

**City of Poughkeepsie
Planning Board
Meeting Agenda**

Virtual Meeting

Link: <https://attendee.gotowebinar.com/register/278068011131320590>

Tuesday, February 15, 2022

6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of January 19, 2022 Meeting Minutes

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

1. MILTON STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT

The public hearing will be adjourned until March 15, 2022 or subsequent meeting as the applicant continues work with City and Town Engineering. The hearing will be re-noticed when rescheduled. Application for site plan review for multifamily residential development consisting of two buildings containing a total of 63 units, with a swimming pool and accessory surface parking.

Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Companies (Caren LoBrutto); Grid #6162-73-623227; Zoning District: Planned Residential District (PRD); File #2021-029

2. 39 PERSHING AVENUE: TWO-FAMILY RESIDENTIAL

Application for Site Plan/Special Permit Review relative to the proposed conversion of a vacant single family dwelling at 39 Pershing Avenue to a two family dwelling. Waivers of certain site plan elements are requested.

Owner: Pershing 39 LLC; Applicant: James Valencia; Consultant: Paul Tirums, PE; Zoning District: General Commercial (C-3) District; Grid #6162-80-461007; File #2021-068

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 47 CANNON STREET: MIXED-USE DEVELOPMENT

Application for site plan review relative to the proposed mixed use development consisting of utilization of an existing two-story building with both vertical and horizontal expansion to construct a nine (9) story building containing a total of 66 units and 10,060 SF of commercial space for a restaurant and artisan manufacturing (brewery or distillery).

Owner/Applicant: 47 Cannon Street LLC (James J. Sullivan); Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Grid #6162-77-086045; Zoning District: Poughkeepsie Innovation District – Urban Village (PID-UV); File #2021-056

2. 171 PARKER AVENUE: EXPANDED CAR WASH DEVELOPMENT

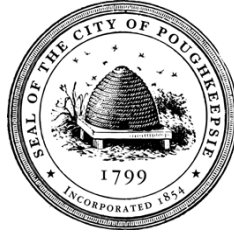
Application for site plan review relative to the proposed renovation and expansion (600 SF) of an existing non-conforming car wash facility with the addition of auto detailing services. Owner: Parker Ave Realty, LLC; Applicant: KARC Planning Consultants (Kelly Libolt); Grid #6162-47-318503; Zoning District: Walkway-Gateway Mixed-Use Commercial (G-CM); File #2022-002

3. 13 MARKET STREET: LOT LINE ADJUSTMENT

Application for subdivision relative to a proposed lot line adjustment between 13 Market Street and 21-25 Market Street. Owner: Market Cannon Street LLC; Applicant: Eagle-Riverview Group LLC; Consultant: LaBella Associates (Mark Heinsman). Grid #6162-77-046085 and #6162-77-041079; Zoning District: Poughkeepsie Innovation District – Historic Core (PID-HC); File #2022-003

4. 556 MAIN STREET: MIXED-USE DEVELOPMENT

Application for site plan review relative to the proposed development of a three (3) story mixed-use building with 600 SF of ground floor commercial and a total of nine (9) residential units, consisting of a mix of studios and one-bedroom units. Owner/Applicant: 558 Main Street LLC (Stephan Bohdanowycz); Grid # 6161-24-392943; Zoning District: Neighborhood Commercial (C-1); File #2022-004



**CITY OF POUGHKEEPSIE
PLANNING BOARD MINUTES
JANUARY 19, 2022**

PRESENT

Robert S. Levine, Esq
Rosaura Andujar-McNeil
Nick DeLuccia
Sean O'Donnell
Anne Saylor
Marjorie Smith
Brian Veltre

EXCUSED

Robert Mallory

Staff Present: Natalie Quinn, Acting Development Director
Consultants: Chris Kroner, Teresa Bakner, Stuart Messinger

Meeting was called to order at 6:04pm with the Pledge of Allegiance.

The Board approved the minutes of the December meeting on a motion by Marjorie Smith, Nick DeLuccia. Robert S. Levine abstained as he was not present for the meeting.

MILTON STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT

Application for site plan review relative to the proposed multi-residential development consisting of two buildings containing a total of 63 units, with a swimming pool and accessory surface parking. Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Companies (Caren LoBrutto); Grid #6162-73-623227; Zoned Planned Residential District (PRD); File #2021-029

On a motion by Marjorie Smith, seconded by Anne Saylor, the Board voted to re-open the public hearing.

There were no speakers.

On a motion by Marjorie Smith, seconded by Anne Saylor, the Board voted to adjourn the public hearing to February 15, 2022, and to require the applicant to re-notice the public.

**WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION
319, 325, 327-329, AND 331 MAIN STREET & 302, 304, 306 AND 310 MILL STREET**

Site Plan application for demolition, conversion and new construction, resulting in a mixed use development with 187 dwelling units, 14,235 SF of retail commercial space, and publically-accessible open space on the parcels at 319, 325, 327-329 and 331 Main Street. Redevelopment of the off-street parking area will involve the properties at 302, 304, 306 and 310 Mill Street. Grid #6162-77-114098, 109079, 109077, 121116, 112116, 116114, 128113 and 6162-78-127091; Owner: 319 & 331 Main Street - IIC Properties, Inc., 327-329 Main Street - Key Main LLC, and 325 Main Street - Wallace Campus Manager LLC (Emanuel Kokinakis) (outright and by contract); Applicant: Wallace Campus Manager, LLC (A Larovere Consulting and Development, Mega Contracting Group, and Urban Green Equities); Consultant: Ken Casamento, LRC Group; Architect: SLCE Architects, LLP; Zoned: Poughkeepsie Innovation District Urban Village (PID-UV) and Historic Core (PID-HC). File #2020-010

Appearing on behalf of the application were Rachel Goodfriend and Jennifer VanTuyl, who provided project updates:

- Adjusted lighting to meet County recommendations for dark sky compliance;
- Responded to all public comments;
- Clarified income ranges;
- Provided photos of existing projects

Marjorie Smith: Mentioned recent tour of the building; appreciates the changes the applicant has made to the project in response to Board and public comments

Robert S. Levine: Reiterated preference for mixed-income; applicant has been responsive to architectural requests; confident in mega team; cannot approve if we do not have “assurance” that project will be “successful”

Rosaura Andujar-McNeil: Asked applicant to respond to Robert Levine’s concerns

Terresa Bakner: Covered site plan authority, which does not include predicting success of project or developer

Jennifer VanTuyl: Law prohibits speculation

Nick DeLuccia: We all worry about the future, but the applicant has proven their dedication

Sean O’Donnell: Wants stronger commitment to “creative economy”

Terresa: The Board does not have the purview to require artist units or that all goals of the PID be met

Resolution of the Planning Board
Date: January 19, 2022

On a motion by Marjorie Smith, seconded by: Anne Saylor

Whereas, Wallace Campus Manager, LLC, the Applicant, has applied to the City of Poughkeepsie Planning Board for site plan approval for the Wallace Campus Project (the “Project”) that involves the demolition, conversion and new construction, resulting in a mixed use development with 187 dwelling units, 14,235 SF of retail commercial space, and publicly-accessible open space on the parcels at 319, 325, 327-329 and 331 Main Street;

Whereas, the Project also involves the redevelopment of the existing off-street parking area that fronts on Mill Street and concerns properties at 302, 304, 306 and 310 Mill Street (Grid #6162-77-114098, 109079, 109077, 121116, 116114, 128113 and 6162-78-127091);

Whereas, the Project is located in the Poughkeepsie Innovation District Urban Village (PID-UV) and the Poughkeepsie Innovation District Historic Core (PID-HC);

Whereas, the Applicant seeks site plan approval for the Project which includes the demolition of the existing buildings at 319, 325, 327-329 Main Street, followed by new construction and conversion of existing structures, resulting in a mixed use development of three buildings with 187 dwelling units and various commercial spaces for unidentified tenants. The proposal involves combining the lots at 319, 325, 327-329 and 331 into a single lot of record. Also the redevelopment of the off-street parking area will involve the properties at 302, 304, 306 and 310 Mill Street;

Whereas, the Application was first presented to the City of Poughkeepsie Planning Board at the June 16, 2020 meeting and the project at that time included development of 214 dwelling units and commercial uses, including 6416 Sf of retail, a day care facility, a community recreation facility with a climbing wall, and publicly-accessible open space—the Planning Board passed a motion to hire outside consultants for architectural review, special counsel and engineering review due to the complexity of the proposed project; and

Whereas, the Application did not reappear before the Planning Board until the November 17, 2020 meeting after some outstanding and open building code violations on property included with the application had been addressed, at that meeting the Planning Board was presented with a revised project, project team and Applicant;

Whereas, the Application was considered at the December 15, 2020 Planning Board meeting and at that meeting the Planning Board declared its intent to be lead agency for the Project, determined that the Project is a type 1 action pursuant to SEQRA and directed Planning Staff to undertake a coordinated review with the other involved agencies to determine if the other involved agencies had any objection to the Planning Board serving as lead agency and if the other involved agencies had any comments on the Project application including Part 1 of the full Environmental Assessment Form;

Whereas, the lead agency coordination letters were circulated to all involved agencies on March 19, 2021, and no involved agency objected to the City of Poughkeepsie Planning Board serving as lead agency for the SEQRA review of the Project;

Whereas, at the City Planning Board meeting on March 16, 2021, the Applicant presented to the City Planning Board any further changes to the Project and the City Planning Board scheduled a public hearing on the Project for April 20, 2021;

Whereas, On April 20, 2021, the City Planning Board confirmed its status as SEQRA lead agency and opened the public hearing, receiving both oral and written comments from the public on the Project;

Whereas, the City Planning Board held two (2) special Planning Board meetings to thoroughly discuss the Full EAF Part 1 and the supporting environmental review documentation submitted by the Applicant and to carefully consider and complete Parts 2 and 3 of the Full EAF and on December 21, 2021 the City Planning Board issued a negative declaration of environmental significance finding that an Environmental Impact Statement would not be required to be prepared for this Action;

Whereas, the City Planning Staff duly filed and published the negative declaration as required by SEQRA;

Whereas, the public hearing on the Project was held open for public comment and the public was given the opportunity to comment at eight (8) Planning Board meetings and to submit written comments until January 7, 2022 (going beyond the last public hearing, which was closed at the Planning Board meeting on December 21, 2021), all of the public comments on the project and any responses to those public comments provided by the Applicant are on file with the City Planning Office—all comments either written or oral were carefully considered by the City Planning Board in site plan review;

Whereas, a full statement of the Application was first referred to the Dutchess County Planning Department as required by the NYS General Municipal Law in July of 2020, however, as the Project was revised to address Planning Board member comments and concerns and the technical review comments by the Planning Board's architectural and engineering consultants, and the City Departments, the Project was referred several more times to the Dutchess County Planning Department, this resulted in a final letter, dated December 9, 2021 from the Dutchess County Planning Department indicating that the Application was a matter of local concern with comments and stating as follows: *We are pleased to see the applicant has incorporated local feedback and adjusted the proposal accordingly, in particular , the reduction of building heights to meet code, continued refinement of the architecture, and adjustments to the mix of unit sizes and target income levels are positive changes. Our only comment relates to lighting....*” The County comments concerning lighting are being addressed as a condition of this approval;

Whereas, based upon the zoning determination, the Applicant applied to the City Zoning Board of Appeals for a number of area variances and the City Zoning Board of Appeals approved the area variances for the Project at its meeting on January 11, 2022;

Whereas, the City Planning Board has carefully considered the record in this matter (a list of the documents entered in the record and the documents themselves are on file with the City

Planning Office) and notes the following: 1) the Project has been redesigned several times to address concerns regarding the façade and massing of the new buildings to make them more compatible with surrounding historic buildings and to improve the aesthetics of the Project ; 2) the height of the new buildings has been reduced to comply with the PID zone; 3) the Project has been designed to meet the requirements of the Enterprise Green Communities Program; 4) the Project will renovate and adaptively reuse an existing historic building—the Wallace Building, ensuring its preservation into the future; 5) the Project is participating in the NYSDEC Brownfields program to ensure the remediation of any legacy contamination at the site and to clean it to residential standards; 6) the Project has consulted with the NYS Office of Parks, Recreation and Historic Preservation in the design of the project and that office has signed off on the Project as well as the National Park Service on the use of historic tax credits for the renovation and reuse of the Wallace Building; 7) the City Departments have commented on the Project and any comments that remain are minor and technical in nature and the City Police Department and the City Fire Department, as well as the City DPW, have provided letters confirming that they are able to serve the project and provide water and sewer services for the project; the Applicant has made efforts to address public concerns regarding the Project by changing the mix of units to be constructed by increasing the number of units offering two bedrooms and by offering information on the future management of the housing; and the Applicant has made efforts to engage with the community by having meetings with the public and local organizations concerning among others, reuse of historic elements from the buildings to be demolished or renovated and use of the proposed open space for artistic purposes.

Now Therefore Be It Resolved, that the City Planning Board after review of the standards set forth in the City Zoning Code at section 19-6.1 for the issuance of site plan approval and after review of the requirements of the PID-UV and PID-HC zone at section 19-3.37 have determined that the Project complies with both the site plan standards and the requirements of the PID zone finding as follows that:

- a) The Project complies with several key components of the PID-Policy Framework including the preservation of Main Street’s historic character, improving workforce development opportunities, improving multi-modal connections with the pedestrian walkway open space connecting to the existing parking area, increasing and enhancing affordable housing in the City, and remediating and redeveloping vacant properties, including surface parking lots;
- b) The Project provides street level retail space that is consistent with the business goals of the City as expressed in the PID-HC subdistrict as “a medium -density corridor with vertically mixed buildings characterized by engaging ground floor uses... and galleries that are flush with the front property line and maintain high levels of ground floor transparency to create an engaging pedestrian environment. The project also preserves historic architecture when possible and has designed the new development to complement the existing character of the corridor;” the retail space that is proposed is consistent with the retail uses and professional uses, including creative spaces, allowed in the PID;

- c) The Project is also consistent with the PID-UV which provides for similar ground floor uses and higher-density multi-family residential uses, the pedestrian plazas and public open spaces are encouraged in this area as well;
- d) The Project provides sufficient parking for the proposed uses;
- e) The Project site plans submitted as of December 7, 2021 (see attached list of the final plans) are hereby approved, subject to the following conditions:
 - i) that the lighting plans comply with the comments of the Dutchess County Planning Board and that the lighting be maintained throughout the life of the Project as dark sky compliant;
 - ii) all remaining technical comments on the site plan and the Stormwater Pollution Prevention Plan by the City Planning Board's consulting engineer, dated December 22, 2021 and the City Departments be addressed and the plans revised as necessary to satisfy the comments;
 - iii) that the Project comply with the conditions set forth in the memorandum dated June 29, 2020 from City of Poughkeepsie Fire Department, including (1) a standpipe/sprinkler system will be installed as per code, (2) an approved fire alarm system will be installed throughout, (3) an approved fire suppression system will be installed in all cooking areas as per Code and connected to alarm system (commercial Kitchens), (4) a Knox box entry system will be installed, and keys supplied for building, (5) for public assembly areas, occupancy permits will be required, and (6) where elevators are installed, a FEO K1 Fire Dept override key shall be installed.
 - iv) that the requirements of the Brownfields Program be fulfilled to the satisfaction of the NYSDEC such that a certificate of completion is issued;
 - v) that historical salvage firms be given the opportunity to remove historic items from the structures to be demolished, excepting if the Applicant intends to use the items in this Project, e.g. the Wallace sign;
 - vi) that all State, local and City approvals needed for the Project be obtained and submitted to the City;
 - vii) that the Applicant work with NYSDOT to address NYSDOT's comments regarding signal timing;
 - viii) that the Project meet the requirements of the Enterprise Green Communities Program;
 - ix) that the Project provide security for its residents and for the open space that will be made available to the public throughout the life of the Project;
 - x) that all landscaping for the Project be maintained and kept in good condition throughout the life of the Project, including the landscaping in the open space and in the parking lot;
 - xi) that the Project owner is required, if at any time requested by the City, to place a gate that blocks public access to the open space if the City determines that such a gate is necessary for the public health, safety or welfare;
 - xii) that the Applicant provide a plan for the demolition of the structures to the City Building Inspector prior to the issuance of the demolition permit addressing the

timing and means of the demolition and showing how the demolition will be undertaken consistent with public safety and the requirements of the Brownfields Program;

xiii) **that the Applicant shall submit a fully executed easement agreement with the owners of 302,304, 306 and 310 Mill Street for access to and use of parking facilities at the parking lot located off of Mill Street as reconfigured by the site plan;**

xiv) that the Applicant shall provide a performance bond in an amount acceptable to the City Engineering Department and in the form acceptable to the City of Poughkeepsie Corporation Counsel prior to the issuance of demolition or building permits to secure the site improvements, including landscaping, relating to the pedestrian walkway, Wallace Commons, the parking lot improvements and any improvements related to sewer, water or stormwater; and,

xv) that the Applicant shall provide the Planning Board and Planning Department staff with the name and contact information of the management firm to manage the Project upon selection and that the Applicant shall maintain the highest level of care regarding the building, residents, tenants and occupants throughout the lifetime of the Project.

Vote:

Robert Levine	Abstain
Anne Saylor	Yea
Rosaura Andujar-McNeil	Yea
Marjorie Smith	Yea
Sean O'Donnell	Abstain
Nick DeLuccia	Yea
Brian Veltre, Alt	Yea

The motion to adopt the resolution carried, 5:0:2.

135 MAIN STREET: MULTIFAMILY RESIDENTIAL/SUBDIVISION

Application for Site Plan Review and Subdivision relative to the proposed subdivision of the property at 135 Main Street into two lots of record with construction of a new building containing 72 dwelling units on the new lot. Owner: Affiliate of Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zoning District: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

Appearing on behalf of the application were Anthony Juliano, Steve Tinkleman, Ken Spillberg and Ken Casamento.

There was a discussion of the site plan, trad-offs with parking, layout and massing of building, materials and landscaping.

Project does require variances for side-yard setbacks, parking.

Changes to design:

- Blue-grey panels have been expanded to cover more of the façade
- Deeper overhang on GF
- Reduced “soldier coarsing” brick

Chris Kroner:

- Porte cochere: timid in terms of size
- Large square panels don’t have human scale: break into smaller squares, maybe hardiboard or vertical
- Likes window sills in brick system
- Humanization of scale

Anne Saylor: Seconded Chris Kroner’s comments.

- North and east sides are more institutional.
- Add more texture.
- Porte cochere seems undersized

Sean O’Donnell: Supports Chris Kroner’s letter.

- Covered pathway: can it continue to back?
- Gazebo could be ADA difficult;
- Will applicant retain existing trees: Yes, want to retain but have to coordinate with new plantings.
- Why blue material? Should there be a visual relationship to Admiral Halsey I? Applicant did avoid dark brick of existing building.
- Requested a physical swatch and brick samples.

Nick DeLuccia:

- What are the mechanicals? PTAC Unit: new type from Europe, 6” deep inside the building with two small circular vents on exterior façade.

Rosaura Andujar-McNeil: Concerned with violations that kept the project from being review for the past few months.

Robert S. Levine: Accessibility for emergency vehicles.

Rosaura Andujar-McNeil: Part 1 of SEQRA form revisions:

- Water run-off
- Water demand doesn’t match with engineering report
- Remediation database

Robert S. Levine: Requested a site visit

On a motion by Marjorie Smith, seconded by Anne Saylor, the Board voted unanimously to set a public hearing for March 15, 2022.

278-282 MAIN STREET: COMMERCIAL/MULTIFAMILY MIXED USE CONVERSION

Application for Site Plan Review relative to the conversion of the existing building, formerly a department store, to a mixed use building containing ground floor commercial space and a total of 24 dwelling units on the upper stories, including construction of a fifth story and a tower and development of a courtyard. Owner/Applicant: Kirchner Realty, Inc/Michael DeCordova; Consultant: Aryeh Siegel Architect; Zoning District: Poughkeepsie Innovation District - Historic Core Subdistrict (PID-HC) Grid #6162-77-059084, 6162-77-062084, 6162-77-065081, 6162-77-065083 and 6162-77-060075; File #2021-040

Appearing on behalf of the application were Aryeh Siegel, Lauren Butts and Michael DeCordova, who provided the following updates:

- Corner of tower changed to brick. Corten is now infill.
- Added mullens to upper windows.
- Entry at stair tower expended with glass
- Proposed materials board provided
- Clarified dumpster location and screening
- Panels in front yard reduced to 4 feet along Main Street, selected new pattern
- Removed 12' high pedestrian poles
- Uplights can be timer, off at midnight

Chris Kroner:

- Appreciates thoroughness with which comments were responded to
- Asks Laurent to address “zig-zag” of site plan
- Site plan should be updated to indicate “Gate, 4’ Tall”

WHEREAS, the Planning Board has received an application for the conversion of the existing building to a mixed use building containing ground floor commercial space and a total of 24 dwelling units on the upper stories, including construction of a fifth story and a tower and development of a courtyard.; and,

WHEREAS, this application for site plan is considered to be an Unlisted Action under SEQRA; and

WHEREAS, the applicant submitted a Short Environmental Assessment Form which adequately describes the proposed action; and,

WHEREAS, the action is more fully detailed on plans by Aryeh Siegel, Architect, with a revision date of 1/7/22, and supplemental documents; and,

WHEREAS, the Board has compared the impacts that are likely to result from the action against those in 617.7(c)(1)(i) through (xii), as noted in the EAF, and has determined that there will be no significant

adverse environmental impacts and therefore, a draft environmental impact statement will not be prepared:

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby adopts a Negative Declaration for File PB #2021-040, as detailed in the application and the above referenced plans.

Motion: Marjorie Smith
Second: Rosaura Andujar-McNeil
Carried: 7:0:0

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

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant Site Plan approval relative to the to the conversion of the existing building to a mixed use building containing ground floor commercial space and a total of 24 dwelling units on the upper stories, including construction of a fifth story and a tower and development of a courtyard, provided that all conditions are satisfied, as follows:

- All conditions noted on a letter from the Fire Department dated September 4, 2021 shall be addressed to the satisfaction of the department
- All conditions noted on a letter from the Engineering Department dated January 5, 2021 shall be addressed to the satisfaction of the department

Motion: Marjorie Smith
Second: Sean O'Donnell
Carried: 7:0:0

39 PERSHING AVENUE: TWO FAMILY CONVERSION

Application for Site Plan/Special Permit Review relative to the proposed conversion of a vacant single family dwelling at 39 Pershing Avenue to a two family dwelling. Waivers of certain site plan elements are requested. Owner: Pershing 39 LLC; Applicant: James Valencia; Consultant: Paul Tirums, PE; Zoning District: General Commercial (C-3) District; Grid #6162-80-461007; File #2021-068

Appearing on behalf of the application were Paul Tirums and Jesus Valencia. They provided photographs of the building, which is in poor condition. The building is set-back less than 5 feet from the sidewalk.

Robert S. Levine asked how large the units are proposed to be. They will be between 800 and 900 square feet.

Anne Saylor: Asked that a note be added showing where garage and recycling will be stored.

Rosaura Andujar-McNeil asked in the porch is sitting on stilts. The applicant indicated that they will abide by all residential building codes.

Sean O'Donnell had issued with columns. Wondered if porch could be restored to a full-width porch, and asked if historic photos could be found. Rear yard parking: currently there are a lot of cars in the back yard. Requested greater planting for privacy, and that the green area between the house and parking be labeled as such.

Brian Veltre asked that railing be added to the front porch.

Robert S. Levine asked about mechanicals (air-conditioning), which will be window units.

All applications for special permit carry an automatic requirement for public hearing. On a motion by Marjorie Smith, seconded by Anne Saylor, the Board voted to set the public hearing for February 15, 2022.

On a motion by Marjorie Smith, seconded by Anne Saylor, the Board voted to authorize circulation of the plans for review and comment by internal departments and Dutchess County Planning

On a motion by Anne Saylor, seconded by Marjorie Smith, the Board voted unanimously to close the meeting at 9:30pm.

CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- I. PROPERTY ADDRESS: 39 Pershing Ave.
- II. PROPERTY OWNER: 39 Pershing Ave., City of Poughkeepsie,
ADDRESS: _____

NY, 12601 (state and zip code)
PHONE NUMBER: 845-541-2110 (include area code)
- III. NAME OF APPLICANT: Mr. Jesus Valencia
ADDRESS: 39 Pershing Ave., City of Poughkeepsie,

NY, 12601 (state and zip code)
PHONE NUMBER: 845-541-2110 (include area code)
EMAIL ADDRESS: cristofvalencia03@gmail.com

OFFICE USE ONLY

CODE: PLSF

ID # _____

FEB: _____
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)

- (If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)
- IV. CONSULTANT: Paul Tirums
ADDRESS: 16 Friendship Lane, Poughkeepsie,

NY 12601 (state and zip code)
PHONE NUMBER: 914-490-4588 (include area code)

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

Two family residence

- VI. ZONING DISTRICT: General Commercial District (C-3)

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

PROJECT INFORMATION

New construction: _____ (yes) X (no) *Existing house + rear addition*
Change of use: X (yes) _____ (no)
Expansion/addition: X (yes) _____ (no)
Alteration: X (yes) _____ (no)
Cost of Construction: \$ \$160,000

LOT AND BULK INFORMATION:

Lot area: 0.17 (acres) 7441 (square feet)
Building Footprint: N/A (proposed square feet for new construction)
690 (existing square feet for change of use/expansion)
318 (additional proposed square feet for expansion)
1008 (total building footprint, square feet)
Lot Coverage: 13.5 (percentage, building coverage only)
Gross Floor Area: N/A (proposed square feet for new construction)
1190 (existing square feet for change of use/expansion)
388 (additional proposed square feet for expansion)
1578 (total gross floor area, square feet)
Building Height: 2 (stories) _____ (feet)
Floor Area Ratio: 0.212 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 4
B) Number of Off-Street Parking Spaces provided: 5
C) Waiver Requested: _____ (Yes) X (No)
Is municipal parking available within 600 feet? _____ (Yes) _____ (No)

If yes, name all such municipal facilities: _____

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

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

_____ (Yes) _____ (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 0

Number of two (2) bedroom unit's 2

Number with three or more bedrooms: 0

Total number of units: 2

C) Is funding public? _____ Yes X No

If yes, describe funding source: _____

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

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 N/A 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

- 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.)

- A) Specify Use: N/A
- 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, Jesus Valencia, 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.

Jesus Valencia
Signature of Applicant

Dec 28 - 2021
Date

Considerations for Special Permit Request and Waiver Request

We are requesting the issuance of a special permit to convert the existing 39 Pershing Ave. single-family building to a two-unit building (Section 19-3.24(2)(b)(9)). In accordance with Section 19-6.2, the following considerations have been addressed:

- All proposed structures, equipment or material shall be readily accessible for fire and police protection.

The proposed property at 39 Pershing Ave. will follow all the fire safety requirements, including having or exceeding the required number of entry ways and exits, and having the required number of fire alarms. The proposed property is easily locatable for fire and police forces. The owner shall ensure all safety equipment is kept in good order and shall ensure that the entryway and stairway is kept clear.

- The proposed use is of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.

This property has been vacant and abandoned for several years, and has become an eyesore. Developing this property into the proposed use, which includes repairing and revamping the exterior, will be in-line with the character of its adjacent properties. The size and exterior of the proposed building, will be similar to the residential buildings adjacent to it.

~~As part of this special permit request, we are also requesting a waiver for the front and right setback.~~

We are proposing to keep the footprint of the existing structure and extend the house at the rear side, and therefore we are not altering the front or right setback distances as the house has been at the current location since it was constructed in 1910.

**Paul Tirums, P.E.
Consultant Engineer**

16 Friendship Lane
Poughkeepsie, N.Y. 12601

Cell (914) 490-3269

December 29, 2021

The City of Poughkeepsie Planning Department
ATTN: **Natalie Quinn**, Planning Director & **Judy Knauss**, Deputy Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, New York 12601

Project: Multi-Family (2) House Special Permit Request

Tax Map No. 131300-6062-76-951217-0000
39 Pershing Avenue
Poughkeepsie, N.Y. 12601

RE: Special Permit Plan Submittal

Dear Ms. Quinn & Ms. Knauss,

This Special Permit submittal to the City of Poughkeepsie Planning Department is for Mr. Jesus Valencia, the property owner of the currently vacant (and dilapidated) single family at 39 Pershing Avenue. He is requesting approval from the City of Poughkeepsie to allow for the existing house to be updated and approved to a (2)-family house. The existing house is in need of renovations and Mr. Valencia's desire is to include a small addition on the rear side of the building and utilize the house as a 2-family house. Both sewer and water connections exist and are currently utilized for this building. Included in this submission are copies of the following:

- Special Permit Application
- Special Permit narrative
- Waiver Request
- Short EAF
- Site Plan Sheet
- Site Plan Check Sheet & Checklist
- Site/Building Photos
- Proposed 2-Family House Plans (11" x 17")

Please place these requests and this Project on the next available Planning Board meeting. If there are any questions please contact me.

Sincerely,

Paul Tirums, P.E.

**Paul Tirums, P.E.
Consultant Engineer**

16 Friendship Lane
Poughkeepsie, N.Y. 12601

Cell (914) 490-3269

December 29, 2021

The City of Poughkeepsie Planning Department
ATTN: **Natalie Quinn**, Planning Director & **Judy Knauss**, Deputy Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, New York 12601

Project: Multi-Family (2) House Special Permit Request

Tax Map No. 131300-6062-76-951217-0000
39 Pershing Avenue
Poughkeepsie, N.Y. 12601

RE: Waiver Request for Special Permit Plan Submittal

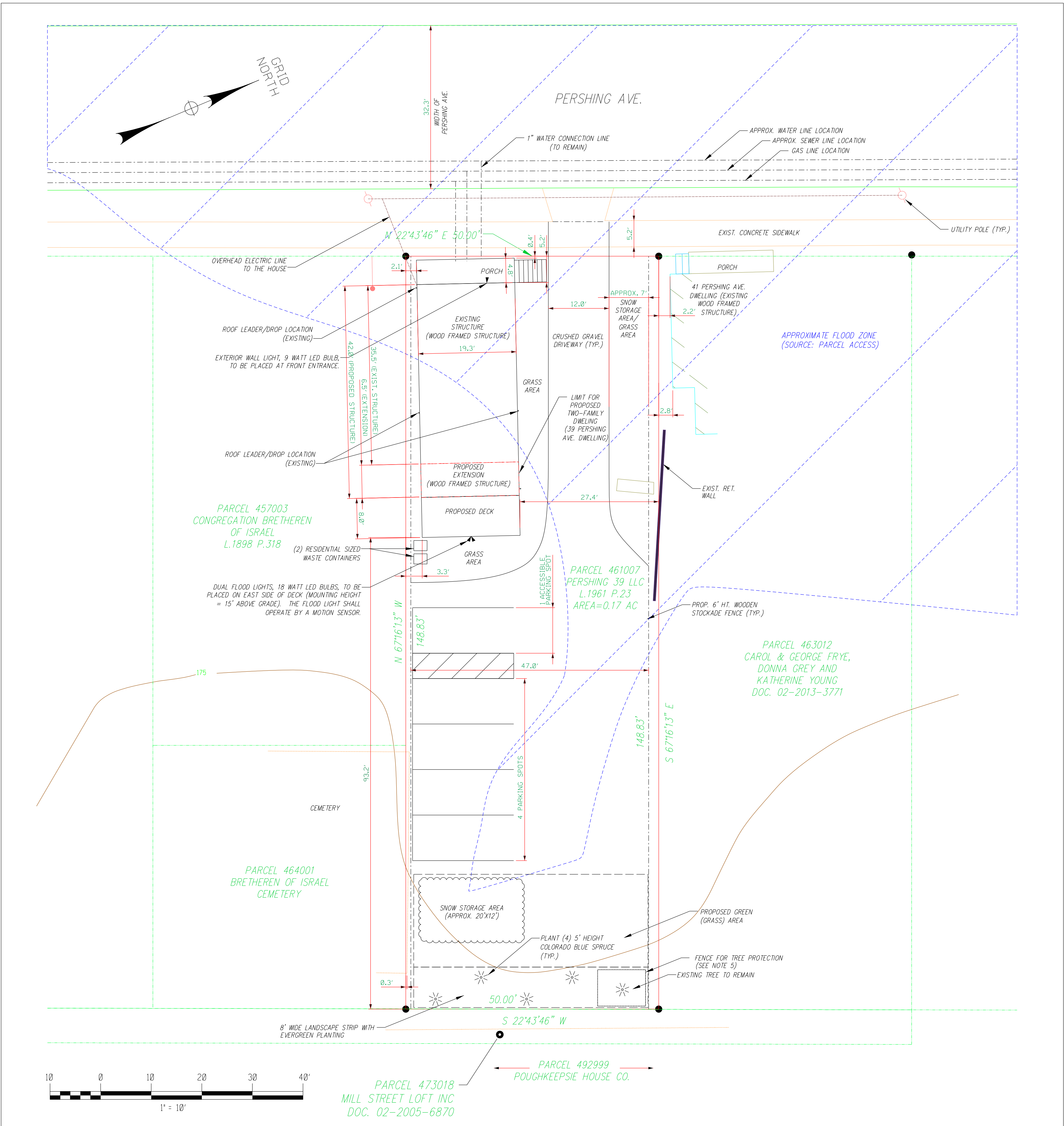
Dear Ms. Quinn & Ms. Knauss,

We are requesting a waiver for the following site plan elements for the 39 Pershing Avenue site located in Poughkeepsie, NY. We are requesting the below listed waivers due to the limited scope of the project, and the cost of the required work would cause an unnecessary burden to the home owner without providing benefit to the City of Poughkeepsie.

- Existing Features - Sanitary sewer: Invert Elevations of nearest sanitary sewer and existing conditions; Diameter of connecting and downstream lines
 - There is an existing line from Pershing Avenue to the existing structure. There are no new proposed sewer connections. The existing condition is sufficient to provide the required service.
- Proposed Features - Drainage: Stormwater Management System
- Proposed Features - Water Supply: Meter location; Water valve required at main and at property/curb line
- Proposed Features – Erosion and Sediment Control: Best Management Practices (BMPs)
- Provide an Isometric Footcandle Distribution Diagram, maximum illuminance levels shown in footcandle measurements on a grid of the site showing readings in every ten-foot square, overlaid on the site plan

Thank you,

Paul Tirums, P.E.



PROPOSED PROPERTY LAYOUT WITH OFFSETS			
LOCATION:	39 PERSHING AVE, POUGHKEEPSIE, NY 12601		
PROPOSED USE	TWO-FAMILY DWELLING		
AREAS (SF):	1510		
	YARDS/SETBACKS (FT.):		
SIDE	EXISTING	PROPOSED	REQUIRED*
FRONT (FRONT OF PORCH)	0.4'	0.4'	10'
FRONT (FRONT OF HOUSE)	5.2'	5.2'	10'
LEFT	28.0'	27.4'	10'
RIGHT	2.2'	2.1'	10'
REAR	120.0'	93.2'	20'

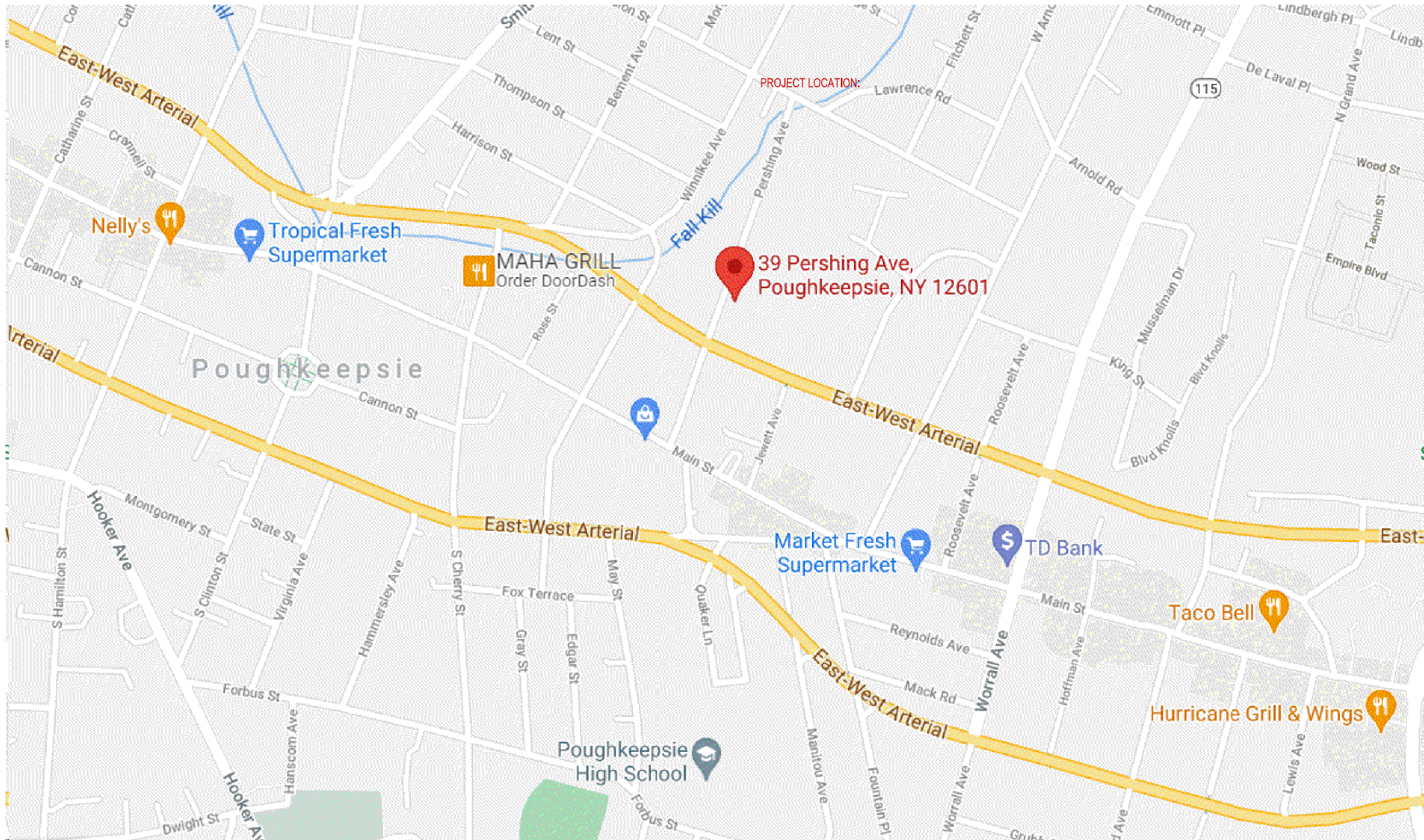
*REQUIREMENTS ARE PER CHAPTER 19, SECTION 19-3.24 GENERAL COMMERCIAL DISTRICT (C-3)

LOT AND BULK REQUIREMENTS			
LOCATION:	39 PERSHING AVE, POUGHKEEPSIE, NY 12601		
PROPOSED USE	TWO-FAMILY DWELLING		
PARAMETER	REQUIREMENT*	PROPOSED	COMPLIANCE
MINIMUM LOT AREA	NONE	0.17 ACRES	YES
MINIMUM REQUIRED FRONTAGE	40 FT	50 FT	YES
MINIMUM REQUIRED YARDS	**	**	**
MAXIMUM FAR	2.0	0.2	YES
MAXIMUM LOT COVERAGE	60%	14%	YES

*REQUIREMENTS ARE PER CHAPTER 19, SECTION 19-3.24 GENERAL COMMERCIAL DISTRICT (C-3)
**SEE PROPOSED PROPERTY LAYOUT WITH OFFSETS TABLE FOR MINIMUM REQUIRED YARDS AND PROPOSED YARDS/SETBACKS

NOTES:

- THE APPLICANT, PERSHING 39 LLC, HAS THE FINANCIAL CAPABILITIES TO CARRY OUT THE PROPOSED WORK SHOWN ON THIS SITE PLAN.
- THE EXISTING HOUSE ALREADY HAS IN PLACE ALL NECESSARY OVERHEAD & UNDERGROUND UTILITIES. THERE WILL BE NO NEW OVERHEAD OR UNDERGROUND UTILITIES (WATER, SEWER, ETC.) GOING TO THE HOUSE.
- THERE WILL BE NO CHANGES TO THE EXISTING GRADES. WE ARE PROPOSING THE DRIVEWAY TO REMAIN GRAVEL. THEREFORE, THERE IS NO ADDITIONAL STORM WATER AS A RESULT OF THIS PROJECT, AND THEREFORE, WE ARE NOT REQUIRED TO MAKE ANY STORMWATER IMPROVEMENTS.
- FOR THIS PROPOSED TWO-FAMILY STRUCTURE, A CONNECTION TO THE CITY FIRE ALARM SYSTEM IS NOT REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS, NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.
- THERE ARE NO EXISTING EASEMENTS, RIGHTS-OF-WAY, SETBACKS, RESERVATIONS, OR REARS DEDICATED TO PUBLIC USE FOR THIS PROPERTY. THERE ARE NO EXISTING COVENANTS OR DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.
- FIRE HYDRANT LOCATED APPROXIMATELY 160 FT. AWAY FROM PROPERTY, ON THE OPPOSITE SIDE OF THE ROAD.
- WATER METER LOCATION AT THE FRONT BASEMENT WALL.
- ELECTRIC METER LOCATED AT THE FRONT LEFT CORNER ALONG THE LEFT SIDE OF THE HOUSE.



PROJECT LOCATION

N.T.S.

OWNER'S NAME & ADDRESS

PERSHING 39 LLC
MR. JESUS VALENCIA
39 PERSHING AVE
POUGHKEEPSIE, NY 12601

THE PROPERTY INFORMATION SHOWN IS BASED ON THE SURVEY MAP PREPARED BY CARNEY RHINEVAULT DATED MAY 12, 2021.

PERSHING 39 LLC
SITE PLAN
PROPOSED TWO-FAMILY HOUSE

TAX MAP PARCEL # 131300-6162-80-461007-0000
39 PERSHING AVE.
CITY OF POUGHKEEPSIE, N.Y. 12601
DUTCHESS COUNTY, NY
ZONING CODE: C-3 GENERAL COMMERCIAL DISTRICT
SCHOOL DISTRICT: POUGHKEEPSIE CITY SD

SHEET	SCALE	DATE
1 OF 1	1" = 10'-0"	1/30/2022

BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601

39 PERSHING AVENUE

PROPOSED FLOOR PLANS

AND ELEVATION VIEWS

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

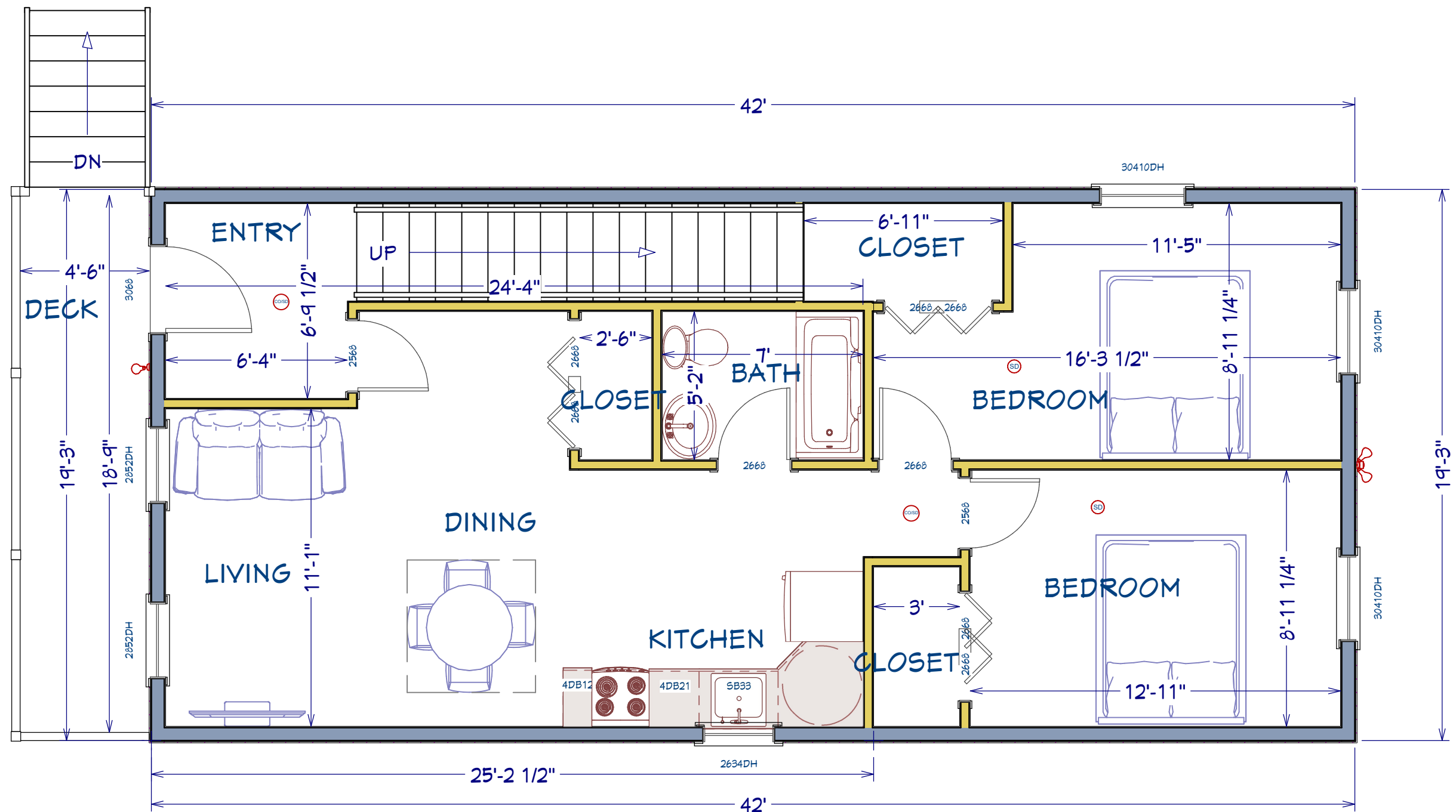
39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE:
1/30/2022

SCALE:
N.T.S.

SHEET:
A-1



FLOOR AREA
750 SQ FT

FIRST FLOOR PROPOSED PLAN [TWO-BEDROOM APARTMENT]

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

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:

PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE:

1/30/2022

SCALE:

1/4"=1'-0"

SHEET:

A-2



ISOMETRIC VIEW
(NORTH-WEST CORNER)

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE:
1/30/2022

SCALE:

SHEET:
A-4



ISOMETRIC VIEW
(SOUTH-EAST CORNER)

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:

PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE:

1/30/2022

SCALE:

SHEET:

A-5



FRONT VIEW
(WEST SIDE)

PROPOSED COLORS/MATERIALS FOR FACADE

- Siding = White 4" vinyl lap siding
- Roofing = 30-year black timberline architectural shingles
- Windows trim = White
- Doors = Navy blue



REAR VIEW
(EAST SIDE)

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE:
1/30/2022

SCALE:

SHEET:
A-6



LEFT VIEW
(NORTH SIDE)



RIGHT VIEW
(SOUTH SIDE)

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE:
1/30/2022

SCALE:

SHEET:
A-7

Short Environmental Assessment Form

Part 1 - Project Information

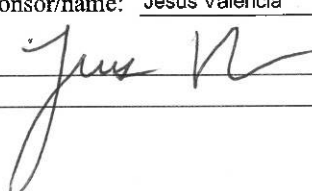
Instructions for Completing

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: Converting Single Family Dwelling to a Two-Family Dwelling			
Project Location (describe, and attach a location map): 39 Pershing Ave., Poughkeepsie, NY, 12601			
Brief Description of Proposed Action: The proposal is to convert a vacant single-family dwelling into a two-family dwelling, containing a two-bedroom apartment on the first floor and a two-bedroom apartment on the second floor.			
Name of Applicant or Sponsor: Jesus Valencia		Telephone: 845-541-2110 E-Mail: cristofvalencia03@gmail.com	
Address: 39 Pershing Ave., Poughkeepsie, NY, 12601			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
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.			NO ☒
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: Need site plan and special permit approval from City of Poughkeepsie Planning Board			YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.16 acres 0 acres 0.16 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): Residential (urban) ☒ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <i>House will be renovated and insulated to meet all current Energy Code & Building Requirements</i>	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
The property is near the following NR Building: the Poughkeepsie Almshouse and City Infirmary (NR Number: 90NR00432).	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Fall Kill, a riverine, is located at least 370' away from 39 Pershing Ave. The proposed action will not encroach into this waterbody.			

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		
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?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	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:	NO ☒	YES ☐
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:	NO ☒	YES ☐
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:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jesus Valencia</u> Date: <u>12/28/21</u> Signature: <u></u> Title: <u>owner</u>		

39 Pershing Ave House (front)



Driveway for 39 Pershing Ave

39 Pershing Ave; back yard & back section of driveway



Rear view of house

39 Pershing Ave. - Side View



Front view.

side and rear view of house



neighboring house to 39 Pershing Ave.



THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

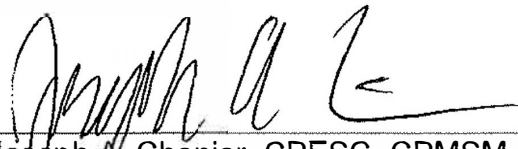
SITE PLAN REVIEW

Form #1

1. Date: January 27, 2022
2. Name of Site Plan: Pershing 39 LLC
3. Address or Location: 39 Pershing Avenue
4. Owner: Pershing 39 LLC
5. Engineer/ Architect: Paul Tirums, PE
6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).
7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

Site Plan Comments:

1. Paul Tirums' letter dated December 29, 2021 indicates existing sewer is sufficient for the proposed condition. Verify existing water service is sufficient for the additional unit.
2. Please verify no impermeable surfaces are proposed, and that the post development stormwater runoff rates do exceed predevelopment rates.



Joseph A. Chenier, CPESC, CPMSM
Assistant Civil Engineer

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
		Co./Dept.	From		
		Fax #	Phone #		

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **4610070000**

Project Name: **39 Pershing Avenue Two Family Conversion**

Applicant: **James Valencia**

Address of Property: **39 Pershing Ave, Poughkeepsie, NY 126010000**

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☒ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☒ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **2/4/2022**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☒ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☐ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted: 1/14/2022	Notes:	☐ Major Project	
Date Received: 1/14/2022		Referral #: ZR22-012	
Date Requested: 2/4/2022			
Date Required: 2/11/2022	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 1/26/2022			



CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 01/19/2022

PROJECT NAME: 39 Pershing Avenue

PROJECT ADDRESS: 39 Pershing Avenue

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

☐ THE SITE PLAN IS UNACCEPTABLE.

CONDITIONS:

RECEIVED

JAN 21 2022

APPROVED BY CHIEF THOMAS PAPE OR AGENT:

DATE:

Sgt E. Acken #112

SGT. E. ACKEN #112

01/19/2022

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- I. **PROPERTY ADDRESS:** 47 Cannon St, Poughkeepsie, NY 12601
- II. **PROPERTY OWNER:** 47 Cannon St LLC
- ADDRESS:** 40 Cannon St STE 2
- Poughkeepsie
- NY 12601 (state and zip code)
- PHONE NUMBER:** 845-380-1448 (include area code)
- III. **NAME OF APPLICANT:** James J Sullivan
- ADDRESS:** PO Box 305
- Pawling
- NY 12564 (state and zip code)
- PHONE NUMBER:** 845-380-1448 (include area code)
- EMAIL ADDRESS:** JSullivanCorp@gmail.com

OFFICE USE ONLY

CODE: PLSF

ID # _____

FEE: _____

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

- (If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)
- IV. **CONSULTANT:** Same as above - James J Sullivan
- ADDRESS:** _____
- _____ (state and zip code)
- PHONE NUMBER:** _____ (include area code)

- V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): _____
- Convert office space to restaurant / brewery and expand residential above existing building

- VI. **ZONING DISTRICT:** PID-UV

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

PROJECT INFORMATION

New construction: _____(yes)^X_____ (no)
Change of use: _____^X_____ (yes) _____ (no)
Expansion/addition: _____^X_____ (yes) _____ (no)
Alteration: X (yes) _____ (no)
Cost of Construction: \$ +/- \$12,000,000

LOT AND BULK INFORMATION:

Lot area: ~~0.39~~ .44 (acres) ~~16,988~~ 19,166 (square feet)
Building Footprint: _____ (proposed square feet for new construction)
~~5,030~~ 5046 (existing square feet for change of use/expansion)
~~4,310~~ 4574 (additional proposed square feet for expansion)
~~9,340~~ 9620 (total building footprint, square feet)
Lot Coverage: ~~54.98%~~ 50% (percentage, building coverage only)
Gross Floor Area: _____ (proposed square feet for new construction)
10,060 (existing square feet for change of use/expansion)
~~43,095~~ 52,345 (additional proposed square feet for expansion)
~~53,155~~ 62,405 (total gross floor area, square feet)
Building Height: ~~9~~ 8 (stories) 106 (feet)
Floor Area Ratio: ~~3.13~~ 3.2 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: ~~65~~ ~~76~~ 58
B) Number of Off-Street Parking Spaces provided: ~~28~~ ~~75~~ 64
C) Waiver Requested: ~~X~~ (Yes) X (No)
Is municipal parking available within 600 feet? X (Yes) _____ (No)

If yes, name all such municipal facilities: _____
Liberty St Lot
Academy St Lot

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

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

_____ (Yes) _____ (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:
Number of efficiency or "studio" units: ~~7~~ 0
Number of one (1) bedroom units: ~~52~~ 55
Number of two (2) bedroom unit's ~~16~~ 11
Number with three or more bedrooms: 0 0
Total number of units: 75 66

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

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

A) Number of Employees: _____
B) Number of doctors/dentists/medical practitioners: _____
C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

- A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)
- B) Number of Employees: _____
- C) Number of Washing Machines (for laundromat): _____
- D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

- A) Type of Mercantile (specify): _____
- B) Number of Employees: _____
- C) Days/Hours of Operation: _____

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

- A) Specify Use: _____ **Artisan**
~~Brewery or Distillery on-site~~ ~~Mannufacturing~~
- B) Number of seats (excluding bar stools and outdoor seating): _____ 150
- C) Meals served (i.e., breakfast, lunch, dinner): _____ Lunch / Dinner
- D) Type of Menu: _____ Casual
- E) Days/Hours of Operation: _____ 10 AM - 1 AM
- F) Entertainment (live and/or recorded): _____ Live and Recorded Music
- G) Will the restaurant contain a bar/lounge?: _____ X _____ Yes _____ No
- H) If yes, how many seats at the bar? _____ 25
- I) Is a drive-through window proposed? _____ No
- J) Is a walk-up window proposed? _____ No
- K) Is an outdoor seating area proposed? _____ Yes
- L) If yes, how many seats are proposed? _____ 20
- M) If yes, is outdoor cooking proposed? _____ No

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

- A) Specify Use: _____ **Artisan Manufacturing**
_____ included in restaurant above
- B) Number of shifts (if any): _____
- C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): _____
- F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

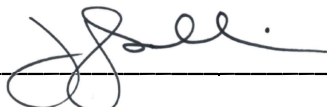
I) Days/Hours of Operation: _____

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

XVII. APPLICANT CERTIFICATION

I, James J Sullivan, 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

updated 1-25-22, 2-7-22
9/15/2021

Date



Principals:
Charles E. Liscum AIA
Michael T.J. McCormack AIA
Raymond P. VanVoorhis AIA

1/25/2022

HAND DELIVERED

Ms. Natalie Quinn
City of Poughkeepsie Planning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

Ms. Judith Knauss
City of Poughkeepsie Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: 47 Cannon Street – Planning Board Application
Submission to Planning & Zoning**

Dear Ms. Quinn & Ms. Knauss:

We have enclosed the following for your review:

1. Owner Statement Letter dated 10-4-21
2. Application for site plan dated 9-15-21 updated 1-25-22
3. Short form EAF dated 1-25-22
4. (1) copies of survey by John Decker LLS dated 12-18-2021
5. (1) copies of SP1 Site plan dated 1-25-22
6. (1) Copies of SG2 Site Grading/Drainage Plan dated 1-25-22
7. (1) Copies of LL-1 Landscape Plan dated 1-25-22
8. (1) copies of DN-1 Details dated 1-25-22
9. (1) copies of SP200 Proposed Building Facade dated 1-18-22
10. (1) copies of 3 of 5 First and Second Floor Plans dated 9-21-21
11. (1) copies of 4 of 5 third Floor Plan and Fourth thru Sixth Floors Plan dated 9-21-21
12. (1) copies of 5 of 5 Seven thru Ninth Floors Plan dated 9-21-21
13. (1) Copies of owner letter of financial capability

We are proposing to construct expand horizontally and vertically to an existing two story building at 47 Cannon St a mixed-use building in the PID-UV district to include commercial space in the existing two story building and add an expanded footprint of 7 stories of multifamily residential.

Refer to the owner's letter for additional information.

The proposed use is of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.

At this time, we are seeking your review of the enclosed documents. Upon your review and any suggested changes, we will amend our submission and provide any additional necessary applications fees and escrow for submission to the Planning Board. The owner has previously submitted a fee of \$10,748.00 for the application fee.

Thank you for your assistance.

Sincerely,

Kimberly R Ryan RA
Senior Associate
kryan@lmvarchitects.com



October 4, 2021

Mr. Robert Levine, Chairman
City of Poughkeepsie Planning Board
Poughkeepsie, NY 12601

Mr. Levine,

Enclosed is our application for site plan approval. We are seeking your approval for a change of use and an expansion of 47 Cannon St to a mixed-use development. The intent of our proposal is to closely follow the stated purpose of the new Poughkeepsie Innovation District ordinance.

47 Cannon St was formerly the Dutchess County Board of Elections. It is large, unappealing monolithic building on a block which has seen significant investment and increased vibrancy over the past several years. Approval of this project will allow the renaissance on Cannon St and that area of the city to continue.

Leveraging the intent of the PID, we will convert the existing space into a restaurant and distillery/brewery which will stimulate the creative economy and draw patrons to the downtown area. Additionally, we would expand above the building to create 75 new units of housing while providing 20% of the units as affordable housing units using the “bonus heights” clause of the ordinance. We have always been strong proponents of affordable housing when there is a healthy mix of incomes in the project.

We have worked hard to bring life to the Cannon St corridor. I know that our previous efforts have made investment in the area more attractive to other developers. This project will help to make use of the Liberty St and Academy St parking lots which are underutilized in the evenings and on weekends. We are proud of our reputation for both hiring locally and also for nurturing partnerships with local business owners. We work collaboratively in our other Cannon St ventures with businesses that one might assume would otherwise be competitive.

Gina and I hope our reputation for conscientious development precedes us. We appreciate the trust that this board has placed in us over the years in various projects. 47 Cannon St will exemplify the intent of all the planning efforts put forth by the city over the years, especially that of the Poughkeepsie Innovation District. Please continue your confidence in us by granting your approval of these changes.

Thank you,

A handwritten signature in black ink, appearing to read 'Jim & Gina', written over a horizontal line.

Jim & Gina Sullivan



January 25, 2022

Mr. Robert Levine, Chairman
City of Poughkeepsie Planning Board
Poughkeepsie, NY 12601

Mr. Levine,

Subject: Financial Capacity Letter for 47 Cannon Street, Poughkeepsie

James J Sullivan Corporation has the financial capacity to complete the proposed project at 47 Cannon St in Poughkeepsie NY.

