City of Poughkeepsie
Planning Board
Meeting Agenda

Common Council Chambers
Tuesday, April 19, 2022
6:00 PM

I. CALL TO ORDER

II. PRESENTATIONS

1. A brief presentation on PK4Keeps: A Comprehensive Plan for Poughkeepsie. The first complete draft of the plan can be found on the project website. https://www.pk4keeps.org/library

III. APPROVAL OF MEETING MINUTES

1. Approval of March 15, 2022 Meeting Minutes

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

1. MILTON STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT
Public Hearing Postponed to May17, 2022. Hearing will be re-noticed when scheduled.

2. 135 MAIN STREET: MULTIFAMILY RESIDENTIAL SUBDIVISION
Public Hearing Postponed to May17, 2022. Hearing will be re-noticed when scheduled.

3. 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 at 47

Cannon Street 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

4. 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 at 171 Parker Avenue 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

5. 123 SMITH STREET: WAREHOUSE RENOVATION
Application for Site Plan Review relative to the proposed remodeling of a warehouse at 123 Smith Street, a nonconforming use, including a reduction in square footage of the building, construction of a parking area and addition of landscaping. Owner/Applicant: Rejuvenate Properties/Brian Tietje; Consultant: John V. Sullivan; Zoning District: Medium High Density Residence (R-4) District; Grid #6162-72-411198; File #2022-009

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 58 PARKER AVENUE: REQUEST TO WAIVE BOND
A request to waive the requirement for a performance bond relative to the approved site plan for the conversion of the existing former industrial complex at 58 Parker Avenue to offices for Scenic Hudson, including a surface parking lot on the north side of Parker Avenue. The project was approved at the October 19, 2021 meeting of the Planning Board. Owner/Applicant: Northside Junction, LLC (Caroline Alsup/Scenic Hudson); Consultant: MASS Design Group; Zoning District: Walkway Gateway District Mixed Use Commercial Subdistrict (G-CM) Grid #6162-77-6162-62-148369 and 6162-54-125385; File #2021-045

2. 556 MAIN STREET: MIXED-USE DEVELOPMENT
Application for site plan review relative to the proposed development of a three (3) story mixed-use building at 556 Main Street 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) District; File #2022-004

3. **15 NORTH CHERRY STREET: ADAPTIVE REUSE RESIDENTIAL**
Application for site plan/special permit review relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten; Grid #6162-77-092099; Zoning District: General Commercial (C-3) District; File #2022-011

4. **185 SMITH STREET: EXPANSION OF NONCONFORMING USE**
Application for site plan review relative to the proposed expansion of a nonconforming automobile repair business at 185 Smith Street, Owner: Ricky Auto Body, Inc; Applicant: Devan Jaikarran (Ricky Auto Body, Inc) Consultant: M. Gillespie & Associates Consulting Engineering, PLLC; Zone: Research and Development (R&D) District; Grid #6162-65-510286; File #2021-066

CITY OF POUGHKEEPSIE
PLANNING BOARD MINUTES
MARCH 15, 2022

PRESENT	**EXCUSED**
Robert S. Levine, Esq	Rosaura Andujar-McNeil
Nick Deluccia	
Robert Mallory	
Sean O'Donnell	
Anne Saylor	
Marjorie Smith	
Brian Veltre	

Announcement relative to virtual meetings, authorization extending through March 16, 2022. In person meetings will resume in April.

The meeting was called to order at 6:03pm with the pledge of allegiance following roll call attendance.

The February meeting minutes were approved unanimously on a motion by Marjorie Smith, seconded by Anne Saylor.

135 MAIN STREET: MULTIFAMILY RESIDENTIAL SUBDIVISION
Applications for Site Plan Review and Subdivision for subdivision of the property at 135 Main Street into two lots of record and construction of a new building containing 72 dwelling units on the new lot with the original lot containing an existing multiple dwelling with 119 units, including reconfiguration of off-street parking and open space. Owner: 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 Steven Tinkelman, Anthony Juliano, Ken Casamento, and Ken Spillberg, Sr VP of Development for OMNI, who introduced OMNI as an organization, and provided an overview of the existing building and the proposed project. Adding services, frail, elderly housing not provided in Dutchess County 24 units for very low, 12 for low, frail elderly 36 units (half the building)

Anthony Juliano provided an overview of the changes to building: revise panel grid system on, added horizontal banding on the building, added trim, break up the building's mass, reduced the number of columns in the loggia to make it feel more open, took off the precast concrete details, just using a single soldier course to add detail and character to the columns, broke the brick base

of the building. Façade is more segmented, less massive seeming. We increased the soldier coursing on the corners of the building to emphasis details and tie the building together

Porte de cochere is now wider, ligther, area, will fit two cars in tandem

Rear of the building, eliminated blue color, introduced another shade of darker grey on the stair towers which frames the façade of the building from the rear. One large canopy across the rear, instead of two, so more people can enjoy the courtyard in a covered space. Mechanicals will be on top of the stair towers and screened with material the same color as the stair towers, not very visible from Perry Street. Went through all colors and materials.

2000 square feet =/- rooftop space with entrance from community room

Ken Casemento, there were 4 entrances off North Perry, make adjustments to entry for Fire Department manorveability Discussion of access to courtyard from both buidlings.

Chris Kroner: appreciates evolution of the project, and how the team has worked with the review process. All adjustments are very powerful, more successful. Asked about trim strategy and material. Anthony Juliano answered. Hardiplank, brick course, to articulate detail

Site visit with Nick Deluccia, Marjorie Smith and Natalie Quinn.
Nick Deluccia:: Great site visit, spoke about the rooftop area; elevated planting areas, existing City park to the north; one retaining wall to research. Nice, clean establishment.
Marjorie Smith: only thing to add, fencing on the east side just chain link with privacy cloth; need a different kind of fencing to be attractive. The park is in need of some love but great potential.
Ken Casamento is working on all of those comments. Retaining wall is full depth wall, based on visual inspections. Not removing any protection of the wall. Working on fence which straddles line of ownership.
Natalie Quinn: On the ZBA agenda in March, and April. Variances need to be granted before site plan approval can be granted. Not a coordinated action.
Marjorie Smith asked about snow removal
Ken Casamento indicated it would be on the east side
Sean O'Donnell: appreciate the architectural updates. I agree with everything Cris mentioned. Can you illulstrate what the finish is of the porte cochere? Is it iron grey?
Anthony Juliano: Hardy plank, metal flashing, matching color '
Sean O'Donnell: where retaining wall is, has the team considered creating a green screen that stays green all year?
Ken Casamento: will look at that and adjust our plantings
Sean O'Donnel: helps with framing the space. My last comment: with the porte cocher, on top an ADA accessible balcony

A motion to open the public hearing was made by Marjorie Smith and seconded by Anne Saylor, passing unanimously.

Members of the public speaking:

- Laurie Sandow: at Common Council complained that individual ward members were not informed. Time limit not habit Discussed public hearing process. Long open violations that they did not cure but of service elevators and other Looking for money $25000 per unit per year $1.8 mill free and clear Poughkeepsie target as a cash cow than in the Take off your blinders and do a deep dive.
- Vernon Jordan: I just wanted to find out now what was proposed for income and frail elderly. Who makes sure these are abided by and not just a short term thing, but for the duration of the project. That is really is the case and not bait and swtich. What effect will construction have on the present occupants of Tower 1 and what will be done to ameliorate the effect construction will definitely have. How many trees will be removed to build the new tower?
- OMNI answers:
  Kenneth Spillberg: Frail and elderly part of the Emprie State supportive housing initiative. 15 year contract with hope to connect. Income restrictions are on the property with the state for 50 years. Even though funding is only guaranteed for 5 yrs. The tenants themselves (36) will onl be required to pay about 30% of their income toward rent. HRH can provide more detail.

  Natalie Quinn suggested that a written response to the public comments included in the cover letter for next meeting would be helpful.

  Ken Casamento: separate area so construction impacts minimizied because coming over Perry Street, not the existing site . Don't know exact number of trees, number of large trees. Will put numbers on the plan and in letter.

On a motion by Marjorie Smith, seconded by Anne Saylor, the Board adjourned the Public Hearing to April 19, 2022, or later.

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

Appearing on behalf of the project was Kelly Libolt, with Ken Casemento. Ms. Libolt summarized the project, including changes.

At corner, complicated with CHG&E, so plantings are simplified but add color

There are 5 vaccums now. There will be 3.

Sean O'Donnel: Appreciates updates to landscaping. My initial reaction to arbae vitae wall is that it stops short and should continue to the property line. Maybe reach out to the homeowner to the west: headligths directly onto the property into the building. Maybe in staggered rows.
Next: Lighting plan. Is there an opportunity to lessen the light on the west next to that home? Consideration of The future of that property next store is important.

On a motion by Marjorie Smith, seconded by Anne Saylor, the Board opened the public hearing.

Robert Levine reported that he had received a phone call from Anthony Winslow, the owner of the property at the northeast corner of Parker and Buckingham Avenues, who indicated his full support for the project.

There were no speakers.

On a motion by Marjorie Smith, seconded by Sean O'Donnell, the Board adjourned the public hearing to April 19, 2022.

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: Poughkeepsie Innovation District - Historic Core (PID-HC); File #2022-003

Appearing on behalf of the application was Mark Heinsman, project manager, who gave a project overview, including changes/additional information, including floor plans showing the connection to the building.

On a motion by Marjorie Smith, seconded by Anne Saylor, the Board opened the public hearing.

There were no speakers.

On a motion by Marjorie Smith, seconded by Anne Saylor, the Board closed the public hearing.

Sean O'Donnell, what's in the trapezoid?

Mark: to keep the sides of the building open for maintenance and all parts of the building on the same property.

WHEREAS, the Planning Board has received an application for subdivision (lot line adjustment) between the properties at 13 Market Street and 21-25 Market Street; and,

WHEREAS, the action is more fully detailed on a subdivision plat prepared by Mark Heinsman, Project Surveyor for LaBella Associates, with a revision date of 2/23/2022; and,

WHEREAS, a public hearing is required for all subdivisions/lot line adjustments and said public hearing was held on March 15, 2022; and,

WHEREAS, the action is classified as a Type 2 Action under SEQRA requiring no further action; and,

WHEREAS, the Building Inspector has determined that the lot line adjustment is required for the properties to conform to the New York State Building Code;

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board grant subdivision approval relative to the lot line adjustment between 13 Market Street and 21-25 Market Street, File #2022-03:

Motion: Marjorie Smith
Second: Brian Veltre
Carried: 7:0:0

Robert Levine, Esq. excused himself from the meeting at 7:24pm. Anne Saylor assumed the duties of the chair.

134-136 SOUTH AVENUE
Amended site plan relative to the proposed demolition of an existing structure and construction of a new mixed use building with three (3) commercial spaces and fifteen (15) apartments with eleven (11) one-bedroom units and four (4) two-bedroom units. The site plan received conditional approval on 9/21/21 and has been amended to meet the conditions imposed. Owner: 134-136 South Avenue LLC (Brian Trematore); Applicant: AE Baxter LLC (Eric Baxter); Zoning District: Neighborhood Commercial (C-1); Grid #6061-44-956742; File #2021-050

Brian Veltre recused himself.

Appearing on behalf of the application were Eric Baxter and Lauren Rutokowski who provided a project update. Working with Engineering and Fire Dpeartment comments. Elevations, landscape plan, photometrics,

Not changing the windows.

Sean O'Donnell maybe some color changes. Eric: happy to explore that. Standing leverage the darker gray.

Sean: landscaping and lighting questions. Can you coordinate with the City an opportunity for some plantings there?

The applicant is returning with amendments addressing the conditions of the original approval.

A negative declaration was previously provided for the purposes of SEQRA, and the changes in the project are within the scope of that declaration.

WHEREAS, the Planning Board has received an amended application relative to the proposed demolition of an existing structure and construction of a new mixed use building with three (3) commercial spaces and fifteen (15) apartments on the property at 134-136 South Avenue. The original application was approved on October 19, 2021; and,

WHEREAS, the action is more fully detailed on a site plan set by Daniel Koehler of Hudson Land Design, revised 2/21/22, elevations by Anderson Design Group revised 2/24/22, and supplemental documents; and,

WHEREAS, a public hearing for the project was held on October 19, 2021, and the Board has determined that an additional public hearing is not required as the amended application does not deviate substantially from the original application as it is submitted to address conditions of the original approval;

WHEREAS, a negative declaration for this project for the purposes of SEQRA was adopted by the Planning Board on October 19, 2021 and the amendments do not affect that declaration so no further action is required; and,

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

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed construction of a new mixed use building with three (3) commercial spaces and fifteen (15) apartments at 134-136 South Avenue, File #2021-050, with the following conditions:

- All comments from the Engineering Department and Fire Department shall have been addressed to the satisfaction of each respective department; and,
- The lighting be warm 3000 Kelvin or less; and,
- The surrounds on the windows in the mansard roof shall be one of the three shades of gray already used on the building as approved by the Development Director.

Motion: Marjorie Smith
Second: Nicholas DeLuccia
Carried: 5:0:0

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

Appearing on behalf of the application was James Sullivan; who provided a project update.

Chris Kroner: the new version special to see this existing building incorporated into more of a complete street view and build back the density this part of the city used to have. Inventive, something to applaud. Anchoring this corner is really amazing.

A materials board would be useful

Proposing stacked parking to meet the parking requirement

Chris Kroner: the two stories of the dark is very different; 14 foot, or drop the stucco floor. The two are good.

Anne Saylor opened the floor for Board comments:

Sean O'Donnell: appreciates the innovative approach, covered parking is great. Puzzle pakring, think of vending machine with candy hanging; the stucco approach is a concern; consider cementitious board or similar material. Recessing parking garage back? There is a pathway that is in the plan to walk across, that would be lost. Maybe changing material/colour would be beneficiencial; a recessed entry on Cannon already. Already covered Maybe add some architectural lighting. PVC upper cornice line: explore other options. Very exciting project.

Anne Saylor: worked in this building 30 years ago. Upper cornice feels a little strong. The parking stacking is really cool. In the back, it actually can be seen. What will it look like?

Jim Sullivan will provide photos showing that it is not very visisble from other properties for the most part

Sean O'Donnell: will visitors have access to the puzzle parking?

Brief discussion of City parking lot redesign.

Long EAF

Provide specs for parking structure

All materials submitted in time for the posting for next meeting

It is recommended that if the Board finds that the project is of significant public concern and that the proposal is sufficiently complete for review, a public hearing be set for April 19, 2022 or later:
Motion: Marjorie Smith
Second: Nick
Carried:6:0:0

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

Please note that the comments of the Fire Chief had previously been addressed and need not be considered as conditions of approval.

Appearing on behalf of the application was Kimberly Ryan, who provided a project overview and of changes, particularly to the façade.

Anne Saylor: Intro to Chris Mansfield, the City's architectural consultant for this project.

Chris Mansfield: Hadn't seen changes. Excited to see that they seem to reflect changes from the initial review. Challenging site. Modern building. Can work. Should relate to the other buildigns. Vertical presence important. Differenatiate the storefront from the residential. This is a big step forward.

Nick Deluccia: I really like what they've done with this. Brick really brings it around. Material by the balconies? Horizontal metal ribbed siding, aluminum balconies.

Marjorie Smith: last time I absolutely hated it. Very excited to see the changes.

Anne Saylor: did not really like the first iteration; like the changes. A real step up. Like the balconies

Sean O'Donnell: really appreciate the adjustments. Did you look at continuing the brick onto the cantilever?

Kimberly Ryan: Not a fan of using masonry as a cantilever material.

Sean O'Donnell: I like the material as well. Windows that wrap.

The Board determined that no public hearing is necessary. Adjourned to next month to address any outstanding issues.

11-15 GARDEN STREET
Application for façade review relative to the proposed remodeling of the exterior of the existing building at 11-15 Garden Street. Owner: 11 Garden LLC; Applicant: Patrick Moore; Consultant: N/A; Grid #6162-77-092099; Zoning District: Poughkeepsie Innovation District - Urban Village (PID-UV); File #2022-007

Appearing on behalf of the application was Patrick Moore. Brian Veltre recused himself. Patrick Moore provided a project overview.

Sean O'Donnell: Looking at the inspiration page with combination of materials. Garden Street entry. I guess my question is that based on the image board, is there any opportunity to review areas of brick to have a more complimentary presence among the other storefronts on Garden Street, like where the florist just moved in? My first read is that it feels that it feels sterile or wharehousey?

Anne Saylor: I couldn't find the word. Sterile is close. Not to the side but to the front on Garden Street. It may be that it's just two dimensional, so it's hard to feel the materilas.

Patrick Moore: No, The area on the bottom bumps out a bit. We can get you better drawings.

Sean O'Donnell: the up and down wall pack lighting. Looks like there's more opportunity to incorporate lighting on the canopy. The 3 dimensionality is hard to see. Think we need architectural review

Anne Saylor: I agree about the architectural review, especially on the Garden Street side.

On a motion by Marjorie Smith, seconded by Robert Mallory, the Board deteremined that the project does not rise to the level of significant public concern (marge, anne, bob)

The Board authorized circulation of the application to any relevant agencies and departments.
Motion: Marjory Smith
Second: Robert Mallory
Carried: 5:0:0

The Board established an escrow in the amount of $1000 for architectural review.
Motion: Marjory Smith
Second: Sean O'Donnell
Carried: 5:0:0

123 SMITH STREET
Application for Site Plan Review relative to the proposed remodeling of the warehouse at 123 Smith Street, a nonconforming use, including a reduction in square footage of the building, construction of a parking area and addition of landscaping. Owner/Applicant: Rejuvenate Properties/Brian Tietje; Consultant: John V. Sullivan; Zoning District: Medium High Density Residence (R-4) District; Grid #6162-72-411198; File #2022-009

The proposed project will decrease the size of the existing building by approximately half, and create an off-street parking lot for three vehicles and compliant landscaping on the property lines.

The project has been determined to be a Type 2 Action under SEQRA requiring no further action on the part of the Board. The project is not subject to County review.

Appearing on behalf of the application was John Sullivan, who provided a summary of the project.

Anne Saylor: Comments and question?

Sean O'Donnell: Is the reason to cut the building in half because the building is in bad shape?

John Sullivan: No, we really wanted to create the parking lot. There was a wall collapse, but we've had an engineer in. The roof has a gerder system.

Anne Saylor: nonconforming use becoming less nonconforming

Marjory Smith: A boom truck coming in off of Smith Street. Can you really get that kind of equipment in on smith street?

John Sullivan: no, too busy, would come in off the parking lot

Sean O'Donnell: what's happening on the outside finish?

John Sullivan: Probably hardi-plank on the cottage street side, vertically, The new walls, Cottage and parking lot, hardiboard painted gray. Can have more materials at next meeting. CMU parged block.

Sean O'Donnell: Maybe look at metal cladding. Might be an interesting choice to work with Smith Street remnant of materials.

Sean O'Donnell does not think it is of significant public concern
Robert Mallory: There are homeowners on Cottage Street in this block: should have an opportunity to speak.
Anne Saylor: residential area, school near there, leaning toward public hearing
Marge Smith: appropriate to have one, currently an eyesore. People who live in that neighborhood should have an opportunity to weigh in

The Board found that the project is of significant public and set a public hearing be set for April 19, 2022.
Motion: Marge
Second: Sean
Carried:6:0:0

The Board authorized circulation of the application to the relevant departments.
Motion: Marge
Second: Sean
Carried:6:0:0

15 NORTH CHERRY STREET
Application for site plan/special permit review relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten; Grid #6162-77-092099; General Commercial (C-3) District; File #2022-011

Appearing on behalf of the application were Marc Ackerson and Christian Ryan Paggi and Michael Boice. Marc Ackerson began with a project overview.

Christian Paggi: in a flood plain; will be shown on future plans; will show the FIRM map; basement apartments off the table. Grading will not affect. Existing site, grading is minor to accommodate ADA compliance . Drainage improvements. Existing water and sewer in street. Working with Fire Department and Engineering Department, getting more utility information.

The project has been determined to be a Type 2 Action under SEQRA requiring no further action on the part of the Board.

Variances will be required, in particular variances for the number of off-street parking spaces and front-yard parking.

Anne Saylor: snow storage?
Marjory Smith Pathway along Fallkill?
Sean O'Donnell: can refuse be relocated?

Michael Boice gave landscape plan presentation.

Sean O'Donnell: really appreciate the depth and explanation of the landscaping. Refuse area, could that be landscaped effectively.

Anne Saylor: tenants bring out garbage?

Applicant's answer: No, maintenance would bring it out. But there would be areas under the exterior stairs where the trash would be until taken to the refuse area.

Anne Saylor: Why so many staircases?

Applicant's answer: 4 staircases allows for private balconies, begins to give a more sense of "my staircase."

Sean O'Donnell with the building cloaked in staircases you lose the historic feeling of the building. Do you intend to provide more detailed renderings?

Applicant's answer: Absolutely. Maybe a physical model!

The Board felt that the application would be of significant public concern, but that it is not ready for public hearing at this time.

It is recommended that the Board authorize circulation of the application to the relevant agencies and departments.
Motion: Marjory Smith
Second: Sean O'Donnell
Carried: 6:0:0

It is recommended that the Board consider establishing an escrow in the amount of $3000 for architectural review.
Motion: Marjory Smith
Second: Sean O'Donnell
Carried: 6:0:0

Motion to adjourn by Marjorie Smith, carried unanimously.

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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

I. PROPERTY ADDRESS: 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

(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: Standard Restaurant with ~~Brewery or Distillery on-site~~ Artisan 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

B) Number of shifts (if any): included in restaurant above

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.

updated 1-25-22, 2-7-22

_____ 9/15/2021

Signature of Applicant Date

Revised January 2018: Previous Editions Obsolete

Liscum
McCormack
VanVoorhis LLP
ARCHITECTURE
PLANNING
INTERIORS

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

4/5/2022 **DELIVERED VIA EMAIL**

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 are presenting additional information to our application package for the proposed construction at 47 Cannon St. We propose to 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 6 stories of multifamily residential including (55) one bedroom and (11) two bedroom units. The commercial space will have artisan manufacturing, restaurant and bar.

We are providing updated rendering, floor plans, and a building section at the eighth floor/roof. The section is to clarify the number of stories proposed. We are proposing eight stories. Each unit on the eighth floor will have a partial sloped ceiling with an average height less than 14' with an 11'8" overall story height at the flat roof. The sloped ceiling allows for the unit's own individual access to its' roof top terrace. The central main roof will be accessed by the main stairs and elevator for use by all the tenants.

The rendering has been updated taking into consideration comments provided by the City of Poughkeepsie Architectural consultant comment letter.

We will be presenting the proposed building materials at the meeting as we wait for them to arrive.
First two stories are existing brick and cast stone with new thin brick to blend harmoniously.
Floors three thru six are a combination of charcoal/black metal siding, and thin synthetic limestone with cornice at the top of the sixth floor limestone facades. The seventh and eighth floors are to be black charcoal/black metal siding. All windows and storefront will be black aluminum. All Juliet balconies to be black aluminum.

The site plans have been updated to show the stacked puzzle parking configuration and space allowances, refuse compactor and location, bicycle parking, and additional site engineering information.

Thank you for your assistance.

Sincerely,

Kimberly R Ryan RA
Senior Associate
kryan@lmvarchitects.com

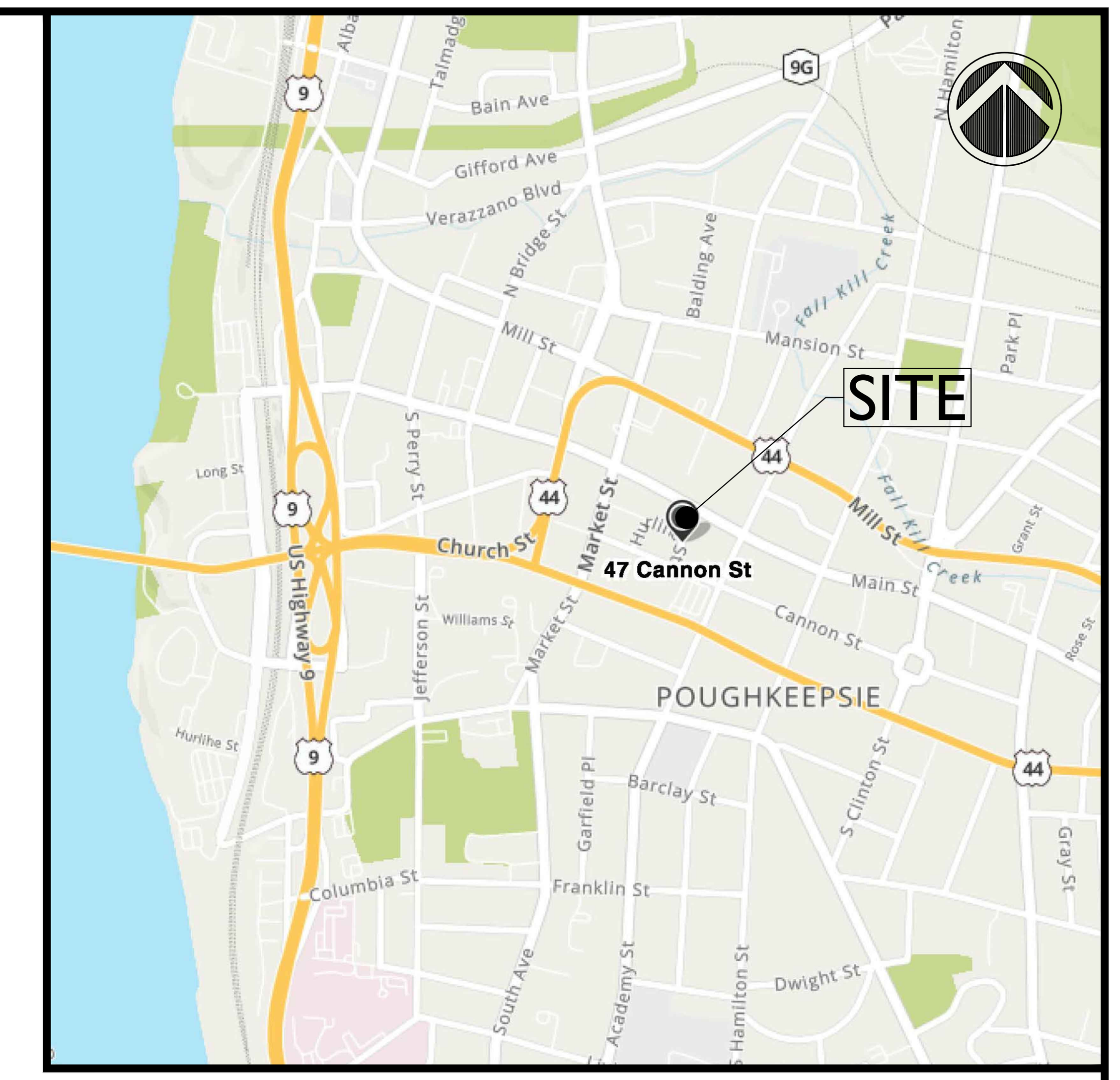
LOCATION MAP
SCALE: 1"=200'

SITE PLAN SUBMISSION SET

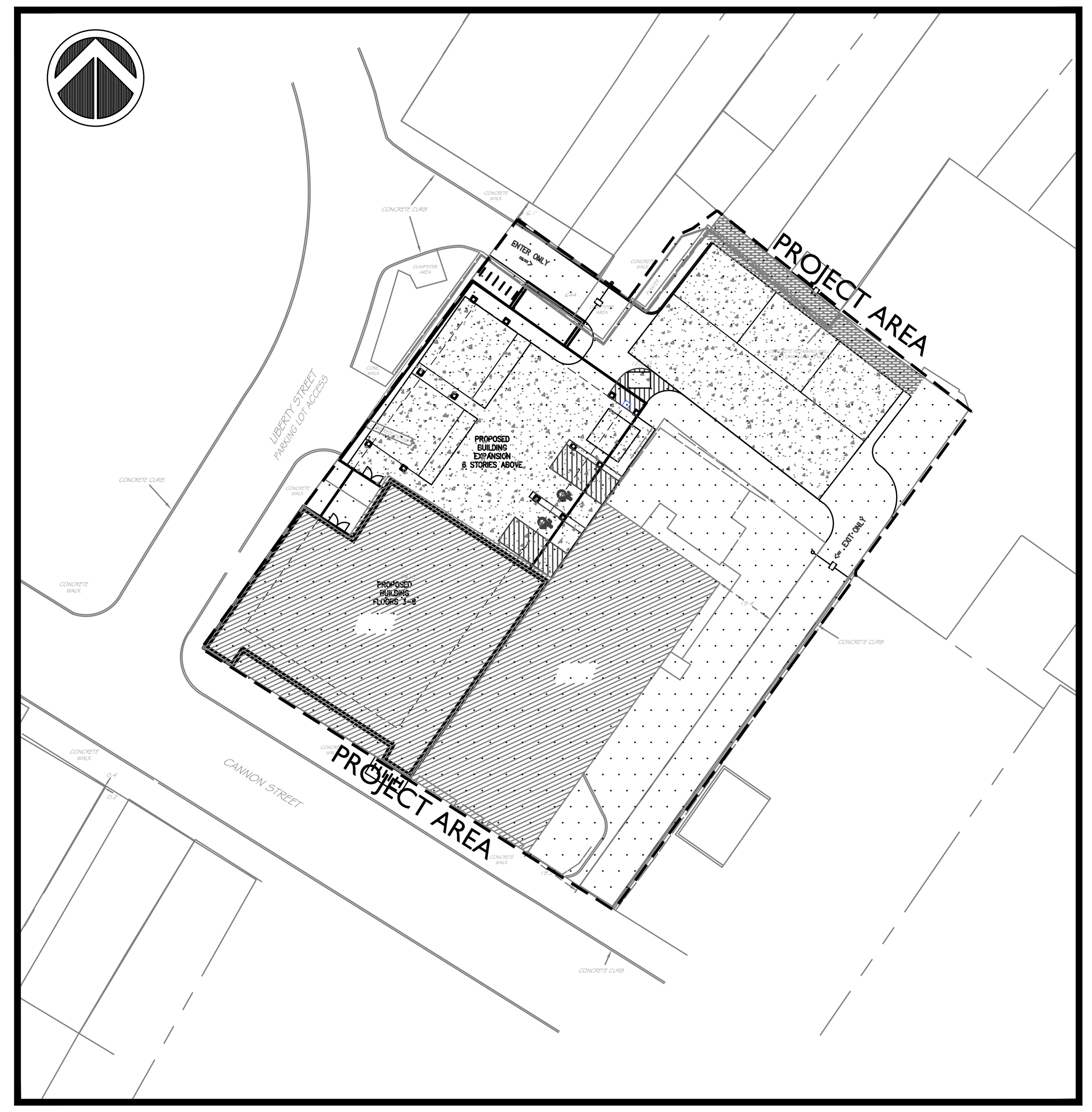
PROPOSED MIX USE DEVELOPMENT
47 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK STATE
TAX MAP ID#:6162-77-086045

ORIGINALLY SUBMITTED: FEBRUARY 10, 2022

REVISED: MARCH 29, 2022



VICINITY MAP
SCALE: 1"=2000'



OVERALL SITE PLAN
SCALE: 1"=40'

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS
SP-1	SITE PLAN
SG-1	SITE GRADING / DRAINAGE PLAN
DN-1	SITE DETAILS

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE ________DAY OF______________2______
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S)

____
FIRE CHIEF

____
POLICE CHIEF

____
BUILDING INSPECTOR

____
CITY ENGINEER

____
COMMISSIONER OF PUBLIC WORKS

SITE PLANNER / CIVIL ENGINEER:

LRC GROUP

160 West Street, Suite E
Cromwell, CT 06416
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85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880

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- LANDSCAPE ARCHITECTURE

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

OWNER / APPLICANT:

47 CANNON ST, LLC
40 CANNON ST STE 2
POUGHKEEPSIE, NY 12601

STATE OF NEW YORK · RODNEY E MORRISON · 074194 · LICENSED PROFESSIONAL ENGINEER

Rodney Morrison   P.E. #074194

ARCHITECT:

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PHONE 845-452-2268 FAX 845-452-3752

SURVEYOR:

DECKER SURVEYING
JOHN H DECKER LS
292 FRALEIGH LANE
RED HOOK NY 12571
Phone No. (845) 758-4442
deckersurveying@frontiernet.net
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X:\JOBS\Jobs 2021\21-2830-47 Cannon Street LLC\DWG\CV21283001.dwg 3/25/2022 10:54 AM SCurran

SUMMARY CHART

ZONING INFORMATION	
PARCEL SIZE	0.440 ACRES
TAX MAP IDENTIFICATION	6162-77-086045
ZONING DISTRICT	PID-UV POUGHKEEPSIE INNOVATION DISTRICT URBAN VILLAGE
PROPOSED USE	MULTI USE DEVELOPMENT

ZONING SUMMARY

ITEM	REQ'D PID-UV ZONE	EXISTING	PROPOSED
LOT COVERAGE MINIMUM	50% (BLDG)	28.3%	50%
OPEN SPACE MINIMUM	15%	LESS THAN 15%	ROOFTOP PROPOSED
FRONT YARD SETBACK	0' ALLOWED	0' EXISTING	0' MAINTAINED
SIDE YARD SETBACK	0' ALLOWED	0' EXISTING	0' MAINTAINED
REAR YARD SETBACK	N/A CORNER LOT	N/A CORNER LOT	N/A CORNER LOT
BUILDING HEIGHT ALLOWED (STORIES)	6 PLUS 3 FOR AH	3 STORIES	8 STORIES*
BUILDING HEIGHT ALLOWED (FEET)	132 FEET	LESS THAN 132 FEET	110 FEET
FRONTAGE OCCUPANCY	80% - 100%	N/A	100%
UPPER STORY SETBACK	5 FEET	N/A	5 FEET
PARKING SETBACK	40 FEET	0 FEET	0 FEET

*= 6 STORIES ALLOWED PLUS 3 BONUS STORIES FOR AFFORDABLE HOUSING (19-3.37(9)(a)1.(i)

PARKING SUMMARY CHART

PARCEL SIZE	0.440 ACRES
TAX MAP IDENTIFICATION	6162-77-086045

PARKING SUMMARY

ITEM	REQUIRED	PROVIDED
PARKING REQUIREMENTS: MULTI FAMILY 66 UNITS RESTAURANT / BAR/ TAVERN 6300 SF ARTISAN MANUFACTURING 3200 SF	33 REQUIRED 25 REQUIRED 0 REQUIRED 58 REQUIRED	67 TOTAL SPACES
HANDICAP SPACES	2 REQUIRED *	2
MIN. PARKING DIMENSIONS	9'x20'	VARIES
MIN. AISLE WIDTH (ONE WAY TRAFFIC)	20'	23'

* PER ADA TABLE 208.2

BIKE RACK:

REQUIRED:

MULTI-FAMILY (0.5 BEDROOM)
RESTAURANT (2 SPACES MINIMUM)
MULTI-FAMILY 39 SPACES
(41 SPACES TOTAL)

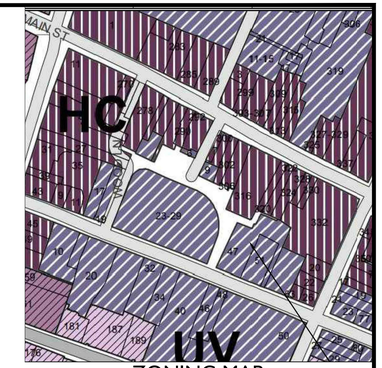
BUILDING STANDARDS 19-3.37 (10) PID-UV	
TRANSPARENCY:	
GROUND FLOOR FRONT- 50%	15% EXISTING TO REMAIN
GROUND FLOOR SIDE CORNER LOT - 25%	50% PROPOSED
UPPER FLOORS - 25%	25% OR MORE PROPOSED
(a) SILL HEIGHT GROUND FLOOR - N/A	N/A
(b) FRONTAGES: ALL ALLOWED	SHOP FRONT A PROPOSED

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.



ZONING MAP

SCALE:1"=100'

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE AND NYSDOT.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.

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

Revisions		
3.	2022-03-29	REVISED PER CITY COMMENTS
2.	2022-02-10	REVISED PER CITY COMMENTS
1.	2022-02-03	REVISED PER CITY COMMENTS

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SITE PLAN

MUTLI USE DEVELOPMENT

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

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

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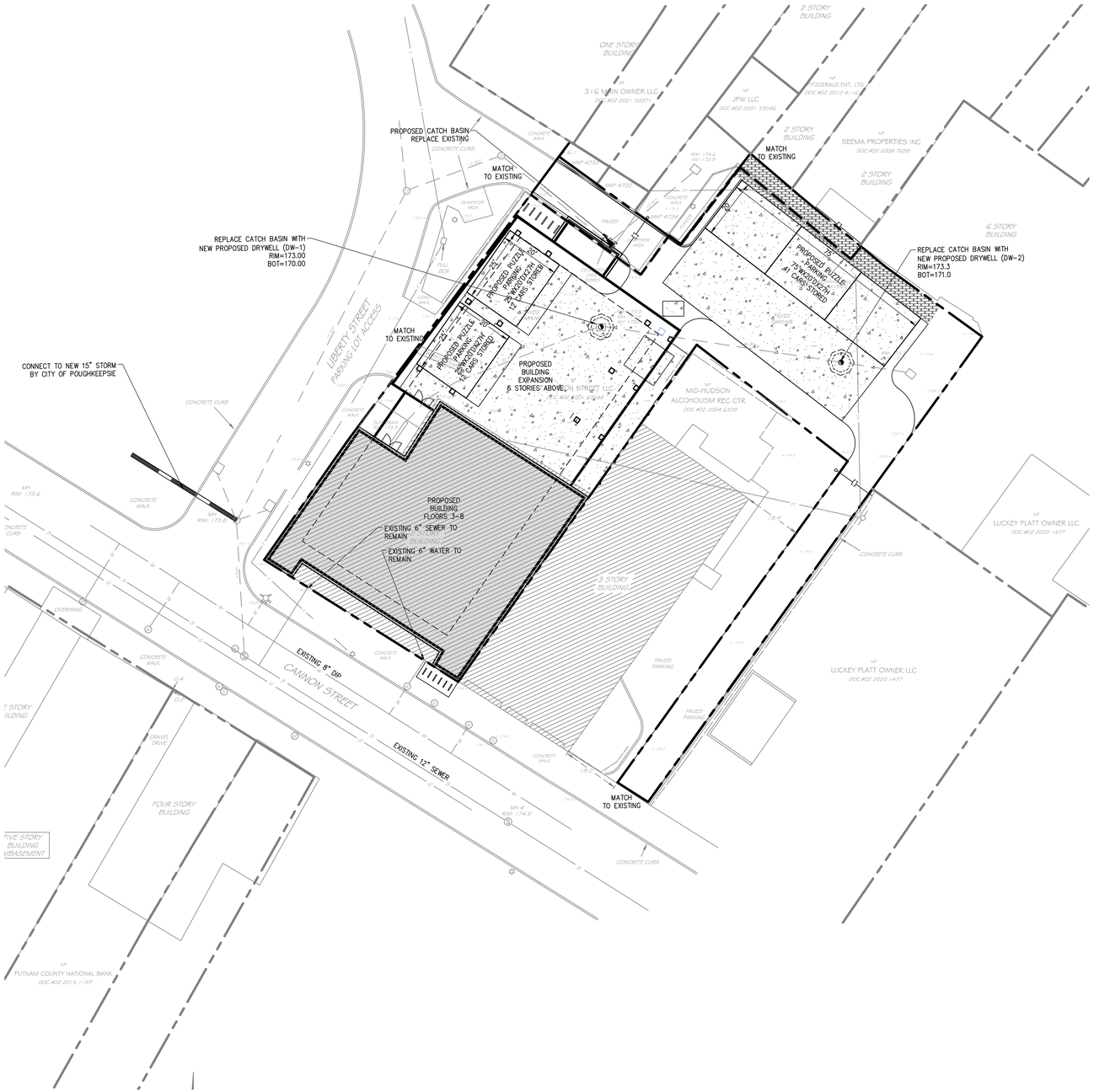

COMPACTION AND BACKFILL NOTES

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

PROPOSED ASPHALT

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.

