
ZONING:	I–1 (LIGHT INDUSTRIAL)
PROPOSED USE:	LIGHT INDUSTRIAL (PERMITTED)
EXISTING SQUARE FOOTAGE:	53,141 SQUARE FOOT OF EXISTING SPACE
PROPOSED SIZE OF ADDITION:	26,530 SQUARE FEET OF NEW ADDITION
SEWER & WATER:	CITY OF POUGHKEEPSIE
SCHOOL DISTRICT:	POUGHKEEPSIE CITY SCHOOL DISTRICT
SPECIAL DISTRICT:	GREATER POUGHKEEPSIE LIBRARY DISTRICT

ZONING & BULK REGULATIONS

BULK REGULATION	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	N/A	4.65	6.026 ACRES
MINIMUM REQUIRED LOT FRONTAGE:	50'	256.47'	322.47'
FRONT YARD SETBACK:	20'	37.43'	37.43'
SIDE YARD SETBACK:	10'	23.24'	43.76'
REAR YARD SETBACK:	25'	89.24'	79.98'
MAXIMUM FLOOR AREA RATIO (F.A.R.):	1.0	0.26	0.30
MAXIMUM LOT COVERAGE:	60%	75.4%	72%*
PARKING REQUIREMENTS:	1 SP/400 S.F. 1 SP/1000 S.F.	114 SPACES 35 SPACES	114 SPACES 35 SPACES

*VARIANCE REQUIRED

ADJOINING PROPERTY OWNERS

GENERAL NOTES:

1. THE ADDITION OF THE BUILDING SHOWN HEREON SHALL NOT INCREASE THE REQUIREMENT FOR WATER SUPPLY OR SANITARY SEWAGE SINCE THE AREA TO BE PROPOSED WILL BE PRIMARILY USED FOR MANUFACTURING.
2. NO EXISTING UTILITIES SHALL BE RELOCATED AS PART OF THIS PROPOSAL. ANY RELOCATION OF EXISTING FACILITIES WILL BE MADE INSIDE THE EXISTING AND PROPOSED STRUCTURES.

PARKING CALCULATIONS

LIGHT MANUFACTURING:
1 SPACE FOR EACH 400 SQUARE FEET OF GROSS FLOOR AREA OR ONE SPACE PER EMPLOYEE, BASED ON THE NUMBER OF EMPLOYEES DURING THE LARGEST SHIFT, WHICHEVER IS GREATER
WHOLESALE, STORAGE AND WAREHOUSING:
1 SPACE FOR EACH 1000 S.F OF GROSS FLOOR AREA OR 1 SPACE FOR EACH EMPLOYEE ON THE LARGER SHIFT, WHICHEVER IS GREATER.

AREA OF PROPOSED ADDITION–LIGHT MANUF. = 15,730 S.F./400 S.F. = 39.325 SPACES (40 NEW SPACES)
AREA OF PROPOSED ADDITION–WAREHOUSE = 10,800 S.F./1000 S.F. = 10.8 SPACES (11 NEW SPACES)
AREA OF EXISTING BUILDING–LIGHT MANUF. = 29,384, S.F./400 S.F. = 73.5 SPACES (74 SPACES)
AREA OF EXISTING BUILDING–WAREHOUSE = 21,957 S.F./1000 S.F. = 21.95 SPACES (22 SPACES)
AREA OF EXISTING FABRIC STRUCTURE–WAREHOUSE = 1,800 S.F./1000 = 1.8 SPACES (2 SPACES)