James J Sullivan Corporation has a successful history of completing projects in the City of Poughkeepsie. Most recently completed projects near this scale would include 40 Cannon St and 32 Cannon St in Poughkeepsie.

James J Sullivan, the corporations president holds plumbing and electrical licenses in the City of Poughkeepsie and a state refrigeration license. Jim has extensive knowledge on all aspects of development and maintains relationships with financial partners to ensure the success of 47 Cannon St.

Regards,

James J Sullivan



Principals:
Charles E. Liscum AIA
Michael T.J. McCormack AIA
Raymond P. VanVoorhis AIA

2/7/2022

HAND DELIVERED

Ms. Natalie Quinn
City of Poughkeepsie Planning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

Ms. Judith Knauss
City of Poughkeepsie Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: 47 Cannon Street – Planning Board Application
Submission to Planning & Zoning**

Dear Ms. Quinn & Ms. Knauss:

Please see for revised building description:

We are proposing to construct, by expanding horizontally and vertically to an existing two story building at 47 Cannon St., a mixed-use building in the PID-UV district to include commercial space in the existing two story building and add an expanded footprint of 6 stories of multifamily residential.

Refer to the owner's letter for additional information.

Thank you for your assistance.

Sincerely,

Kimberly R Ryan RA
Senior Associate
kryan@lmvarchitects.com



February 3, 2022

Mr. Robert Levine, Chairman
City of Poughkeepsie Planning Board
Poughkeepsie, NY 12601

Mr. Levine,

Enclosed is our application for site plan approval. We are seeking your approval for a change of use and an expansion of 47 Cannon St to a mixed-use development. The intent of our proposal is to closely follow the stated purpose of the new Poughkeepsie Innovation District ordinance.

47 Cannon St was formerly the Dutchess County Board of Elections. It is large, unappealing monolithic building on a block which has seen significant investment and increased vibrancy over the past several years. Approval of this project will allow the renaissance on Cannon St and that area of the city to continue.

Leveraging the intent of the PID, we will convert the existing space into a restaurant and artisan manufacturing facility which will stimulate the creative economy and draw patrons to the downtown area. Additionally, we would expand above the building to a height of 8 stories and create 66 new units of housing while providing 10% of the units as affordable housing units using the “bonus heights” clause of the ordinance. We have always been strong proponents of affordable housing when there is a healthy mix of incomes in the project.

Section I paragraph (9) Bonus Heights. In order to encourage superior design, sustainable land use, and inclusive development, an incentive of additional stories as described below is offered to applicants of housing developments in PID-UV and PID-CC subdistricts if their buildings incorporate any one of the following features. Maximum cumulative bonuses shall not exceed 3 stories.

ii Two (2) additional stories may be added to the maximum permitted building height for developments that include more than 10% of units as affordable housing with 50% of the affordable units priced to be affordable at 60-80% of Dutchess County AMI and 50% of the affordable units priced to be affordable at 80% -100% of Dutchess County AMI. -2 additional stories.

Since the ordinance does not specify all the parameters of the program, we submit for your approval:

3 units at 80% of Dutchess County AMI and FMR as established by HUD each year
(one 2 bedroom unit and two 1 bedroom units)

4 units at 100% of Dutchess County AMI and FMR as established by HUD each year
(one 2 bedroom unit and three 1 bedroom units)

PO Box 305
Pawling, NY 12564

Tel: 845-380-1448
Fax: 877-889-2093
jsullivancorp@gmail.com



We would agree to keep these units affordable for 5 years and be subject to certification each year by the agency chosen by the planning board.

We have worked hard to bring life to the Cannon St corridor. I know that our previous efforts have made investment in the area more attractive to other developers. This project will help to make use of the Liberty St and Academy St parking lots which are underutilized in the evenings and on weekends. We are proud of our reputation for both hiring locally and also for nurturing partnerships with local business owners. We work collaboratively in our other Cannon St ventures with businesses that one might assume would otherwise be competitive.

Gina and I hope our reputation for conscientious development precedes us. We appreciate the trust that this board has placed in us over the years in various projects. 47 Cannon St will exemplify the intent of all the planning efforts put forth by the city over the years, especially that of the Poughkeepsie Innovation District. Please continue your confidence in us by granting your approval of these changes.

Thank you,

A handwritten signature in black ink, appearing to read 'Jim & Gina Sullivan', is written over a circular stamp or seal.

Jim & Gina Sullivan



January 25, 2022

Mr. Robert Levine, Chairman
City of Poughkeepsie Planning Board
Poughkeepsie, NY 12601

Mr. Levine,

Subject: Financial Capacity Letter for 47 Cannon Street, Poughkeepsie

James J Sullivan Corporation has the financial capacity to complete the proposed project at 47 Cannon St in Poughkeepsie NY.

James J Sullivan Corporation has a successful history of completing projects in the City of Poughkeepsie. Most recently completed projects near this scale would include 40 Cannon St and 32 Cannon St in Poughkeepsie.

James J Sullivan, the corporations president holds plumbing and electrical licenses in the City of Poughkeepsie and a state refrigeration license. Jim has extensive knowledge on all aspects of development and maintains relationships with financial partners to ensure the success of 47 Cannon St.

Regards,

James J Sullivan



GENERAL NOTES

- BIKE RACK:

MULTI-FAMILY (0.5 BEDROOM)
RESTAURANT (2 SPACES MINIMUM)
MULTI-FAMILY 46 SPACES
(48 SPACES TOTAL)

ALL EXISTING EASEMENTS ARE SHOWN ON EXISTING CONDITIONS SURVEY AND THIS PLAN AS PROVIDED BY SITE SURVEYOR.

NO WATER COURSES, MARCHES, WOODED AREAS, ROCK OUTCROPS ARE PRESENT ON THE
SUBJECT PARCEL.

NO EASEMENTS OR DEED RESTRICTIONS, COVENANTS OR RIGHTS OF WAY ARE PROPOSED AS PART OF THIS PROJECT.

TREES SHOWN ARE APPROXIMATE AND WILL BE FIELD LOCATED BY THE SURVEYOR PRIOR TO APPROVAL.

APPLICANT:

47 CANNON ST, LLC
40 CANNON ST
POUGHKEEPSIE, NY 12601

OWNER:

COUNTY OF DUTCHESS
22 MARKET ST
POUGHKEEPSIE, NY 12601



GRAPHIC SCALE

00 00 0 00



SCALE IN FEET

SITE PLAN

MUTLI USE DEVELOPMENT

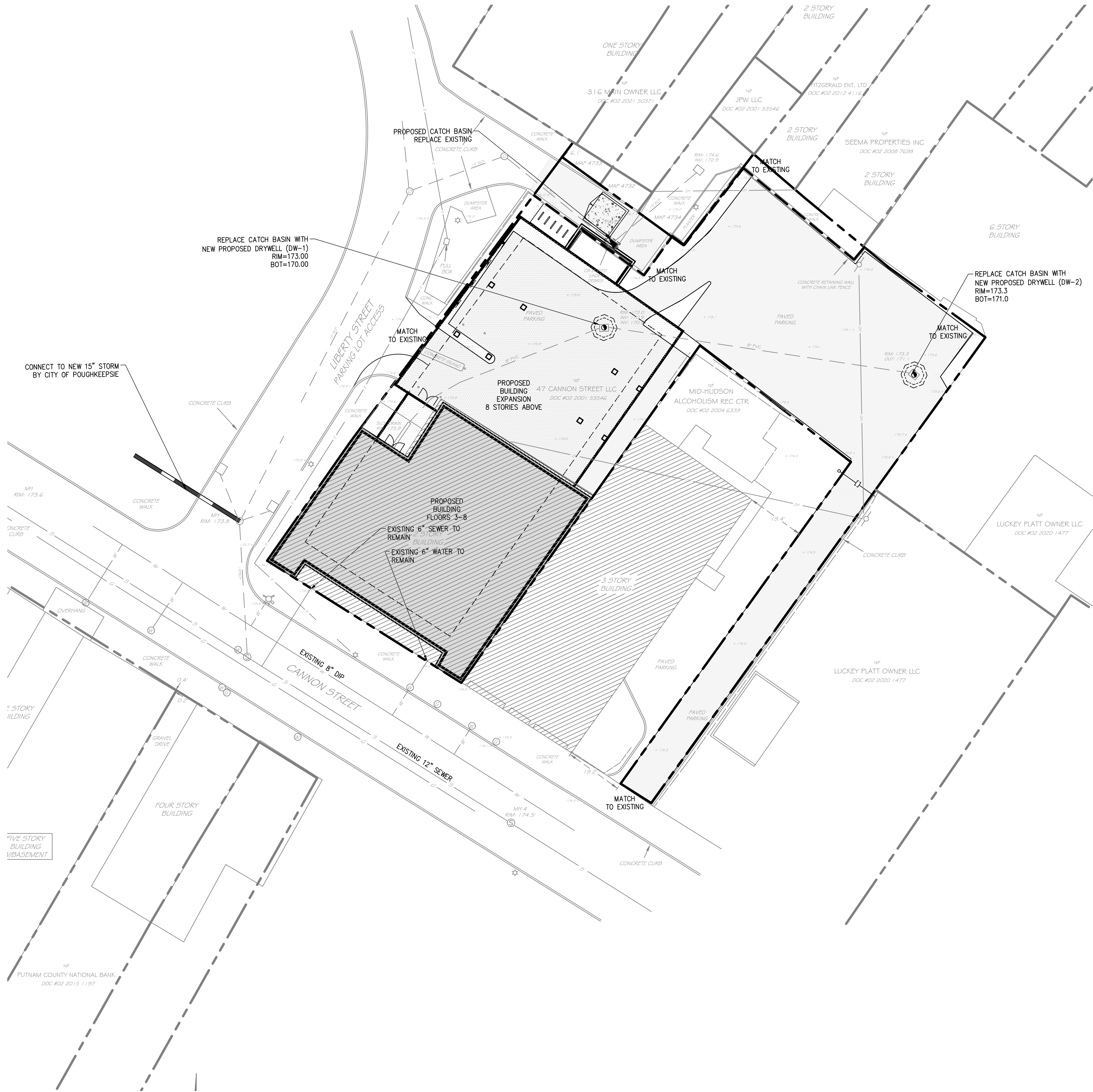
47 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SP21283001.dwg	Sheet No. SP-1
Drawn	SMC	Project No.	21-2830	
Checked	KFC	Date	2022-01-25	
Approved	REM	Scale	1"=20'	

SP-1



X:\085\Jobs 2021\21-2830-47 Cannon Street LLC DWG\SG21283001.dwg, 2/7/2022, 2:59 PM, Scurron



COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

GRADING AND DRAINAGE NOTES

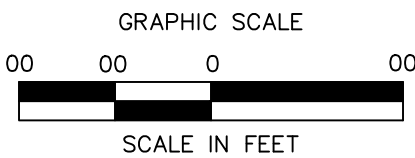
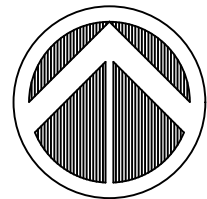
1. ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

LEGEND

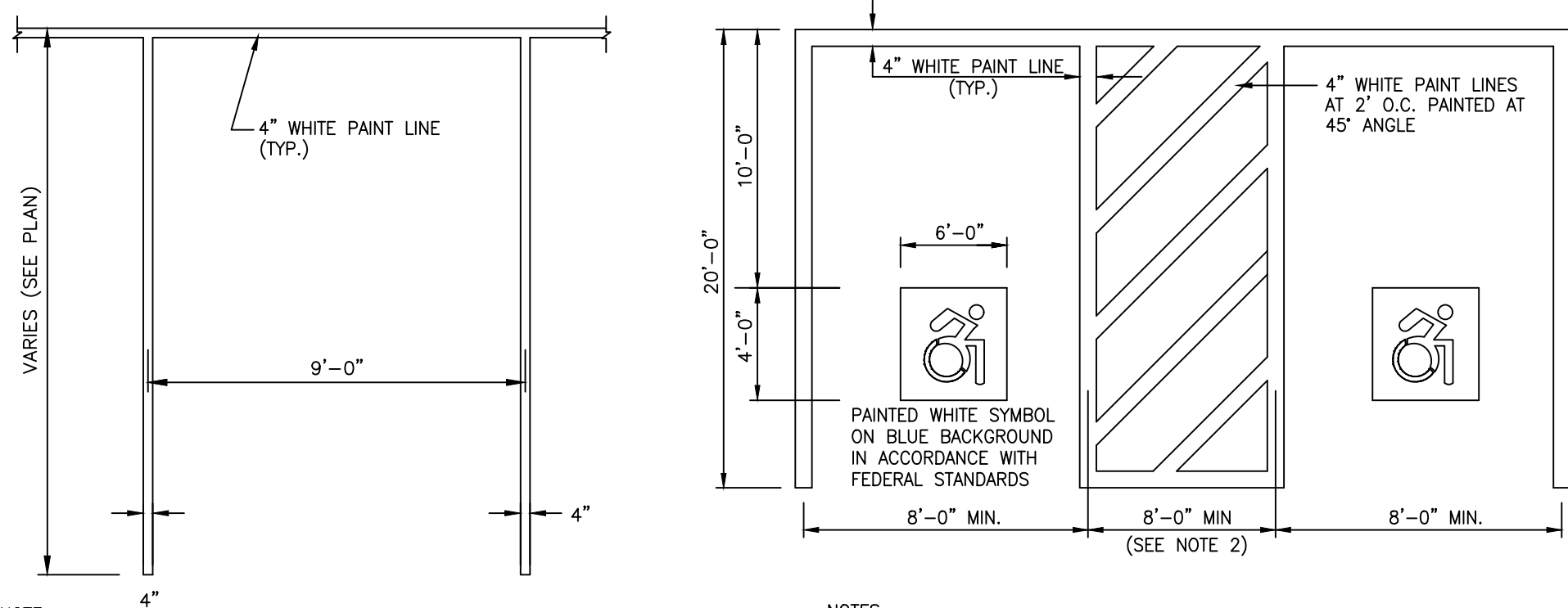


EXISTING UTILITIES:

1. ALL EXISTING UTILITIES FOR SEWER AND WATER TO REMAIN
2. PROPOSED GRADING TO MATCH EXISTING GRADES AT PROPERTY LINE AND ADJOINERS. MAINTAIN EXISTING STORM DRAINAGE PATTERNS TO PROPOSED DRYWELLS.

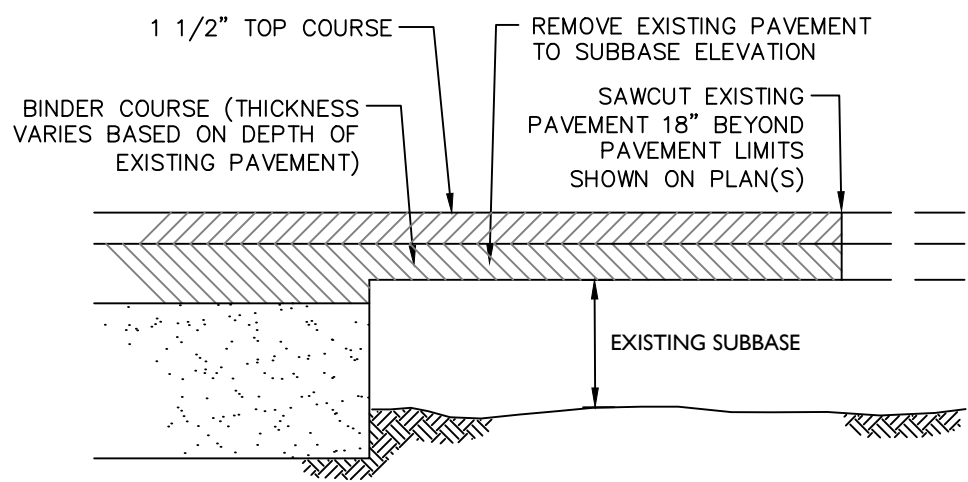


2022-02-03 REVISIONS PER CITY COMMENTS				 • Land Planning • Civil Engineering • Environmental Services • Land Surveying • Landscape Architecture 160 West Street, Suite E Greenwell, CT 06416 Tel: 860.635.2877 85 Civic Center Plaza, Suite 103 Poughkeepsie NY 12601 Tel: 845.243.2880 1 International Blvd, Suite 400 Mahwah, NJ 07495 Tel: 908.603.5730 www.lrcconsult.com LRC Engineering & Surveying, DPC LRC Engineering & Surveying, LLC LRC Environmental Services, Inc.				SITE GRADING / DRAINAGE PLAN MUTLI USE DEVELOPMENT 47 CANNON STREET CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK			
				Design/Calcs	SMC	CAD File	SG21283001.dwg	Sheet No.	SG-I		
				Drawn	SMC	Project No.	21-2830				
				Checked	KFC	Date	2022-01-25				
				Approved	REM	Scale	1"=20'				
Revisions											

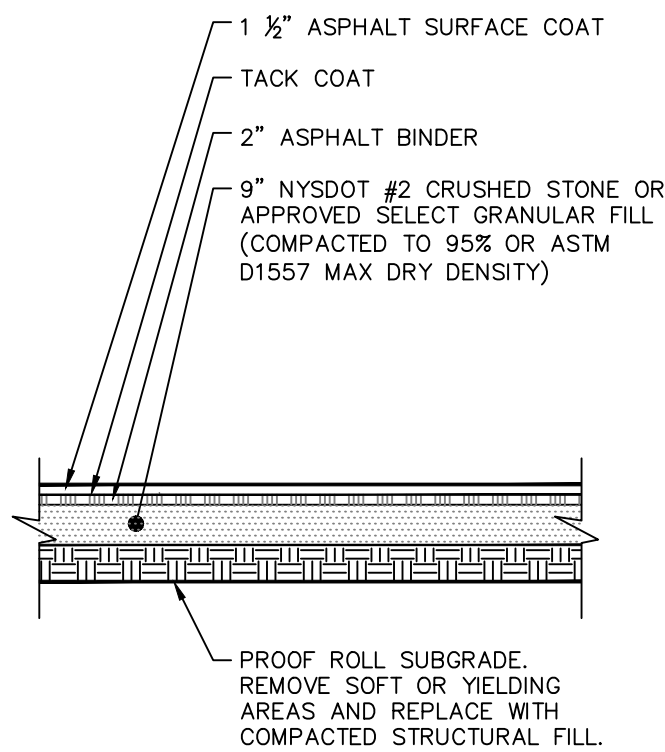


TYPICAL PARKING SPACE DETAIL
NOT TO SCALE

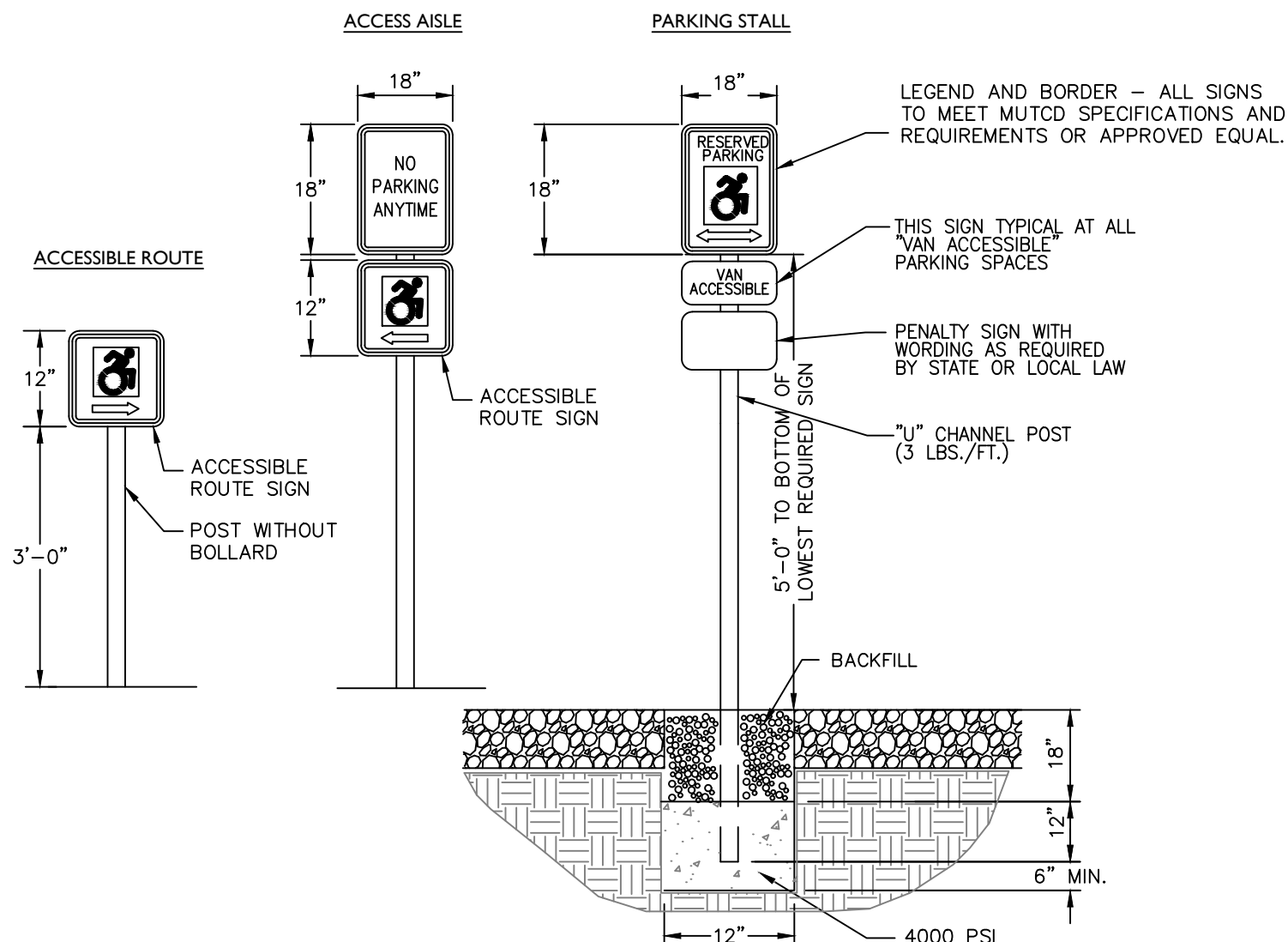
TYPICAL ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



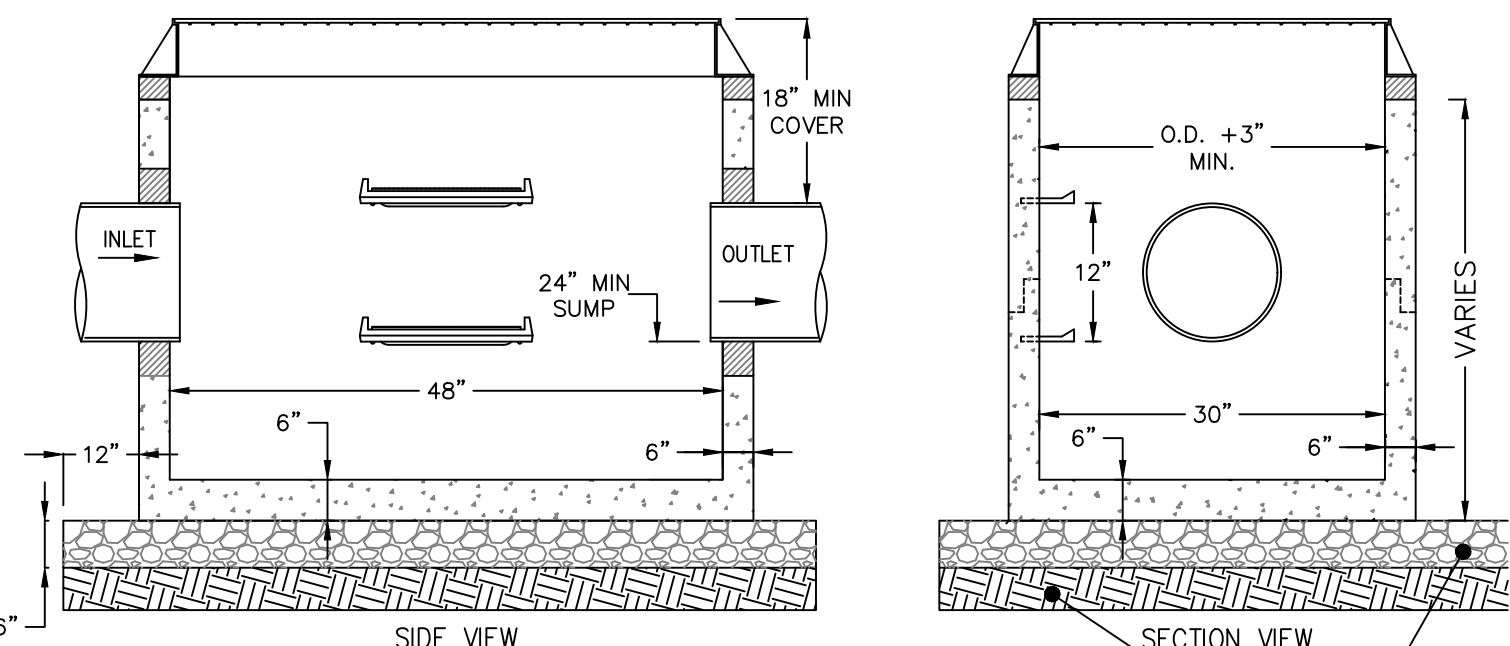
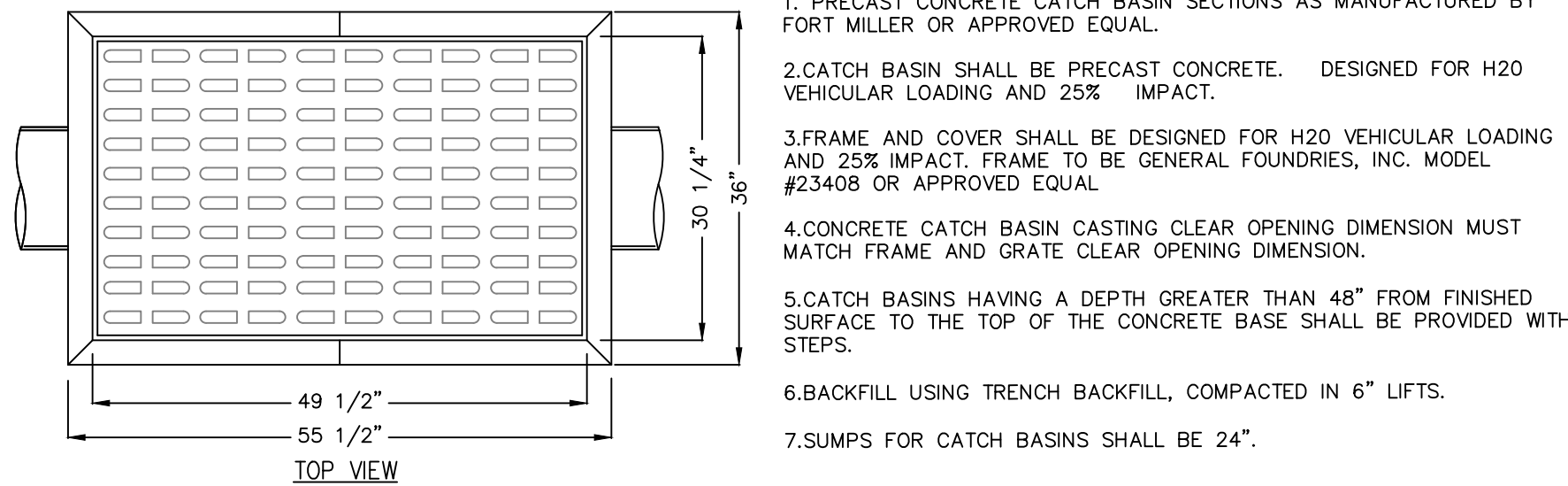
PAVEMENT TRANSITION DETAIL
NOT TO SCALE



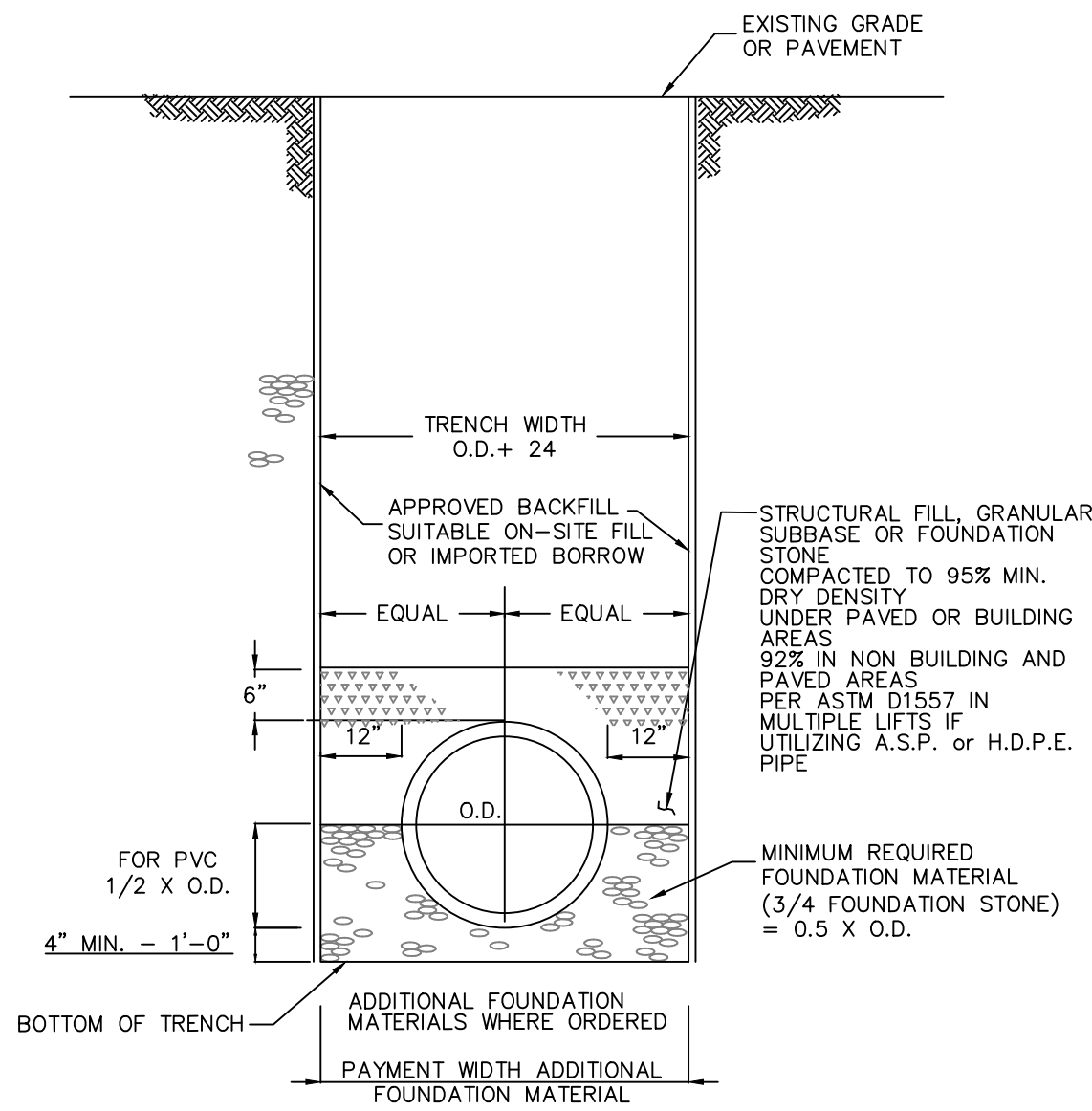
STANDARD ASPHALT PAVING
NOT TO SCALE



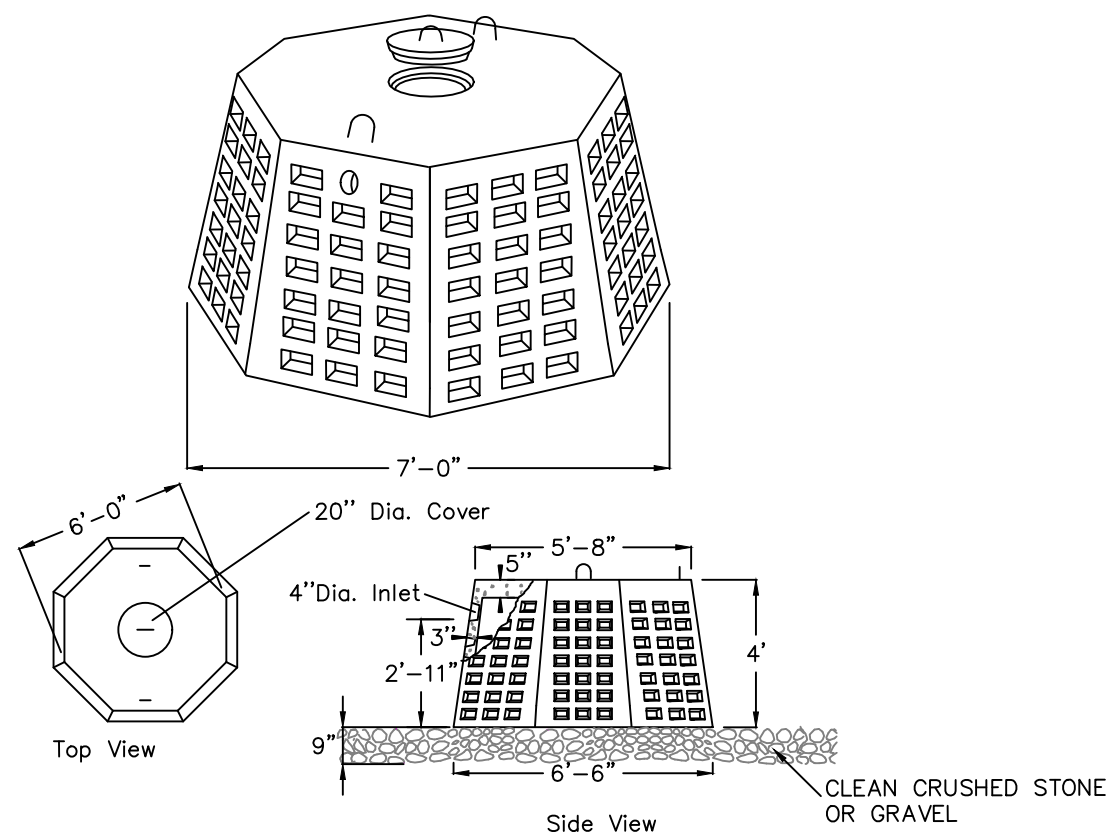
ACCESSIBLE PARKING & ACCESS SIGNS
NOT TO SCALE
FOR USE IN NON PAVED AREAS



CURB LESS TYPE CATCH BASIN
NOT TO SCALE



TYPICAL STORM SEWER TRENCH SECTION
NOT TO SCALE

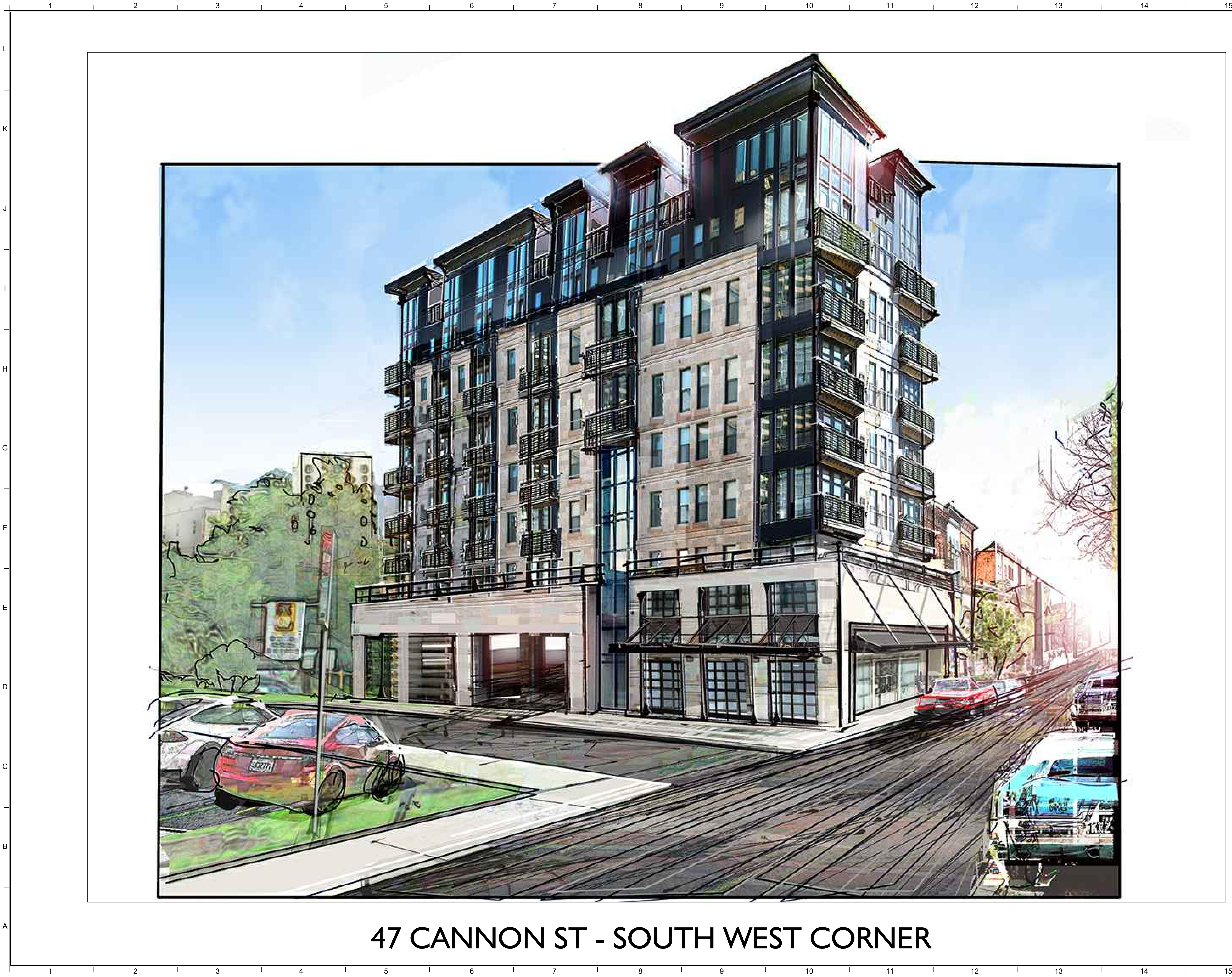


SPECIFICATIONS		PRECAST DRY WELLS
Concrete Minimum Strength: 4,000 psi at 28 days		MODEL DW-4 (B)
Reinforcement: #3 Rebar		630 GALLONS
Air Entrainment: 5%		
Capacity: 630 gallons		
Weight = 3600 lbs		
Sidewall Area: 60 square feet		
Load Rating: 300 psf (H20 loading on request)		

PRECAST DRYWELL DETAIL
NOT TO SCALE
(DETAIL PROVIDED BY WOODARDS)

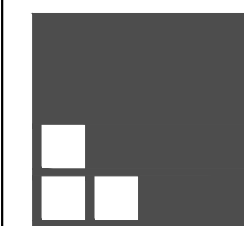


REVISED PER CITY COMMENTS				DETAILS	
1. 2022-02-03				MUTLI USE DEVELOPMENT	
				47 CANNON STREET CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK	
				Design/Calcs	SMC
				Drawn	SMC
				Checked	KFC
				Approved	REM
				CAD File	DN21283001.dwg
				Project No.	21-2830
				Date	
				Scale	



NOTES

△		
△		
△		
No.	REVISION/SUBMISSION	DATE

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

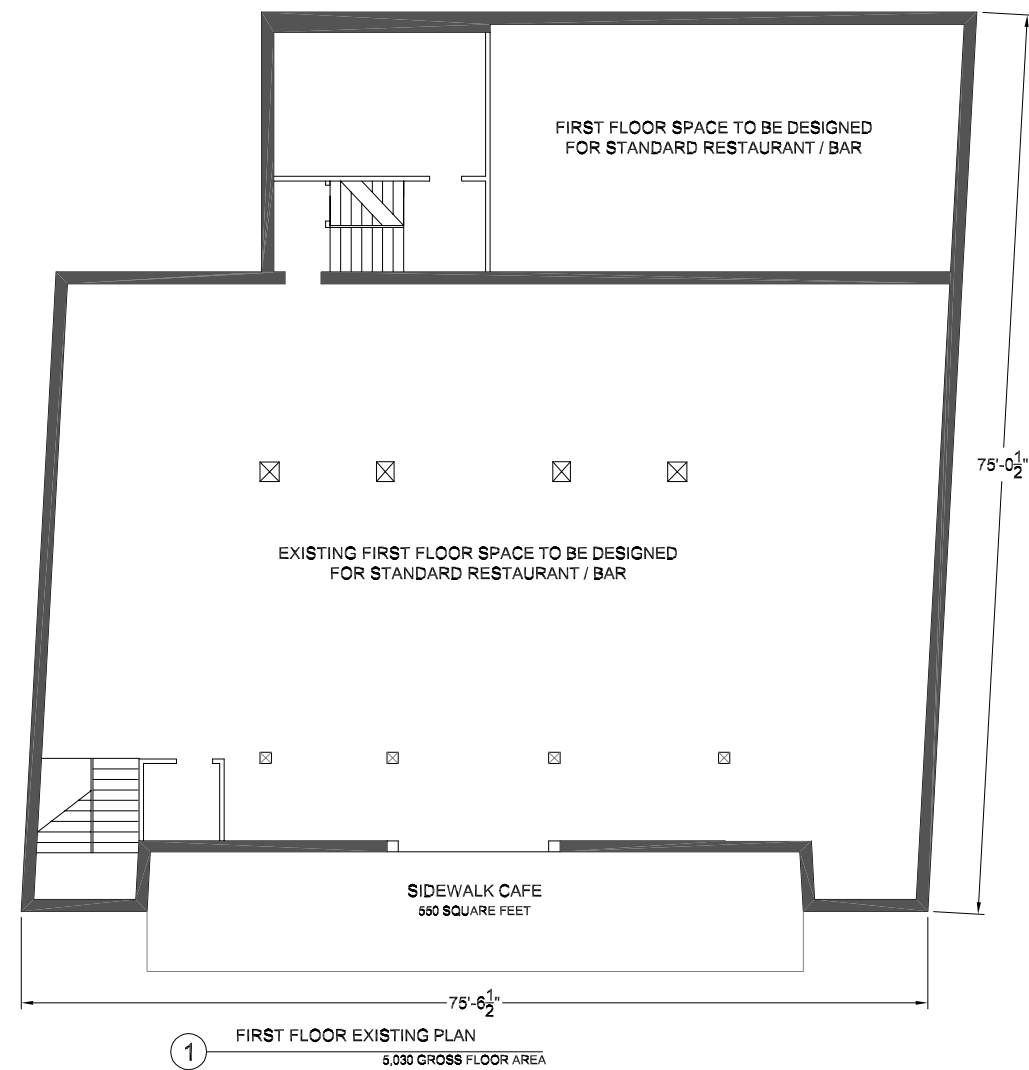
PROJECT
LOFTS AT 47 CANNON
47 CANNON ST
POUGHKEEPSIE, NEW YORK 12601

DRAWING
PROPOSED BUILDING FACADE

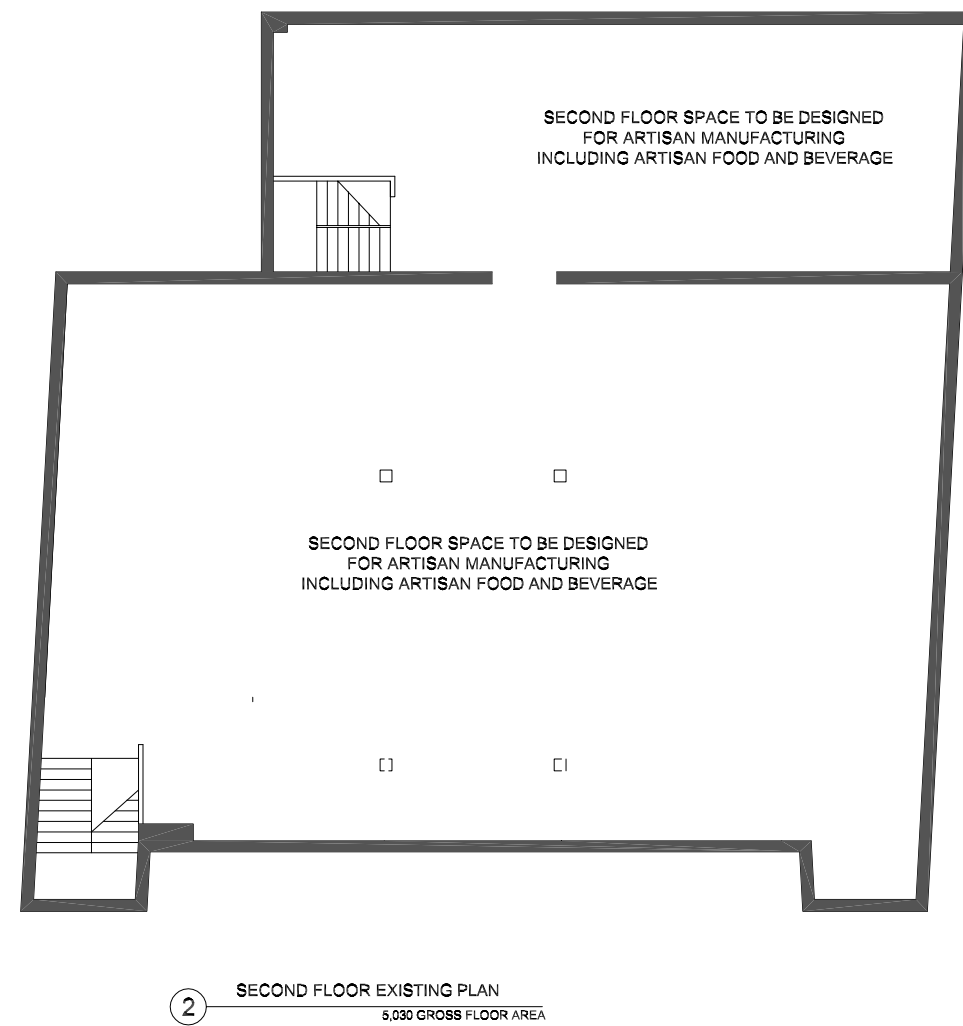
SEAL	DRAWN BY KRR	PROJECT NUMBER 21130
	CHECKED BY MTM	DATE 1-18-22
	DRAWING NUMBER	

SP200

FILE P:\2000\JOB # - JOB NAME\



1 FIRST FLOOR EXISTING PLAN
5,030 GROSS FLOOR AREA



Remarks

[illegible]

PO BOX 305
PAWLING, NY 12564

PH: 845-380-1448
FX: 877-889-2093
JSULLIVANCORP@GMAIL.COM

PROJECT NAME:

47 Cannon St

47 CANNON ST
CITY OF POUGHKEEPS

PROJECT OWNER:

47 CANNON ST LLC

PO BOX 305
PAWLING, NY 12564

DATE: _____

FEB 01, 2022

DRAWN BY:

DRAWN BY:
JAMES J SULLIVAN

SCALE:

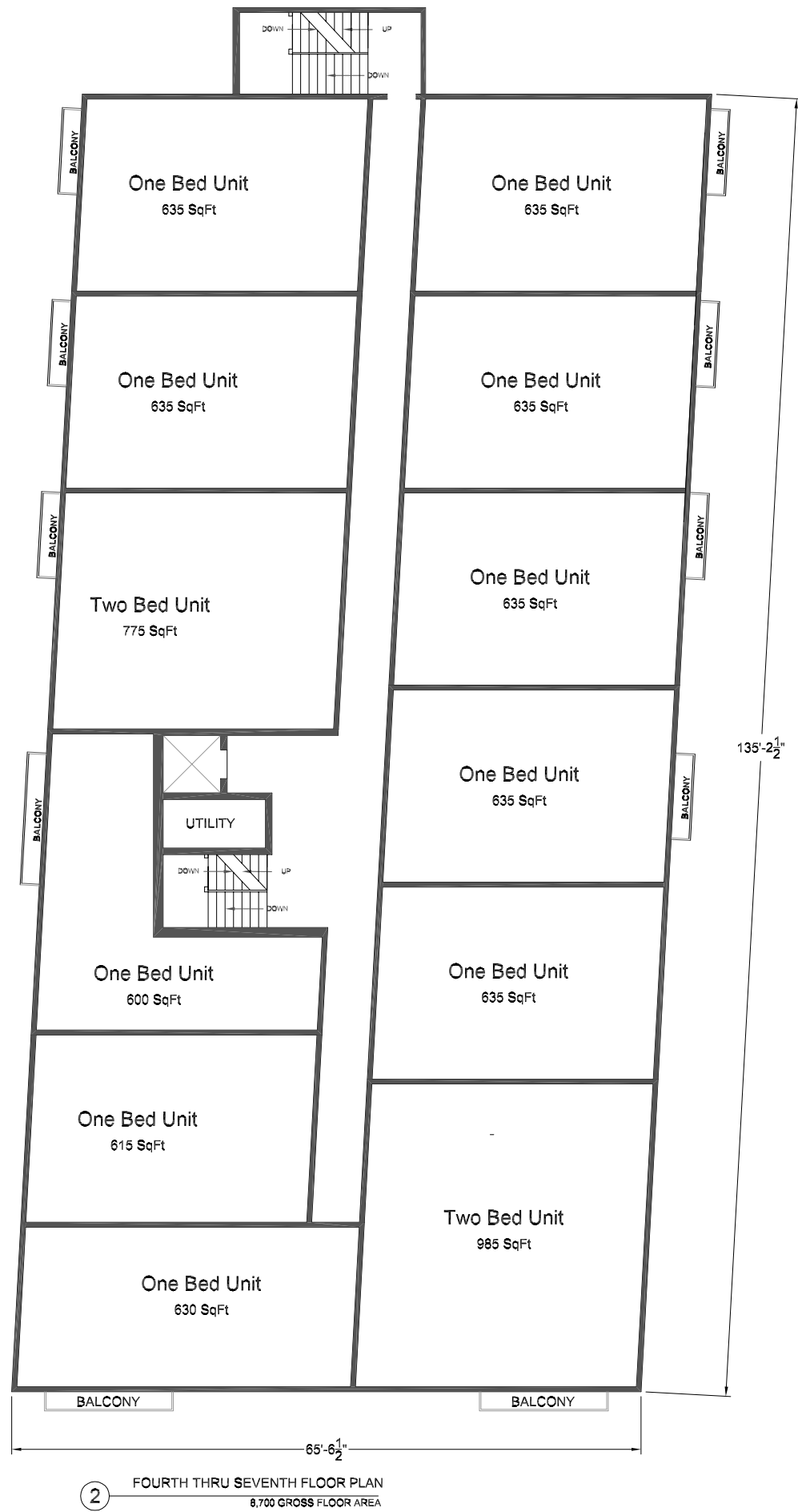
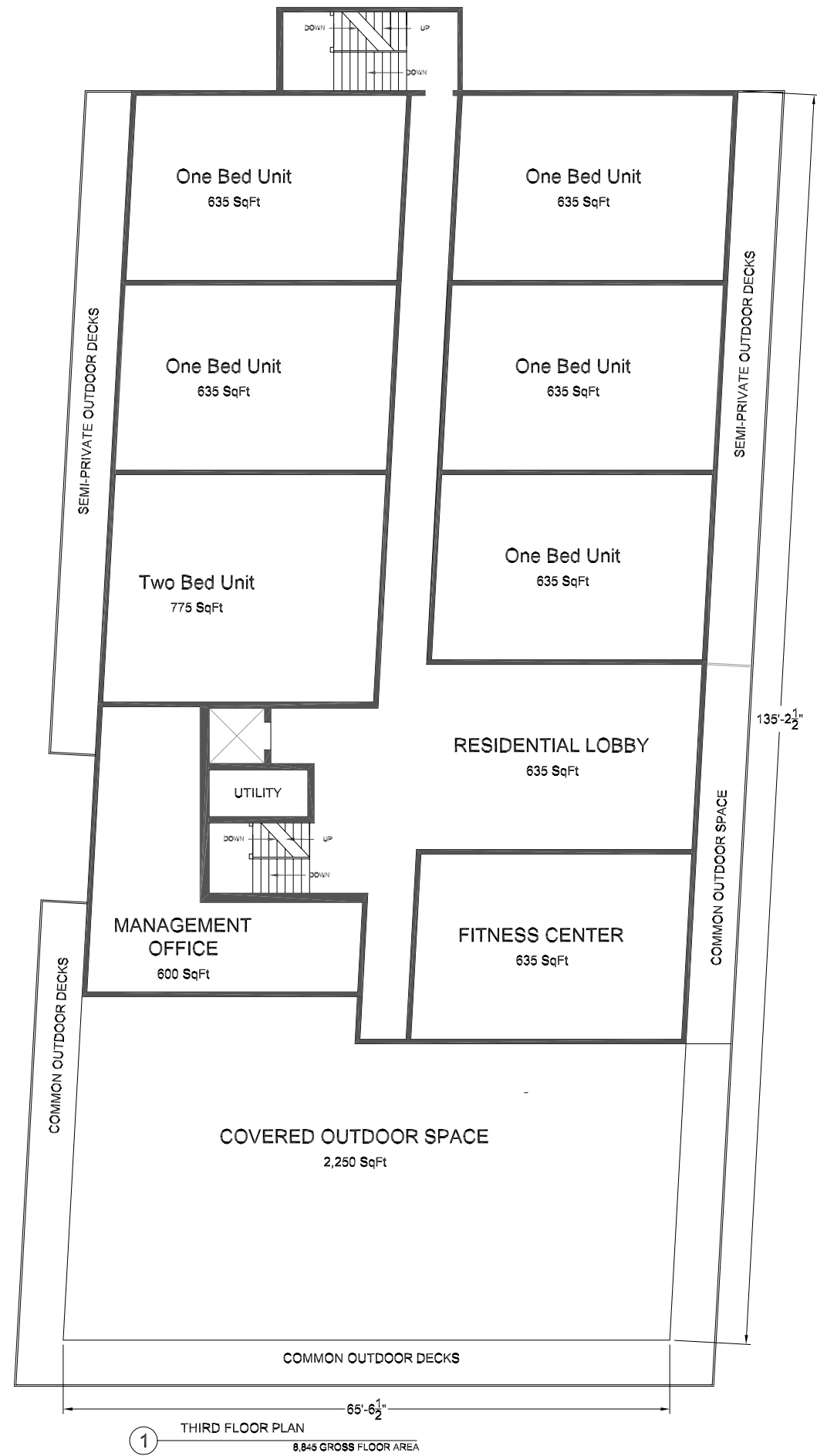
SCALE:
1/16" = 1'

PROJECT NUMBER:

20210911

DRAWING NUMBER:

1 of 6



Remarks

[illegible]

PO BOX 305
PAWLING, NY 12564

PH: 845-380-1448
FX: 877-889-2093
JSULLIVANCORP@GMAIL.COM

PROJECT NAME:

47 Cannon St

47 CANNON ST
CITY OF POUGHKEEPS

PROJECT OWNER:

47 CANNON ST LLC

PO BOX 305
PAWLING, NY 12564

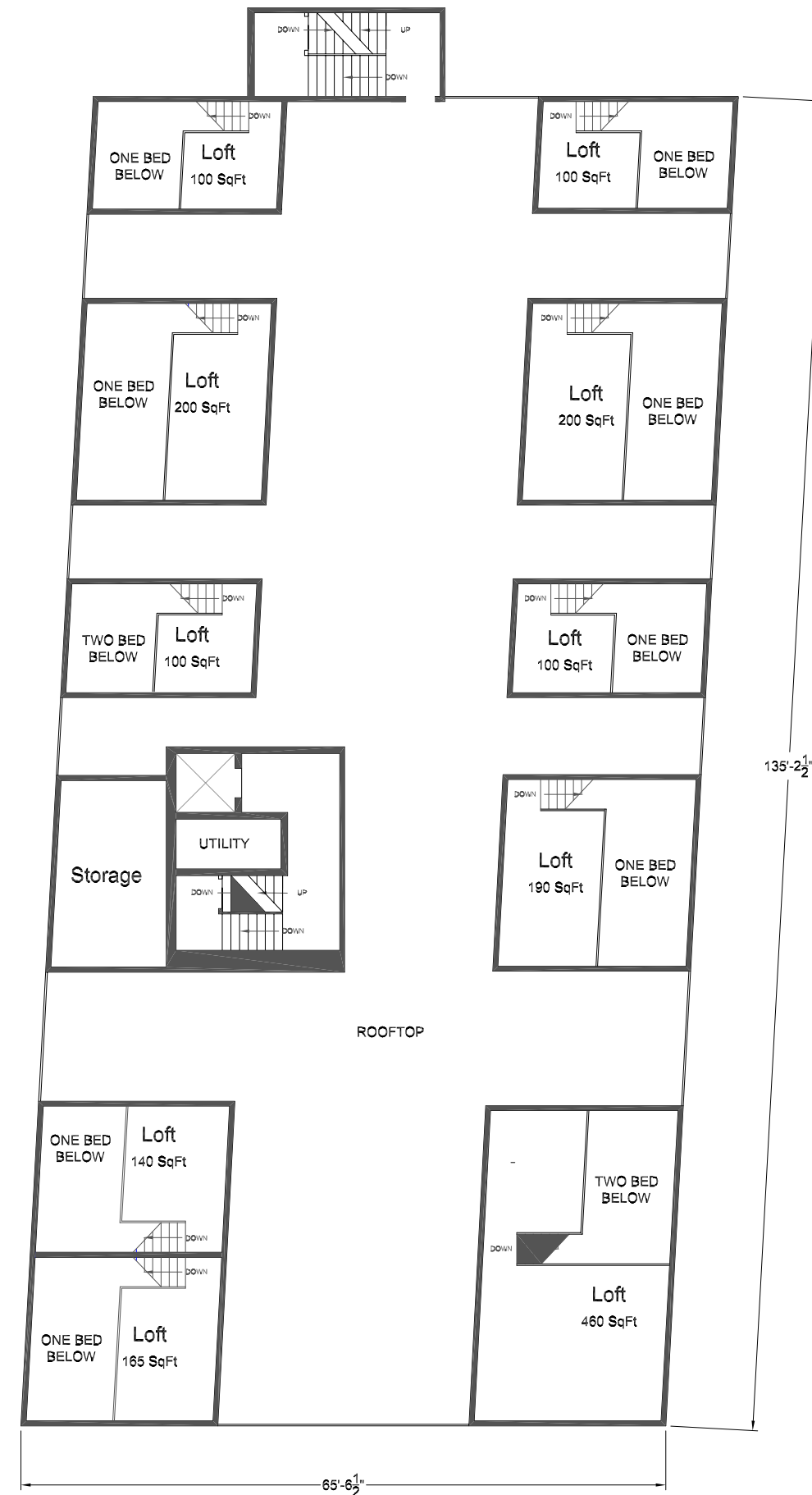
DATE: 01, 2022

DRAWN BY:
JAMES J SULLIVAN

SCALE:
1/16" = 1'

PROJECT NUMBER:
20210911

DRAWING NUMBER:

Remarks[illegible]

PO BOX 305
PAWLING, NY 12564

PH: 845-380-1448
FX: 877-889-2093
JSULLIVANCORP@GMAIL.COM

PROJECT NAME:

47 Cannon St

47 CANNON ST
CITY OF POUGHKEEPS

PROJECT OWNER:

47 CANNON ST LLC

PO BOX 305
PAWLING, NY 12564

DATE: _____

DATE:
FEB 01, 2022

DRAWN BY:

DRAWN BY:
JAMES J SULLIVAN

SCALE:

$$1/16" = 1'$$

PROJECT NUMBER:

20210911

DRAWING NUMBER:

3 of 6



1

WEST ELEVATION

SCALE: 1/8"=1'

Remarks

NO. | DATE | REMARKS



PO BOX 305
PAWLING, NY 12564
PH: 845-380-1448
FX: 877-889-2093
JSULLIVANCORP@GMAIL.COM

PROJECT NAME:

47 Cannon St

47 CANNON ST
CITY OF Poughkeeps

PROJECT OWNER:

47 CANNON ST LLC

PO BOX 305
PAWLING, NY 12564

DATE:

FEB 01, 2022

DRAWN BY:

JAMES J SULLIVAN

SCALE:

1/16" = 1'

PROJECT NUMBER:

20210911

DRAWING NUMBER:

5 of 6



1 EAST ELEVATION
SCALE: 1/8"=1'

Remarks

NO.	DATE	REMARKS

jSullivan
Corporation
PO BOX 305
PAWLING, NY 12564
PH: 845-380-1448
FX: 877-889-2093
JSULLIVAN@CORP@GMAIL.COM

PROJECT NAME:
47 Cannon St

47 CANNON ST
CITY OF POUGHKEEPS

PROJECT OWNER:
47 CANNON ST LLC

PO BOX 305
PAWLING, NY 12564
DATE:
FEB 01, 2022

DRAWN BY:
JAMES J SULLIVAN

SCALE:
1/16" = 1'

PROJECT NUMBER:
20210911

DRAWING NUMBER:
6 of 6

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

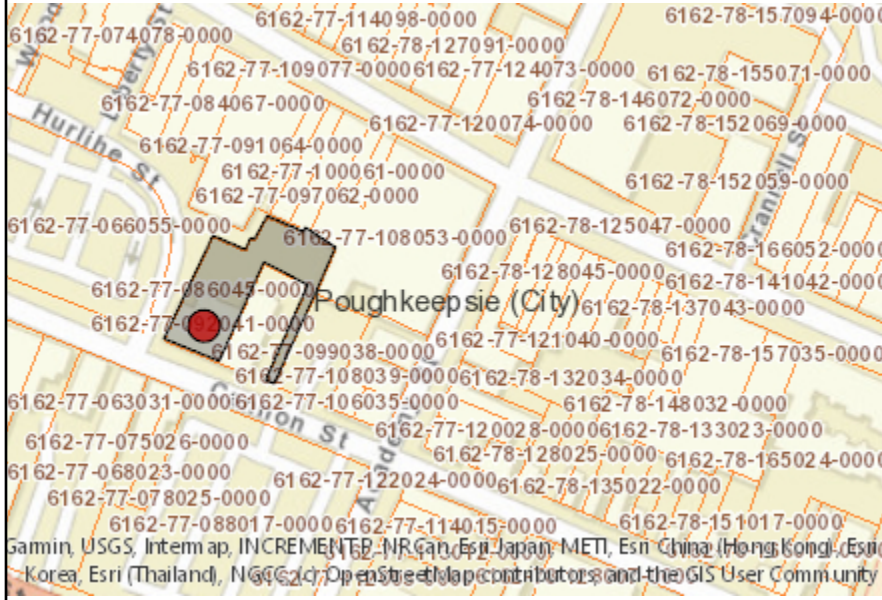
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
47 Cannon St LLC			
Name of Action or Project: 47 Cannon St Redevelopment			
Project Location (describe, and attach a location map): 47 Cannon St, Poughkeepsie, NY 1260`			
Brief Description of Proposed Action: Convert and expand former 10,000 sq. ft. municipal building into a thriving mixed use development with 10,000 sq. ft. commercial space and 45,000 residential space with 7 studios, 52 one bedroom and 16 two bedroom units for a total of 75 units			
Name of Applicant or Sponsor: 47 Cannon St LLC		Telephone: 845-380-1448	
		E-Mail: JSullivanCorp@gmail.com	
Address: 40 Cannon St STE 2			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
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.			NO ☐
			YES ☒
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: Poughkeepsie Industrial Development Agency Poughkeepsie Building Department			NO ☐
			YES ☒
3. a. Total acreage of the site of the proposed action? _____ .44 acres b. Total acreage to be physically disturbed? _____ .10 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .44 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☐	☒	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: _____ New catch basins and dry wells _____		
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: _____ _____	NO	YES
	☒	☐
49. 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: _____ _____	NO	YES
	☒	☐
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: _____ 332-346 Main St Program number E314110, Program type ERP, Site Class N	NO	YES
	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jim Sullivan</u> Date: <u>1-25-22</u> Signature: <u></u> Title: <u>Managing Member</u>		



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



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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



October 4, 2021

Mr. Robert Levine, Chairman
City of Poughkeepsie Planning Board
Poughkeepsie, NY 12601

Mr. Levine,

Enclosed is our application for site plan approval. We are seeking your approval for a change of use and an expansion of 47 Cannon St to a mixed-use development. The intent of our proposal is to closely follow the stated purpose of the new Poughkeepsie Innovation District ordinance.