GRAPHIC SCALE

00 00 0 00

SCALE IN FEET

Revisions			
3.	2022-03-29	REVISED PER CITY COMMENTS	
2.	2022-02-10	REVISED PER CITY COMMENTS	
1.	2022-02-03	REVISED PER CITY COMMENTS	

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STATE OF NEW YORK · RODNEY E. MORRISON · LICENSED PROFESSIONAL ENGINEER · 074304

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.
Drawn	SMC	Project No.	21-2830	SG-1
Checked	KFC	Date	2022-01-25	
Approved	REM	Scale	1"=20'	

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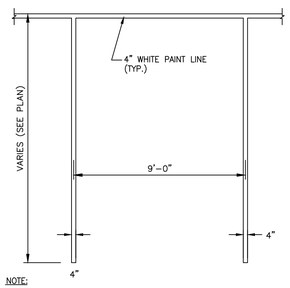
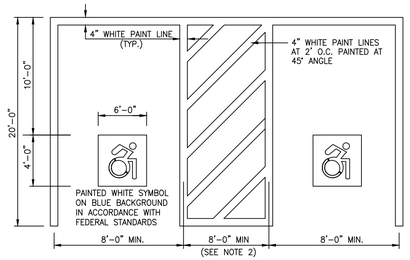


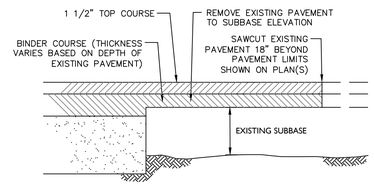
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

TYPICAL PARKING SPACE DETAIL
NOT TO SCALE

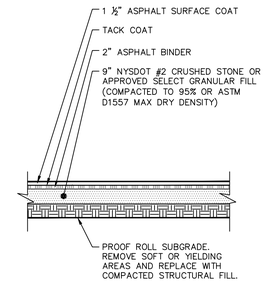


NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

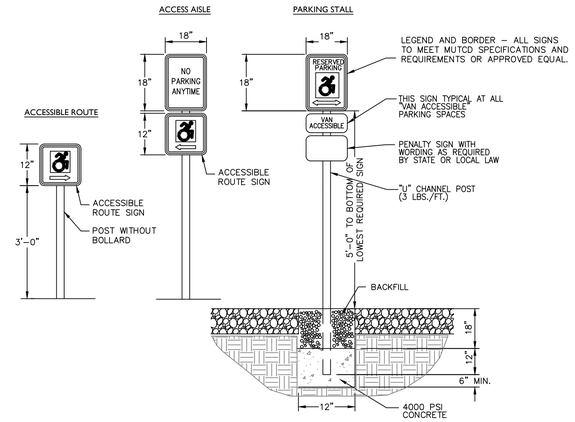
TYPICAL ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



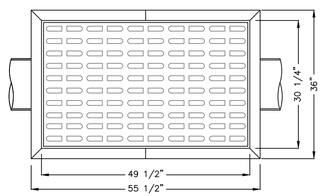
PAVEMENT TRANSITION DETAIL
NOT TO SCALE



STANDARD ASPHALT PAVING
NOT TO SCALE



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



TOP VIEW

NOTES:

1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.

2.CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.

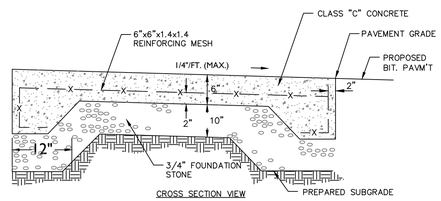
3.FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #2340B OR APPROVED EQUAL

4.CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.

5.CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.

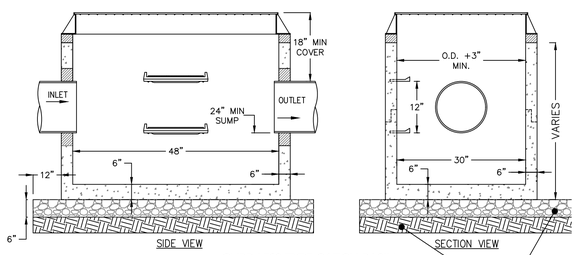
6.BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

7.SUMPS FOR CATCH BASINS SHALL BE 24".

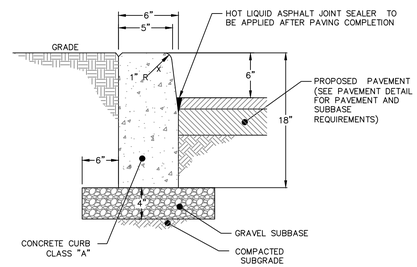


CROSS SECTION VIEW

HEAVY DUTY CONCRETE PAVING
NOT TO SCALE



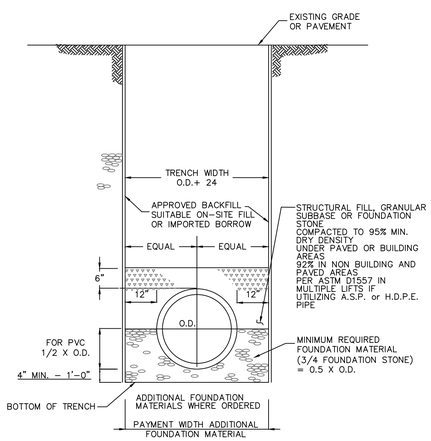
CURB LESS TYPE CATCH BASIN
NOT TO SCALE



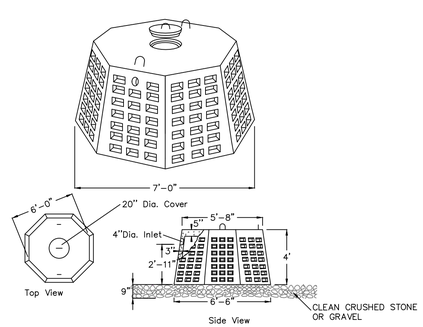
NOTES:

1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET NS-1 FOR COMPACTION REQUIREMENTS.

ON-SITE CONC. CURB
NOT TO SCALE



TYPICAL STORM SEWER TRENCH SECTION
NOT TO SCALE



SPECIFICATIONS	PRECAST DRY WELLS MODEL DW-4 (B) 630 GALLONS
Concrete Minimum Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar Air Entrainment: 5% Capacity: 630 gallons Weight = 3600 lbs Sidewall Area: 60 square feet Load Rating: 300 psf (H20 loading on request)	Woodard's Concrete Products, Inc. 620 Lytell Road, Dublin, NY 10915 (845) 361-3471 / Fax 361-1050

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

Revisions			
3.	2022-03-29	REVISED PER CITY COMMENTS	
2.	2022-02-10	REVISED PER CITY COMMENTS	
1.	2022-02-03	REVISED PER CITY COMMENTS	

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.

DETAILS

MUTLI USE DEVELOPMENT

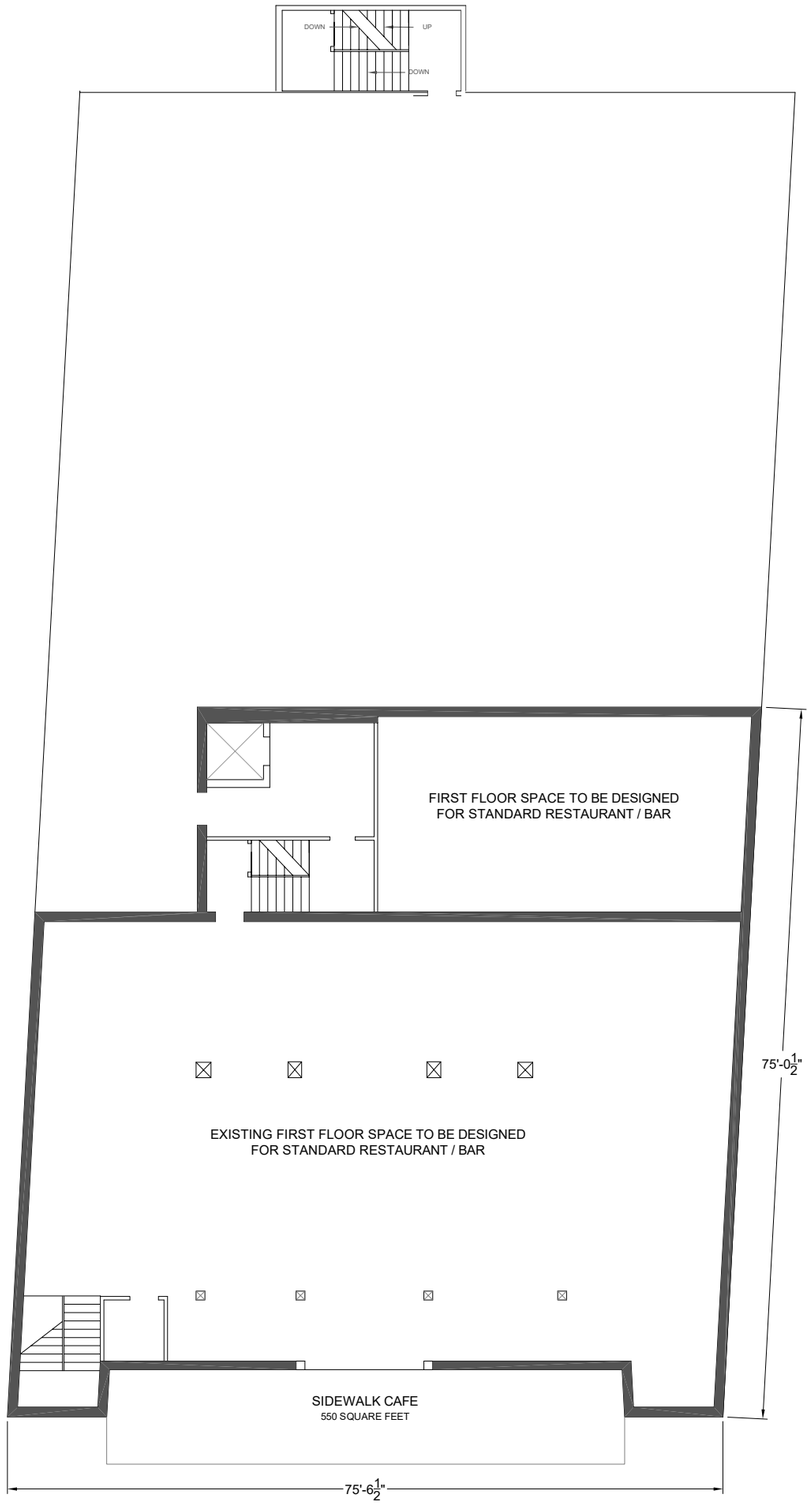
47 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DN21283001.dwg	Sheet No.
Drawn	SMC	Project No.	21-2830	DN-1
Checked	KFC	Date		
Approved	REM	Scale		

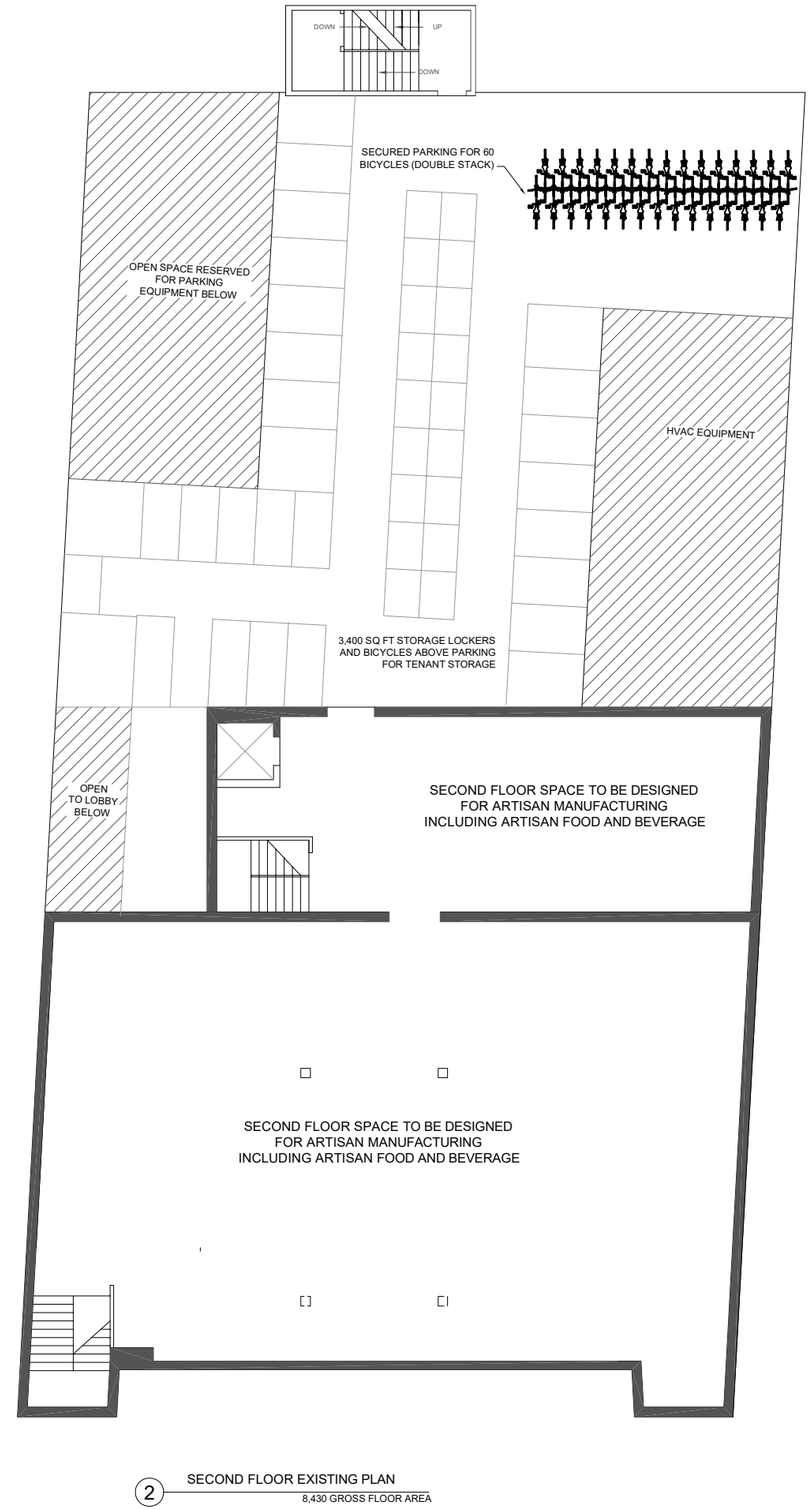
K:\JOBS\Jobs 2021\21-2830-47 Cannon Street LLC\DWG\DN21283001.dwg 3/25/2022 11:06 AM SCurran

David Stenton Design
Lstenton2@aol.com
1(845)855-5428

47 Cannon Street



1 FIRST FLOOR EXISTING PLAN
5,030 GROSS FLOOR AREA



2 SECOND FLOOR EXISTING PLAN
8,430 GROSS FLOOR AREA

Remarks

NO.	DATE	REMARKS

jSullivan Corporation
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 POUGHKEEPSIE

PROJECT OWNER:
47 CANNON ST LLC

PO BOX 305
PAWLING, NY 12564

ORIGINAL DRAWING DATE:
FEB 01, 2022

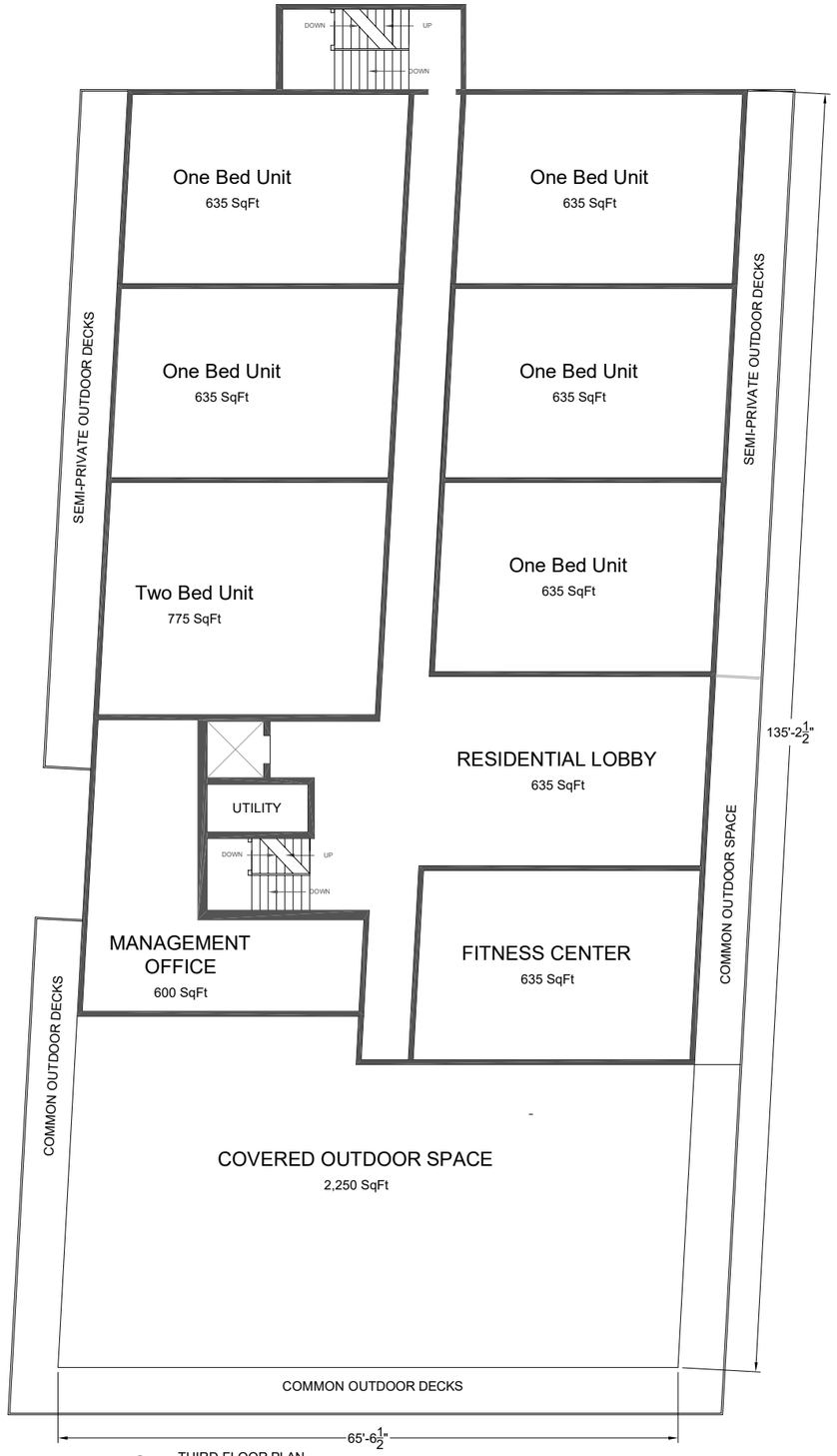
DRAWN BY:
JAMES J SULLIVAN

SCALE:
1/16" = 1'

DRAWING REVISIONS:
02-26-2022 PLANNING BOARD
03-15-2022 PLANNING BOARD
04-04-2022 PLANNING BOARD

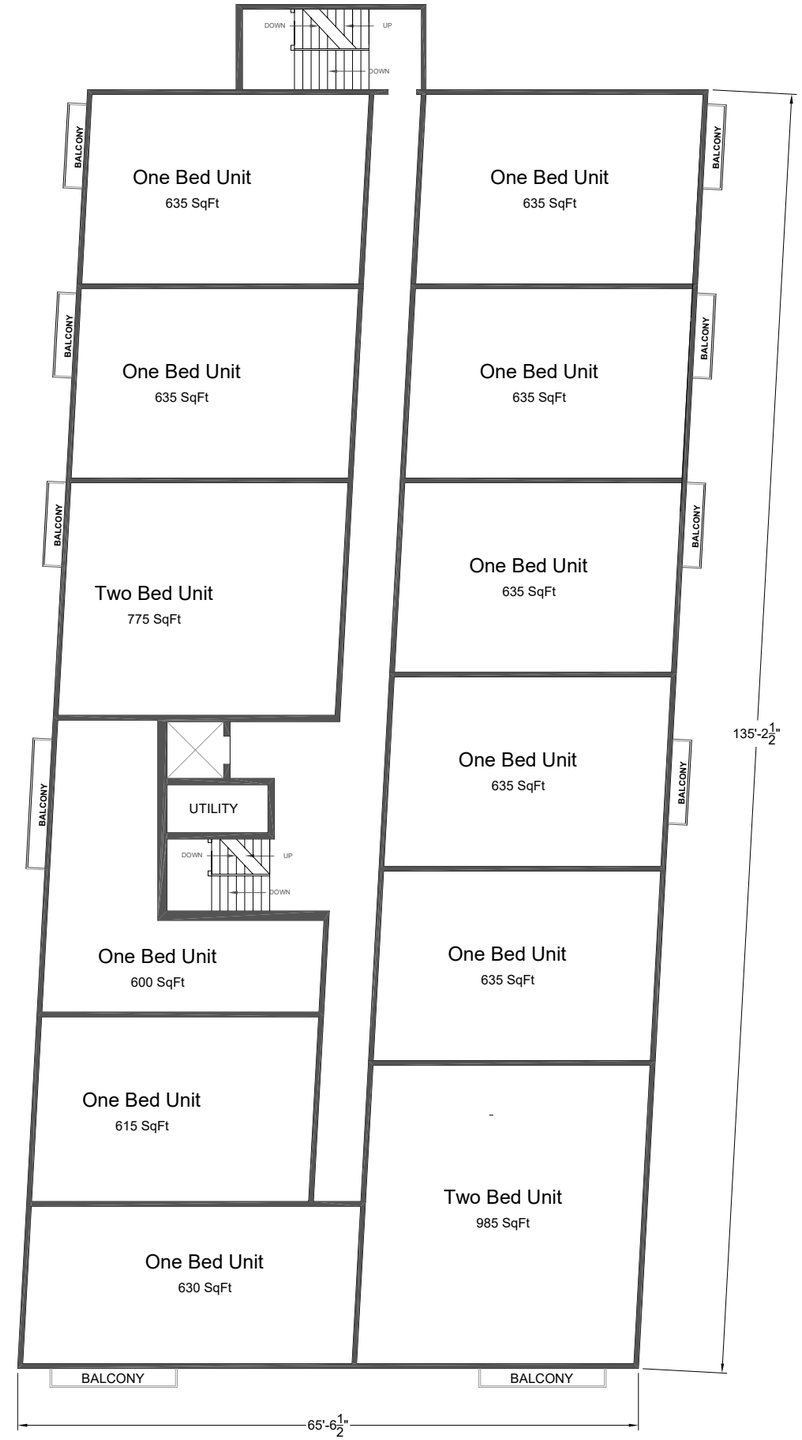
PROJECT NUMBER:
20210911

DRAWING NUMBER:
1 of 8



1 THIRD FLOOR PLAN

8,845 GROSS FLOOR AREA



2 FOURTH THRU SEVENTH FLOOR PLAN

8,700 GROSS FLOOR AREA

Remarks

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SCALE:
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PROJECT NUMBER:
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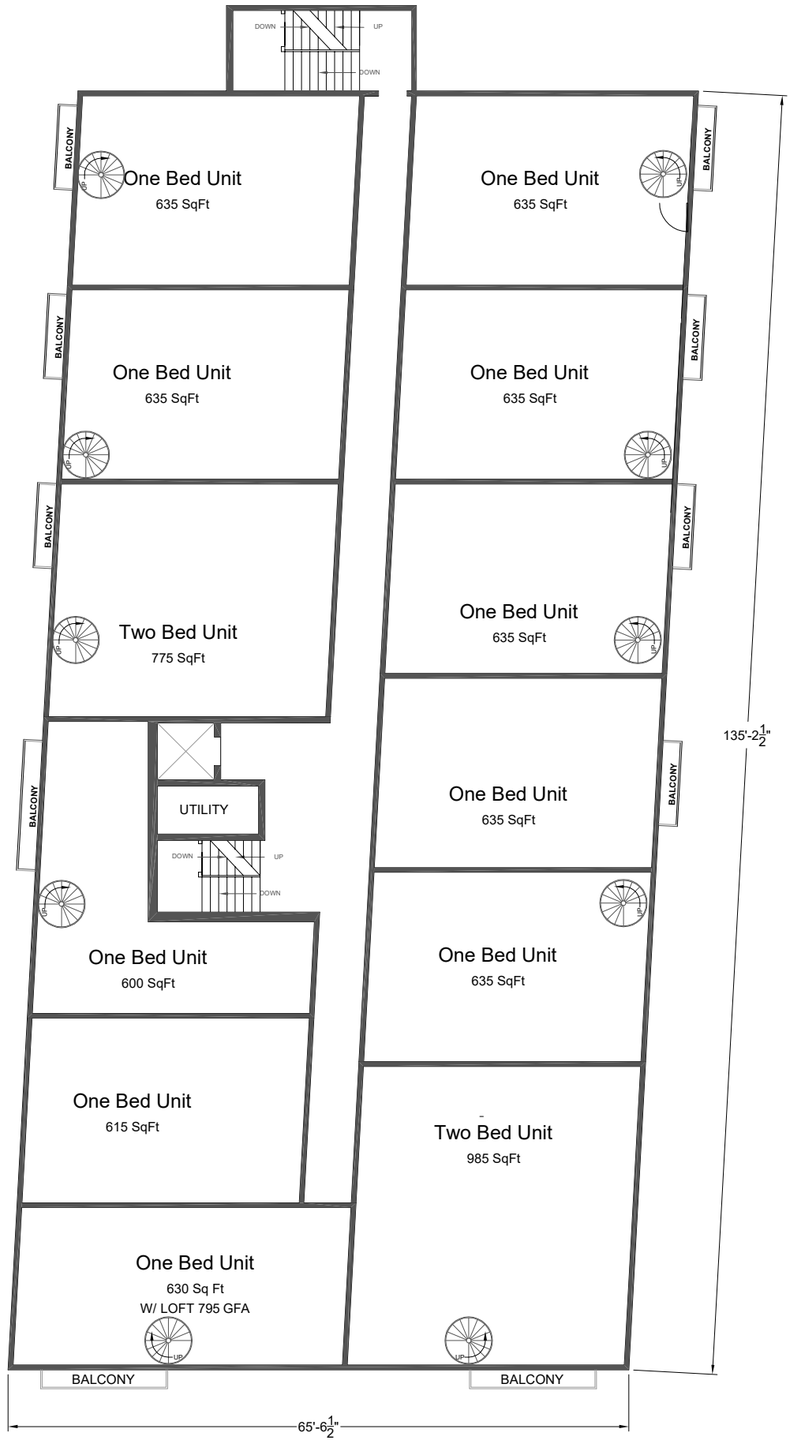
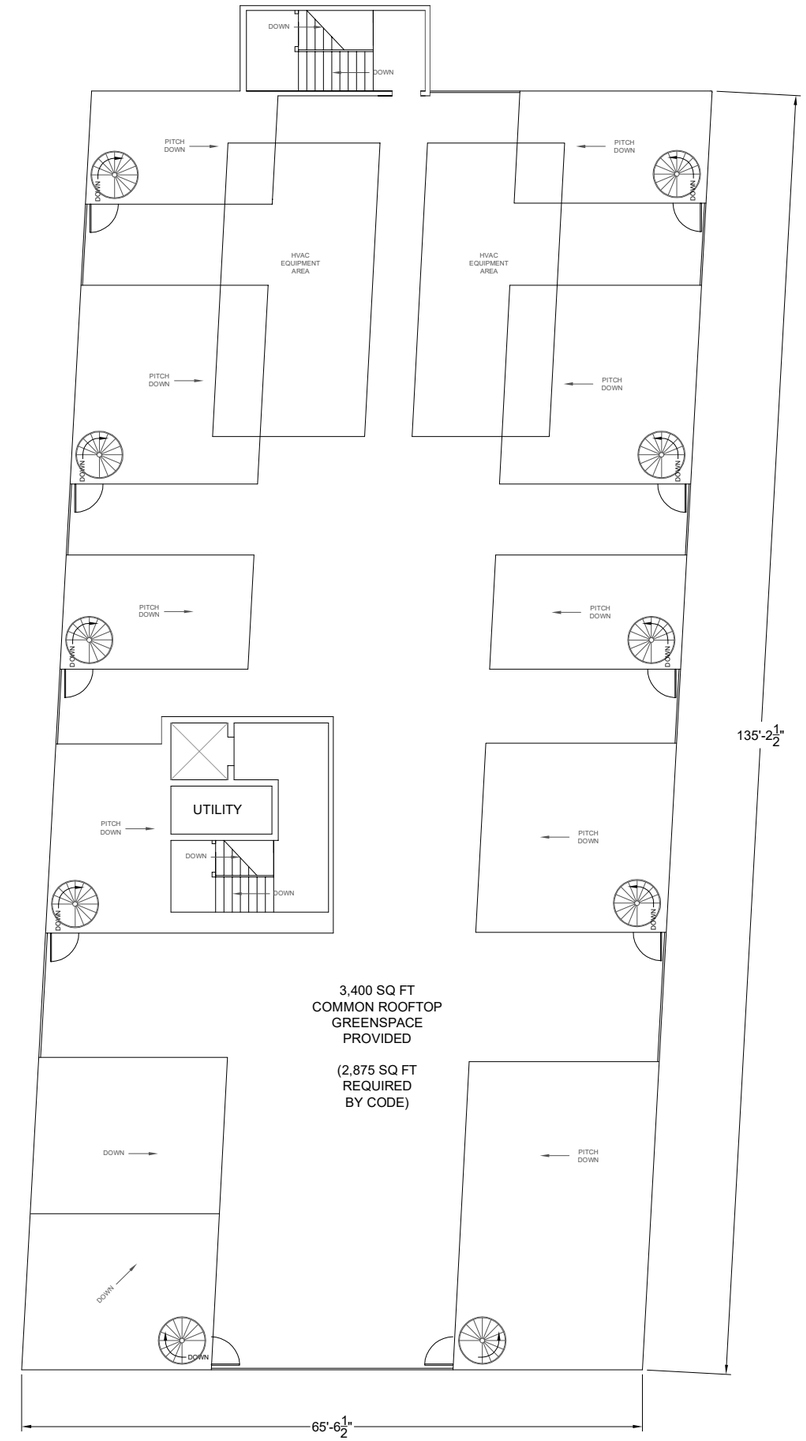
DRAWING NUMBER:
2 of 8



1 EIGHTH FLOOR PLAN

8,700 GROSS FLOOR AREA



2 ROOF PLAN

2,410 GROSS FLOOR AREA

Remarks

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CITY OF POUGHKEEPSIE

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PO BOX 305
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ORIGINAL DRAWING DATE:
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SCALE:
1/16" = 1'

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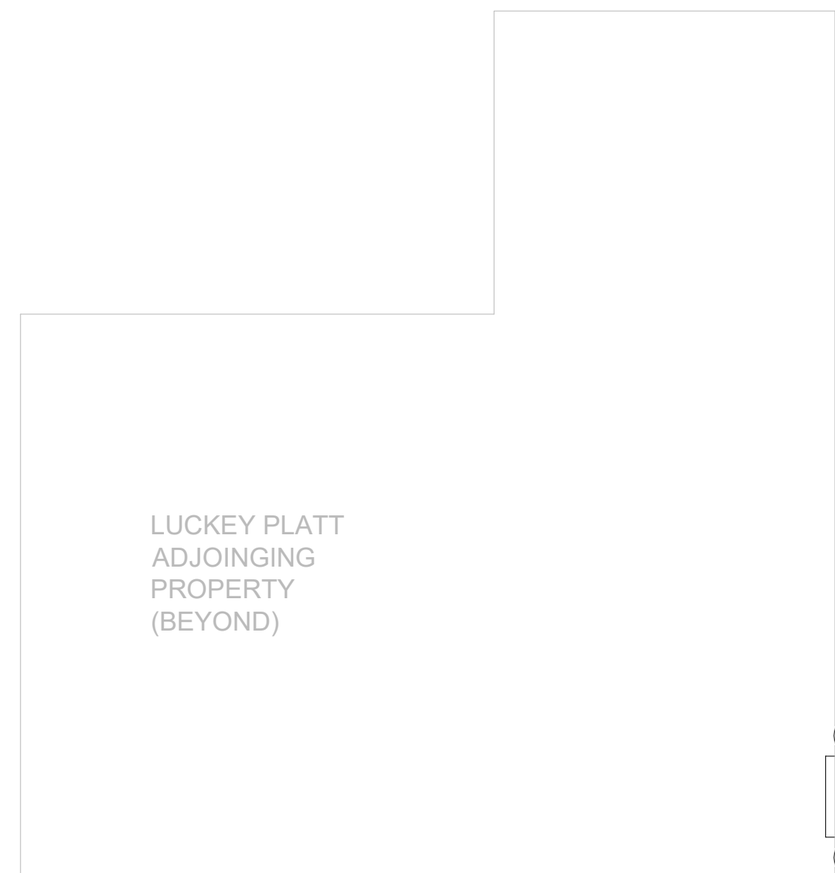
04-04-2022 PLANNING BOARD

PROJECT NUMBER:
20210911

DRAWING NUMBER:
3 of 8

1 SOUTH ELEVATION MASSING

SCALE: 1/32"=1'



Remarks

NO.	DATE	REMARKS

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PROJECT OWNER:
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PAWLING, NY 12564

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DRAWN BY:
JAMES J SULLIVAN

SCALE:
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04-04-2022 PLANNING BOARD

PROJECT NUMBER:
20210911

DRAWING NUMBER:
4 OF 8

1 WEST ELEVATION MASSING

SCALE: 1/16"=1'

Remarks

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CITY OF POUGHKEEPSIE

PROJECT OWNER:
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PO BOX 305
PAWLING, NY 12564

ORIGINAL DRAWING DATE:
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DRAWN BY:
JAMES J SULLIVAN

SCALE:
1/16" = 1'

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02-26-2022 PLANNING BOARD
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04-04-2022 PLANNING BOARD

PROJECT NUMBER:
20210911

DRAWING NUMBER:
A-5.8

1 EAST ELEVATION

SCALE: 1/8"=1'

Remarks

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CITY OF POUGHKEEPSIE

PROJECT OWNER:
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JAMES J SULLIVAN

SCALE:
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04-04-2022 PLANNING BOARD

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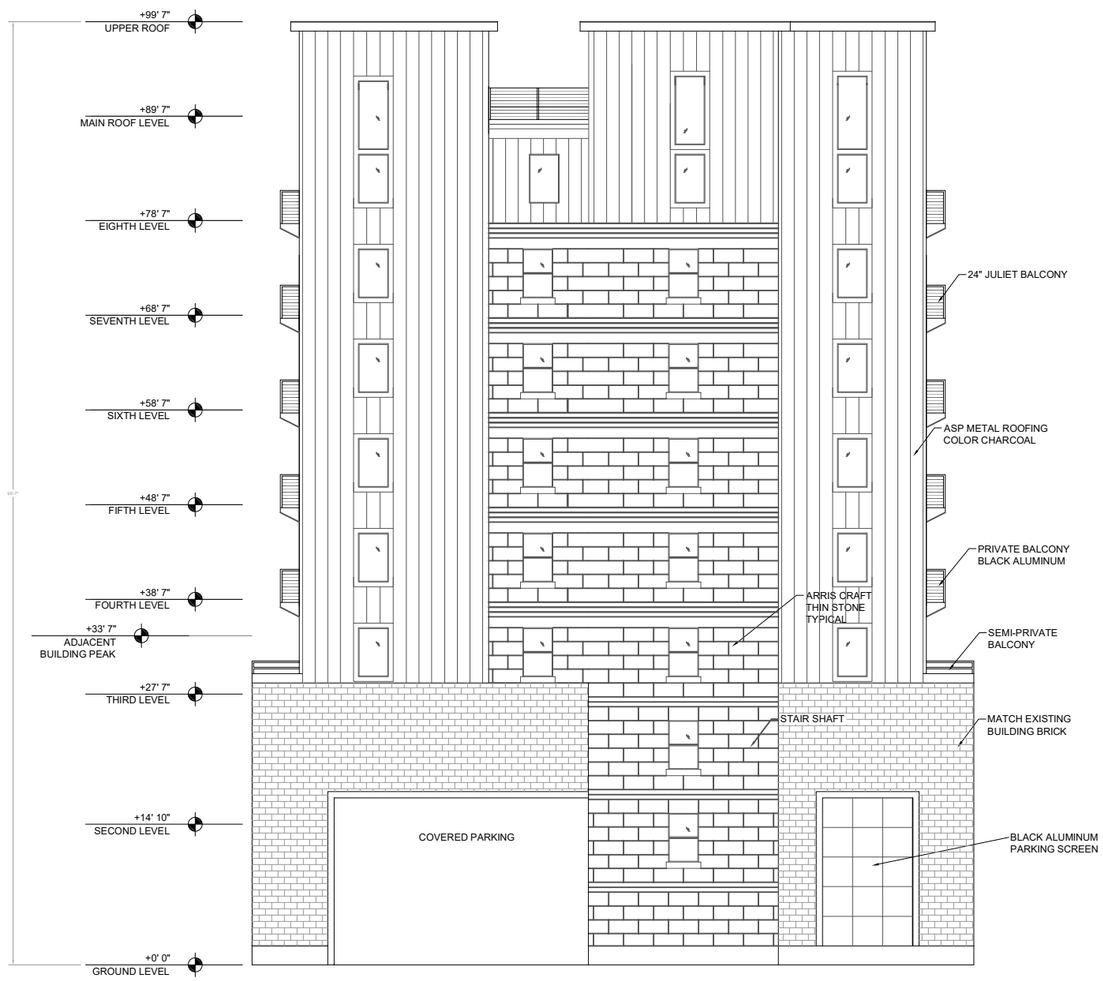
20210911

DRAWING NUMBER:
6 of 8



2 NORTH ELEVATION

SCALE: 1/8"=1'

Remarks

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CITY OF POUGHKEEPSIE

PROJECT OWNER:
47 CANNON ST LLC

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DRAWN BY:
JAMES J SULLIVAN

SCALE:
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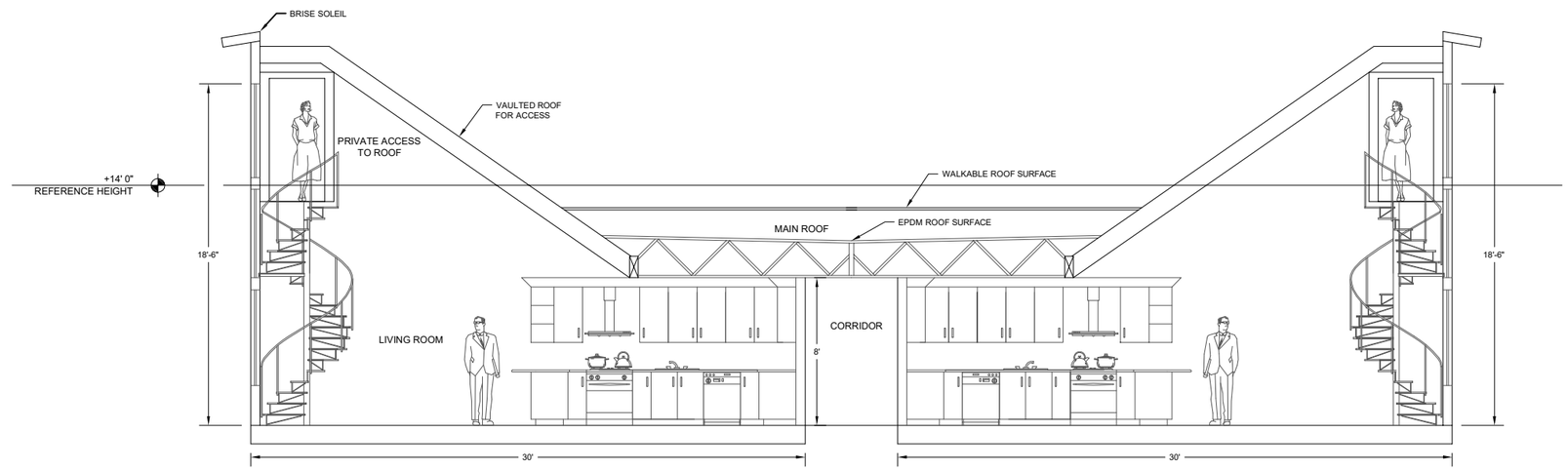
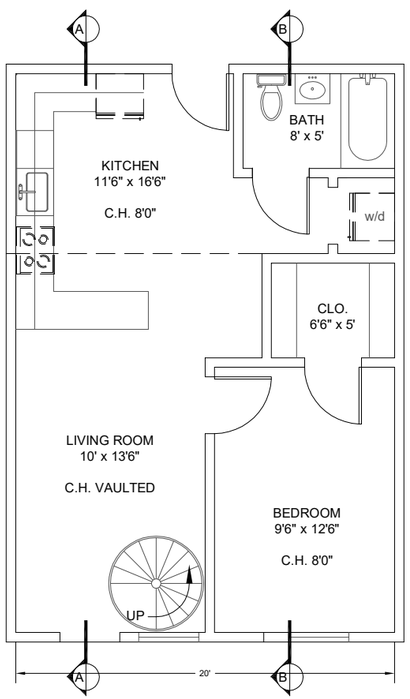


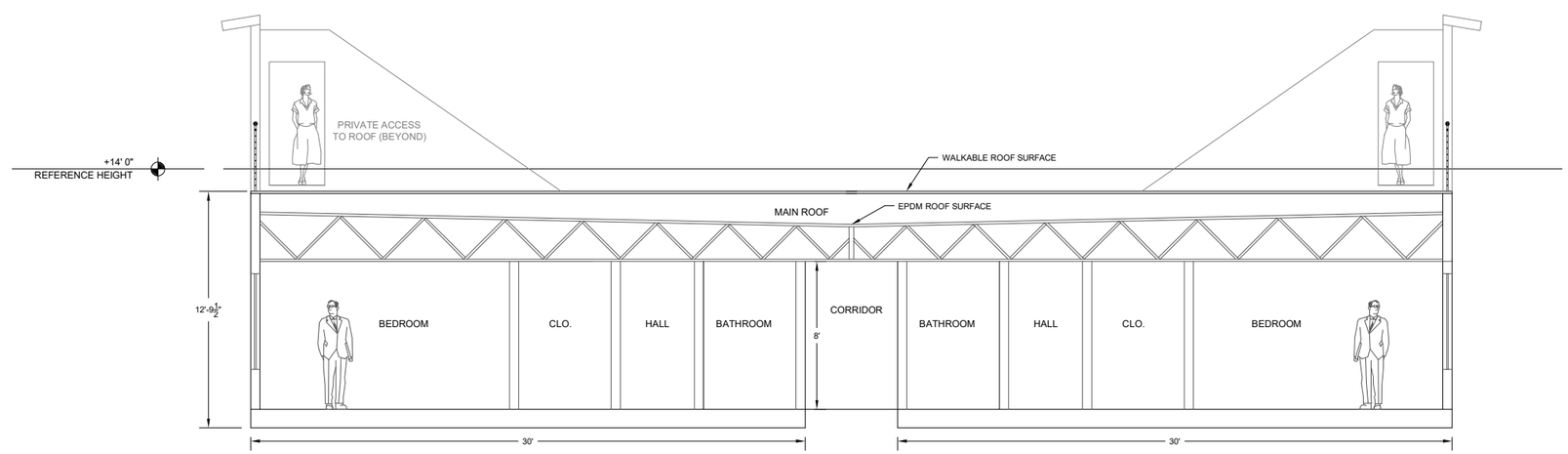
2 SECTION A-A THROUGH PENTHOUSE AT ROOF ACCESS

SCALE: 1/8"=1'



1 PENTHOUSE FLOOR PLAN

SCALE: 1/8"=1'



3 SECTION B-B THROUGH PENTHOUSE AT BEDROOM

SCALE: 1/8"=1'

PENTHOUSE AND ROOF ACCESS DRAWINGS

Remarks

NO.	DATE	REMARKS

jSullivan Corporation

PO BOX 305
PAWLING, NY 12564

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

PROJECT NAME:
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47 CANNON ST
CITY OF POUGHKEEPSIE

PROJECT OWNER:
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DRAWN BY:
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SCALE:
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PROJECT NUMBER:
20210911

DRAWING NUMBER:
8 of 8

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 47 Cannon St LLC		
Project Location (describe, and attach a general location map): 47 Cannon Street, Poughkeepsie, NY 12601		
Brief Description of Proposed Action (include purpose or need): 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 sf residential space with 7 studios, 52 one bedroom and 16 two bedroom units for a total of 66 units. The commercial space is planned to be a mix of restaurant/bar with artisinal beverage manufacturing. Stacked puzzle type parking is proposed onsite to accommodate the needs of the parking		
Name of Applicant/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
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☐No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board	Feb 2022
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No	Poughkeepsie Zoning board of Appeals	TBD
d. Other local agencies ☑Yes ☐No	Poughkeepsie Industrial Development Agency Poughkeepsie Building Department,	TBD
e. County agencies ☐Yes ☐No		
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☐No		
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
PID- UV Poughkeepsie Innovation District Urban Village

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

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

C.4. Existing community services.