TOTAL REQUIRED PARKING = 149 SPACES

80 EXISTING + 42 PROPOSED + 27 LANDBANKED PARKING SPACES

TOTAL SPACES PROVIDED = 149 SPACES

SURVEY NOTES:
SURVEY OF PARCELS

1.	SITE PARCEL PHI-TAN / MPI	= 4.654 AC.	202,738 S.F.
2.	PARCEL FROM CSX TO PHI-TAN	= 2.702 AC.	117,681 S.F.
3.	CSX PARCEL FROM PHI-TAN TO BARONI	= 1.526 AC.	66,471 S.F.
4.	REMAINING CSX PARCEL PHI-TAN	= 1.176 AC.	51,210 S.F.
5.	EASEMENT FOR SCENIC HUDSON TOTAL	= 1.015 AC.	44,227 S.F.
6.	EASEMENT FOR SCENIC HUDSON FROM PHI-TAN	= 0.445 AC.	19,399 S.F.
7.	EASEMENT FOR SCENIC HUDSON FROM BARONI	= 0.570 AC.	24,828 S.F.
8.	PARCEL FROM CITY OF POUGHKEEPSIE TO PHI-TAN	= 0.411 AC.	17,887 S.F.
9.	PARCEL FROM CITY OF POUGHKEEPSIE TO BARONI	= 0.215 AC.	9,353 S.F.
10.	REMAINING CITY OF POUGHKEEPSIE PARCEL TO PHI-TAN	= 0.196 AC.	8,533 S.F.
11.	PHI-TAN PARCEL TOTAL (WITH PORTION OF CSX AND C.O.P.	= 6.026 AC.	262,481 S.F.

SITE PLAN

Scale: 1" = 30'

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Mark A. Day, PE
STATE OF NEW YORK MARK A. DAY 069646 LICENSED PROFESSIONAL ENGINEER
Revisions
Project No. 2018-242 License No. 069646

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

PROJECT
PHI-TAN, LLC
City of Poughkeepsie Dutchess County, New York

DRAWING
Variance Plan

SCALE	DRAWN BY	DRAWING No.
AS NOTED	MAD	VP.1
DATE	CHECKED BY	
6-5-2026	MAD	

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
AMENDED SITE PLAN FOR PHI-TAN, LLC

Project Location (describe, and attach a location map):
165 SMITH STREET, POUGHKEEPSIE, NY 12601

Brief Description of Proposed Action:
THE APPLICANT IS PROPOSING A 23,530 S.F. WAREHOUSE ADDITION TO AN EXISTING LIGHT INDUSTRIAL FACILITY INCLUDING ALL REQUIRED SITE IMPROVEMENTS.

Name of Applicant or Sponsor:	Telephone: 845-505-4624
PHI-TAN, LLC	E-Mail: BPHIPPS@MPI-SYSTEMS.COM

Address:
165 SMITH STREET

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

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

3. a. Total acreage of the site of the proposed action? 6.4 acres
   b. Total acreage to be physically disturbed? 1.67 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.4 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☒ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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

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

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

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

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

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ THE PROPOSED ADDITION DOES NOT REQUIRE A WATER CONNECTION. THE EXISTING BUILDING IS ALREADY CONNECTED	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ THE PROPOSED ADDITION DOES NOT REQUIRE A SEWER CONNECTION. THE EXISTING BUILDING IS ALREADY CONNECTED	☑	☐

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

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

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

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

☒ Wetland ☒ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: STORMWATER DISCHARGE WILL BE DIRECTED TO ON-SITE STORMWATER MANAGEMENT FACILITY/STRUCTURES		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: PER THE EAF MAPPER. SITE UNKNOWN	☐	☑
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☐	☑
If No, could impacts from the project affect a disadvantaged community?	☐	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): THERE ARE NO POTENTIAL POLLUTION IMPACTS FOR THE PROPOSED ACTION		