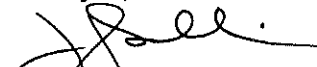
47 Cannon St was formerly the Dutchess County Board of Elections. It is large, unappealing monolithic building on a block which has seen significant investment and increased vibrancy over the past several years. Approval of this project will allow the renaissance on Cannon St and that area of the city to continue.

Leveraging the intent of the PID, we will convert the existing space into a restaurant and distillery/brewery which will stimulate the creative economy and draw patrons to the downtown area. Additionally, we would expand above the building to create 75 new units of housing while providing 20% of the units as affordable housing units using the "bonus heights" clause of the ordinance. We have always been strong proponents of affordable housing when there is a healthy mix of incomes in the project.

We have worked hard to bring life to the Cannon St corridor. I know that our previous efforts have made investment in the area more attractive to other developers. This project will help to make use of the Liberty St and Academy St parking lots which are underutilized in the evenings and on weekends. We are proud of our reputation for both hiring locally and also for nurturing partnerships with local business owners. We work collaboratively in our other Cannon St ventures with businesses that one might assume would otherwise be competitive.

Gina and I hope our reputation for conscientious development precedes us. We appreciate the trust that this board has placed in us over the years in various projects. 47 Cannon St will exemplify the intent of all the planning efforts put forth by the city over the years, especially that of the Poughkeepsie Innovation District. Please continue your confidence in us by granting your approval of these changes.

Thank you,


Jim & Gina Sullivan

PO Box 305
Pawling, NY 12564

RECEIVED

JAN 25 2022

Tel: 845-380-1448
Fax: 877-889-2093
jsullivancorp@gmail.com

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- I. **PROPERTY ADDRESS:** 171 Parker Ave.
- II. **PROPERTY OWNER:** Parker Ave Realty, LLC
ADDRESS: 119 Parker Ave.
Poughkeepsie
New York 12601 (state and zip code)
PHONE NUMBER: c/o 845-594-1055 (include area code)
- III. **NAME OF APPLICANT:** KARC Planning Consultants, Inc.
ADDRESS: PO Box 924
Poughkeepsie
New York 12602 (state and zip code)
PHONE NUMBER: 845-594-1055 (include area code)
EMAIL ADDRESS: kelly@karcpc.com

OFFICE USE ONLY

CODE: PLSF

ID # _____

FEE: _____

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

- (If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)
- IV. **CONSULTANT:** Same as Applicant - see attached Owner Consent
ADDRESS: _____

_____ (state and zip code)
PHONE NUMBER: _____ (include area code)

- V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Reuse of existing car
wash with interior and exterior modifications

- VI. **ZONING DISTRICT:** Walkway-Gateway District

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

PROJECT INFORMATION

New construction: ☒ (yes) ☐ (no)

Change of use: ☐ (yes) ☒ (no)

Expansion/addition: ☒ (yes) ☐ (no)

Alteration: ☒ (yes) ☐ (no)

Cost of Construction: \$ ^{TBD} _____

LOT AND BULK INFORMATION:

Lot area: 0.63 (acres) 27443 (square feet)

Building Footprint: 612 (proposed square feet for new construction)

2707 (existing square feet for change of use/expansion)

0 (additional proposed square feet for expansion)

3319 (total building footprint, square feet)

Lot Coverage: 12% (percentage, building coverage only)

Gross Floor Area: 612 (proposed square feet for new construction)

2707 (existing square feet for change of use/expansion)

0 (additional proposed square feet for expansion)

3319 (total gross floor area, square feet)

Building Height: 1 (stories) 17'-0" (feet)

Floor Area Ratio: 12% (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 10

B) Number of Off-Street Parking Spaces provided: 13

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

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

If yes, name all such municipal facilities: _____

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

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

_____ (Yes) ☒ (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: n/a

Number of one (1) bedroom units: n/a

Number of two (2) bedroom unit's n/a

Number with three or more bedrooms: n/a

Total number of units: n/a

C) Is funding public? _____ Yes ☒ No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (_____ Medical/Dental _____ Professional _____ Business)

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

- A) Specify Business: Car Wash
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)
- B) Number of Employees: 3-4
- C) Number of Washing Machines (for laundromat): n/a
- D) Days/Hours of Operation: 8:00am - 6:00pm

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

- A) Type of Mercantile (specify): _____
- B) Number of Employees: _____
- C) Days/Hours of Operation: _____

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

- A) Specify Use: _____
- B) Number of seats (excluding bar stools and outdoor seating): _____
- C) Meals served (i.e., breakfast, lunch, dinner): _____
- D) Type of Menu: _____
- E) Days/Hours of Operation: _____
- F) Entertainment (live and/or recorded): _____
- G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No
- H) If yes, how many seats at the bar? _____
- I) Is a drive-through window proposed? _____
- J) Is a walk-up window proposed? _____
- K) Is an outdoor seating area proposed? _____
- L) If yes, how many seats are proposed? _____
- M) If yes, is outdoor cooking proposed? _____

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

- A) Specify Use: _____
- B) Number of shifts (if any): _____
- C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): _____
- F) Days/Hours of operation: _____

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

I) Days/Hours of Operation: _____

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

XVII. APPLICANT CERTIFICATION

I, Kelly Libolt, 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.

KLibolt

Signature of Applicant

January 25, 2021

Date

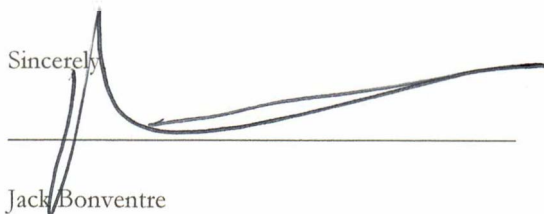
Parker Ave Realty LLC
119 Parker Ave
Poughkeepsie NY 12601

January 26, 2022

To Whom It May Concern,

Please accept this letter as written authorization that KARC Planning Consultants, Inc is authorized to sign as Agent on behalf of Jack Bonventre, property owner of 115, 119, 121 and 171 Parker Ave. with respect to permits and applications before the City of Poughkeepsie.

Sincerely,



Jack Bonventre

Owner/Applicant



PLANNING CONSULTANTS, INC.

January 25, 2022

Ms. Natalie Quinn, Planning Administrator
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Ms. Judith Knauss, Zoning Administrator
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: 171 Parker Ave.
Tax ID# 131300-6162-47-318503
Site Plan Application**

Dear Ms. Quinn and Ms. Knauss:

We have enclosed one (1) copy each of the following for your review:

1. Site Plan Application dated January 25, 2022
2. Site Plan Set (includes Elevations) prepared by the LRC Group dated January 25, 2022
3. SEAF dated January 25, 2022
4. Renderings prepared by Mazzarelli Architects
5. Application Fee in the amount of \$1,000.00
 - a. \$500.00 (application fee) +
 - b. \$150.00 (\$150/1,000sf) +
 - c. \$350.00 (\$35/required parking space)

We are seeking Site Plan Approval for the property located at 171 Parker Avenue. This site currently operates as an existing car wash.

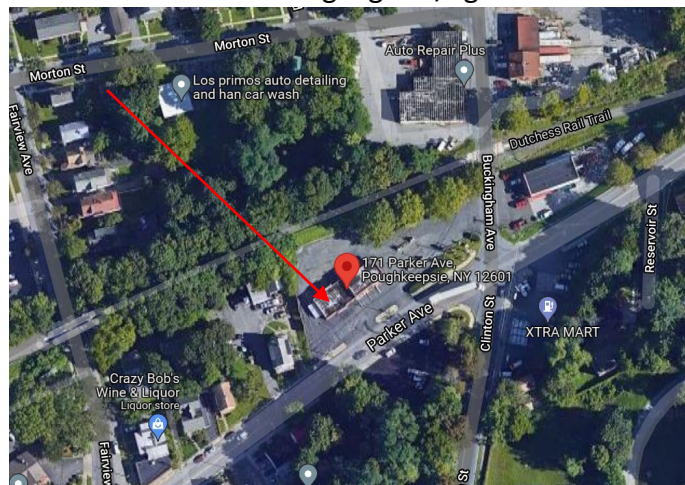
The existing car provides five (5) car wash bays. The site supports two (2) automated car washes and three (3) manual car wash bays.

The site also contains four (4) exterior “vehicle” vacuums.



Access to the corner lot is via two existing ingress/egress points on Parker Avenue and one existing ingress/egress on Buckingham Avenue.

The site is also adjacent to the Dutchess County Rail Trail. Note that the edge of the Dutchess County Rail Trail is very wide in this area and the rear of the site (existing paved area) is within property owned by Dutchess County. No further improvements are proposed in this area. This area is heavily wooded providing a existing buffer along the back of the site.



The existing site is served with existing water and sanitary sewer service.

This site is in the Walkway Gateway Zoning District. As such, this district was created in July 2013 as part of the amendments to the City of Poughkeepsie Zoning Code. The existing use as a carwash, although previously permitted prior to the 2013 Zoning amendments, is a legally non-confirming use and as such the Applicant is seeking approval to continue the use.

The Applicant is seeking Site Plan approval to continue to utilize the property for purposes of a car wash/auto detail area, with improvements to the building and site.

The improvements to the site include the following:

1. Elimination of the four (4) existing vehicle vacuums that act as an island in the middle of the lot and installation of three (3) new vacuums adjacent to the customer pick up area.
2. Removal of the existing mansard roof. The mansard roof was indicative of many of the one-story buildings along this roadway. The Applicant is desiring to bring this building into compliance and is seeking approval to remove this roof and build a peaked roof that is more in keeping with the buildings and architecture guidelines in the code.



The buildings onsite are “stepped” and different widths. As such, in order to keep the peak of the roof the same height along the building façade, the design includes a small



overhang along the rear of the building: that serves dual purposes (1) allows the peaks to remain a consistent height and (2) provides a small cover for the customer entrance protecting the public from the weather/snow/rain.

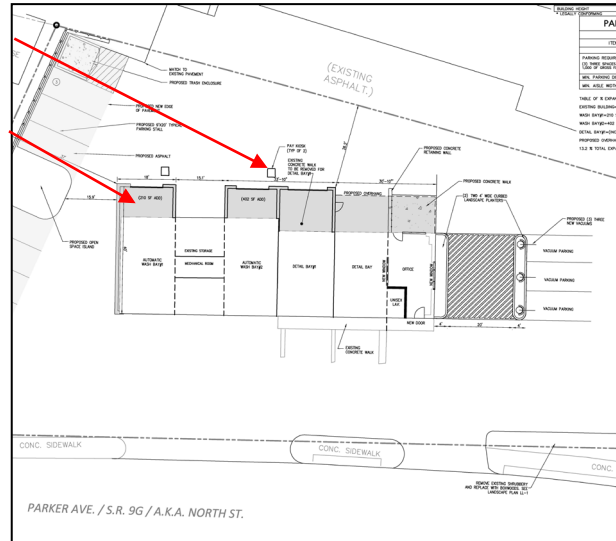


3. Removal of the existing aggregate (stone) siding



4. Creation of dedicated parking for employees and staff and eliminating the existing "open pavement/no markings" site.

5. Addition of 612 square feet to the rear of the existing 2,707 sq. ft. building which results in an expansion of the building of 22%.



6. New exterior materials consistent with surrounding buildings including brick building base and black mullions/window/door openings.



7. Protection of the landscaping along the Rail Trail as well as new Landscaping within the site and within the existing landscaping border at the parcel intersection of Buckingham and Parker Avenue.

Although the project should be classified as a Type II Action under SEQRA, a Short Form EAF has been provided.

The project achieves the goal of the new zoning as it reduces the existing legally non-conforming use and brings the site into architectural conformance with a significantly improved building design, improving the vehicular circulation and parking as well as adding additional landscaping both within and on the edge of the existing site.



We are requesting the following waivers from the Zoning Code:

1. Section 19-3.25 (5)(c)
2. Section 19-3.25 (13)(a)
3. Section 19-3.25 (13)(f)
4. Section 19-4.3 (1)
5. Section 19-4.11 (1)(b)(1)
6. Section 19-4.3 (5)

Please advise if you require any further information and we ask that this matter be placed on the next City of Poughkeepsie Planning Board Agenda scheduled for February 15, 2022.

Thank you.

Sincerely,

Kelly Libolt



PLANNING CONSULTANTS, INC.

February 7, 2022

Ms. Natalie Quinn, Planning Administrator
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Ms. Judith Knauss, Zoning Administrator
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

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 - a. \$500.00 (application fee) +
 - b. \$150.00 (\$150/1,000sf) +
 - c. \$350.00 (\$35/required parking space)

Enclosed please find the following updated documents:

1. Site Plan Set prepared by the LRC Group dated February 4, 2022

We are seeking Site Plan Approval for the property located at 171 Parker Avenue. This site currently operates as an existing car wash.

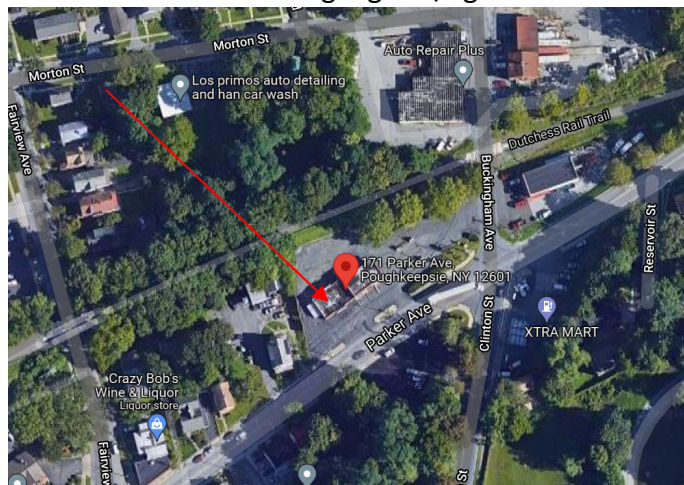
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The site also contains four (4) exterior “vehicle” vacuums.



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The site is also adjacent to the Dutchess County Rail Trail. Note that the edge of the Dutchess County Rail Trail is very wide in this area and the rear of the site (existing paved area) is within property owned by Dutchess County. No further improvements are proposed in this area. This area is heavily wooded providing a existing buffer along the back of the site.



The existing site is served with existing water and sanitary sewer service.

This site is in the Walkway Gateway Zoning District. As such, this district was created in July 2013 as part of the amendments to the City of Poughkeepsie Zoning Code. The existing use as a carwash, although previously permitted prior to the 2013 Zoning amendments, is a legally non-confirming use and as such the Applicant is seeking approval to continue the use. Furthermore, components of the lot are non-complying given the recent modifications to the code.

The Applicant is seeking Site Plan approval to continue to utilize the property for purposes of a car wash/auto detail area, with improvements to the building and site.

The improvements to the site include the following:

1. Elimination of the four (4) existing vehicle vacuums that act as an island in the middle of the lot and installation of three (3) new vacuums adjacent to the customer pick up area.
2. Removal of the existing mansard roof. The mansard roof was indicative of many of the one-story buildings along this roadway. The Applicant is desiring to bring this building into compliance and is seeking approval to remove this roof and build a peaked roof that is more in keeping with the buildings and architecture guidelines in the code.

The buildings onsite are “stepped” and different widths.



As such, in order to keep the peak of the roof the same height along the building façade, the design includes a small overhang along the rear of the building: that serves dual purposes (1) allows the peaks to remain a consistent height and (2) provides a small cover for the customer entrance protecting the public from the weather/snow/rain.

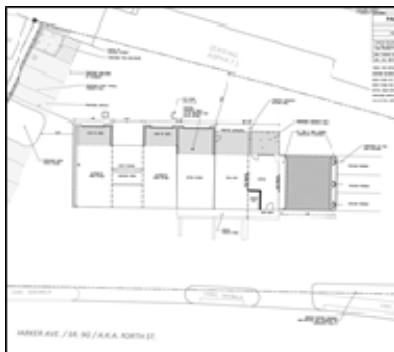


3. Removal of the existing aggregate (stone) siding



4. Creation of dedicated parking for employees and staff and eliminating the existing “open pavement/no markings” site.

5. Addition of 612 square feet to the rear of the existing 2,707 sq. ft. building which results in an expansion of the building of 22%.



6. New exterior materials consistent with surrounding buildings including brick building base and black mullions/window/door openings.
7. Protection of the landscaping along the Rail Trail as well as new Landscaping within the site and within the existing landscaping border at the parcel intersection of Buckingham and Parker Avenue.



Although the project should be classified as a Type II Action under SEQRA, a Short Form EAF has been provided.

The project achieves the goal of the new zoning as it reduces the existing legally non-conforming use and brings the site into architectural conformance with a significantly improved building design, improving the vehicular circulation and parking as well as adding additional landscaping both within and on the edge of the existing site.

We are requesting the following waivers from the Zoning Code:

1. Section 19-3.25 (5)(c)
2. Section 19-3.25 (13)(a)
3. Section 19-3.25 (13)(f)
4. Section 19-4.3 (1)
5. Section 19-4.11 (1)(b)(1)
6. Section 19-4.3 (5)

Below are responses to comments marked “NO” on Site Plan Check Sheet prepared by the City Building, Zoning, & Engineering Departments dated January 28, 2022:

1. *Existing zoning with accurate lot and bulk tables; Needs more detail.*

Response: A revised bulk table and zoning map has been included.

2. *Location, width and purpose of all 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. If none, so note.*

Response: Other than easements for utility poles and utility wires there are no known easements. A note has been added to the plan to indicate no other easements are present.

3. *Plan view must show all existing features extending a minimum of twenty-five (25) feet past property boundary lines. Such features Include all of the following:*

- a. Outlines and descriptions of all structures.*

Response: Outlines of the existing and proposed structures are indicated on the plans.

4. *Show locations of ALL existing utilities, underground and aboveground, within and adjacent to property and in the street, including, but not limited to: sanitary, storm, water, gas and electric, and any utility poles, including light poles. Show all existing connections.*

Existing connections are shown, but sizes are not indicated.

Response: We requested the mapping from the City Engineering and mapped the information provided. Currently, all of the existing known utility sizes are shown on the plans. If additional information is available from the City Engineering Department, we will update the sizes on future submissions.

5. *Detailed elevation of all proposed principal and accessory structures:
Need more details on materials (doors, windows, etc.)
Need details on vacuum islands.
Use cardinal directions to label.*

Response: The submission included the elevations for all structures (there is only one primary building). The elevations call out the colors and materials for the project including the windows and doors. To provide greater clarity, we can apply the call outs to the renderings for the presentation to the Planning Board. We do not have the specifications on the vacuum type and will collect this for the next submission.

6. *Show location, size and material of all proposed utilities and service connections.
Size connections not shown.*

Response: Utility sizes and location of all proposed connections are shown on the plans.

7. *Proposed screening and landscaping, including a planting plan, in accordance with Section 19-4.11 of the Zoning Ordinance.
Along west property line along sidewalk.*

Response: The Landscaping plan is shown on Sheet LL1. With regard to landscaping, we have shown landscaping on site with the focus on the interior of the site and the west side. There is limited room along the front of the property given the proximity of the non-complying building where movement is required for vehicles to exit the structure and pass safely within the site.

8. *An outline of any proposed 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. If none, so note.*

Response: Other than easements for utility poles and utility wires there are no known easements. A note has been added to the plan to indicate no other easements are present

9. *Location of any ~~fire alarm boxes and/or~~ connections to the City fire alarm system or F.D.*

Response: There are no known connections to the City Fire Alarm System

10. *A determination of storm water quality requirements based on NYDES Phase II requirements. Further, ANY improvements within the Fallkill Creek watershed, which has been declared a 303(D) impaired watershed, require full stormwater treatment as per NYSDEC. Engineering to review.*

Response: Comment noted.

11. *Show plans for all proposed stormwater improvements. Applicant shall mitigate storm to historic run-off rates for the 10-year storm.*

Response: Comment noted

12. *Required referrals to other Agencies or Boards:
Dutchess County Planning Department
Shade Tress Commission (maybe)*

Response: Comment noted.

13. *Snow Storage*

Response: Snow storage areas will need to be identified and placed on the plan.

14. *Dumpster closer to 6' on west property line*

Response: The dumpster location has been adjusted to be 6 FT from the property lines.

15. *No H/C parking space*

Response: A Handicap space has been provided.

16. Rendering should be labeled

Response: The elevations call out the colors and materials for the project. The renderings have been included for illustrated purposes only.

Please advise if you require any further information.

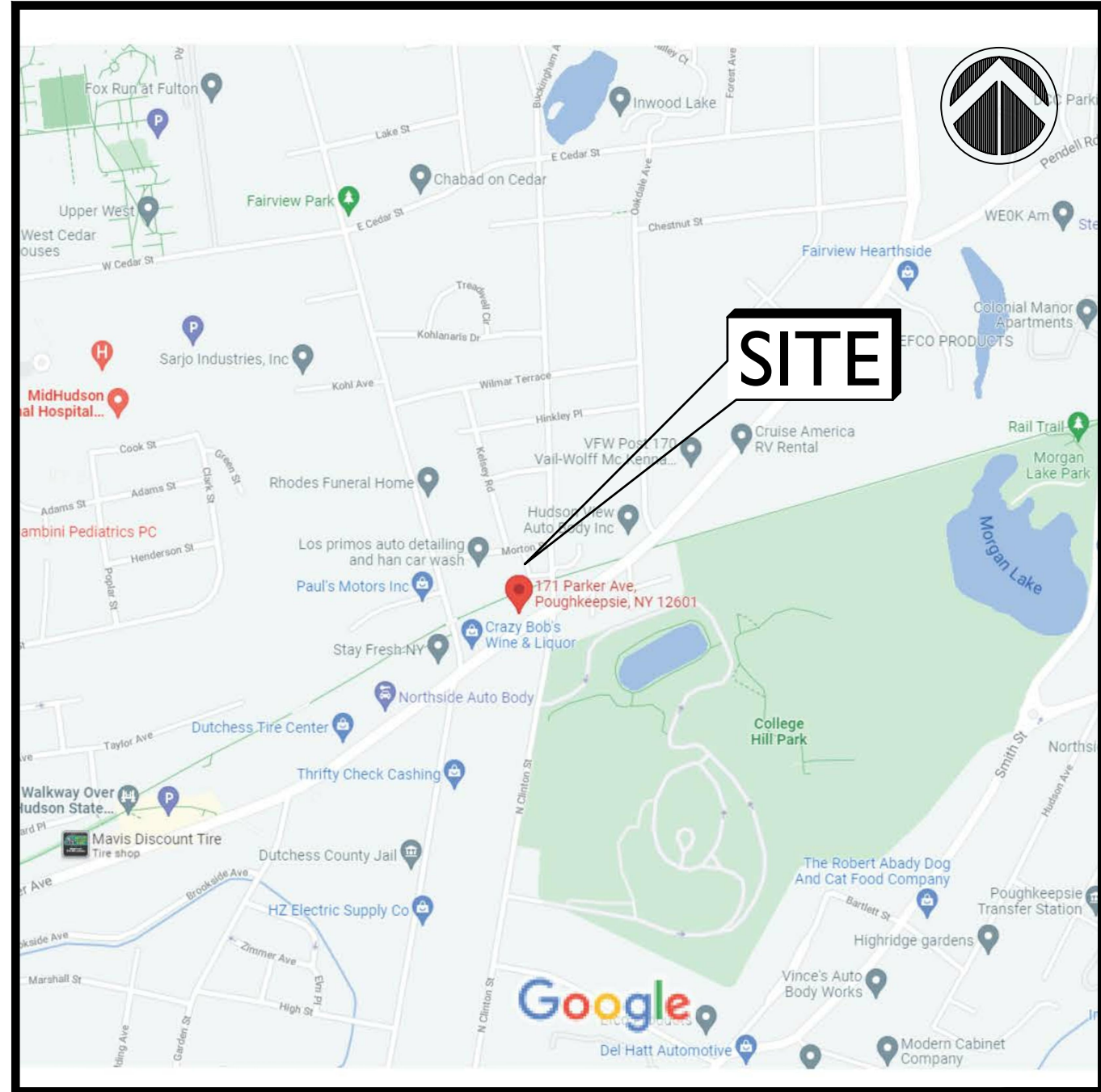
We ask that this matter be placed on the next City of Poughkeepsie Planning Board Agenda.

Thank you.

Sincerely,



Kelly Libolt



LOCATION MAP
SCALE: 1"=5,000'

SITE PLAN SUBMISSION SET

NORTH SIDE AUTO SPA

171 PARKER AVE

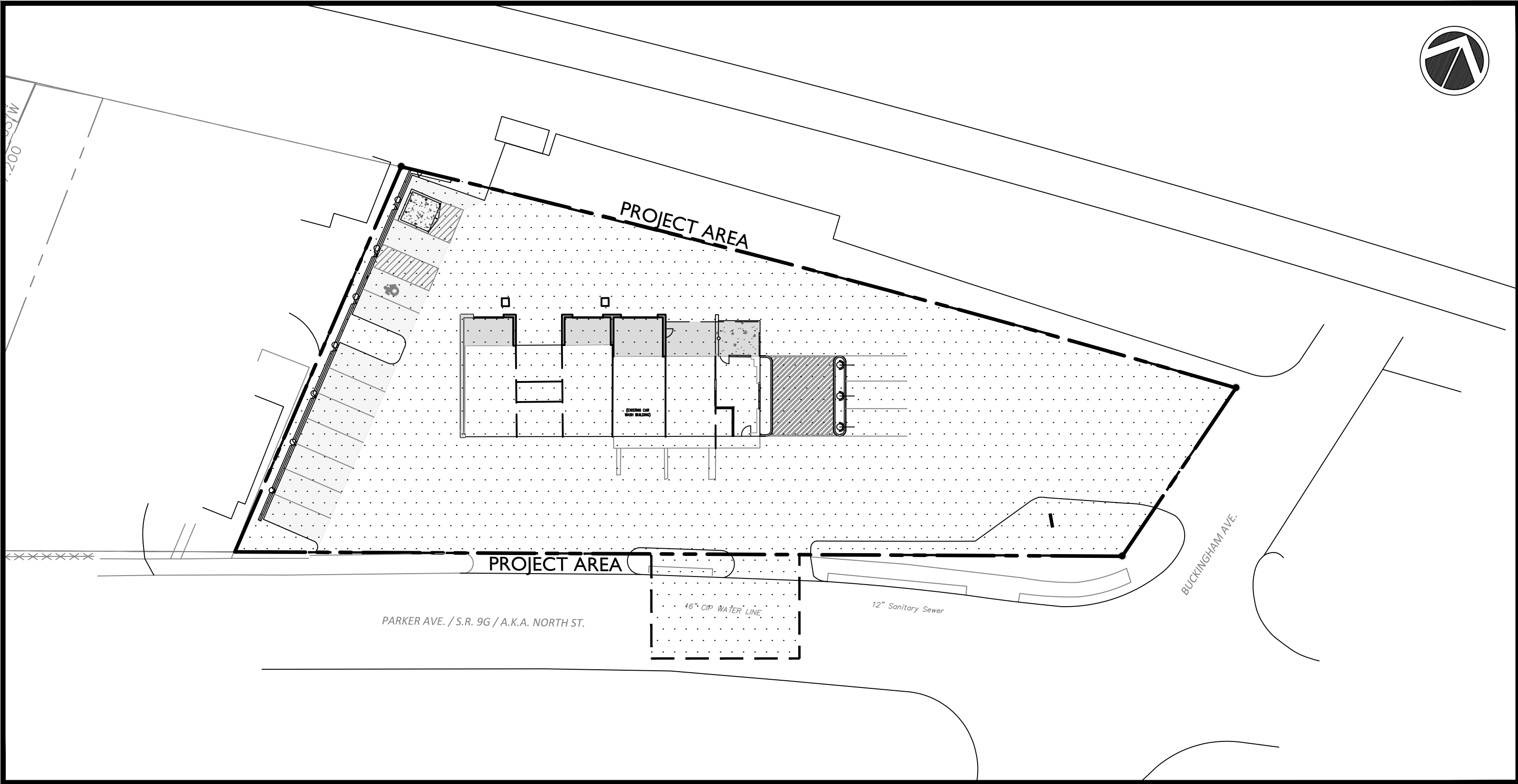
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

TAX MAP ID# 6162-47-318503

LAST REVISED FEBRUARY 4, 2022
ORIGINALLY SUBMITTED: JANUARY 25, 2022



VICINITY MAP
SCALE: 1"=200'



OVERALL SITE PLAN
SCALE: 1"=30'

INDEX OF DRAWINGS

CV-1	COVER SHEET
SHEET	SURVEY
DM-1	DEMOLITION PLAN
SP-1	SITE PLAN
SG-1	SITE GRADING / UTILITY PLAN
LL-1	LANDSCAPE PLAN / EROSION CONTROL PLAN
DN-1	DETAILS
DN-2	DETAILS
PB-1	PRELIMINARY FLOOR PLAN
PB-2	PRELIMINARY ELEVATIONS
PB-3	LIGHTING PLAN AND DETAIL

CIVIL ENGINEER:



- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com



Rodney Morrison P.E. #074194

OWNER / APPLICANT:

PARKER AVENUE REALTY, LLC
119 PARKER AVE
POUGHKEEPSIE NY 12601

SURVEYOR:

LARRY L. LYNN, L.S.
WAPPINGERS FALLS, NY
NYSPLS#050531

ARCHITECT:

MAZZARELLI ARCHITECTURE & PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE, NY 12601
845-485-0275

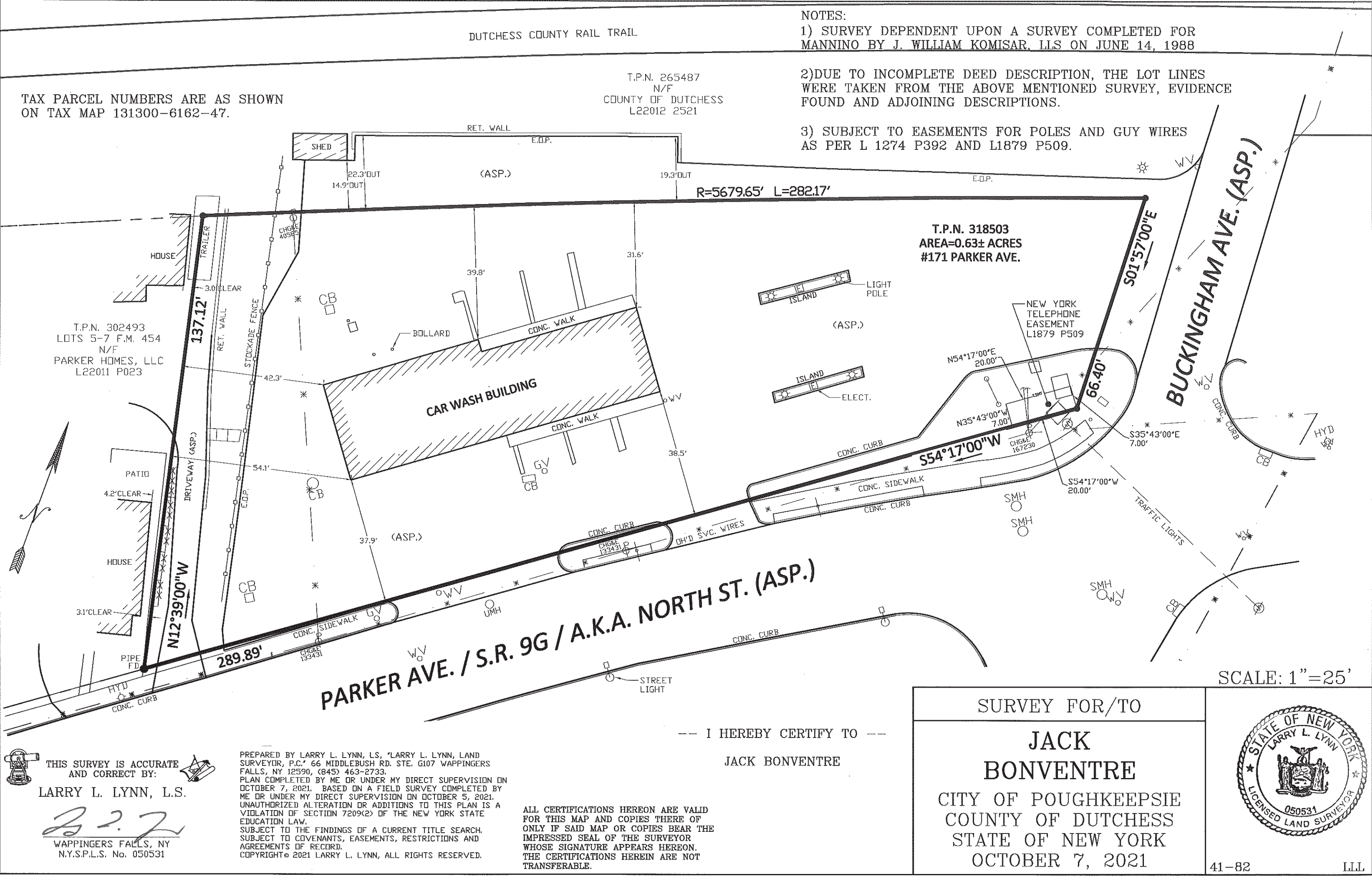
PLANNER:

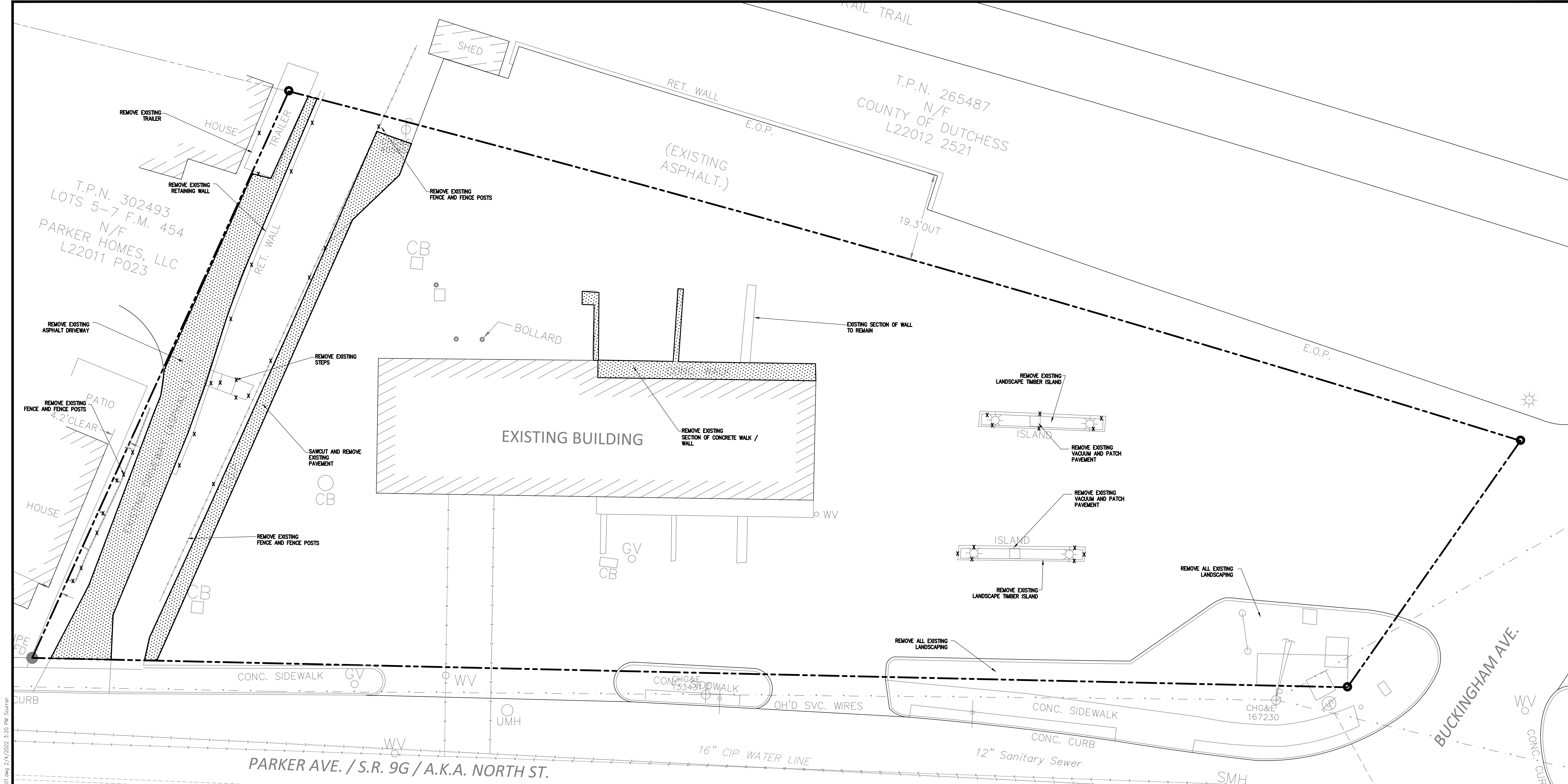
KARC
PLANNING CONSULTANTS, INC.
PO BOX 924
POUGHKEEPSIE, NY 12601

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 _____ 20____
PLANNING CHAIR: _____
DESIGNEE: _____
DATE SIGNED: _____
CONDITION(S): _____





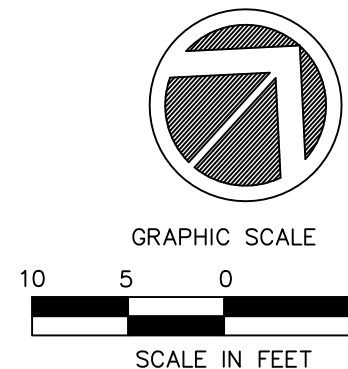
DEMOLITION NOTES:

- CONTRACTOR SHALL NOTIFY "DIO SAFELY NEW YORK" AT 1-800-962-7692 AT LEAST TWO FULL WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK IN ACCORDANCE WITH UPO CODE RULE 53, 16 NYCRR PART 753.
- ANY ITEM THAT MAY CONFLICT WITH SITE DEVELOPMENT AND IS NOT IDENTIFIED ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGN ENGINEER AS SOON AS POSSIBLE.
- ADDITIONAL UNDERGROUND FACILITIES MAY BE PRESENT WITHIN THE LIMITS OF THE PROPOSED WORK. THE CONTRACTOR SHALL CONTACT ANY AND ALL PERSONNEL RESPONSIBLE FOR DETERMINING THE LOCATIONS.
- PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
- CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
- PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
- WHEN DISTURBED, EXISTING FACILITIES SHALL BE REPAIRED OR REPLACED IN KIND AND IN ACCORDANCE WITH THE REQUIREMENTS OR THE DIRECTION OF THE AUTHORITY HAVING JURISDICTION. ASSOCIATED COSTS SHALL BE BORNE BY THE CONTRACTOR.
- NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
- PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
- LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED. ABANDONMENT AND DISCONNECTION OF THE EXISTING WATER LINE MUST BE COORDINATED WITH THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ABANDONMENT AND DISCONNECTION OF THE EXISTING SEWER LINE MUST BE COORDINATED WITH THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.
- DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
- PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
- CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS WAY.
- MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
- CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
- ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
- FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
- USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, OR POLLUTION.

- REMOVE, TRANSPORT AND REMOVE DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS AND MEET ALL APPROPRIATE DISPOSAL AND TRUCKING LAWS.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
- PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
- NO BLASTING IS PROPOSED FOR THE PROJECT.
- A MINIMUM OF TEN FEET OF EXISTING PIPE SHALL BE REMOVED AROUND ALL EXISTING MANHOLES, WHERE NEW PIPES ARE PROPOSED TO CONNECT.
- IF ANY STORM DRYWELLS OR PREVIOUSLY UNIDENTIFIED UNDERGROUND STRUCTURES ARE IDENTIFIED AND EXHIBIT A SEWAGE/SEPTIC ODOR NOTIFY SITE ENGINEER AND TREAT AS SANITARY WASTE FOR DISPOSAL.
- EXISTING SANITARY SEWER FOR SOUTH BUILDINGS TAKEN FROM HISTORICAL DATA.
- THE CONTRACTOR SHALL COORDINATE WITH ARLINGTON FIRE DEPARTMENT FOR ACCESS LOCATIONS TO THE SITE DURING DEMOLITION / CONSTRUCTION.
- KNOX BOX LOCKS ARE TO BE INSTALLED ON EACH OF THE EMERGENCY ACCESS POINTS OF THE TEMPORARY CHAIN LINK FENCE AND DAISY CHAINED TO THE CONTRACTORS PAD LOCK.
- PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.

DEMOLITION LEGEND:

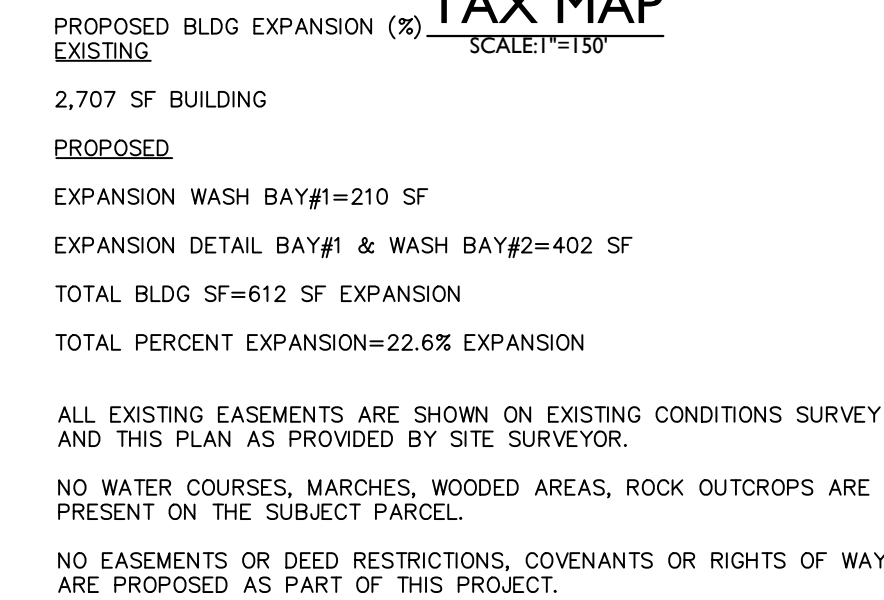
- X X X X X X ITEM(S) TO BE REMOVED
- PAVEMENT TO BE REMOVED



1 02/04/22 REVISED PER CITY COMMENTS				DEMOLITION PLAN		
		- Land Planning - Civil Engineering - Environmental Services - Land Surveying - Landscape Architecture		NORTHSIDE AUTO SPA		
		160 West Street, Suite E Cromwell, CT 06416 Tel: 860.635.2877		171 PARKER AVE. CITY OF POUGHKEEPSIE DUTCHESS COUNTY, NEW YORK		
		85 Civic Center Plaza, Suite 103 Poughkeepsie, NY 12601 Tel: 845.243.2880				
		1 International Blvd, Suite 400 Middletown, NJ 07459 Tel: 908.603.5730				
		www.lrcconsult.com				
		LRC Engineering & Surveying, DPC LRC Engineering & Surveying, LLC LRC Environmental Services, Inc.				
Revisions		Design/Calcs	SMC	CAD File	DM21279601.dwg	Sheet No.
		Drawn	SMC	Project No.	21-2796	DM-I
		Checked	KFC	Date	2022-01-25	
		Approved	REM	Scale	1"=10'	



PARKING SUMMARY CHART			
ITEM	REQUIRED	EXISTING	PROPOSED
PARKING REQUIREMENTS: (3) THREE SPACES PER EVERY 1,000 OF GROSS FLOOR AREA	2,707' SQ. EXIST. 612' SQ. PROPOSED ADD 3,319 / 1000=3.313=9.9 10 SPACES REQ.	N/A	10. 9'X20' SPACES 3 VACUUM SPACES 13. TOTAL
MIN. PARKING DIMENSIONS	9' X 20'	N/A	9' X 20'
MIN. AISLE WIDTH	22' TWO WAY	N/A	15.9 FEET

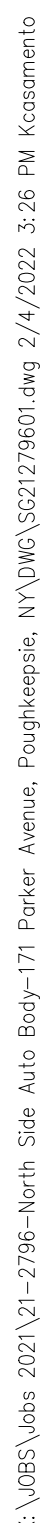


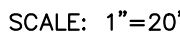
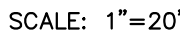
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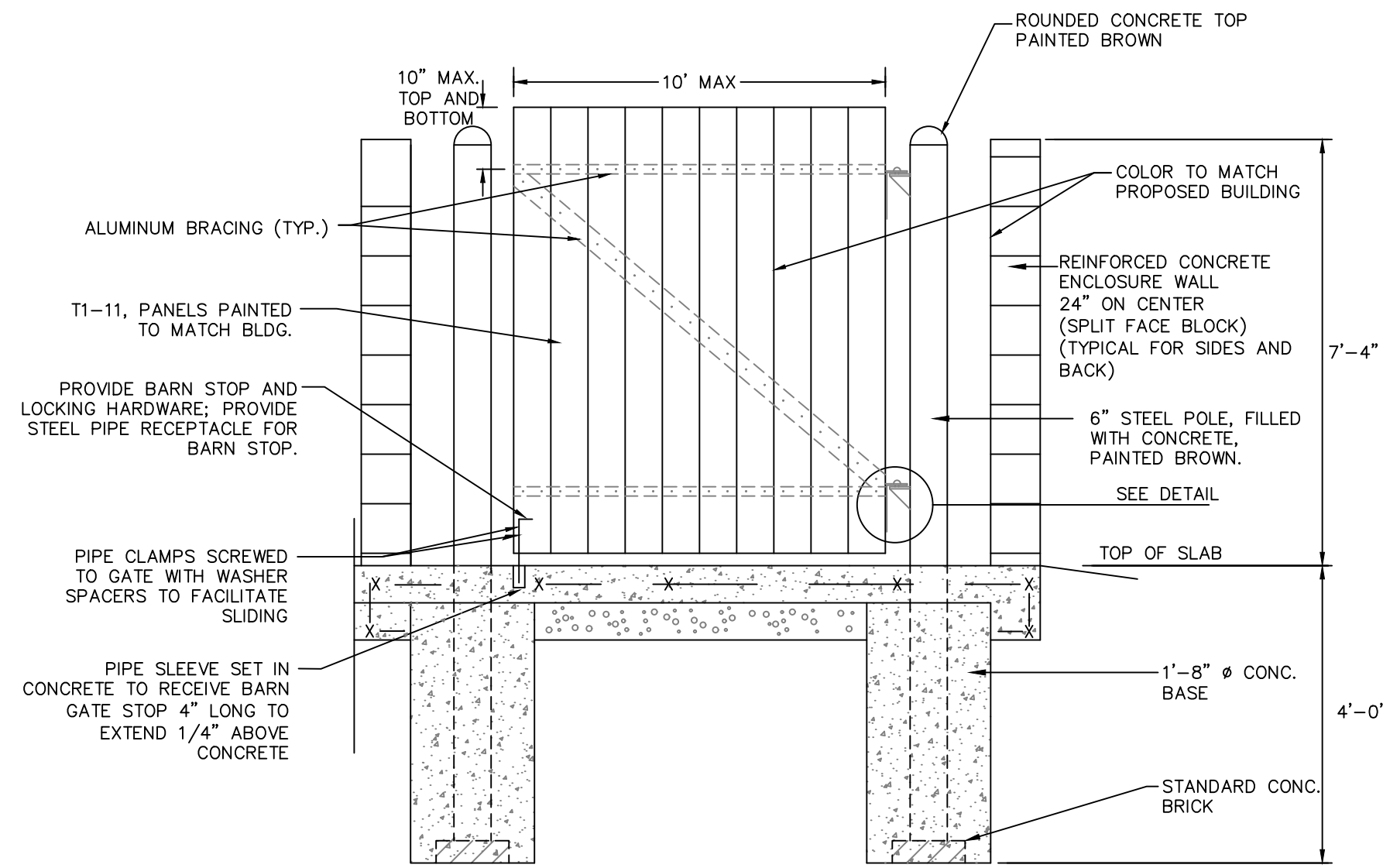
UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

GRADING AND DRAINAGE NOTES

-

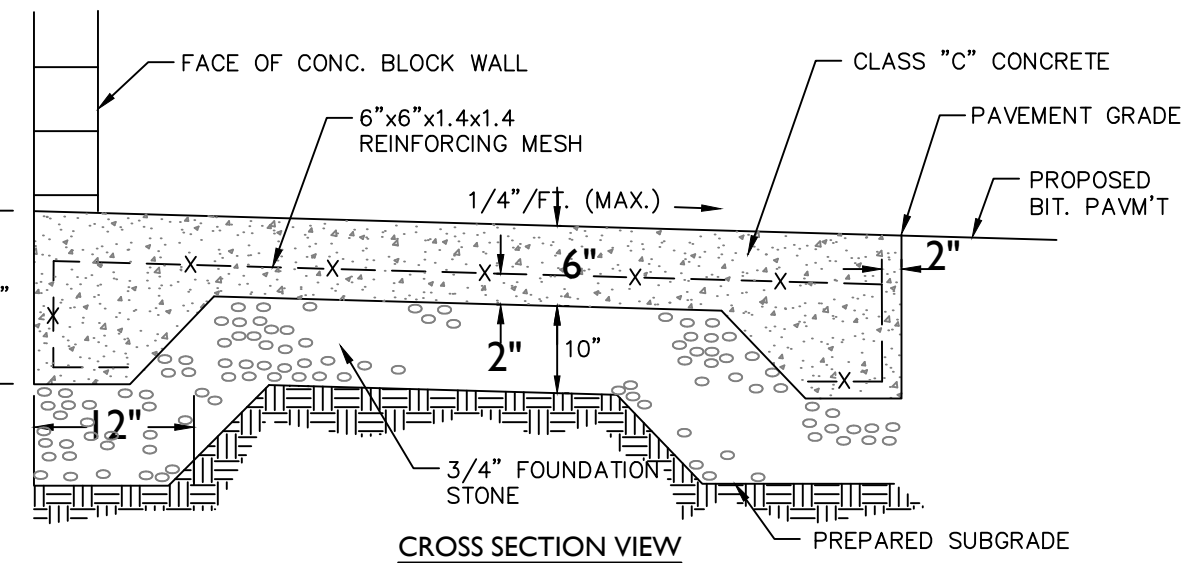






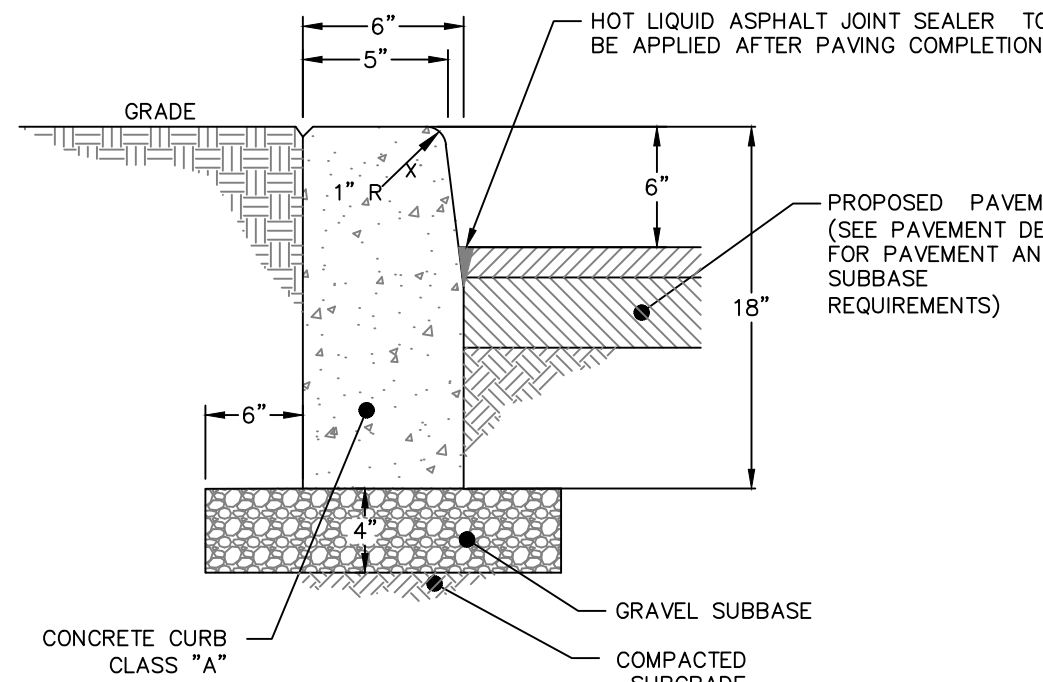
TRASH ENCLOSURE GATE SECTION

CONTRACTOR TO PROVIDE SELF CLOSING HINGES FOR GATE



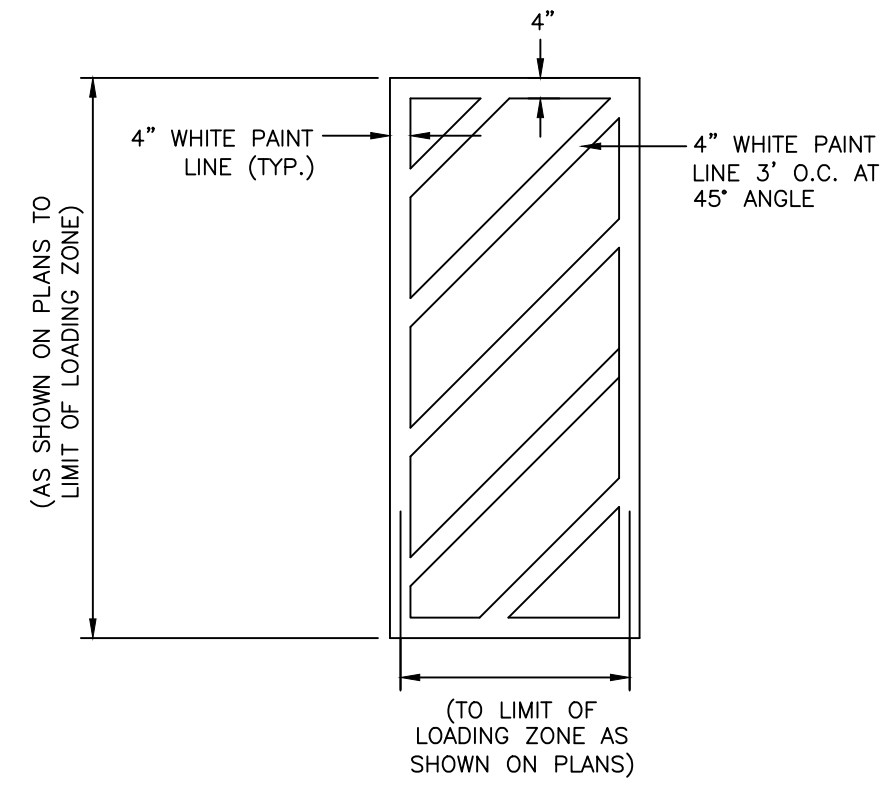
HEAVY DUTY CONCRETE PAVING AND DUMPSTER PAD DETAIL