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

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

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

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

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed use development with residential and commercial components

b. a. Total acreage of the site of the proposed action? 0.44 acres
b. Total acreage to be physically disturbed? 0.44 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.44 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				66 units
At completion of all phases				

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 99'-7" height; 75"-6' width; and 135'-6" length

iii. Approximate extent of building space to be heated or cooled: 62,405 square feet

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

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

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

If Yes:

i .What is the purpose of the excavation or dredging? Construction excavation for proposed building and parking

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): N/A
- Over what duration of time? N/A

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

urban soil

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? N/A acres

vi. What is the maximum area to be worked at any one time? N/A acres

vii. What would be the maximum depth of excavation or dredging? Footing depth feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

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

If Yes:

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: ~12,000 gallons/day

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

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

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

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

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

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

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

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

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: ~12,000 gallons/day

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

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

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

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

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

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

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

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

_____

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

_____

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

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

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

If Yes, identify:

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

Heavy equipment will be utilized during construction of the site.

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

N/A

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

HVAC units to provide heat and A/C for the building

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

_____

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

If Yes:

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

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

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

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

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

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: TBD for building usage

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

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

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

i. During Construction:

- Monday - Friday: 6:30 Am-9 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: TBD

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

If yes:

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

City of Poughkeepsie code Ordinances, Section 13-1/2-6, construction will be limited to the house 6:30 Am -9:00pm weekdays. Ambient noise levels will not be exceeded during operation.

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

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

_____

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

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

If Yes:

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

- Construction: TBD tons per _____ (unit of time)
- Operation : Household/Retail waste tons per _____ (unit of time)

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

- Construction: remnant construction materials
- Operation: recycling programs

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

- Construction: state and/or federal disposal facility
- Operation: state and/or federal disposal facility

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.42	0.41	_-0.01
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn/landscaping	0.02	0.03	+0.01

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

young children magnet elementary school, Clinton Elementary, Hudson River Healthcare, Inc. Community Family Development, Humble Life Daycare.

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 314071, C314125, C314126A, B00148, C314130, C314134, 314122

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

The current property is not within or near one of the remedial sites that would adversely impact the proposed project.

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

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

E.2. Natural Resources On or Near Project Site

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

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

c. Predominant soil type(s) present on project site:
urban land soils 1000 %
_____ %
_____ %

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

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

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

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened): _____

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

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

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

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

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: site boundaries are identified, the entire existing parcel is currently developed therefore the site is not associated with the project.

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

SEE BELOW

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

E2e.iii: Eligible property:INSURANCE AND TRAVEL STORE (KEY BANK), Collingwood Opera House and Office Building, Farmer's and Manufacturer's Bank, Luckey, Platt & Company Department Store, New York State Armory, Lady Washington Hose Company, Main Mall Row, Poughkeepsie Savings Bank, Church Street Row

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

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

G. Verification

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

Applicant/Sponsor Name James J Sullivan Date 04-07-2022

Signature _____ Title Managing Member

PRINT FORM

47 Cannon street
Environmental Assessment – Part F
March 29, 2022

E.3(e) Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?

The proposed project is located near or adjacent to the following eligible properties: Insurance and Travel Store (Key Bank), Collingwood Opera House and Office Building, ßarmer's and Manufacturer's Bank, Lucky, Platt & Company Department Store, New York State Armory, Lady Washington Hose Company, Main Mall Row, Poughkeepsie Savings Bank, Church Street Row

47 Cannon St

The existing building is a two story brick faced non-combustible building constructed in c1952 for Central Hudson as an office building according to Image 18 of Sanborn Fire Insurance Map of Poughkeepsie. The building was later purchased by the County of Dutchess and was professional office space for the County Planning and later the Board of Elections. The Board of Elections moved into new office space due to the lack of accessibility inside the current buildings configuration. The restrooms were on mid-levels with there was no elevator within the structure.
The proposed new eight story construction has a setback at the elevations of third story floor height (EL. 28'-7') and eighth story (EL. 78'-7'). The eight story set back with cornice is intended to reference the height of the Proposed 316 Main St project at its' low step height of 76' at the height of its sixth story Setbacks are also intended to reference the existing decorative cornice line of Luckey Platt. The facade materials speak to the past of the city while seeking to incorporate modern interpretations and proportions by implementing by large windows at the corners to provide transparency intended to reduce the visual massing of the structure. Segmented thin veneer limestone facades with cornices are reminiscent of the historic facades with punch fenestration. Juliet Balcones and a Bris solei add texture and shadow lines. The result is a building that is modern yet blends well with many generations of historic trends.

E.3(g) Have additional archaeological or historic site(s) or resources been identified on the project site?

While the EAF mapper has identified the project site to have archeological or historic resources on the project site we believe this is incorrect. The property is not listed as a historic resource. The property has been fully developed since the building's construction in the 1950's, and has been fully occupied by a building and parking lot since that time. Therefore, no archeological resources would be located on this property. We acknowledge above that multiple historic resources are within the immediate vicinity of the project site.

JSullivan Corporation

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,

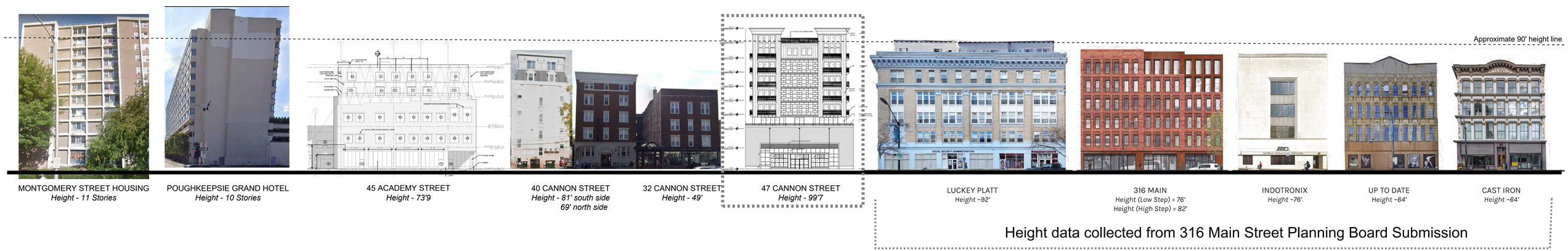
Jim & Gina Sullivan

PO Box 305
Pawling, NY 12564

RECEIVED
JAN 25 2022

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

47 Cannon St - Height Comparison Study



Height data collected from 316 Main Street Planning Board Submission

March 12, 2022

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
63 Civic Center Plz
Poughkeepsie, NY 12601

cc: Natalie Quinn, DevelopmentDirector

RE: 2021-056: 47 Cannon Street

MASS DESIGN GROUP

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Dear City of Poughkeepsie Planning Board,

Our office received the latest digital drawings for 47 Cannon on February 24, 2022, and a project introduction was convened in person on March 8, 2022. This meeting included the design team led by Kimberly Ryan from LMV Architects, Jim and Gina Sullivan, Natalie Quinn and myself. The applicant team walked us through the recently demolished interior of the existing building, then introduced the design and the conversation took a constructive workshop approach to understand the conceptual design process and discuss opportunities that the design team could continue to investigate.

As indicated in the applicant's presentation, plans and elevations, the site is in the Poughkeepsie Innovation District, and is proposing a mixed-use nine floor structure, in a combination of architectural styles, adjacent to a series of neighboring structures. As requested by the planning board, here are some preliminary architectural points for further consideration.

1. <u>Detail and Massing</u>
   We acknowledge and support that the proposed building would complete the streetwall by anchoring the corner at Hurlihe Street and Cannon Street. Also appreciated is how the proposed massing is subdivided in order to mediate between the scale of buildings typically found in downtown with the tall scale that is being proposed.

2. <u>Differentiation of New and Existing</u>
   We see the vertical glazing zone between the existing building and the new ground floor as a successful choice. We would encourage the developer and design team to celebrate the existing building further, as this is one that has been part of the memory of our community for nearly forty years. Instead of matching the parking skin to the existing building, ***perhaps the design team could consider a change of material or a slight volume deference to the existing building (ie setback the west facade of the proposed parking entrance massing to the north of the existing building*** (Figure 1, below).

3. Relationship to Neighboring Structures

This building would have the highest number of floors in the area using the proposed bonuses allowed by the zoning code, and therefore ***it feels important to understand its size and scale relationship to the downtown area. In our workshop we asked to understand the building in the context of its neighbors, especially the recently approved planning board application for 316 Main Street, but also Luckey Platt for comparison.***

(Figure 2, below)

4. Materiality

The building design is in three parts - base two floors (podium), middle five floors described in a limestone palette reminiscent of other downtown buildings, and top two floors in a dark modern palette. ***Please clarify the proposed finish of the podium, as the drawings call for matching existing (red) brick, and the rendering shows a limestone colored facade at the ground floor spaces.***

The middle zone of the building ties closely to the scale of the maximum allowable height in the code, and this zone materially is differentiated as stucco. Understanding that stucco is a cost savings measure, our first concern in this instance is that the limestone colored middle area has a lot of exposed surface. ***If this material is approved, the planning board may want to ask the applicant for a proposed maintenance plan, as we have witnessed these tall zones of stucco begin to collect dirt and rain staining quickly in this climate.***

Also, the notes reference that the stucco is to be expressed as Synthetic Limestone. While we understand the intent in this area is to appear to be expressed as masonry, ***we would encourage the proposal to consider material that is modular, instead of mimicking masonry out of a monolithic surface material.***

We also discussed that the aesthetic invention of this project is the inclusion of the differently articulated two stories at the penthouse of the building with dark metal cladding, and how that division allows for a layered appearance. In the workshop we discussed that the building would not look as successful if it were to be reconceived as a one-story penthouse atop of the lower massing. **Color elevations and a**

materials board (*photographic and/or physical*) would help the board review the materials further.

5. Double Cornice
   The building is showing a double cornice condition where the middle zone has a cornice line that makes reference to the heights of other neighboring buildings, but the top floor has another heavy, but discontinuous cornice called out in Black Polyvinyl chloride (PVC). Not only would we encourage the design team to choose a different material, but this top cornice creates some visual confusion about the intent of the dark penthouse, which uses a contemporary metal cladding, whereas the cornice makes reference to a different generation of building construction. In our initial conversation with the applicant, we asked them to ***consider eliminating that cornice, or making this cornice into a brise soleil, and perhaps in a more lightweight, modern material.*** As a brise soleil, it would act not as a full roof, but as a canopy strip to offer a covered zone in the proposed common roof access areas.

6. Awnings and Canopies
   The Board of Elections building has a very welcoming existing porch space, expressed as its signature move with a setback into its current volume. The current design shows hanging a large awning with suspension brackets. ***One question the planning board may want to review is whether that awning is necessary, and if it is, if the suspension brackets on the west facade and south facade could be made/detailed similarly to have new awnings read together?***

7. Balconies and Windows
   Our initial response to the Juliet balconies is supportive, as it both adds texture and visual interest to the building, but more importantly, it offers light and air access to the apartment units without the balcony becoming a significant storage space. ***Please clarify the operation of windows in the three zones (Base, Middle and Penthouse).***

8. Mechanical Systems
   As these systems often have exterior appearance implications, please clarify the current approach to mechanical systems for this project.

9. Stacked Parking
   References are shown on the site plans for stacked parking. ***Please elaborate for the planning board to understand the intended system.***

We look forward to the evolution of the design of this inventive and exciting project in Downtown Poughkeepsie and wish the applicant success in subsequent meetings and reviews.

Sincerely,

Chris Kroner
Principal
ckroner@mass-group.org

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

March 1, 2022

James J. Sullivan
PO Box 305
Pawling, NY 12564

RE: 47 Cannon Street
Tax Map Parcel #6062-77-086045
PB FILE #2021-056

Dear Mr. Sullivan:

The Planning Department is in receipt of your application for site plan review relative to the proposed development of property at 47 Cannon Street, consisting of both vertical and horizontal additions to the existing two story office building resulting in a nine (9) story building containing a total of 66 dwelling units and 10,060 SF of commercial space for a restaurant and artisan manufacturing (brewery or distillery).

The property is located in an area zoned Poughkeepsie Innovation District – Urban Village (PID). A zoning review was provided to your design professional on February 15, 2022. At your request, a re-review has been conducted, and the following determinations have been re-affirmed:

1) Section 19-3.37, Table 3.37-3(2)(a) and (b) allows a maximum building height of six stories in the PID-UV, although Section 19-3.37(9)(a) allows for a total of 3 bonus stories for affordable housing components and green building practices. A nine story building is indicated, a bonus of three stories, while the proposal would only two bonus stories, for a total of eight stories: the building as designed is a nine story building. This determination is based on a close review of the City's zoning regulations. The Zoning Ordinance defines a story as "that portion of a building included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between any floor and the ceiling next above it." The eighth floor has a floor and a ceiling, as does the area you have labeled a mezzanine. Therefore, in terms of the Zoning Ordinance, the building is a nine story building (regardless of the building code);
2) Section 19-3.37, Table 3.37(2)(d) requires that a minimum of 2875 square feet of open space be provided (15% of the total lot area). Section 19-3.37 Table 3.37-2 Footnote #2 allows green roofs to be counted towards open space requirements. While a 2,250 square feet of "Covered Outdoor Space" is shown on the third floor plan (which does not appear reflected in the rendering shown), and most if not all units appear to have decks, no compliant open space is provided;

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3) Section 19-3.37 Table 3.37-4 requires that 40 off-street parking spaces be provided for the residential use and that one parking space be provided for each 250 square feet of restaurant space, for a total of 40 spaces. There is a possibility that the Planning Board could provide a different parking total for the restaurant and artisanal manufacturing facility, since it is more of a hybrid use where the parking requirement would not be as intense as it would be for a restaurant. Calculations of floor area dedicated to each use would be required for such consideration. In any event, 64 spaces are claimed, but only 26 appear to be shown. There is a note on the plan that says "Staked Parking 18x3=54" but it is not clear what this means (if 64 spaces are provided, 3 must be accessible). Clarification of parking arrangement must be provided. Please note that you may also provide a fee in lieu of parking as detailed in Section 19-3.37 Table 3.37(5);
4) Section 19-3.37(13)(c) provides that up to 33% of the required number spaces may use dimensions for compact cars, and that those dimensions shall be 7'9"x18". All other spaces must be 9'x20'. No spaces appear to be 20 feet in length, the majority of spaces appear to be 18 feet in length and at least 5 spaces appear to be 12 to 13 feet in length;
5) Section 19-3.37(13)(g)(2)(ii) requires that landscape islands shall be installed at the terminal ends of any freestanding rows or bays of parking. There are no landscape islands shown;
6) Section 19-3.37(13)(g)(2)(iii) requires that there be no row of more than eight parking spaces without a landscape island: there is a row of nine spaces;
7) Section 19-3.37(13)(g)(2)(iii) also requires that in all parking areas with more than 12 spaces, landscaped areas totaling 10% of the paved parking lot area shall be provided via islands wholly contained within the paved area: no such landscape islands are provided;
8) Section 19-3.37(13)(g)(2)(vi) requires that off-street parking areas shall be adequately illuminated for convenience and safety: it is not clear that the parking lot is illuminated;
9) Section 19-3.37(13)(g)(2)(viii) requires that parking lots should provide open lawn areas to accommodate snow storage. Any landscaping located in snow storage areas should be selected to withstand harsh snow storage conditions and be salt tolerant. No snow storage areas are shown;
10) Section 19-3.37 Table 3.37-6 requires that bicycle parking be provided as follows: 38.5 long term residential spaces and 3.85 short term residential spaces, for a total of 43 residential bicycle spaces, and 2 each of long and short term bicycle spaces for the commercial use, for a total of 4. Therefore, a total of 47 bicycles spaces are required: only one bike rack is proposed;
11) Section 19-4.13 requires a six foot setback for accessory uses: the trash enclosure is essentially located on the north property line. (Additionally, the location and method of removal of the restaurant's grease and the waste from the artisanal manufacturing will need to be addressed).

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You may, within sixty (60) days of the date of this letter, either:

1) Revise the plan to comply with the requirements outlined herein;
2) Make application to the Zoning Board of Appeals for variances or an interpretation of any of the requirements outlined herein.

Please feel free to contact me if you have any questions in this regard.

Very truly yours,

Judith Knauss
Deputy Zoning Administrator

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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

I. PROPERTY ADDRESS: 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

(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: x_____(yes)_____ (no)

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

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

Alteration:x_____ (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) X_____ (No)

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

If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) X____ (No)

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

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: 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 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: 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 _____ January 25, 2021

Signature of Applicant 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

KARC
PLANNING CONSULTANTS, INC.

March 29, 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/Responses to Consultant Comments

Dear Ms. Quinn and Ms. Knauss:

Enclosed please find the following. Please advise how may copies of each you will require.

1. Stormwater Letter prepared by LRC Group dated March 22, 2022.
2. Construction Estimate prepared by LRC Group.
3. Engineers Report (Water/Sanitary) prepared by LRC Group
4. Amended Site Plan prepared by LRG Group dated March 29, 2022.

Below please find responses to comments received from the City of Poughkeepsie Fire Department dated March 9, 2022 along with the following attachments:

- **City of Poughkeepsie Fire Dept. Comprehensive Fire Safety Plan**
- **City of Poughkeepsie Turn Radius Requirements**

Conditions:

1. *A Sprinkler system will be installed as per Code*

   Response: After further clarification, per email from Acting Fire Chief dated March 11, 2022 a sprinkler system is not required for this project.

2. *An approved Fire Alarm system will be installed throughout.*

   Response: In accordance with Section 907.2.2 Group B of the 2020 Building Code of New York State a Fire Alarm system is not required.

3. *A Knox Box entry system will be installed, and keys supplied for building.*

   Response: The following note will be added to the site plan sheet SP-1: A Knox Box will be provided, location to be determined in field by fire chief.

4. *Aerial Devices shall be able to negotiate gates, entrances and set up on the premises. Turning radius data is available specifically for Poughkeepsie Fire Department aerials.*

   Response: An apparatus plan view has been provided showing the truck enter and exit. The truck has access to three sides of proposed building.

5. *A comprehensive Construction Fire Safety Plan must be submitted, approved by the Fire Department, and followed during all project phases.*

   Response: Pursuant to the project Architect, "the Construction Fire Safety Plan will be provided and submitted to the building and fire departments upon completion of Construction Drawings" and therefore is a drawing required as part of the Building Permit process.

6. *Low profile curbing (rolled) shall be used on the inside turning angles.*

   Response: Proposed mountable curb has been called out on the site plan at the entry locations for fire department access.

Below please find responses to comments received from the City of Poughkeepsie Engineering Department dated March 10, 2022 along with the following attachment:

- **Water Utility Information Drawing**

Comments:

1. *There is an 18" water transmission line that runs directly under the existing building at 171 Parker Avenue, which is not shown on the plan (other City owned utilities are also not shown). The proposed alterations (including the expansion) may further impact the water main.*

   Response: The revised plan has indicated the area of work around of the 18" water main. The proposed bottom of footing, 3' 6", is approximately 2'-3 from the top of the existing water. The architect has indicated that no columns or point loads are proposed to be located within the area of work. A note has been added to the plans that the contractor shall confirm the depth of the water line prior to installation (See SG-1).

2. *The Engineering Department is coordinating a review of the project with other relevant City employees to determine what improvements or alterations may be necessary.*

   Response: Comment noted.

Below please find responses to comments received from the Dutchess County Department of Planning and Development dated March 15, 2022:

Comments:

1. *We are pleased to see the closure of a curb cut along Parker Avenue. The Board and applicant could investigate whether both of the remaining curb cuts are necessary, or if a single access for the site would be sufficient. In addition, the curb cut(s) could be further narrowed to encourage slower vehicle speeds and shorten the crossing distance for pedestrians.*

   Response: Both ingress/egress points are required for fire truck maneuverability in and out of the site (See Sheet DN-1, Detail for Fire Apparatus Turning Radius).

2. *As per the photometrics, lighting levels are high in several areas of the site, particularly around the proposed "customer pickup area." Evenly distributed lighting at approximately one (1) footcandle provides adequate lighting for patrons without contributing unnecessary glare and light pollution to the area. Detailed fixture specifications were not provided to our office for review. For LED fixtures, we suggest a color temperature no higher than 3,000K to ensure lighting does not appear stark and overly bright.*

Response: The lighting levels on both sides of the building are higher within close proximity of the perimeter and decrease in intensity as the light is cast outwards. On the West side it was a solution to provide adequate light near the furthest edge of the parking areas with the intent of avoiding the installation of a light pole near the property line. On the East side the intention was to provide additional lighting, in and around the customer pickup area and vacuum island, to create a more secure area for patrons picking up vehicles and or utilizing the vacuums after hours.

Detailed fixture specifications are provided on sheet PB-3, additional information regarding light wattages are as follows:

Pole Light (P-1) - 38 watts Wall Packs (WP-1) - 16 watts Wall Sconces (LP-1) - 11 watts

All fixtures have a color temperature of 3,000k.

3. *We note the proposed landscaping includes two trees and a few dozen shrubs. If other areas of the site, particularly those adjacent to sidewalks, can be identified where trees could be planted that won't interfere with overhead wires, we encourage the inclusion of additional trees in those areas.*

   Response: There has been a slight modification the west side parking configuration. One delineated parking stall was removed, and the size of open space island was thereafter increased. With this new configuration better vehicle maneuvering is provided leaving the stall closest to the building. Further, a second tree has been provided in that same island along with a landscaped buffer at the top of the wall.

Recommendations:

1. *The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.*

   Response: Recommendation noted.

Below please find responses to comments received from the City of Poughkeepsie Department of Public Works and Engineering dated March 9, 2022:

1. *Existing and proposed building alterations located directly over an active 18" water main. Further discussion with applicant will be required. Provide further detail of proposed footings in relation to existing water main.*

   Response: See prior response to Engineering comment #1 stated above.

2. *Show all city owned utilities in street, water, sanitary and storm. Utility information can be obtained from the Office of the City Engineer.*

   Response: A revised survey sheet form the surveyor has been provided with existing utility information.

3. *Verify water (domestic and fire suppression) and sanitary sewer are sufficient for proposed alterations. Any fire suppression requirements to be discussed with City Fire Department and must demonstrate what is being requested is achieved.*

   Response: As noted in the previously submitted (and reattached) engineers report the existing facility utilizes approximately 925 GPD for water and sewer demand. The proposed water system and reclamation system is anticipated to utilize ~56.8 GPD of which 46.5 GPD will be reclaimed/recycled for a net of 10 GPD per wash. Based on the anticipated demand and including the proposed sanitary bathroom the proposed demand would be approximately 825 GPD total below what the current facility is utilizing today.

4. *Post development runoff shall not exceed pre-development. Provide drainage report to validate. Discuss discharge of roof leaders in report and existing storm water management network.*

   Response: A post / predevelopment drainage stormwater report letter has been provided with this submission.

5. *Show on site existing and proposed roof leaders, storm drains, and storm pipe network and discharge locations.*

   Response: The existing Roof leaders discharge to the surface and will remain. The current stormwater is collected onsite in catch basins and are believed to discharge to the site sewer

system. An oil/water separator is located on the south side of the building and will remain in place and connect to the city sewer system. The exiting Catch basins will be disconnected from the City combined sanitary/storm sewer and connected to a series of onsite Dry wells, see stormwater letter. The proposed conditions will improve the current stormwater system at the site.

6. *Provide design and New York State Professional Engineer Certification for any retaining walls exceeding 4 feet tall.*

   Response: Comment noted, the fully engineered plans will be provided prior to building permit as part of the building permit process.

7. *Verify proposed parking spaces have sufficient backing distance. Of particular, are the parking stalls located in the vicinity of the northwest corner of the building.*

   Response: See prior response to comment #3 stated above.

8. *Show proposed grades and identify limits of disturbance on Site Grading Plan.*

   Response: Proposed grading has previously been shown, the limits of project disturbance line has been added to plans.

9. *Are there any existing or proposed grit and/ or oil separators utilized prior to being discharged to the sanitary sewer? Does the facility utilize a recycled water system? Show on plan any such related components.*

   Response: An existing Oil/water separator is located on the south side of the building and will remain connected to the building and the municipal sewer system. The existing building does not currently have a water reclamation system. The proposed system will have a reclamation system and will be located within the building itself. The details of the proposed system will be included in the building permit plans as the interior is fully developed and designed.

10. *Show on site-plan any existing and proposed water meters.*

    Response: Comment noted, see plans for existing and proposed water meters.

11. *Proposed plan/ survey indicates an existing driveway access toward rear of 161 Parker Avenue at west side of site to be removed. Are there any existing easements and/ or right-of-ways that need to be maintained/ provided? Show and hatch on site-plan removal of curb cut and to be replaced with new concrete curb and sidewalk per City standards.*

    Response: There are no existing easements or rights-of-way as both subject properties have the same owners.

12. *Show and hatch on site-plan the easterly drive access on Parker Avenue, shown as removal, to be replaced with new concrete curb and sidewalk per City standards.*

    Response: On both the demolition plan and site plan the curbing and sidewalk work in the city ROW has been identified to be installed per city details / standards.

13. *Show on site plan location of stabilized construction entrance. West side of site appears to require earthwork/ fill activities.*

    Response: Although there will be earthwork activities at the site, we do not recommend removing the asphalt to create a construction cost estimate. We recommend that a note be added to the plans to sweep daily as well as install catch basin protection during the construction period.

14. *Provide an estimate of costs for site work.*

    Response: See attached cost estimate.

Thank you.

Sincerely,

KLibolt

Kelly Libolt

SITE PLAN SUBMISSION SET

NORTH SIDE AUTO SPA

171 PARKER AVE

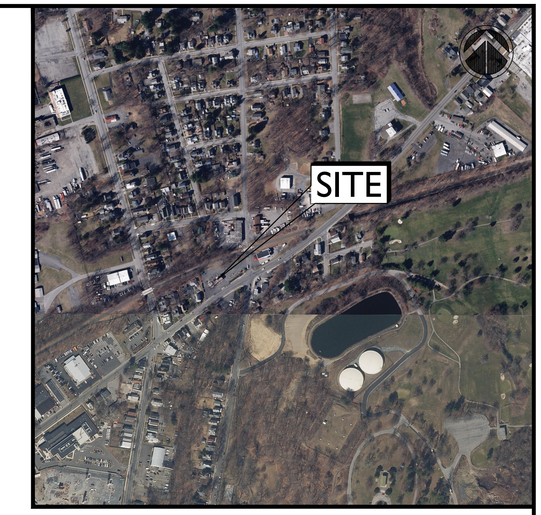
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

TAX MAP ID# 6162-47-318503

REVISED MARCH 29, 2022
REVISED MARCH 1, 2022
REVISED FEBRUARY 4, 2022
ORIGINALLY SUBMITTED: JANUARY 25, 2022

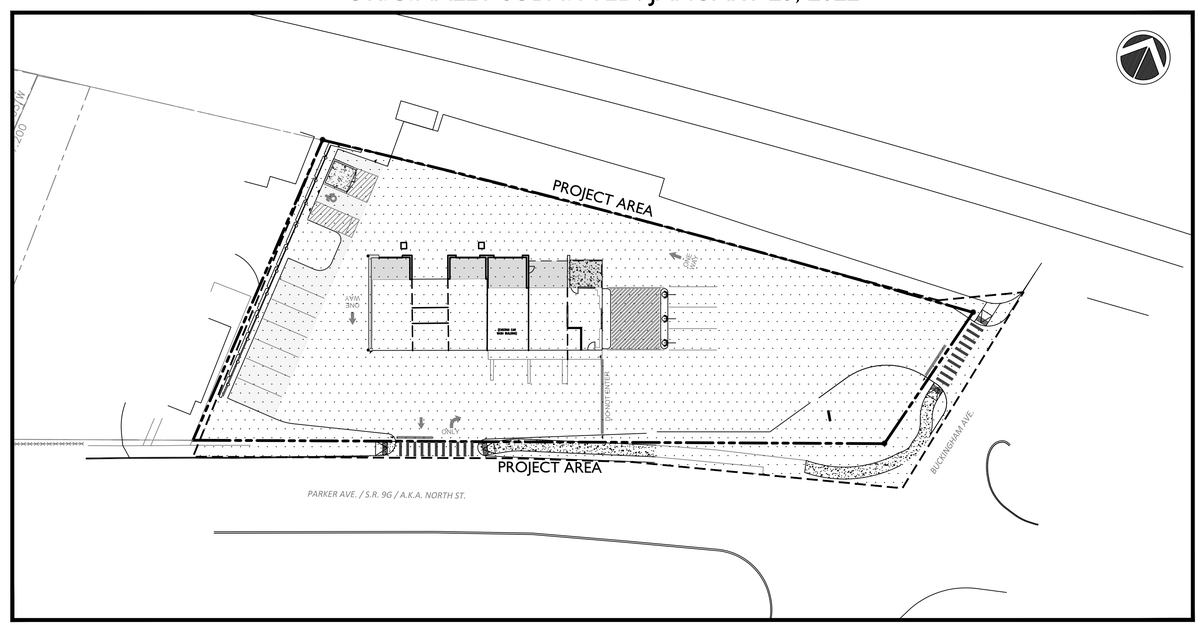
LOCATION MAP

SCALE: 1"=5,000'



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:

LRC GROUP

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

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

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

STATE OF NEW YORK · RODNEY E. MORRISON · 074194 · LICENSED PROFESSIONAL ENGINEER

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_____2_____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S)

K:\JOBS\Jobs 2021\21-2798-North Side Auto Bldg-171 Parker Avenue, Poughkeepsie, NY\DWG\CV21279801.dwg 3/28/2022 12:52 PM SCurran

TAX PARCEL NUMBERS ARE AS SHOWN ON TAX MAP 131300-6162-47.

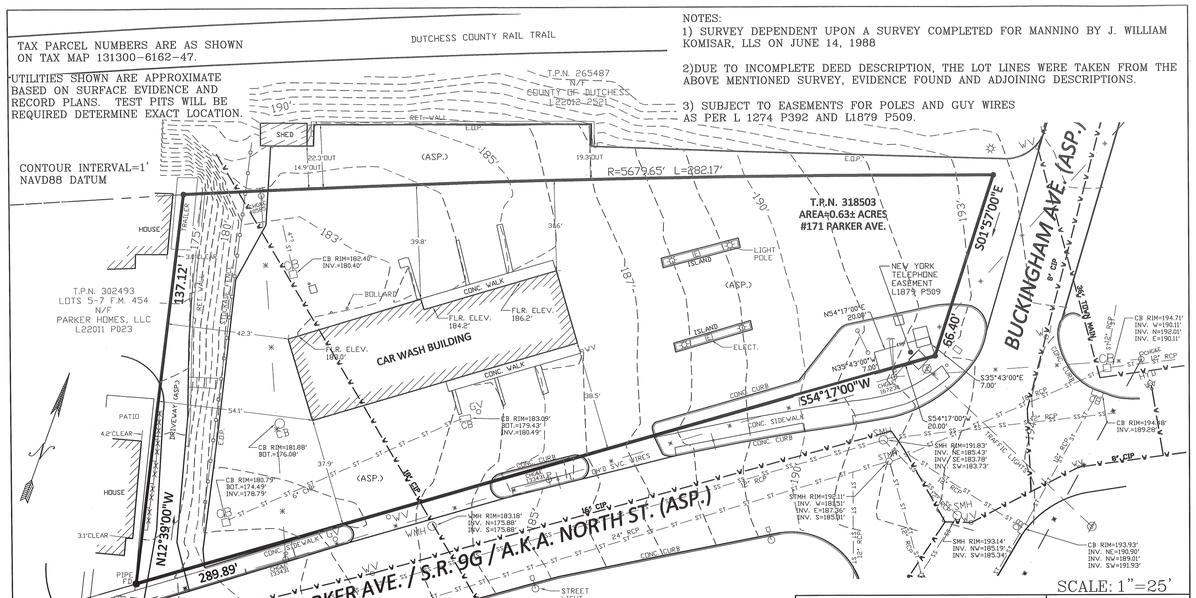
UTILITIES SHOWN ARE APPROXIMATE BASED ON SURFACE EVIDENCE AND RECORD PLANS. TEST PITS WILL BE REQUIRED DETERMINE EXACT LOCATION.

CONTOUR INTERVAL=1'
NAVD88 DATUM

NOTES:
1) SURVEY DEPENDENT UPON A SURVEY COMPLETED FOR MANNINO BY J. WILLIAM KOMISAR, LLS ON JUNE 14, 1988

2)DUE TO INCOMPLETE DEED DESCRIPTION, THE LOT LINES WERE TAKEN FROM THE ABOVE MENTIONED SURVEY, EVIDENCE FOUND AND ADJOINING DESCRIPTIONS.

3) SUBJECT TO EASEMENTS FOR POLES AND GUY WIRES AS PER L 1274 P392 AND L1879 P509.



THIS SURVEY IS ACCURATE AND CORRECT BY:

LARRY L. LYNN, L.S.

WAPPINGERS FALLS, NY
N.Y.S.P.L.S. No. 050531

PREPARED BY LARRY L. LYNN, L.S. "LARRY L. LYNN, LAND SURVEYOR, P.C." 66 MIDDLEBUSH RD. STE. G107 WAPPINGERS FALLS, NY 12590, (845) 463-2733.
PLAN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON MARCH 29, 2022. BASED ON A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON OCTOBER 5, 2021 AND A UTILITY SURVEY ON MARCH 25, 2022.
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD.
COPYRIGHT© 2022 LARRY L. LYNN, ALL RIGHTS RESERVED.

ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THERE OF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

-- I HEREBY CERTIFY TO --

171 PARKER AVENUE REALTY, LLC
&
PARKER HOMES, LLC
&
STEWART TITLE INSURANCE COMPANY

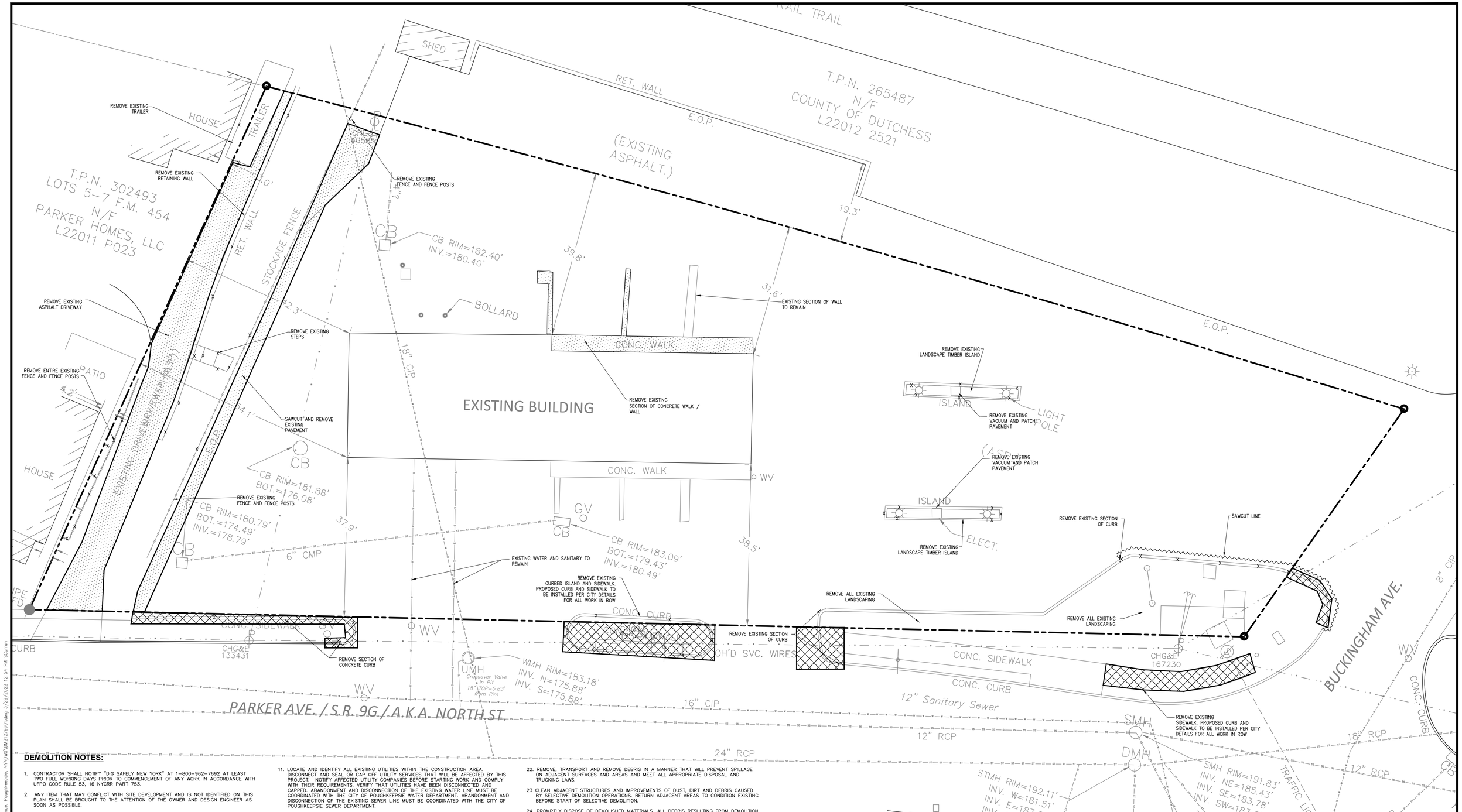
TOPOGRAPHIC SURVEY

171 PARKER AVENUE REALTY, LLC

CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS
STATE OF NEW YORK
MARCH 29, 2022

STATE OF NEW YORK · LARRY L. LYNN · 050531 · LICENSED LAND SURVEYOR

41-82 LLL



DEMOLITION NOTES:

1. CONTRACTOR SHALL NOTIFY "DIG SAFELY NEW YORK" AT 1-800-962-7692 AT LEAST TWO FULL WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK IN ACCORDANCE WITH UFPO CODE RULE 53, 16 NYCRR PART 753.
2. 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.
3. 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.
4. 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.
5. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
6. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
7. 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.
8. 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.
9. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
10. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
11. 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.
12. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
13. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
14. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS WAY.
15. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
16. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
17. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
18. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
19. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. NO BLASTING IS PROPOSED FOR THE PROJECT.
26. A MINIMUM OF TEN FEET OF EXISTING PIPE SHALL BE REMOVED AROUND ALL EXISTING MANHOLES, WHERE NEW PIPES ARE PROPOSED TO CONNECT.
27. 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.
28. EXISTING SANITARY SEWER FOR SOUTH BUILDINGS TAKEN FROM HISTORICAL DATA.
29. THE CONTRACTOR SHALL COORDINATE WITH ARLINGTON FIRE DEPARTMENT FOR ACCESS LOCATIONS TO THE SITE DURING DEMOLITION / CONSTRUCTION.
30. KNOX BOX LOCKS ARE TO INSTALLED ON EACH OF THE EMERGENCY ACCESS POINTS OF THE TEMPORARY CHAIN LINK FENCE AND DAISY CHAINED TO THE CONTRACTORS PAD LOCK.
31. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREE'S 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
	CITY ROW WORK CURB AND SIDEWALK

GRAPHIC SCALE

10 5 0 10

SCALE IN FEET

STATE OF NEW YORK · RODNEY E. MORRISON · LICENSED PROFESSIONAL ENGINEER · 074169

Revisions		
1	02/04/22	REVISED PER CITY COMMENTS
2	03/01/22	REVISED PER NEW LAYOUT
3	03/29/22	REVISED PER COMMENTS

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DEMOLITION PLAN

NORTHSIDE AUTO SPA

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

Design/Calcs	SMC	CAD File	DM21279601.dwg	Sheet No.	DM-1
Drawn	SMC	Project No.	21-2796		
Checked	KFC	Date	2022-01-25		
Approved	REM	Scale	1"=10'		

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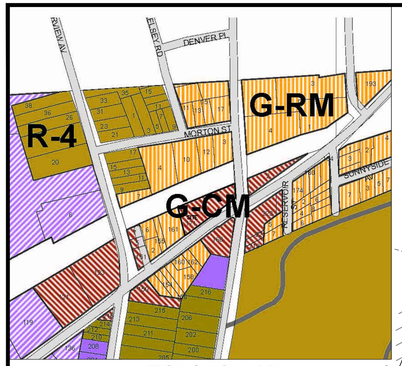


ZONING MAP
SCALE:1"=150'

PROPOSED BLDG EXPANSION (%)
EXISTING

2,707 SF BUILDING

PROPOSED

EXPANSION WASH BAY#1=210 SF

EXPANSION DETAIL BAY#1 & WASH BAY#2=402 SF

TOTAL BLDG SF=612 SF EXPANSION

TOTAL PERCENT EXPANSION=22.6% EXPANSION

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.