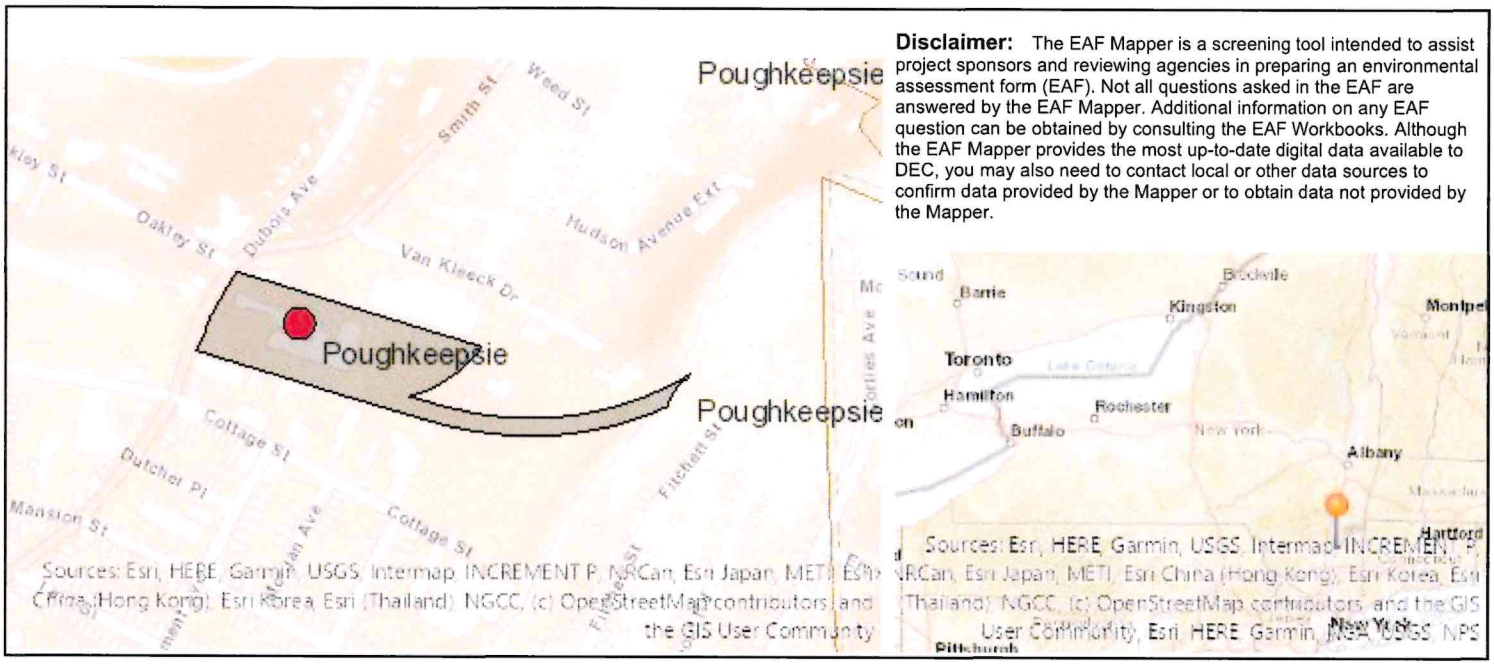
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: BRUCE PHIPPS Date: 6/18/2026

Signature: Bruce A Phipps Title: OWNER

EAF Mapper Summary Report

Tuesday, June 16, 2026 2:13 PM



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

MPI Incorporated
165 Smith Street
Poughkeepsie, NY 12601
Tel: (845) 471-7630
Fax: (845) 471-2485
www.mpi-systems.com

June 17, 2026

City of Poughkeepsie Department of Building, Planning and Zoning
62 Civic Center Plaza
Poughkeepsie, NY 12601

RE: MPI Inc. Expansion Project

Dear City of Poughkeepsie Zoning Board,

MPI Inc is a leading manufacturer of wax-room equipment worldwide, established in the Hudson Valley over 54 years ago. Estimated 2026 sales are forecasted to exceed $25M. MPI's continuous sales growth since inception, proven financial track record, high product quality/performance, state of the art innovations and patents has been the pillar to secure the financing required with local lending institutions to finance the organic growth the company has experienced throughout the years.

Sincerely,

Bruce Phipps
Founder

CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
JULY 28, 2026

165 SMITH STREET: SITE PLAN
Application for site plan review for the proposed expansion of an existing light industrial facility to construct a joined 23,520 square foot warehouse. Project to include the removal of parking spaces at the location and the creation of a new parking area to the east of the addition.
Owner/Applicant: Phi Tan, LLC; Consultant: Day Stokosa Engineering, Mark Day; Grid # 6162-72-461234; Zoning District: I-M; File # PB 2026-04

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

Recommendation
- Clarify refuse container enclosure.
- Project an unlisted action under SEQRA. With no other concerned agencies, the review may be carried out uncoordinated.

Project History
First Appearance 7.28.26

Documents Entered into Record

Date	Description	Author	Comments
6/18/26	Application	Bruce Phipps	
6/18/26	SEAF part 1	Bruce Phipps	
6/17/26	Letter	Bruce Phipps	Statement of Financial Capacity
7/16/26	Site plan	Mark A. Day P.E.	

Comments Received

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

Motions and Resolutions
With regard to the City's file number #PB 2026-04 and 165 Smith Street

It is the conclusion of the Planning Board as lead agency that this project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

Motion:

Second:

Vote:

If the Board feels the applicant has provided sufficient information regarding the proposed project they request City Staff draft a resolution OR the Board may request the applicant to submit further documentation.