NOT TO SCALE



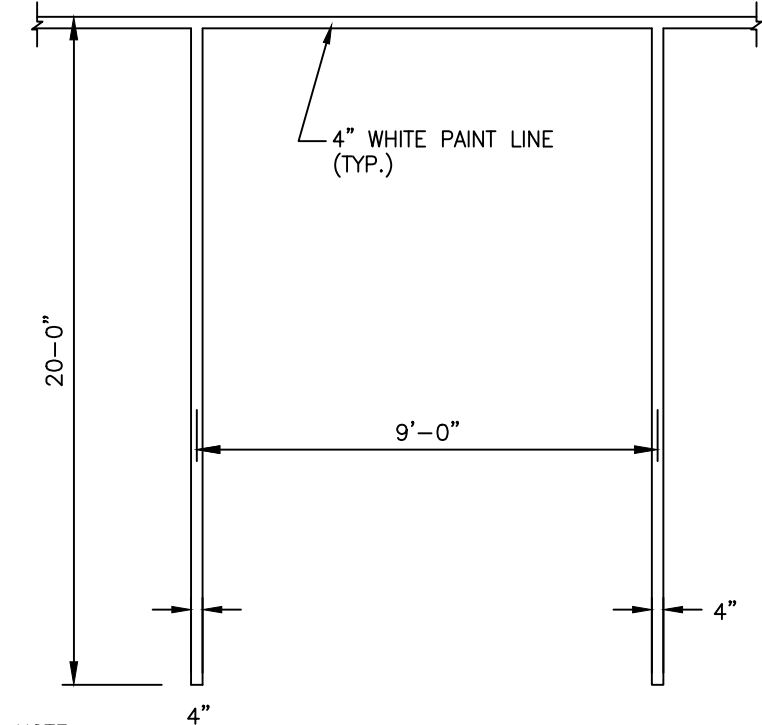
ON-SITE CONC. CURB

NOT TO SCALE



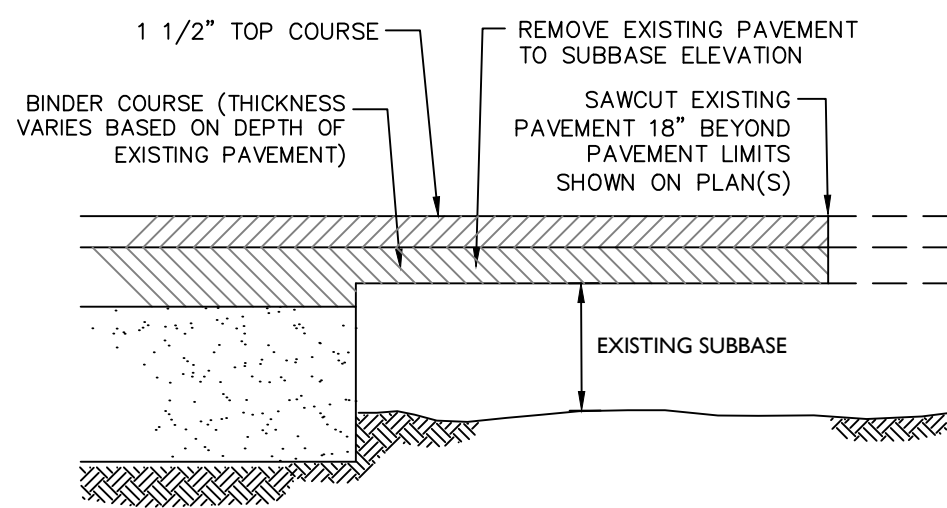
STRIPED ISLAND STRIPING DETAIL

NOT TO SCALE



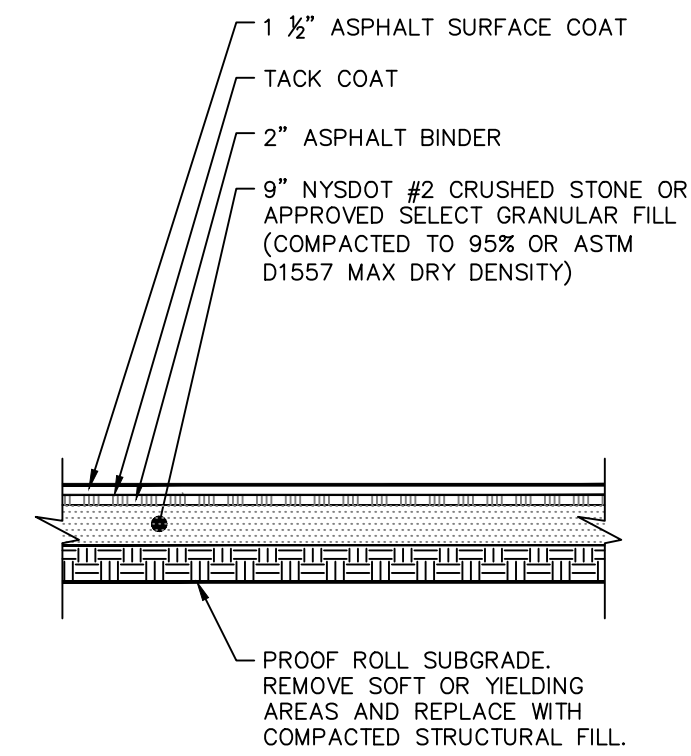
TYPICAL PARKING SPACE DETAIL

NOT TO SCALE



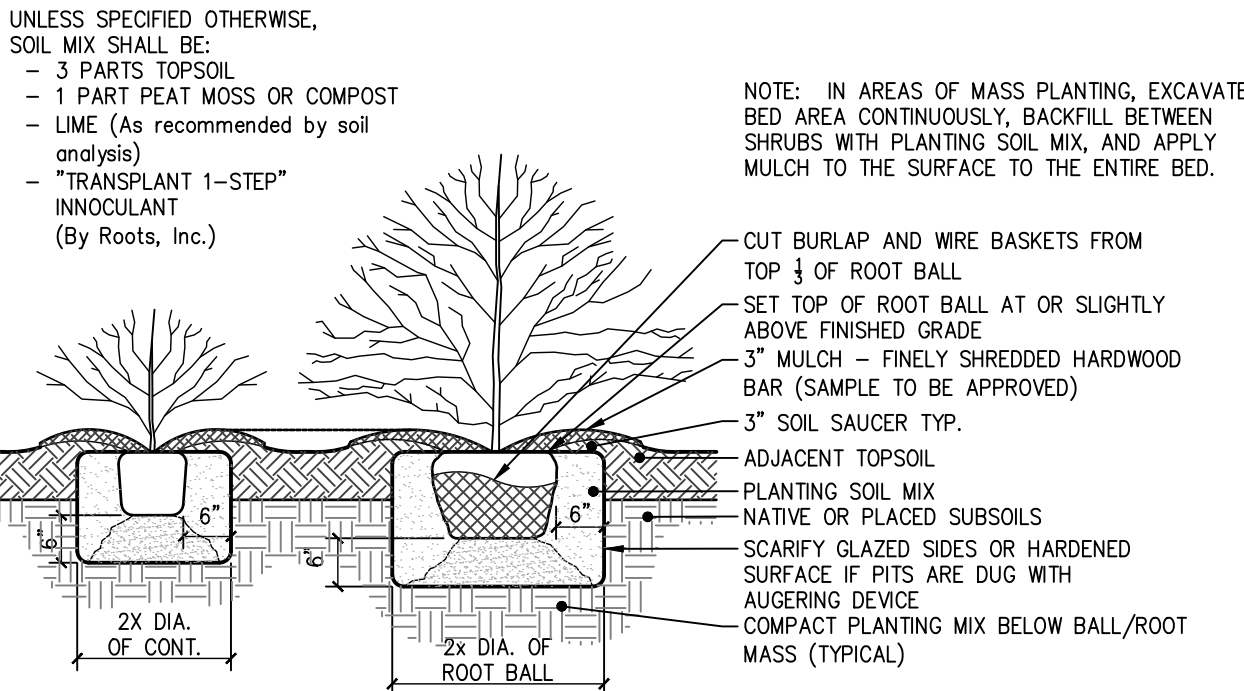
PAVEMENT TRANSITION DETAIL

NOT TO SCALE



STANDARD ASPHALT PAVING

NOT TO SCALE

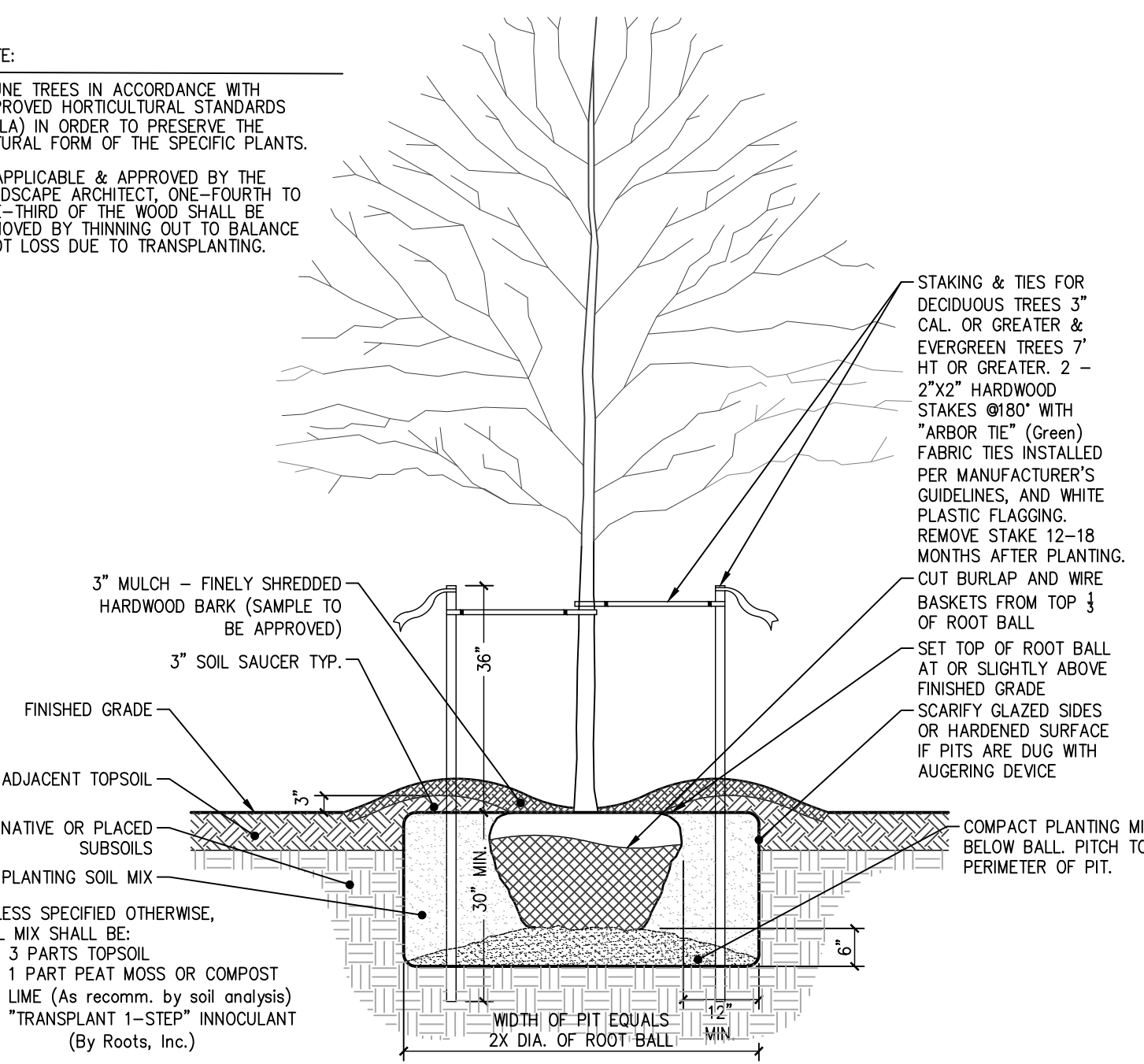


SHRUB PLANTING DETAIL

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

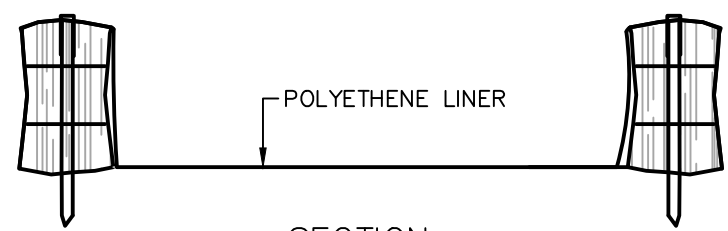
NOTE: PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

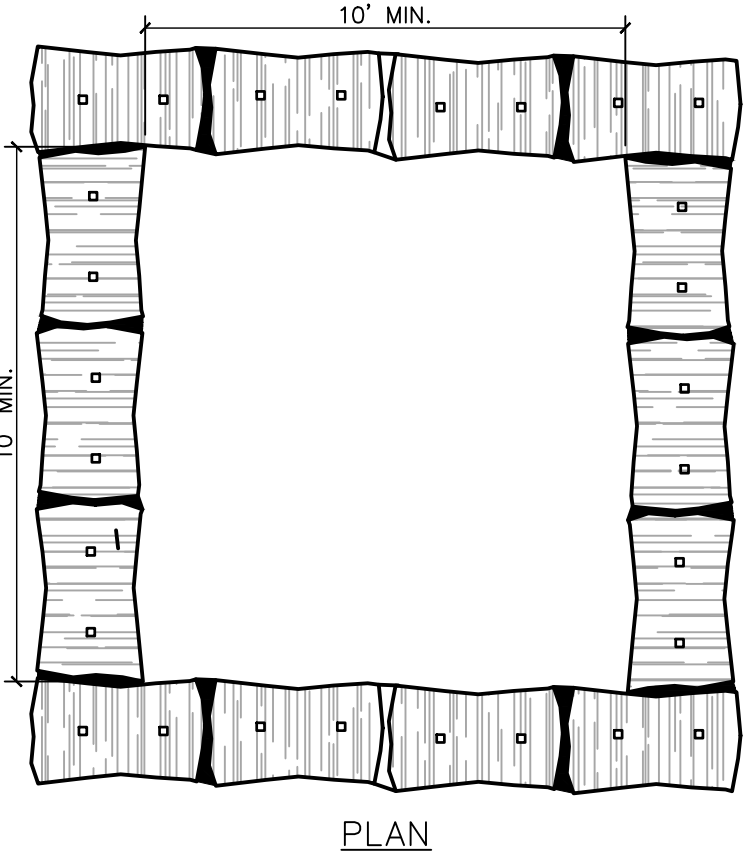


TREE PLANTING DETAIL

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

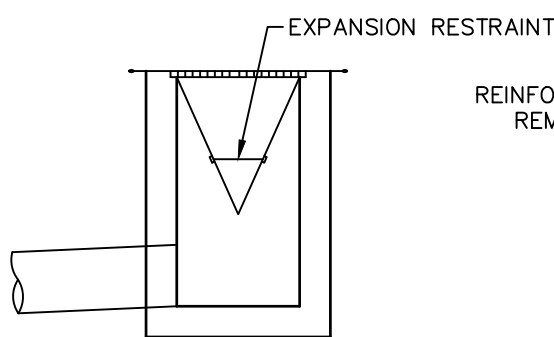


SECTION



PLAN

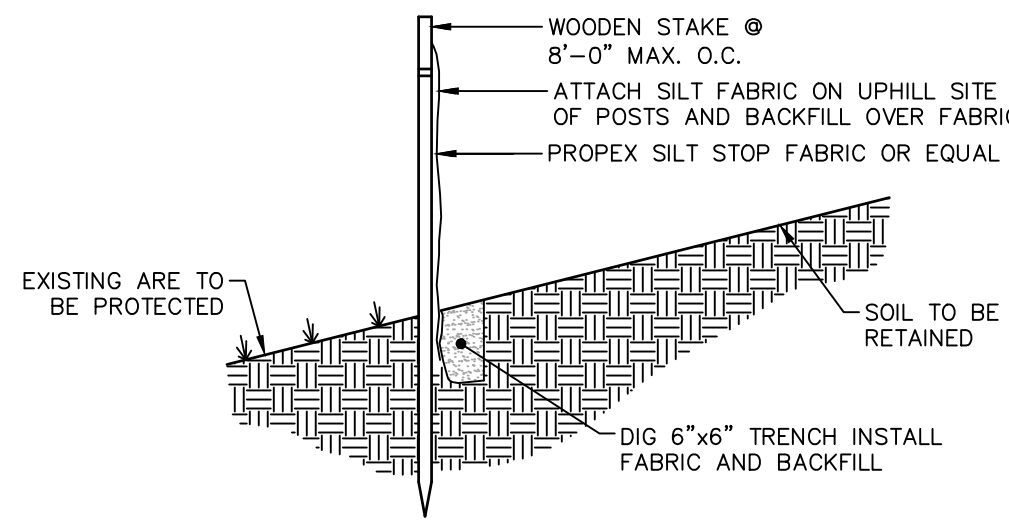
- NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
 3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
 4. LINERS, HAYBALES, ETC SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
 5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
 6. NO CONCRETE IS TO BE WASHOUT ON THE GROUND IN ANY LOCATION.



NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

SILT SACK DETAIL

SCALE: N.T.S.



NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100' FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75' FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

SILT FENCE DETAIL

SCALE: N.T.S.



Revisions			
1	02/04/22	REVISED PER CITY COMMENTS	



Land Planning
Civil Engineering
Environmental Services
Land Surveying
Landscape Architecture
160 West Street, Suite E
Poughkeepsie, NY 12601
Tel: 845.243.2880
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, LLC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

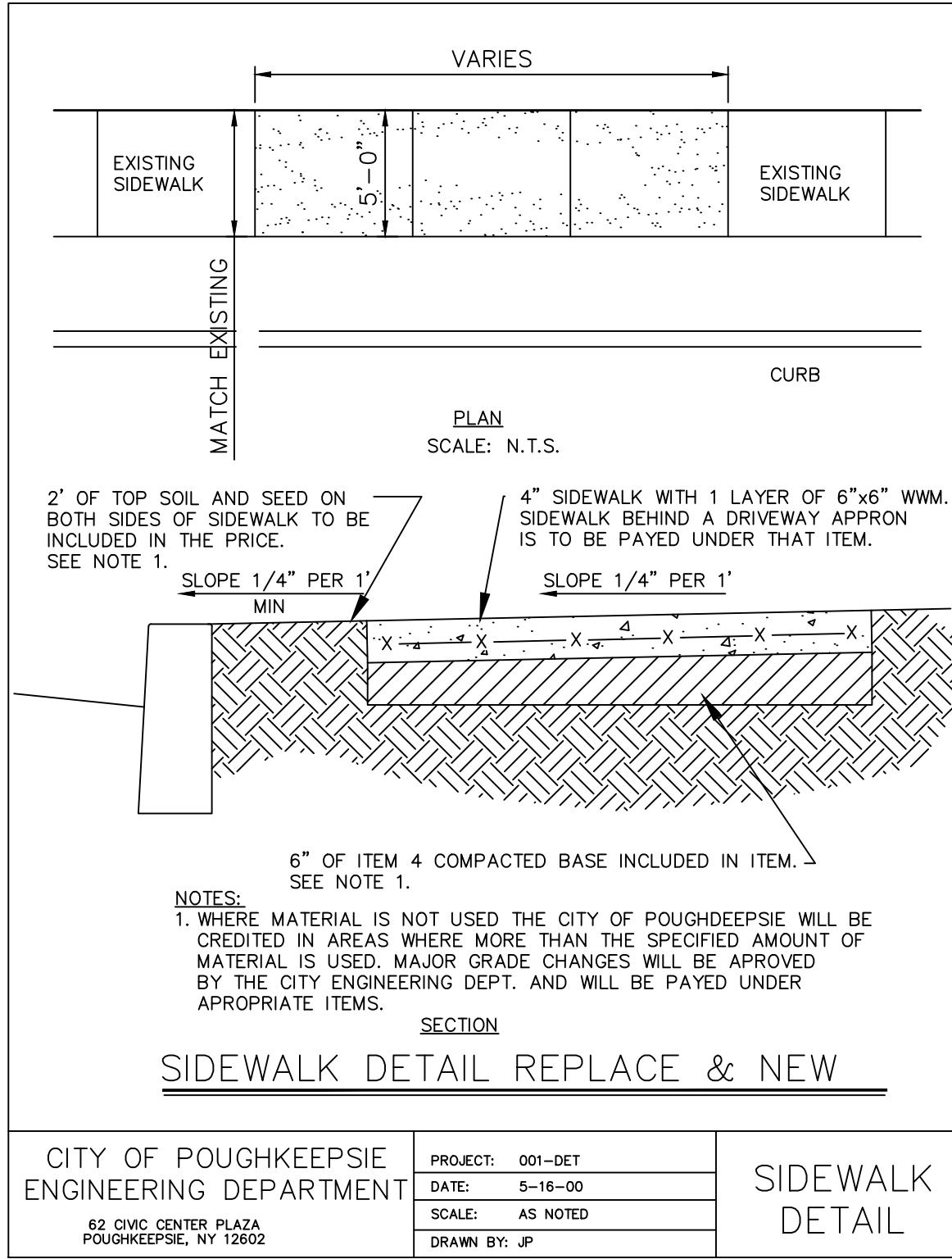
DETAILS

NORTHSIDE AUTO SPA

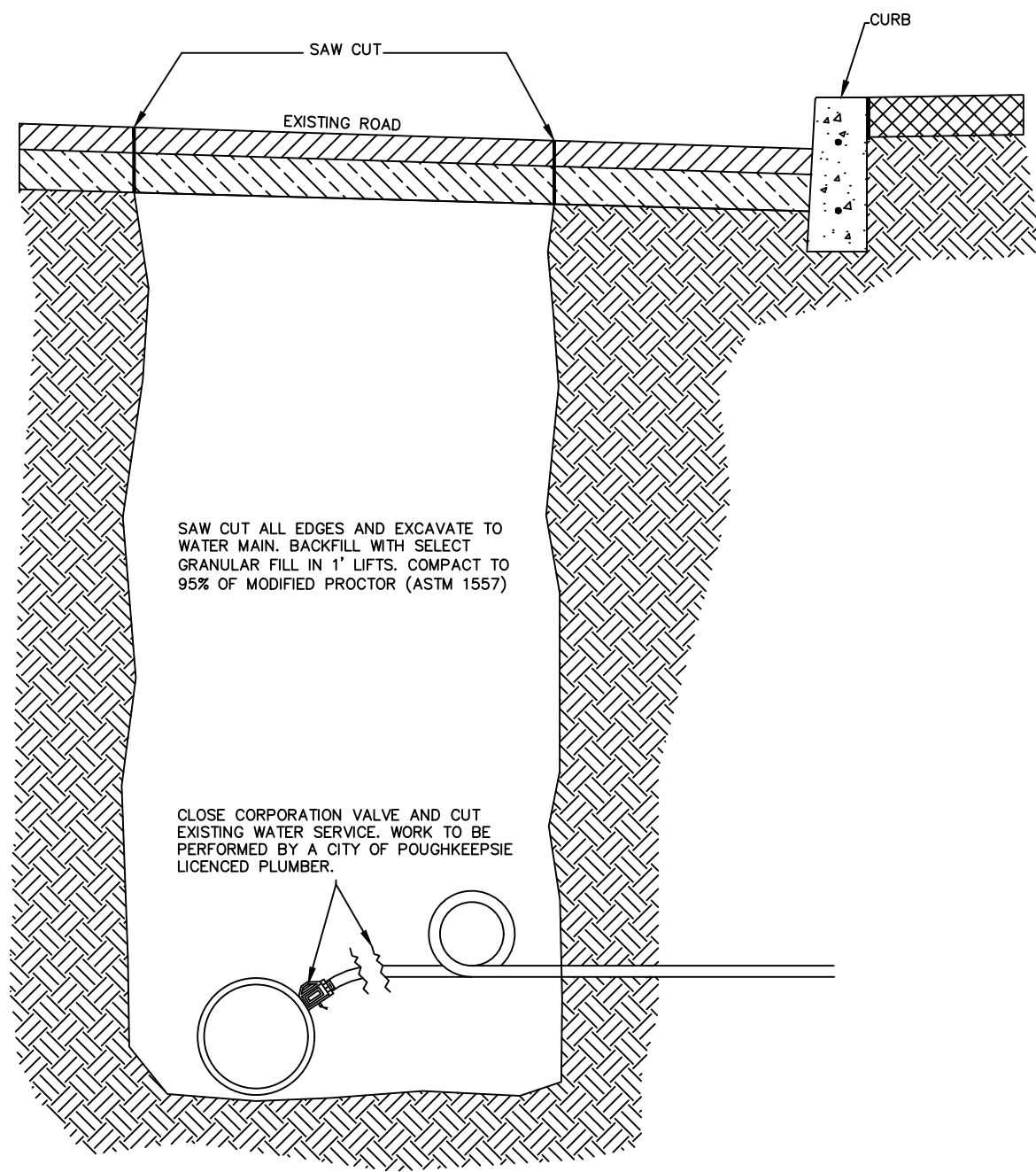
171 PARKER AVE.
CITY OF POUGHKEEPSIE
DUTCY COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DN21279601.dwg	Sheet No.
Drawn	SMC	Project No.	21-2796	
Checked	KFC	Date	2022-01-25	
Approved	REM	Scale		

DN-I



DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE, FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



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

CITY OF POUGHKEEPSIE
ENGINEERING DEPARTMENT
80 WASHINGTON STREET
POUGHKEEPSIE, NY 12602

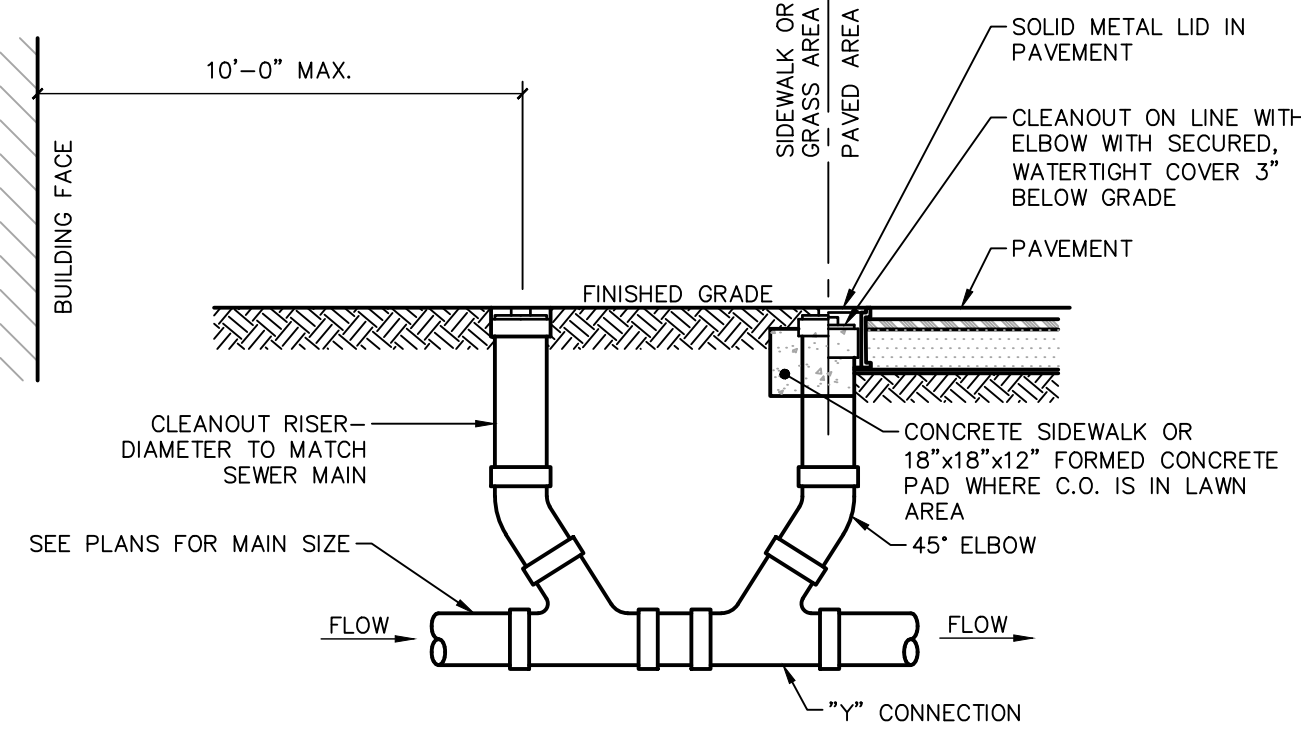
FILE NO.:
DATE: 08-21-08
SCALE: AS NOTED
DRAWN BY: JTK

WATER
DISCONNECT
© MAIN

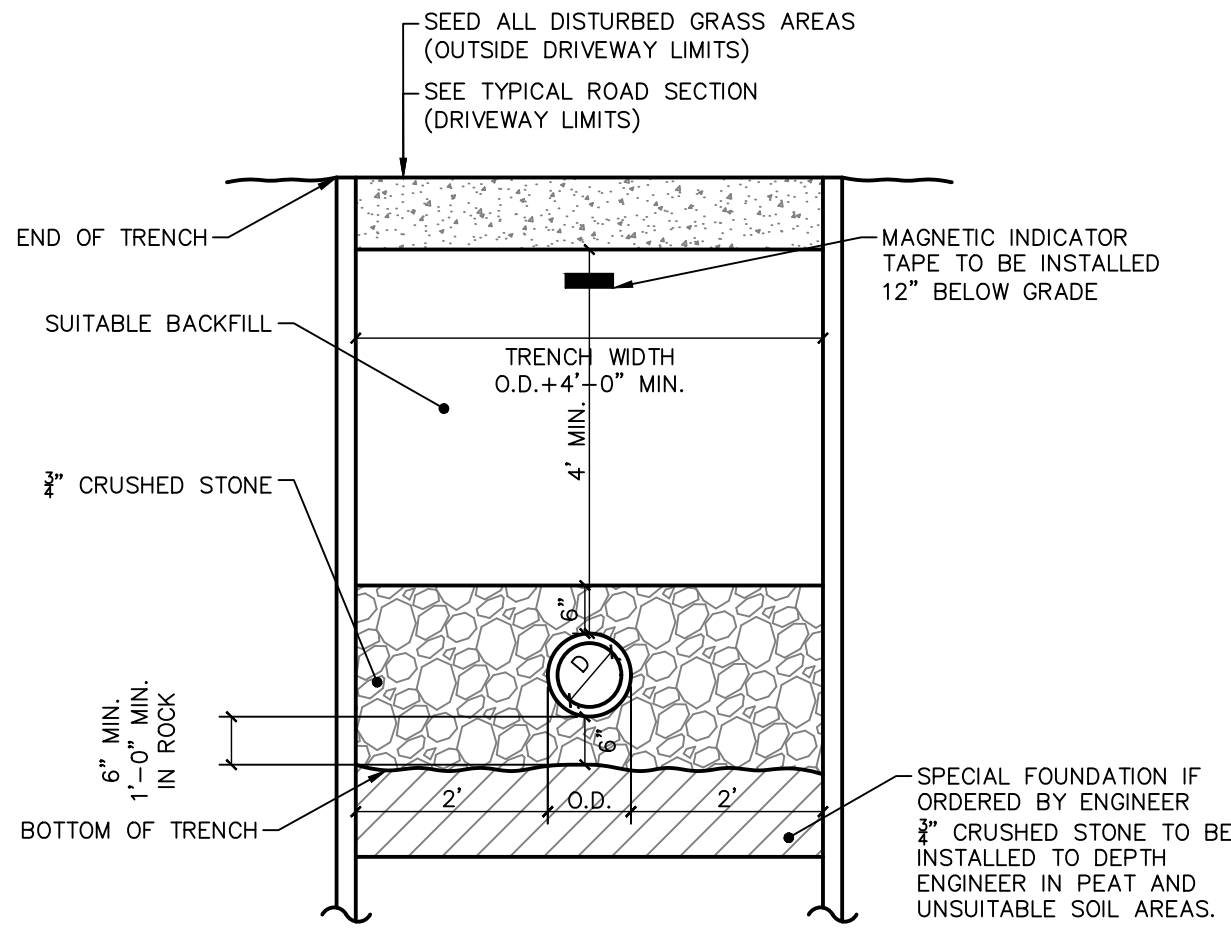
1
PAGE NO.

NOTES:

1. DOUBLE CLEANOUT TO BE INSTALLED ON ALL SEWER LATERALS WITHIN 10 FEET OF BUILDING FACE.
2. ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H-20 LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
3. ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.
4. IN LAWN AREAS INSTALL CONCRETE COLLAR 3 INCHES BELOW GRADE. COVER WITH TOP SOIL OR OTHER SURFACE TREATMENT AS DESIGNATED ON LANDSCAPE PLANS.

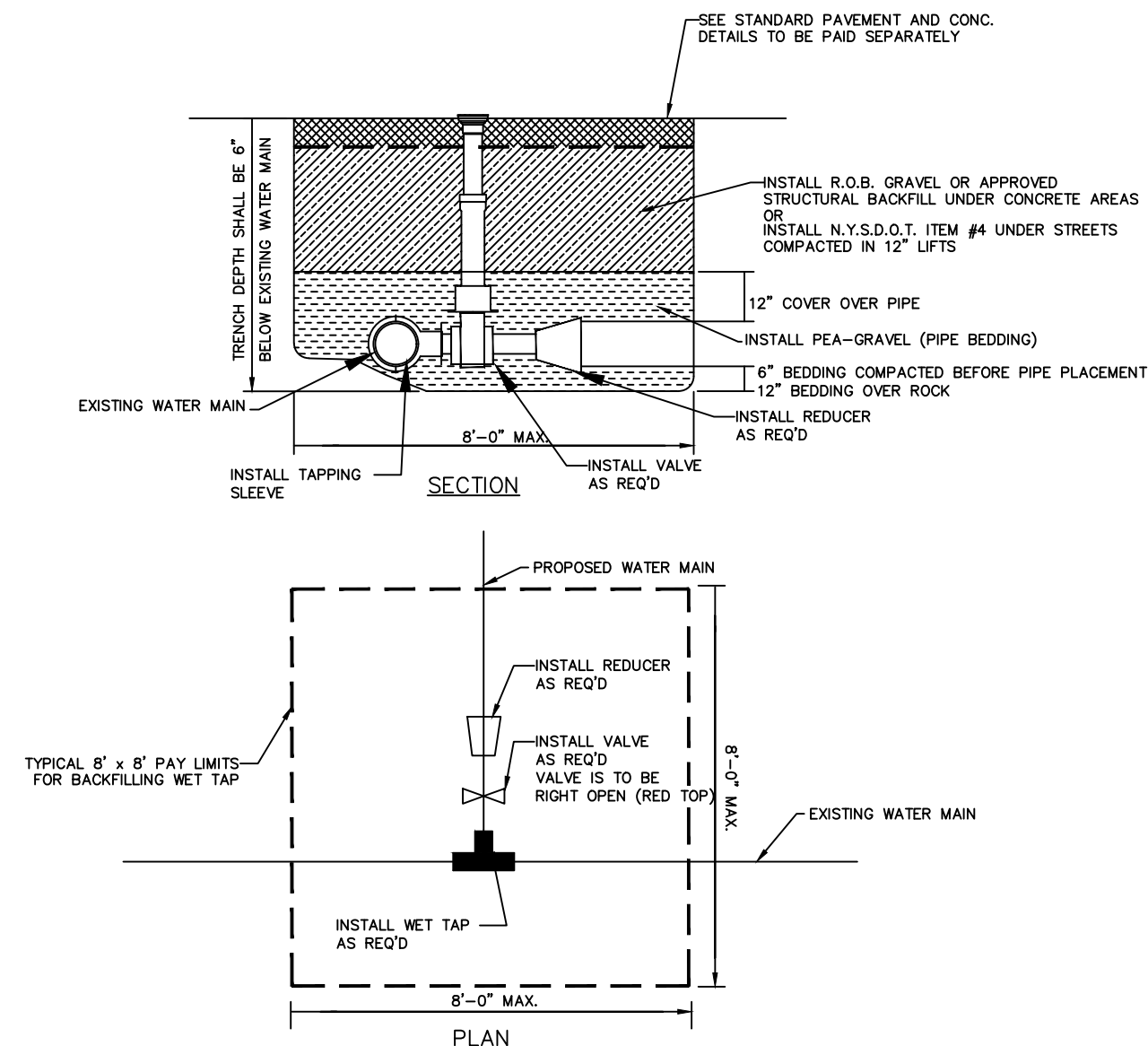


DOUBLE SANITARY SEWER CLEANOUT DETAIL
SCALE: N.T.S.



- NOTES:
1. IF COVER IS LESS THAN 4 FEET, INSULATION IS REQUIRED.
 2. SEE THIS SHEET FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.

SANITARY SEWER TRENCH DETAIL
SCALE: 1/2" = 1'-0"



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

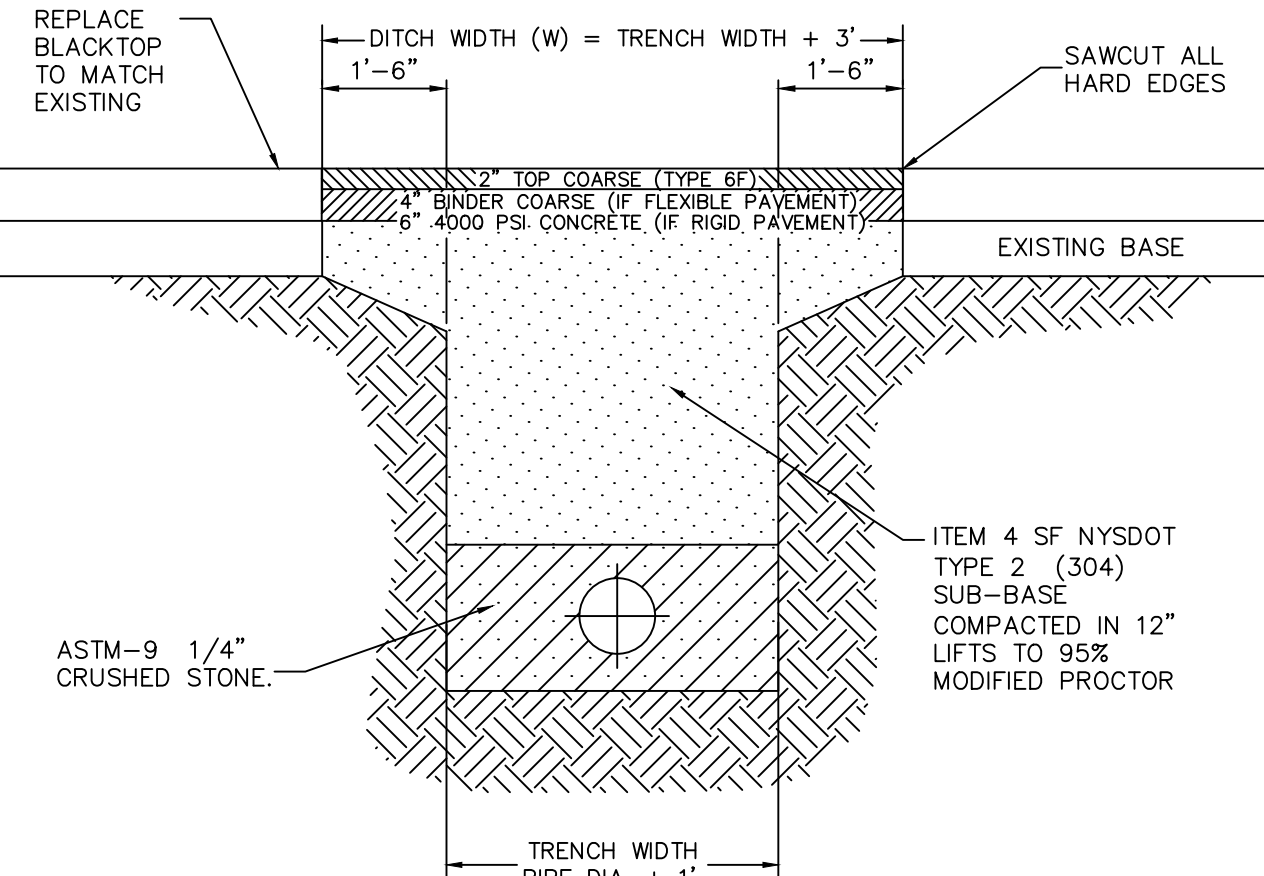
TAPPING SLEEVE & VALVE
SCALE: N.T.S.

CITY OF POUGHKEEPSIE
ENGINEERING DEPARTMENT
80 WASHINGTON STREET
POUGHKEEPSIE, NY 12602

FILE NO.:
DATE: 3-6-00
SCALE: AS NOTED
DRAWN BY: JP

TAPPING
SLEEVE &
VALVE

1
PAGE NO.



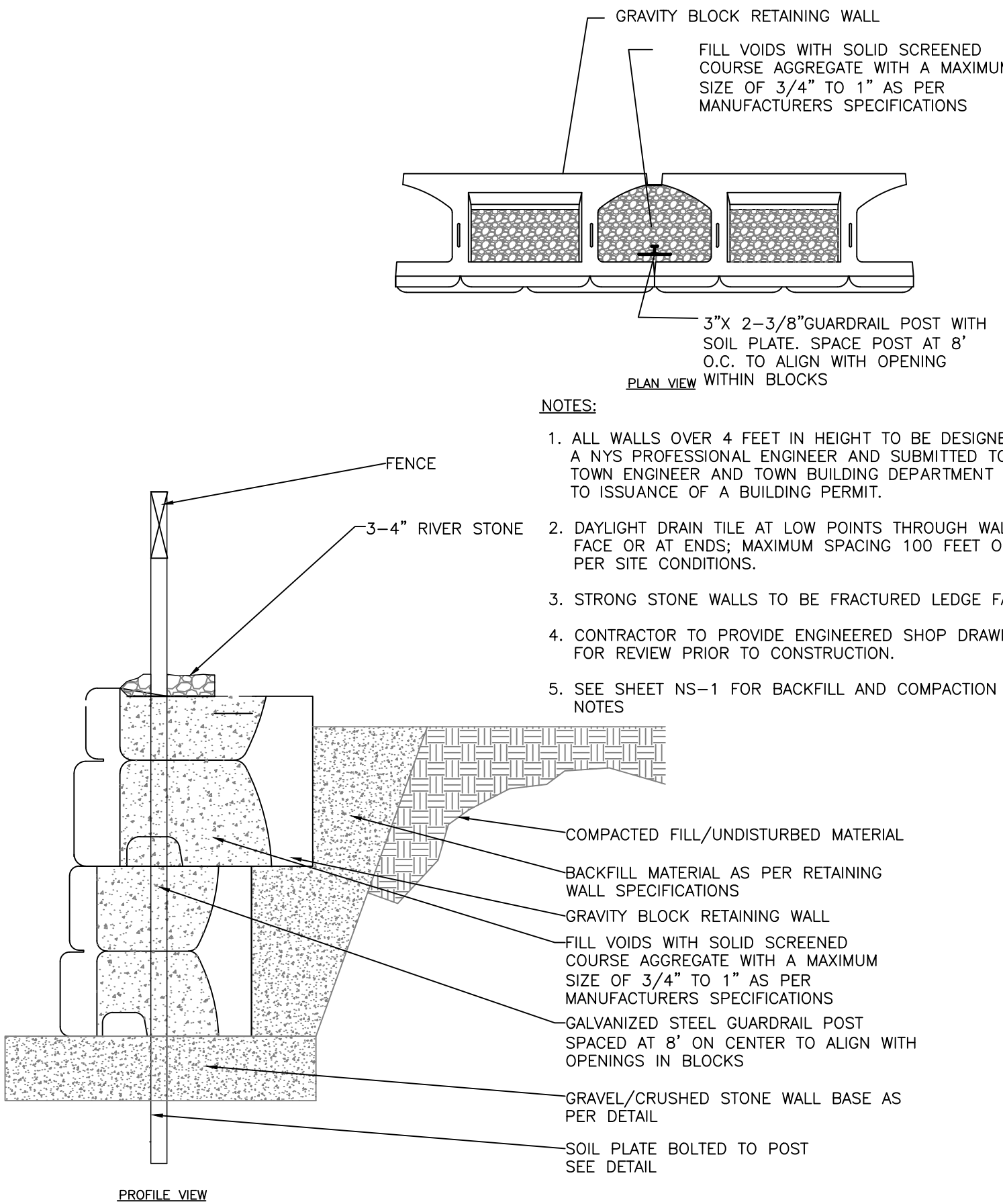
NOTES:

1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALTIC CONCRETE.
7. ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS AS SHOWN.

CITY OF POUGHKEEPSIE
ENGINEERING DEPARTMENT
62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY 12602

FILE NO.:
DATE: 9-9-04
SCALE: AS NOTED
DRAWN BY: ENGINEERING

TRENCH AND
PAVEMENT
DETAIL



FENCE / RETAINING WALL SECTION
NOT TO SCALE

Revisions		1 02/04/22 REVISED PER CITY COMMENTS	
LRC GROUP		LRC GROUP	
• Land Planning • Civil Engineering • Environmental Services • Land Surveying • Landscape Architecture		160 West Street, Suite E Cromwell, CT 06416 Tel: 860.635.2877 85 Civic Center Plaza, Suite 103 Poughkeepsie, NY 12601 Tel: 845.243.2880 1 International Blvd, Suite 400 Mahwah, NJ 07495 Tel: 908.603.5730 www.lrcconsult.com	
Design/Calcs SMC		CAD File DN21279602.dwg	
Drawn SMC		Project No. 21-2796	
Checked KFC		Date 2022-01-25	
Approved REM		Scale	
Sheet No.		DN-2	











Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

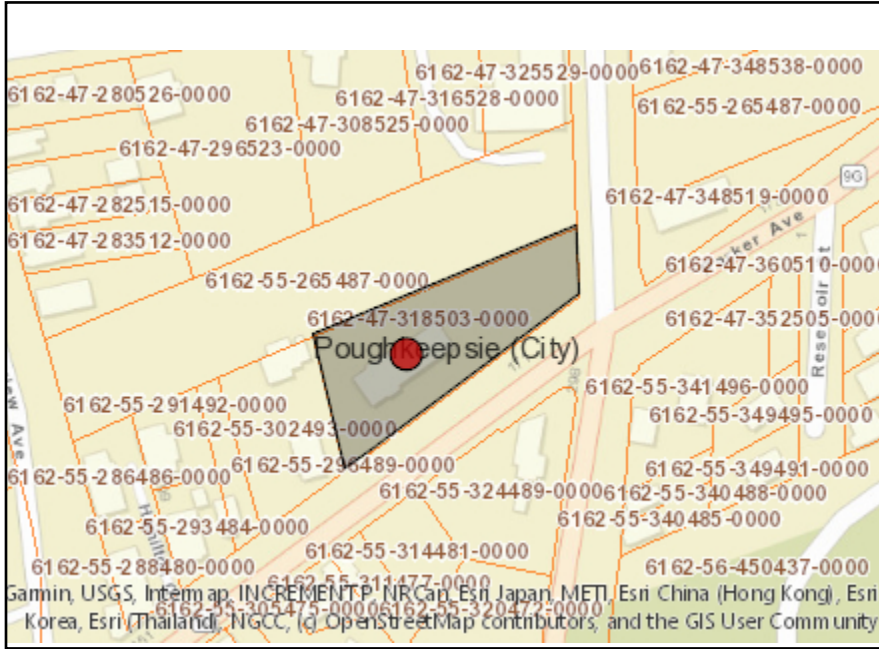
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Northside Auto Spa			
Project Location (describe, and attach a location map): 171 Parker Ave., Poughkeepsie, NY - Dutchess County - Tax ID# 131300-6162-47-318503			
Brief Description of Proposed Action: Renovations and upgrades to existing car wash.			
Name of Applicant or Sponsor: KARC Planning Consultants, Inc.		Telephone: 845-594-1055 E-Mail: kelly@karcpc.com	
Address: PO Box 924			
City/PO: Poughkeepsie		State: NY	Zip Code: 12602
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.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan Approval, ZBA for possible Area Variances		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.63 acres	
b. Total acreage to be physically disturbed?		0.63 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.63 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban)			
☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
<u>Proposed action will meet state energy code requirements</u>	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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:	NO	YES
_____ _____	☒	☐
49. 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:	NO	YES
_____ _____	☒	☐
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:	NO	YES
_____ <u>C314131: 58 Parker Ave., which is located 0.4 miles from subject parcel, see attached Report</u>	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Kelly Libolt</u> Date: <u>January 25, 2022</u> Signature: <u></u> Title: <u>Agent for Applicant</u>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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



Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at
DECInfoLocator

Administrative Information

Site Name: Standard Gage & Coal Storage Site

Site Code: C314131

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 58 Parker Avenue & 164 Garden Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.711277778

Longitude: -73.924638889

Site Type:

Estimated Size: 2.466 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Northside Junction, LLC

Current Owner(s) Address: One Civic Center Plaza, Suite 200
Poughkeepsie, NY, 12601

Site Document Repository

Name: Poughkeepsie Public Library - Adriance Memorial Library

Address: 93 Market Street

Poughkeepsie, NY 12601

Site Description

Site Location: The Site is comprised of two parcels, 58 Parker Avenue (Lot 148369) and 164 Garden Street (Lot 177385) in Poughkeepsie, New York. The Site is located in a mixed commercial, industrial, residential and recreational use neighborhood. **Site Features:** The site is 2.46 acres and the two

parcels are separated by a historical rail spur which is owned by the county. The Parker Avenue Parcel is developed with a former manufacturing facility, historically owned and operated by the Standard Gage Company. The Garden Street Parcel is developed with a single-story 6,000 square foot commercial warehouse. Three unregistered USTs were removed in 2008 and replaced with one (1) 1,000-gallon tank and two (2) 500-gallon tanks. Current Zoning and Land Use: The Site is split between two zoning districts, the Parker Avenue Parcel is zoned in the G-CM (Gateway Commercial Mixed-Use) district and the Garden Street Parcel is zoned in the G-OM (Gateway Office Manufacturing) district. Both districts are consistent with the proposed use, since each district permits office space, community squares, greenways, and recreational uses. Past Use of the Site: Penn Central Railroad owned and operated the land north of the Site and the land separating the two parcels in the late 1880s. In 1913, the Anchor Bolt & Nut Company, a manufacturer of Farming Tools, Bolts and Nuts operated on the parcel on Parker Avenue. A 2-story structure labeled R.B. Kelley & Son Coal Elevator on the Garden Street portion of the site is depicted on the 1913 Sanborn Map. By 1950, Standard Gage Co. Inc. was operating at 58 Parker Avenue with multiple 1- to 2-story structures. Standard Gage Co., Inc. operated on this Parcel (which also had a historic address of 70 Parker Avenue) for more than 50 years until approximately 2001. The company was a RCRA generator of ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room). By 1950, the Garden Street Parcel was still being operated as a coal storage facility, which included four (4) structures. TEK Bearing Co, Inc. appears to have been the operator on the Garden Street Parcel from 1970 to 1980. From approximately 1980 through 2014, Harmon and Castella Printing was operating in the Bearing Warehouse structure. In 2010, this property was shared between two (2) companies, Harmon and Castella Printing and Castle HRS Drawn Carriage SVC. The Garden Street Parcel has a spill history. NYSDEC Spill #0804049 was opened when a 550-gallon UST was discovered to be leaking and a 1,000-gallon UST was discovered with a penetration. A total of 16.09 tons of petroleum-impacted soil was excavated from the tank grave and later disposed. The Garden Street Parcel has one (1) 1,000-gallon tank and two (2) 500-gallon tanks present. The tanks are in the process of being properly registered as of 2021. Site Geology and Hydrogeology: The topography slopes downward to the south southwest toward the Fall Kill Creek. The Fall Kill Creek is located immediately south of Brookside Avenue, down-gradient of the property, which flows from east to west toward the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

tetrachloroethene (PCE)

cis-1,2-dichloroethene

perfluorooctanoic acid
trichloroethene (TCE)
arsenic
perfluorooctane sulfonic acid
benzo(a)anthracene
chromium
mercury

Site Environmental Assessment

Soil and groundwater and soil were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Based upon investigations conducted to date, the primary contaminants of concern include arsenic, mercury, chromium and PFAS in soil and trichloroethylene (TCE) and Cis-1,2-Dichloroethylene and PFAS in groundwater. Soil - Arsenic was found in ten locations in shallow soil across the property. Chromium is found in shallow soil, predominantly in the area around Building A. Mercury was identified in deep soils in five locations. PFAS was identified in shallow soil north and west of Building A. Maximum concentrations of arsenic found on site (approximately 38 ppm) exceed the soil cleanup objective (SCO) for restricted residential use (16 ppm). Maximum concentrations of mercury found on site (5 ppm) exceed the soil cleanup objective (SCO) for restricted residential use (0.73 ppm). Maximum concentrations of chromium (600 ppm) exceed the soil cleanup objective (SCO) for restricted residential use (180ppm). PFOS was measured in surface soil at concentrations ranging from 1.2 ppb to 1.95 ppb, exceeding the guidance value for unrestricted use of 0.88 ppb. Data does not indicate any off-site impacts in soil related to this site. Groundwater - The primary contaminants of concern in groundwater are TCE and Cis-1,2-DCE. TCE is present at a maximum concentration of 22.4 ppb and Cis-1,2-DCE is present at 132 ppb in bedrock south of Building A. TCE and its associated degradation products are found in groundwater at the southern end of the site near building A, slightly exceeding groundwater standards (typically 5 ppb). TCE from the site has migrated down-gradient to the site boundary and off-site at concentrations ranging from 6 to 9 ppb slightly exceeding the groundwater standard of 5ppb. Two off-site groundwater wells monitor off-site impacts on the southern portion of the site. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 17.7 and 17.1 parts per trillion (ppt), respectively, exceeding the Maximum Contaminant Level (drinking water standard) of 10 ppt in groundwater." Soil Vapor - TCE was detected in soil vapor at elevated concentrations and was also detected in sub-slab samples at concentrations up to 3,700 micrograms per cubic meter. Concentrations of TCE in sub-slab samples indicate that mitigation of vapors is likely needed in buildings south of Building A. Data indicates off-site impacts in soil vapor related to this site may exist on the south eastern boundary of the site. Special Resources Impacted/Threatened: A Fish and Wildlife Impact Analysis (FWIA) was performed in 2021 and concluded that appropriate remediation measures to remove or contain the contaminated soils and groundwater would be necessary to prevent potential offsite contamination.

Site Health Assessment

People are not drinking contaminated groundwater associated with the site because the area is served by a public water supply that is not affected by site-related contamination. People may contact contaminated soils if they dig below the onsite building foundation and ground surface/site cover. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via soil vapor intrusion is not a current concern but is a concern for any site buildings on the site when the site is redeveloped for re-use and occupancy. Soil vapor intrusion is a potential concern for at least one nearby off-site building, and needs further evaluation.

For more Information: E-mail Us

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February 7, 2022

Code Summary

Section 19.3-25

The following is a summary of the Required Sections in the City of Poughkeepsie Code (Section 19-3.25) the response to the requirement.

Section 19-3.25 Special conditions.

5.c. All parking spaces shall be set back at least 40 feet from the front lot line and screened from the view of the street.

Response: The parking is not fully set back 40 feet from the front lot line and is not fully screened from the view of the street.

10. Building design standards. The following design standards shall apply to all uses which require site plan approval in the W-G District:

- a. *Facades of shopfront buildings shall be built parallel to the street frontage and shall define the public realm of the sidewalk through the use of consistent setbacks along the street. Building facades should align with adjacent buildings and be compatible with neighboring buildings and the general site context.*

Response: Not Applicable, we are renovating an existing car wash building without relocating or adding to the front facade.

- b. *Shopfronts shall be glazed no less than 70% of the sidewalk-level story, allowing views into and out of the interior to create visual interest at street level. Shopfront design shall be based on historic examples in the City of Poughkeepsie and other Hudson River Valley urban areas. Windows shall be distributed in an even manner consistent with the rhythm of voids and solids of such historic examples, with low sills and high lintels consistent with the window proportions of historic buildings.*

Response: Not Applicable

- c. *All primary windows, with the exception of shopfront and small windows such as transom windows, shall be vertical in proportion and in the case of historic structures, should have multiple panes divided by muntins. Mirrored, reflective, or darkly tinted glass, all-glass walls, and exterior roll-down security gates shall not be permitted.*

Response: The glazing proposed will consist of glass and aluminum storefront at the east end of the building dedicated to customer service. Same shall be fixed and comply with the above.

- d. *Glass, metal, canvas, and canvas-like awnings are encouraged along street frontages, and may encroach up to six feet into the front setback and over the sidewalk above seven feet. Vinyl or aluminum awnings shall not be permitted.*

Response: The existing building is setback approximately 40 ft from the sidewalk and there are no awnings proposed.

- e. *The principal pedestrian entrances for shopfront buildings shall be directly connected to the sidewalk. Principal entries to shopfronts shall be highlighted through the use of architectural features such as roofs, recessions into the facade or other details that express the importance of the entrance.*

Response: Not Applicable

- f. *New construction and rehabilitation shall reflect the traditional architecture of the community in building and roof forms, window proportions, materials, colors and details.*

Response: The current building is constructed with a base material of “prefabricated” natural pebble panels with vertical metal panels above and a metal mansard roof. The proposed renovations will include a natural brick base, stucco facade and architectural shingles on a traditional gable roof. These proposed renovations will enhance the buildings appearance and it will blend into the surrounding neighborhood.

- g. *Architectural features and windows shall be continued on all sides of the building that are clearly visible from a street or public parking area to avoid visible blank walls.*

Response: We have added windows to the south, north and east end of the building dedicated to customer service. The balance of the building requires overhead door openings for vehicular access and egress.

- h. *Buildings of 40 feet or more in width along a lot frontage shall be articulated, reducing their apparent size and contributing to a human-scale development. The mass of these buildings shall be broken up using a variety of architectural details such as divisions or breaks in materials, window bays, separate entrances and entry treatments, variation in roof lines, awnings, and sections that project or are recessed up to 10 feet.*

Response: The building has a naturally occurring stepped finished floor that works with the existing topography. We have proposed varying ridge heights and additions at the rear in different planes to reduce the buildings “perceived/visual” length.

- i. *Trademarked architecture shall be prohibited unless it is consistent with the historic architectural styles of the City of Poughkeepsie and other Hudson River Valley urban areas.*

Response: Not Applicable

- j. *Buildings of 20,000 square feet or more should provide for public space that incorporates amenities such as benches, seats, tables, fountains, drinking fountains, and interpretive historical markers.*

Response: Not Applicable

- k. *The exterior finish materials on all facades should be limited to natural building materials such as brick, stone, stucco, and wood. Smooth finish fiber cement or other composite siding is also permitted, provided that it faithfully simulates the natural material in composition, design, color, texture and other visual qualities. Vinyl, plastic, aluminum, or sheet metal siding or trim, exposed concrete blocks, concrete walls, plywood and other similar prefabricated panels, unpainted lumber, and synthetic stone, synthetic brick or synthetic stucco shall not be permitted.*

Response: The proposed renovations will include a natural brick base and stucco facade.