SUMMARY CHART

ZONING INFORMATION	
PARCEL SIZE	0.63 ACRES
TAX MAP IDENTIFICATION	6162-47-318503
ZONING DISTRICT	W-G / G-CM (WALKWAY GATEWAY / MIXED USE COMMERCIAL)
PROPOSED USE	AUTO WASH

ZONING SUMMARY

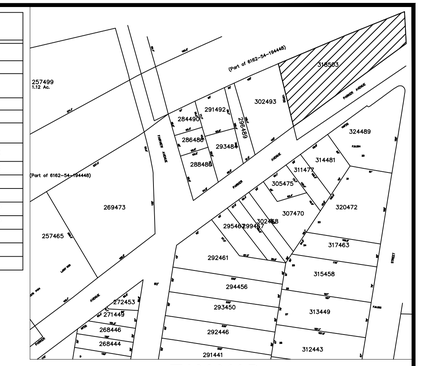
ITEM	REQ'D W-G / G-CM	EXISTING	PROPOSED
LOT AREA	NONE REQUIRED	0.63 ACRES	0.63 ACRES
LOT WIDTH	18'	283'	283'
LOT DEPTH	75'	92.3'	92.3'
FRONT YARD	0 MIN / 12' MAX	37.9 FEET	37.9 FEET *
SIDE YARD	0 MIN / 12' ONE SIDE ONLY	31.6 FEET	26.2 FEET *
REAR YARD	15' PRIN BLDG / 5' OUT BLDG	42.3 FEET	37 FEET *
FRONTAGE OCCUPANCY	70% MIN / 100% MAX.	33.22%	34.05%
BUILDING HEIGHT	MIN 2 STORIES MAX 3 STORIES (45')	LESS THAN 45 FEET	17'-0" FEET

* LEGALLY NON COMPLYING

PARKING SUMMARY CHART

ITEM	REQUIRED	EXISTING	PROPOSED
PARKING REQUIREMENTS: (3) THREE SPACES PER EVERY 1,000 OF GROSS FLOOR AREA	2,707 SF EXIST. 612 SF PROPOSED ADD 3,319 SF 3,319 / 1000=3.31X3=9.9 10 SPACES REQ.	N/A	8 9'X20' SPACES 3 VACUUM SPACES 11 TOTAL
MIN. PARKING DIMENSIONS	9' X 20'	N/A	9' X 20'
MIN. AISLE WIDTH	22' TWO WAY	N/A	15.9 FEET

1. FIELD VERIFIED MEASUREMENTS BY MAZZARELLI ARCHITECTURE
2. SURVEY PROVIDED BY LARRY LYNN LS, SEPTEMBER 2021 SUPPLEMENTED IN NOVEMBER 2021
3. A KNOX BOX WILL BE PROVIDED, LOCATION TO BE DETERMINED IN THE FILED BY FIRE CHIEF.

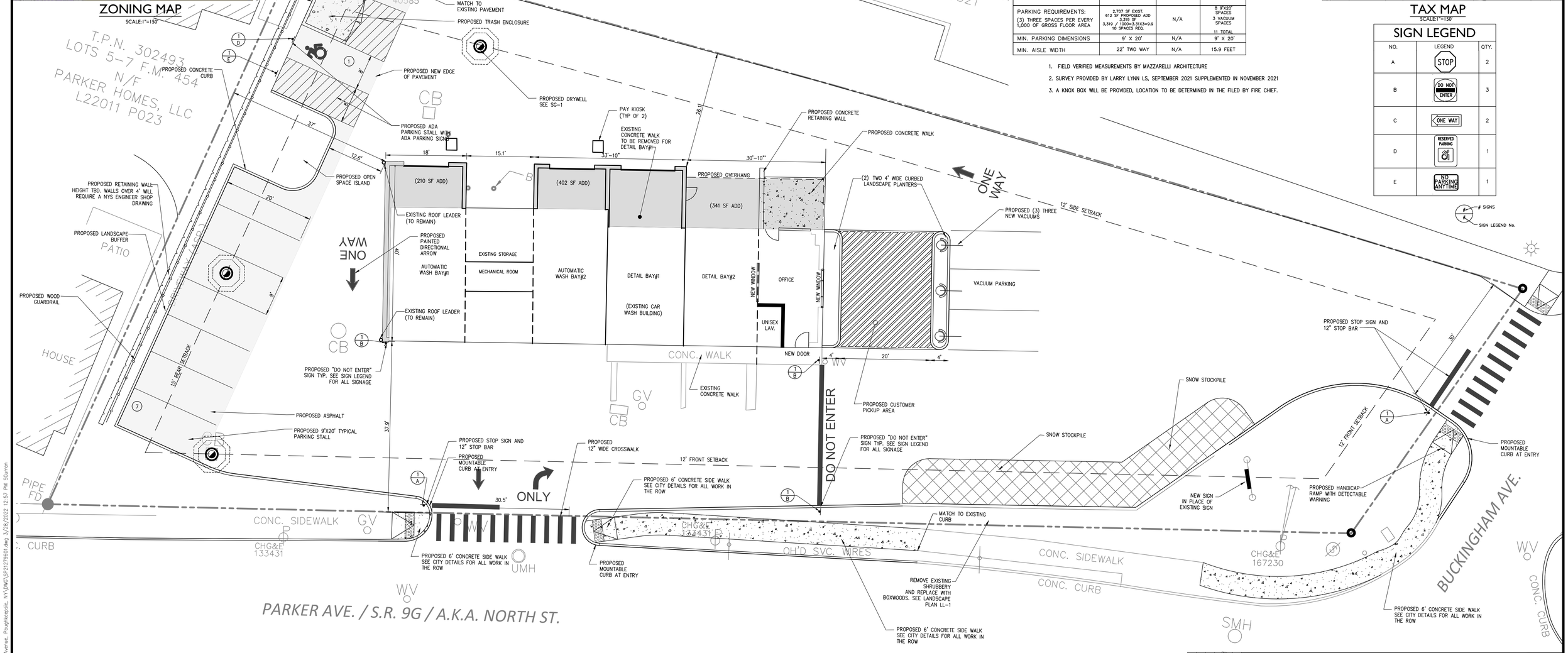


TAX MAP
SCALE:1"=150'

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	2
B	DO NOT ENTER	3
C	ONE WAY	2
D	RESERVED PARKING	1
E	NO PARKING ANYTIME	1

SIGNS
SIGN LEGEND No.



GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

STATE OF NEW YORK
RENETE MORRISON
LICENSED PROFESSIONAL ENGINEER
074164

Revisions		
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SITE PLAN

NORTHSIDE AUTO SPA

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

Design/Calcs	SMC	CAD File	SP21279601.dwg	Sheet No.
Drawn	SMC	Project No.	21-2796	SP-1
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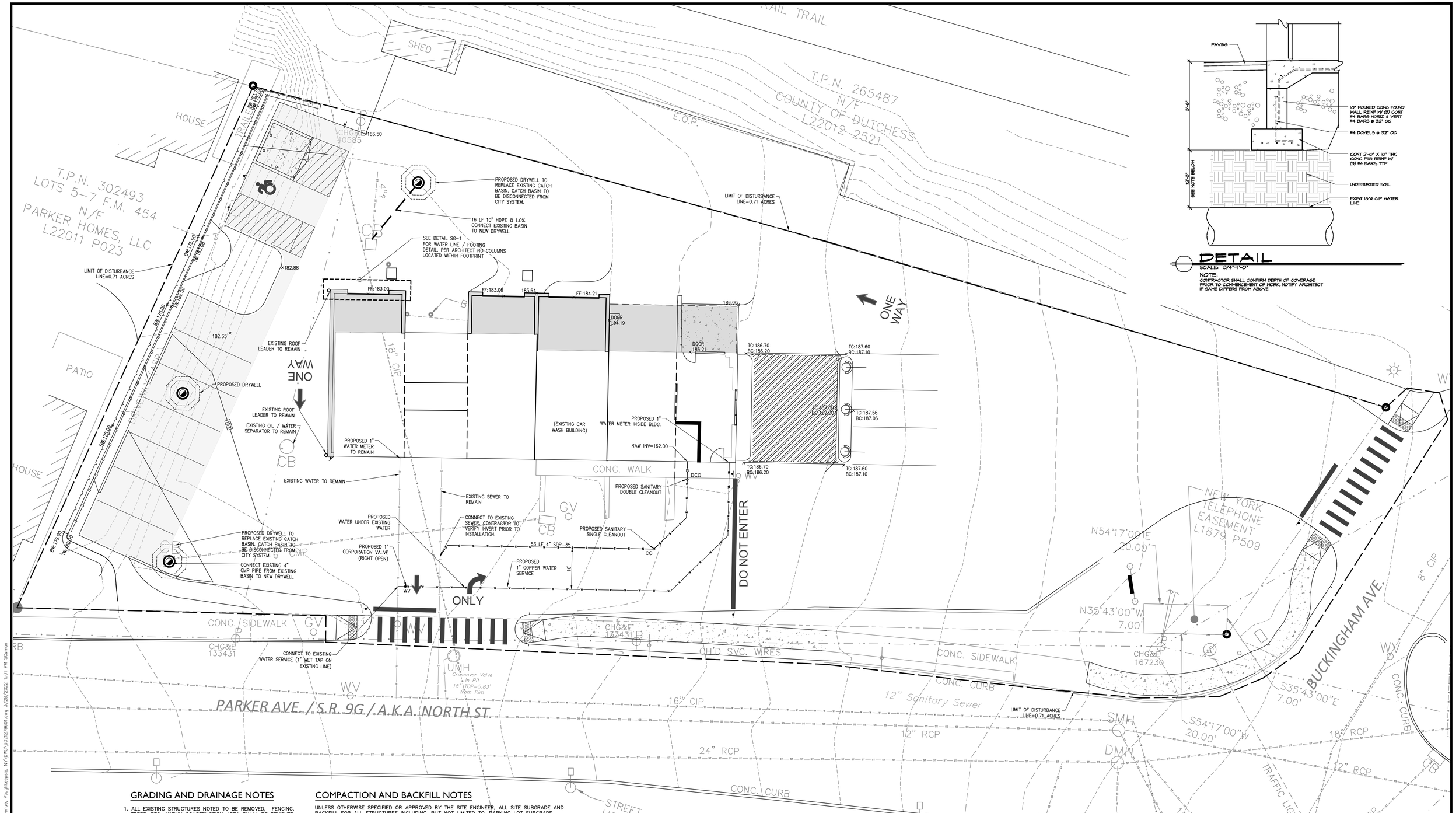

DETAIL

SCALE: 3/4"=1'-0"

NOTE:
CONTRACTOR SHALL CONFIRM DEPTH OF COVERAGE PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT IF SAME DIFFERS FROM ABOVE

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.

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

Revisions		
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SITE GRADING / UTILITY PLAN

NORTHSIDE AUTO SPA

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

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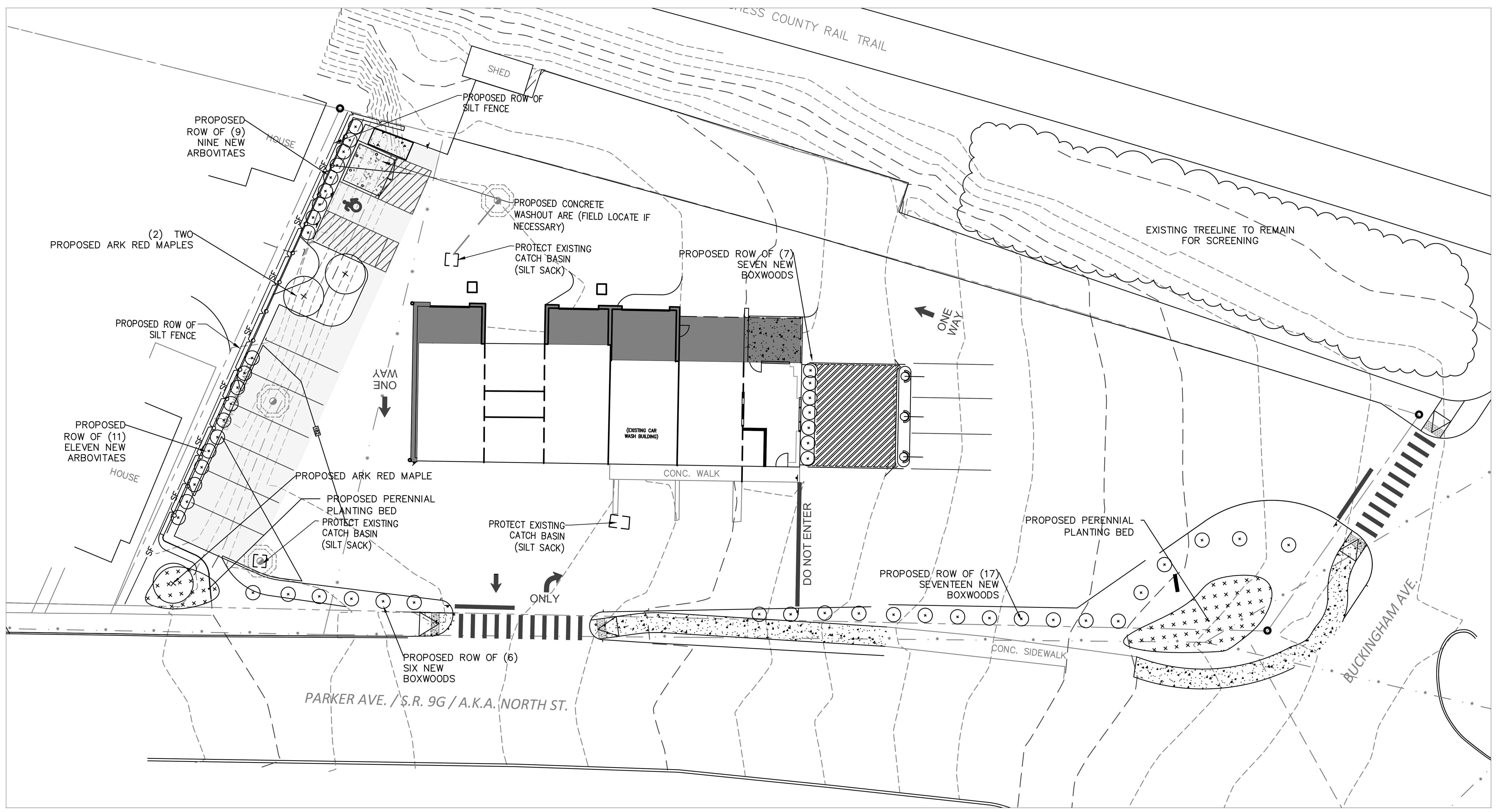
EXISTING LANDSCAPE PLAN

SCALE: 1"=20'



LANDSCAPE / EROSION CONTROL PLAN

SCALE: 1"=20'

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN FOR ALL OTHER INFORMATION.
2. 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.
3. 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.
4. ALL TREE AND SHRUB RINGS OR BEDS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. 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.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. 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.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. COMPACTED SUBGRADE AND ROCK SHALL BE REMOVED TO FULL DEPTH PLANTING PITS OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL PLANTING SOIL MIX AS DESCRIBED IN THESE NOTES.
8. 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.
9. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART COMPOST
   - 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 APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
10. LAWN SEEDING MIXTURE:

    15% KENTUCKY BLUEGRASS (POA PRATENSIS – SINGLE VARIETY)
    15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
    30% CREEPING RED FESCUE (FESTUCA RUBRA)
    25% CHEWINGS FESCUE (FESCTUCA RUBRA "JAMESTOWN II")
    15% HARD FESCUE (FESTUCA OVINA "RELIANT II")

    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).

    SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
11. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
12. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.

SEE DN-1 FOR PLANTING DETAILS

PLANTING LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
SHRUBS	BS	30	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	CONT.	30" Min. ht.	6' ht.	"HEDGE GRADE"
	TOE	20	THUJA OCCIDENTALIS 'EMERALD'	EMERALD AMERICAN ARBORVITAE	B&B	7-8' HT.	5'x15'	
TREES	ARK	3	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5-3" cal.	20x40' ht.	Narrow oval crown

EROSION AND SEDIMENT CONTROL PLAN

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.

2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2016.

4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.

5. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.

7. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.

8. DUST CONTROL AND ANTI-TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 2.0 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.

D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVERED WITH A LAYER OF TOPSOIL PRIOR TO SEEDING. SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASH OUTS, AND HEALTHY GROWTH. IF REQUIRED ADDITIONAL SEEDING SHALL BE PERFORMED. THE SEED MIX SPECIFIED FOR THIS SITE IS FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TABLE 3.2 (SITE CHOICE 1B) WHICH IS AS FOLLOWS:

	Pure Live Seed Values	
SPECIES (% by weight)	lbs/1000SF	lbs/acre
15% fine fescue	2.0 – 2.6	85 – 114
20% perennial ryegrass	0.6 – 0.8	26 – 35
65% Kentucky bluegrass blend	0.4 – 1.6	19 – 26
	3.0 – 4.0	130 – 175

TEMPORARY VEGETATIVE STABILIZATION

1. ESTABLISHMENT OF TEMPORARY STANDS OF GRASS BY SEEDING AND MULCHING EXPOSED SOILS THAT WILL BE EXPOSED. SEED BARE SOIL WITHIN SEVEN (7) DAYS OF EXPOSURE, UNLESS CONSTRUCTION WILL BEGIN WITHIN FOURTEEN (14) DAYS. IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS SHOULD BE SEEDED DOWN OR MULCHED DOWN IMMEDIATELY. THIS WILL TEMPORARILY STABILIZE THE SOIL WITH A VEGETATIVE COVER THAT WILL PREVENT DAMAGE FROM WIND AND WATER EROSION AND SEDIMENTATION.

2. INSTALLATION: FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A TEMPORARY E&S CONTROL MEASURE ON ALL NON-PAVED DISTURBED AREAS. EXPOSED SOILS NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED OR COVERED BY MULCH WITHIN 7 DAYS, INCLUDING STOCKPILED SOIL MATERIALS. WITH REGARD TO THE TEMPORARY SEED MIX, REFER TO THE SEEDING MIXTURE TABLE PROVIDED ON THE E&S CONTROL PLAN DETAIL SHEET.

3. OPERATIONS AND MAINTENANCE: INSPECT SEEDED AREA AT LEAST ONCE A WEEK FOR SEED AND MULCH MOVEMENT AND RILL EROSION. WHERE SEED HAS MOVED OR WHERE SOIL EROSION HAS OCCURRED, DETERMINE CAUSE OF THE FAILURE. BIRD FEEDING MAY BE A PROBLEM IF MULCH WAS APPLIED TOO THINLY TO PROTECT SEED. RE-SEED AND RE-MULCH. IF MOVEMENT WAS A RESULT OF WIND, REPAIR EROSION DAMAGE, REAPPLY SEED, MULCH AND APPLY MULCH ANCHORING. IF FAILURE WAS CAUSED BY CONCENTRATED RUNOFF, INSTALL ADDITIONAL MEASURES TO CONTROL WATER AND SEDIMENT MOVEMENT, REPAIR EROSION DAMAGE, RE-SEED AND RE-APPLY MULCH WITH ANCHORING OR USE EROSION CONTROL BLANKET.

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
074104

Revisions		
1	02/04/22	REVISED PER CITY COMMENTS
2	03/01/22	REVISED PER NEW LAYOUT
3	03/29/22	REVISED PER COMMENTS

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LRC Environmental Services, Inc.

LANDSCAPE / EROSION CONTROL PLAN

NORTHSIDE AUTO SPA

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

Design/Calcs	SMC	CAD File	LL21279601.dwg	Sheet No.
Drawn	SMC	Project No.	21-2796	LL-1
Checked	KFC	Date	2022-01-25	
Approved	REM	Scale		

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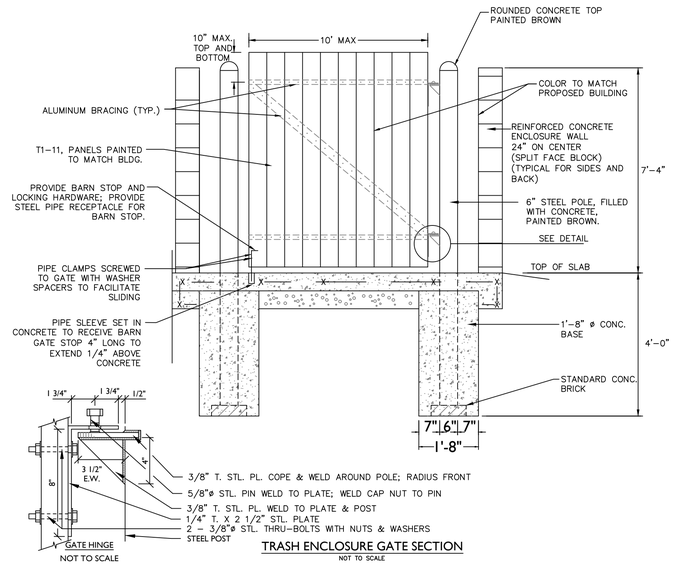
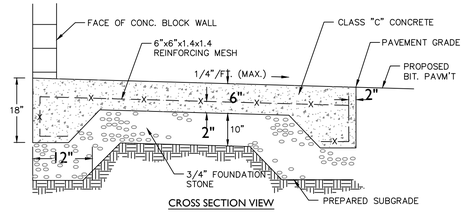


TRASH ENCLOSURE GATE SECTION

NOT TO SCALE

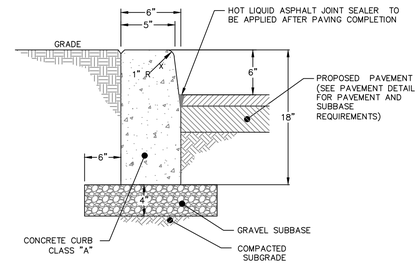
CONTRACTOR TO PROVIDE SELF CLOSING HINGES FOR GATE



CROSS SECTION VIEW

HEAVY DUTY CONCRETE PAVING AND DUMPSTER PAD DETAIL

NOT TO SCALE

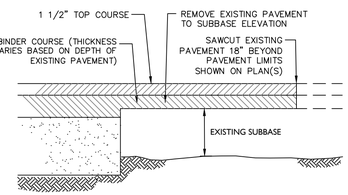


NOTES:

1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET SG-1 FOR COMPACTION REQUIREMENTS.

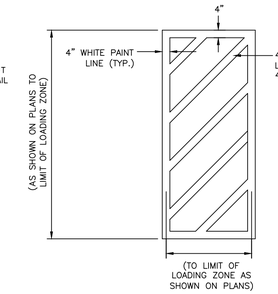
ON-SITE CONC. CURB

NOT TO SCALE



PAVEMENT TRANSITION DETAIL

NOT TO SCALE

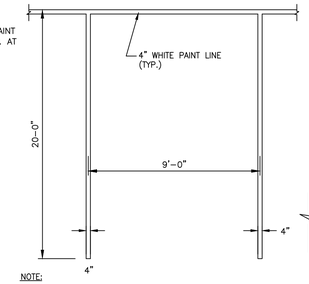


NOTE:

1. PROVIDE TWO (2) COATS OF PAINT ON ALL SURFACES.

STRIPED ISLAND STRIPING DETAIL

NOT TO SCALE

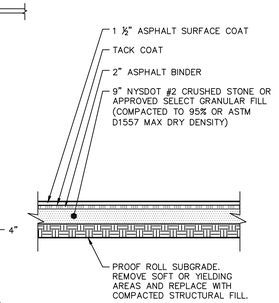


NOTE:

1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

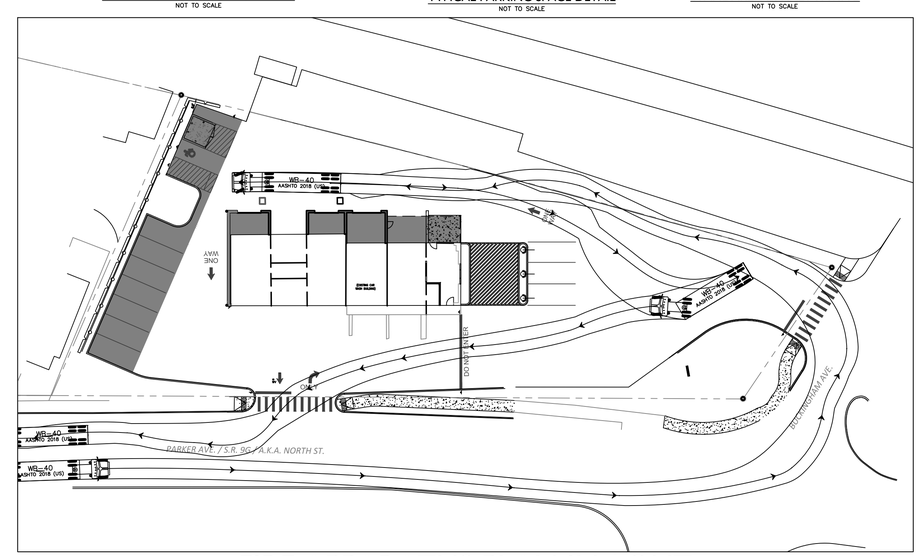
TYPICAL PARKING SPACE DETAIL

NOT TO SCALE



STANDARD ASPHALT PAVING

NOT TO SCALE

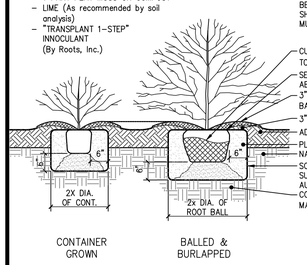


FIRE APPARATUS PLAN IN / OUT

SCALE: 1"=30'

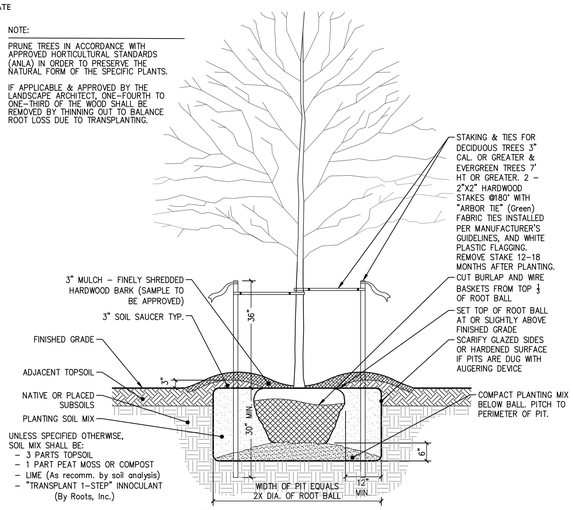
UNLESS SPECIFIED OTHERWISE, SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "TRANSPLANT 1-STEP" INNOCULANT (By Roots, Inc.)

NOTE: IN AREAS OF MASS PLANTING, EXCAVATE BED AREA CONTINUOUSLY, BACKFILL BETWEEN SHRUBS WITH PLANTING SOIL MIX, AND APPLY MULCH TO THE SURFACE TO THE ENTIRE BED.



3 SHRUB PLANTING DETAIL

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



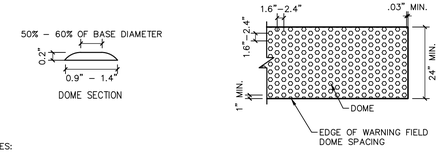
NOTE:

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"



NOTES:

1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO- CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
6. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED). INSTALL THE DETECTABLE WARNING FIELD BEHIND THE FLUSH CURB.
7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

DETECTABLE WARNING TILE SPECS

"DURALAST" CAST IRON WARNING TILES AS FABRICATED BY EAST JORDAN IRON WORKS, 800-626-4653; NATURAL FINISH (NO POWDER COATING)

NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"

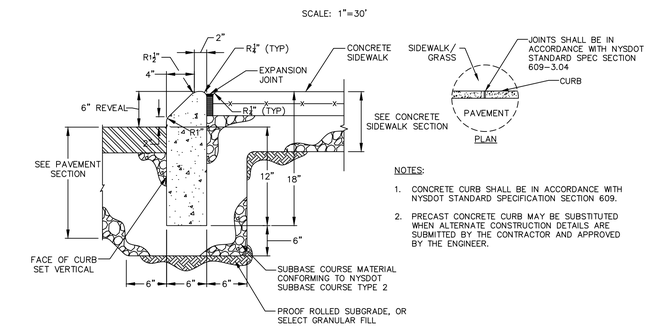
X DETECTABLE WARNING DETAIL

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

DETECTABLE WARNING TILE SPECS

24" WIDE "ARMOR TILE" TACTILE WARNING (2.35" DOME SPACING)CAST INTO CONC. PAD PER MANUFACTURER'S INSTRUCTIONS.

NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"

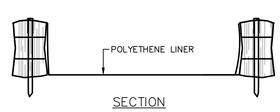


NOTES:

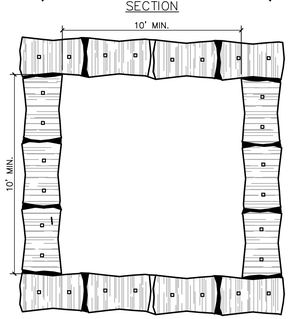
1. CONCRETE CURB SHALL BE IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

6" CAST IN PLACE MOUNTABLE CURB

NOT TO SCALE



SECTION



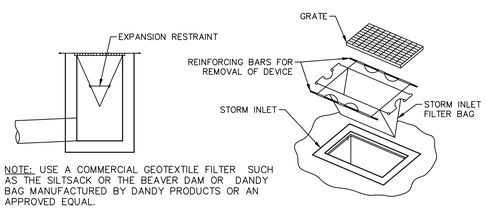
PLAN

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, ET.C 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 OUT ON THE GROUND IN ANY LOCATION.

X ABOVE GROUND TEMPORARY CONCRETE WASHOUT DETAIL

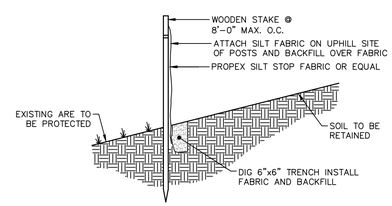
SCALE: 1/4"=1'-0"



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.

X 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'

X SILT FENCE DETAIL

SCALE: N.T.S.

GRAPHIC SCALE

30 15 0 30

SCALE IN FEET

STATE OF NEW YORK · RODNEY E. MORRISH · LICENSED PROFESSIONAL ENGINEER

Revisions			
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DETAILS

NORTHSIDE AUTO SPA

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

Design/Calcs	SMC	CAD File	DN21279601.dwg	Sheet No.
Drawn	SMC	Project No.	21-2796	DN-1
Checked	KFC	Date	2022-01-25	
Approved	REM	Scale		

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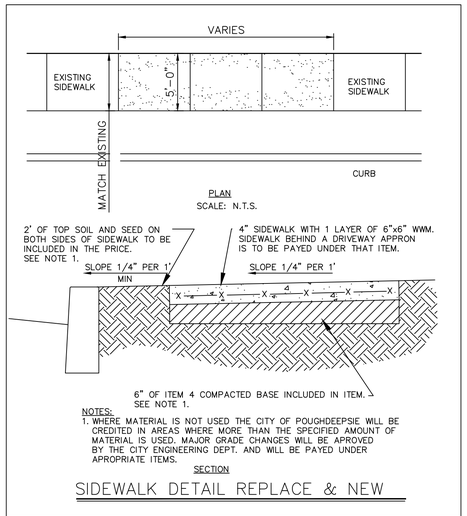
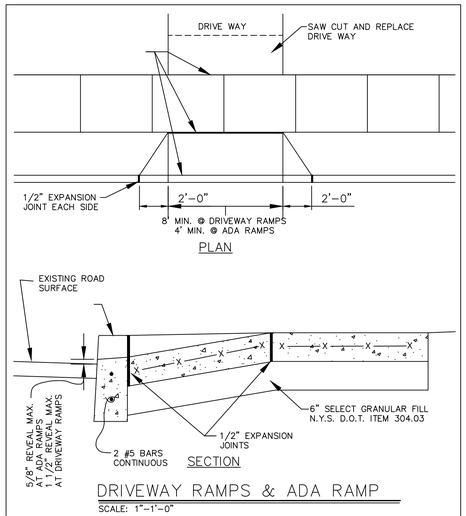


SIDEWALK DETAIL REPLACE & NEW

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	PROJECT: 001-DET DATE: 5-16-00 SCALE: AS NOTED DRAWN BY: JP	SIDEWALK DETAIL

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



DRIVEWAY RAMPS & ADA RAMP

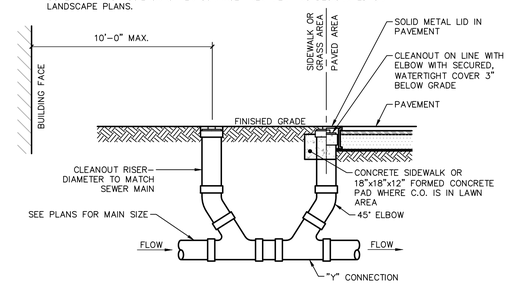
SCALE: 1"=1'-0"

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	DRIVEWAY & ADA RAMP DETIAL	1 PAGE NO.

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

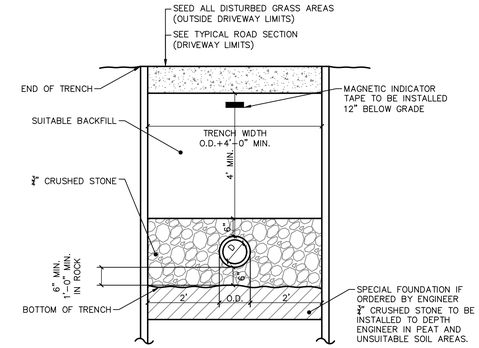
NOTES:

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.

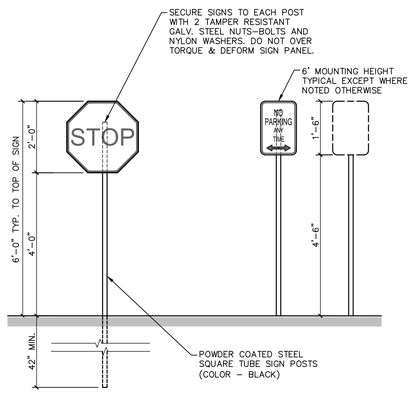


NOTES:

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

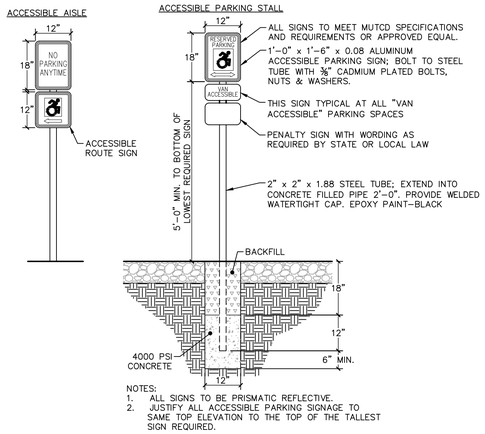
SANITARY SEWER TRENCH DETAIL

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



TRAFFIC CONTROL SIGNAGE: TYPICAL INSTALLATION

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



NOTES:

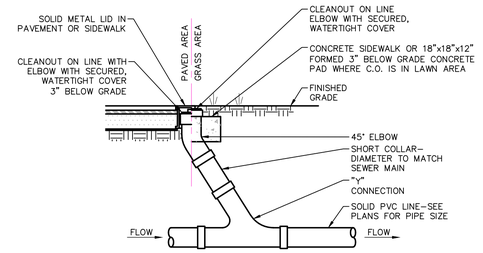
1. ALL SIGNS TO BE PRISMATIC REFLECTIVE.
2. JUSTIFY ALL ACCESSIBLE PARKING SIGNAGE TO SAME TOP ELEVATION TO THE TOP OF THE TALLEST SIGN REQUIRED.

ACCESSIBLE PARKING & ACCESS SIGNS

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

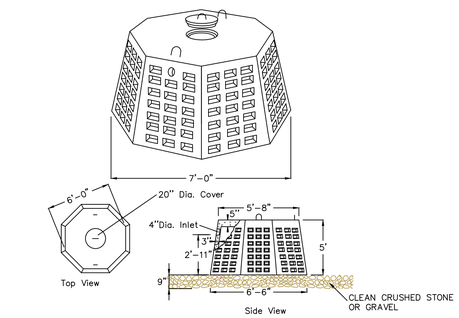
NOTES:

1. CLEANOUTS SHALL BE INSTALLED AT 50' INTERVALS OR ANY CHANGE IN DIRECTION.
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.



SINGLE SEWER CLEANOUT DETAIL

SCALE: N.T.S.

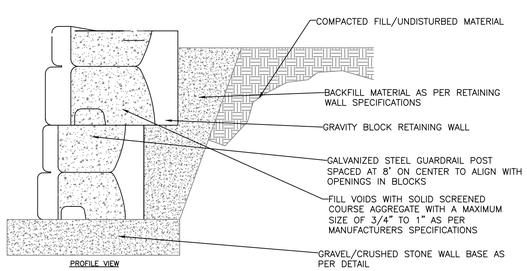


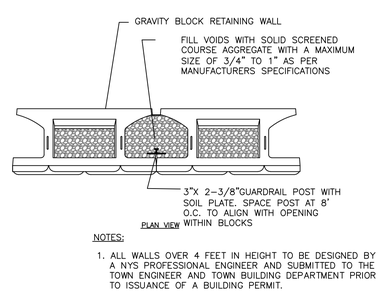
SPECIFICATIONS	PRECAST DRY WELLS MODEL DW-4 (B) 630 GALLONS
Concrete Minimum Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar Air Entrainment: 5% Capacity: 630 gallons Weight = 3600 lbs Sidewall Area: 60 square feet Load Rating: 300 psf (H20 loading on request)	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050

PRECAST DRYWELL DETAIL

NOT TO SCALE

(DETAIL PROVIDED BY WOODARDS)





NOTES:

1. ALL WALLS OVER 4 FEET IN HEIGHT TO BE DESIGNED BY A NYS PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN ENGINEER AND TOWN BUILDING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. DAYLIGHT DRAIN TILE AT LOW POINTS THROUGH WALL FACE OR AT ENDS; MAXIMUM SPACING 100 FEET OR PER SITE CONDITIONS.
3. STRONG STONE WALLS TO BE FRACTURED LEDGE FACE
4. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.

RETAINING WALL SECTION

NOT TO SCALE

Revisions		
1	02/04/22	REVISED PER CITY COMMENTS
2	03/01/22	REVISED PER NEW LAYOUT
3	03/29/22	REVISED PER COMMENTS

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 204
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.