- l. Buildings shall have sloped roofs, mansard roofs, or flat roofs with articulated parapets and cornices. Parapets shall be a minimum of 42 inches high or as may be otherwise required to conceal mechanical equipment to the satisfaction of the Planning Board. The Planning Board may require that larger buildings have a combination of roof types and pitches to add visual interest without appearing randomly varied and overly complicated.*

Response: Gable roof proposed.

- m. All mechanical equipment, whether roof- or ground-mounted, shall be completely screened from adjacent properties and streets in a manner that is compatible with the architectural treatment of the principal building.*

Response: All mechanical equipment will be contained within the new peaked roof of the structure.

- n. Refuse containers, storage yards or outdoor storage should be located to the rear of the site and in all cases shall be concealed to the extent feasible from public view.*

Response: The refuse container is located in the rear of the parcel and is screened with a dumpster enclosure.

- o. Walls, fences and other enclosures shall be constructed of natural materials and shall not exceed a height of three feet along the frontage line and six feet along the side and/or rear lot lines. Chain link and vinyl fencing shall be prohibited.*

Response: Not applicable

11. Pedestrian and vehicular circulation.

- a. Shared parking, on-street parking, and the use of public parking lots are encouraged.*

Response: There is no shared parking or on-street parking/public lots available.

- b. Where feasible, a secondary road or alleyway connected to the rear of parcels is encouraged.*

Response: Given the location of the corner lot and the grade difference to the nearby parcel to the west, a connector road is not feasible.

- c. *On-street parking in front of a lot may be counted toward minimum parking requirements.*

Response: The site is not conducive to on-street parking in the front of the lot.

- d. *Curb cuts should be limited to one per parcel. Residential driveway width at the frontage line is limited to 10 feet wide and commercial driveway width at the frontage line is limited to 20 feet wide.*

Response: The project is utilizing the existing curb cuts and no new curb cuts are proposed at this time.

- e. *To facilitate pedestrian movement, sidewalks shall be provided within the site and shall connect to adjacent parcels if deemed appropriate by the Planning Board.*

Response: The site has an existing sidewalk that is located along the front of the parcel.

- f. *Bicycle racks and/or bicycle trails shall be provided if deemed appropriate by the Planning Board.*

Response: The project sponsor owns a parcel to the immediate west of this site wherein bikes are rented.

- g. *Garage doors shall not face the frontage line. Overhead doors used for open-air markets may face the frontage line.*

Response: The site is an existing non-conforming use and non-complying building. The building currently provides 5 overhead door/garage doors for the use. The project sponsor has removed one of the openings and converted the opening to a storefront pedestrian door and has improved the overall building architecture and therefore reducing the non-conformity.

- h. *New streets developed in conjunction with a subdivision shall include textured paving materials; medians and median landscaping; crosswalks; and roadside and curb treatments such as bulb-outs, street furniture and other landscaping elements. The City encourages the use of such traffic calming techniques wherever feasible.*

Response: Not Applicable.

- i. *The use of heat-reducing strategies, such as paving materials with a solar reflectance index (SRI) of at least 29 or open-grid pavement systems that are at least fifty-percent pervious or both is encouraged.*

Response: The site is existing and no new significant paving is proposed.

12. *Streetscape standards. Streetscape standards are illustrated on Figure 3.25-6.*

- a. *Streetscape elements should include on-street parking, curbs, street trees, sidewalks, streetlights, public transit shelters and other amenities where appropriate.*

Response: The site is an existing site and as such the compliance with streetscape elements are not possible given the location of the structure with respect to the site ingress/egress and the need to ensure the safe vehicular flow of people into and out of the site. Complying with the streetscape elements would require the planting of vegetation/trees within the site which would encroach on the safe egress from the building.

- b. *Within the building transition zone (see C in Figure 3.25-6), the Planning Board may require the lot owner to provide planters, trees, shrubs, or other landscaping to enhance the appearance of the streetscape. Ornamental fencing four feet or less in height may be provided to separate privately owned space from public space. For commercial uses, display areas, and outdoor dining and seating areas may be provided.*

Response: The applicant has proposed entirely new landscaping along the corner of the site as well as two new planters within the site to enhance the appearance of the streetscape.

- c. *A pedestrian clearway, at least eight feet wide (see B in Figure 3.25-6), with unobstructed space for pedestrian activity shall be provided along the sidewalk, unless site conditions require a narrower clearway. Within the street transition zone (see A in Figure 3.25-6, also known as the tree lawn), if space permits, lot owners may plant trees and place benches, tables, and outdoor seating areas with the approval of the City Engineering Department.*

Response: Not Applicable.

- d. *A minimum of one bicycle rack should be provided within either the street transition zone or the building transition zone for every ten vehicle parking spaces. Each bicycle rack holding two bicycles may be used to reduce the required parking by one parking space. The Planning Board may require any building containing 5,000 square feet or more of floor area to provide one bicycle rack or equivalent indoor bicycle parking space for every 2,000 square feet of floor area.*

Response: The project sponsor owns a parcel to the immediate west of this site wherein bikes are rented.

- e. *The Planning Board may require that an applicant constructing a building greater than 10,000 square feet in floor area pay for the provision of related street improvements to improve pedestrian and/or bicycle safety, provided that such street improvements are directly related and are proportional to the impacts resulting from constructing the building.*

Response: Not Applicable.

13. *Off-street parking. Off-street parking shall comply with the following standards. The Planning Board may use Section 19-4.3 of this chapter as guidance on standards or requirements that are not addressed herein. In the event of a conflict, this Section 19-3.25 shall control:*

- a. all subdistricts, off-street parking shall be located behind the building and/or landscaping and shall be screened by such buildings and landscaping to the greatest extent practicable. Front yard parking is prohibited. Landscaping shall also screen parking areas from the Walkway and/or Dutchess Rail-Trail to the extent feasible.

Response: The parking is not fully set back 40 feet from the front lot line and is not fully screened from the view of the street.

- b. *Unless modified in accordance with Section 19-3.25.(13)(d) herein, the on-site parking spaces required shall be as follows:*

Retail and personal services: three spaces per 1,000 square feet of floor area.

Response: The applicant is required to provide 3 spaces / 1000 sq. ft. or 10 spaces and has provided 13 spaces. It is not clear if the parking spaces at the vacuums will be

considered in the total parking spots. If they are included, the Applicant will remove 3 of the spaces along the westerly property line.

14. Landscaping.

- a. Existing large or significant trees and other natural features shall be incorporated into the proposed site design to the maximum extent practicable.*

Response: The site is adjacent to the Dutchess County Rail Trail and as such, the northerly property line contains significant trees which provide screening and shade to the site

- b. Buffer landscaping to screen and protect residential districts, outside of the W-G District, from commercial uses shall be provided in accordance with Section 19-4.11 of the City Zoning Ordinance.*

Response: Not Applicable

- c. All portions of improved 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 native perennials and noninvasive annuals, 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.*

Response: The site is an existing mostly impervious property. The applicant is enhancing the property by adding new landscaping along the corner of the property and include two new planter beds within the site.

- d. Parking areas shall be landscaped in accordance with Section 19-4.11 of the City Zoning Ordinance and the following:*

- 1. In parking lots of 1/2 acre or more, at least 20% of the area within the inside perimeter of the parking surface of the parking area shall be landscaped and maintained with trees, shrubs and other plant materials, as determined necessary by the Planning Board. In all parking lots providing eight or more off-street parking spaces, a minimum of one canopy tree having a caliper of at least three inches and 10 shrubs shall be planted for each eight parking spaces and any additional portion thereof, said tree(s) to be planted in median dividers wide enough to fit mature trees,*

- landscape islands or such other locations as may be determined by the Planning Board.*
2. *Provide a six-foot-wide landscape strip around the perimeter of the parking lot if feasible, to be planted with a mix of shade trees, evergreen trees and shrubs. Provide a minimum of one tree for every 35 feet of lot perimeter but not necessarily at 35 feet on-center. In the judgment of the Planning Board, additional trees and sufficient shrubs may be necessary to effectively shade and screen the parking lot.*
 3. *Landscaping should be used to delineate vehicular and pedestrian patterns. Clear and legible signs, different color and texture paving materials, raised or inverted areas, and other techniques should be used to direct the flow of both vehicular and pedestrian traffic within the lot.*
 4. *Parking lot lighting shall complement the landscaping and architectural features on the site to the greatest extent practicable, shall be human-scale, and shall avoid excessive glare or wasted light.*

- Response:** The applicant is required to provide 3 spaces / 1000 sq. ft. or 10 spaces and has provided 13 spaces. It is not clear if the parking spaces at the vacuums will be considered in the total parking spots. If they are included, the Applicant will remove 3 of the spaces along the westerly property line. The existing parking lot lighting will be retained. The applicant is proposing new historical type lighting on the façade of the building.
- e. Shade trees shall be planted between the sidewalk and curb along both sides of all streets, if determined necessary by the Planning Board, at a distance in each row ranging from 30 to 40 feet on center. All such trees shall have a caliper at the time of planting of at least 2 1/2 inches at a height of three feet above finished grade.
- Response:** The existing site is not conducive to the planting of shade trees in between the sidewalk and along the front property line given the location of the ingress and egress from the existing structure.
- f. In the G-RM and G-CM subdistricts, a portion of the required landscaped area shall be provided as a pocket park if deemed appropriate by the Planning Board and agreed to by the property owner.

Response: Not Applicable

- g. Cisterns are encouraged for capturing and recirculating stormwater from buildings for the landscaping.

Response: Not Applicable

15. *Outdoor lighting.*

Outdoor lighting shall be of an historic design as approved by the Planning Board. Shoebox fixtures are not permitted. All outdoor lights shall be designed, located, installed, and directed in such manner as to prevent light at and across the property lines, shall be fully-shielded and installed in such a way that no light is emitted above a horizontal plane running through the lowest part of the fixture as illustrated. No lighting level measured at the building frontage line shall exceed 1.0 foot-candles within the G-RM Subdistrict. No lighting level measured at the building frontage line shall exceed 2.0 foot-candles within the G-CM Subdistrict. The maximum allowable height of a freestanding light fixture shall be 15 feet above the average finished grade in pedestrian areas and 20 feet above the average finished grade within parking lots.

Response: The site is retaining the existing parking lot lighting and will add historic fixtures to the front and rear facade.

PRELIMINARY ENGINEERING REPORT

Prepared for

NORTH SIDE AUTO SPA

Located at

**171 Parker Avenue
City of Poughkeepsie, Dutchess County, NY
Tax ID 6162-47-318503**

Submitted

January 25, 2022

Prepared for

Parker Avenue Realty, LLC

119 Parker Avenue
Poughkeepsie, NY 12601

Prepared by



Land Planning ♦ Civil Engineering ♦ Environmental Services ♦ Land Surveying ♦ Landscape Architecture

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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

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2.2	Proposed Water & Sewer Supply

1.0 INTRODUCTION

The proposed project is a modification of the existing car wash that exists on the parcel. The existing parcel is 0.63 acres located at 171 Parker Avenue in the City of Poughkeepsie. The property is identified as Tax ID # 6162-47-318503 according to the Dutchess County Clerk's Office. The parcel is located on the north side of Parker Avenue and the west side of Buckingham Avenue. The project has UTM coordinates of 4618684 Northing and 589966 Easting.

The application consists of a site plan submission for the modification of the existing facility. The existing facility provides five (5) car wash bays (2 automated and 3 manual). The current plan proposes to maintain and upgrade the two automated car wash bays and convert the 3 manual bays into two detail areas and a customer waiting room with a new bathroom. The site plan application also consists of adding 13 parking spaces with a proposed retaining wall.

2.0 WATER & WASTEWATER SERVICES

2.1 Domestic Water & Sewer Demand

The actual water usage for the existing car wash is shown in the table below based on city provided water meter data. The highest quarterly meter reading showed 1,341.6 GPD and the average was determined to be 925 GPD based on the information provided. Using the average daily flow, we determined each wash bay would utilize approximately 185 GPD. Based on the age of the existing facility, it does not have any water saving features or utilize any ecologically friendly recycling of wash water. An assumption was made based on industry standards and the age of the facility that it would approximately utilize between 15 and 20 gallons of water per wash, equating to approximately 9 washes per day per wash bay.

Existing Water/Sewer Usage Calculations								
Start	End	Days	Current	Prior	Usage in 100 CF	Per 100 Gallons	Gallons	Gal/Day
7/12/2019	10/11/2019	91	2,029	1,959	70	523.6	52,363.6	575.4
4/10/2020	7/10/2020	91	2,301	2,179	122	912.6	91,262.3	1,002.9
7/10/2020	10/9/2020	91	2,387	2,301	86	643.3	64,332.5	707.0
1/8/2021	4/10/2021	92	2,651	2,486	165	1,234.3	123,428.6	1,341.6
4/10/2021	7/16/2021	97	2,781	2,651	130	972.5	97,246.8	1,002.5

The new proposed system will be installed with water saving features, as well as the addition of a water recycling system. Based on the proposed data provided, the system will use approximately 56.8 gallons

per wash with 46.5 gallons being reclaimed/recycled, for a net of only 10 gallons per wash. Utilizing a conservative estimate for the anticipated number of washes at 30 washes/day/bay, with each wash bay utilizing a net total of 10 gallons per wash, a total anticipated usage of approximately 300 gallons/day/bay is expected. With only two wash bays an overall approximate total of 600 gallon/day for the facility will be produced. The existing bathroom and proposed bathroom are anticipated to see between 10-15 employees/customers per day. At 15 employees utilizing 15 GPD per employee, (per Table B-3 “Typical per Unit Hydraulic Loading Rates” of the New York State Department of Environmental Conservation (NYSDEC) Division of Water “Design Standards for Intermediate Sized Wastewater Treatment Systems”, March 5, 2014), a total of 225 GPD for sanitary usage is expected. The total proposed design rate would be 225 GPD (Sanitary bathroom) and 600 GPD (auto wash) for an overall total proposed daily demand of **825 GPD**.

The existing sewer lines will remain with only a new single sewer line for the proposed bathroom. This proposed design rate is less than the existing rate the proposed work will not exceed the capacity of the existing lines from the site to Parker Avenue or adversely impact the City sewer system.

2.2 Proposed Water & Sewer Supply

Water supply for the proposed modification will be provided from the City of Poughkeepsie Municipal Water System. The water is supplied by the joint Town and City water treatment facility located at 3431 North Road, Poughkeepsie, NY 12601. The existing car wash water supply will remain and only a new proposed 1” water service will be installed for the new bathroom.

The project will connect to the existing municipal sewer collection system. Wastewater generated at the project site will be treated by the City/Town of Poughkeepsie Municipal Wastewater Treatment Plant. The plant is located off Hudson Street in the Town of Poughkeepsie. The project will connect utilizing the existing sewer lines for the car wash and one proposed 4” SDR-35 sanitary service for the bathroom facility only.

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

Office Use Only
PLSD
ID#:
FEE:

I) **PROPERTY ADDRESS:** 13 Market St. (Tax Lot ID 046085) & 21-25 Market St. (Tax Lot ID 041079),
City of Poughkeepsie, Dutchess Co., NY 12601

II) **PROPERTY OWNERSHIP:**

Name of Owner: Market Cannon Street LLC
Address: 1 Civic Center Plz
City of Poughkeepsie, NY
12601 (zip code)
Telephone: (845) 454-1122

III) **APPLICANT INFORMATION** (If different from above. If the applicant is not the owner of the property, a letter of authorization from the owner must be submitted):
Both parcels, 13 Market St. (Tax Lot ID 046085) & 21-25 Market St. (Tax Lot ID 041079), are deeded in the name Market Cannon Street LLC owned by the same parties that own Eagle-Riverview Group, LLC.

Name of Applicant: Eagle-Riverview Group, LLC
Address: 1 Civic Center Plz, Ste 500
City of Poughkeepsie, NY
12602 (zip code)
Telephone: (845) 454-1122

IV) **CONSULTANT INFORMATION** (If different from above)

Name : Mark Heinsman, LaBella Associates (Project Surveyor)
Address: 21 Fox St.
City of Poughkeepsie, NY
12601 (zip code)
Telephone: (845) 486 - 1562

V) **ZONING DISTRICT:** Poughkeepsie Innovation District - Historic Core (PID-HC)

VI) **SUBDIVISION DESCRIPTION**

a) **Type of Subdivision (Choose One):**
Lot Line Adjustment: x Subdivision (new lots created):

b) For Subdivisions only, please note the number of lots created:

c) **Description of project:**

The Applicant, Eagle-Riverview Group, LLC, is seeking subdivision approval for a lot line adjustment affecting two properties located at 13 Market Street (Tax Lot ID 046085) and 21-25 Market Street (Tax Lot ID 041079), in the Poughkeepsie Innovation District-Historic Core (PID-HC) of the City of Poughkeepsie. Currently, the 13 Market Street project parcel is comprised of a 7-story brick building, 2-story brick building, as well as parking in the back. The 21-25 Market Street project parcel is comprised of a 4-story brick building with a 2-story brick building in the rear (21 Market Street), 7-story brick building with a 1-story brick building in the rear (25 Market Street), and associated parking area. The purpose of the lot line adjustment is to streamline the tax lots with the current functioning of the buildings. The 13 Market Street and 21-25 Market Street buildings are interconnected and the use of these buildings reflects this condition. Therefore, a revision of the property lines to reflect this is being sought. Both parcels are owned by Market Cannon Street LLC, which is owned by the same parties that own Eagle-Riverview Group, LLC. The Applicant is not proposing a change in use, new construction, ground disturbance, or any changes to existing utilities for these properties. 21- 25 Market Street has existing non-conformances related to building height and lot coverage, which will not be increased as part of the proposed action. No additional tax lots will be created.


Signature of applicant
Print name: Jamie Nardone, Eagle-Riverview Group, LLC

1/25/22
Date

The applicant understands that any changes requested in the requirements of the subdivision regulations, or any request for waivers of those requirements, must be placed in writing with an itemized explanation to substantiate the request.

IMPROVEMENTS REQUIRED

(Check each item indicating whether compliance is proposed or a waiver requested)

Item		Compliance	Waiver Requested	Explanation of Waiver
1	Permanent monuments on ROW		X	Concrete or paved surface prohibit material required
2	Sanitary Sewers		X	No change or addition to sanitary sewer proposed*
3	Water Mains		X	No change or addition to water mains proposed*
4	Gas Mains		X	No change or addition to gas lines proposed*
5	Electric Lines		X	No change or addition to electric lines proposed*
6	Storm Sewers		X	No change or addition to storm sewers proposed*
7	Grading Plans		X	No change of grading proposed*
8	Streets (grading and paving)		X	No change to or additional streets proposed*
9	Curbs or Curbs and Gutters		X	No change to or additional curbs/gutters proposed*
10	Sidewalks		X	No change to or additional sidewalks proposed*
11	Street Lights		X	No change to or additional street lights proposed*
12	Street Trees		X	No change to or additional street trees proposed*
13	Street Signs		X	No change to or additional street signs proposed*
14	Fire Protection Systems		X	No change to or additional fire protection systems proposed*
15	Public Open Spaces		X	No change to or additional public open space proposed

FIVE FULL SIZE COPIES OF SUBDIVISION PLAN MUST ACCOMPANY THE APPLICATION FORM, ALONG WITH TEN 11"X 17" COPIES OF THE SUBDIVISION PLAN.

*Surface evidence of existing improvements shown on plan

January 25, 2022

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

RE: Lot Line Adjustment 13 & 21-25 Market Street

Dear Planning Board Members:

Thank you for reviewing our application proposing a Lot Line Adjustment between 13 Market Street and 21-25 Market Street.

The Applicant, Eagle-Riverview Group, LLC, is seeking subdivision approval for a lot line adjustment affecting two properties located at 13 Market Street (Tax Lot ID 046085) and 21-25 Market Street (Tax Lot ID 041079), in the Poughkeepsie Innovation District-Historic Core (PID-HC) of the City of Poughkeepsie.

Currently, the 13 Market Street project parcel is comprised of a 7-story brick building, 2-story brick building, as well as parking in the back. The 21-25 Market Street project parcel is comprised of a 4-story brick building with a 2-story brick building in the rear (21 Market Street), 7-story brick building with a 1-story brick building in the rear (25 Market Street), and associated parking area. The purpose of the lot line adjustment is to streamline the tax lots with the current functioning of the buildings.

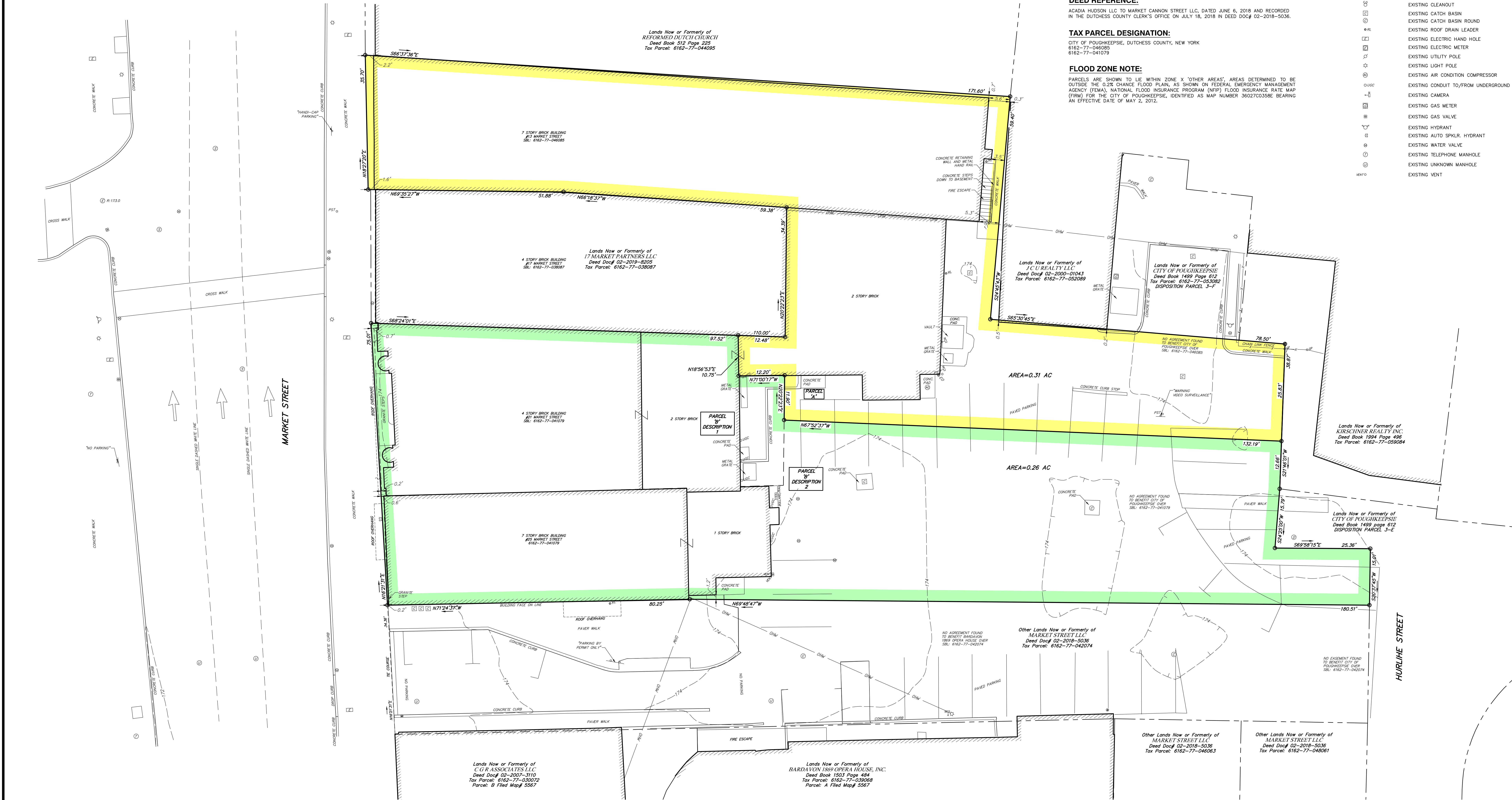
The 13 Market Street and 21-25 Market Street buildings are interconnected and the use of these buildings reflects this condition. Therefore, a revision of the property lines to reflect this is being sought. Both parcels are owned by Market Cannon Street LLC, which is owned by the same parties that own Eagle-Riverview Group, LLC. The Applicant is not proposing a change in use, new construction, ground disturbance, or any changes to existing utilities for these properties. 21- 25 Market Street has existing non-conformances related to building height and lot coverage, which will not be increased as part of the proposed action. No additional tax lots will be created.

Respectfully submitted,

LaBella Associates

Mark Heinsman

Mark Heinsman
Project Surveyor



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

SUBJECT WITHOUT THE BENEFIT OF A TITLE SEARCH.

SURVEY TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

COPYRIGHT CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C., ALL RIGHTS RESERVED.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON THE NYS PLANE COORDINATE SYSTEM, NAD83, WITH THE ZONE 18 UTILITY USING GNSS OBSERVATIONS ON THE NYSDOT BTR NETWORK, NAVD83, GEOID 18 AT THE TIME OF FIELD SURVEY DECEMBER 23, 2021.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL GEODETIC CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL DISGAILY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS MARKED.

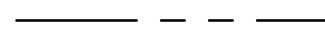
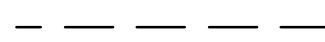
REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "SUBDIVISION OF LANDS OF
BARDAYON ASSOCIATES" AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JANUARY
24, 1979 AS FILED MAP NO. 5567.

ACADIA HUDSON LLC TO MARKET CANNON STREET LLC, DATED JUNE 6, 2018 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JULY 18, 2018 IN DEED DOC# 02-2018-5036.

CITY OF Poughkeepsie, Dutchess County, New York
6162-77-046085
6162-77-041079

PARCELS ARE SHOWN TO LIE WITHIN ZONE X 'OTHER AREAS', AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF POUGHKEEPSIE, IDENTIFIED AS MAP NUMBER 36027C0358E BEARING AN EFFECTIVE DATE OF MAY 2, 2012.

EXISTING CONDITIONS:

- | | |
|---|----------------------------------|
|  | PROPERTY LINE NO PHYSICAL BOUNDS |
|  | ADJACENT PROPERTY LINE |
|  | ADJACENT PROPERTY EASEMENT |
|  | EXISTING BUILDING |
|  | EXISTING BUILDING FOUNDATION |
|  | EXISTING CURB/GUTTER |
|  | EXISTING FENCE |
|  | EXISTING OVERHEAD WIRES |

- | | |
|---|--------------------------------------|
|  | EXISTING SIGN |
|  | EXISTING REFLECTOR MARKER |
|  | EXISTING ROLLARD |
|  | EXISTING FLAGPOLE |
|  | EXISTING POST |
|  | EXISTING SANITARY MANHOLE |
|  | EXISTING CLEANOUT |
|  | EXISTING CATCH BASIN |
|  | EXISTING CATCH BASIN ROUND |
|  | EXISTING ROOF DRAIN LEADER |
|  | EXISTING ELECTRIC HAND HOLE |
|  | EXISTING ELECTRIC METER |
|  | EXISTING UTILITY POLE |
|  | EXISTING LIGHT POLE |
|  | EXISTING AIR CONDITION COMPRESSOR |
|  | EXISTING CONDUIT TO/FROM UNDERGROUND |
|  | EXISTING CAMERA |
|  | EXISTING GAS METER |
|  | EXISTING GAS VALVE |
|  | EXISTING HYDRANT |
|  | EXISTING AUTO SPKRLR. HYDRANT |
|  | EXISTING WATER VALVE |
|  | EXISTING TELEPHONE MANHOLE |
|  | EXISTING UNKNOWN MANHOLE |
|  | EXISTING VENT |

[illegible]

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- o New York City, NY

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[illegible]

21-25 MARKET STREET

**MAP OF EXISTING CONDITIONS
PREPARED FOR
MARKET CANNON ST LLC**

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed MTH	checked DHD
date 12/29/21	scale 1"=10'
project no. 52183.00	
sheet no. SV1	

January 25, 2022

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

RE: Elevations 13 & 21-25 Market Street

No new improvements are proposed and no changes to the existing buildings are proposed. Please waive this component of the submission.

LaBella Associates

Mark Heinsman

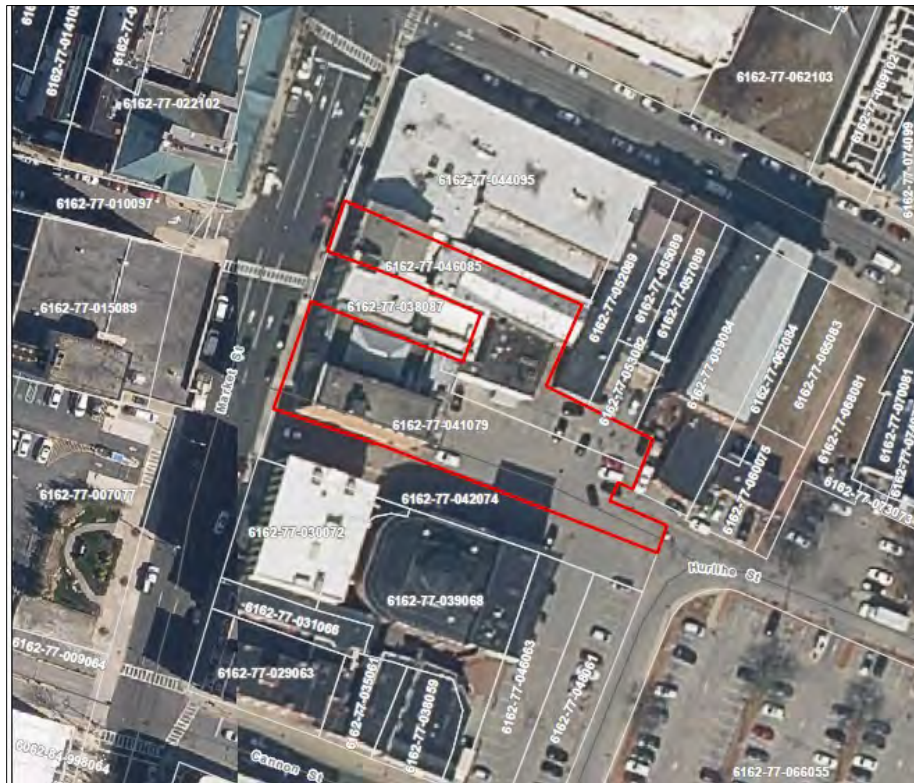
Mark Heinsman
Project Surveyor

Part 1



Eagle-Riverview Subdivision

**13, 21-25 Market St., City of Poughkeepsie, NY
Dutchess County, New York**



Issued: January 25, 2022

Prepared for:

Eagle Riverview Group
One Civic Center Plaza, Suite 500
Poughkeepsie, NY 12602

Prepared by:

LaBella Associates
21 Fox Street
Poughkeepsie, NY 12601
845-486-1562

LaBella Project No. CZ52183.00

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- Figure 3: Land Use Map
- Figure 4: Soils Map
- Figure 5: Wetland, Stream, and Floodplain Map
- Figure 6: NYSDEC Environmental Resource Map
- Figure 7: Cultural Resource Information System (CRIS) Map

ATTACHMENTS

- Attachment A: USFWS Information for Planning and Consultation (IPAC) Informal Report

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PROJECT NARRATIVE

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1.0 PROJECT DESCRIPTION

1.1 Introduction

The Applicant, Eagle-Riverview Group, LLC, is seeking subdivision approval for a lot line adjustment affecting two properties, located at 13 Market Street (Tax Lot ID 046085) and 21-25 Market Street (Tax Lot ID 041079), in the Poughkeepsie Innovation District-Historic Core(PID-HC) of the City of Poughkeepsie. Currently, the 13 Market Street project parcel is comprised of a 7-story brick building, 2-story brick building, as well as parking in the back. The 21-25 Market Street project parcel is comprised of a 4-story brick building with a 2-story brick building in the rear (21 Market Street), 7- story brick building with a 1-story brick building in the rear (25 Market Street), and associated parking area.

The purpose of the lot line adjustment is to streamline the tax lots with the current functioning of the buildings. The 13 Market Street and 21-25 Market Street buildings are interconnected and the use of these buildings reflects this condition. Therefore, a revision of the property lines to reflect this is being sought. Both parcels are owned by Market Cannon Street LLC, which is owned by the same parties that own Eagle-Riverview Group, LLC. The Applicant is not proposing a change in use, new construction, ground disturbance, or any changes to existing utilities for these properties. 21- 25 Market Street has existing non-conformances related to building height and lot coverage, which will not be increased as part of the proposed action. No additional tax lots will be created as part of the proposed action.

A Short Environmental Assessment Form (SEAF) has been prepared for the proposed project using the New York State Department of Environmental Conservation (NYSDEC) EAF Mapper, which provides automated responses to certain questions. The EAF Mapper tool sometimes indicates limited availability for some digital data. Further project details are provided in the this document for clarification of, or reference information used in the response.

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SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF) PART 1 FORM & NARRATIVE

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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: Eagle-Riverview Subdivision			
Project Location (describe, and attach a location map): 13 Market St. (Tax Lot ID 046085) & 21-25 Market St. (Tax Lot ID 041079), City of Poughkeepsie, Dutchess Co., NY 12601			
Brief Description of Proposed Action: The Applicant, Eagle-Riverview Group, LLC, is seeking subdivision approval for a lot line adjustment affecting two properties located at 13 Market Street (Tax Lot ID 046085) and 21-25 Market Street (Tax Lot ID 041079), in the Poughkeepsie Innovation District-Historic Core (PID-HC) of the City of Poughkeepsie. Currently, the 13 Market Street project parcel is comprised of a 7-story brick building, 2-story brick building, as well as parking in the back. The 21-25 Market Street project parcel is comprised of a 4-story brick building with a 2-story brick building in the rear (21 Market Street), 7-story brick building with a 1-story brick building in the rear (25 Market Street), and associated parking area. The purpose of the lot line adjustment is to streamline the tax lots with the current functioning of the buildings. The 13 Market Street and 21-25 Market Street buildings are interconnected and the use of these buildings reflects this condition. Therefore, a revision of the property lines to reflect this is being sought. Both parcels are owned by Market Cannon Street LLC, which is owned by the same parties that own Eagle-Riverview Group, LLC. The Applicant is not proposing a change in use, new construction, ground disturbance, or any changes to existing utilities for these properties. 21- 25 Market Street has existing non-conformances related to building height and lot coverage, which will not be increased as part of the proposed action. No additional tax lots will be created.			
Name of Applicant or Sponsor: Jamie Nardone, Eagle-Riverview Group, LLC		Telephone: E-Mail: jamie@eagleriverview.com	
Address: One Civic Center Plaza Ste 500			
City/PO: Poughkeepsie		State: NY	Zip Code: 12602
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.		NO ☒	YES ☐
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: City of Poughkeepsie - Minor Subdivision Approval for Lot Line Adjustments		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.57 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.57 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): Office/Medical & Community Services ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☒
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? Applicant is seeking a lot line change. No change of use is proposed. The proposed action is therefore consistent with the predominant character of the existing built 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?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A. No new electrical connections are proposed	NO	YES	
	☐	☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A. Applicant is seeking a lot line change. No change is use is proposed.	NO	YES	
	☐	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A. Applicant is seeking a lot line change. No change is use is proposed.	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? Poughkeepsie Savings Bank (NR Listed # 98NR01407) - 21 Market St. No construction is proposed.	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
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? USFWS: Indiana Bat	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, N/A - Applicant is seeking a lot line change. 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:	NO	YES
	☒	☐
	☐	☐
	☐	☐
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)? N/A - Applicant is seeking a lot line change. No change in use is If Yes, explain the purpose and size of the impoundment: proposed and no new buildings are proposed.	NO	YES
	☒	☐
49. 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:	NO	YES
	☒	☐
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:	NO	YES
	☐	☒
314071 - remediation completed; C314125 - remediation completed (managed under SMP); C314126A - ongoing review; B00148 - remediation completed; C314130 - remediation completed; C314134 - ongoing review; 314122 - ongoing review		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jamie Nardone, Eagle-Riverview Group, LLC</u> Date: <u>1/25/22</u> Signature: <u>Krithika Prabhakaran</u> Title: <u>Agent for Applicant</u>		



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



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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

1.0 HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the New York State Historic Preservation Office (SHPO) Cultural Resource Information System (CRIS) mapper, the project site is located within an area designated as an archaeological sensitive area. See Figure 7.

The Poughkeepsie Savings Bank (USN #02740.000294), located at 21 Market Street, is listed on the National Register for its architectural significance as an impressive example of Neoclassical commercial architecture in the City of Poughkeepsie. Designed by the New York City firm of Mowbray & Uffinger and built in 1911-12, the bank is classified as late 19th and 20th classical revival and exhibits the characteristic features of its style and type, including a stone facade dominated by colossal Ionic columns, a triangular pediment, modillioned cornice and a monumental public banking hall on the interior. The bank building received its National Register nomination in 1998.

The church building (USN #02740.000089), located offsite and adjacent to 13 Market Street on 240-264 Main Mall Street, was listed on the State Register in 1982.

Smith Bros. Rest, located at 15 Market Street inbetween 13 Market Street and 21-25 Market Street, is identified as 'undetermined'.

The Collingwood/Bardavon Operahouse & Office Building, located at 35 Market Street and south of 21-25 Market Street, is listed as a State and National Register resource. The property was listed on the National Register State Register in 1977 and on the State Register in 1980.

As the proposed action involves a subdivision lot line adjustment and no new construction, it is not expected to result in any adverse impacts to the historic resources on and adjacent to the site.

2.0 WATER RESOURCES

Figure 5 shows mapped wetlands and streams expected to be present on or in the vicinity of the project area. As shown in Figure 5 and according to the NYS Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper (ERM), there are no NYSDEC regulated, or National Wetland Inventory (NWI) wetlands or streams present on the project site.

3.0 UTILITIES

The proposed action will not involve a change in use for buildings on the project site, or introduce any new construction. Furthermore, the Applicant is not proposing any changes to water or sewer; therefore, there no impacts to utilities will occur.

4.0 VEGETATION AND WILDLIFE

The NYSDEC Environmental Resource Map for the project site indicates that the project area is not located in the vicinity of significant natural communities or rare plants and animals.

According to the SEAF mapper, the project site does not contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, nor does it contain any areas identified as habitat for an endangered or threatened species. Similarly, the SEAF mapper shows that the project site does not contain any species of plant or animal that is listed by NYS as rare nor as a species of special concern.

According to the United States Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), there is potential habitat for the following species in the vicinity of the project site: Indiana Bat (endangered) and Monarch Butterfly (candidate). Candidate species are not regulated by the USFWS (See Attachment A). The IPaC also states that there are no critical habitats at the proposed site.

The project site is located in an urban area and is heavily disturbed by the existing buildings. Additionally, the proposed action is solely a subdivision lot line adjustment, and will not require the removal of trees. As such, no impacts to any vegetation or wildlife (bat species) will occur.

5.0 SITE REMEDIATION

According to the NYSDEC EAF mapper and NYS DEC Environmental Site Remediation database, the site of the proposed action has not been the subject of remediation, however adjoining properties off-site have been the subject of remediation (ongoing and active) for hazardous waste.

CH – Bayeaux Street Poughkeepsie MGP (314071), located less than ½-mile from the project site on Main Street and North Perry Street, is the site of a small MGP. A senior citizens housing development occupies the site today. Central Hudson completed additional investigation work in 2006 to more completely cover the full footprint of the site with borings and test pits. The additional work confirmed that no significant MGP waste was present at the site. A letter stating this conclusion was issued on 03/12/07. No contact with site-related contaminants is expected. This site is given a 'C' classification code, which means that the Department has determined that remediation has been satisfactorily completed under the remedial State Superfund Program.

Queen City Lofts (C314125), located less than ½-mile from the project site on 178-188 Main Street and 11 South Bridge Street, is the site of a four-story mixed-use building with restricted residential and commercial uses and an asphalt parking lot. Formerly, the site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Remediation at the site is complete, and have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan. The site is given a 'C'

classification code which means that the Department has determined that remediation has been satisfactorily completed under the remedial Brownfield Cleanup Program.

"400 Block" Restoration Area (B00148), located less than ½-mile from the project site on 413-441 Main Street, is the site of three, 3-story structures that occupy the entirety of the properties' southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. Soil removal actions have since been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. The site is given a 'C' classification code which means that the Department has determined that remediation has been satisfactorily completed under the remedial Environmental Restoration Program.

Cranell Square (C314130), located less than ½-mile from the project site on 35 Catharine Street, is being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. Currently, the site is used as a municipal parking lot. The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses at this site included an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Remediation at the site is complete, however prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use and direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. The site is given a 'C' classification code which means that the Department has determined that remediation has been satisfactorily completed under the remedial Brownfield Cleanup Program.

19, 21, and 23 Academy Street (C314126A), located less than ½-mile from the project site, is the site of three, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. All buildings are currently vacant, but were previously utilized for commercial and residential uses. The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation. Laboratory data generated during the Phase II investigation document on- and off-site groundwater and soil vapor contamination by chlorinated solvents (tetrachloroethylene [PCE] and related breakdown-products), likely resulting from former dry cleaning operations but also potentially associated with other historical commercial uses. Documented groundwater and soil vapor conditions indicate a likely vapor intrusion condition at both on- and off-site adjoining structures. As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health

exposure concerns. The site is given a 'A' classification code, which means that work is still underway and not yet complete under the remedial Brownfield Cleanup Program.

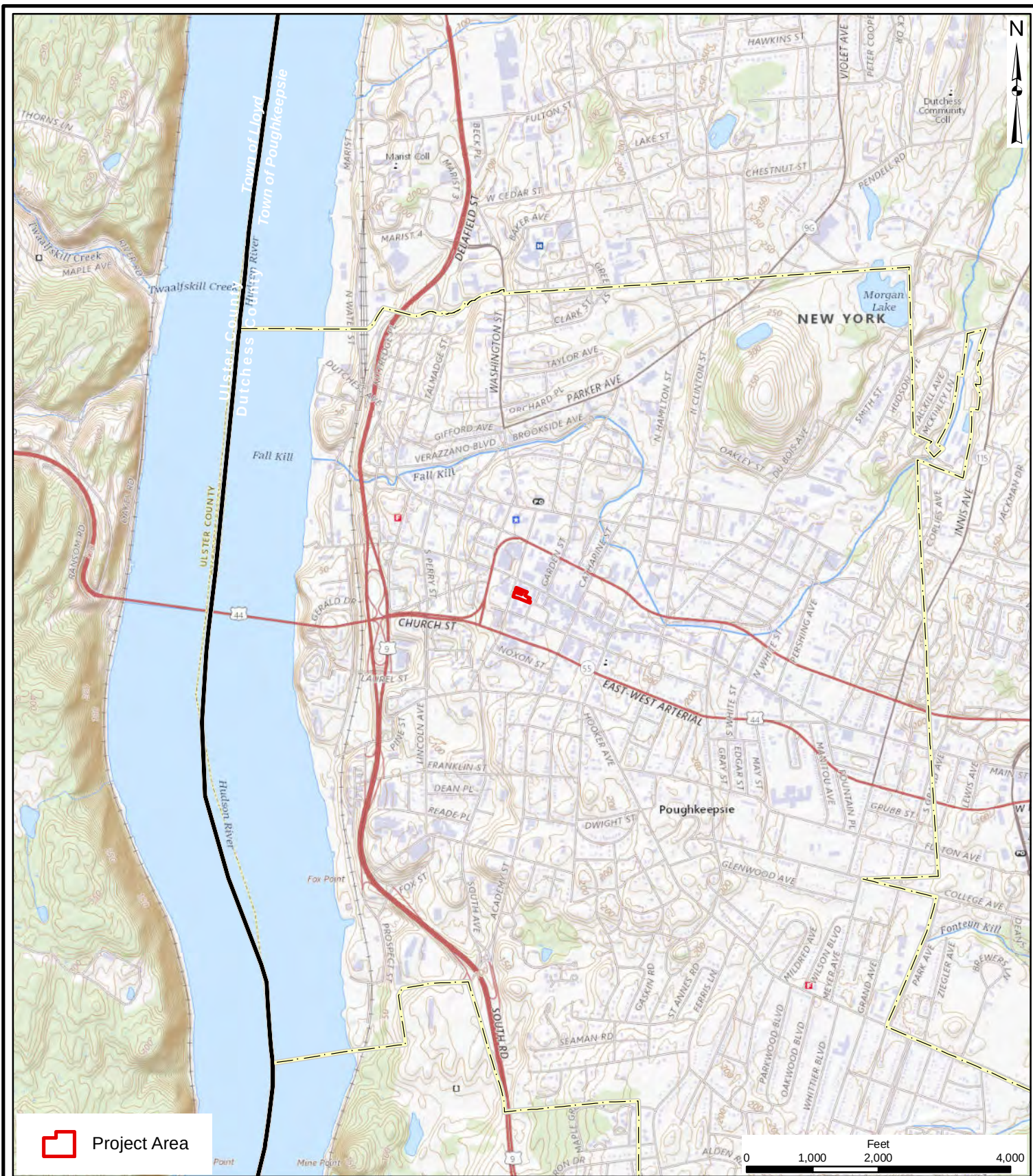
Wallace Campus (C314134), located less than ½-mile from the project site on 319, 325, 327-329 & 331 Main Street, is the site of a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south. The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards. The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities (potentially involving chlorinated solvents), and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street detected elevated levels of lead in the groundwater at 331 Main Street. Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available. The site is given a 'A' classification code, which means that work is still underway and not yet complete under the remedial Brownfield Cleanup Program.

HRH Lead Abatement Site (314122), located a little more than ½-mile from the project site on 55 Garden Street, is the site of a single family home with small front and rear yards. The site was a single family residence that was abated for lead paint as part of a rehabilitation project. The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site. The site is given a 'A' classification code, which means that work is still underway and not yet complete under the remedial State Superfund Program.

Since the Applicant is proposing a minor subdivision lot line adjustment and no new construction, no significant adverse impacts to public health are anticipated to occur.

FIGURES

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Capital District Office:
4 British American Blvd, Latham, NY 12110

North Country Office:
20 Elm Street, Suite 110, Glens Falls, NY 12801

Westchester County Office:
1 North Broadway, Suite 803, White Plains, NY 10601

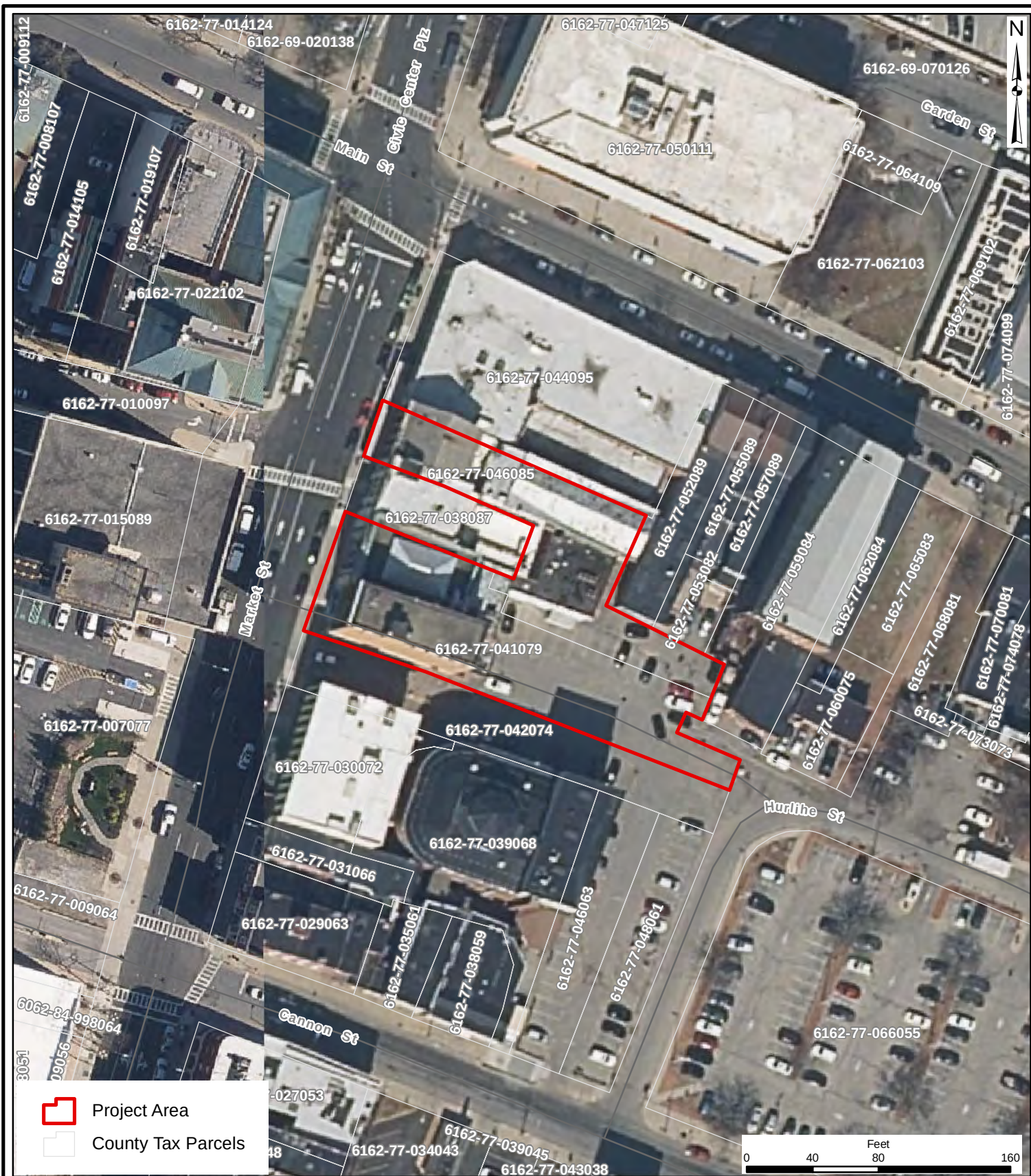
www.labellapc.com Phone: 877.626.6606

Eagle-Riverview Subdivision

USGS Location Map

13 & 25 Market St, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	01/19/2022
Scale:	1 inch = 2,000 feet
Project:	CZ52183.00
Figure:	1



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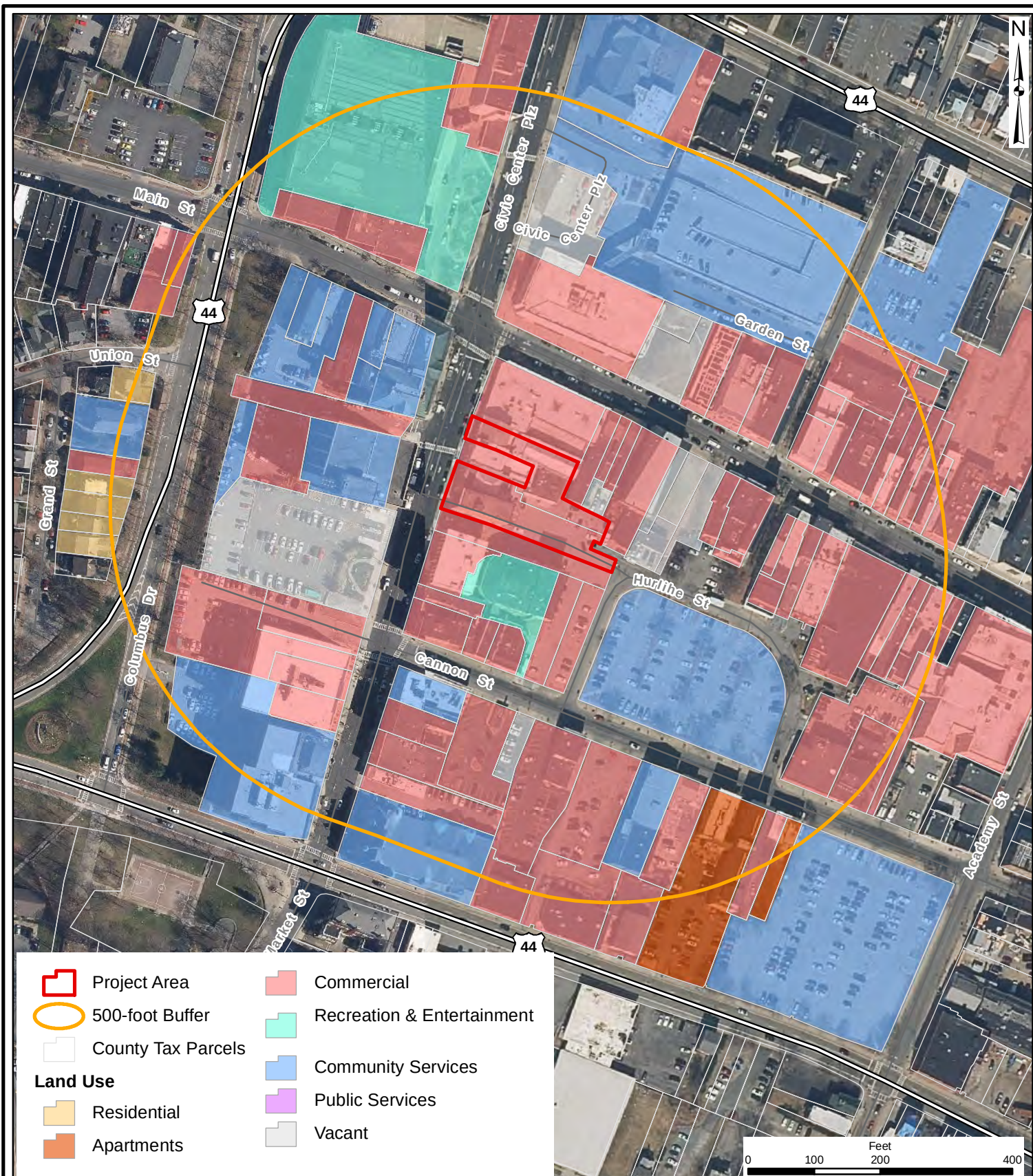
www.labellapc.com Phone: 877.626.6606

Eagle-Riverview Subdivision

Orthophoto Tax Map

13 & 25 Market St, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	01/19/2022
Scale:	1 inch = 80 feet
Project:	CZ52183.00
Figure:	2



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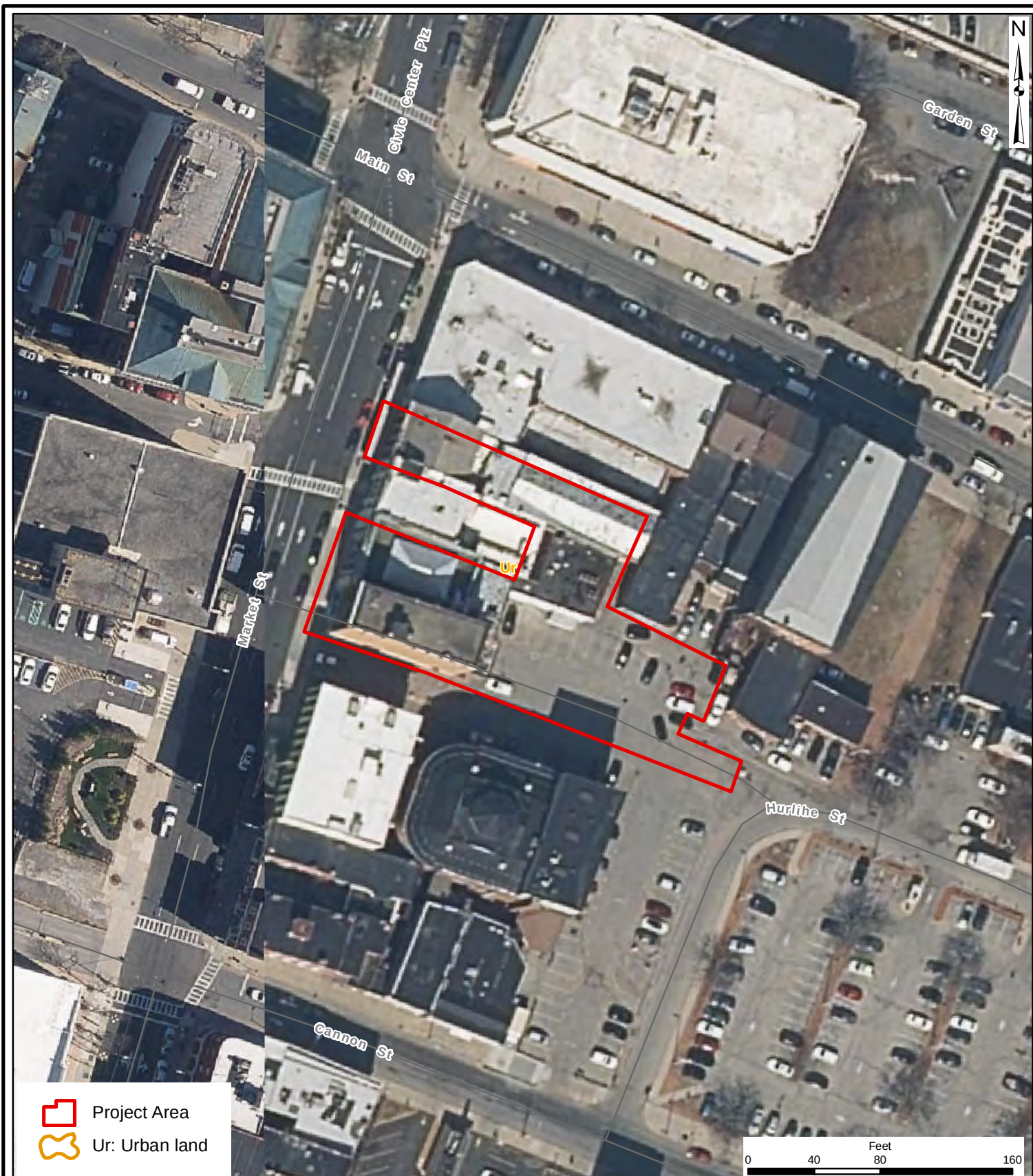
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Eagle-Riverview Subdivision

Land Use

13 & 25 Market St, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	01/19/2022
Scale:	1 inch = 200 feet
Project:	CZ52183.00
Figure:	3



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Westchester County Office:
1 North Broadway, Suite 803, White Plains, NY 10601

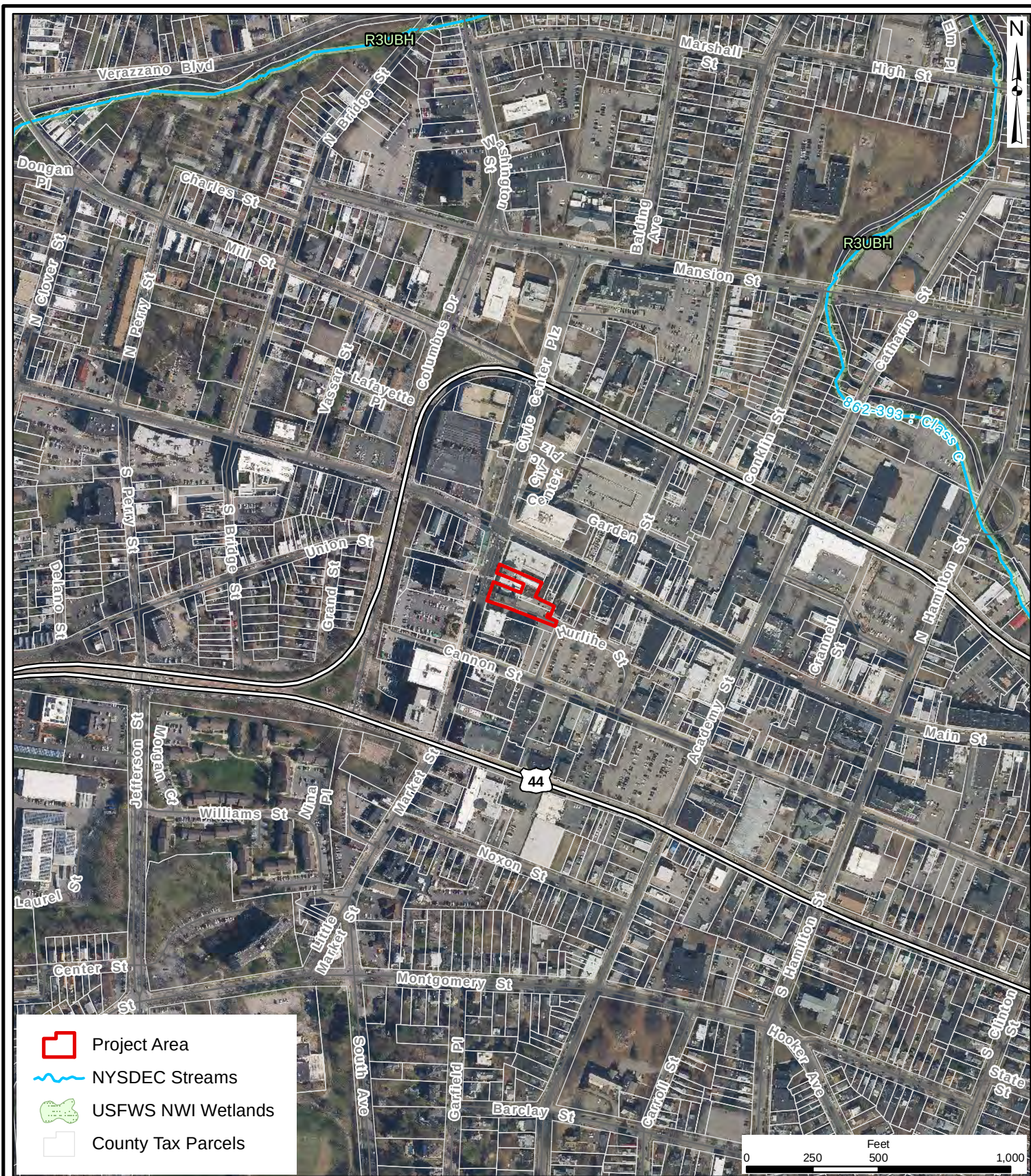
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Eagle-Riverview Subdivision

Soils

13 & 25 Market St, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	01/19/2022
Scale:	1 inch = 80 feet
Project:	CZ52183.00
Figure:	4



Hudson Valley Office:
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Eagle-Riverview Subdivision

Wetlands and Streams

13 & 25 Market St, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	01/19/2022
Scale:	1 inch = 500 feet
Project:	CZ52183.00
Figure:	5



Hudson Valley Office:
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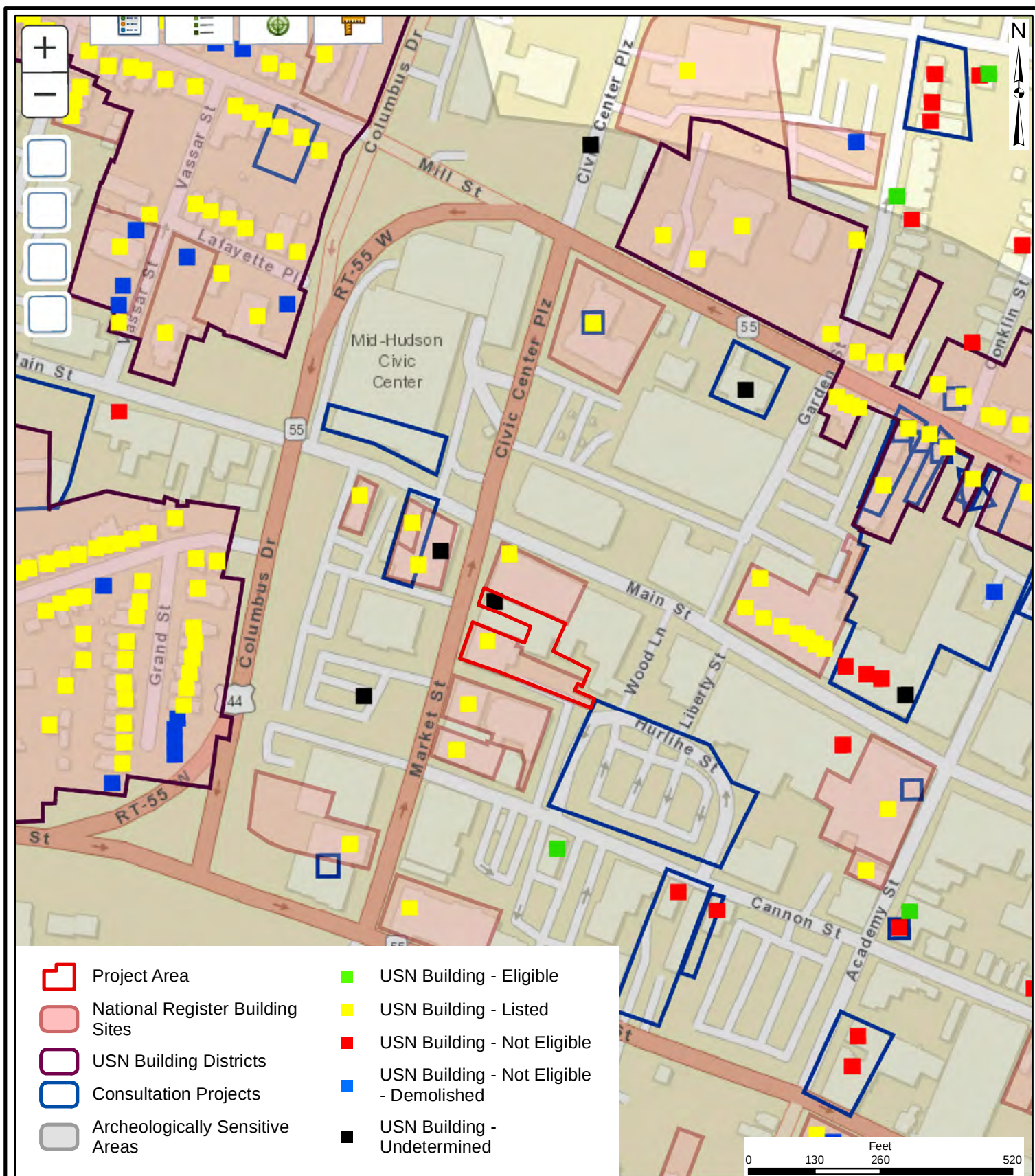
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Eagle-Riverview Subdivision

NYSDEC Environmental Resource Map

13 & 25 Market St, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	01/19/2022
Scale:	1 inch = 260 feet
Project:	CZ52183.00
Figure:	6



Hudson Valley Office:
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Eagle-Riverview Subdivision

NYSOPRHP Cultural Resource Information System (CRIS) Map

13 & 25 Market St, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	01/19/2022
Scale:	1 inch = 260 feet
Project:	CZ52183.00
Figure:	7

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ATTACHMENT A

USFWS Information for Planning and Consultation (IPAC)

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IPaC resource list

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

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

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

☎ (607) 753-9334

📠 (607) 753-9699

3817 Luker Road

Cortland, NY 13045-9385

<http://www.fws.gov/northeast/nyfo/es/section7.htm>

Endangered species

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

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

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

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

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

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

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

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

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

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/5949	Endangered

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

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

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

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

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the [FAQ below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Blue-winged Warbler <i>Vermivora pinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10

Eastern Whip-poor-will *Antrostomus vociferus*

Breeds May 1 to Aug 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Prairie Warbler *Dendroica discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

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

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

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

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

Breeding Season (■)

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

Survey Effort (|)

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

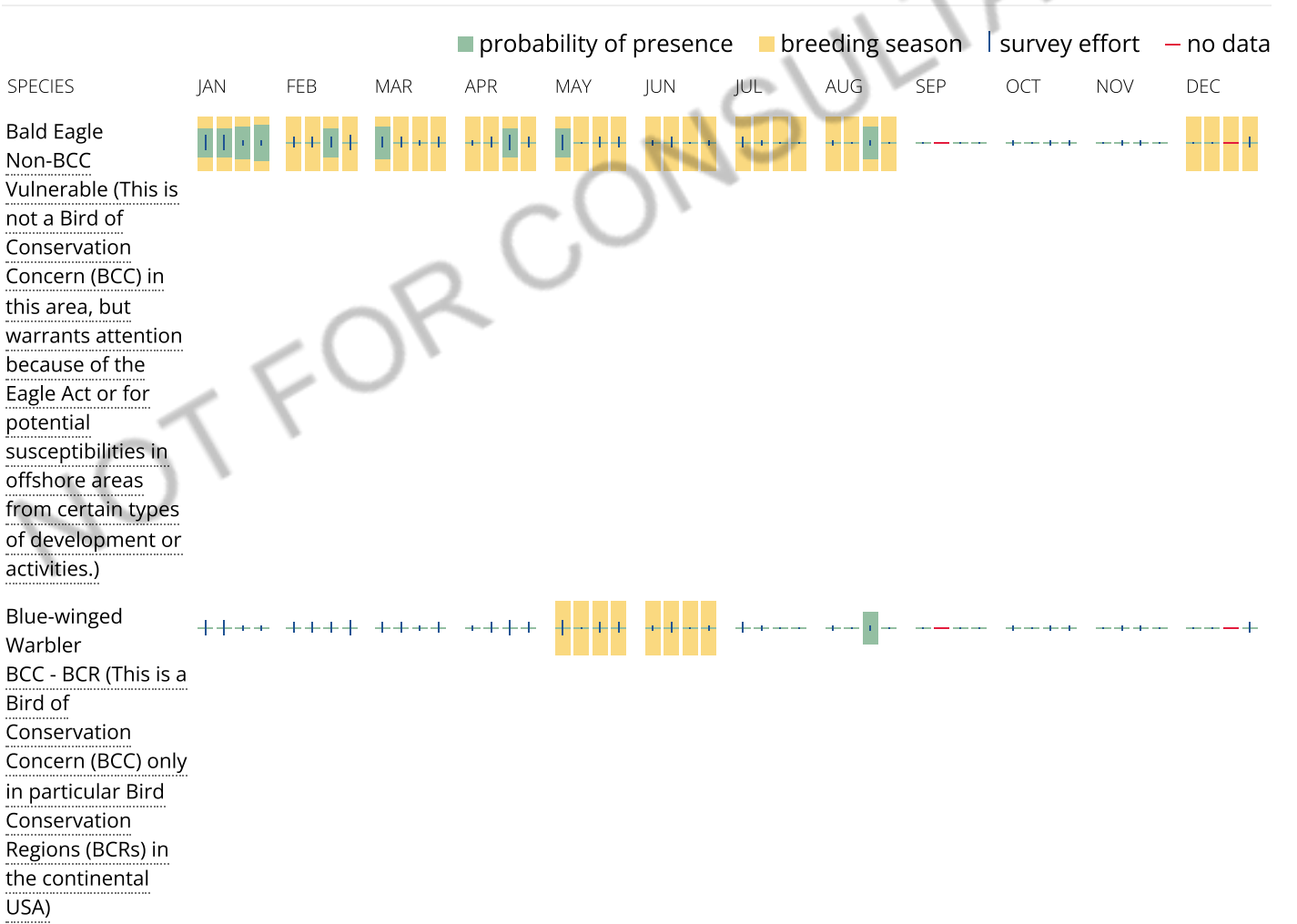
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

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

Survey Timeframe

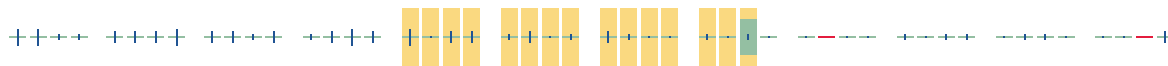
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



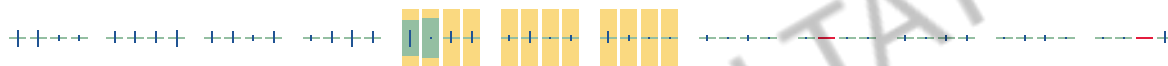
Canada Warbler
BCC Rangewide
(CON) (This is a
Bird of
Conservation
Concern (BCC)
throughout its
range in the
continental USA
and Alaska.)



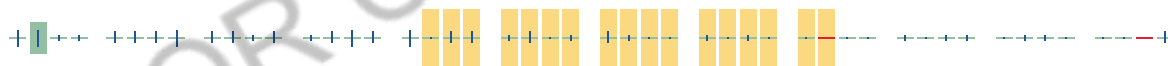
Eastern Whip-
poor-will
BCC Rangewide
(CON) (This is a
Bird of
Conservation
Concern (BCC)
throughout its
range in the
continental USA
and Alaska.)



Prairie Warbler
BCC Rangewide
(CON) (This is a
Bird of
Conservation
Concern (BCC)
throughout its
range in the
continental USA
and Alaska.)



Red-headed
Woodpecker
BCC Rangewide
(CON) (This is a
Bird of
Conservation
Concern (BCC)
throughout its
range in the
continental USA
and Alaska.)



Wood Thrush
BCC Rangewide
(CON) (This is a
Bird of
Conservation
Concern (BCC)
throughout its
range in the
continental USA
and Alaska.)



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

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

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

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

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

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

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

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

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

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

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

Facilities

National Wildlife Refuge lands

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

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

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

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

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

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

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

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

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters.

Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

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

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FIGURES

- Figure 1: Geology and Soils
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- Figure 3: Habitats
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- Figure 6: NYSOPRHP Cultural Resources Information System Map
- Figure 7: Historic Resources
- Figure 8: Recreational Resources

ATTACHMENTS

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

Note: Concept Plan submitted separately.

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1.0 INTRODUCTION

1.1 Project Summary

The Applicant, Eagle-Riverview Group, LLC, is seeking subdivision approval for a lot line adjustment affecting two properties located at 13 Market Street (Tax Lot ID 046085) and 21-25 Market Street (Tax Lot ID 041079), in the Poughkeepsie Innovation District-Historic Core (PID-HC) of the City of Poughkeepsie. Currently, the 13 Market Street project parcel is comprised of a 7-story brick building, 2-story brick building, as well as parking in the back. The 21-25 Market Street project parcel is comprised of a 4-story brick building with a 2-story brick building in the rear (21 Market Street), 7-story brick building with a 1-story brick building in the rear (25 Market Street), and associated parking area.

The purpose of the lot line adjustment is to streamline the tax lots with the current functioning of the buildings. The 13 Market Street and 21-25 Market Street buildings are interconnected, and the use of these buildings reflects this condition. Therefore, a revision of the property lines to reflect this is being sought. Both parcels are owned by Market Cannon Street LLC, which is owned by the same parties that own Eagle-Riverview Group, LLC. The Applicant is not proposing a change in use, new construction, ground disturbance, or any changes to existing utilities for these properties. 21-25 Market Street has existing non-conformances related to building height and lot coverage, which will not be increased as part of the proposed action. No additional tax lots will be created as part of the proposed action.

1.2 Site Description

The project parcels are located along Market Street, in the Poughkeepsie Innovation District-Historic Core (PID-HC) of the City of Poughkeepsie. 21 Market Street is listed on the State and Federal Registers of Historic Places but is not located within a Historic District. According to the Poughkeepsie Natural Resources Inventory, the project parcels are classified as commercial parcels; 13 Market Street is an office building and 21-25 Market Street is a bank complex.

1.3 Anticipated Permits/Approvals

The Applicant is seeking subdivision approval for lot line adjustments to streamline two tax lots [13 Market Street (Tax Lot ID 046085) and 21-25 Market Street (Tax Lot ID 041079)], with the current functioning of the buildings.

2.0 CONSERVATION ANALYSIS

Supplemental to the State-required Environmental Assessment Form, the Applicant is required to utilize the Poughkeepsie Natural Resource Inventory (NRI) online mapping tool, to identify and display the project parcels within the Inventory's six resource maps and provide a Conservation Analysis consisting of inventory maps, description of the land and features present on site, and an analysis of the potential impacts to various site features identified in the NRI.

2.1 Geology and Soils

According to the NRI Report, the project site's bedrock geology is specifically Graywacke and shale, which is considered less permeable than other types of bedrock found in the City of Poughkeepsie. Figure 1 shows the soil types that are expected to be present on the project site.

According to the Dutchess County Soil Survey information available in the Natural Resource Conservation Service website, 100% of the project parcels' soils are classified as Urban Land (Ur) with minor components such as Udorthents, rock outcrop, and unnamed undisturbed soils. This soil type is not classified as prime farmland.

2.2 Water Resources

As shown in Figure 2, the project site does not contain and is not proximate to wetlands, riparian or flood hazard areas (or 100-year floodplain area). The project site is located approximately a little over ½-mile south of the Fallkill Creek. Since the proposed project is a subdivision lot line adjustment and is not proposing any ground disturbance, it is safe to assume that there will be no adverse impacts to water resources.

2.3 Habitats

According to the NRI Report, the project site is fully developed and is not home to any endangered or threatened plant or wildlife habitats.

2.4 Land Use

The project parcels are classified as commercial. To the north, the project parcels abut commercial buildings and a vacant use (Mural Square – park). To the west, the project parcels abut community services (Dutchess County Supreme County and County District Attorney's Office) and commercial buildings. To the south, the project parcels abut commercial buildings and recreation and entertainment use (Bardavon/Collingwood Opera House). To the east, the project parcels abut commercial buildings, vacant land, and community services (large public parking lot) (Figure 5).

The Applicant is not proposing a change in use, new construction, ground disturbance, or any changes to existing utilities for these properties, and therefore, the action will be compliant to existing land use.

2.5 Historic Resources

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 6), the project site is located within an area designated as an archaeological sensitive area. The site is not located within any historic districts.

The Poughkeepsie Savings Bank (USN #02740.000294), located at 21 Market Street within the project site, is listed on the National Register for its architectural significance as an impressive example of Neoclassical commercial architecture in the City of Poughkeepsie. Designed by

the New York City firm of Mowbray & Uffinger and built in 1911-12, the bank is classified as late 19th and 20th classical revival and exhibits the characteristic features of its style and type, including a stone facade dominated by colossal Ionic columns, a triangular pediment, modillioned cornice and a monumental public banking hall on the interior. The bank building received its National Register nomination in 1998.

The Church Building (USN #02740.000089), located offsite and adjacent to 13 Market Street on 240-264 Main Mall Street, was listed on the State Register in 1982.

Smith Bros. Rest (USN#02740.000017), located at 15 Market Street in between 13 Market Street and 21-25 Market Street, is identified as 'undetermined'.

The Collingwood/Bardavon Operahouse & Office Building (USN#02740.000317), located at 35 Market Street and south of 21-25 Market Street, is listed as a State and National Register resource. The property was listed on the National Register State Register in 1977 and on the State Register in 1980.

The Dutchess County Court House (USN #02740.000312) and the Dutchess County Courthouse Annex (USN #02740.000088), located at 10 Market Street and 236 Main Street and west of the project parcels, are both listed as State and National Register resources. The properties were listed on the Registers in 1982.

The NRI Report identifies multiple historic resources on and adjacent to the project site, see Figure 7. The Poughkeepsie Savings Bank, located on the project site, is identified as a State and National historic site; the Bardavon/Collingwood Opera House and Office Building, located south of the project site, is identified as a State and National historic site; the Church Building, located north of the project site, is identified as a State historic site the Dutchess County Court House and the Dutchess County Courthouse Annex are identified as State and National historic sites.; the Dutchess County Court House and the Dutchess County Courthouse Annex are identified as State and National historic sites.

As the proposed action involves a subdivision lot line adjustment and no new construction, it is not expected to result in any adverse impacts to the historic resources on or adjacent to the site.

2.6 Recreational Resources

The project site is located on privately-owned land that is not currently used by the public for recreation, see Figure 8. The Applicant is not proposing a change in use, new construction, ground disturbance, or any changes to existing utilities for these properties. Mural Square is located approximately less than 1/2 mile north of the site on Main Street. Mural Square is used by the public for community events and gatherings.

2.7 Conclusion

The properties are identified in the NRI Report as fully developed urban sites, commercial in nature. They are neither home to any endangered or threatened plant or wildlife habitats, nor contain any water resources. The project site is located within an area designated as an archaeological sensitive area and contains a State and National register listed historic

resource (Poughkeepsie Savings Bank), however the project site is not within any historic districts.

The Applicant is not proposing a change in use, new construction, ground disturbance, or any changes to existing utilities for these properties, and therefore, will not have adverse impacts to any nearby natural or historic resources.

FIGURES

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Poughkeepsie NRI Map: Geology and Soils

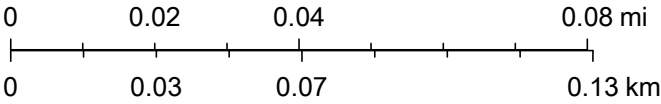


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- City of Poughkeepsie Boundary
- Parcel Boundaries
- Soils

- Bedrock Geology
- Graywacke, shale (Oag)
 - Taconic melange (Otm)

1:2,257



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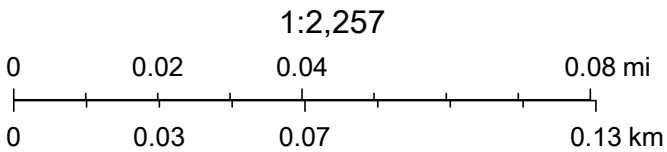
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Poughkeepsie NRI Map: Water Resources



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



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Poughkeepsie NRI Map: Habitats



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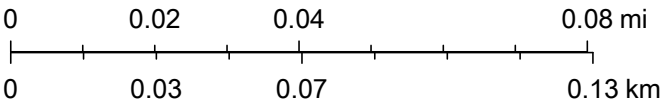
Parcel Boundaries

City of Poughkeepsie Boundary

Hudsonia Habitats

Developed

1:2,257



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Hudson Valley Office:
21 Fox Street, Poughkeepsie, NY 12601

Capital District Office:
4 British American Blvd, Latham, NY 12110

North Country Office:
20 Elm Street, Suite 110, Glens Falls, NY 12801

Westchester County Office:
1 North Broadway, Suite 803, White Plains, NY 10601

www.labellapc.com Phone: 877.626.6606

Eagle-Riverview Subdivision

NYSDEC Environmental Resource Map

13 & 25 Market St, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	01/19/2022
Scale:	1 inch = 260 feet
Project:	CZ52183.00
Figure:	6

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Poughkeepsie NRI Map: Land Use



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 City of Poughkeepsie Boundary

Poughkeepsie_Parcel_LandCoverCategories

 Commercial

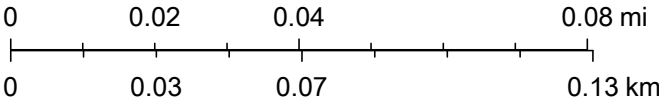
 Community Services

 Recreation and Entertainment

 Residential

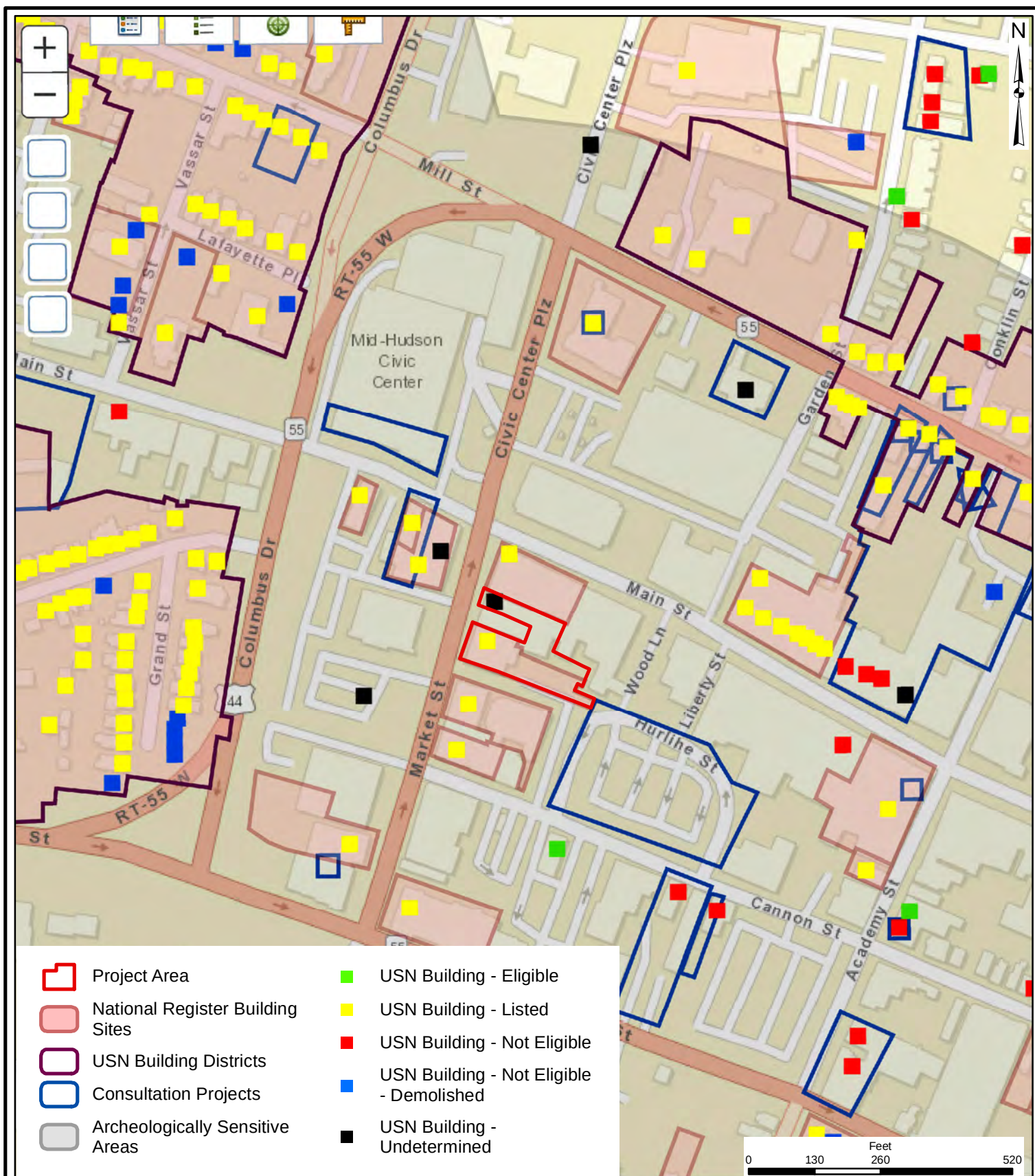
 Vacant Land

1:2,257



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20 Elm Street, Suite 110, Glens Falls, NY 12801

Westchester County Office:
1 North Broadway, Suite 803, White Plains, NY 10601

www.labellapc.com Phone: 877.626.6606

Eagle-Riverview Subdivision

NYSOPRHP Cultural Resource Information System (CRIS) Map

13 & 25 Market St, City of Poughkeepsie - Dutchess County, NY

Drawn:	RL-B
Date:	01/19/2022
Scale:	1 inch = 260 feet
Project:	CZ52183.00
Figure:	7

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Poughkeepsie NRI Map: Historic Resources



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- Parcel Boundaries

Historic Sites (2021)

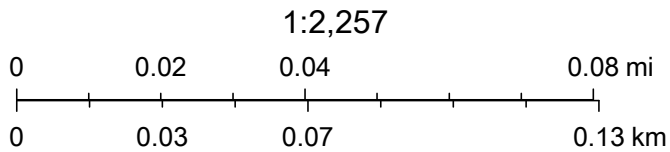
Historic Districts (2021)

State and National
- Local

Local, State, and National
- State

State and National

City of Poughkeepsie Boundary



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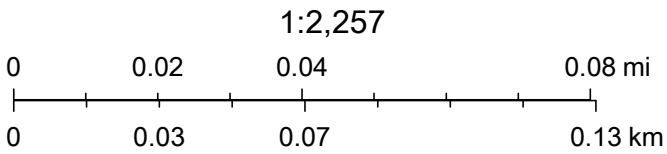
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Poughkeepsie NRI Map: Recreational Resources



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



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ATTACHMENT A

USFWS Official Species List

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IPaC resource list

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

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

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

☎ (607) 753-9334

📠 (607) 753-9699

3817 Luker Road

Cortland, NY 13045-9385

<http://www.fws.gov/northeast/nyfo/es/section7.htm>

Endangered species

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

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

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

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

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

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

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

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

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

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/5949	Endangered

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

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

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

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

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the [FAQ below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Blue-winged Warbler <i>Vermivora pinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10

Eastern Whip-poor-will *Antrostomus vociferus*

Breeds May 1 to Aug 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Prairie Warbler *Dendroica discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

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

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

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

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

Breeding Season (■)

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

Survey Effort (|)

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

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

No Data (—)

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

Survey Timeframe

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





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

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

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

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

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

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

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

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

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

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

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

Facilities

National Wildlife Refuge lands

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

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

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

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

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

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

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

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

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters.

Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

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

NOT FOR CONSULTATION

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APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- I. **PROPERTY ADDRESS:** 556 Main Street
- II. **PROPERTY OWNER:** 558 Main Street LLC
ADDRESS: 560 Main Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 646-752-1932 (include area code)
- III. **NAME OF APPLICANT:** Stefan Bohdanowycz
ADDRESS: 560 Main St
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 646-752-1923 (include area code)
EMAIL ADDRESS: stefan@tricontractinginc.com
- (If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)
- IV. **CONSULTANT:** Liscum McCormack VanVoorhis - Kimberly Ryan RA
ADDRESS: 181 Church Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 845-452-2268 (include area code)
- V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Multi-Use
600 SF commercial with 9 multifamily units
- VI. **ZONING DISTRICT:** C-1

OFFICE USE ONLY

CODE: PLSF

ID # _____

FEE: \$1,493.55

Total, from:
\$500, plus
\$5.456x\$150 \$818.55
(\$150 per 1000
square feet of floor
area), plus
\$5x\$35 = \$175
(\$35 per number of
required parking
spaces), plus
\$ NA
(\$500 for special
permit, if applicable)

(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: \$ 1,700,000

LOT AND BULK INFORMATION:

Lot area: .103 (acres) 4500 (square feet)

Building Footprint: 1205 (proposed square feet for new construction)

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

 n/a (additional proposed square feet for expansion)

 1205 (total building footprint, square feet)

Lot Coverage: 27% (percentage, building coverage only)

Gross Floor Area: 5,456 (proposed square feet for new construction)

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

 n/a (additional proposed square feet for expansion)

 5,456 (total gross floor area, square feet)

Building Height: 3 (stories) 35 (feet)

Floor Area Ratio: 1.21 (ratio of gross floor area divided by lot area)
 see zoning variance

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 15

B) Number of Off-Street Parking Spaces provided: 5 (see zoning variance)

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

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

Corner Lot @ Church St and Palmer Ave
has approx 13 spaces
If yes, name all such municipal facilities: _____

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

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

_____ (Yes) _____ (No)

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

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multiple residence rentals

(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:
Number of efficiency or "studio" units: 4
Number of one (1) bedroom units: 5 including (1) ADA unit
Number of two (2) bedroom unit's 0
Number with three or more bedrooms: 0
Total number of units: 9

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

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

A) Number of Employees: _____
B) Number of doctors/dentists/medical practitioners: _____
C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

- A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)
- B) Number of Employees: _____
- C) Number of Washing Machines (for laundromat): _____
- D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

- A) Type of Mercantile (specify): _____
- B) Number of Employees: _____
- C) Days/Hours of Operation: _____

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

- A) Specify Use: _____
- B) Number of seats (excluding bar stools and outdoor seating): _____
- C) Meals served (i.e., breakfast, lunch, dinner): _____
- D) Type of Menu: _____
- E) Days/Hours of Operation: _____
- F) Entertainment (live and/or recorded): _____
- G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No
- H) If yes, how many seats at the bar? _____
- I) Is a drive-through window proposed? _____
- J) Is a walk-up window proposed? _____
- K) Is an outdoor seating area proposed? _____
- L) If yes, how many seats are proposed? _____
- M) If yes, is outdoor cooking proposed? _____

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

- A) Specify Use: _____
- B) Number of shifts (if any): _____
- C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): _____
- F) Days/Hours of operation: _____

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

A) Specify: _____

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: _____

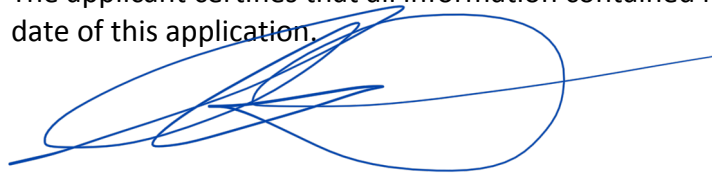
I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):
Available commercial space at storefront 600 sf

XVII. APPLICANT CERTIFICATION

I, Stefan Bohdanowycz, 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

1/24/2022

Date



Principals:
Charles E. Liscum AIA
Michael T.J. McCormack AIA
Raymond P. VanVoorhis AIA

1/25/2022

HAND DELIVERED

Ms. Natalie Quinn
City of Poughkeepsie Planning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

Ms. Judith Knauss
City of Poughkeepsie Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: 556 Main Street – Planning Board Application
Submission to Planning & Zoning**

Dear Ms. Quinn & Ms. Knauss:

We have enclosed the following for your review:

1. Application for site plan dated 1-24-22
2. Short form EAF dated 1-21-22
3. Statement of Financial Capability dated 4-29-21
4. Engineers Utility Letter by Fellenzer Engineering dated 1-24-22
5. County of Dutchess Department of Planning and Development review letter dated 12-13-22
6. City of Poughkeepsie Zoning Board of Appeals Decision Letter dated 12-14-21.
7. Sprinkler flow analysis prepared by APF Fire Protection.
8. (1) copies of survey by John Post Jr. LLS dated 7-18-2020
9. (1) copies of Title Sheet drawing by LRC and dated 1-25-22
10. (1) copies of SP1 Site plan dated 1-25-22
11. (1) Copies of SG2 Site Grading/Drainage/Erosion Control Plan dated 1-25-22
12. (1) Copies of UT-1 Utility Plan dated 1-25-22
13. (1) Copies of LL-1 Landscape Plan dated 1-25-22
14. (1) copies Site Lighting Photometrics
15. (1) copies of DN-1 Details dated 1-25-22
16. (1) copies of DN-2 Details dated 1-25-22
17. (1) copies of A100 Building Elevations dated 1-7-22
18. (1) copies of A101 Building Renderings dated 1-7-22
19. (1) copies of A102 3D Views dated 1-7-22
20. (1) copies of A103 Roof Top Terrace dated 1-7-22

We are proposing to construct a new mixed-use building in the C-1 district with three stories to include a 600 sf commercial space at the storefront and a one bedroom ADA compliant apartment on the first floor, two one-bedroom and two studios each on floors two and three with a roof top terrace. We have fit 5 parking spaces with two of them under the second and third floor overhang. We held the building away from the adjacent building to preserve daylight and access to the zero lot line windows on its westerly façade. The total proposed units for the building are (1) commercial space, (1) one bedroom ADA, (4) one bedroom and (4) studios.

All proposed structures, equipment or material will be readily accessible for fire and police protection. The project has been presented to Fire Chief Joe Franco and has been approved to have street front access with knox box access to the security gate and all entrance doors.

The project has been reviewed by APF Fire Protection with the available flow pressures in the area and has been determined to be sufficient for the sprinkler needs. Documentation attached.

The proposed use is of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.

The proposed project has been presented to the City of Poughkeepsie Zoning Board of Appeals for Area Variances and has received variances for Area, parking spaces and open space.

The proposed project has been reviewed by the Dutchess County Planning Department and their comments are included with this application.

At this time, we are seeking your review of the enclosed documents. Upon your review and any suggested changes, we will amend our submission and provide the necessary applications fees and escrow for submission to the Planning Board.

Thank you for your assistance.

Sincerely,

Kimberly R Ryan RA
Senior Associate
kryan@lmvarchitects.com

Statement of Financial Capability

558 Main Street LLC
556 Main Street
Poughkeepsie, NY 12601

Planning Board--City of Poughkeepsie

62 Civic Center Plaza
Poughkeepsie, NY 12601

To Whom It May Concern:

This Statement is to inform you that we, 558 Main Street LLC, hereby attest that we are financially capable to complete the proposed development located at **556 Main Street, Poughkeepsie, NY 12601** in its entirety. If any supporting evidence is requested, we will happily comply.

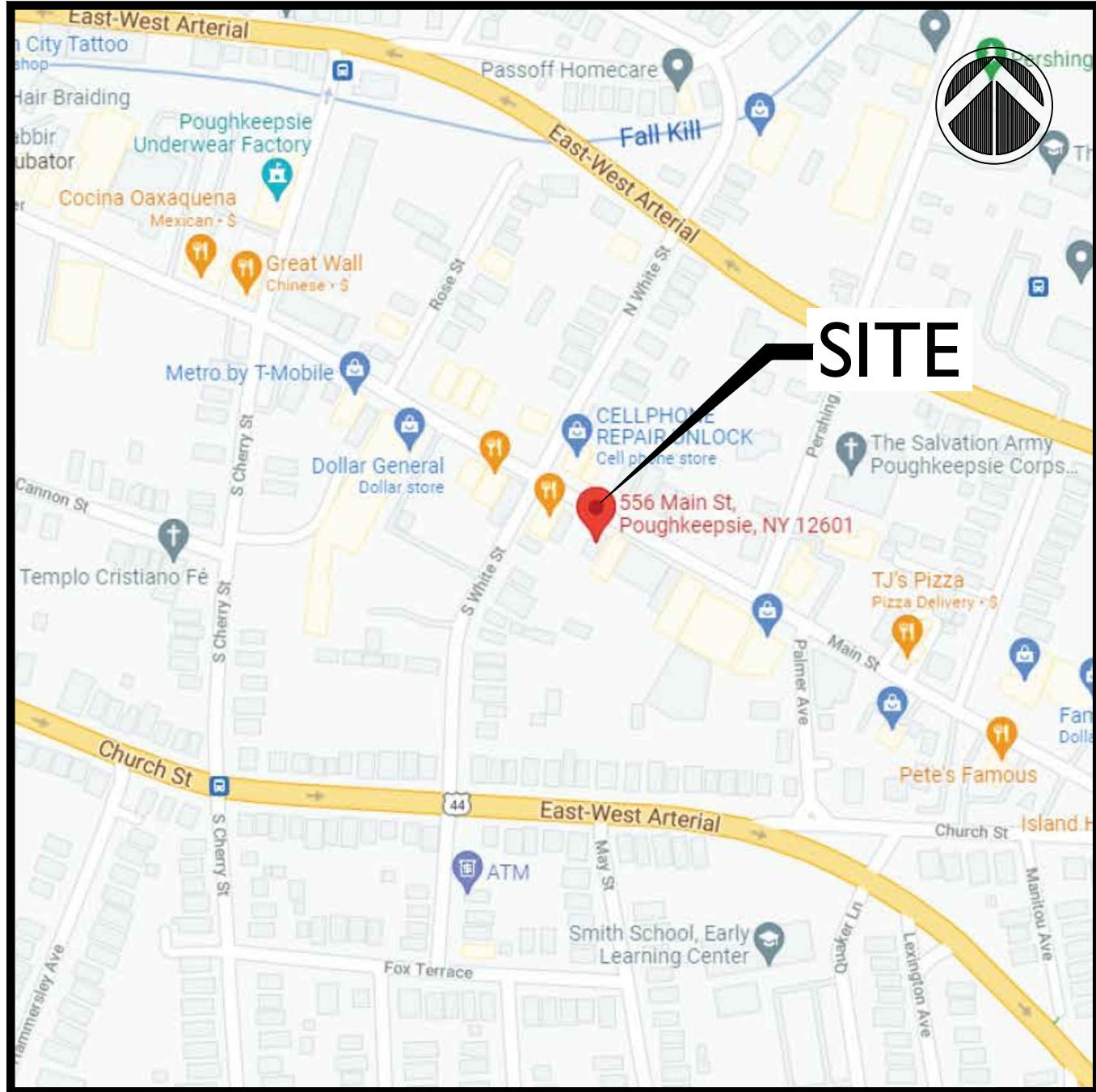
Sincerely,
558 Main Street

Name: Stefan Bohdanowycz

Title: President

Signature 

Date: 1/24/22



LOCATION MAP
SCALE: 1"=1,000'

PROPOSED MULTI-USE DEVELOPMENT

FOR

556 MAIN STREET

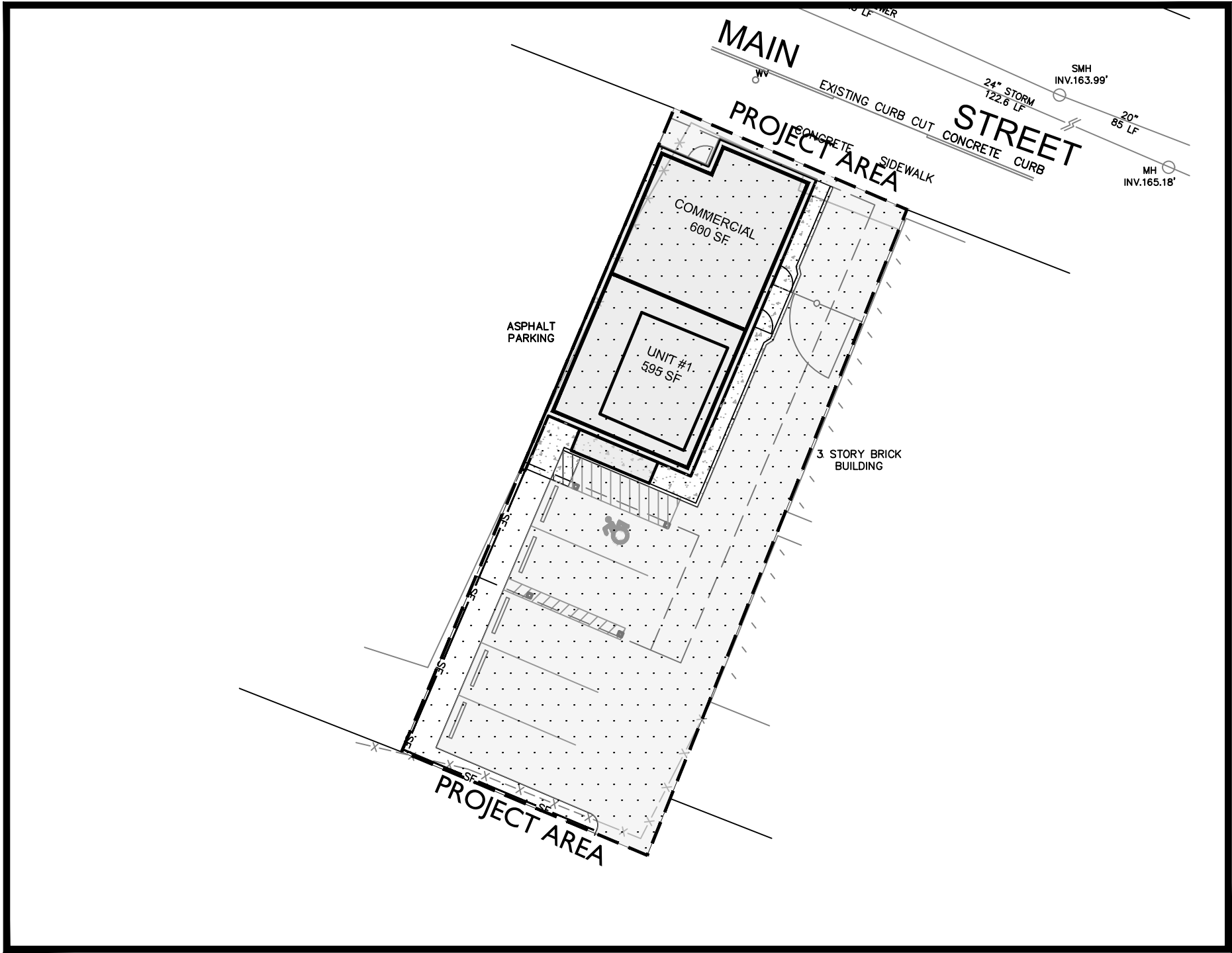
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

TAX MAP ID#6161-24-392943

ORIGINALLY SUBMITTED: JANUARY 25, 2022
REVISED: JANUARY 31, 2022



VICINITY MAP
SCALE: 1"=200'



OVERALL SITE PLAN
SCALE: 1"=20'

INDEX OF DRAWINGS

CV-1	COVER SHEET
SHEET	SURVEY
SP-1	SITE PLAN
SG-1	SITE GRADING / DRAINAGE PLAN / EROSION CONTROL PLAN
UT-1	UTILITY PLAN
LL-1	LANDSCAPE PLAN
SHEET	PHOTOMETRIC PLAN
DN-1	DETAILS
DN-2	DETAILS
A100	BUILDING ELEVATIONS
A101	BUILDING RENDERINGS
A102	3D VIEWS
A103	ROOFTOP TERRACE

SITE PLANNER / CIVIL ENGINEER:



- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com



Rodney Morrison P.E. #074194

OWNER / APPLICANT:

558 MAIN STREET, LLC
560 MAIN STREET
POUGHKEEPSIE, NY 12601

ARCHITECT:



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

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): _____

John J. Post, Jr.
Licensed Land Surveyor
P.O. Box 827
Stone Ridge, N.Y. 12484
845-706-7528

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD, PHYSICAL FEATURES FOUND AT THE TIME OF FIELD SURVEY AND AS IN POSSESSION.

SUBJECT TO ANY RIGHT OF WAYS, EASEMENTS OR OTHERWISE WHICH MAY AFFECT THE PREMISES SHOWN HEREON

SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTIONS THEREOF LYING WITHIN THE BOUNDS OF MAIN STREET.

SUBJECT TO THE FACTS AN ACCURATE TITLE REPORT MAY REVEAL.

DEED REFERENCE :

DOC. NO. 02 2020 2474

TAX MAP REFERENCE :

CITY OF POUGHKEEPSIE 131300-6161-24-392943

MAP REFERENCE :

"BOARD OF PUBLIC WORKS, BOOK 4.259 & 4.260" DATED APRIL 7, 1932.

"P.15 OF SANITARY BOOK"

"P.15 OF STORM BOOK"

"BOARD OF PUBLIC WORKS, PLAN AND PROFILE, MAIN ST SEWER" DATED MAY 19, 1937.

VERTICAL DATUM:

NAVD 88

I hereby certify that the survey shown hereon is based on an actual field survey completed on July 2, 2020 and that this map was completed on July 18, 2020.

Certified only to:

1) 558 Main Street LLC



John J. Post, Jr., L.L.S. N.Y.S. Lic. No. 50643

NOW OR FORMERLY
SEILA HOLDINGS LLC
DOC. NO. 02 2006 7526
TAX PARCEL 131300-6161-24-393934

REVISED 01.13.22 TO ADD TOPOGRAPHY..

REVISED 08.20.20 TO SHOW UTILITIES INTERPOLATED FROM PROVIDED MAPPING, AMEND CERTIFICATION.

REVISED 08.10.20 TO SHOW UTILITY MARK-UP.

NOW OR FORMERLY
CORDOVA
DOC. NO. 02 2003 8729
TAX PARCEL 131300-6161-24-387946

NOW OR FORMERLY
558 MAIN STREET LLC
DOC. NO. 02 2017 2092
TAX PARCEL 131300-6161-24-400940

MAP OF SURVEY

PREPARED FOR

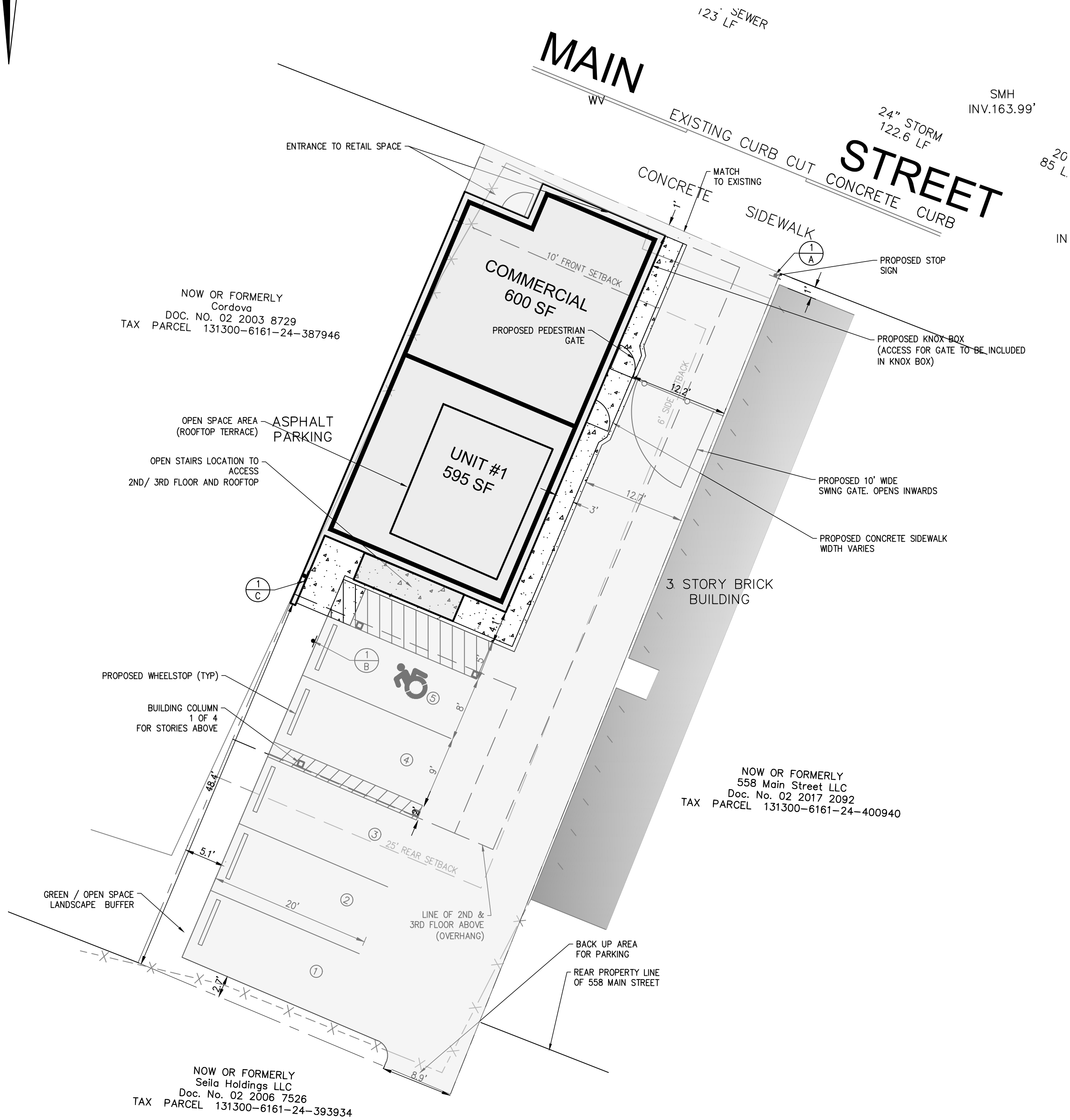
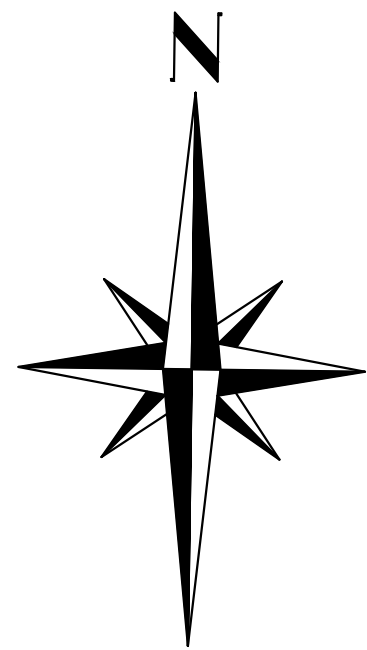
558 Main Street LLC

556 MAIN STREET

CITY OF POUGHKEEPSIE
SCALE 1" = 20'

DUTCHESS COUNTY, N.Y.
JULY 18, 2020

FILE NO. 4025



SIGN LEGEND		
NO.	LEGEND	QTY.
A		1
B		1
C		1

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

SIGNS

SIGN LEGEND No.

SUMMARY CHART			
ZONING INFORMATION			
PARCEL SIZE	4,500 SF OR 0.103 ACRES		
TAX MAP IDENTIFICATION	6161-24-392943		
ZONING DISTRICT	C-1 (NEIGHBORHOOD COMMERCIAL)		
PROPOSED USE	MULTI USE DEVELOPMENT		
ZONING SUMMARY			
ITEM	REQ'D C-1 ZONE	EXISTING	PROPOSED
MINIMUM FRONT YARD	10 FEET	N/A	1 FOOT *
MINIMUM SIDE YARD (IF CORNER LOT)	6 FEET 15 FEET	N/A	0 FEET
MINIMUM REAR YARD	25 FEET	N/A	48.4 FEET
LOT AREA	6,000 SF	4,500 SF	4,500 SF *
MINIMUM LOT FRONTAGE	40 FEET	LESS THAN FEET	40 FEET
LOT COVERAGE	80%	0%	27% (BLDG)

* VARIANCES WERE GRANTED IN DECEMBER 2021 FOR LOT AREA, REDUCED PARKING AND OPEN SPACE

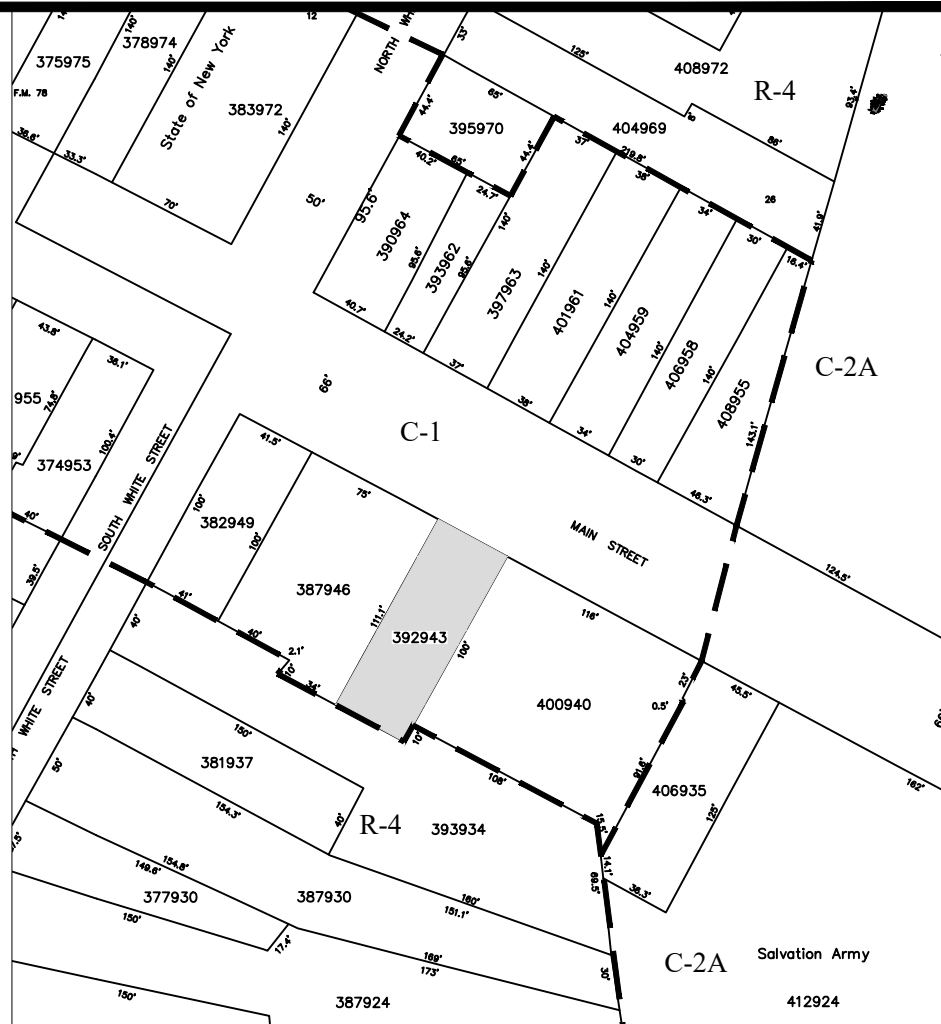
CITY OF POUGHKEEPSIE ZONING CODE
SECTION 19-4.14(3)
PROJECTIONS AND OBSTRUCTIONS.
(A) FENCES AND WALLS, EXCEPT AS PROVIDED IN SECTION 19-4.12(5), ON CORNER LOTS AND EXCEPT AS OTHERWISE PROVIDED HEREINAFTER, FENCES AND WALLS NOT EXCEEDING EIGHT FEET IN HEIGHT MAY BE ERRECTED OR HEDGES MAINTAINED AND PLANTED ON ANY LOT LINE. NO SUCH FENCE, WALL OR LEDGE SHALL BE PERMITTED NEARER THAN 10 FEET TO ANY WALL OR AN ADJOINING BUILDING THAT CONTAINS LEGAL WINDOWS. ALL WALLS AND FENCES SHALL BE SUBSTANTIALLY CONSTRUCTED AND SHALL MEET WITH THE APPROVAL OF THE BUILDING INSPECTOR WITH RESPECT TO PUBLIC SAFETY. NO HEDGES SHALL OVERHANG THE PUBLIC STREET OR SIDEWALK IN SUCH A MANNER AS TO INTERFERE WITH PEDESTRIAN OR VEHICULAR TRAFFIC.

PROPERTY OWNER
558 MAIN STREET LLC
560 MAIN STREET
POUGHKEEPSIE, NY 12601
(718)26-0600

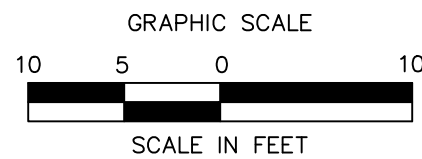
DEED REFERENCE:
DOC. NO. 02 2020 2474

NOTES:

1. THERE ARE NO EASEMENTS OR DEED RESTRICTIONS PERTAINING TO THE SITE.
2. THERE ARE NO WATERCOURSES, WOODED AREA, ROCK OUTCROPS, OR ANY TREES LARGER THAN (8").
3. SITE IS NOT LOCATED WITHIN THE FEMA FLOODPLAIN.



TAX / ZONING MAP
SCALE: 1"=100'



SITE PLAN			
PROPOSED DEVELOPMENT			
556 MAIN STREET CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK			
Design/Calcs	SMC	CAD File	SP20267001.dwg
Drawn	SMC	Project No.	20-2670
Checked	KFC	Date	2022-01-25
Approved	LRC	Scale	

1. 2022-01-31 REVISED PER CITY PLANNING BOARD COMMENT

Revisions

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.