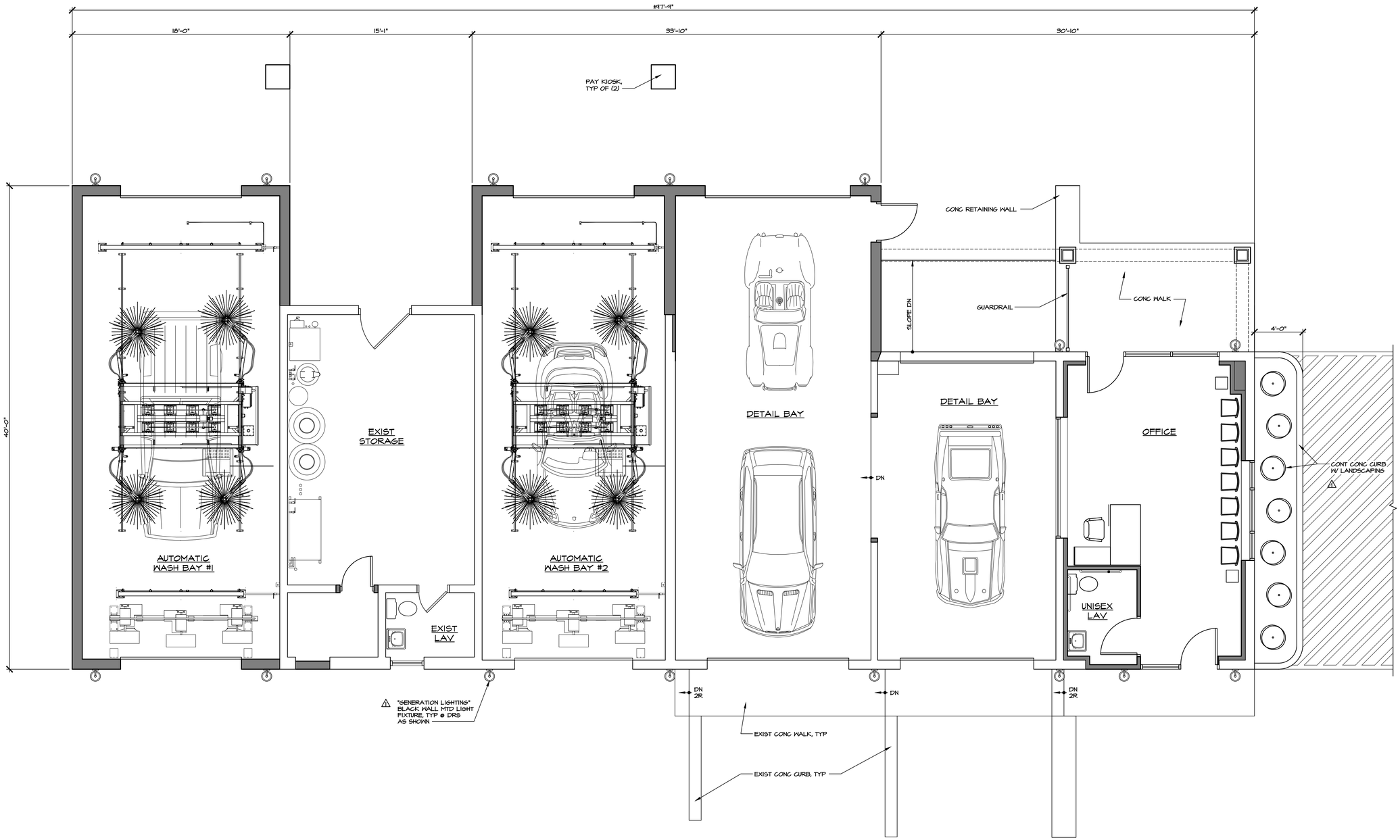
DETAILS

NORTHSIDE AUTO SPA

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

Design/Calcs	SMC	CAD File	DN21279602.dwg	Sheet No.	DN-2
Drawn	SMC	Project No.	21-2796		
Checked	KFC	Date	2022-01-25		
Approved	REM	Scale			

X:\JOBS\Jobs 2021\21-2796-North Side Auto Body-171 Parker Avenue, Poughkeepsie, NY\DWG\DN21279602.dwg 3/28/2022 1:06 PM SCurran



PRELIMINARY FLOOR PLAN

1 PB-1

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

1 21 JAN 22

project no. 21-24

date 2 DEC 21

drawn by SB

NORTHSIDE AUTO SPA

171 PARKER AVE POUGHKEEPSIE, NY

PRELIMINARY FLOOR PLAN

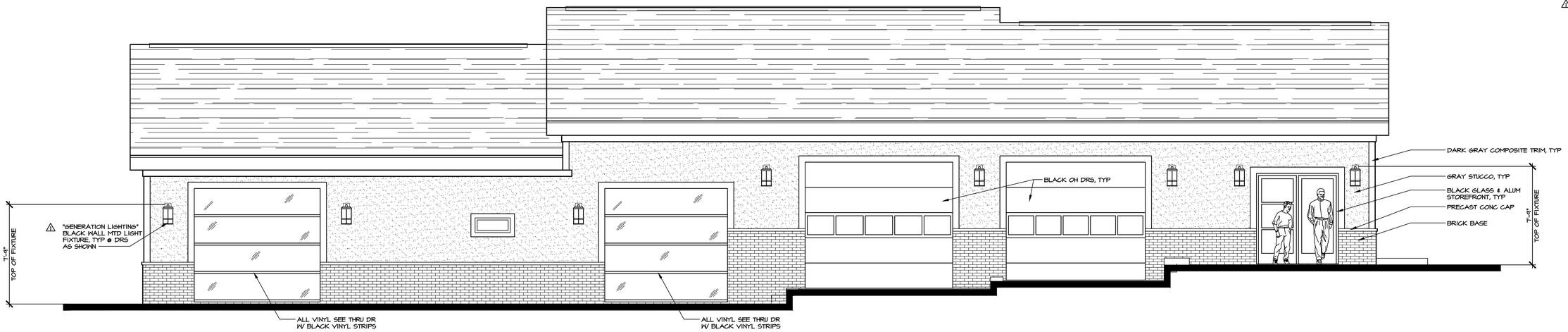
MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE NY 12601
845 485 0215

MAP

PURSUANT TO SECTION 6415 (B) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

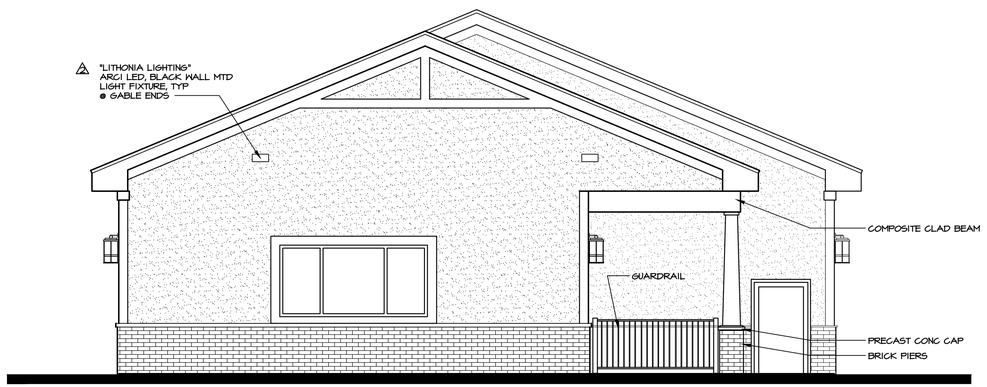
DISTRIBUTION:
PLNG BD

PB-1



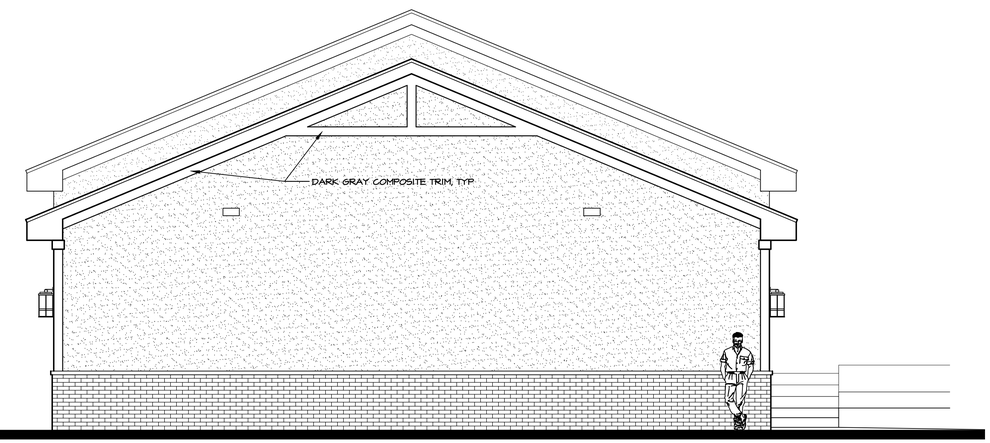
PRELIMINARY SOUTH ELEVATION

1 PB-2 SCALE: 1/4"=1'-0"



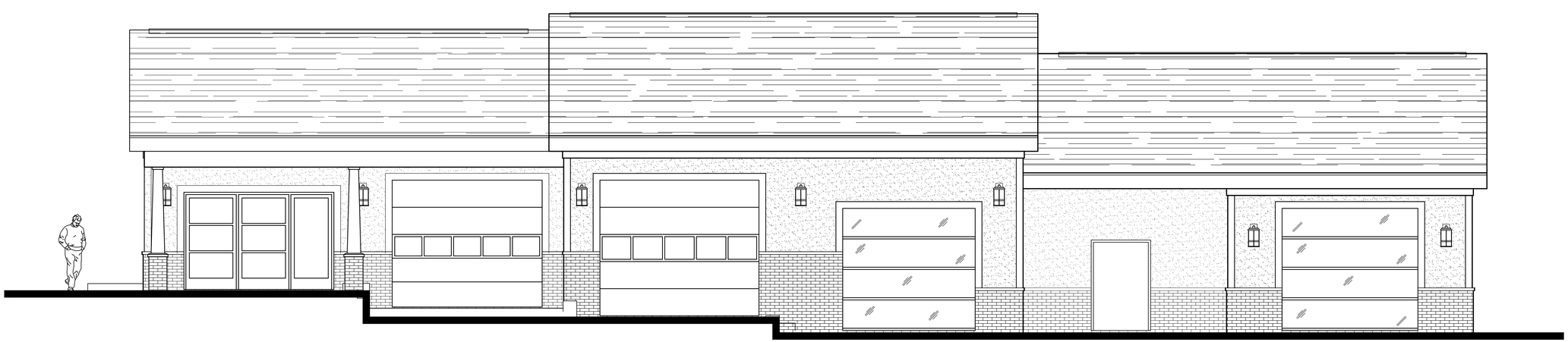
PRELIMINARY EAST ELEVATION

2 PB-2 SCALE: 1/4"=1'-0"



PRELIMINARY WEST ELEVATION

3 PB-2 SCALE: 1/4"=1'-0"



PRELIMINARY NORTH ELEVATION

4 PB-2 SCALE: 1/4"=1'-0"

28 FEB 22
21 JAN 22

project no.
21-24

date
2 DEC 21

drawn by
SB

NORTHSIDE AUTO SPA

171 PARKER AVE
POUGHKEEPSIE, NY

PRELIMINARY ELEVATIONS

MAZZARELLI ARCHITECTURE
+ PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE NY 12601
845.485.0215

MAP

PURSUANT TO SECTION 645 (B) OF
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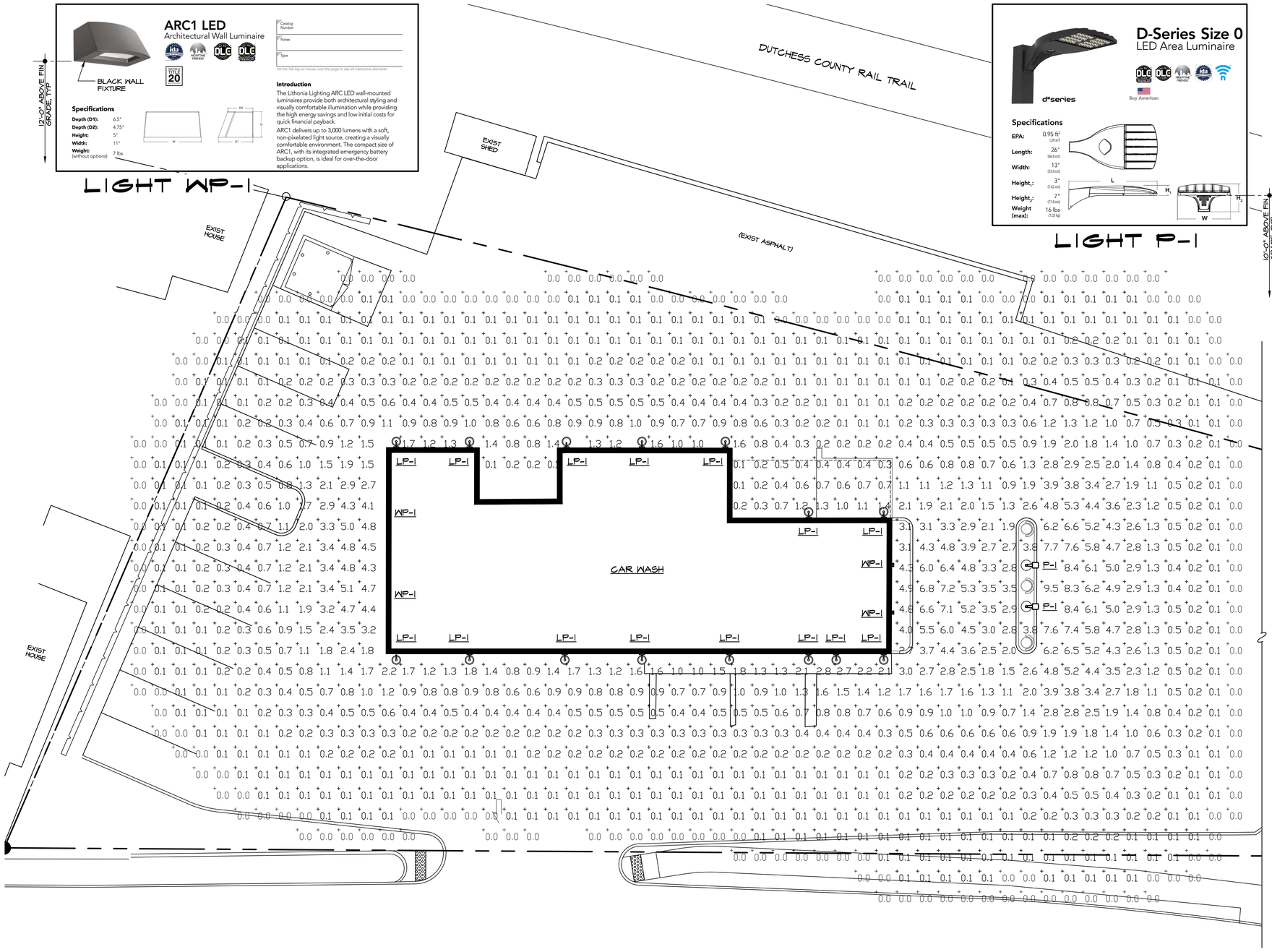
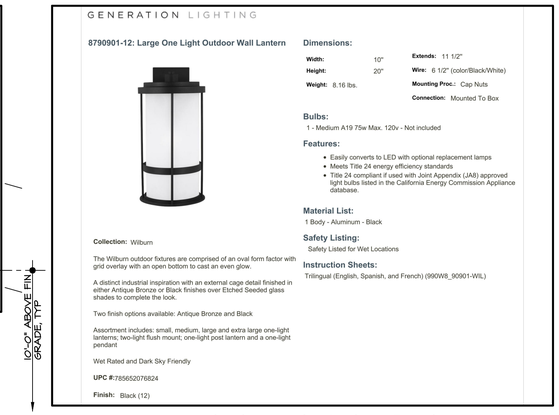
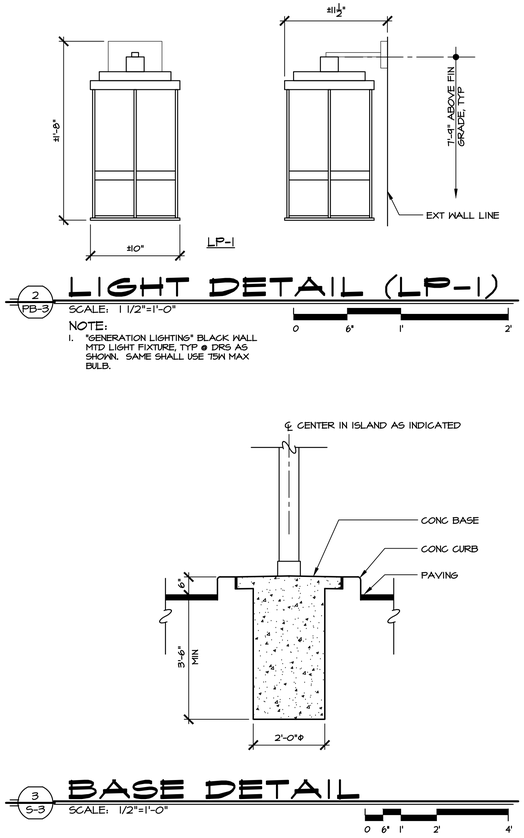
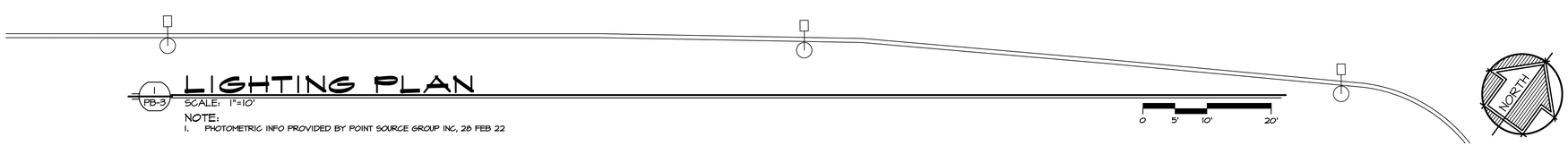
DISTRIBUTION:
PLNG BD

PB-2









28 FEB 22

project no. 21-24

date 24 JAN 22

drawn by SB

NORTHSIDE AUTO SPA
171 PARKER AVE
POUGHKEEPSIE, NY

LIGHTING PLAN AND DETAILS

MAZZARELLI ARCHITECTURE + PLANNING, PC
44 NORTH CLOVER STREET
POUGHKEEPSIE NY 12601
845 485 0215

MAP

PURSUANT TO SECTION 645 (B) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

DISTRIBUTION:
PLNG BD

PB-3

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ARCHITECTURE
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+ PLANNING
845 485 0275

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MAZZARELLI
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ARCHITECTURE
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PLANNING
845 485 0275

M
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A
ARCHITECTURE
P
+ PLANNING
845 435 0275

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:	Telephone: 845-594-1055
KARC Planning Consultants, Inc.	E-Mail: kelly@karcpc.com

Address:
PO Box 924

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12602

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan Approval, ZBA for possible Area Variances,*Common Council for Closures (*amended 03.01.22)	☐	☑

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☐ Urban ☐ Suburban

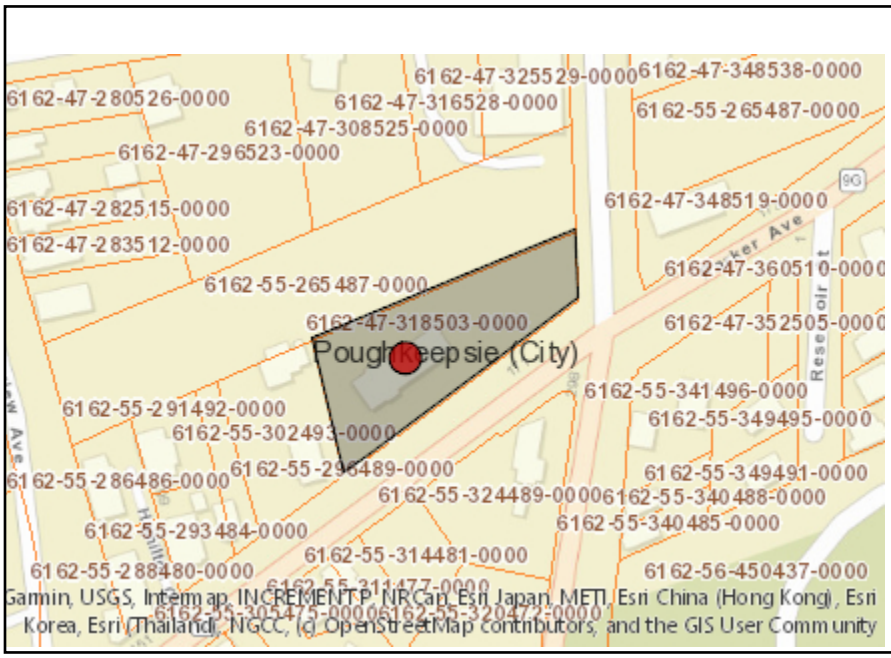
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: C314131: 58 Parker Ave., which is located 0.4 miles from subject parcel, see attached Report	☐	☑

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

Applicant/sponsor/name: Kelly Libolt Date: 1/25/22 *amended 3/1/22

Signature: KLibolt Title: Agent for Applicant

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources 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 1880¿s. 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

Return To Results

Refine This Search

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.

CONSTRUCTION COST ESTIMATE

171 Parker Avenue

Estimate Based on

Description	Unit	Quantity	Unit Cost	Total Cost	Notes
Erosion and Sedimentation Control				**$ 4,350.00**	
Silt Fence	LF	150	$ 4.00	$ 600.00	
Inlet Protection	EA	5	$ 250.00	$ 1,250.00	
Wash Out Areas	EA	1	$ 2,500.00	$ 2,500.00	
Stormwater Improvements				**$ 8,158.00**	
12" HDPE Trenching	LF	16	$ 43.00	$ 688.00	
Dry well	EA	3	$ 2,490.00	$ 7,470.00	
Sanitary Sewer Improvements				**$ 2,715.00**	
4" SDR-35 Trenching	LF	53	$ 30.00	$ 1,590.00	
Cleanouts	EA	3	$ 375.00	$ 1,125.00	
Water Improvements				**$ 7,000.00**	
1" Copper Line	LF	110	$ 50.00	$ 5,500.00	
Water Valve	EA	1	$ 1,500.00	$ 1,500.00	
Site Work				**$ 90,045.00**	
Retaining Wall	LF	130	$ 325.00	$ 42,250.00	
Wood Guard Rail	LF	115	$ 65.00	$ 7,475.00	
Handicap Parking Striping	EA	1	$ 500.00	$ 500.00	
Parking Striping	LF	160	$ 1.50	$ 240.00	
Detectable Warning Strips	EA	4	$ 45.00	$ 180.00	
Concrete Sidewalk	SF	800	$ 15.00	$ 12,000.00	
Bituminous Concrete Curb	LF	625	$ 40.00	$ 25,000.00	
Traffic Signage	EA	8	$ 300.00	$ 2,400.00	
Paving				**$ 9,450.00**	
Asphalt Paving	SF	2100	$ 4.50	$ 9,450.00	
1.5" Top/3.5" Base/9" Subbase				$ -	
TOTALS					
Subtotal				$ 121,718.00	
TOTAL				**$ 121,718.00**	

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

85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
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TABLE OF CONTENTS

1.0 INTRODUCTION
2.0 WATER & WASTEWATER SERVICES
2.1 Domestic Water & Sewer Demand
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.

PRELIMINARY ENGINEERING REPORT

Prepared for

NORTH SIDE AUTO SPA

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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**.

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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.

March 22, 2022

Joseph A. Chenier
Assistant Civil Engineer
City Engineering Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

RE: 171 Parker Avenue
Redevelopment Project
Poughkeepsie, NY

Dear Mr. Chenier,

In review of the proposed project, currently the site is covered by 83% impervious surface area. The proposed project will cover the site by 86%. Three (3) new drywells are being proposed on the site to account for the 3% increase in impervious surface. Each of the drywells will be 5 feet in depth. The existing catch basins that have an oil/water separator in them are going to be detached from the city sewer system. The project will include three new drywells, which will ensure that the pre to post runoff number will decrease.

If any further information is needed or should you have any questions, please do not hesitate to let us know.

Sincerely,
Land Resource Consultants

Brittany Shakley

Brittany Shakley

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

85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
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KARC

PLANNING CONSULTANTS, INC.

March 28, 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
Acknowledgement of Utility Location

Dear Ms. Quinn and Ms. Knauss:

I, Jack Bonaventure, the owner of 171 Parker Ave. acknowledge that the City Engineering Department has provided information regarding the location of the utility and that, with full knowledge, I am proceeding with the expansion in the proposed location.

Thank you.

Jack Bonventre

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

Marcus J. Molinaro
County Executive

Eoin Wrafter, AICP
Commissioner

County of Dutchess

Department of Planning and development

March 15, 2022

To: Planning Board, City of Poughkeepsie
Re: ZR22-054, 171 Parker Avenue – Car Wash Remodel Site Plan
Lot: 318503, Parker Avenue

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 site plan approval to make modifications to the building and site as part of a remodel of the existing car wash.

Comments

We are pleased to see the closure of a curb cut along Parker Avenue. The Board and applicant could investigate whether both of the remaining curb cuts are necessary, or if a single access for the site would be sufficient. In addition, the curb cut(s) could be further narrowed to encourage slower vehicle speeds and shorten the crossing distance for pedestrians.

As per the photometrics, lighting levels are high in several areas of the site, particularly around the proposed "customer pickup area." Evenly distributed lighting at approximately one (1) footcandle provides adequate lighting for patrons without contributing unnecessary glare and light pollution to the area. Detailed fixture specifications were not provided to our office for review. For LED fixtures, we suggest a color temperature no higher than 3,000K to ensure lighting does not appear stark and overly bright.

We note the proposed landscaping includes two trees and a few dozen shrubs. If other areas of the site, particularly those adjacent to sidewalks, can be identified where trees could be planted that won't interfere with overhead wires, we encourage the inclusion of additional trees in those areas.

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

Heather M. LaVarnway, CNU-A
Senior Planner

85 Civic Center Plaza, Suite 107, Poughkeepsie, New York 12601 • (845) 486-3600 • Fax (845) 486-3610
www.dutchessny.gov

Dutchess County Department of Planning and Development

Fax Info Only	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **3185030000**

Project Name: **171 Parker Avenue Remodel**

Applicant: **KARC Planning Consultants Inc (Kelly Libolt)**

Address of Property: **171 Parker Avenue**

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.)
- ☐ Rezonings 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: **3/14/2022**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreemment 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:	Notes:	☐ Major Project
Date Received: **3/10/2022**		Referral #: **ZR22-054**
Date Requested: **3/14/2022**		
Date Required: **4/8/2022**	☐ Also mailed hard copy	Reviewer: Heather M. Lal
Date Transmitted: **3/15/2022**		

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #1

1. Date: March 9, 2022

2. Name of Site Plan: Northside Auto Spa

3. Address or Location: 171 Parker Avenue

4. Owner: Parker Avenue Realty, LLC

5. Engineer/ Architect: LRC Group

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

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

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

    1. Existing and proposed building alterations located directly over an active 18" water main. Further discussion with applicant will be required. Provide further detail of proposed footings in relation to existing water main.
    2. Show all city owned utilities in street, water, sanitary and storm. Utility information can be obtained from the Office of the City Engineer.
    3. Verify water (domestic and fire suppression) and sanitary sewer are sufficient for proposed alterations. Any fire suppression requirements to be discussed with City Fire Department and must demonstrate what is being requested is achieved.
    4. Post development runoff shall not exceed pre-development. Provide drainage report to validate. Discuss discharge of roof leaders in report and existing storm water management network.
    5. Show on site existing and proposed roof leaders, storm drains, and storm pipe network and discharge locations.
    6. Provide design and New York State Professional Engineer Certification for any retaining walls exceeding 4 feet tall.
    7. Verify proposed parking spaces have sufficient backing distance. Of particular, are the parking stalls located in the vicinity of the northwest corner of the building.
    8. Show proposed grades and identify limits of disturbance on Site Grading Plan.
    9. Are there any existing or proposed grit and/ or oil separators utilized prior to being discharged to the sanitary sewer? Does the facility utilize a recycled water system? Show on plan any such related components.
    10. Show on site-plan any existing and proposed water meters.
    11. Proposed plan/ survey indicates an existing driveway access toward rear of 161 Parker Avenue at west side of site to be removed. Are there any existing easements and/ or right-of-ways that need to be maintained/ provided? Show and hatch on site-plan removal of curb cut and to be replaced with new concrete curb and sidewalk per City standards.
    12. Show and hatch on site-plan the easterly drive access on Parker Avenue, shown as removal, to be replaced with new concrete curb and sidewalk per City standards.

13. Show on site plan location of stabilized construction entrance. West side of site appears to require earthwork/ fill activities.
14. Provide an estimate of costs for site work.

Joseph T. Kane
Assistant Civil Engineer

THE CITY OF POUGHKEEPSIE FIRE DEPARTMENT

505 MAIN STREET POUGHKEESIE, NY 12601

TEL: 845-451-4079 FAX: 845-451-4191

FIRE CHIEF JOSEPH FRANCO

To: Planning Department

From: Fire Chief Franco

Date: 3/9/22

Subject: SITE PLAN REVIEW

SITE PLAN NAME: 171 Parker Ave.
LOCATION:

✓ The Site Plan as forwarded by the Zoning Administrator is acceptable and will be signed with conditions*

____ The Site Plan as forwarded by the Zoning Administrator is acceptable and has been signed without conditions

____ The Site Plan as forwarded by the Zoning Administrator is unacceptable and will not be signed until the following items are satisfied:

*Conditions: (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 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
~~(6)~~ Where elevators are installed, a FEO K1 Fire Dept override key shall be installed
Attached (7) Aerial Devices shall be able to negotiate gates, entrances and set up on the premises. Turning radius data is available specifically for Poughkeepsie Fire Department aerials.
Attached. (8) A comprehensive Construction Fire Safety Plan must be submitted, approved by the Fire Dept and followed during all project phases.

Low profile curbing (rolled) shall be used on inside turning angles

Joseph Franco, Fire Chief

505 Main Street – Poughkeepsie – New York – 12601 – Phone: 845.451.4079 - Fax: 845.451.4191

Knauss, Judith

From: LaVarnway, Heather <hlavarnway@dutchessny.gov>
Sent: Monday, March 07, 2022 9:32 AM
To: Knauss, Judith
Subject: RE: Curb Cut Closures

Judith,

I spoke with Mark Debald, our Transportation Program Administrator, and he confirmed that there are no County roads affecting this project so the County has no jurisdiction. It appears that Parker Ave doesn't fall under NYSDOT jurisdiction until it crosses over into the Town just east of here, so these stretches of Parker and Buckingham are under City jurisdiction.

-Heather

From: Knauss, Judith <JKnauss@cityofpoughkeepsie.com>
Sent: Friday, March 4, 2022 2:02 PM
To: LaVarnway, Heather <hlavarnway@dutchessny.gov>
Subject: Curb Cut Closures

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

Hello, Heather.

Relative to the property at 171 Parker Avenue, I have been asked to reach out to the County to see if there is an approval process for the closure of curb cuts on Parker Avenue (or Buckingham Avenue). The property currently has three curb cuts, which the Planning Board is seeking either to reduce to two and/or reduce the width of the cut, particularly on Buckingham.

If you know the answer, awesome! If not, who should I contact?

Thank you,
Judith

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 03/04/2022

PROJECT NAME: 171 PARKER AVE

PROJECT ADDRESS: 171 PARKER AVE

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

☐ **THE SITE PLAN IS UNACCEPTABLE.**

CONDITIONS:

RECEIVED

MAR 10 2022

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:
Sgt E. A SGT. E. ACKEN #112	03/04/2022

FEB 23 2022
#940
BY Ca #1381

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

PB-2022-009

OFFICE USE ONLY
CODE: PLSF
ID # 418150
FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. **PROPERTY ADDRESS:** 123 Smith Street

II. **PROPERTY OWNER:** Rejuvenate Properties II
ADDRESS: Brian Tietje - managing member
PO Box 372 - Gardiner
New York 12525 (state and zip code)
PHONE NUMBER: 646.279.7516 (include area code)

III. **NAME OF APPLICANT:** same as owner
ADDRESS: _____
_____
_____ (state and zip code)
PHONE NUMBER: _____ (include area code)
EMAIL ADDRESS: briantietje@gmail.com

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

IV. **CONSULTANT:** John V. Sullivan
ADDRESS: 16 Barclay Street
Poughkeepsie
New York 12601 (state and zip code)
PHONE NUMBER: 914.456.1299 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):
Storage, warehosue and small office area for residential rentals within the City of Poughkeepsie.

VI. **ZONING DISTRICT:** R-4

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

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FEB 22 2022
FEB 22 2022
BY_____

Revised January 2018: Previous Editions Obsolete

PROJECT INFORMATION

New construction: _____(yes)X_____ (no)

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

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

Alteration:X_____ (yes) _____ (no)

Cost of Construction: $175,000

LOT AND BULK INFORMATION:

Lot area: 0.096 (acres) 4,182 (square feet)

Building Footprint: n/a (proposed square feet for new construction)

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

n/a (additional proposed square feet for expansion)

2,040 (total building footprint, square feet)

Lot Coverage: 49% (percentage, building coverage only)

Gross Floor Area: 2,040 (proposed square feet for new construction)

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

n/a (additional proposed square feet for expansion)

2,040 (total gross floor area, square feet)

Building Height: 1 1/2 (stories) 22 (feet)

Floor Area Ratio: 49% (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: 3 exterior 3 Interior

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

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

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If yes, name all such municipal facilities: _____

_____

_____

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

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

_____ (Yes) X____ (No)

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

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public? ____ Yes ____ No

If yes, describe funding source: _____

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

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

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FEB 2 2 2022
BY_____

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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, Brian Tietje (Rejuvenate Properties II), 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.

_____ February 22, 2022

Signature of Applicant Date

RECEIVED FEB 22 2022 BY

Revised January 2018: Previous Editions Obsolete

John V. Sullivan, Associate A.I.A.

16 Barclay Street
Poughkeepsie, NY 12601

914.456.1299 jsullivan2@hvc.rr.com

March 24, 2022

To: City of Poughkeepsie Planning Department
City of Poughkeepsie Planning Board – Mr. Robert Levine-Chairman
62 Civic Center Plaza
Poughkeepsie, NY 12602

Attention: Mr. Robert Levine-Chairman and planning board members.

Re: **123 Smith Street** –Proposed site plan inclusive of a reduction of approximately fifty percent of the existing one-story storage building on the rear / east side of parcel. A new proposed access drive / curb cut on cottage street and parking area . Application is to continue storage use and a small office area for the applicant relative to residential properties within the City of Poughkeepsie.

The following revisions have been made to the site plan application since the March 15, 2022, planning board meeting:

- Exterior parking has been reduced by one. The proposal requires (4) parking spaces, (2) are exterior and (2) on the interior of the building.
- A refuse area / location is indicated on the proposed site plan and snow storage areas.
- An infiltration trench for storm water run-off is proposed to mitigate run-off for the impervious surface / parking area.
- Existing underground utilities on Smith and Cottage Streets is indicated on the graphic drawings - existing site plan as well as the proposed site plan with locations for new underground water, sanitary sewer and natural gas. Proposed overhead electrical service/ line location is indicated.
- Details related to all utility connections; the proposed infiltration trench are shown on graphic drawing S-1.2 which is an added sheet not part of the previous submission.
- Exterior colors and materials are indicated on graphic plan S-1.1 Samples to be provided at next planning board meeting on April 19th.
- Revisions to the one of the proposed landscape plantings has ben noted. The proposed privet hedge (previously submitted) will now be replaced with 'skip laurel' which provides a dense buffer throughout all seasons of the year.

As per the March 15, 2022, planning board meeting where a public hearing has been scheduled for April19, 2022, we kindly ask for (1) waiver related to existing and proposed contours, reason being, the existing building covers the entire parcel.

The applicant and I look forward to further discussing this application and presenting the project at the April 19th public hearing.

Respectfully submitted,

John V. Sullivan, Associate A.I.A.

Cc: Brian Tietje (managing member) – Rejuvenate Properties II LLC

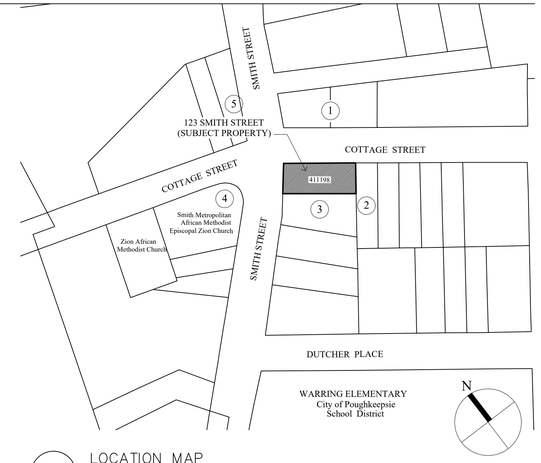
ZONING REQUIREMENTS

ZONING DISTRICT:	R-4 (MEDIUM - HIGH DENSITY RESIDENCE DISTRICT)
TAX MAP No's.	6162-72-411198
LOT AREA :	(123 SMITH STREET) 4,182 SQ. FT. (0.096 ACRES) +/-

BULK REQUIREMENTS	REQUIRED	EXISTING STORAGE, WAREHOUSE	PROPOSED STORAGE, WAREHOUSE SMALL OFFICE
MIN. LOT AREA	6,000 SQ. FT.	4,182 SQ. FT.	4,182 SQ. FT. (EXISTING)
MAX. LOT COVERAGE	40%	95%	49%
MIN. LOT WIDTH	50'	41.55'	41.55'
MIN. LOT FRONTAGE	50'	41.55'	41.55'
MIN. FRONT YARD	10'	0.9'	0.9'
MIN. SIDE YARD (FEET)	6'	0'	0'
MIN. SIDE YARD (FEET)	12'	1.3'	1.3'
MIN. REAR YARD (FEET)	15'	0.7'	48.3'
MAX. HEIGHT (FEET)	2 1/2 STORIES 35'	1 1/2 STORY 22'	1 1/2 STORY 22'
MIN PARKING SPACES	4		2 EXTERIOR 2 INTERIOR 4 TOTAL

SOURCE: CITY OF POUGHKEEPSIE ZONING ORDINANCE R-4 REGULATIONS (OTHER USES- REGS LISTED ABOVE)

PROPOSED STORAGE / WAREHOUSE / OFFICE FOR:
REJUVENATE PROPERTIES II, LLC
CONVERSION MODIFICATION OF EXISTING STORAGE BUILDING
123 SMITH STREET
CITY OF POUGHKEEPSIE, NY



1 LOCATION MAP

SCALE: NONE

ADJOINING PROPERTY INFORMATION

1. 414208 VAIA PROPERTIES INC
161 SMITH STREET,
POUGHKEEPSIE, NY 12601
2. 415192 RUDOLPH BROWN
77 COTTAGE STREET,
POUGHKEEPSIE, NY 12601
3. 409195 DONALD MANNING
121 SMITH STREET,
POUGHKEEPSIE, NEW YORK 12601
4. 394202 SMITH METROPOLITAN
A M E ZION CHURCH
124 SMITH STREET,
POUGHKEEPSIE, NEW YORK 12601
5. 405216 BERNICE DEAS
70 COTTAGE STREET,
POUGHKEEPSIE, NEW YORK 12601

NOTES TO DRAWING:

1. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE. UTILITY LOCATIONS SHOWN FOR WATER, SANITARY AND STORM LINE LOCATIONS WERE PROVIDED BY CITY OF POUGHKEEPSIE ENGINEERING DEPT. ALL OTHER UTILITIES ARE LOCATED BASED ON LOCATION OF VALVES IN EXISTING SIDEWALK. EXACT LOCATIONS BELOW GROUND LINE MAY VARY.

2. THERE ARE NO EXISTING EASMENTS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, EXISTING COVENANTS OR DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY WHICH ARE KNOWN. NONE OF THE FORMER ARE PROPOSED.

3. THERE ARE NO WATERSOURSES, MARSHES, WOODED AREAS, ROCK OUTCROPS ISOLATED TREES WITHIN THE SITE.

4. THERE ARE NO KNOWN AREAS SUBJECT TO STORM WATER OVERFLOWS OR 100 YEAR FLOOD PLAIN WITHIN THE PROPERTY.

5. THERE ARE NO PROPOSED FIRE ALARM BOXES AND OR CONNECTIONS TO THE CITY FIRE ALARM SYSTEM AT THIS TIME.

6. THE MANAGING MEMBER FOR REJUVENATE PROPERTIES LLC HAS THE FINANCIAL MEANS TO COMPLETE THIS PROPOSAL IN TERMS OF FINANCES THROUGH PRIVATE FUNDS AND A CONSTRUCTION LOAN .

7. ANY DAMAGE TO THE SMITH & COTTAGE STREET SIDEWALKS & STREET DURING CONSTRUCTION SHALL BE REPLACED AND RESTORED TO ORIGINAL CONDITION @ OWNERS EXPENSE.

8. 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.