1. All unvegetated areas in excess of 10% per direction of the Engineer, shall have temporary seeding of fast germinating ry, 10 to 15 #/s per 1,000 sq. ft.
2. Graded areas – upper elevations: Provide temporary drainage swales, 1% grade min., to direct runoff away from construction sites. Discharge areas to be acceptable to the Engineer.
3. Graded areas – lower elevations: Provide drainage swales, 1% min. grades, with staked and secured hay bale siltation. Location of hay bales and discharge areas per approval of Engineer.
4. Permanent seeded areas for erosion control: Mixture of perennial ry and blue and red fescue grasses (50/50), 15 to 25 #/s per 1,000 sq. ft., mulching at 5#/s per 1,000 sq. ft., fertilizer – 5-10-5 at 5#/s per 1,000 sq. ft. (if determined necessary by Engineer), with pegging and netting for grades in excess of 15%.
5. All permanent drainage interceptor swales to be seeded per Item 4 also.
6. All erosion control shall be in accordance with the latest "Urban Erosion and Sediment Control Guidebook" of the Dutchess County Soil and Water Conservation District.
7. All areas shall be seeded and mulched as soon as possible.
8. Grade as needed and feasible to permit the use of conventional equipment for seed bed preparation, seeding and mulch application.
9. Scarify all compacted soils prior to applying topsoil.
10. Apply topsoil per Standard #6 Table 6.1 of the Soil Erosion Control Guide Book.
11. Seed mix shall be as follows:
Ky. Blue grass 20 lbs./ac.
Creeping Red Fescue 40 lbs./ac.

1. ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

	PROPOSED ASPHALT
$\times 175.5$	PROPOSED SPOT ELEVATION
	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION ENTRANCE

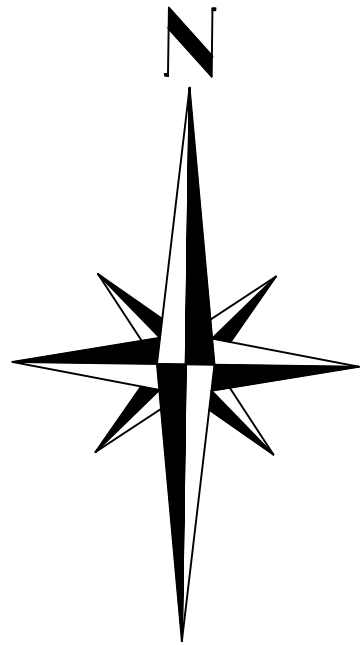


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-
- LRC Engineering & Surveying, Inc.
LRC Engineering & Surveying, Inc.
LRC Environmental Services, Inc.

556 MAIN STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SG20267001.dwg	Sheet No. SG-I
Drawn	SMC	Project No.	20-2670	
Checked	KFC	Date	2022-01-25	
Approved	LRC	Scale		

SG-I



CITY OF POUGHKEEPSIE WATER NOTES

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVES SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.
2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAN THE PRESSURE CLASS FOR THE WATER LINE.
3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.
5. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS, AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL, AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE, TESTING, AND SAMPLING RESULTS SHALL BE PROVIDED TO THE CITY WATER MAINTENANCE SUPERVISOR AND DUTCHESS COUNTY DEPARTMENT OF HEALTH AS A CONDITION OF APPROVAL FOR OPERATION.
6. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.
7. THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.
8. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR THEIR DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
9. ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
10. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
11. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS, UNLESS OTHERWISE APPROVED BY SITE ENGINEER AND CITY OF POUGHKEEPSIE WATER DEPARTMENT.
12. FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS AS APPROVED BY THE CITY OF POUGHKEEPSIE.
13. PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METER SHALL BE EQUIPPED WITH (RADIO TYPE REMOTE READER) TRANSCIEVER PROVIDED BY METER MANUFACTURER AND INSTALLED AND PROGRAMMED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.
14. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
15. FINAL WATER DISTRIBUTION SYSTEM AND CERTIFICATION IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT AND THE DDOH PRIOR TO APPROVAL TO OPERATE.
16. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.
17. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.
18. ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY / WATER DEPARTMENT PRIOR TO BACKFILLING, BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO. 40	0-70
NO. 200	0-10
19. TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO. 40	5-40
NO. 200	0-15
20. BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.
21. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY / WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.
22. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
23. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED AND APPROVED BY THE CITY POUGHKEEPSIE WATER MAINTENANCE SUPERVISORS OR THEIR DESIGNEE. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.

CITY OF POUGHKEEPSIE SANITARY SEWER NOTES

1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN. ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND DUTCHESS COUNTY SANITARY CODE.
2. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES. THE TESTS SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 5 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5% IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL. IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
3. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY / PLUMBING CODE.
4. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. AIR CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.
5. MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST, AS A MINIMUM, SHALL CONFORM TO THE PROCEDURE DESCRIBED IN THE ASTM --F-1417 (1992) ENTITLED "STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF GRAVITY SEWER LINES USING LOW PRESSURE AIR" (RE-APPROVED 1998). SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TECHNICAL INFORMATION PAMPHLET (TIP) NO.15 (REVISED).
6. SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) AND SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.
7. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE SEWER DEPARTMENTS.
8. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-26 PRESSURE RATED PIPE, (OR BE ENCASED PER THE DETAIL ON DN-3) AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.
9. ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AND THE DDOH AS A CONDITION OF APPROVAL FOR OPERATION.
10. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY / SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

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

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO. 40	5-40
NO. 200	0-15

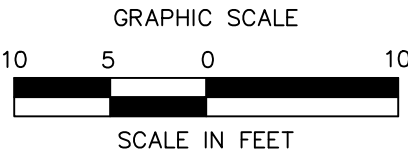
BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.
11. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.
12. LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.

LEGEND

- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- SAWCUT LINE
- ○ DCO PROPOSED DOUBLE SANITARY CLEANOUT
- Y FDC PROPOSED FIRE DEPARTMENT CONNECTION
- WV PROPOSED GATE / CORPORATION VALVE

CONTRACTOR NOTE

1. BACKFLOW PREVENTION IS REQUIRED FOR BOTH THE FIRE AND DOMESTIC WATER SERVICE CONNECTIONS.



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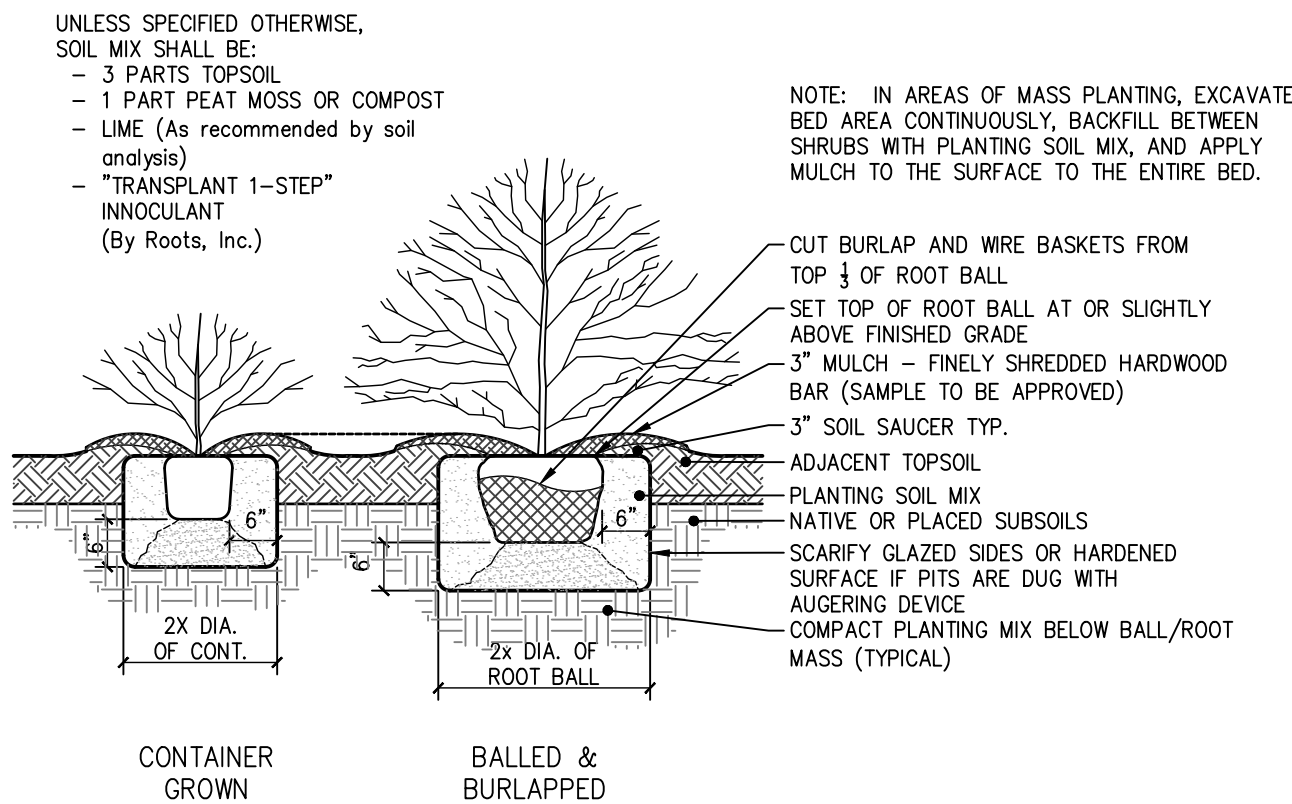
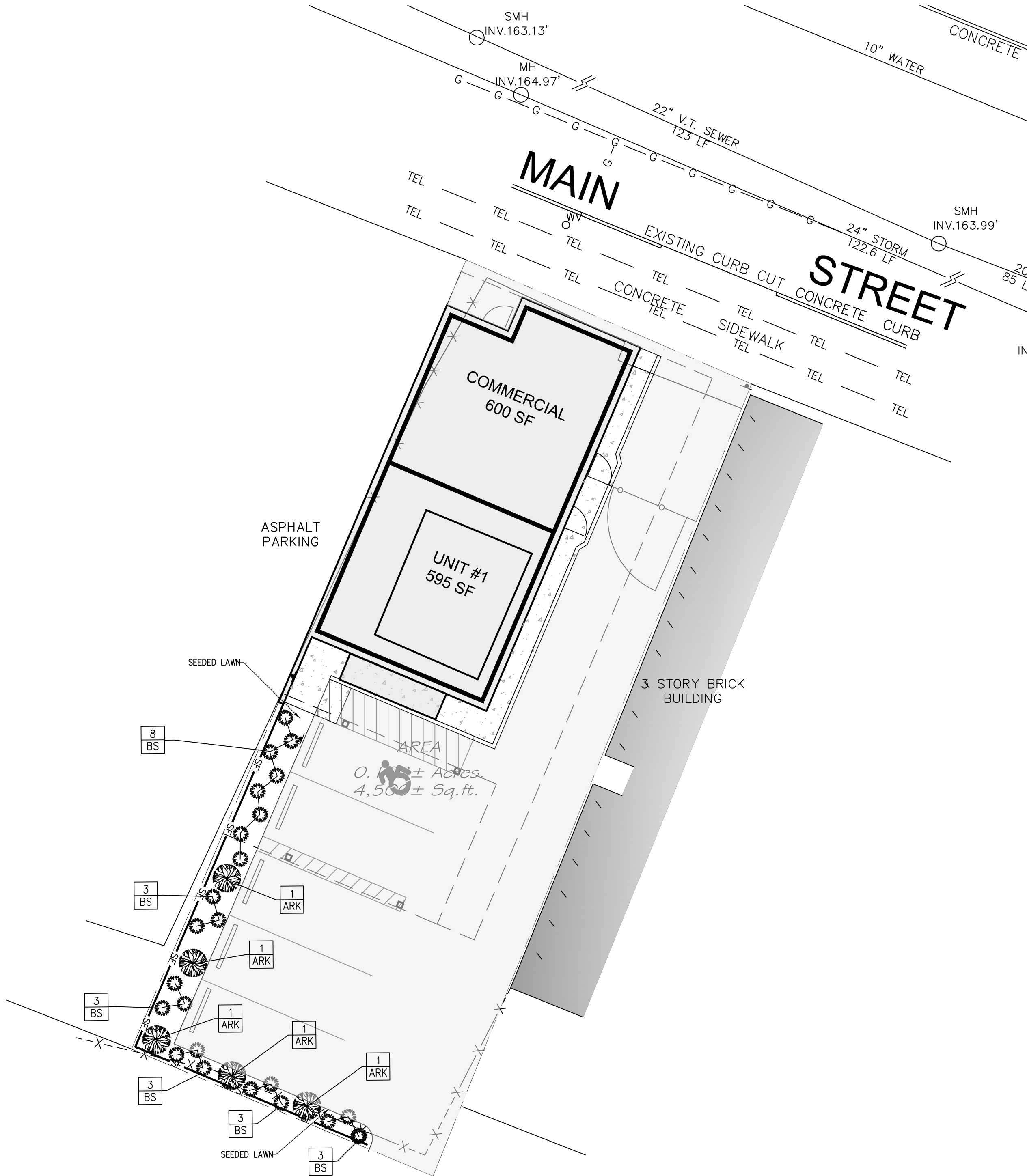
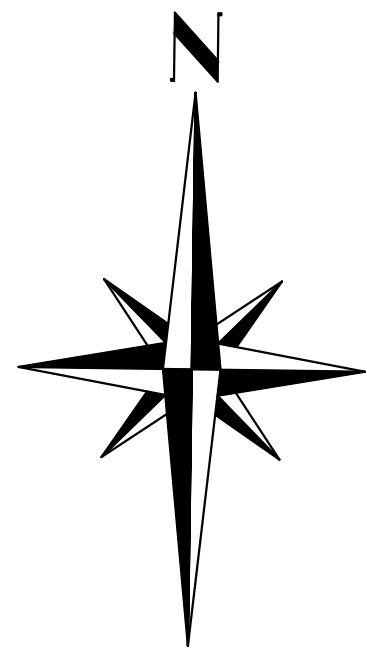
UTILITY PLAN

PROPOSED DEVELOPMENT

556 MAIN STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

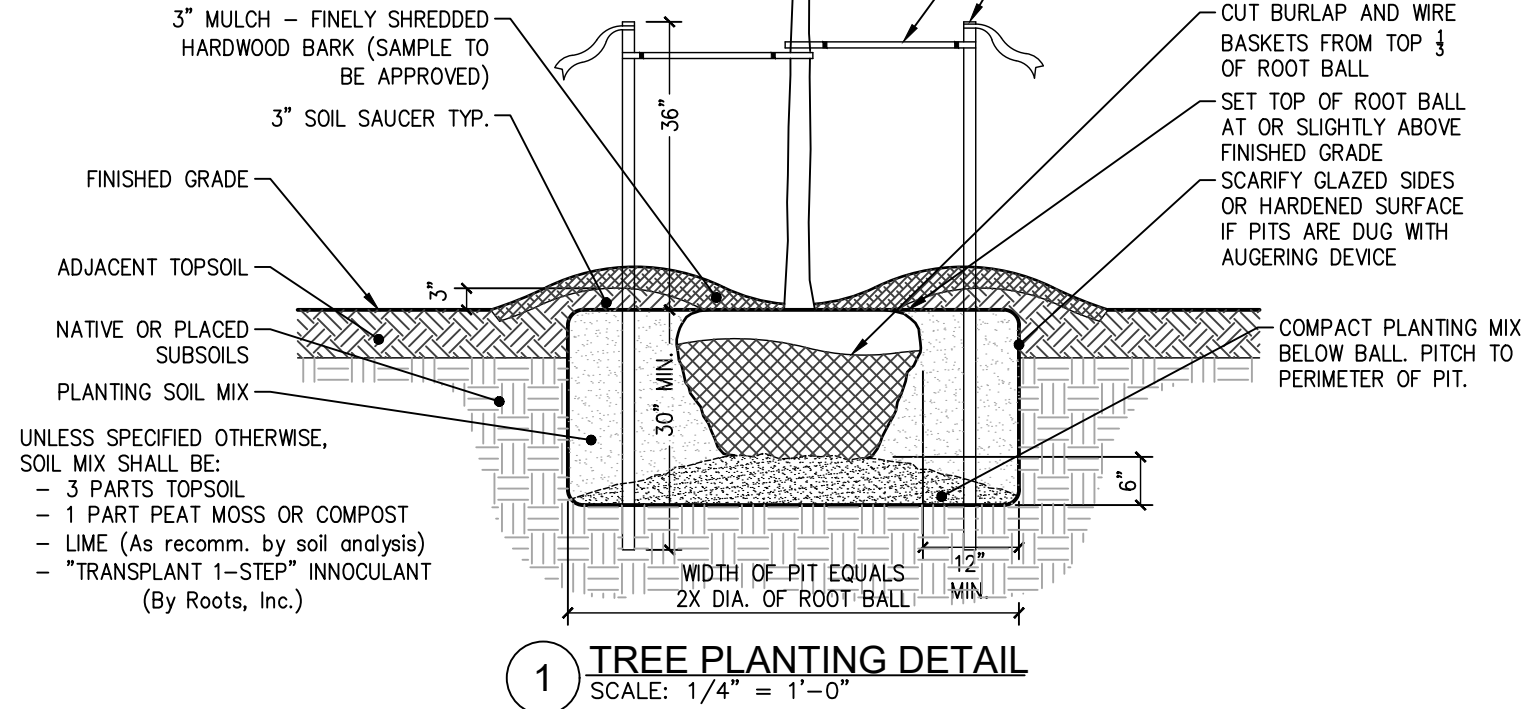
Design/Calcs	SMC	CAD File	UT20267001.dwg	Sheet No.
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UT-1



3 SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"

NOTE:
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

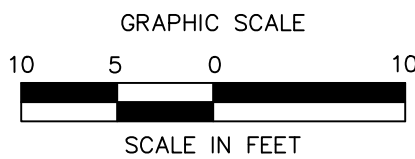


1 TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
ARK	5	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5-3" cal.	20x40' ht.	Narrow oval crown
BS	24	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	CONT.	30" Min. ht.	6' ht.	"HEDGE GRADE"

PLANTING NOTES:

- THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE, GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.
- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET DN-1 FOR PLANTING DETAILS.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING, AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
- PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
 - 1 PART PEAT MOSS
 - 3 PARTS TOPSOIL
 - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
 - MYCORHIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
- LAWN SEEDING MIXTURE:
 - 15% KENTUCKY BLUEGRASS (POA PRATENSIS - SINGLE VARIETY)
 - 15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
 - 30% CREEPING RED FESCUE (FESTUCA RUBRA)
 - 25% CHEWINGS FESCUE (FESTUCA RUBRA "JAMESTOWN II")
 - 15% HARD FESCUE (FESTUCA OVINA "RELAXANT II")SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING).
- SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.



1. 2022-01-31

REVISED PER CITY PLANNING BOARD COMMENT

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Revisions

LRC GROUP

● Land Planning

● Civil Engineering

● Environmental Services

● Land Surveying

● Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Tel: 845.243.2880

1 International Blvd., Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

LRC Engineering & Surveying, DPC

LRC Engineering & Surveying, LLC

LRC Environmental Services, Inc.

LANDSCAPE PLAN

PROPOSED DEVELOPMENT

556 MAIN STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs SMC

CAD File LL20267001.dwg

Sheet No.

Drawn SMC

Project No. 20-2670

Checked KFC

Date 2022-01-25

Approved LRC

Scale

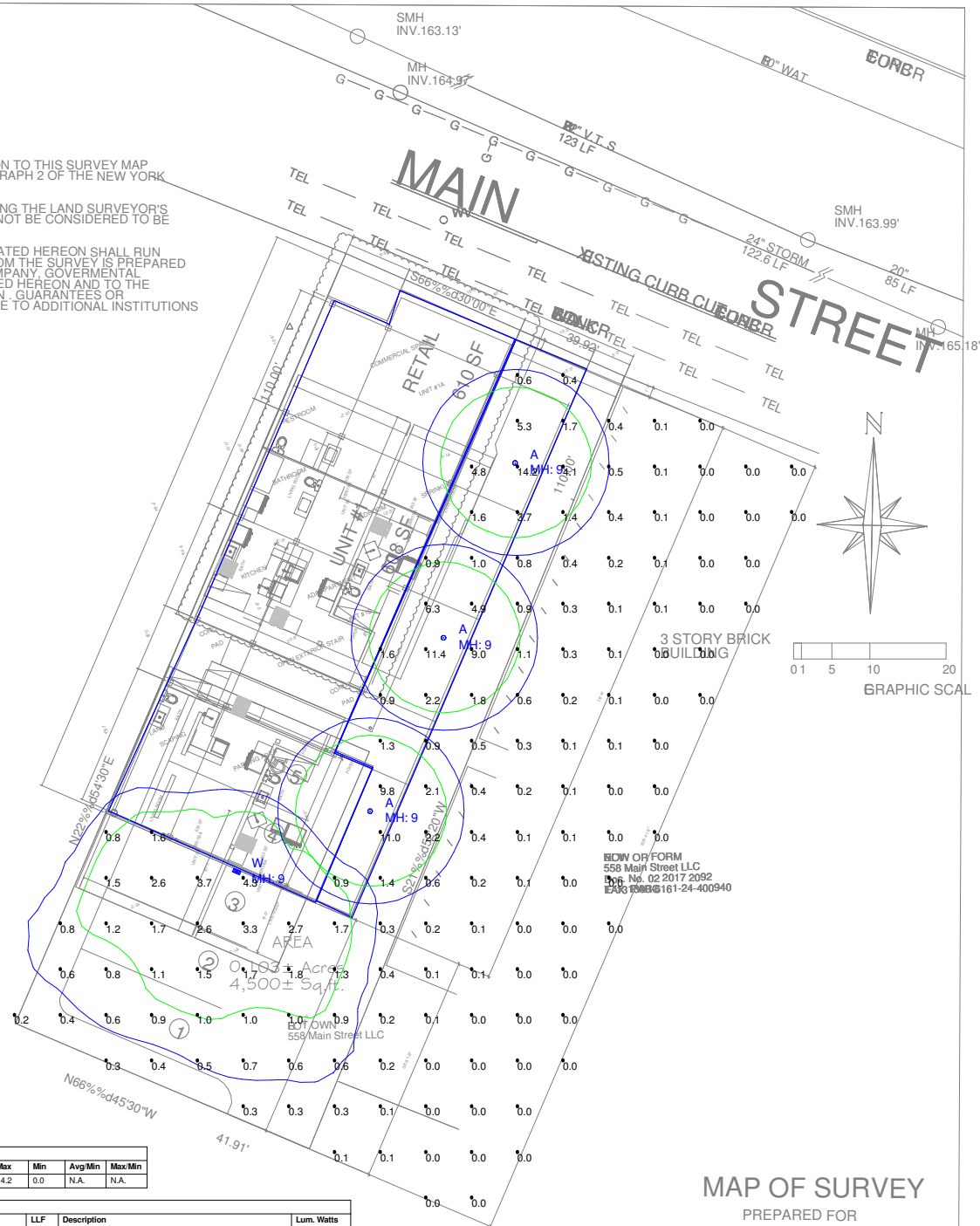
LL-1

John J. Post, Jr.
 Licensed Land Surveyor
 P.O. Box 827
 Stone Ridge, N.Y. 12484
 845-766-7528

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

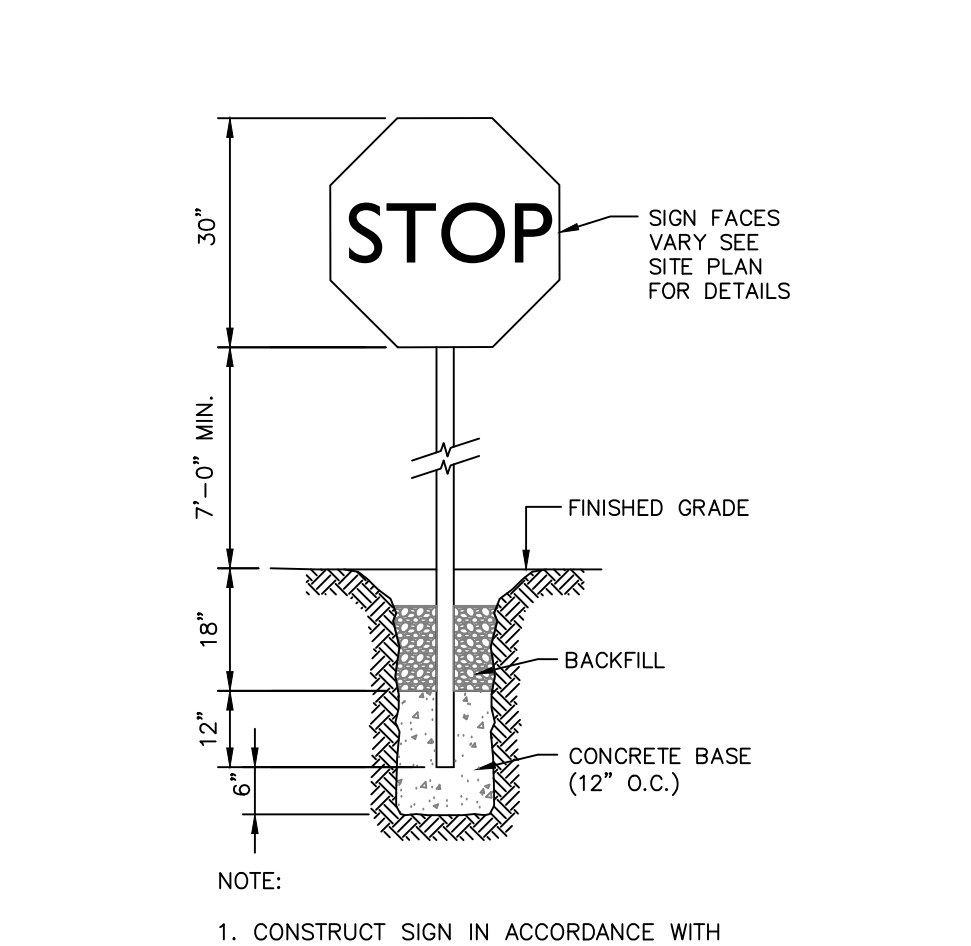
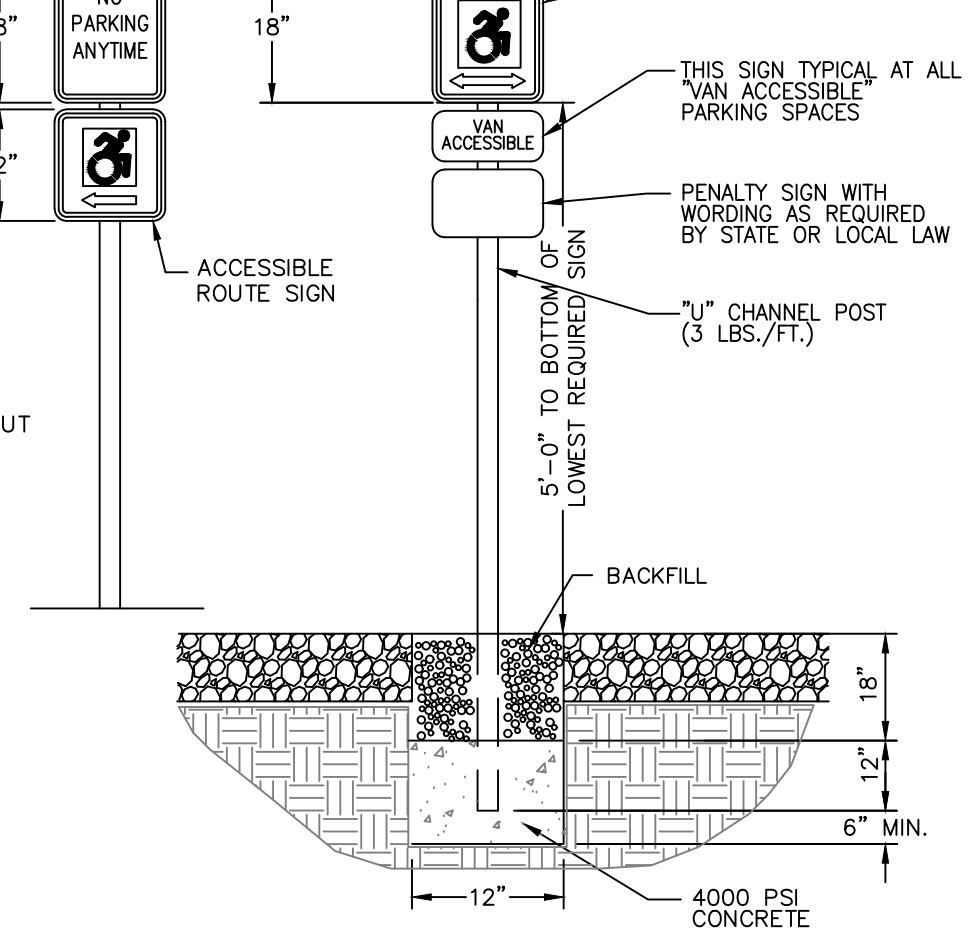
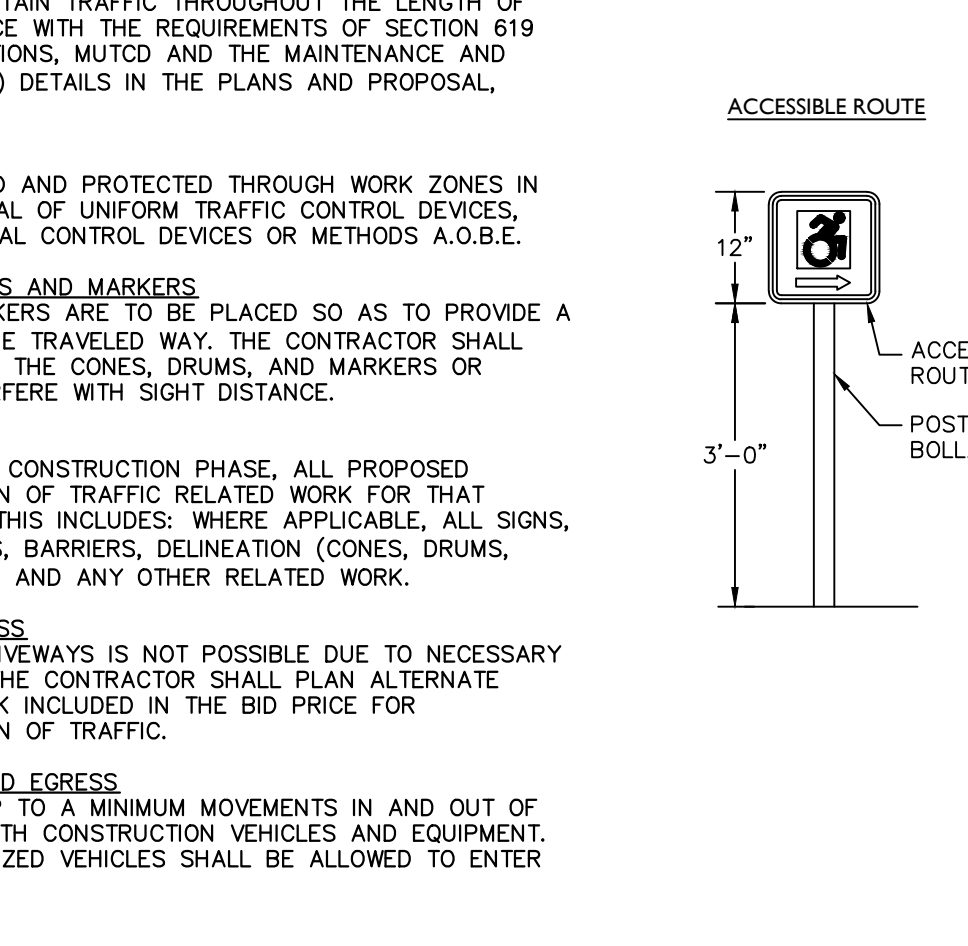
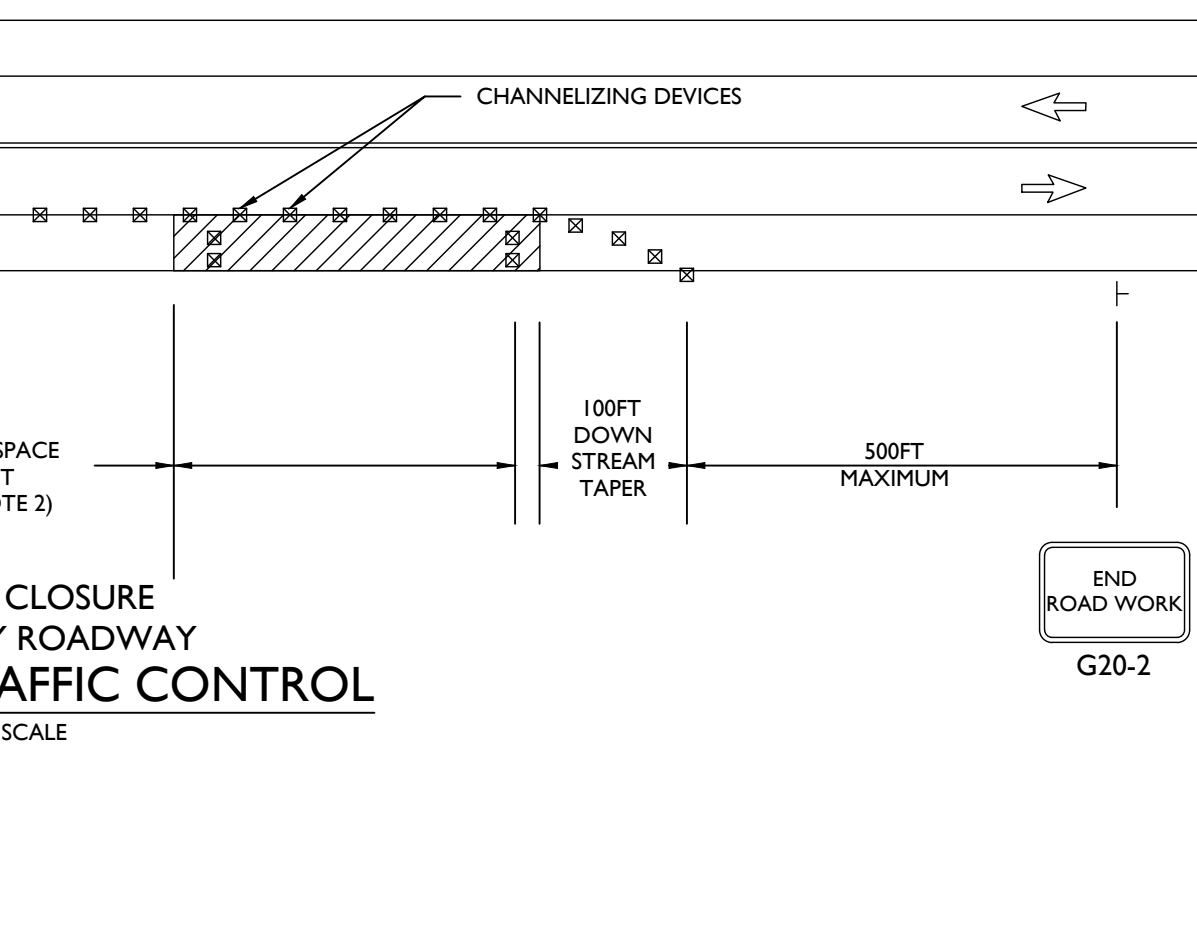
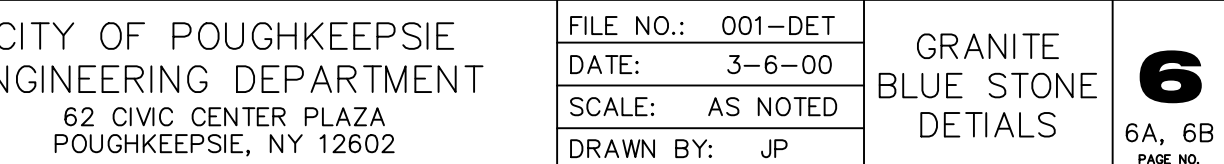
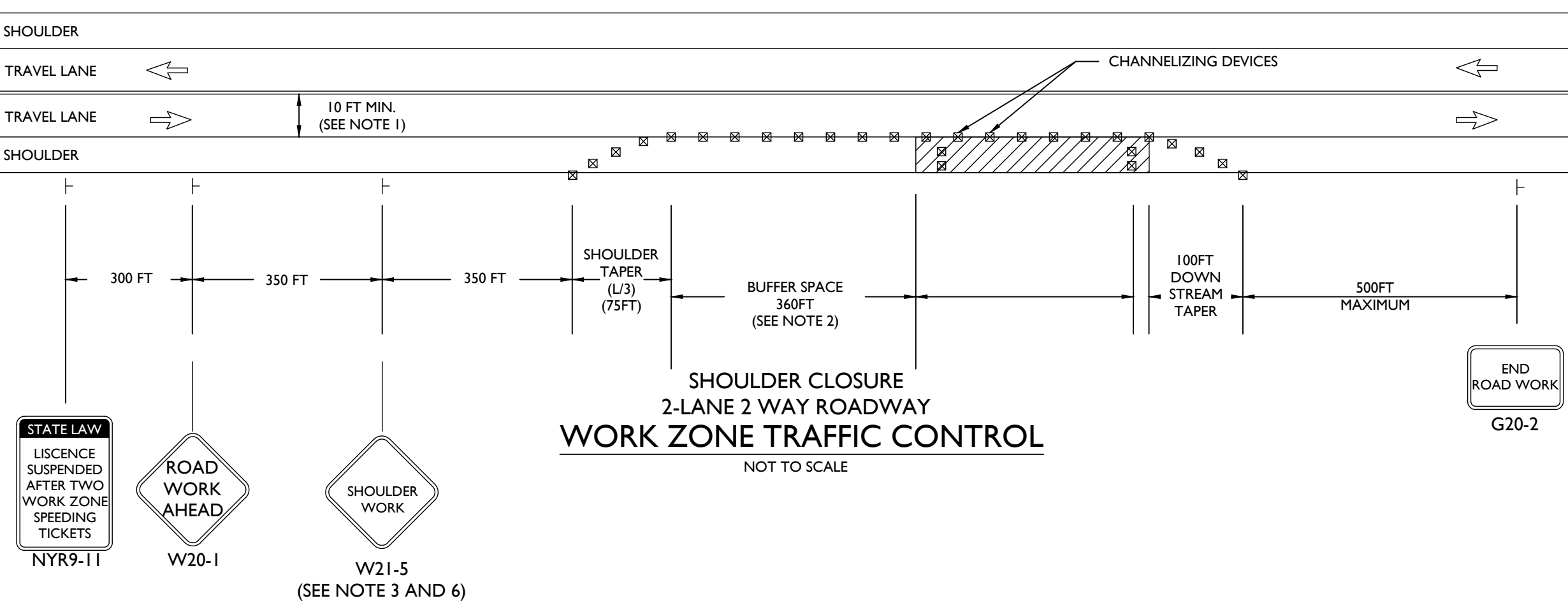
GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
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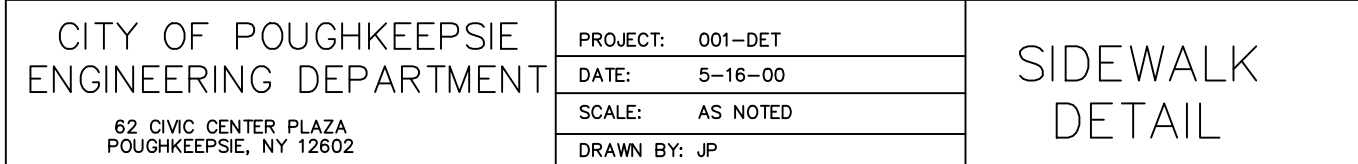
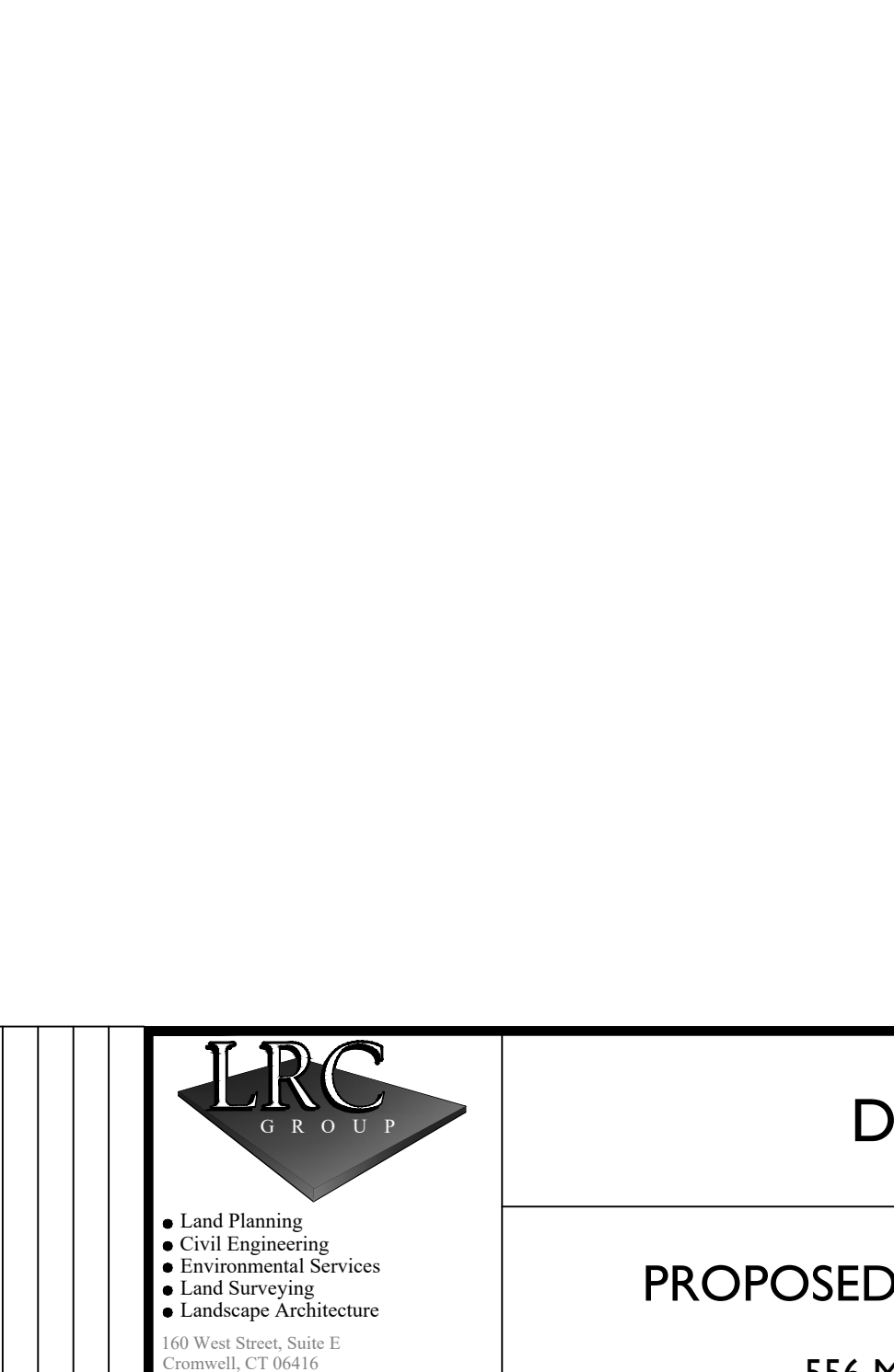
Luminaire Schedule							Lum. Watts
Symbol	Qty	Label	Arrangement	LLF	Description		
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⬮	1	W	SINGLE	0.900	NV-W-T4-16L35-40K-UNV		19

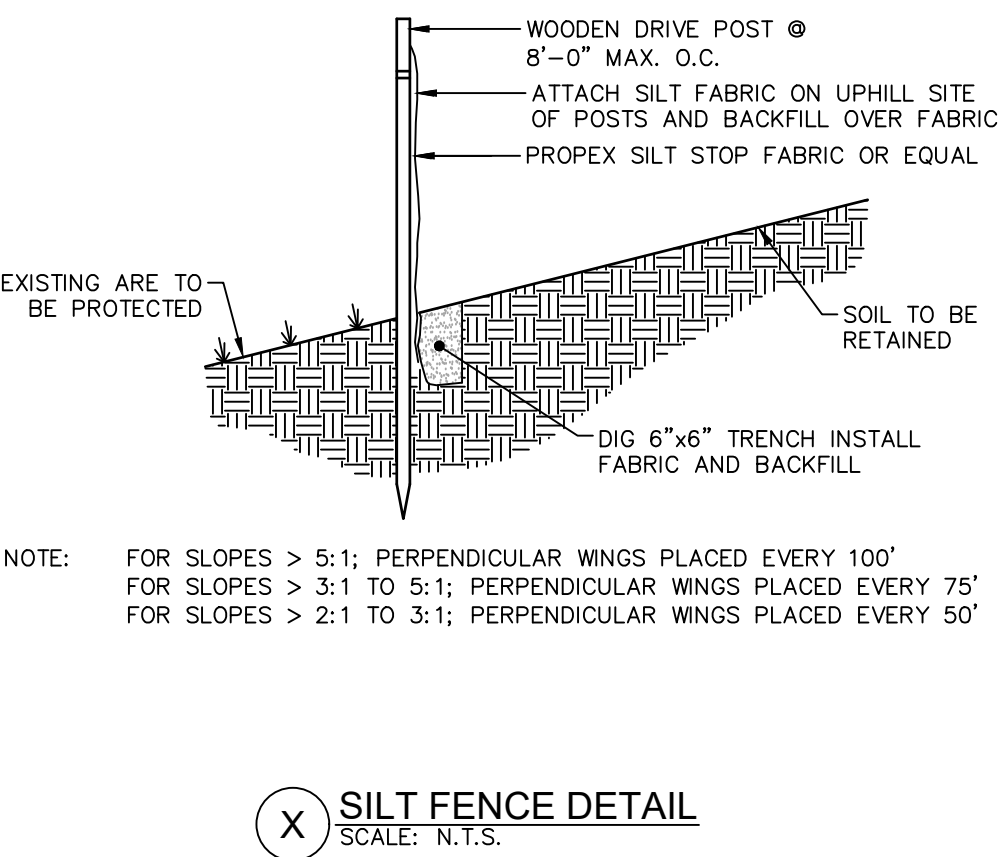
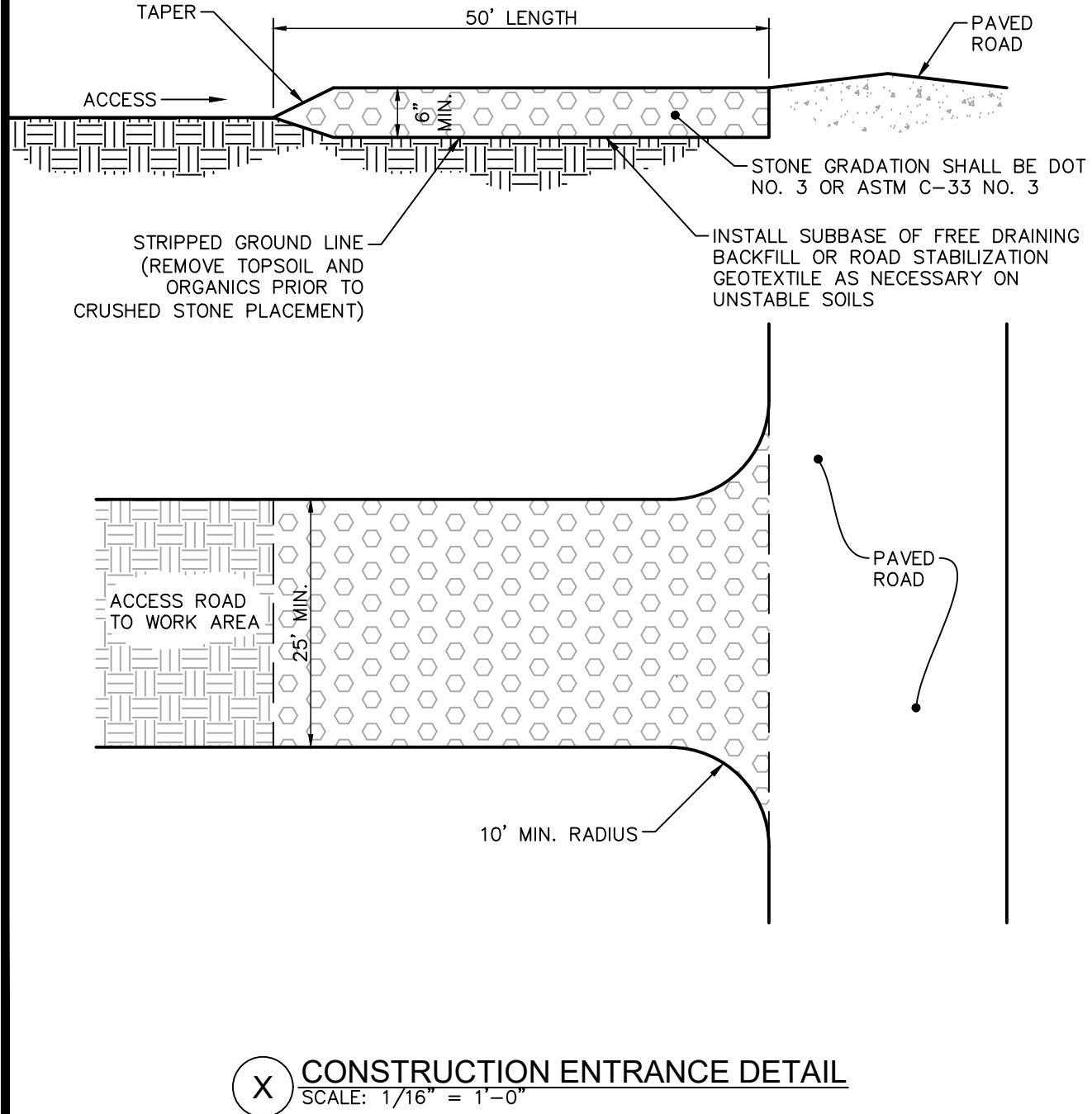
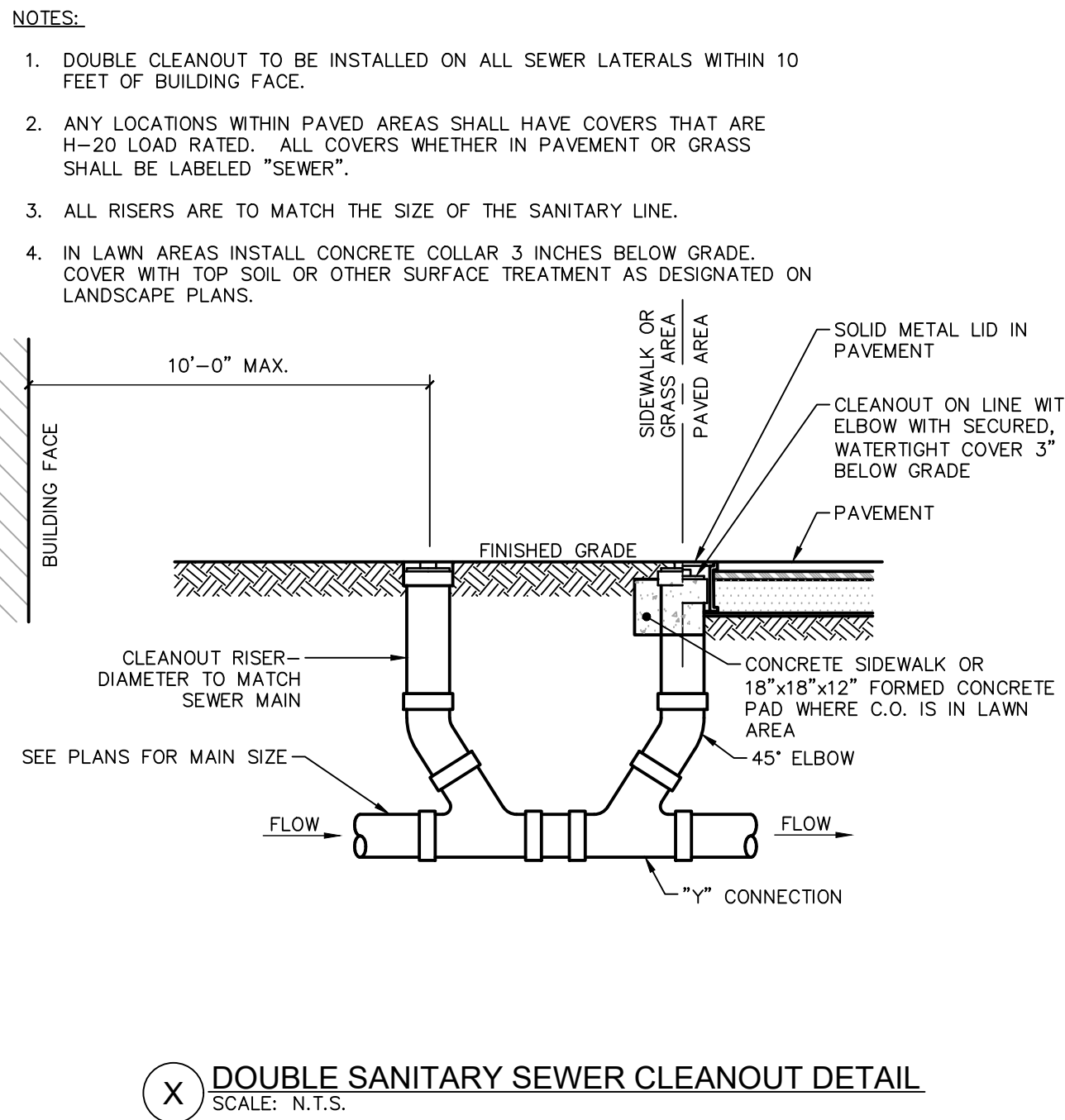
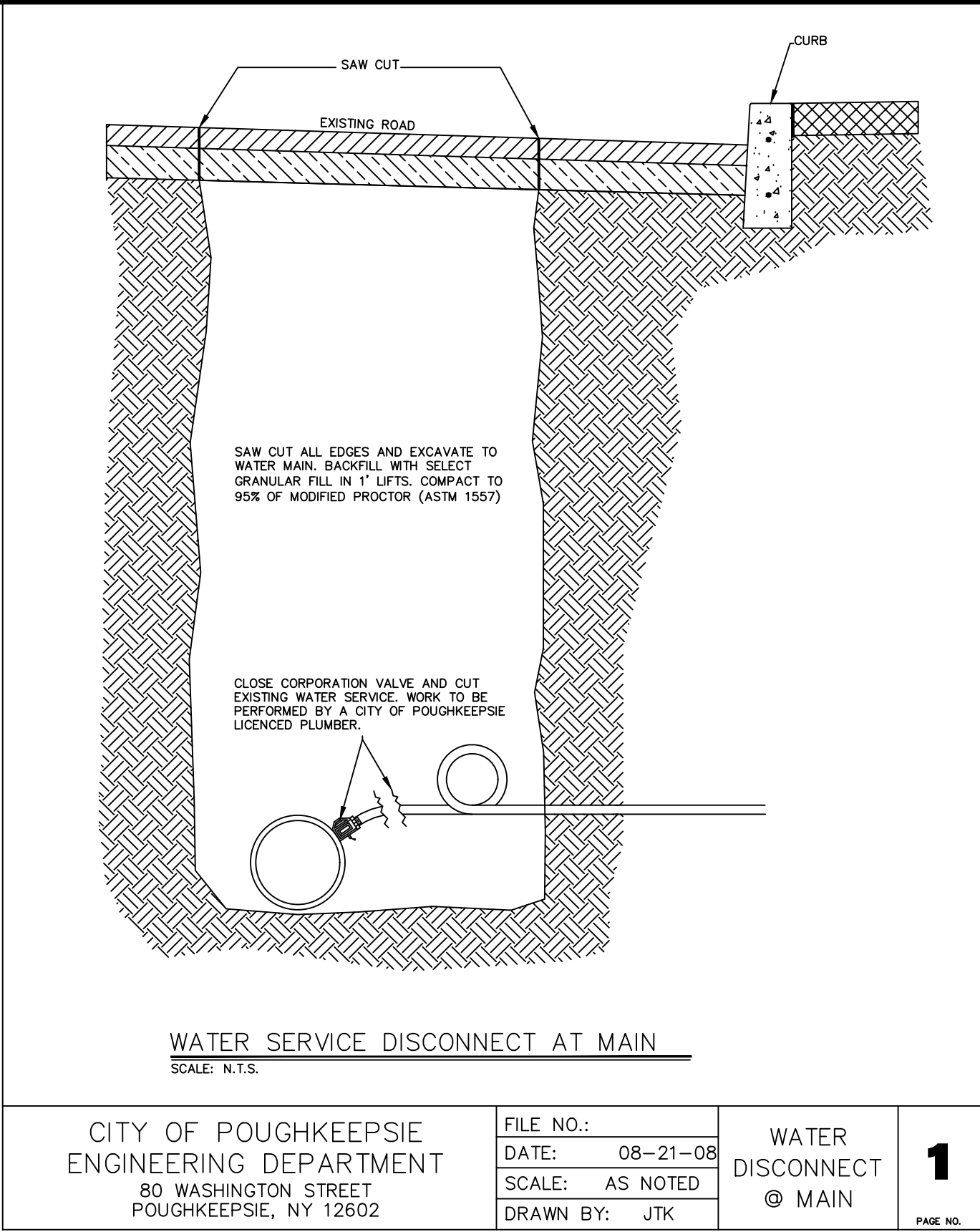
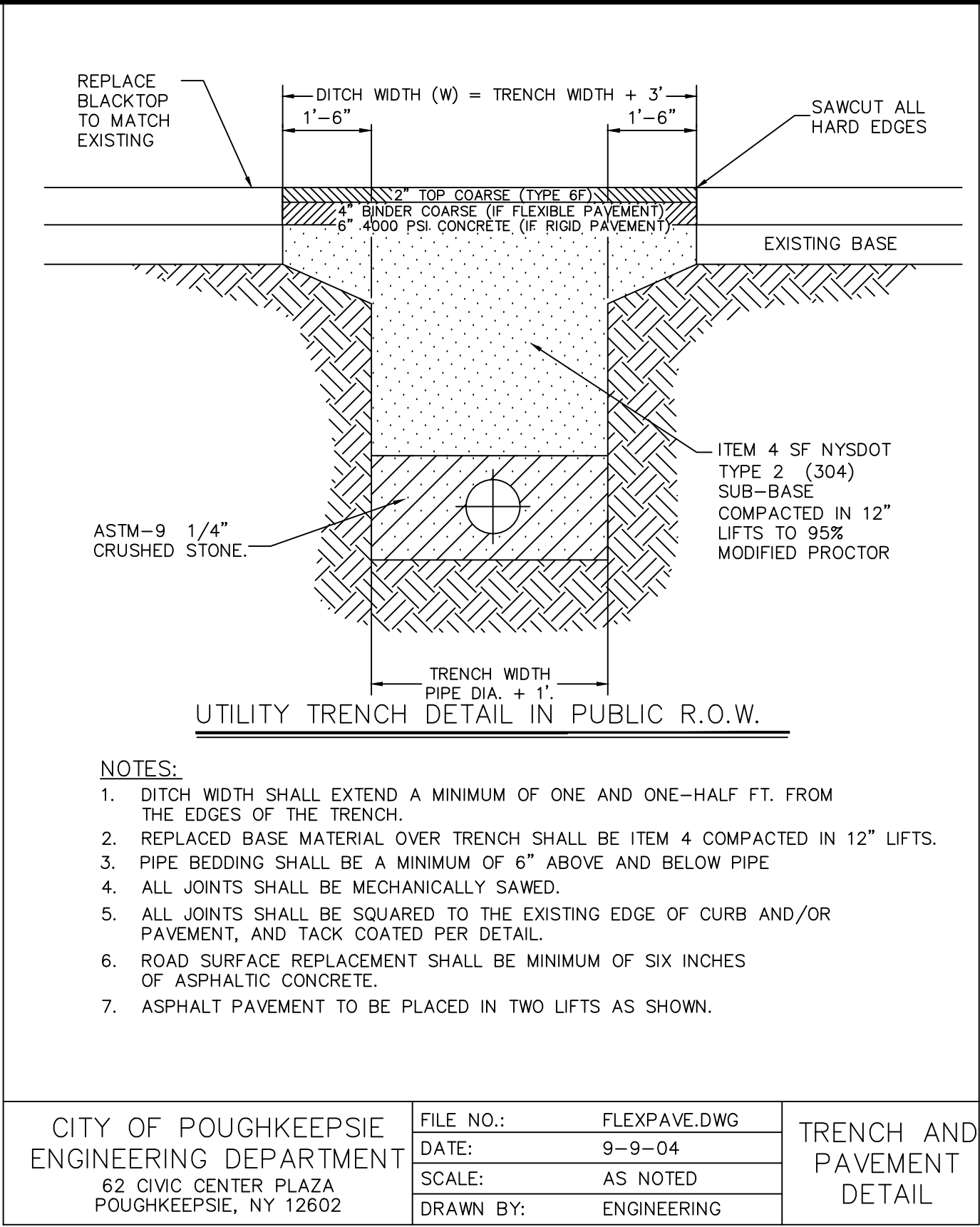
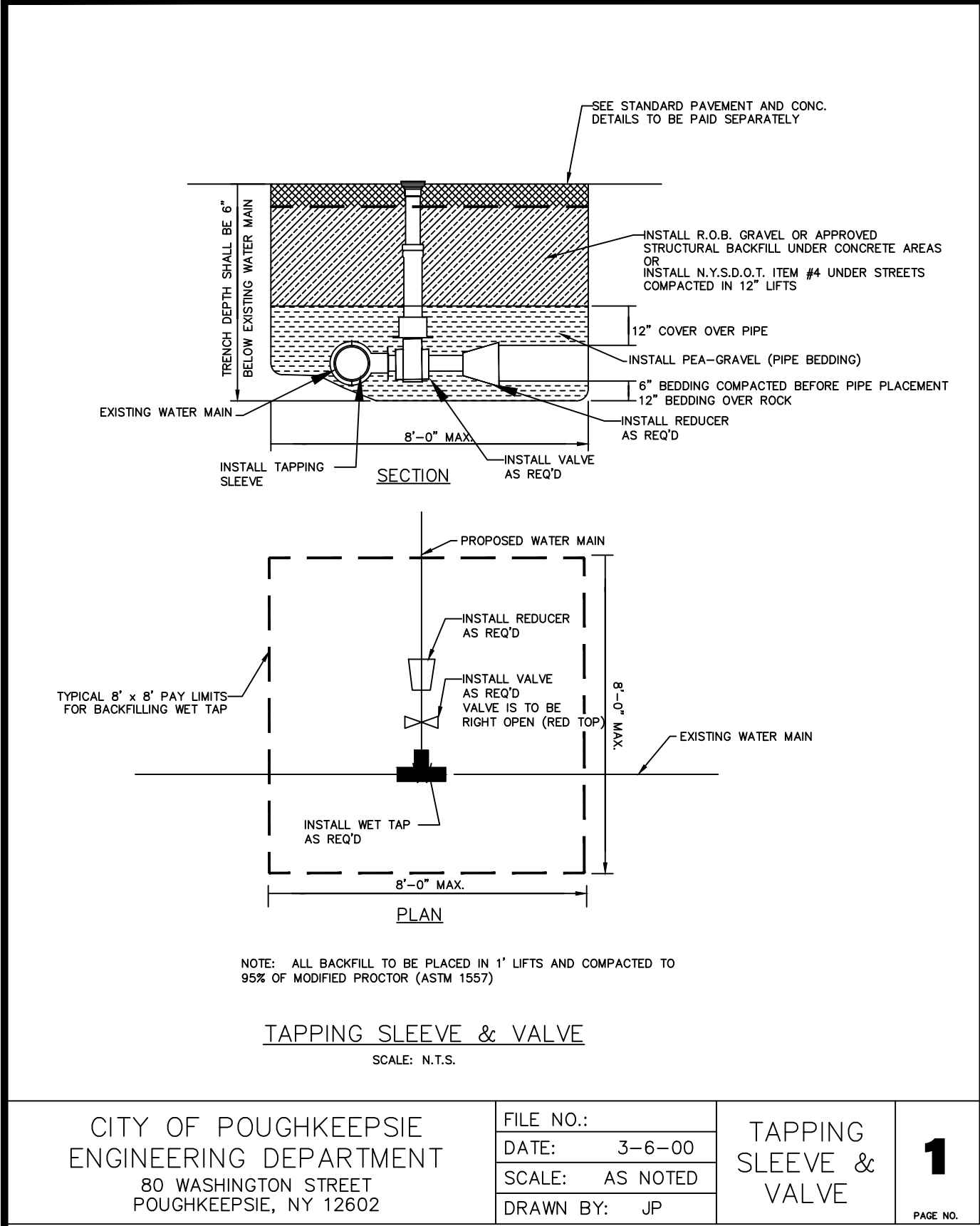
MAP OF SURVEY
 PREPARED FOR
 558 Main LLC



NOTES

1. GENERAL
THE CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE LENGTH OF THE CONTRACT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 619 OF THE STANDARD SPECIFICATIONS, MUTCD AND THE MAINTENANCE AND PROTECTION OF TRAFFIC (MPT) DETAILS IN THE PLANS AND PROPOSAL, WHERE PROVIDED.
2. WORK ZONES
TRAFFIC SHALL BE MAINTAINED AND PROTECTED THROUGH WORK ZONES IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, TOGETHER WITH ANY ADDITIONAL CONTROL DEVICES OR METHODS A.O.B.E.
3. CONES, DRUMS, BARRICADES AND MARKERS
ALL CONES, DRUMS AND MARKERS ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' CLEARANCE TO THE TRAVELED WAY. THE CONTRACTOR SHALL MAKE CERTAIN PLACEMENT OF THE CONES, DRUMS, AND MARKERS OR BARRICADES SHALL NOT INTERFERE WITH SIGHT DISTANCE.
4. PRELIMINARY WORK
PRIOR TO THE START OF ANY CONSTRUCTION PHASE, ALL PROPOSED MAINTENANCE AND PROTECTION OF TRAFFIC RELATED WORK FOR THAT PHASE SHALL BE COMPLETE. THIS INCLUDES: WHERE APPLICABLE, ALL SIGNS, SIGNALS, PAVEMENT MARKINGS, BARRIERS, DELINEATION (CONES, DRUMS, ETC.) PAVEMENT MODIFICATION AND ANY OTHER RELATED WORK.
5. PUBLIC INGRESS AND EGRESS
WHERE DIRECT ACCESS TO DRIVEWAYS IS NOT POSSIBLE DUE TO NECESSARY MAINTENANCE OR OPERATIONS, THE CONTRACTOR SHALL PLAN ALTERNATE MEANS OF ACCESS. THIS WORK INCLUDED IN THE BID PRICE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
6. CONSTRUCTION INGRESS AND EGRESS
THE CONTRACTOR SHALL KEEP TO A MINIMUM MOVEMENTS IN AND OUT OF DESIGNATED TRAVEL LANES WITH CONSTRUCTION VEHICLES AND EQUIPMENT. ONLY NECESSARY OR AUTHORIZED VEHICLES SHALL BE ALLOWED TO ENTER ANY PHASE WORK AREA.
6. SIGNS
THE CORRECT SEQUENCE AND PACING OF SIGNS, WHETHER PERMANENT, TEMPORARY OR FOR CONSTRUCTION, MUST BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE MUTCD. ALL SIGNS INCLUDING GUIDE SIGNS, SHALL INDICATE ACTUAL CONDITIONS AT ALL TIMES. APPROPRIATE WARNING SIGNS IN ACCORDANCE WITH THE MUTCD, THE CONTRACTOR SHALL COORDINATE HIS WORK TO ALLOW FOR A SMOOTH FLOW OF TRAFFIC IS MAINTAINED BETWEEN WORK AREAS.