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):

Fire Chief

Police Chief

Building Inspector

City Engineer

Commissioner of Public Works

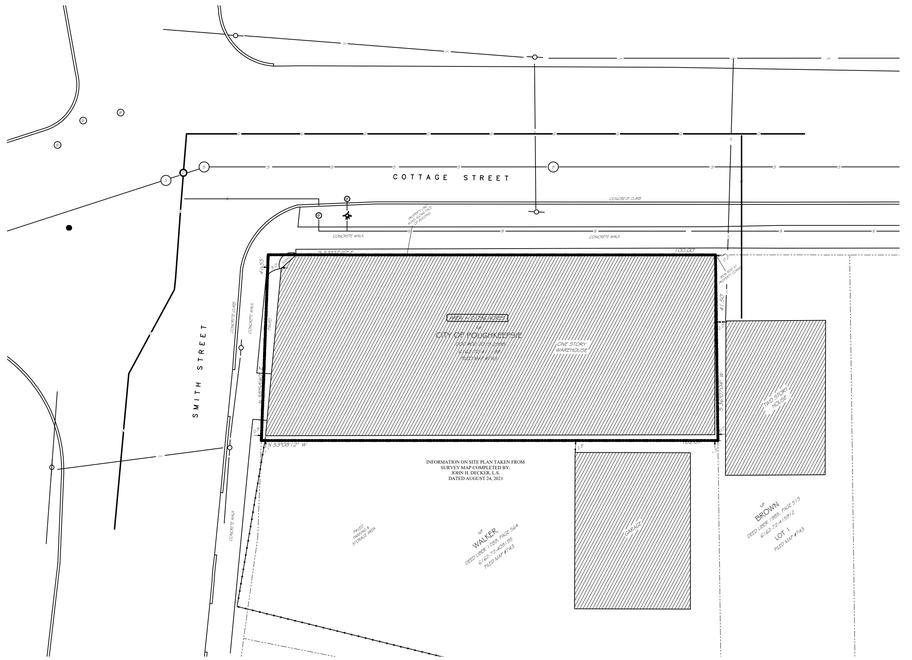
LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC BOX
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING LIGHT POST
- ELECTRIC LINE — OH —
- WATER LINE — W —
- SANITARY WASTE LINE — S —
- NATURAL GAS LINE — G —
- STORM

EXCAVATION NOTE:

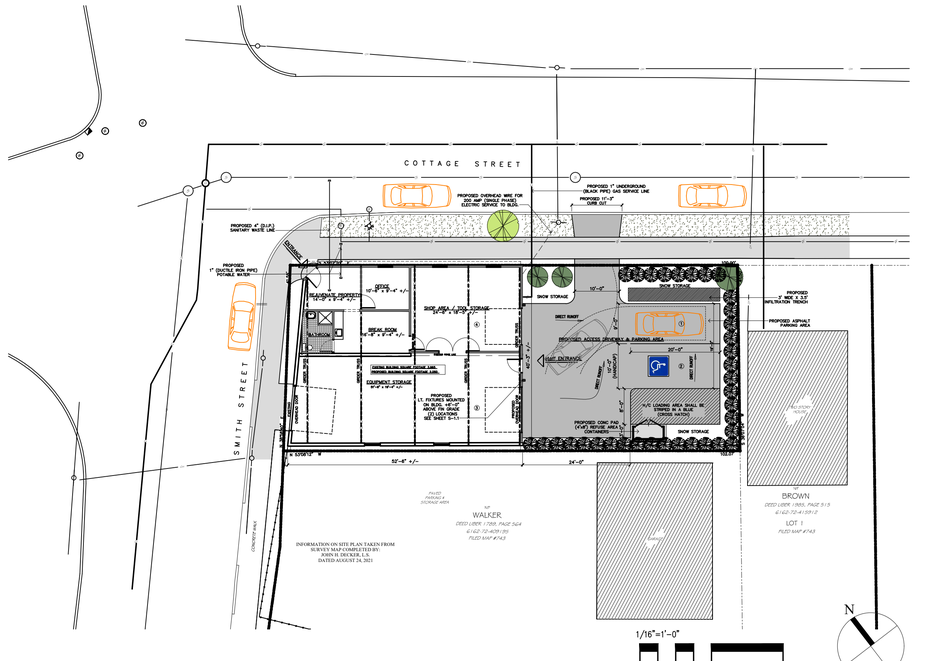
PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION THE GENERAL CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK 811" FOR ALL UNDERGROUND UTILITIES TO BE LOCATED AND MARKED FOR PRECISE LOCATION

Dig Safely. New York Call 811 before you dig



2 EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



3 PROPOSED SITE PLAN / FLOOR PLAN

SCALE: 1/16" = 1'-0"

DESIGN AND DRAWINGS PREPARED BY:

J. SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

WILLIAM MOREAU, P.E.
60 RYMPH ROAD
LA GRANGEVILLE, NY

PROPERTY OWNER:

REJUVENATE PROPERTIES II, LLC
BRIAN TIET,JE - MANAGING MEMBER
P.O. BOX 372 - GARDINER, NY

Date	Issue
10.11.2021	ISSUED TO OWNER FOR REVIEW
10.12.2021	ISSUED TO CITY OF POUGH. (ZRR) FOR REVIEW
2.22.2022	ISSUED TO CITY OF POUGH. PLANNING BOARD
2.22.2022	ISSUED TO CITY OF POUGH. PLANNING BOARD
3.23.2022	ISSUED TO CITY OF POUGH. PLANNING BOARD

Project Title

PROPOSED STORAGE / WAREHOUSE / OFFICE FOR:
123 Smith Street
City of Poughkeepsie, NY

Drawing Title

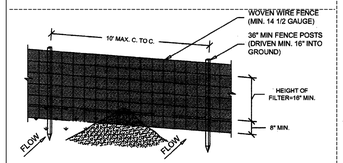
Site Plan,
Floor Plan

Project No.	2132
Date	10.11.2021
Scale	AS NOTED
Drawing by	JVS
Checked by	

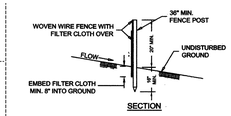
STATE OF NEW YORK · WILLIAM J. MOREAU · No. 060887 · LICENSED PROFESSIONAL ENGINEER

Drawing No.

S-1.0



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS W/ WIRE TIES OR STAPLES.

2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.

3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

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

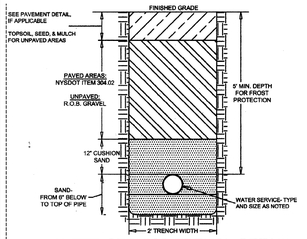
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GA. 9" MAX MESH OPENING.

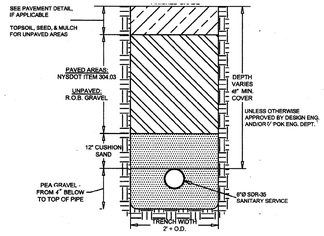
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

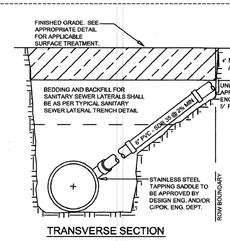
SILT FENCE DETAIL
NO SCALE



WATER SERVICE TRENCH DETAIL
NO SCALE

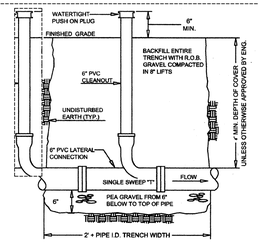


SANITARY LATERAL TRENCH DETAIL
NO SCALE



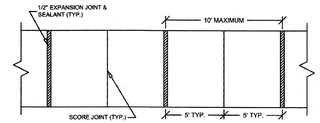
TRANSVERSE SECTION

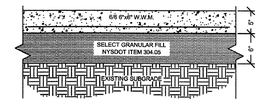
TYP. SEWER LATERAL CONNECTION
NO SCALE



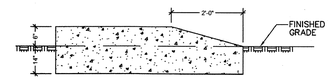
SEWER CLEANOUT DETAIL
NO SCALE

3 DETAILS AS NOTED
SCALE: NONE



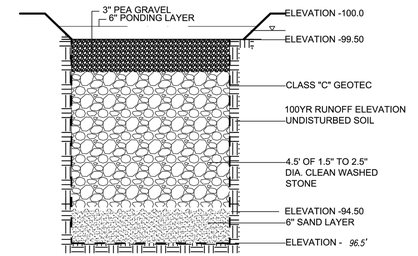


CONCRETE SIDEWALK DETAIL
NO SCALE



TAPERED CURB DETAIL
NO SCALE

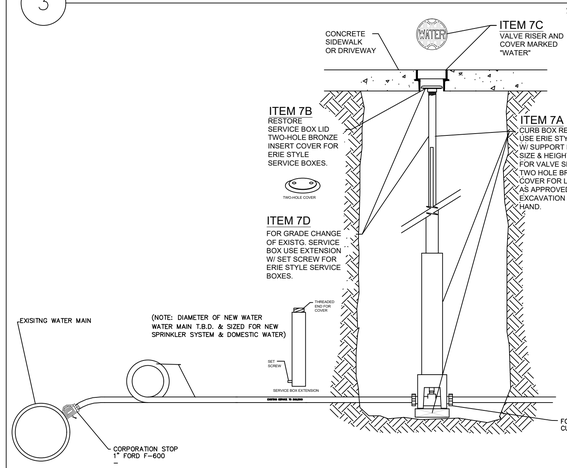
4 SIDEWALK DETAILS (as applicable)
SCALE: NONE



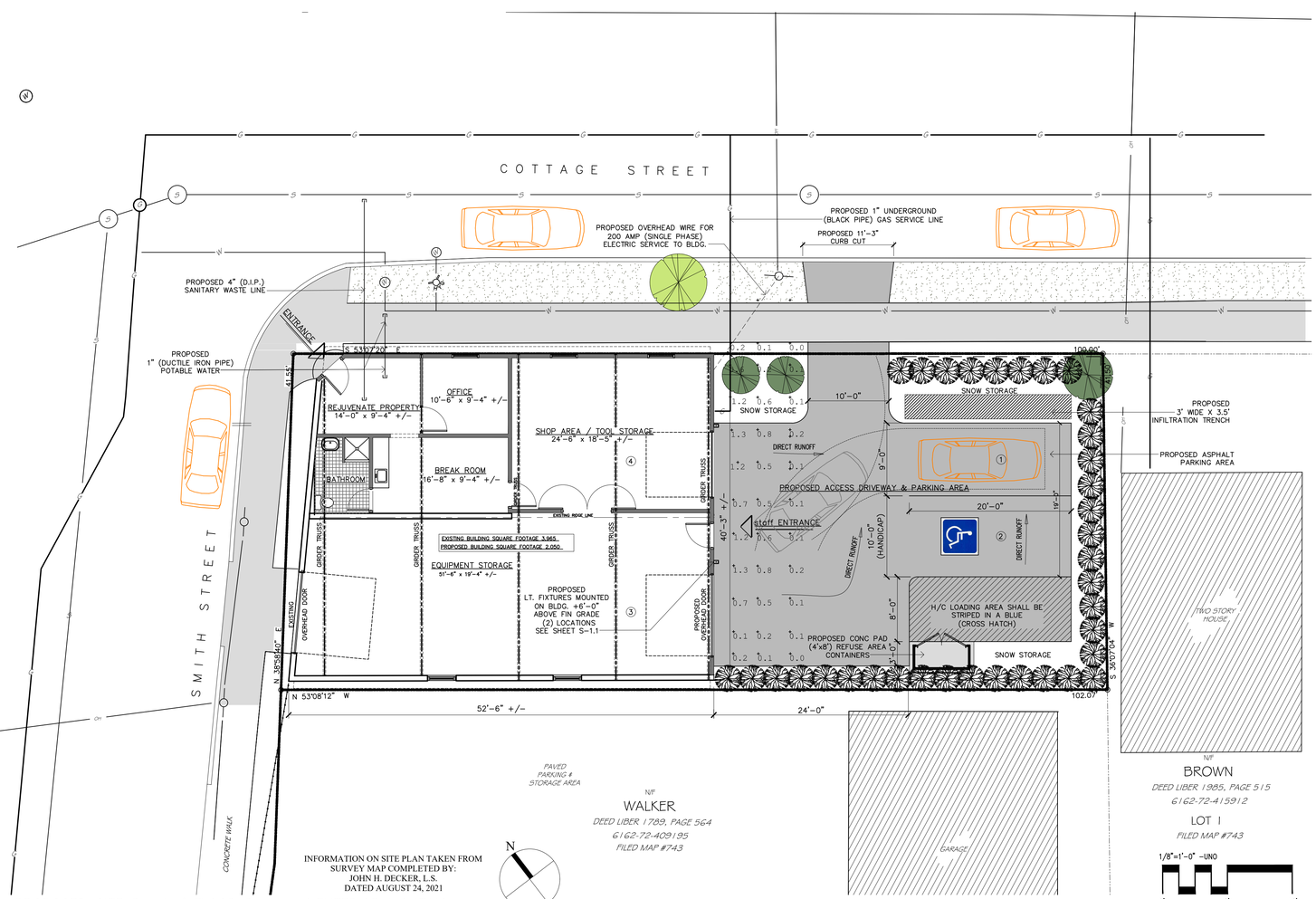
PROVIDE 10 S.F. OF INFILTRATION TRENCH AS SHOWN TO MITIGATE A 100 YEAR STORM ASSOCIATED WITH THE PROPOSED IMPERIOUS PARKING LOT.

A CLASS "C" GEOTEXTILE OR BETTER SHALL INTERFACE BETWEEN THE TRENCH SIDE WALLS AND BETWEEN THE STONE RESERVOIR AND GRAVEL FILTER LAYERS. A PARTIAL LIST OF NON-WOVEN FILTER FABRICS THAT MEET THE CLASS "C" CRITERIA IS CONTAINED BELOW. ANY ALTERNATIVE FILTER FABRIC MUST BE APPROVED BY THE LOCAL MUNICIPALITY PRIOR TO INSTALLATION.

5 INFILTRATION TRENCH DETAIL
SCALE: NONE



2 NEW WATER CONNECTION DETAIL
SCALE: NONE



INFORMATION ON SITE PLAN TAKEN FROM SURVEY MAP COMPLETED BY: JOHN H. DECKER, L.S. DATED AUGUST 24, 2021

1 PROPOSED SITE PLAN / FLOOR PLAN w/ EXTERIOR LIGHTING
SCALE: 1/8" = 1'-0"

EXCAVATION NOTE:

PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION THE GENERAL CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK 811" FOR ALL UNDERGROUND UTILITIES TO BE LOCATED AND MARKED FOR PRECISE LOCATION

Dig Safely. New York Call 811 before you dig

LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC BOX
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING LIGHT POST
- ELECTRIC LINE — OH —
- WATER LINE — W —
- SANITARY WASTE LINE — S —
- NATURAL GAS LINE — G —
- STORM

DESIGN AND DRAWINGS PREPARED BY:

J. SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

WILLIAM MOREAU, P.E.
60 RYMPH ROAD
LA GRANGEVILLE, NY

PROPERTY OWNER:

REJUVENATE PROPERTIES, LLC
BRIAN TIET,JE - MANAGING MEMBER
P.O. BOX 372 - GARDINER, NY

Date	Issue
10.11.2021	ISSUED TO OWNER FOR REVIEW
10.12.2021	ISSUED TO CITY OF POUGH. (ZRR) FOR REVIEW
2.22.2022	ISSUED TO CITY OF POUGH. PLANNING BOARD
3.23.2022	ISSUED TO CITY OF POUGH. PLANNING BOARD

Project Title

PROPOSED STORAGE / WAREHOUSE / OFFICE FOR:
123 Smith Street
City of Poughkeepsie, NY

Drawing Title

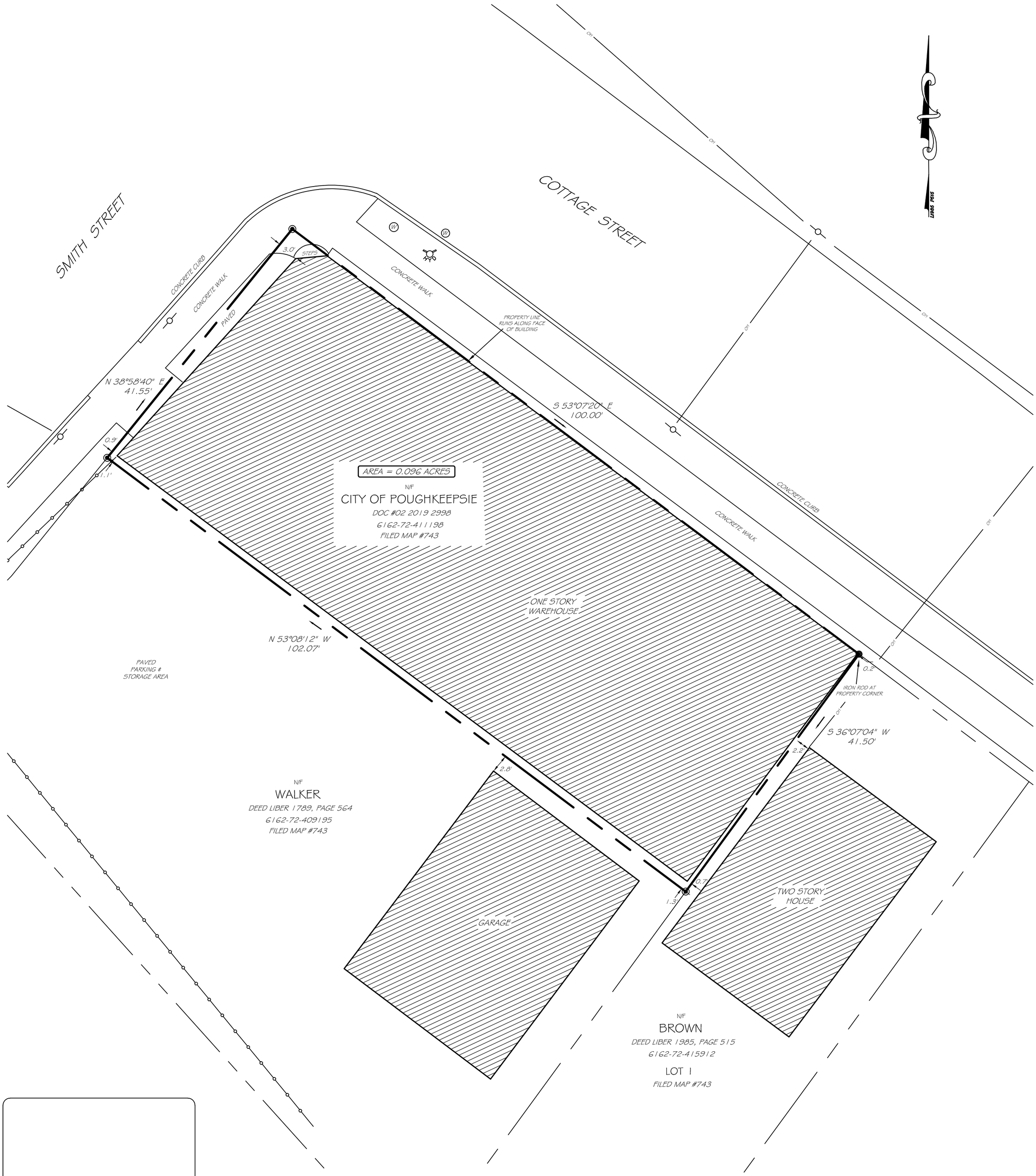
Site Plan and Details

Project No.	2132
Date	10.11.2021
Scale	AS NOTED
Drawing by	JVS
Checked by	

STATE OF NEW YORK · WILLIAM J. MOREAU · No. 060887 · LICENSED PROFESSIONAL ENGINEER

Drawing No.

S-1.2



JOHN H. DECKER LS #050572

LEGEND

——— – – ———	PROPERTY BOUNDS
——— OH ———	OVERHEAD WIRES
◉	NO EVIDENCE FOUND
—o—o—o—o—	CHAINLINK FENCE
Ⓦ	WATER VALVE
—○—	UTILITY POLE

DECKER SURVEYING

JOHN H DECKER LS
292 FRALEIGH LANE
RED HOOK NY 12571
Phone No. (845) 758-4442
deckersurveying@frontiernet.net

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

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE AUGUST 24, 2021.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.

BOUNDARY SURVEY

123 SMITH STREET

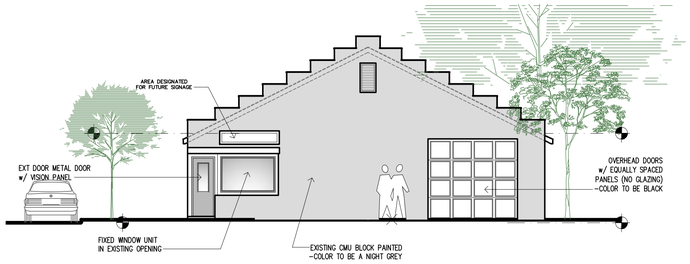
CITY OF POUGHKEEPSIE — **DUTCHESS COUNTY, NEW YORK**

AUGUST 24, 2021 — **1" = 10'**

21-109 TIETJE

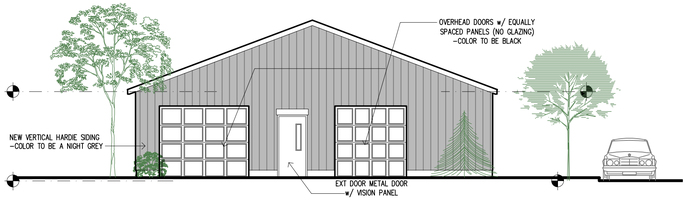
1 EXISTING SOUTH ELEVATION (right side) w/ PROPOSED IMPROVEMENTS

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



2 EXISTING WEST ELEVATION w/ PROPOSED IMPROVEMENTS (smith street facing)

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



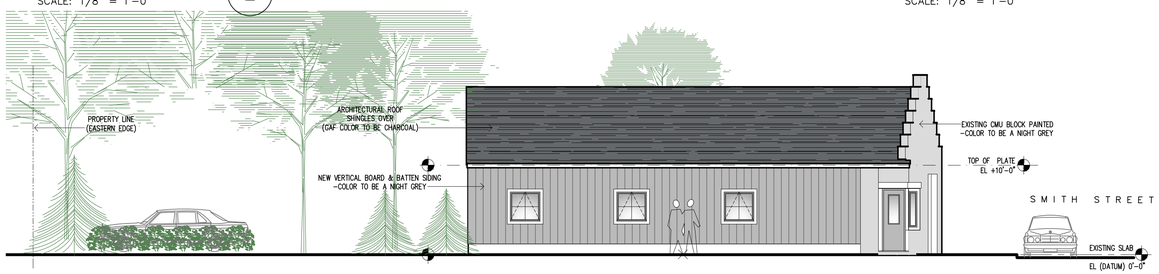
3 PROPOSED EAST (rear) ELEVATION (parking lot facing)

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

exterior material finish

ARCHITECTURAL ROOF SHINGLES OVER (GAF COLOR TO BE CHARCOAL)

HARDIE VERTICAL SIDING -NIGHT GREY 12" SMOOTH EXPOSURE



-4 EXISTING NORTH ELEVATION w/ PROPOSED IMPROVEMENTS (cottage street facing)

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

LANDSCAPE LEGEND

QUANTITY

3 EMERALD GREEN ARBORVITAE

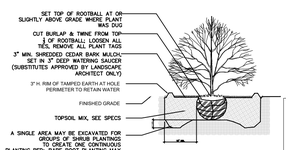
1 EXISTING DECIDUOUS (CITY R.O.W.)

35 SKIP LAUREL (4'-0" HEIGHT) (SPACED 3' O.C.)

LANDSCAPE NOTES:

1. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL. BRACE 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.

2. LAWN / GRASS AREAS SHALL BE SEEDED WITH A MIXTURE OF 50%-60% KENTUCKY BLUE, 20% PERENNIAL RYE AND 20% FINE OR RED FESCUE.



6 LANDSCAPING

SCALE: AS NOTED

L E G E N D :

EXISTING FIRE HYDRANT

EXISTING ELECTRIC BOX

EXISTING CATCH BASIN

EXISTING UTILITY POLE

EXISTING LIGHT POST

ELECTRIC LINE — OH —

WATER LINE — W —

SANITARY WASTE LINE — S —

NATURAL GAS LINE — G —

STORM

EXCAVATION NOTE:

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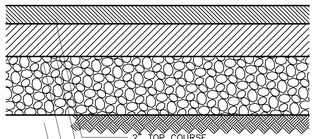
Dig Safely. New York Call 811 before you dig



1. THICKNESS INDICATED REFER TO COMPACTED MEASURE.
2. ALL NEW PAVEMENT SECTIONS TO CONFORM TO THE ABOVE CROSS-SECTION.

7 ASPHALT PAVING DETAIL

SCALE: NONE

BUILDING MOUNTED LIGHT FIXTURE —NOT TO EXCEED 3000K

WPLED5N/PCS RAB

Technical Specifications (continued)

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 13W CFL or 60W Incandescent

Buy American Act Compliance:

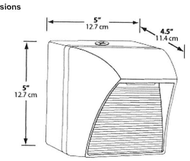
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U1 G0

Dimensions



Features

High performance LED light engine

Maintains 70% of initial lumens at 100,000-hours

Weatherproof high temperature silicone gaskets

Superior heat sinking with die cast aluminum housing and external fins

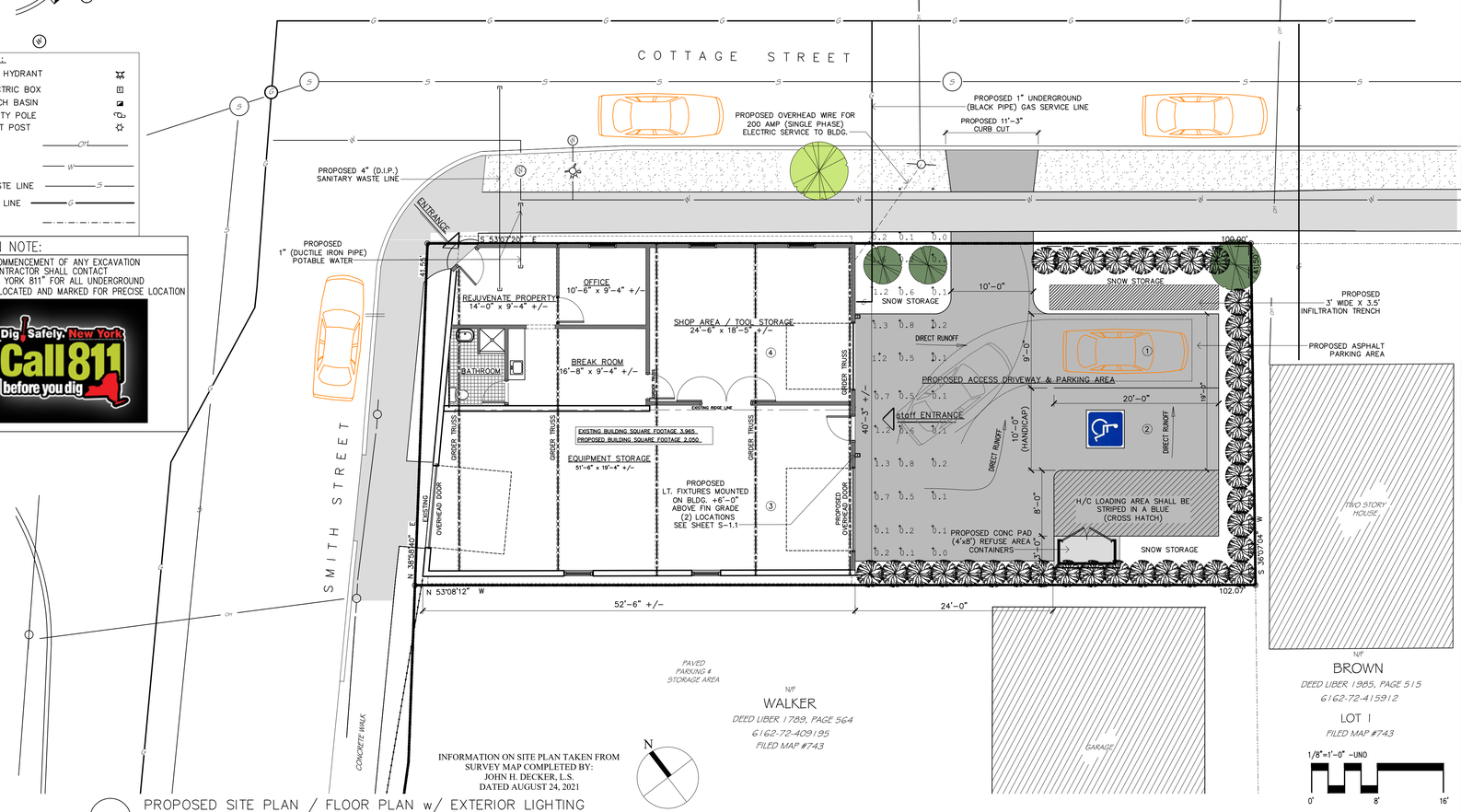
Replaces 13W CFL or 60W Incandescent

100 up to 240 Volts

5-Year, No-Compromise Warranty

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	Wall Fixture	SINGLE	N.A.	0.950	WPLED5Y @ 7' MH



5 PROPOSED SITE PLAN / FLOOR PLAN w/ EXTERIOR LIGHTING

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

DESIGN AND DRAWINGS PREPARED BY:

J. SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

WILLIAM MOREAU, P.E.
60 RYMPH ROAD
LA GRANGEVILLE, NY

PROPERTY OWNER:

REJUVENATE PROPERTIES, LLC
BRIAN TIETJE - MANAGING MEMBER
P.O. BOX 372 - GARDINER, NY

Date	Issue
10.11.2021	ISSUED TO OWNER FOR REVIEW
10.12.2021	ISSUED TO CITY OF POUGH. (ZRR) FOR REVIEW
2.22.2022	ISSUED TO CITY OF POUGH. PLANNING BOARD
3.23.2022	ISSUED TO CITY OF POUGH. PLANNING BOARD

Project Title

PROPOSED STORAGE / WAREHOUSE / OFFICE FOR:
123 Smith Street
City of Poughkeepsie, NY

Drawing Title

Exterior Elevations Site Plan (Lighting)

Project No.	2132
Date	10.11.2021
Scale	AS NOTED
Drawing by	JVS
Checked by	

STATE OF NEW YORK — WILLIAM J. MOREAU — No. 060867 — LICENSED PROFESSIONAL ENGINEER

Drawing No.

S-1.1

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 3-28-22

PROJECT ADDRESS: 123 Smith St

PROJECT NAME: 2022-009

OWNER: Rejuvenate Properties

ENGINEER/ARCHITECT:

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

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

_____

_____

_____

_____

_____

_____

Eric Philipp
Building Inspector

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 04/01/2022

PROJECT NAME: 123 Smith Street

PROJECT ADDRESS: 123 Smith Street

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

☐ THE SITE PLAN IS UNACCEPTABLE.

CONDITIONS:

RECEIVED
APR 05 2022

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:
Sgt E. A #112 SGT. E. ACKEN #112	04/01/2022

Knauss, Judith

From: Knauss, Judith
Sent: Tuesday, November 16, 2021 12:22 PM
To: 'Brian Tietje'
Cc: John Sullivan; Philipp, Eric; Quinn, Natalie
Subject: 123 Smith Street

The Planning Department Is in receipt of your zoning review request relative to the property at 123 Smith Street, and the possibility of continuing the use of the building for storage and associated offices and work space, while demolishing the rear portion of the building and providing off-street parking where none now exists.

Please be advised that the property at 123 Smith Street is located in an area of the City of Poughkeepsie zoned Medium High Density Residence (R-4) District. While the use of property in R-4 Districts for storage facilities with offices and work space is not permitted, the property has been utilized in this way for some period of time and therefore is a nonconforming use. As the building has continued to be utilized for storage, the nonconforming use has not lapsed, and your proposal for a reconfiguration of the property, including the demolition of the rear portion of the building and the creation of a parking lot, is permitted, with site plan approval from the Planning Board pursuant to the provisions of Section 19-6.1 of the Zoning Ordinance and also Section 19-5.1(3), which states:

> Upon a finding by the Planning Board that a proposed remodeling of a nonconforming building, including the improvement of its exterior appearance and of its grounds, would result in enhancing the compatibility of such building with its surroundings, said Board may authorize the issuance of the necessary permits. For purposes of this section, the term "remodeling" may include enlargement of the building to an extent not exceeding 25% of its area on the effective date of this chapter, provided that the Board shall find that such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties.

Provided the Planning Board finds that the remodeling of the building will include improvement of its exterior appearance and of its grounds, and would result in enhancing the compatibility of the building with its surroundings or diminish its compatibility with the existing or potential use of immediately adjacent properties, the Board may approve the project.

Relative to the effect of this proposal on the lot and bulk requirements of the Zoning Ordinance, the existing building was constructed prior to the adoption of the current Ordinance in 1979, and is noncompliant with the R-4 district regulations, as the lot is substandard in size and the building occupies virtually 100% of the lot. However, pursuant to the provisions of Section 19-5.2, provided no new noncompliance is created, no area variances would be required. The proposed demolition of the rear portion of the building will actually bring the building some degree of compliance, and the only new noncompliance is relative to the design of the parking area and the landscaping, as follows:

DONE 2/25/22 (R)

1) Section 19-4.3(5) requires that parking spaces be a minimum of 9 feet wide and 20 feet deep: the spaces as shown are 18 feet deep. Additionally, one of the three spaces is required to be accessible, pursuant to the provisions of the New York State Building Code; and,

DONE 2/25/22 R

2) Section 19-4.11 requires perimeter landscaping 3(1) and (2) requires that a landscape strip be provided along all property lines of nonresidential properties: there is a portion of the southern property line which does not have landscaping indicated.

Relative to these deficiencies, you may either:

DONE 2/25/22

1) Amend the plan to indicate compliance; or
2) Apply for area variances.

Please feel free to contact me if you have any further questions in this regard.

Very truly yours,
Judith Knauss
Deputy Zoning Administrator

SCENIC HUDSON, INC.
One Civic Center Plaza,
Suite 200
Poughkeepsie, NY 12601-3157
Tel: 845 473 4440
Fax: 845 473 2648
ScenicHudson.org

MEMORANDUM

March 28, 2022

To: City of Poughkeepsie Department of Planning and Zoning

Re: 58 Parker Avenue
Poughkeepsie, Dutchess County 12601

We have recently learned that a performance bond may be required by the city as a condition of final planning board approval for Scenic Hudson's Parker Ave project. The intent of such a bond is to ensure funding for site work to be completed in the event a property owner does not complete this work.

With sitework estimated at ~2.8 million for this project, the typical 1-2% charge for the bond will add at least $28,000 to the project cost. Scenic Hudson is a non-profit entity using grants, tax credits and charitable funding to finance this complex work. With a decades-long record of successfully completing mission-driven projects in the Hudson Valley, we are appealing to the city for consideration of waiving this requirement.

We deeply appreciate this consideration as well as the City's continued collaboration and support in bringing this project to life in Poughkeepsie.

Sincerely,

Caroline Alsup

Project Director,
Scenic Hudson

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: $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)

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)

The LRC Group -
Shawn Curran
85 Civic Center Plaza
Suite 103
Poughkeepsie, NY 12601
845-243-2880

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

(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)

If yes, name all such municipal facilities: Corner Lot @ Church St and Palmer Ave has approx 13 spaces

(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 _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: _____

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.

_____ 1/24/2022

Signature of Applicant Date

Liscum
McCormack
VanVoorhis LLP
ARCHITECTURE
PLANNING
INTERIORS

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

T: (845)452-2268
F: (845)452-3752
181 Church Street Suite 200
Poughkeepsie, NY 12601
www.lmvarchitects.com
Established 1987

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

March 29, 2022

Chairman Levine & Members of the Planning Board
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601

RE: 556 Main Street
Mixed Use Development – Site Plan

Dear Chairman Levine:

Please accept this letter and accompanying revised copies of the plan set and documents as our re-submission for signature for the above referenced project. Please find our responses to comments received from our previous submission to the City of Poughkeepsie on January 25, 2022.

Please find below our summary of responses to the Comments received from County of Dutchess Department of Planning and Development in a letter dated March 15, 2022:

Building and Site Design

1. As we noted in our response to the ZBA's referral regarding area variances for this project (see letter re: ZR21-364, dated 12/13/21), it appears that the attempt to provide a handful of parking spaces on this parcel may be the driving force behind the unconditional 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 parking area is quite tight and could be difficult to safely maneuver vehicles within, especially the spaces proximate to the adjacent building which sits along the property line. Providing on-site parking for residents other than the occupant of the ADA-compliant unit doesn't need to be the priority. We continue to encourage the City and applicant to discuss whether it would be preferable to trade off on a few of the proposed on-site parking spaces to allow for the construction of a standard 3-story building.

   LRC Response: the building has been redesigned to better blend with the surrounding architectural facades while maintaining the cantilevered portion of the upper stories.

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

85 Civic Center Plaza, Suite 204
Poughkeepsie, New York 12601
Tel: (845) 243-2880
Fax: (845) 265-8175

Parking and Access

2. §19-4.3(5)(b) requires a minimum parking space width of nine (9) feet. We note the proposed handicapped space is only eight (8) feet wide. Of additional concern are the building columns located immediately adjacent to the accessible parking space. Maneuvering a potentially oversized vehicle into this extra-narrow space, where the columns sit at the immediate edge of it, could be challenging. The City should confirm whether the presence of those building columns would render that accessible space non-compliant as the required access aisle associated with the parking space isn't free and clear of obstacles.

   LRC Response: To ensure structural stability of the new building, the columns are necessary and are to remain. Although ADA spaces can be designed at an 8' minimum, the proposed handicap onsite was enlarged to 9' to better accommodate a turning radius of a vehicle and provide more space.

3. In general, where obstacles such as the building columns are interspersed between parking spaces, providing slightly wider spaces would be preferable to allow some room for error that won't result in property damage.

   LRC Response: See response to comment #2 above.

4. The proposed gates for vehicle and pedestrian access into the rear of the site could make life unnecessarily complicated for residents. Will those gates electronically operated, particularly the vehicle gate, or will residents need to exit their vehicle in order to operate the gate? The City and applicant should discuss whether those gates are really necessary. If determined to be so, consideration should be given to automating them for ease of use by residents. In addition, consideration could be given to shifting them further south to give more clearance along the sidewalk. As shown, the 18' between the gate and the sidewalk may not allow enough clearance for a vehicle to idle while the gate is being opened or closed without blocking all or a portion of the sidewalk.

   LRC Response: The proposed gates will have fob access for use by the residents only. The gate is for the security of the residents. The 18' will allow enough room for a vehicle as most vehicles are under 18' in length.

5. §19-4.3(5)(a) requires a minimum width of 15' for the parking area access lane. It appears the applicant is providing just over 12'.

   LRC Response: Due the various restrictions with the design of a 15' lane is not achievable. The 12' drive is sufficient and is allowed for directional flow.

Lighting

6. No light fixture specifications were included in the materials for our review. All fixtures should be downlit and full cutoff. LED fixtures should have a color temperature no higher than 3,000K to ensure lighting does not appear stark or overly bright.

   LRC Response: The light fixtures are on the photometric plan. The proposed lights do comply with the 3000k requirement.

Please find below our summary of responses to the Comments received from The City of Poughkeepsie Fire Department in a letter dated March 09, 2022:

Conditions:

1. A Standpipe/Sprinkler system will be installed per Code.

   LRC Response: A notation requiring this system has been added to the site plan notes.

2. An approved Fire Alarm System will be installed throughout.

   LRC Response: A notation requiring this system has been added to the site plan notes.

3. A Knox Box entry system will be installed, and keys supplied for building.

   LRC Response: A notation requiring this system has been added to the site plan notes.

4. Where elevators are installed, A FEO K1 Fire Dept. override key shall be installed.

   LRC Response: There is no elevator associated with the project.

5. Aerial Devices shall be able to negotiate gates, entrances and set up on the premises. Turning radius data is available specifically for Poughkeepsie Fire Department aerials.

   LRC Response: An aerial apparatus truck can access the building from Main Street and does not need to enter the site.

6. A comprehensive Construction Fire Safety Plan must be submitted, approved by the Fire Dept., and followed during all project phases.

   LRC Response: Comment noted.

7. Sprinkler: Dry heads required. Notes on blueprints.

   LRC Response: Comment noted.

Please find below our summary of responses to the Comments received from The City of Poughkeepsie Department of Public Works & Engineering in a letter dated March 07, 2022:

1. Show proposed grades and identify limits of disturbance on Site Grading Plan.

   LRC Response: Proposed grades and the limits of disturbance have been added to the revised plans.

2. Post development runoff shall not exceed pre-development. Provide drainage report to validate. Include discussion of how stormwater from new pavement will be attenuated on site and prevented from running off onto adjacent property. Discuss discharge or roof leaders in report.

   LRC Response: A drainage report has been provided for post runoff activities.

3. Show on Site Plan roof leaders, proposed storm sewer features and storm water attenuation practices.

   LRC Response: Proposed roof leaders are indicated on the revised plan with the splash pad that is located westerly in the landscaped area.

4. Verify proposed parking spaces have sufficient backing distance. Of particular concern is the proposed handicap space (space 5) and proximity to proposed building column.

   LRC Response: See response to "parking and access" comment #2 above.

5. An existing fence is shown at the southeast corner of proposed parking area and backup area. Indicate proposed plan for fence.

   LRC Response: A small section of chain link fence is to be relocated out of the drive area and along the east side of the site.

6. An on-site curb detail is included on detail page. Indicate limits of proposed on-site curb on Site Plan.

   LRC Response: Both City ROW curb installation and onsite curbing has been identified and corresponding details have been provided.

7. A COP granite/bluestone curb standard is included in details. The curb is concrete at this location. Include City standard for 6" concrete curb for this project.

   LRC Response: A City of Poughkeepsie concrete curb detail has been provided.

8. Indicate sidewalk and street pavement removed for utility installations and damaged by construction are to be replaced per COP details. Indicate on Site Plan previously removed sidewalk panel at Main Street is to be replaced as well.

   LRC Response: All restoration of City ROW work has been proved in Utility Plan UT-1.

Please feel free to contact us if you need any addition information. Thank you for your time and consideration in review of the proposed project.

Sincerely,
The LRC Group

By: _____

PROPOSED MULTI-USE DEVELOPMENT

FOR

556 MAIN STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY,
NEW YORK

TAX MAP ID#6161-24-392943

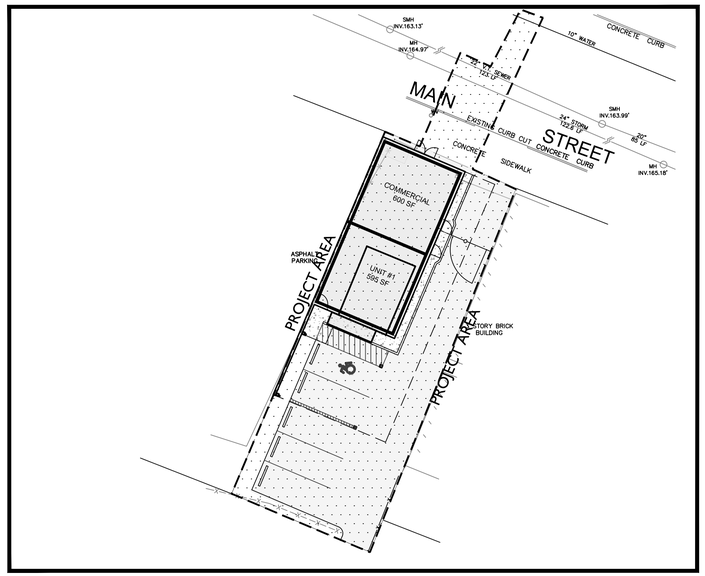
LOCATION MAP

SCALE: 1"=1,000'

VICINITY MAP

SCALE: 1"=200'

ORIGINALLY SUBMITTED: JANUARY 25, 2022
REVISED: JANUARY 31, 2022
REVISED: MARCH 29, 2022



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
A104	NORTH VIEW NIGHT TIME RENDERING

SITE PLANNER / CIVIL ENGINEER:

LRC GROUP

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

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

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

STATE OF NEW YORK · RODNEY E. MORRISON · 074194 · LICENSED PROFESSIONAL ENGINEER

Rodney Morrison P.E. #074194

OWNER / APPLICANT:

558 MAIN STREET, LLC
560 MAIN STREET
POUGHKEEPSIE, NY 12601

ARCHITECT:

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

FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

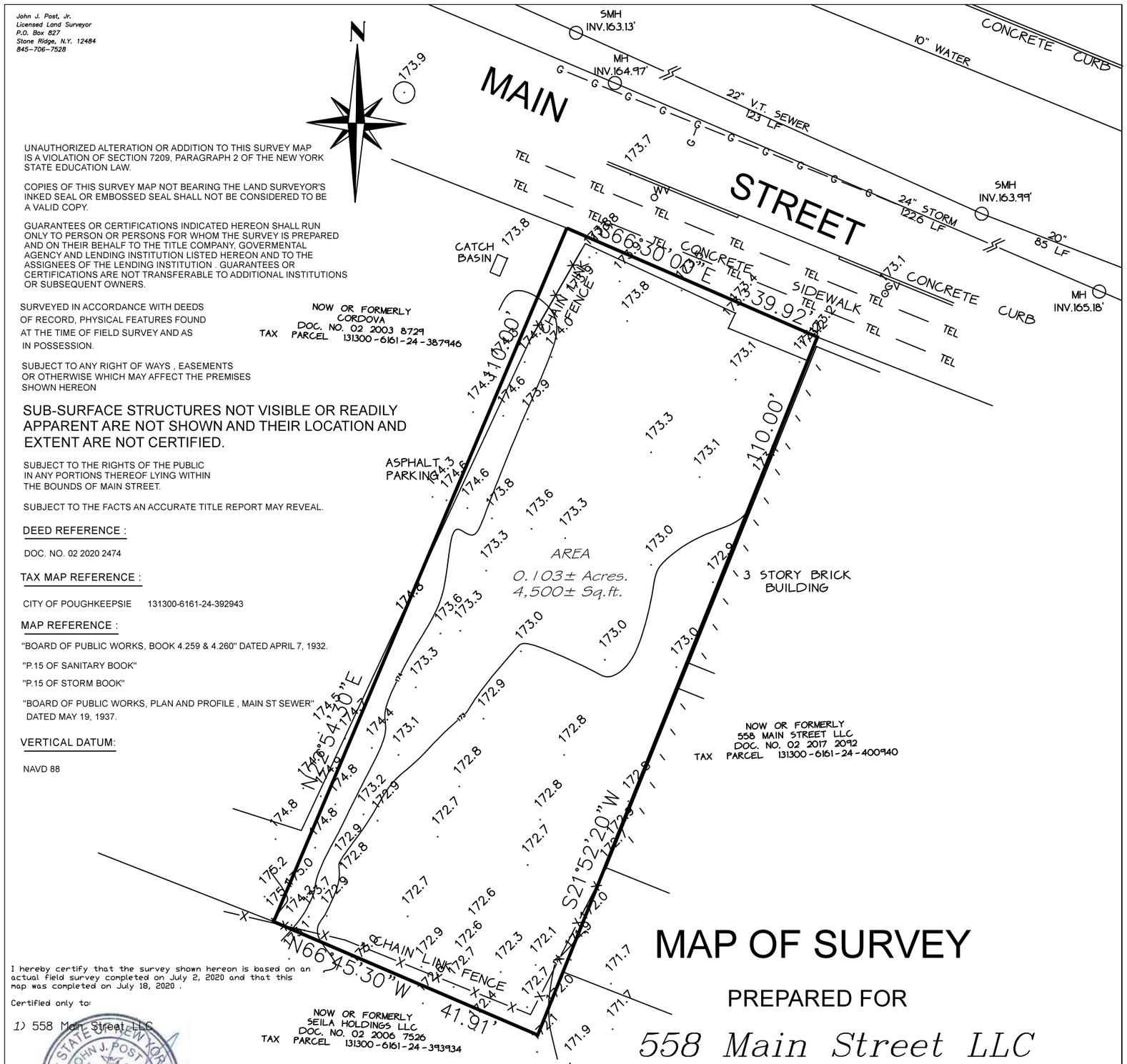
CITY ENGINEER

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)

X:\JOBS\Jobs 2020\20-2970-Bondnewyz-556 Main Street\DWG\CV2020TOD1.dwg 3/29/2022 1:01 PM SCurran

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, GOVERMENTAL 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

STATE OF NEW YORK
JOHN J. POST JR.
LICENSED LAND SURVEYOR
No. 50643

John J. Post, Jr., L.L.S. N.Y.S. Lic. No. 50643

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.

MAP OF SURVEY

PREPARED FOR

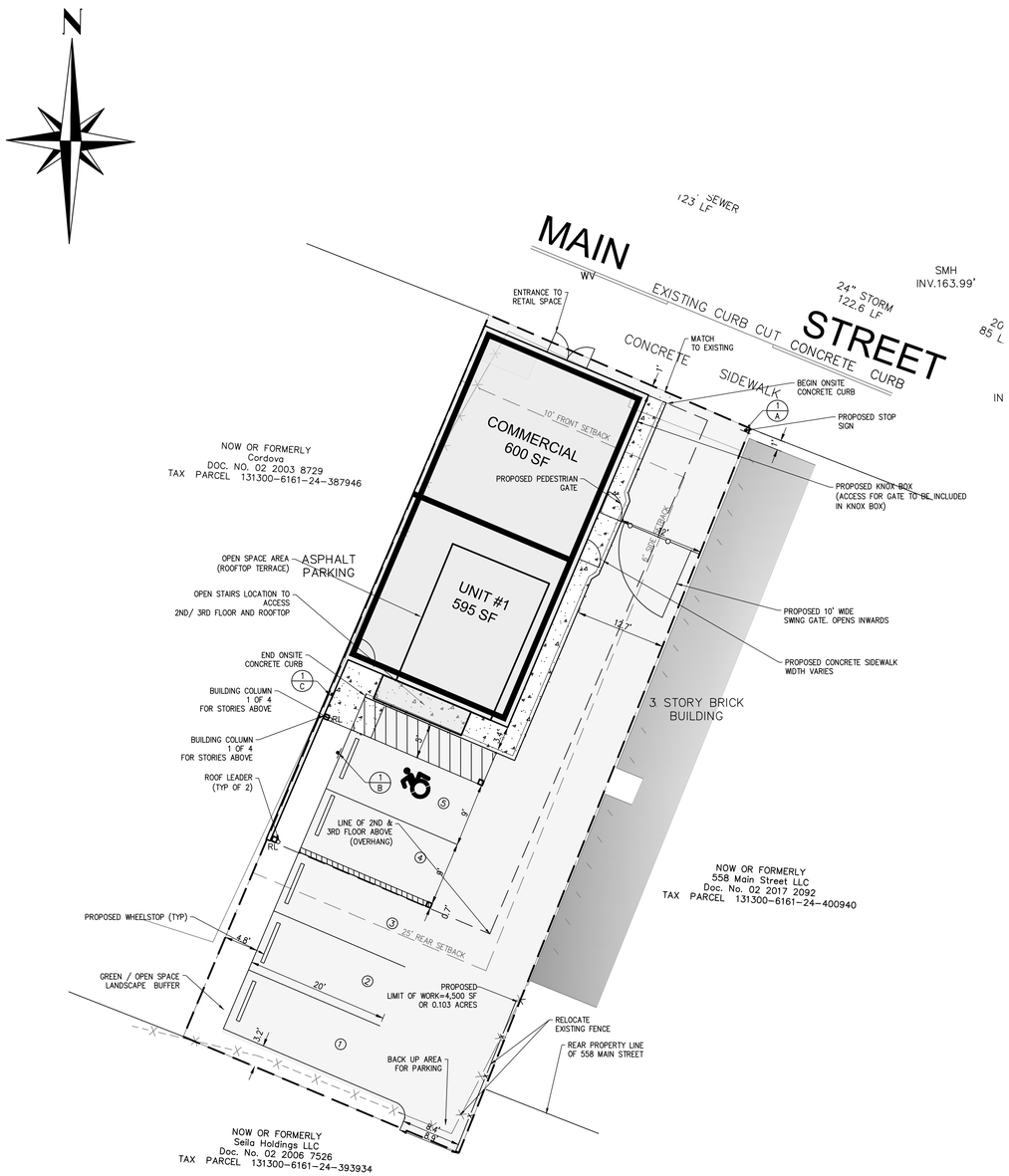
558 Main Street LLC

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	STOP	1
B	RESERVED PARKING	1
C	NO PARKING ANYTIME	1

SIGNS

SIGN LEGEND No.

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

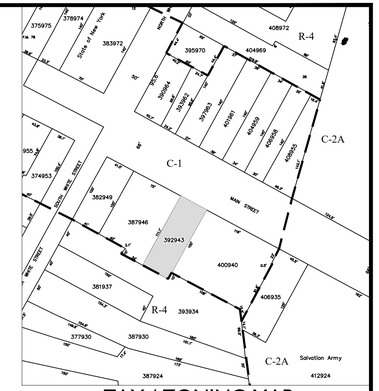
SUMMARY CHART

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



TAX / ZONING MAP

SCALE:1"=100'

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 ERECTED 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, NY12601
(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.
4. A SPRINKLER SYSTEM WILL BE INSTALLED IN THE BUILDING PER CODE REQUIREMENTS
5. A FIRE ALARM SYSTEM WILL BE INSTALLED IN THE BUILDING PER THE CODE REQUIREMENTS.
6. A KNOX BOX WILL BE INSTALLED WITH KEYS SUPPLIED FOR ALL UNITS.

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

STATE OF NEW YORK · RODNEY E. MORRISON · 074364 · LICENSED PROFESSIONAL ENGINEER

Revisions		
1.	2022-01-31	REVISED PER CITY PLANNING BOARD COMMENT
2.	2022-03-29	REVISED PER COMMENTS

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE PLAN

PROPOSED DEVELOPMENT

556 MAIN STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	SP20267001.dwg	Sheet No.
Drawn	SMC	Project No.	20-2670	SP-1
Checked	KFC	Date	2022-01-25	
Approved	LRC	Scale		

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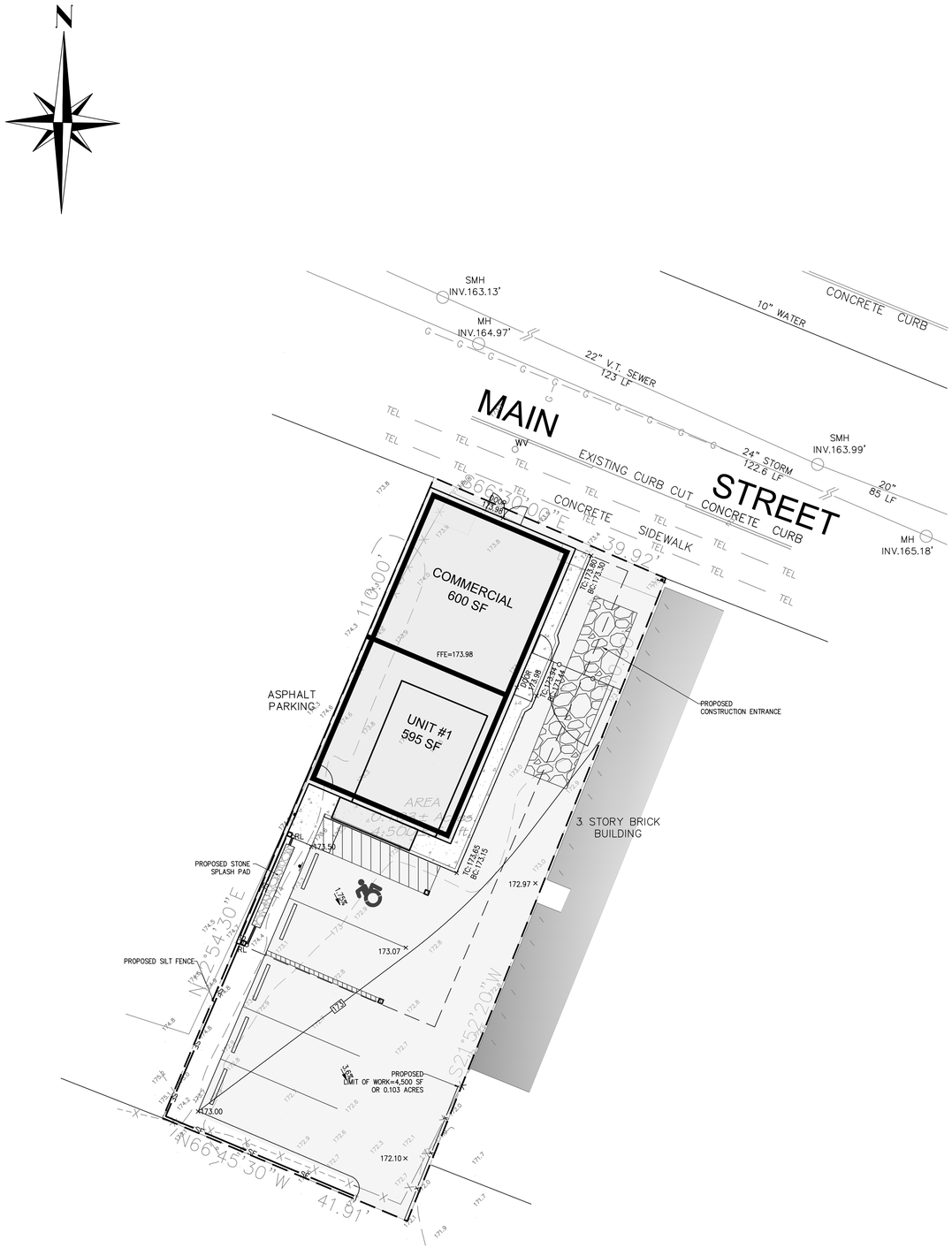

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

1. All unvegetated areas in excess of 10%, per direction of the Engineer, shall have temporary seeding of fast germinating rye, 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 rye 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.

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

	PROPOSED ASPHALT
×175.5	PROPOSED SPOT ELEVATION
—— SF ——	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION ENTRANCE
— — —	PROPOSED LIMIT OF WORK LINE

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
071384

1.	2022-01-31	REVISED PER CITY PLANNING BOARD COMMENT
2.	2022-03-29	REVISED PER COMMENTS

Revisions

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SITE GRADING / DRAINAGE / EROSION CONTROL PLAN

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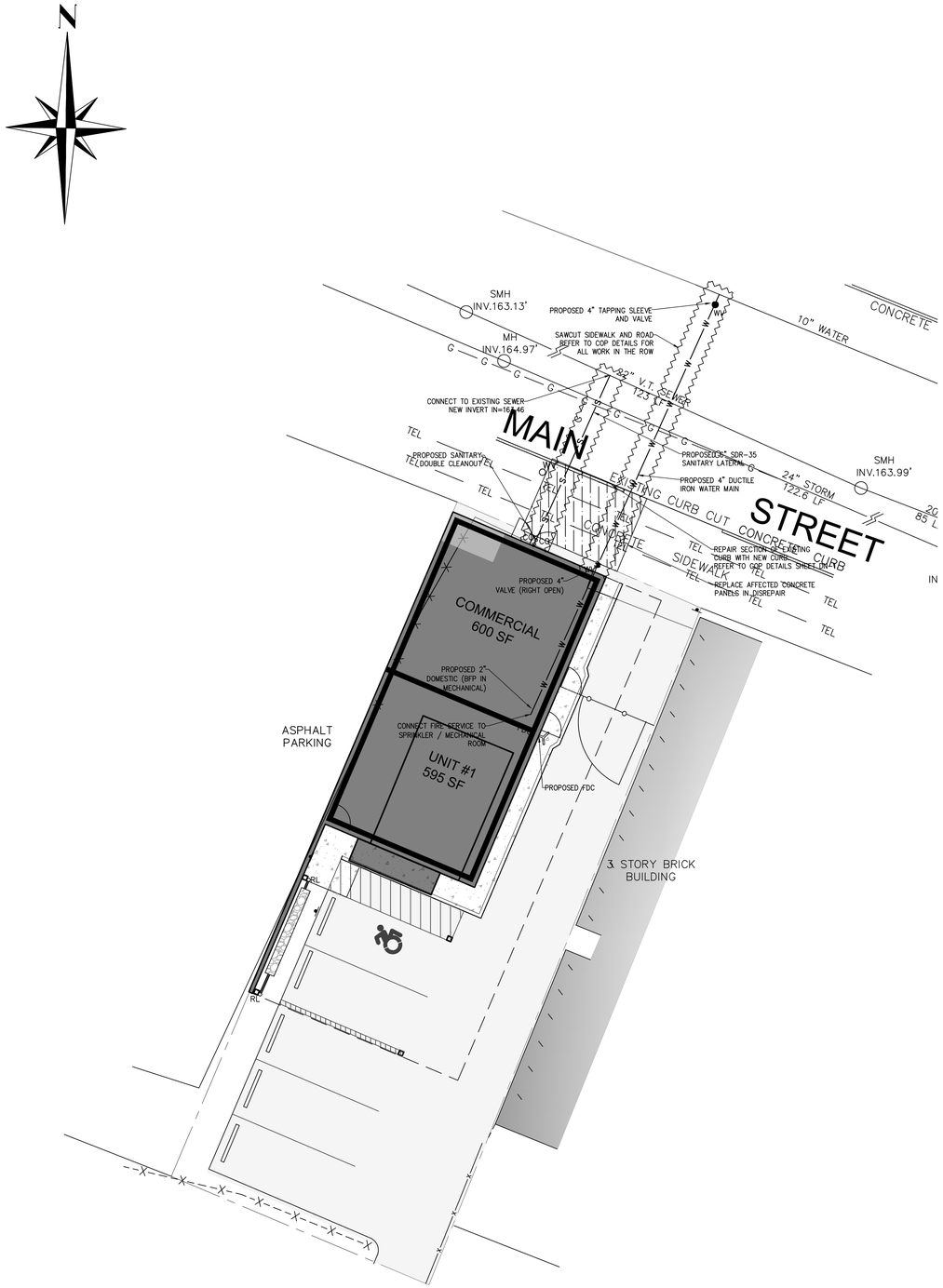

CITY OF POUGHKEEPSIE WATER NOTES

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 SLEEVE 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) TRANSCEIVER 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 DCDOH 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 DCDOH 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
	PROPOSED SAWCUT LINE
DCO	PROPOSED DOUBLE SANITARY CLEANOUT
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.

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
074364

1	2022-01-31	REVISED PER CITY PLANNING BOARD COMMENT
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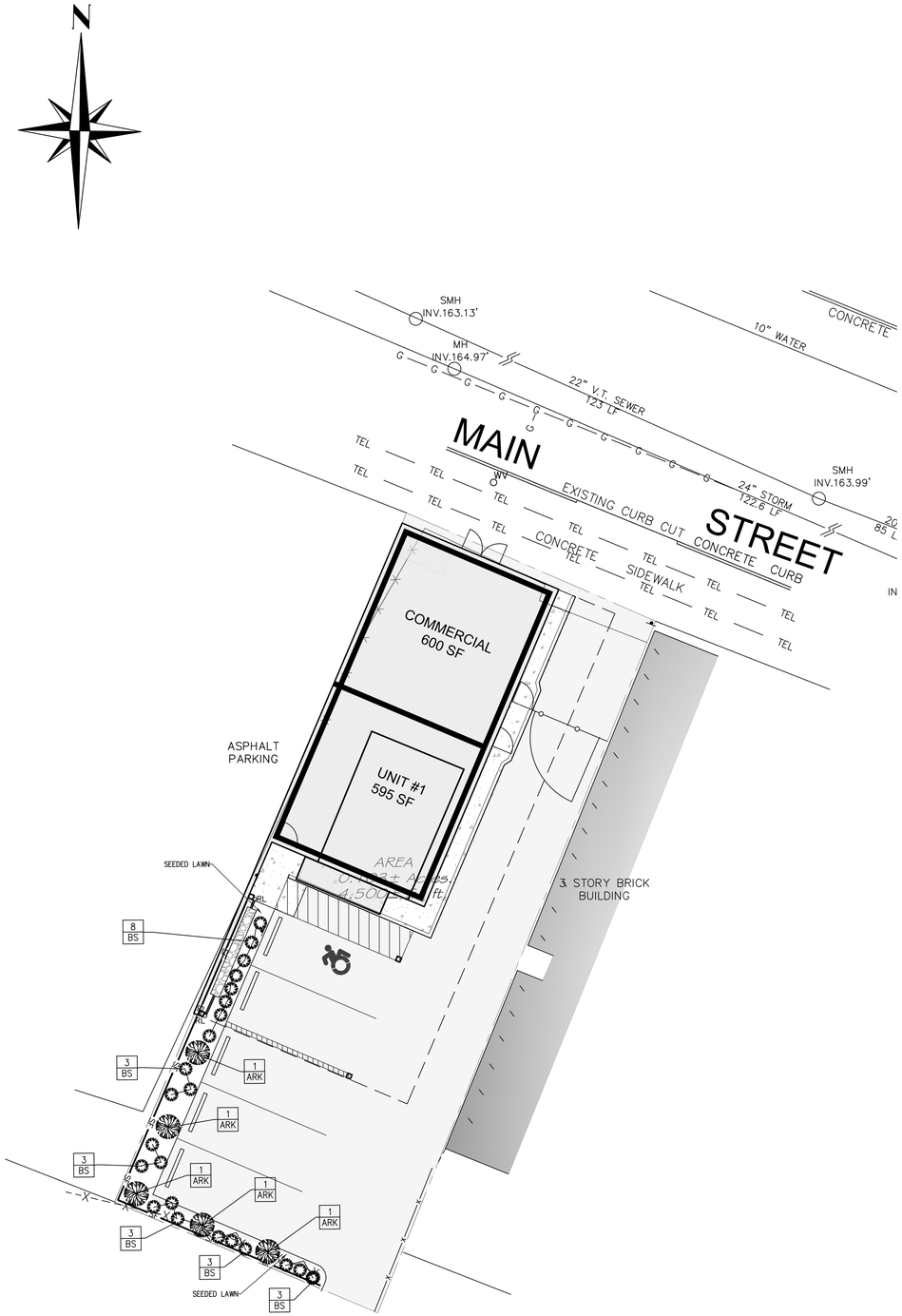
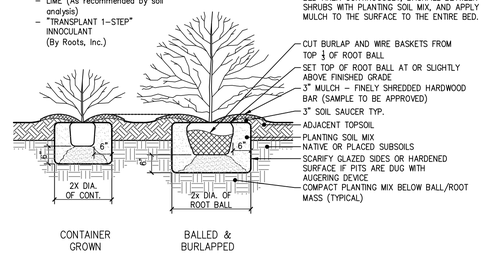


UNLESS SPECIFIED OTHERWISE,
SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "TRANSPLANT 1-STEP" INNOCULANT (By Roots, Inc.)

NOTE: IN AREAS OF MASS PLANTING, EXCAVATE BED AREA CONTINUOUSLY, BACKFILL BETWEN SHRUBS WITH PLANTING SOIL MIX, AND APPLY MULCH TO THE SURFACE TO THE ENTIRE BED.

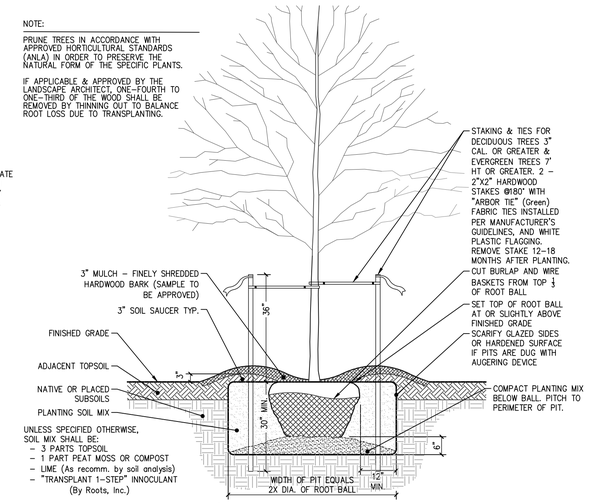


3 SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"

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
DECIDUOUS TREES	ARK	5	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5-3" cal.	20x40' ht.	Narrow oval crown
SHRUBS	BS	24	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	CONT.	30" Min. ht.	6' ht.	"HEDGE GRADE"

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE, GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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 APPROVED EQUAL.
     USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.

10. 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.

11. LAWN SEEDING MIXTURE:

    15% KENTUCKY BLUEGRASS (POA PRATENSIS - SINGLE VARIETY)
    15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
    30% CREEPING RED FESCUE (FESTUCA RUBRA)
    25% CHEWINGS FESCUE (FESCTUCA RUBRA "JAMESTOWN II")
    15% HARD FESCUE (FESTUCA OVINA "RELIANT II")

    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).

    SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

GRAPHIC SCALE
10 5 0 10
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
074164

1.	2022-01-31	REVISED PER CITY PLANNING BOARD COMMENT
2.	2022-03-29	REVISED PER COMMENTS

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
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- Landscape Architecture

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Cromwell, CT 06416
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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	LL-1
Checked	KFC	Date	2022-01-25	
Approved	LRC	Scale		

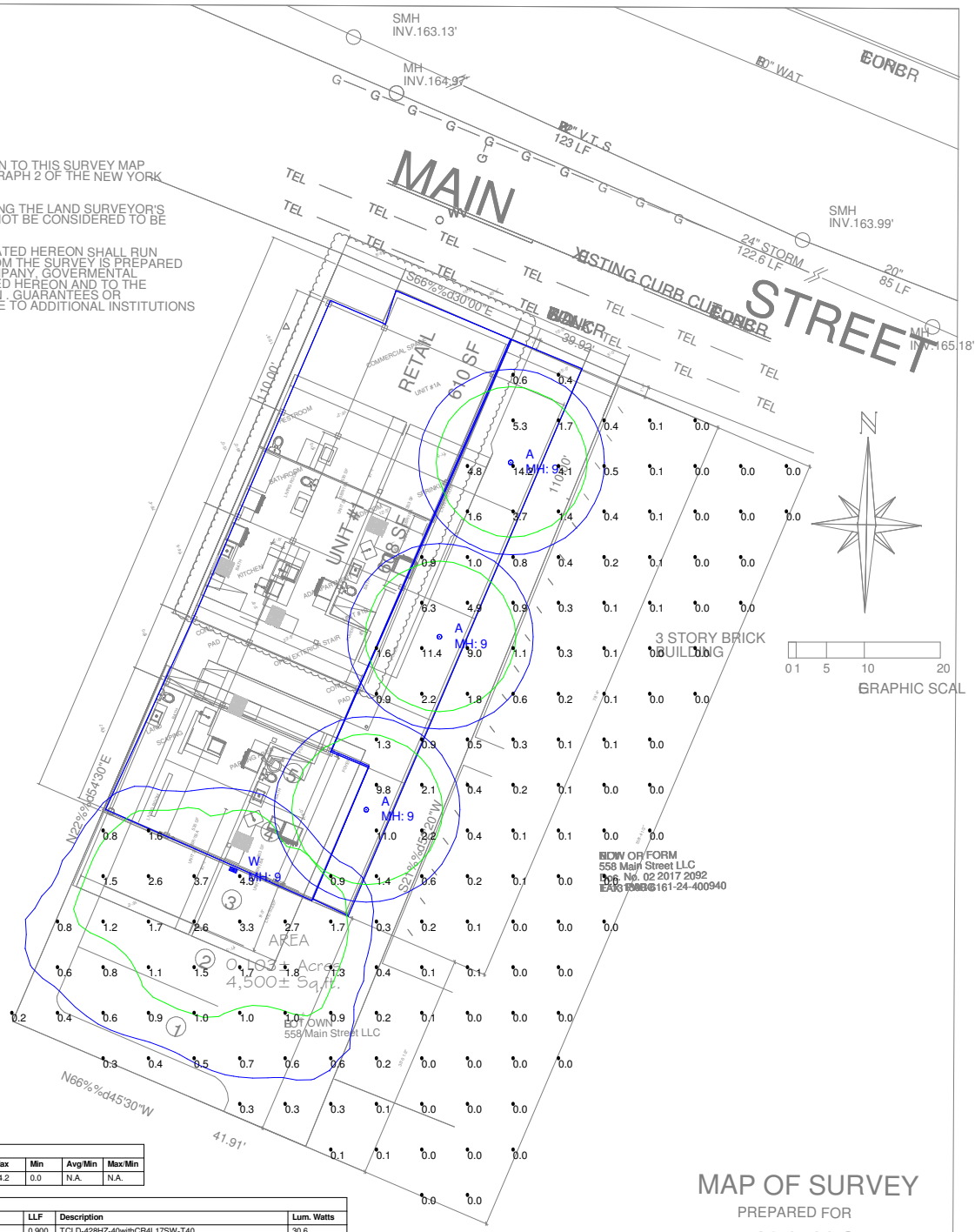
X:\JOBS\Jobs 2020\20-2670-Bondsnowycz-556 Main Street\DWG\LL20267001.dwg 3/25/2022 1:46 PM SCurran

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, GOVERMENTAL 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
CalcPts_1	Illuminance	Fc	1.10	14.2	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	3	A	SINGLE	0.900	TCLD-428HZ-40withCR4L17SW-T40	30.6
	1	W	SINGLE	0.900	NV-W-T4-16L-35-40K-UNV	19

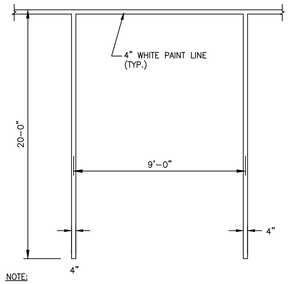
MAP OF SURVEY

PREPARED FOR

558 Main LLC

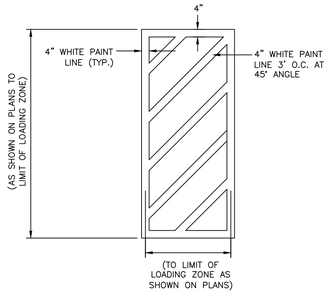
John J. Post, Jr., L.L.S. N.Y.S. Lic. No. 50643

FILE NO. 4025



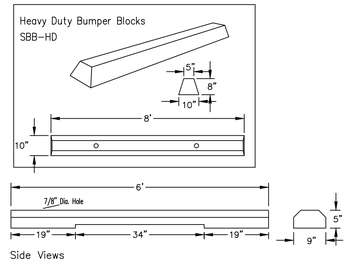
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



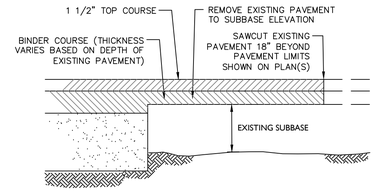
NOTE:
1. PROVIDE TWO (2) COATS OF PAINT ON ALL SURFACES.

STRIPED ISLAND STRIPING DETAIL
NOT TO SCALE

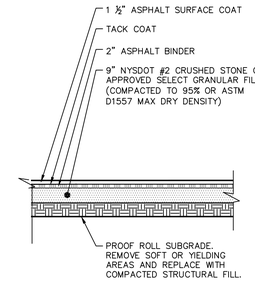


NOTES:
1. PROVIDE PRECAST CONCRETE SIDEWALKS WHERE SHOWN ON PLANS.
2. WHEEL STOPS TO BE WOODARD HEAVY DUTY BUMPER BLOCKS SBB-HD OR APPROVED EQUAL.
3. PIN WHEEL STOPS INPLACE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

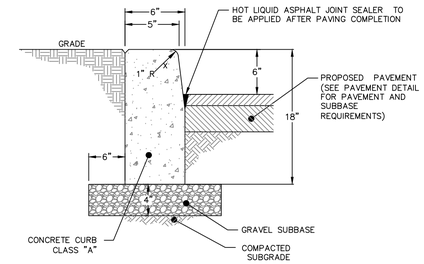
CONCRETE WHEELSTOP DETAIL
NOT TO SCALE



PAVEMENT TRANSITION DETAIL
NOT TO SCALE

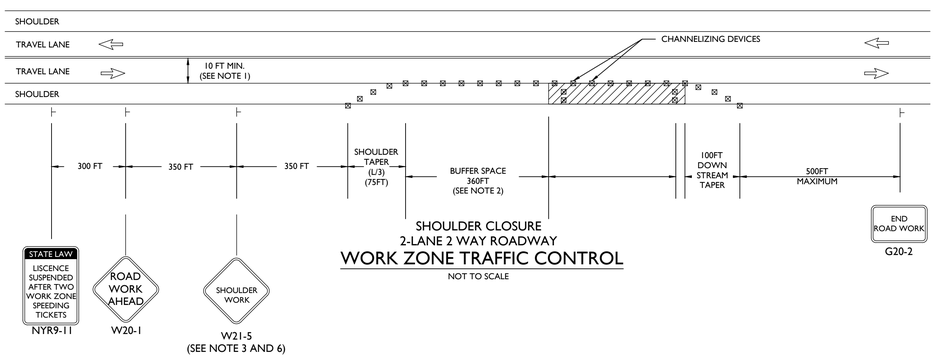


STANDARD ASPHALT PAVING
NOT TO SCALE



NOTES:
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET SG-1 FOR COMPACTION REQUIREMENTS.

ON-SITE CONC. CURB
NOT TO SCALE



SHOULDER CLOSURE
2-LANE 2 WAY ROADWAY

WORK ZONE TRAFFIC CONTROL
NOT TO SCALE

WORK ZONE TRAFFIC CONTROL 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.

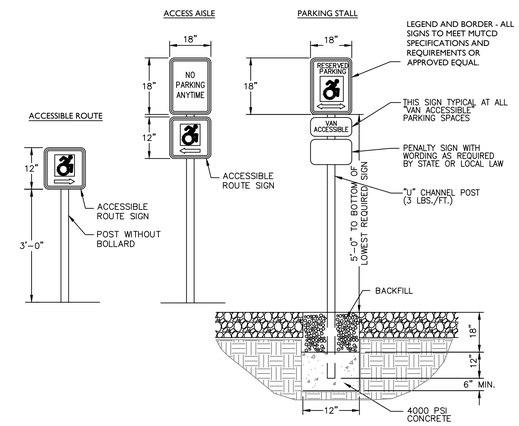
3. CONES, DRUMS, BARRICADES AND MARKERS
ALL CONES, DRUMS AND MARKERS ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' CLEARANCE TO THE TRAVELED WAY. THE CONTRACTOR SHALL MAKE CERTAIN PLACEMENT OF THE CONES, DRUMS, AND MARKERS OR BARRICADES SHALL NOT INTERFERE WITH SIGHT DISTANCE.

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 CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL PLAN ALTERNATE MEANS OF ACCESS. THIS WORK INCLUDED IN THE BID PRICE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.

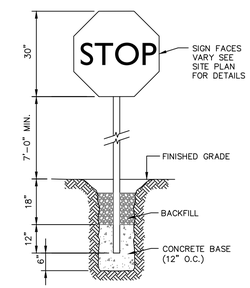
6. CONSTRUCTION INGRESS AND EGRESS
THE CONTRACTOR SHALL KEEP TO A MINIMUM MOVEMENTS IN AND OUT OF DESIGNATED TRAVEL LANES WITH CONSTRUCTION VEHICLES AND EQUIPMENT. ONLY NECESSARY OR AUTHORIZED VEHICLES SHALL BE ALLOWED TO ENTER ANY PHASE WORK AREA.

6. SIGNS
THE CORRECT SEQUENCE AND PACING OF SIGNS, WHETHER PERMANENT, TEMPORARY OR 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 SO THAT A SMOOTH FLOW OF TRAFFIC IS MAINTAINED BETWEEN WORK AREAS.



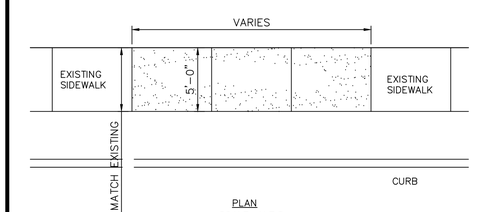
ACCESSIBLE PARKING & ACCESS SIGNS
NOT TO SCALE

FOR USE IN NON PAVED AREAS

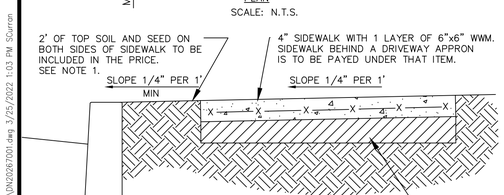


NOTE:
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYSDOT AND MUTCD STANDARDS.

SIGN DETAIL
NOT TO SCALE



PLAN
SCALE: N.T.S.

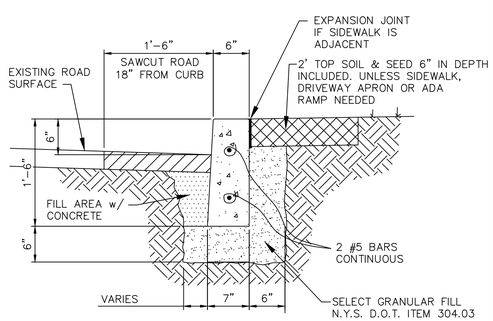


NOTES:
1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APROPRIATE ITEMS.

SECTION

SIDEWALK DETAIL REPLACE & NEW

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	PROJECT: 001-DET DATE: 5-16-00 SCALE: AS NOTED DRAWN BY: JP	SIDEWALK DETAIL



FORMED CURB DETAIL
SCALE: 1"-1'-0"

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	FORMED CURB DETIAL	1 PAGE NO.

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

Revisions		
1.	2022-01-31	REVISED PER CITY PLANNING BOARD COMMENT
2.	2022-03-29	REVISED PER COMMENTS

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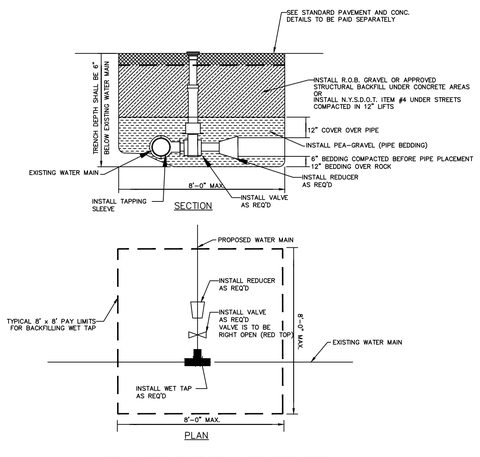
DETAILS

PROPOSED DEVELOPMENT

556 MAIN STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	DN20267001.dwg	Sheet No.
Drawn	SMC	Project No.	20-2670	DN-1
Checked	KFC	Date	2022-01-25	
Approved	LRC	Scale		

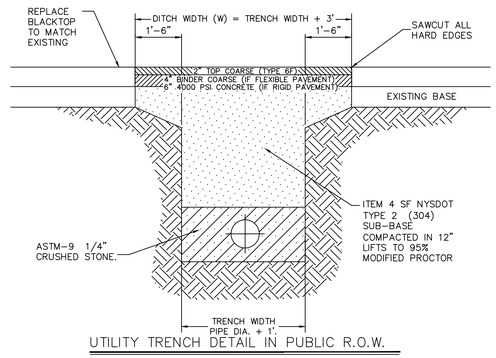
X:\JOBS\Jobs 2020\20-2670-Bondsnowyz-556 Main Street\DWG\DN20267001.dwg 3/25/2022 1:03 PM SCurran



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.

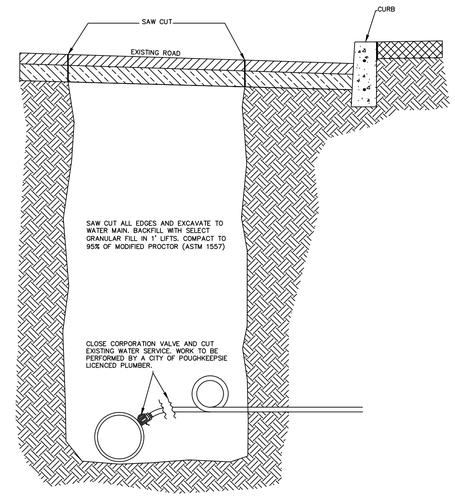


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

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.: FLEXPAVE.DWG DATE: 9-9-04 SCALE: AS NOTED DRAWN BY: ENGINEERING	TRENCH AND PAVEMENT DETAIL	

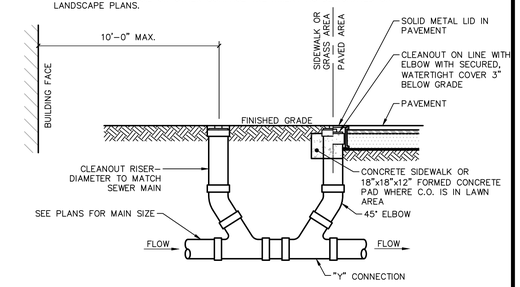


WATER SERVICE DISCONNECT AT MAIN
SCALE: N.T.S.