1. 12/22-01-31 REUSED PER CITY PLANNING BOARD COMMENT					DETAILS																					
	● Land Planning ● Civil Engineering ● Environmental Services ● Land Surveying ● Landscape Architecture				PROPOSED DEVELOPMENT																					
	160 West Street, Suite E Cromwell, CT 06416 Tel: 860.635.2877																									
	85 Civic Center Plaza, Suite 103 Poughkeepsie, NY 12601 Tel: 845.243.2880																									
	1 International Blvd, Suite 400 Mahwah, NJ 07495 Tel: 908.603.5750 www.lrcconsult.com				556 MAIN STREET CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK <table><tr><td>Design/Calcs</td><td>SMC</td><td>CAD File</td><td>DN20267002.dwg</td><td>Sheet No.</td></tr><tr><td>Drawn</td><td>SMC</td><td>Project No.</td><td>20-2670</td><td rowspan="3">DN-2</td></tr><tr><td>Checked</td><td>KFC</td><td>Date</td><td>2022-01-25</td></tr><tr><td>Approved</td><td>LRC</td><td>Scale</td><td></td></tr></table>				Design/Calcs	SMC	CAD File	DN20267002.dwg	Sheet No.	Drawn	SMC	Project No.	20-2670	DN-2	Checked	KFC	Date	2022-01-25	Approved	LRC	Scale	
	Design/Calcs	SMC	CAD File	DN20267002.dwg					Sheet No.																	
	Drawn	SMC	Project No.	20-2670					DN-2																	
	Checked	KFC	Date	2022-01-25																						
	Approved	LRC	Scale																							
	LRC Engineering & Surveying, DPC																									
LRC Engineering & Surveying, LLC																										
LRC Environmental Services, LLC																										
Revisions																										



NOTES

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No.	REVISION/SUBMISSION	DATE



**Liscum
McCormack
VanVoorhis** LLP

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

PROJECT
556 MAIN ST
POUGHKEEPSIE NY

DRAWING
BUILDING ELEVATIONS

SEAL



DRAWN BY HM	PROJECT NUMBER 20046
CHECKED BY KR	DATE 1/7/2022
DRAWING NO. A100	

FILE

P:\2000\JOB # - JOB NAME\

Page 228 of 258



1 NORTH VIEW RENDERING
12" = 1'-0"

EXTERIOR MATERIALS:

- SIDING: PAINTED METAL
- HORIZONTAL ORIENTATION: BLACK
- VERTICAL ORIENTATION: LIGHT GREY
- WINDOWS & STOREFRONT: BLACK ANODIZED ALUMINUM
- SOFFIT OVERHANG: PAINTED METAL - LIGHT GREY
- CANOPY: PAINTED METAL - BLACK
- APARTMENT ENTRY DOORS: PAINTED METAL - ORANGE
- RAILINGS, GATES AND COLUMNS: PAINTED METAL - BLACK



2 SOUTH VIEW RENDERING
12" = 1'-0"



3 EAST VIEW RENDERING
12" = 1'-0"

NOTES

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No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis LLP

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

PROJECT	
556 MAIN ST POUGHKEEPSIE NY	

DRAWING	
BUILDING RENDERINGS	

SEAL	DRAWN BY	PROJECT NUMBER
	HM	20046
	CHECKED BY	DATE
	KR	1/7/2022
DRAWING NO.		
A101		

FILE	P:\2000\JOB # - JOB NAME\
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1 NORTH VIEW



2 SOUTH VIEW



3 EAST VIEW

NOTES

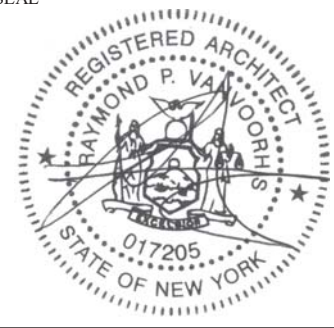
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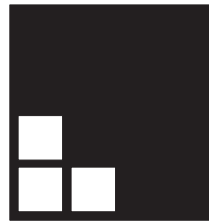
**Liscum
McCormack
VanVoorhis** LLP

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

PROJECT
556 MAIN ST
POUGHKEEPSIE NY

SEAL	DRAWN BY HM	PROJECT NUMBER 20046
	CHECKED BY KR	DATE 1/7/2022
	DRAWING NO. A102	
	FILE P:\2000\JOB # - JOB NAME\	

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No.	REVISION/SUBMISSION	DATE



Liscum
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VanVoorhis LLP

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

PROJECT
556 MAIN ST
POUGHKEEPSIE NY

DRAWING
ROOF TOP TERRACE

SEAL


DRAWN BY
HM

CHECKED BY
KR

DRAWING NO.

PROJECT NUMBER
20046

DATE
1/7/2022

A103

FILEP:\2000\JOB # - JOB NAME\

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			
556 Main Street Multi Use Development			
Name of Action or Project:			
556 Main Street, Poughkeepsie, NY 12601			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Proposed three story Multi use Development with 600 Sf of commercial space and 4858 of residential space (5 1-bedroom and 4 studios). Five new parking spaces along with pedestrian and security gates and an open air stair case to the rooftop open space area. New water and sewer services are proposed for the new building.			
Name of Applicant or Sponsor:		Telephone: 646-752-1923	
558 Main Street, LLC (Stefan Bohdanowycz)		E-Mail: stefan@tricontractinginc.com	
Address:			
560 Main Street			
City/PO:		State:	Zip Code:
Poughkeepsie		NY	12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			☒
			☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Building department			YES
			☐
			☒
3. a. Total acreage of the site of the proposed action? 0.103 acres			
b. Total acreage to be physically disturbed? 0.103 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.103 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

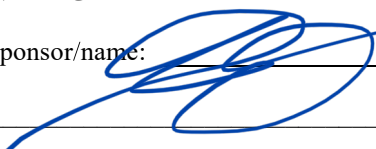
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

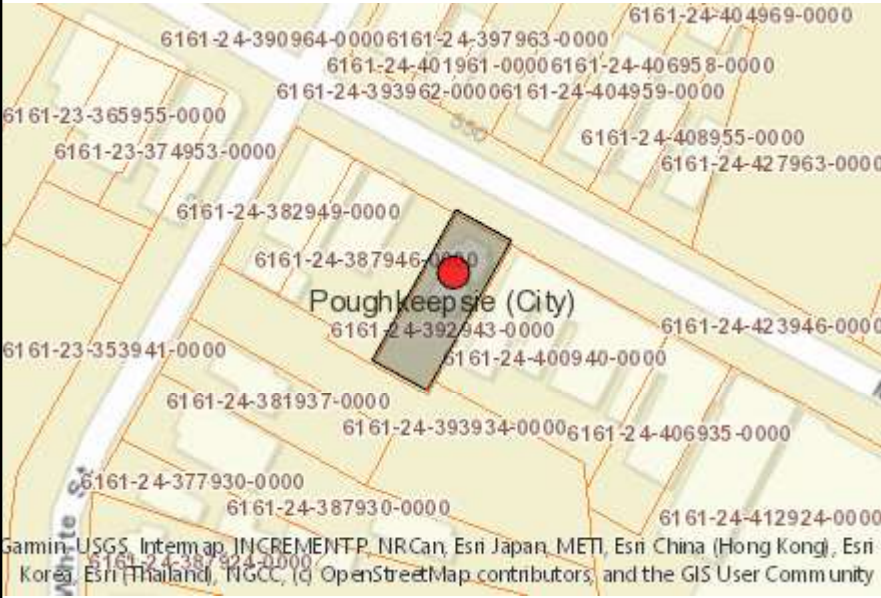
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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:	NO	YES
_____	☒	☐

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:	NO	YES
_____	☒	☐

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:	NO	YES
_____	☐	☒

A NYSDEC Spill has been identified within 2,000 feet of the proposed facility.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Stefan Bohdanowycz</u> Date: <u>1/21/2022</u>		
Signature: <u></u> Title: _____		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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



Principals:

Mark D. Fellenzer, P.E., LEED AP
John D. Fellenzer, P.E., MBA, LEED Green Associate

Founder:

Archie D. Fellenzer, Jr., P.E.
(1924 - 2014)

24 January 2022

558 Main Street, LLC.
560 Main Street,
Poughkeepsie, NY 12601

Attn: Stefan Bohdanowycz, President

Re: 556 Main Street, Poughkeepsie, NY
FE Project No. 22-025

Dear Stefan,

Based on the proposed 9-unit apartment building with commercial space, the following utility service sizes have been calculated.

Domestic Water:

Per 2020 NYS Plumbing Code Table E103.3(2):

5 One (1) Bedroom Apartments @ 6.4 WSFU (Water Supply Fixture Units)

4 Studios @ 6.4 WSFU

1 Public water closet @ 10 WSFU (flush valve type public water closet)

1 Lavatory @ 2 WSFU

Total = 69.6 WSFU

Per 2020 NYS Plumbing Code Table E103.3(3):

69.6 WSFU = **34.8 gallons per minute** of estimated demand.

Per 2020 NYS Plumbing Code Figure E103.3(3) for Type L Smooth Copper Piping:

34.8 Gallons Per Minute indicates a **1½"-diameter service**.

Sanitary Drainage:

Per 2020 NYS Plumbing Code Table 709.1:

5 One (1) Bedroom Apartments @ 10 DFU (Drainage Fixture Units)

4 Studios @ 10 DFU

1 Public Lavatory @ 1 DFU

1 Public water closet @ 4 DFU

Total = 95 DFU

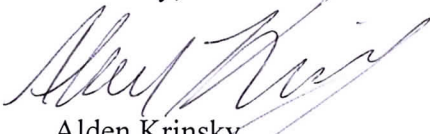
Per 2020 NYS Plumbing Code Table 710.1(1):

95 DFU = **4"-diameter sanitary drain**, sloped for either 1/8" per foot or 1/4" per foot.

Electric Service

The building will require 400 Amp electric service at 120/208 Volt, 3 phase, 4-wire WYE with independent meters for each unit and the commercial space.

Sincerely,



Alden Krinsky
Mechanical Engineer
Fellenzer Engineering



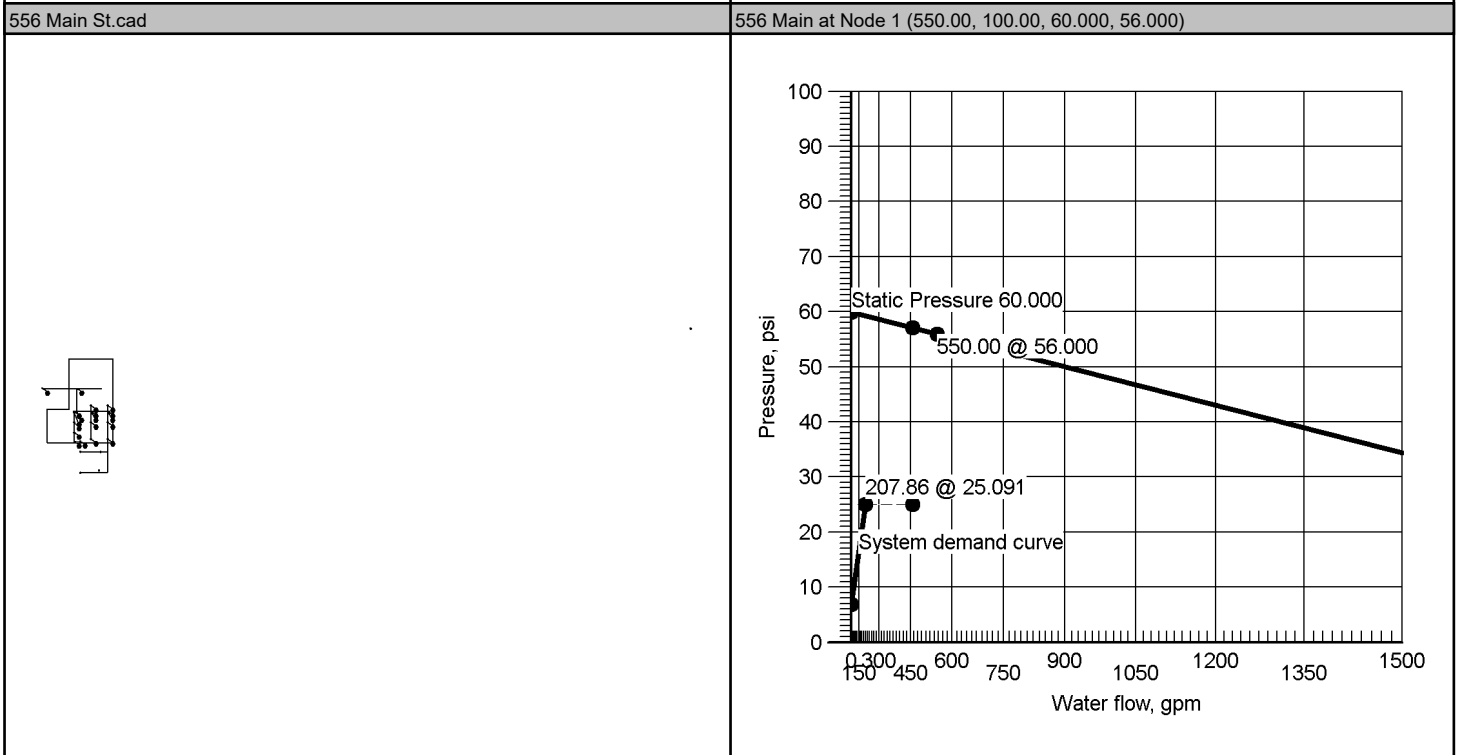
Hydraulic Overview

Job Number: 1
Report Description: Ordinary Group I

Job		
Job Number 1	Design Engineer	
Job Name: 556 MAIN ST	Phone	FAX
Address 1 1ST FLOOR RESIDENTIAL SPACE	State Certification/License Number	
Address 2	AHJ	
Address 3	Job Site/Building	

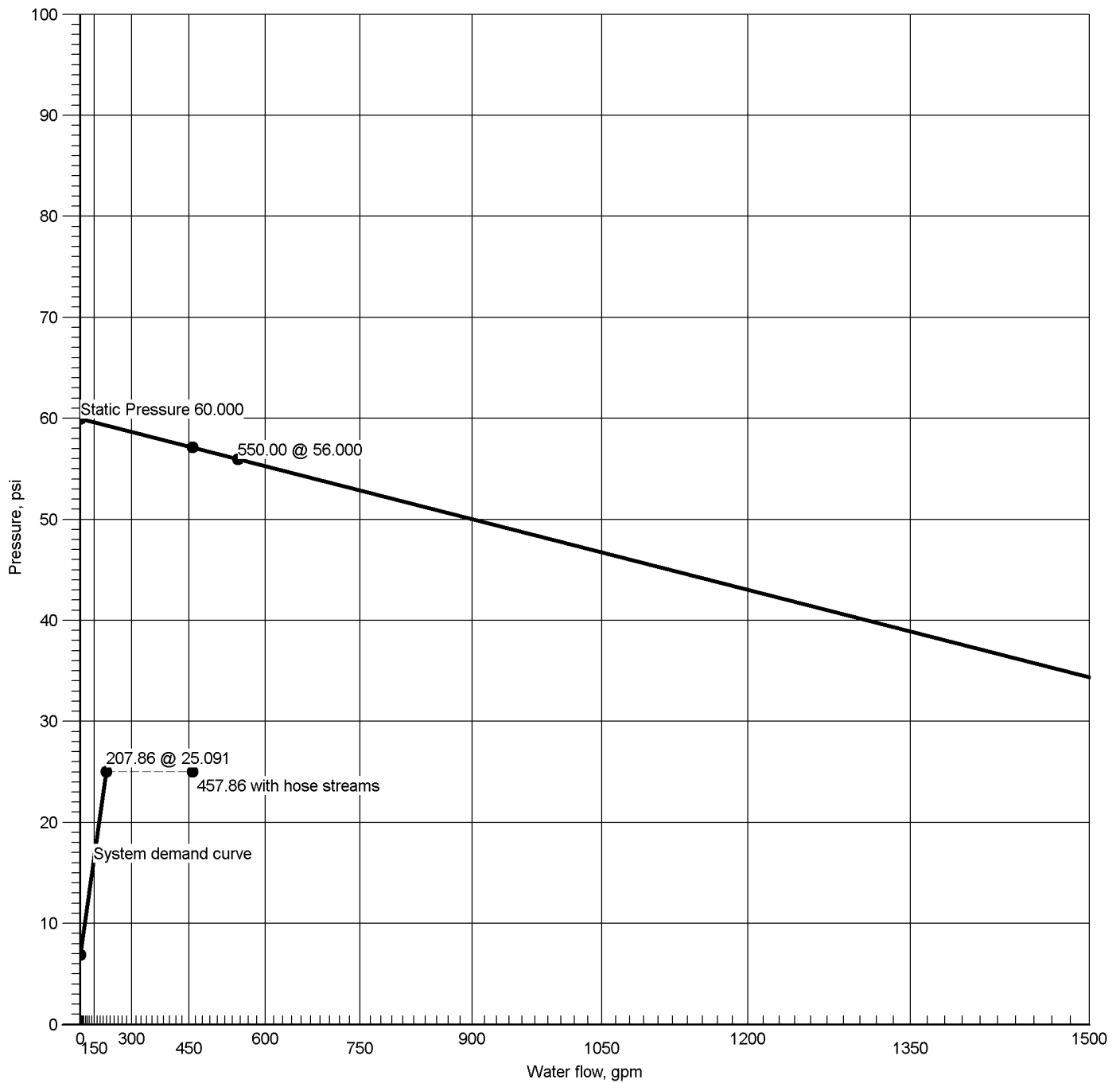
System		
Density 0.15gpm/ft ²	Area of Application 1500ft ² (Actual 1300ft ²)	
Most Demanding Sprinkler Data 5.6 K-Factor 19.50 at 12.125	Hose Streams 250.00	
Coverage Per Sprinkler 130ft ²	Number Of Sprinklers Calculated 10	Number Of Sprinklers Calculated 0
System Pressure Demand 25.091	System Flow Demand 207.86	
Total Demand 457.86 @ 25.091	Pressure Result +32.060 (56.1%)	

Supplies						Check Point Gauges			
Node	Name	Flow(gpm)	Hose Flow(gpm)	Static(psi)	Residual(psi)	Identifier	Pressure(psi)	K-Factor(K)	Flow(gpm)
1	556 Main	550.00	250.00	60.000	56.000				





556 Main at Node 1



Hydraulic Graph

556 Main at Node 1

Static: Pressure

60.000

Residual: Pressure

56.000 @ 550.00

Available Pressure at Time of Test

57.151 @ 457.86

System Demand

25.091 @ 207.86

System Demand (Including Hose Allowance at Source)

25.091 @ 457.86



Summary Of Outflowing Devices

Job Number: 1

Report Description: Ordinary Group I

Device		Actual Flow (gpm)	Minimum Flow (gpm)	K-Factor (K)	Pressure (psi)		
Sprinkler	101	21.64	19.50	5.6	14.929		
Sprinkler	102	21.63	19.50	5.6	14.918		
Sprinkler	103	21.56	19.50	5.6	14.828		
Sprinkler	104	20.61	19.50	5.6	13.552		
Sprinkler	105	20.80	19.50	5.6	13.797		
Sprinkler	106	20.79	19.50	5.6	13.787		
Sprinkler	107	20.16	19.50	5.6	12.963		
Sprinkler	108	20.58	19.50	5.6	13.506		
Sprinkler	109	20.57	19.50	5.6	13.496		
⇒ Sprinkler	110	19.50	19.50	5.6	12.125		

⇒ Most Demanding Sprinkler Data



Node Analysis

Job Number: 1

Report Description: Ordinary Group I

Node	Elevation(Foot)	Fittings	Pressure(psi)	Discharge(gpm)
1	-5'-0	S	25.091	207.86
101	11'-0	Spr(-14.929)	14.929	21.64
102	11'-0	Spr(-14.918)	14.918	21.63
103	10'-0	Spr(-14.828)	14.828	21.56
104	10'-0	Spr(-13.552)	13.552	20.61
105	11'-0	Spr(-13.797)	13.797	20.80
106	11'-0	Spr(-13.787)	13.787	20.79
107	10'-0	Spr(-12.963)	12.963	20.16
108	11'-0	Spr(-13.506)	13.506	20.58
109	11'-0	Spr(-13.496)	13.496	20.57
110	8'-0	Spr(-12.125)	12.125	19.50
7	-5'-0	PO(26'-4)	25.081	
12	10'-0	mecT(7'-5)	17.808	
13	10'-0	T(26'-4)	17.861	
14	10'-0	PO(6'-0)	17.713	
16	11'-0	T(7'-5)	15.277	
17	10'-0	mecT(6'-0)	17.701	
19	11'-0	T(7'-5)	15.267	



Hydraulic Analysis

Job Number: 1
Report Description: Ordinary Group I

Pipe Type	Diameter	Flow	Velocity	HWC	Friction Loss	Length	Pressure
Downstream	Elevation	Discharge	K-Factor	Pt	Pn	Eq. Length	Summary
Upstream					Fittings	Total Length	
Route 1							
DR	1.0490	19.50	7.24	120	0.124177	5'-6½"	Pf 1.558
110	8'-0"	19.50	5.6	12.125	Sprinkler,	7'-0"	Pe -0.858
27	10'-0"			12.825	E(2'-0), mecT(5'-0)	12'-6½"	Pv
BL	1.4420	19.50	3.83	120	0.026367	5'-2½"	Pf 0.138
27	10'-0"			12.825			Pe
107	10'-0"			12.963		5'-2½"	Pv
BL	1.4420	39.66	7.79	120	0.098061	6'-0"	Pf 0.588
107	10'-0"	20.16	5.6	12.963	Sprinkler	6'-0"	Pe
104	10'-0"			13.552			Pv
BL	1.4420	60.28	11.84	120	0.212706	6'-0"	Pf 1.276
104	10'-0"	20.61	5.6	13.552	Sprinkler		Pe
103	10'-0"			14.828		6'-0"	Pv
BL	1.4420	81.84	16.08	120	0.374535	0'-6½"	Pf 2.980
103	10'-0"	21.56	5.6	14.828	Sprinkler,	7'-5"	Pe
12	10'-0"			17.808	mecT(7'-5)	7'-11½"	Pv
CM	4.2600	81.84	1.84	120	0.001916	1'-7"	Pf 0.053
12	10'-0"			17.808		26'-4"	Pe
13	10'-0"			17.861	T(26'-4)	27'-11"	Pv
FR	4.2600	207.86	4.68	120	0.010747	27'-2½"	Pf 0.717
13	10'-0"	126.01		17.861	Flow (q) from Route 2	39'-6"	Pe 6.503
7	-5'-0"			25.081	BFP, E(13'-2), PO(26'-4)	66'-8½"	Pv
FM	7.9810	207.86	1.33	120	0.000505	20'-4½"	Pf 0.010
7	-5'-0"			25.081			Pe
1	-5'-0"			25.091	556 Main	20'-4½"	Pv
		250.00			Hose Allowance At Source		
1		457.86					
Route 2							
BL	1.4420	20.57	4.04	120	0.029113	10'-0"	Pf 0.291
109	11'-0"	20.57	5.6	13.496	Sprinkler		Pe
106	11'-0"			13.787		10'-0"	Pv
BL	1.4420	41.37	8.13	120	0.105997	6'-6½"	Pf 1.479
106	11'-0"	20.79	5.6	13.787	Sprinkler,	7'-5"	Pe
19	11'-0"			15.267	T(7'-5)	13'-11½"	Pv
RN	1.3800	63.00	13.51	120	0.285872	1'-0"	Pf 2.001
19	11'-0"	21.63		15.267	Flow (q) from Route 4	6'-0"	Pe 0.434
17	10'-0"			17.701	mecT(6'-0)	7'-0"	Pv
CM	4.2600	63.00	1.42	120	0.001181	10'-0"	Pf 0.012
17	10'-0"			17.701			Pe
14	10'-0"			17.713		10'-0"	Pv
CM	4.2600	126.01	2.84	120	0.004258	8'-5"	Pf 0.148
14	10'-0"	63.02		17.713	Flow (q) from Route 3	26'-4"	Pe
13	10'-0"			17.861	T(26'-4)	34'-9"	Pv
Route 3							
BL	1.4420	20.58	4.04	120	0.029132	10'-0"	Pf 0.291
108	11'-0"	20.58	5.6	13.506	Sprinkler		Pe
105	11'-0"			13.797		10'-0"	Pv
BL	1.4420	41.38	8.13	120	0.106065	6'-6½"	Pf 1.480
105	11'-0"	20.80	5.6	13.797	Sprinkler,	7'-5"	Pe
16	11'-0"			15.277	T(7'-5)	13'-11½"	Pv
RN	1.3800	63.02	13.52	120	0.286055	1'-0"	Pf 2.002
16	11'-0"	21.64		15.277	Flow (q) from Route 5	6'-0"	Pe 0.434
14	10'-0"			17.713	PO(6'-0)	7'-0"	Pv
Route 4							
BL	1.4420	21.63	4.25	120	0.031940	3'-5½"	Pf 0.348
102	11'-0"	21.63	5.6	14.918	Sprinkler,	7'-5"	Pe
19	11'-0"			15.267	T(7'-5)	10'-11"	Pv
Route 5							
BL	1.4420	21.64	4.25	120	0.031960	3'-5½"	Pf 0.349
101	11'-0"	21.64	5.6	14.929	Sprinkler,	7'-5"	Pe
16	11'-0"			15.277	T(7'-5)	10'-11"	Pv



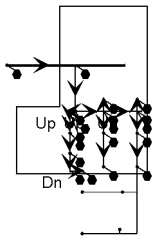
Hydraulic Analysis

Job Number: 1
Report Description: Ordinary Group I

Pipe Type	Diameter	Flow	Velocity	HWC	Friction Loss		Length	Pressure
Downstream	Elevation	Discharge	K-Factor	Pt	Pn	Fittings	Eq. Length	Summary
Upstream							Total Length	

Equivalent Pipe Lengths of Valves and Fittings (C=120 only)				C Value Multiplier			
$\left(\frac{\text{Actual Inside Diameter}}{\text{Schedule 40 Steel Pipe Inside Diameter}} \right)^{4.87} = \text{Factor}$				Value Of C	100	130	140
				Multiplying Factor	0.713	1.16	1.33
							150
							1.51

Pipe Type Legend	Units Legend		Fittings Legend	
AO Arm-Over	Diameter	Inch	ALV Alarm Valve	
BL Branch Line	Elevation	Foot	AngV Angle Valve	
CM Cross Main	Flow	gpm	b Bushing	
DN Drain	Discharge	gpm	BaV Ball Valve	
DR Drop	Velocity	fps	BFP Backflow Preventer	
DY Dynamic	Pressure	psi	BV Butterfly Valve	
FM Feed Main	Length	Foot	C Cross Flow Turn 90°	
FR Feed Riser	Friction Loss	psi/Foot	cplg Coupling	
MS Miscellaneous	HWC	Hazen-Williams Constant	Cr Cross Run	
OR Outrigger	Pt	Total pressure at a point in a pipe	CV Check Valve	
RN Riser Nipple	Pn	Normal pressure at a point in a pipe	DeV Deluge Valve	
SP Sprig	Pf	Pressure loss due to friction between points	DPV Dry Pipe Valve	
ST Stand Pipe	Pe	Pressure due to elevation difference between indicated points	E 90° Elbow	
UG Underground	Pv	Velocity pressure at a point in a pipe	EE 45° Elbow	
			Ee1 11¼° Elbow	
			Ee2 22½° Elbow	
			f Flow Device	
			fd Flex Drop	
			FDC Fire Department Connection	
			fE 90° FireLock(TM) Elbow	
			fEE 45° FireLock(TM) Elbow	
			flg Flange	
			FN Floating Node	
			fT FireLock(TM) Tee	
			g Gauge	
			GloV Globe Valve	
			GV Gate Valve	
			Ho Hose	
			Hose Hose	
			HV Hose Valve	
			Hyd Hydrant	
			LtE Long Turn Elbow	
			mecT Mechanical Tee	
			Noz Nozzle	
			P1 Pump In	
			P2 Pump Out	
			PIV Post Indicating Valve	
			PO Pipe Outlet	
			PrV Pressure Relief Valve	
			PRV Pressure Reducing Valve	
			red Reducer/Adapter	
			S Supply	
			sCV Swing Check Valve	
			SFx Seismic Flex	
			Spr Sprinkler	
			St Strainer	
			T Tee Flow Turn 90°	
			Tr Tee Run	
			U Union	
			WirF Wirsbo	
			WMV Water Meter Valve	
			Z Cap	



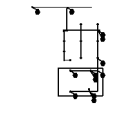


Job		
Job Number 1	Design Engineer	
Job Name: 556 MAIN ST	Phone	FAX
Address 1 1ST FLOOR RESIDENTIAL SPACE	State Certification/License Number	
Address 2	AHJ	
Address 3	Job Site/Building	

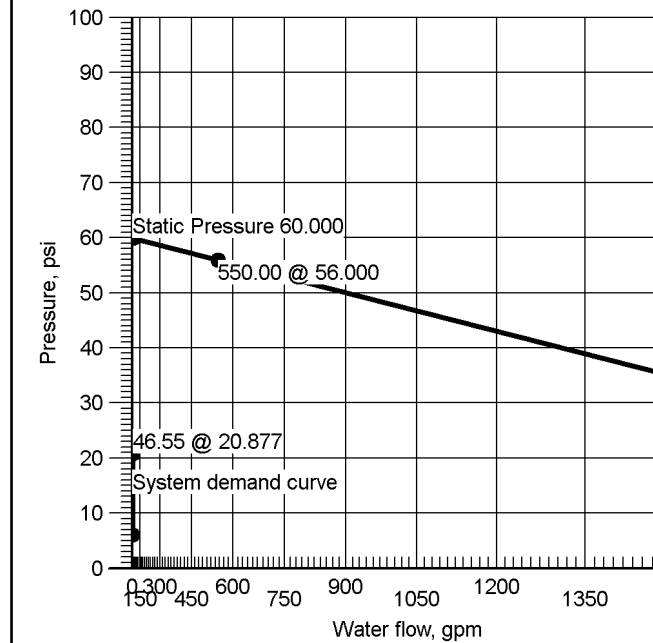
System			
Pressure 7.000		Area of Application NA	
Most Demanding Sprinkler Data 4.2 K-Factor 11.11 at 7.000		Hose Streams 0.00	
Coverage Per Sprinkler NA		Number Of Sprinklers Calculated 4	Number Of Sprinklers Calculated 0
System Pressure Demand 20.877		System Flow Demand 46.55	
Total Demand 46.55 @ 20.877		Pressure Result +39.081 (65.2%)	

Supplies						Check Point Gauges			
<u>Node</u>	<u>Name</u>	<u>Flow(gpm)</u>	<u>Hose Flow(gpm)</u>	<u>Static(psi)</u>	<u>Residual(psi)</u>	<u>Identifier</u>	<u>Pressure(psi)</u>	<u>K-Factor(K)</u>	<u>Flow(gpm)</u>
1	556 Main	550.00		60.000	56.000				

556 Main St.cad



556 Main at Node 1 (550.00, 100.00, 60.000, 56.000)

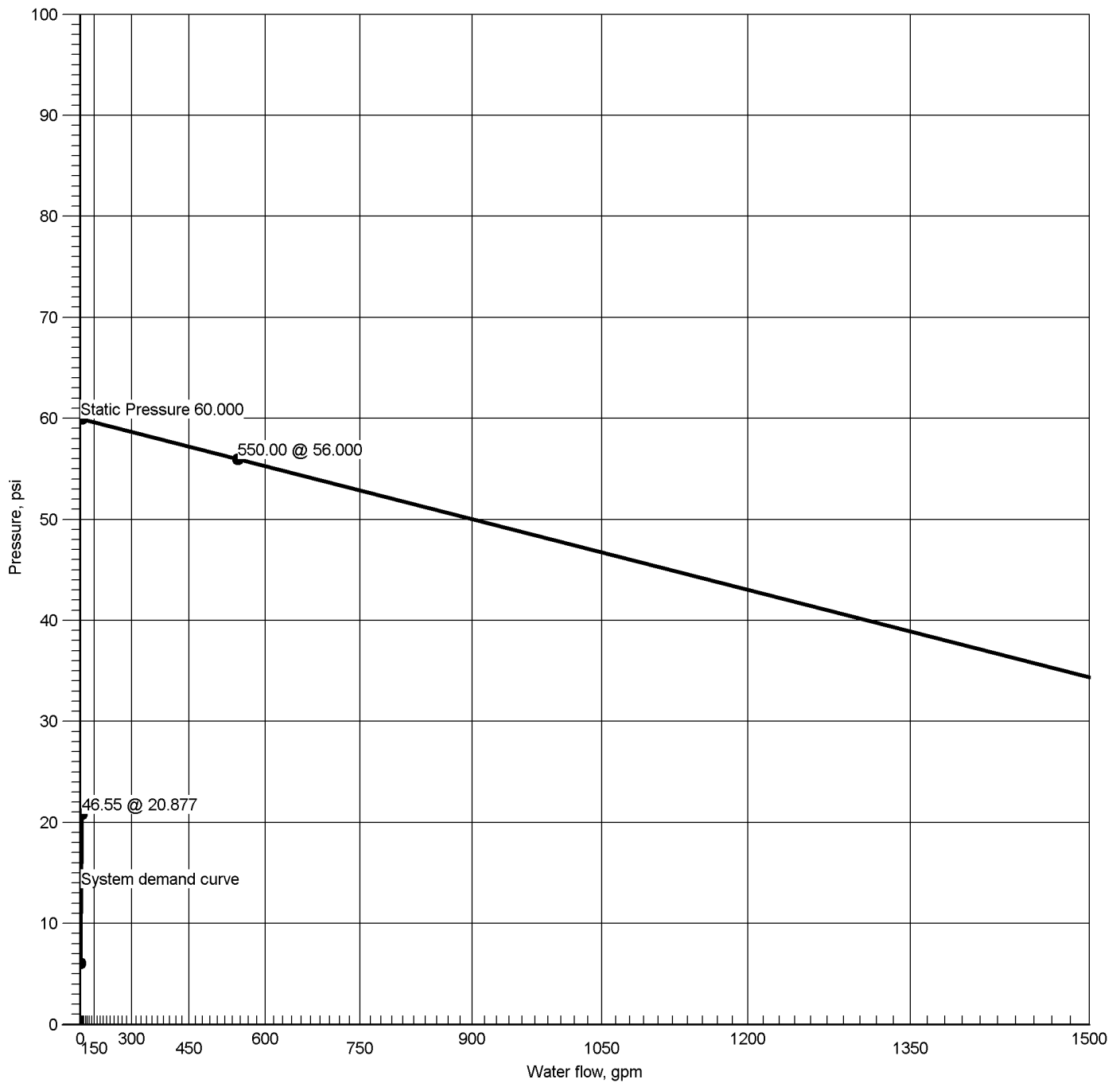


The graph displays the relationship between water flow and pressure for the system. The y-axis represents Pressure in psi, ranging from 0 to 100. The x-axis represents Water flow in gpm, ranging from 0 to 1500. A vertical line at approximately 150 gpm represents the 'System demand curve'. A diagonal line starting at 60.000 psi on the y-axis represents the 'Static Pressure'. The intersection of these two lines is marked at 46.55 psi and 20.877 gpm. Another point is marked at 550.00 gpm and 56.000 psi, which corresponds to the data provided in the table.

Water flow (gpm)	Pressure (psi)
20.877	46.55
550.00	56.000



556 Main at Node 1



Hydraulic Graph

556 Main at Node 1

Static: Pressure

60.000

Residual: Pressure

56.000 @ 550.00

Available Pressure at Time of Test

59.959 @ 46.55

System Demand

20.877 @ 46.55

System Demand (Including Hose Allowance at Source)

20.877 @ 46.55



Summary Of Outflowing Devices

Job Number: 1

Report Description: Residential

Device		Actual Flow (gpm)	Minimum Flow (gpm)	K-Factor (K)	Pressure (psi)		
Sprinkler	111	11.98	11.11	4.2	8.132		
Sprinkler	112	12.24	11.11	4.2	8.495		
Sprinkler	113	11.21	11.11	4.2	7.130		
⇒ Sprinkler	114	11.11	11.11	4.2	7.000		

⇒ Most Demanding Sprinkler Data



Node Analysis

Job Number: 1

Report Description: Residential

Node	Elevation(Foot)	Fittings	Pressure(psi)	Discharge(gpm)
1	-5'-0	S	20.877	46.55
111	9'-1	Spr(-8.132)	8.132	11.98
112	9'-1½	Spr(-8.495)	8.495	12.24
113	9'-1	Spr(-7.130)	7.130	11.21
114	9'-1	Spr(-7.000)	7.000	11.11
7	-5'-0	PO(26'-4)	20.877	
17	10'-0	mecT(6'-0)	14.298	
19	11'-0	T(7'-5)	12.722	
30	11'-0		9.509	
34	11'-0	T(5'-0), Tr(1'-0)	7.871	
35	11'-0	T(5'-0), Tr(1'-0)	8.777	



Hydraulic Analysis

Job Number: 1
Report Description: Residential

Pipe Type	Diameter	Flow	Velocity	HWC	Friction Loss	Length	Pressure
Downstream	Elevation	Discharge	K-Factor	Pt	Pn	Eq. Length	Summary
Upstream					Fittings	Total Length	
Route 1							
DR	1.1010	11.11	3.74	150	0.022940	13'-1	Pf 0.484
114	9'-1	11.11	4.2	7.000	Sprinkler,	8'-0	Pe -0.840
38	11'-0			6.644	E(7'-0), Tr(1'-0)	21'-1	Pv
BL	1.1010	22.33	7.52	150	0.083405	17'-7	Pf 2.133
38	11'-0	11.21		6.644	Flow (q) from Route 2	8'-0	Pe
35	11'-0			8.777	E(7'-0), Tr(1'-0)	25'-7	Pv
BL	1.3940	46.55	9.78	150	0.102892	7'-1½	Pf 0.732
35	11'-0	24.22		8.777	Flow (q) from Route 3		Pe
30	11'-0			9.509		7'-1½	Pv
BL	1.4420	46.55	9.14	120	0.131845	16'-11	Pf 3.212
30	11'-0			9.509		7'-5	Pe
19	11'-0			12.722	T(7'-5)	24'-4½	Pv
RN	1.3800	46.55	9.98	120	0.163310	1'-0	Pf 1.143
19	11'-0			12.722		6'-0	Pe 0.434
17	10'-0			14.298	mecT(6'-0)	7'-0	Pv
CM	4.2600	46.55	1.05	120	0.000675	45'-7½	Pf 0.075
17	10'-0			14.298		65'-10	Pe 6.503
7	-5'-0			20.877	T(26'-4), BFP, E(13'-2), PO(26'-4)	111'-5½	Pv
FM	7.9810	46.55	0.30	120	0.000032	20'-4½	Pf 0.001
7	-5'-0			20.877			Pe
1	-5'-0			20.877	556 Main	20'-4½	Pv
		0.00			Hose Allowance At Source		
1		46.55					
Route 2							
DR	1.1010	11.21	3.78	150	0.023333	3'-2	Pf 0.354
113	9'-1	11.21	4.2	7.130	Sprinkler,	12'-0	Pe -0.840
38	11'-0			6.644	E(7'-0), T(5'-0)	15'-2	Pv
Route 3							
DR	1.1010	11.98	4.04	150	0.026353	13'-11	Pf 0.578
111	9'-1	11.98	4.2	8.132	Sprinkler,	8'-0	Pe -0.840
34	11'-0			7.871	E(7'-0), Tr(1'-0)	21'-11	Pv
BL	1.1010	24.22	8.16	150	0.096949	4'-4	Pf 0.906
34	11'-0	12.24		7.871	Flow (q) from Route 4	5'-0	Pe
35	11'-0			8.777	T(5'-0)	9'-4	Pv
Route 4							
DR	1.1010	12.24	4.13	150	0.027438	1'-10½	Pf 0.189
112	9'-1½	12.24	4.2	8.495	Sprinkler,	5'-0	Pe -0.813
34	11'-0			7.871	T(5'-0)	6'-10½	Pv

Equivalent Pipe Lengths of Valves and Fittings (C=120 only)		C Value Multiplier				
$\left(\frac{\text{Actual Inside Diameter}}{\text{Schedule 40 Steel Pipe Inside Diameter}} \right)^{4.87} = \text{Factor}$		Value Of C	100	130	140	150
		Multiplying Factor	0.713	1.16	1.33	1.51

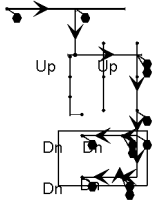


Hydraulic Analysis

Job Number: 1
Report Description: Residential

Pipe Type	Diameter	Flow	Velocity	HWC	Friction Loss	Length	Pressure
Downstream	Elevation	Discharge	K-Factor	Pt	Pn	Eq. Length	Summary
Upstream					Fittings	Total Length	

Pipe Type Legend	Units Legend	Fittings Legend
AO Arm-Over BL Branch Line CM Cross Main DN Drain DR Drop DY Dynamic FM Feed Main FR Feed Riser MS Miscellaneous OR Outrigger RN Riser Nipple SP Sprig ST Stand Pipe UG Underground	Diameter Inch Elevation Foot Flow gpm Discharge gpm Velocity fps Pressure psi Length Foot Friction Loss psi/Foot HWC Hazen-Williams Constant Pt Total pressure at a point in a pipe Pn Normal pressure at a point in a pipe Pf Pressure loss due to friction between points Pe Pressure due to elevation difference between indicated points Pv Velocity pressure at a point in a pipe	ALV Alarm Valve AngV Angle Valve b Bushing BalV Ball Valve BFP Backflow Preventer BV Butterfly Valve C Cross Flow Turn 90° cplg Coupling Cr Cross Run CV Check Valve DelV Deluge Valve DPV Dry Pipe Valve E 90° Elbow EE 45° Elbow Ee1 11¼° Elbow Ee2 22½° Elbow f Flow Device fd Flex Drop FDC Fire Department Connection fE 90° FireLock(TM) Elbow fEE 45° FireLock(TM) Elbow flg Flange FN Floating Node fT FireLock(TM) Tee g Gauge GloV Globe Valve GV Gate Valve Ho Hose Hose Hose HV Hose Valve Hyd Hydrant LtE Long Turn Elbow mecT Mechanical Tee Noz Nozzle P1 Pump In P2 Pump Out PIV Post Indicating Valve PO Pipe Outlet PrV Pressure Relief Valve PRV Pressure Reducing Valve red Reducer/Adapter S Supply sCV Swing Check Valve SFx Seismic Flex Spr Sprinkler St Strainer T Tee Flow Turn 90° Tr Tee Run U Union WirF Wirsbo WMV Water Meter Valve Z Cap



RESOLUTION
(R20-39)

INTRODUCED BY COUNCILMEMBER CHERRY

WHEREAS, the City of Poughkeepsie has previously taken title to a vacant lot known as 556 Main Street (Tax Map No: 6161-24-392943), in the City of Poughkeepsie by reason of a stipulated court settlement; and

WHEREAS, the above mentioned properties have been offered for sale by the City in accordance with the policy for the sale of City owned property; and

WHEREAS, an offer has been received from 558 Main Street, LLC to purchase these properties for the sum of \$38,000; and

WHEREAS, the Property Acquisition and Disposition Committee, having considered the mission of the Committee and the policies of the City, one of which is to increase homeownership, has recommended that the City of Poughkeepsie accept this offer; and

WHEREAS, the Common Council hereby finds that the offer from 558 Main Street, LLC is in the best interests of the City of Poughkeepsie; and

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council hereby makes the following determinations: (a) that there is no existing municipal purpose or need for this property, and (b) that the sale price and conditions imposed herein represent fair and adequate consideration for the conveyance; and be it further

RESOLVED, that the offer from 556 Main Street, LLC, to purchase premises known as 556 Main Street (6161-24-392943), in the City of Poughkeepsie for the sum of \$38,000.00 is hereby approved subject to the hereinafter mentioned conditions and subject to such other and further conditions which the Corporation Counsel shall deem appropriate; and be it further

RESOLVED, that this sale is approved subject to the following conditions:

- A.** That the Purchaser shall within thirty (30) days of the date of this resolution, take title to such property.
- B.** Purchaser shall obtain a building permit for the construction of a three story mixed-use building within six (6) months of the closing of title;
- C.** Purchaser shall obtain a valid Certificate of Occupancy for the property within one (1) year after the issuance of a building permit;
- D.** The transfer of title and Purchaser's use of the Property shall be subject to all state, federal and local regulations including the City of Poughkeepsie and New York State Building Codes and the City of Poughkeepsie Zoning

Ordinance and real property taxes coming due pursuant to law on and after the date of transfer of title;

- E. Purchaser's obligation to purchase such property shall be contingent upon Seller obtaining and insurable interest in the property pursuant to Article 15 of the Real Property Action and Proceedings Law or other applicable law;
- F. Purchaser agrees that he shall not use the agreed upon purchase price as a reason to grieve or otherwise contest the assessed value of the premises for purposes of real property taxation; and
- G. Prior to the closing of title, Purchaser shall apply for and obtain the approval from the Planning Board and/or the Zoning Board of Appeals of any site plan approval or zoning variances required by law; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to enter into a contract of sale for the above mentioned transaction provided such contract contains the terms contained herein together with such other terms and conditions which the Mayor and the Corporation Counsel shall deem appropriate, and the Mayor, the City Administrator and the Corporation Counsel are hereby authorized and directed to do all things necessary to give effect to the terms of this resolution.

SECONDED BY COUNCILMEMBER BRANNEN

Submitted to Council: May 4, 2020 Council Action: Approved Roll call vote taken: Yes <u>X</u> No _____ Ayes 9 Nays 0 Abstain 0 Absent 0 Approved by Mayor on <u>5/5/20</u> Mayor's Signature <u>R. B. Nelson</u>	I hereby certify the foregoing to be a true and correct copy of a Resolution duly adopted at a regular meeting of the Common Council held <u>May 4, 2020</u> <u>Joanne H. Flynn</u> City Chamberlain
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COUNTY OF DUTCHESS
DEPARTMENT OF PLANNING AND DEVELOPMENT

December 13, 2021

To: Zoning Board of Appeals, City of Poughkeepsie
Re: **ZR21-364, 556 Main Street Mixed Use Development – Area Variance**
Lot: 392943, Main Street

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is seeking area variances in connection with a proposed new 3-story mixed use building:

- Reduced minimum required lot area per dwelling, from cumulative 19,800 to 4,356 square feet;
- Reduced open space, from 2,300 to 412 square feet;
- Reduced number of on-site parking spaces, from 15 to 5.

COMMENTS

While we find the requested area variances a matter of local concern, it appears that the attempt to provide a handful of parking spaces on this parcel may be the driving force behind the unconventional approach to the building design and layout (e.g. the cantilevered hallway on the east side of the building, and the elevated 2nd/3rd floors in the rear of the building above the parking area). The City and applicant should discuss whether it would be preferable to trade off on a few or all of the on-site parking spaces to allow for the construction of a standard 3-story building.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner

By

A handwritten signature in blue ink, reading "Heather M. LaV", followed by a large, stylized flourish.

Heather M. LaVarnway, CNU-A
Senior Planner

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
		Co./Dept.	From		
		Fax #	Phone #		

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Poughkeepsie**

Referring Agency: **Zoning Board of Appeals**

Tax Parcel Numbers(s): **3929430000**

Project Name: **556 Main Street Mixed Use Development**

Applicant: **Stefan Bohdanowicz (Kimberly Ryan, consultant)**

Address of Property: **556 Main St, Poughkeepsie, NY 126010000**

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☒ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

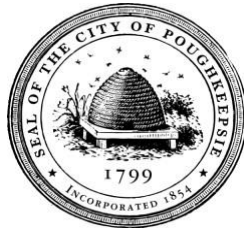
- ☒ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **12/13/2021**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☐ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☒ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted: 12/2/2021	Notes:	☐ Major Project	
Date Received: 12/2/2021		Referral #: ZR21-364	
Date Requested: 12/13/2021			
Date Required: 12/31/2021	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 12/13/2021			



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS DECISION**

In the matter of the appeal of 558 Main Street LLC, regarding the property at 556 Main Street, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 14th day of December, 2021, at 6:30pm:

Present

Nathan Shook Chair
John Gildard
Thomas Klug
Rob Page
Scott Parker
Jessica Vinall

Absent

Steven Reifler

WHEREAS, the Zoning Board of Appeals has received an application for area variances from 558 Main Street, LLC, relative to the property at 556 Main Street, located in a Neighborhood Commercial (C-1) District, and the proposed construction of a three-story mixed use building thereon, with ground floor commercial space and nine dwelling units, one on the ground floor and four each on the second and third floors, requiring variances of Sections 19-3.22(4)(b), Section 19-3.22(4)(h) and 19-4.3(11) of the Zoning Ordinance relative to lot area, open space and off-street parking; and,

WHEREAS, the application was accompanied by additional materials, including a site plan prepared by Liscum McCormack VanVoorhis, dated 10/12/21, a Short EAF dated 10/13/21, prepared by Ray VanVoorhis, and a resolution of sale from the Common Council dated 5/4/20.; and,

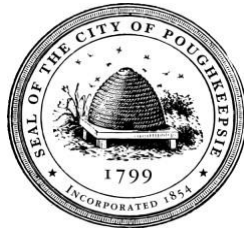
WHEREAS, this application is considered to be an Unlisted Action under SEQR; and,

WHEREAS, the action is more fully detailed on the Short Environmental Assessment Form submitted; and,

WHEREAS, the Board has compared the impacts that are likely to result from the action against those in 617.7(c)(1)(i) through (xii) and has determined that there will be no significant adverse environmental impacts and therefore, a draft environmental impact statement will not be prepared.

NOW THEREFORE BE IT RESOLVED that the Board hereby declares itself as Lead Agency for the environmental review of the application and hereby adopts a Negative Declaration.

Motion: Jessica Vinall
Second: John Gildard
Carried: 6:0:0



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS DECISION**

WHEREAS, a public hearing was held on November 9, 2021 and December 14, 2021; and,

WHEREAS, the applicant has demonstrated that the granting of the area variance will not produce an undesirable change in the character of the neighborhood, and will not be a detriment to nearby properties; and,

WHEREAS, the applicant has demonstrated that there is no other feasible method to achieve compliance at this time; and,

WHEREAS, the applicant has demonstrated that the variance requested is not substantial; and,

WHEREAS, the applicant has demonstrated the granting of the variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and,

WHEREAS, the applicant has demonstrated that the need for the variances is not necessarily self-created:

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variance as noted above.

Motion: Thomas Klug

Second: Rob Page

Carried: 6:0:0

The motion to grant the variances carried unanimously.

Nathan Shook
Chairman
Zoning Board of Appeals

556 MAIN STREET

RE: Poughkeepsie Planning Board
In ref: 556 Main Street

Please be advised of the two questions, snow removal and garbage removal.

Snow Removal:

As the same owner owns 556 and 558-564 Main Street, the plan would be to remove all snow from 556 main and relocate it to the area behind 558-564.

Garbage Removal:

All of the tenants of 558-564, dispose of their garbage in the alleyway between 558 and 560. This is where we plan to have the tenants of 556 do the same with their garbage

Thank You

Stefan Bohdanowycz
558 Main Street LLC