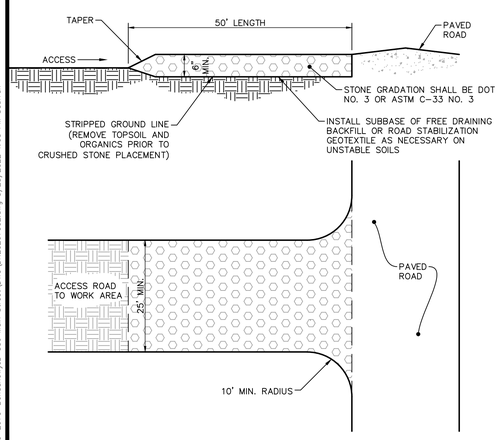
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.: DATE: 08-21-08 SCALE: AS NOTED DRAWN BY: JTK	WATER DISCONNECT @ MAIN	1 PAGE NO.

NOTES:

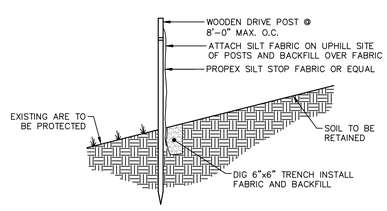
1. DOUBLE CLEANOUT TO BE INSTALLED ON ALL SEWER LATERALS WITHIN 10 FEET OF BUILDING FACE.
2. ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H-20 LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
3. ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.
4. IN LAWN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



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



X CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"



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'

X SILT FENCE DETAIL
SCALE: N.T.S.

Revisions		
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LRC Engineering & Surveying, LLC
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DETAILS

PROPOSED DEVELOPMENT

556 MAIN STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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		

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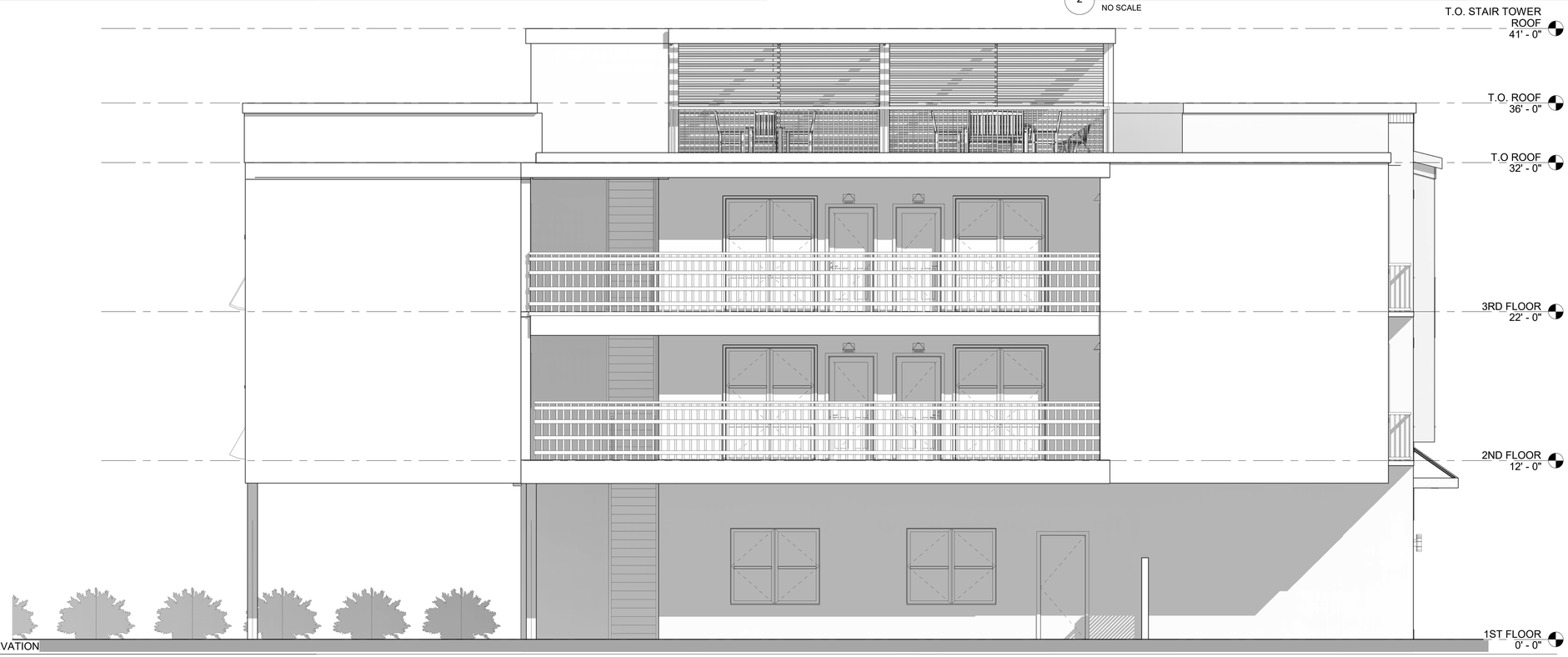
NOTES

1 NORTH ELEVATION
NO SCALE

2 SOUTH ELEVATION
NO SCALE



3 EAST ELEVATION
NO SCALE

No.	REVISION/SUBMISSION	DATE
3		
2		
1		

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

PROJECT
556 MAIN ST
POUGHKEEPSIE NY

DRAWING
BUILDING ELEVATIONS

SEAL

DRAWN BY	PROJECT NUMBER
HM	20046
CHECKED BY	DATE
KR	3/15/2022

DRAWING NO.
A100

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

NOTES

1 NORTH VIEW RENDERING
NO SCALE

2 EAST VIEW RENDERING
NO SCALE

3 SOUTH VIEW RENDERING
NO SCALE

No.	REVISION/SUBMISSION	DATE
3		
2		
1		

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PROJECT
556 MAIN ST
POUGHKEEPSIE NY

DRAWING
BUILDING RENDERINGS

SEAL

DRAWN BY	PROJECT NUMBER
HM	20046
CHECKED BY	DATE
KR	3/15/2022

DRAWING NO.
A101

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

NOTES

1 NORTH VIEW
NO SCALE

2 SOUTH VIEW
NO SCALE

3 EAST VIEW
NO SCALE

No.	REVISION/SUBMISSION	DATE
3		
2		
1		

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

PROJECT
556 MAIN ST
POUGHKEEPSIE NY

DRAWING
3D VIEWS

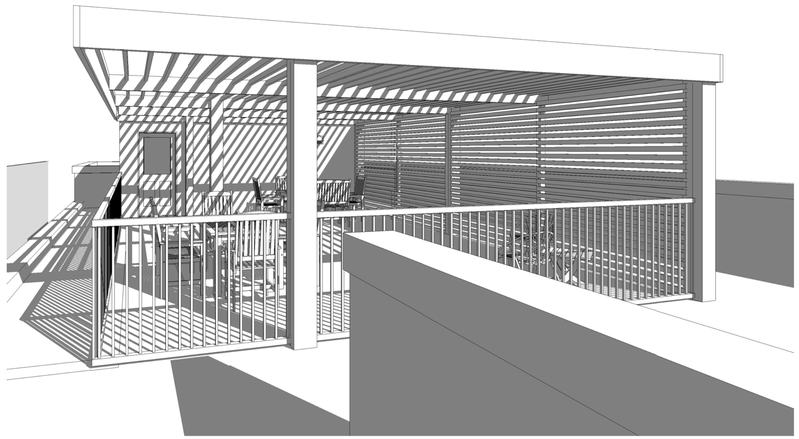
SEAL

DRAWN BY	PROJECT NUMBER
HM	20046
CHECKED BY	DATE
KR	3/15/2022

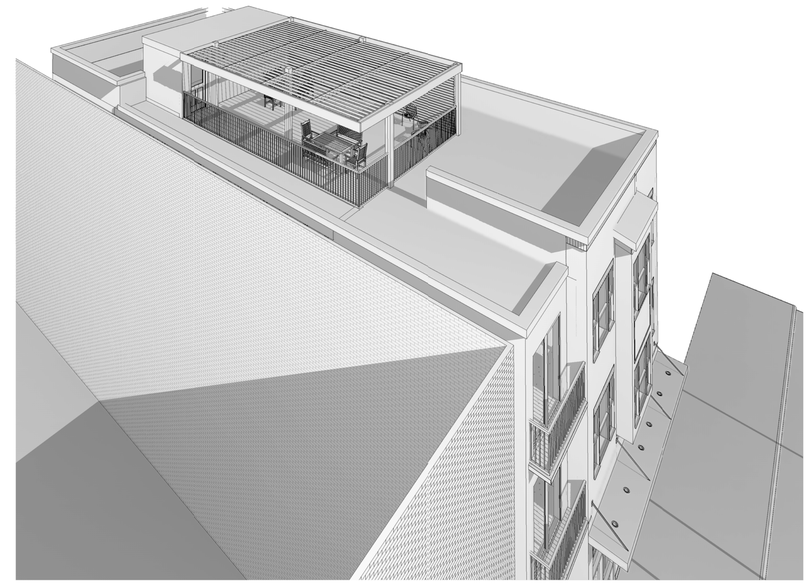
DRAWING NO.
A102

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

NOTES



1 ROOF TOP 3D VIEW
NO SCALE



2 AERIAL VIEW
NO SCALE

3 ROOF TOP RENDERING
NO SCALE

No.	REVISION/SUBMISSION	DATE
3		
2		
1		

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

PROJECT
556 MAIN ST
POUGHKEEPSIE NY

DRAWING
ROOF TOP TERRACE

SEAL

DRAWN BY	PROJECT NUMBER
HM	20046
CHECKED BY	DATE
KR	3/15/2022

DRAWING NO.
A103

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

NOTES

1 NORTH VIEW NIGHT RENDERING
NO SCALE

No.	REVISION/SUBMISSION	DATE
3		
2		
1		

Liscum McCormack VanVoorhis LLP
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PROJECT
556 MAIN ST
POUGHKEEPSIE NY

DRAWING
NORTH VIEW NIGHT TIME RENDERING

SEAL

DRAWN BY	PROJECT NUMBER
HM	20046
CHECKED BY	DATE
KR	3/15/2022

DRAWING NO.
A104

FILE P:\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

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

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

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	✓
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	✓
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: _____ _____	☐	✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☐	✓
11. Will the proposed action connect to existing wastewater utilities? 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?	✓	☐
Clinton House State Historic site 549 Main St (see page 5) 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?	✓	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	✓	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

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

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

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: 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: Stefan Bohdanowycz Date: 1/21/2022

Signature: _____ Title: _____

PRINT FORM

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

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

Clinton House
State Historic Site
549 Main St
Project
Location
Main St
S Cherry St
N White St
S White St
Rose St
Cannon St
Rite Stop Gas & Food Mart
Convenience store
U-Haul
El Gallito
Mexican · $
Wendy's Dor
Hair Salon a
Metro by T-Mobile
Cell phone store
Aim Market & Deli
Clinton House
State Historic Site
Dollar General
Dollar store
Gisselle's Bakery
Total Wireless
Cell phone store
CELLPHONE
REPAIR UNLOCK
Cell phone store
Taco Gol
Tacos
LibertyX Bitcoin ATM
Empress EMS North
Pancho Villa
Deli Mexican
Mexican · $
Lilian Smoke
Shop & Deli 1
Tobacco shop
FDC
The Salvation
Army Thrift Store &...
Thrift store
Ultimate Tire
Google

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DECinfo Locator

Base Map: Topographical

Help

Search

Tools

DEC Information Layers

Environmental Quality | Outdoor Activity

Permits and Registrations

Environmental Cleanup

Check / Uncheck all

Layer Information

- [x] **Remediation Parcels**
- [x] **Remediation Sites**

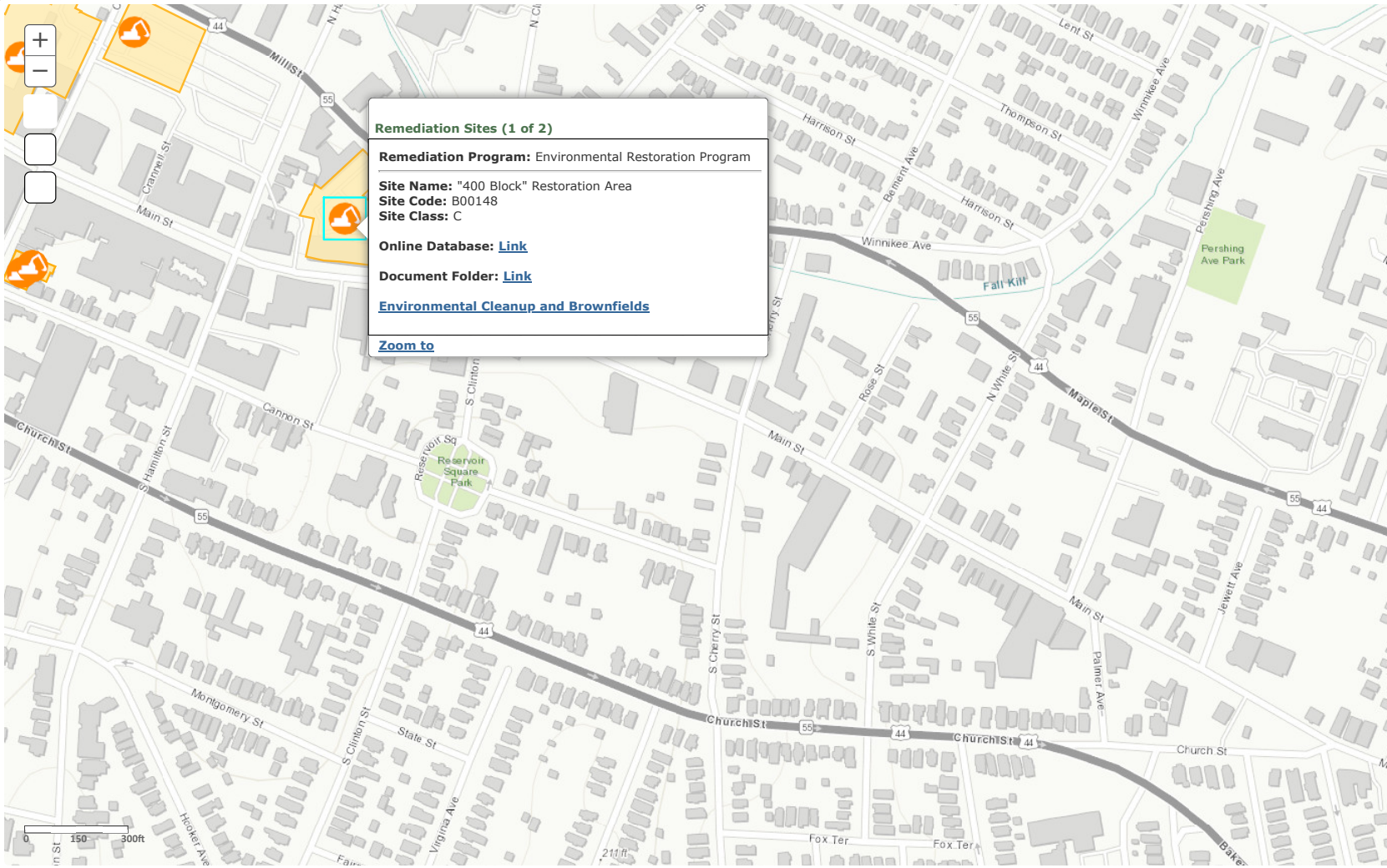
Environmental Monitoring

Public Involvement

Environmentally Sensitive Areas

Legal Information

Reference Layers



FELLENZER
ENGINEERING LLP

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.**

22 Mulberry Street, Suite 2A
Middletown, NY 10940
T: 845-343-1481 F: 845-343-4986

www.fellp.com
Established 1956

181 Church Street, Suite 100
Poughkeepsie, NY 12601
T: 845-454-9704 F: 845-343-4986

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/ft²	Area of Application 1500ft² (Actual 1300ft²)
Most Demanding Sprinkler Data 5.6 K-Factor 19.50 at 12.125	Hose Streams 250.00
Coverage Per Sprinkler 130ft²	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%)

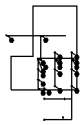
Supplies

Node	Name	Flow(gpm)	Hose Flow(gpm)	Static(psi)	Residual(psi)
1	556 Main	550.00	250.00	60.000	56.000

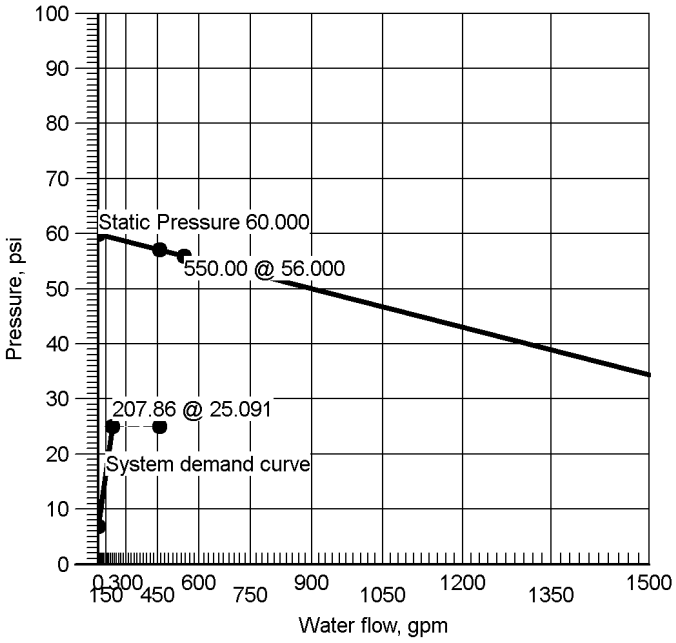
Check Point Gauges

Identifier	Pressure(psi)	K-Factor(K)	Flow(gpm)

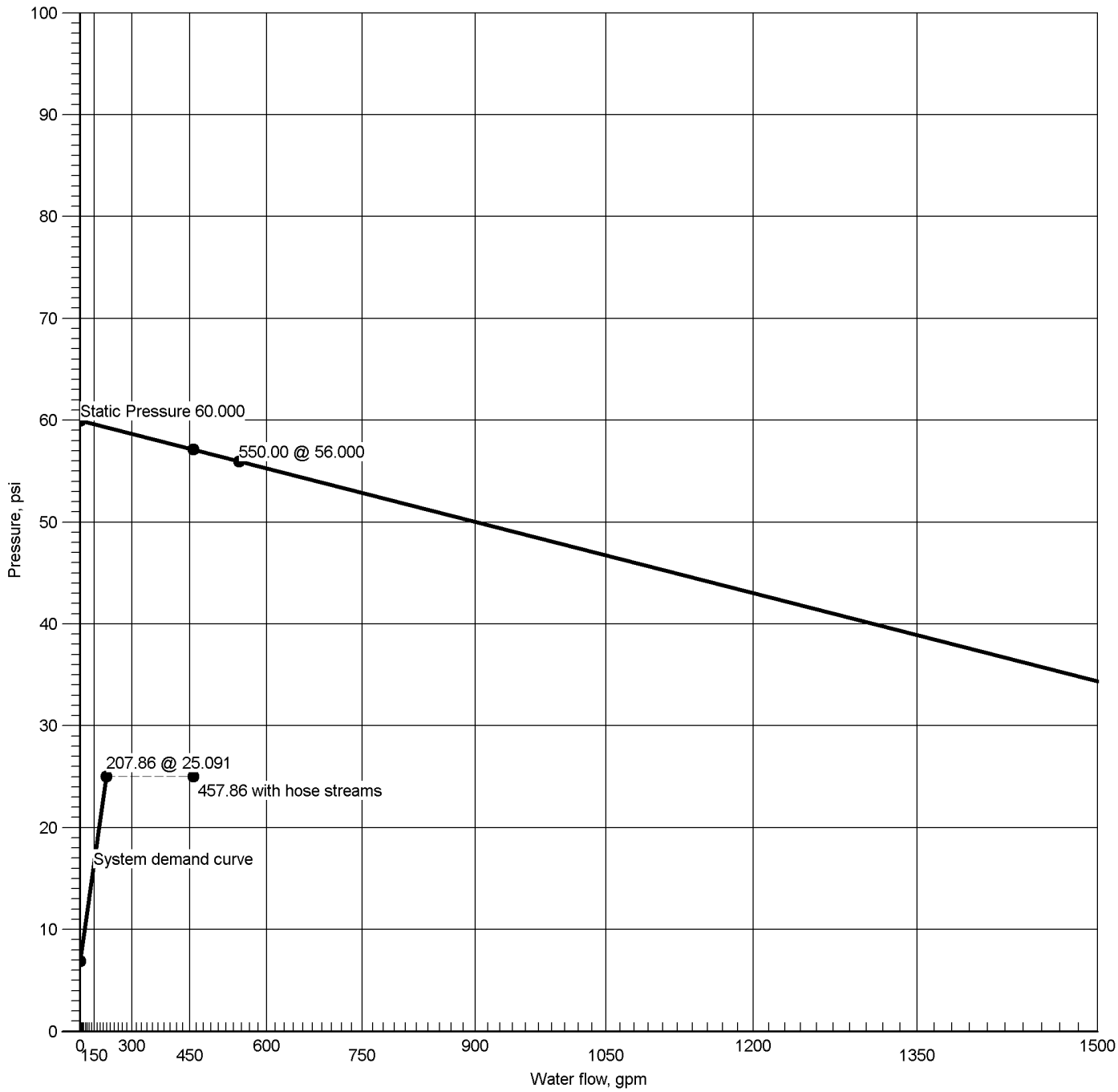
556 Main St.cad



556 Main at Node 1 (550.00, 100.00, 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		

Pipe Type / Downstream / Upstream	Diameter / Elevation	Flow / Discharge	Velocity / K-Factor	HWC / Pt	Pn	Friction Loss / Fittings	Length / Eq. Length / Total Length	Pressure Summary
• • • • • 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		Pe
104	10'-0			13.552			6'-0	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

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)

$$\left(\frac{\text{Actual Inside Diameter}}{\text{Schedule 40 Steel Pipe Inside Diameter}}\right)^{4.87} = \text{Factor}$$

C Value Multiplier

Value Of C	100	130	140	150
Multiplying Factor	0.713	1.16	1.33	1.51

Pipe Type 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

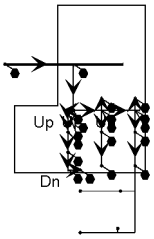
Units Legend

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

Fittings Legend

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

Flow Diagram (Top View)



Hydraulic Overview

Job Number: 1
Report Description: Residential

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%)

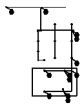
Supplies

Node	Name	Flow(gpm)	Hose Flow(gpm)	Static(psi)	Residual(psi)
1	556 Main	550.00		60.000	56.000

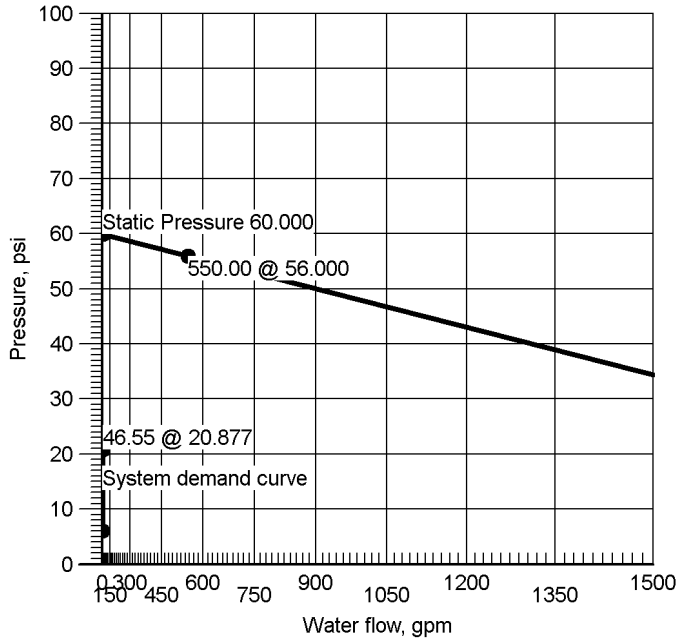
Check Point Gauges

Identifier	Pressure(psi)	K-Factor(K)	Flow(gpm)

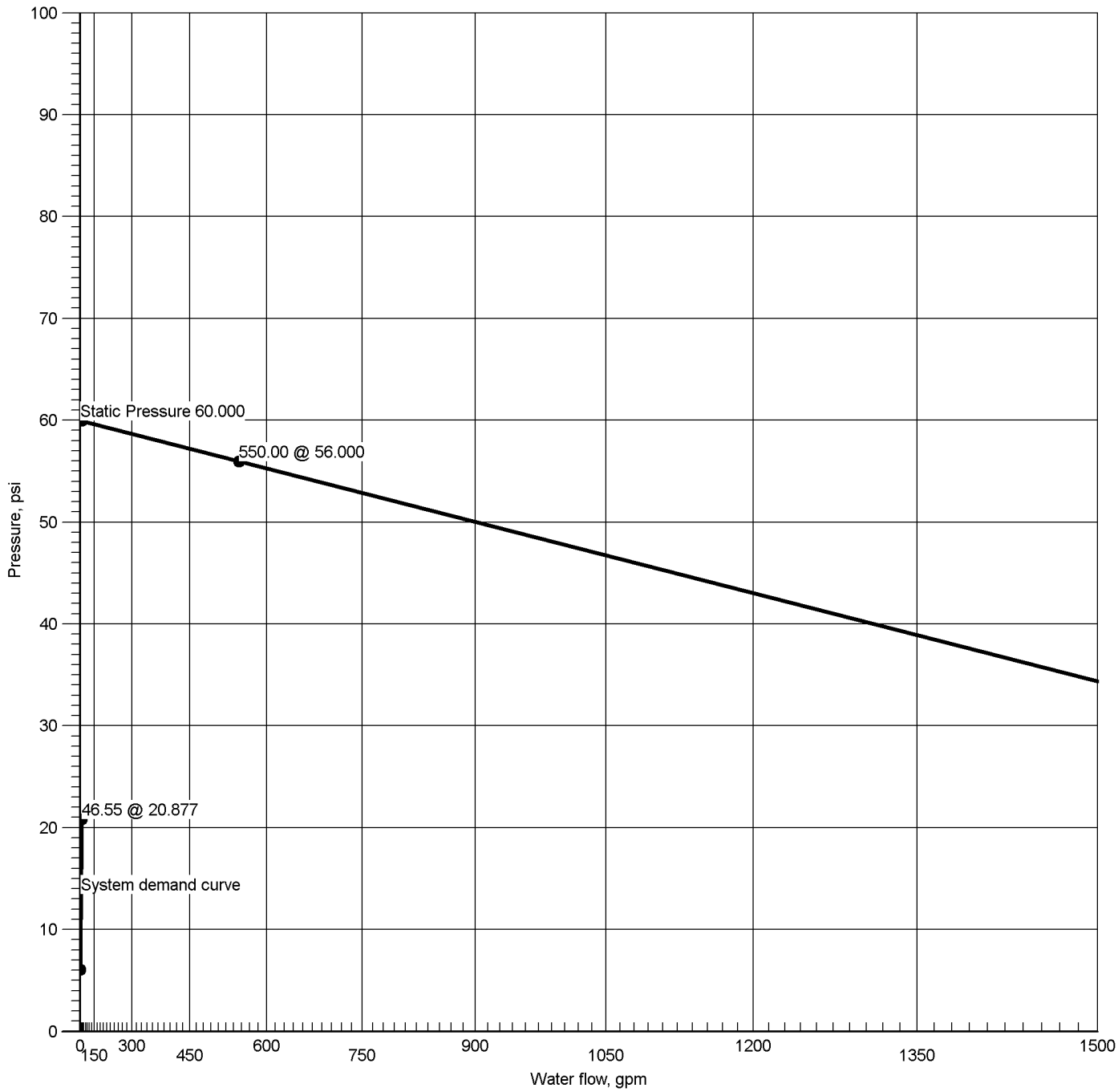
556 Main St.cad



556 Main at Node 1 (550.00, 100.00, 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	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		

Pipe Type / Downstream / Upstream	Diameter / Elevation	Flow / Discharge	Velocity / K-Factor	HWC / Pt	Pn	Friction Loss / Fittings	Length / Eq. Length / Total Length	Pressure Summary
• • • • • 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)

$$\left(\frac{\text{Actual Inside Diameter}}{\text{Schedule 40 Steel Pipe Inside Diameter}}\right)^{4.87} = \text{Factor}$$

C Value Multiplier

Value Of C	100	130	140	150
Multiplying Factor	0.713	1.16	1.33	1.51

Pipe Type	Diameter	Flow	Velocity	HWC		Friction Loss	Length	Pressure
Downstream	Elevation	Discharge	K-Factor	Pt	Pn	Fittings	Eq. Length	Summary
Upstream							Total Length	

Pipe Type 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

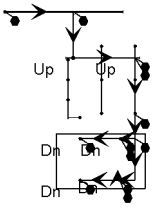
Units Legend

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

Fittings Legend

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

Flow Diagram (Top View)



March 29, 2022

Chairman Levine & Members of the Planning Board
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601

RE: 556 Main Street
Mixed Use Development – Site Plan

Dear Chairman Levine:

Please accept this letter and accompanying revised copies of the plan set and documents as our re-submission for signature for the above referenced project. Please find our responses to comments received from our previous submission to the City of Poughkeepsie on January 25, 2022.

Please find below our summary of responses to the Comments received from County of Dutchess Department of Planning and Development in a letter dated March 15, 2022:

Building and Site Design

1. As we noted in our response to the ZBA's referral regarding area variances for this project (see letter re: ZR21-364, dated 12/13/21), it appears that the attempt to provide a handful of parking spaces on this parcel may be the driving force behind the unconditional 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 parking area is quite tight and could be difficult to safely maneuver vehicles within, especially the spaces proximate to the adjacent building which sits along the property line. Providing on-site parking for residents other than the occupant of the ADA-compliant unit doesn't need to be the priority. We continue to encourage the City and applicant to discuss whether it would be preferable to trade off on a few of the proposed on-site parking spaces to allow for the construction of a standard 3-story building.

   LRC Response: the building has been redesigned to better blend with the surrounding architectural facades while maintaining the cantilevered portion of the upper stories.

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

85 Civic Center Plaza, Suite 204
Poughkeepsie, New York 12601
Tel: (845) 243-2880
Fax: (845) 265-8175

Parking and Access

2. §19-4.3(5)(b) requires a minimum parking space width of nine (9) feet. We note the proposed handicapped space is only eight (8) feet wide. Of additional concern are the building columns located immediately adjacent to the accessible parking space. Maneuvering a potentially oversized vehicle into this extra-narrow space, where the columns sit at the immediate edge of it, could be challenging. The City should confirm whether the presence of those building columns would render that accessible space non-compliant as the required access aisle associated with the parking space isn't free and clear of obstacles.

   LRC Response: To ensure structural stability of the new building, the columns are necessary and are to remain. Although ADA spaces can be designed at an 8' minimum, the proposed handicap onsite was enlarged to 9' to better accommodate a turning radius of a vehicle and provide more space.

3. In general, where obstacles such as the building columns are interspersed between parking spaces, providing slightly wider spaces would be preferable to allow some room for error that won't result in property damage.

   LRC Response: See response to comment #2 above.

4. The proposed gates for vehicle and pedestrian access into the rear of the site could make life unnecessarily complicated for residents. Will those gates electronically operated, particularly the vehicle gate, or will residents need to exit their vehicle in order to operate the gate? The City and applicant should discuss whether those gates are really necessary. If determined to be so, consideration should be given to automating them for ease of use by residents. In addition, consideration could be given to shifting them further south to give more clearance along the sidewalk. As shown, the 18' between the gate and the sidewalk may not allow enough clearance for a vehicle to idle while the gate is being opened or closed without blocking all or a portion of the sidewalk.

   LRC Response: The proposed gates will have fob access for use by the residents only. The gate is for the security of the residents. The 18' will allow enough room for a vehicle as most vehicles are under 18' in length.

5. §19-4.3(5)(a) requires a minimum width of 15' for the parking area access lane. It appears the applicant is providing just over 12'.

   LRC Response: Due the various restrictions with the design of a 15' lane is not achievable. The 12' drive is sufficient and is allowed for directional flow.

Lighting

6. No light fixture specifications were included in the materials for our review. All fixtures should be downlit and full cutoff. LED fixtures should have a color temperature no higher than 3,000K to ensure lighting does not appear stark or overly bright.

   LRC Response: The light fixtures are on the photometric plan. The proposed lights do comply with the 3000k requirement.

Please find below our summary of responses to the Comments received from The City of Poughkeepsie Fire Department in a letter dated March 09, 2022:

Conditions:

1. A Standpipe/Sprinkler system will be installed per Code.

   LRC Response: A notation requiring this system has been added to the site plan notes.

2. An approved Fire Alarm System will be installed throughout.

   LRC Response: A notation requiring this system has been added to the site plan notes.

3. A Knox Box entry system will be installed, and keys supplied for building.

   LRC Response: A notation requiring this system has been added to the site plan notes.

4. Where elevators are installed, A FEO K1 Fire Dept. override key shall be installed.

   LRC Response: There is no elevator associated with the project.

5. Aerial Devices shall be able to negotiate gates, entrances and set up on the premises. Turning radius data is available specifically for Poughkeepsie Fire Department aerials.

   LRC Response: An aerial apparatus truck can access the building from Main Street and does not need to enter the site.

6. A comprehensive Construction Fire Safety Plan must be submitted, approved by the Fire Dept., and followed during all project phases.

   LRC Response: Comment noted.

7. Sprinkler: Dry heads required. Notes on blueprints.

   LRC Response: Comment noted.

Please find below our summary of responses to the Comments received from The City of Poughkeepsie Department of Public Works & Engineering in a letter dated March 07, 2022:

1. Show proposed grades and identify limits of disturbance on Site Grading Plan.

   LRC Response: Proposed grades and the limits of disturbance have been added to the revised plans.

2. Post development runoff shall not exceed pre-development. Provide drainage report to validate. Include discussion of how stormwater from new pavement will be attenuated on site and prevented from running off onto adjacent property. Discuss discharge or roof leaders in report.

   LRC Response: A drainage report has been provided for post runoff activities.

3. Show on Site Plan roof leaders, proposed storm sewer features and storm water attenuation practices.

   LRC Response: Proposed roof leaders are indicated on the revised plan with the splash pad that is located westerly in the landscaped area.

4. Verify proposed parking spaces have sufficient backing distance. Of particular concern is the proposed handicap space (space 5) and proximity to proposed building column.

   LRC Response: See response to "parking and access" comment #2 above.

5. An existing fence is shown at the southeast corner of proposed parking area and backup area. Indicate proposed plan for fence.

   LRC Response: A small section of chain link fence is to be relocated out of the drive area and along the east side of the site.

6. An on-site curb detail is included on detail page. Indicate limits of proposed on-site curb on Site Plan.

   LRC Response: Both City ROW curb installation and onsite curbing has been identified and corresponding details have been provided.

7. A COP granite/bluestone curb standard is included in details. The curb is concrete at this location. Include City standard for 6" concrete curb for this project.

   LRC Response: A City of Poughkeepsie concrete curb detail has been provided.

8. Indicate sidewalk and street pavement removed for utility installations and damaged by construction are to be replaced per COP details. Indicate on Site Plan previously removed sidewalk panel at Main Street is to be replaced as well.

   LRC Response: All restoration of City ROW work has been proved in Utility Plan UT-1.

Please feel free to contact us if you need any addition information. Thank you for your time and consideration in review of the proposed project.

Sincerely,
The LRC Group

By: _____

March 28, 2022

Joseph A. Chenier
Assistant Civil Engineer
City Engineering Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

RE: Proposed Multi-Use Development
Tax Map No. 6161-24-392943
556 Main Street
City of Poughkeepsie, NY

Dear Mr. Chenier,

In review of the proposed project, currently, the site is covered by 96% impervious surface area. The proposed project will cover the site by 93% impervious area. The proposed project will not be adding any additional impervious area, instead it will be decreasing the amount of impervious area. An area of existing asphalt pavement will be replaced with a landscaped island. Because there is a decrease in impervious area, the pre to post runoff number will decrease. There is currently no stormwater infrastructure on the site. All the existing runoff drains to the southeast corner of the property. The proposed development keeps the same drainage pattern. The only stormwater infrastructure being proposed is roof leaders tying into a riprap splash pad located within the new landscaped island.

If any further information is needed or should you have any questions, please do not hesitate to contact our office.

Sincerely,
Land Resource Consultants

Brittany Shakley

Brittany Shakley

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

85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
Tel: (845) 243-2880
Fax: (845) 265-8175

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 X No____ Ayes 9 Nays 0 Abstain 0 Absent 0 Approved by Mayor on 5/5/20 Mayor's Signature Rob Nelson	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 May 4, 2020 Dianne L Flynn City Chamberlain

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	**Absent**
Nathan Shook Chair	Steven Reifler
John Gildard	
Thomas Klug	
Rob Page	
Scott Parker	
Jessica Vinall	

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

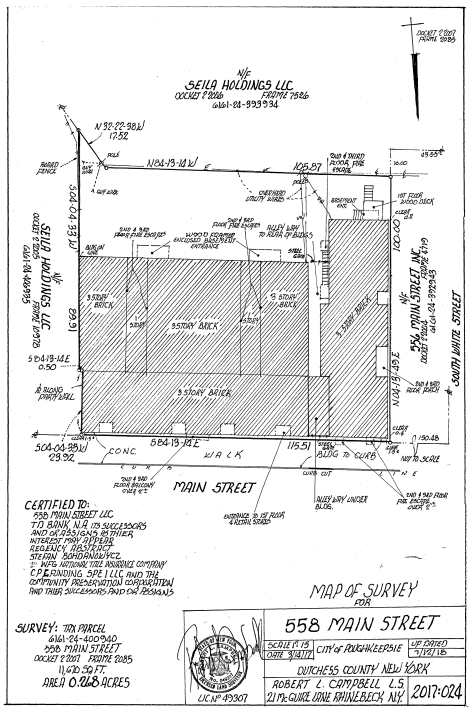
Please be advised of the two questions, snow removal and garbage removal.

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



MAAD
Architects

March 25, 2022

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
62 Civic Center Plaza,
Poughkeepsie, NY 12601

cc: Natalie Quinn, Senior Planner

RE: 556 Main Street

Dear Members of the City of Poughkeepsie Planning Board,

MAAD Architects has had the opportunity to more thoroughly review video recording of the materials presented live by the applicant for the proposed new mixed-use structure to be located 556 Main Street, Poughkeepsie, NY at the March meeting. We have the following comments in following up the meeting.

1. In general, we appreciate the applicants' efforts in the revisions proposed in the most recently presented design. We feel many comments were taken into consideration from the workshop.
2. We feel it might be helpful to see more information regarding the balcony railing design, specifically as it relates its type of metal, color, style etc.
3. The presentation did not clarify the material proposed for the extruded window bay bump out on the North face of the building. Please specify materials, trim, color selection, etc. for said element.
4. An image of the horizontal metal siding material was presented, but it would be helpful to have a material specification to better understand the application.

Regards,

Christopher Mansfield

Christopher Mansfield, RA
Principal
cmansfield@maadarch.com

Marcus J. Molinaro
County Executive

Eoin Wrafter, AICP
Commissioner

County of Dutchess

Department of Planning and development

March 15, 2022

To: Planning Board, City of Poughkeepsie
Re: ZR22-053, 556 Main Street Mixed Use Development – Site Plan
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 site plan approval to construct a new 3-story mixed use building to contain one (1) ground-floor commercial space facing the sidewalk, one (1) ADA-compliant ground-floor apartment to the rear of the building, and eight (8) apartments on the upper floors.

Comments

Building and Site Design

As we noted in our response to the ZBA's referral regarding area variances for this project (see letter re: ZR21-364, dated 12/13/21), 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 parking area is quite tight and could be difficult to safely maneuver vehicles within, especially the spaces proximate to the adjacent building which sits along the property line. Providing on-site parking for residents other than the occupant of the ADA-compliant unit doesn't need to be the priority. We continue to encourage the City and applicant to discuss whether it would be preferable to trade off on a few of the proposed on-site parking spaces to allow for the construction of a standard 3-story building.

Parking and Access

- §19-4.3(5)(b) requires a minimum parking space width of nine (9) feet. We note the proposed handicapped space is only eight (8) feet wide. Of additional concern are the building columns located immediately adjacent to the accessible parking space. Maneuvering a potentially oversized vehicle into this extra-narrow space, where the columns sit at the immediate edge of it, could be challenging. The City should confirm whether the presence of those building columns would render that accessible space non-compliant as the required access aisle associated with the parking space isn't free and clear of obstacles.
- In general, where obstacles such as the building columns are interspersed between parking spaces, providing slightly wider spaces would be preferable to allow some room for error that won't result in property damage.
- The proposed gates for vehicle and pedestrian access into the rear of the site could make life unnecessarily complicated for residents. Will those gates be electronically operated, particularly the vehicle gate, or will residents need to exit their vehicle in order to operate the gate? The City and applicant should discuss whether those gates are really necessary. If determined to be so, consideration should be given to automating them for ease of use by residents. In addition, consideration could be given to shifting them

further south to give more clearance along the sidewalk. As shown, the 18' between the gate and the sidewalk may not allow enough clearance for a vehicle to idle while the gate is being opened or closed without blocking all or a portion of the sidewalk.

- §19-4.3(5)(a) requires a minimum width of 15' for the parking area access lane. It appears the applicant is providing just over 12'.

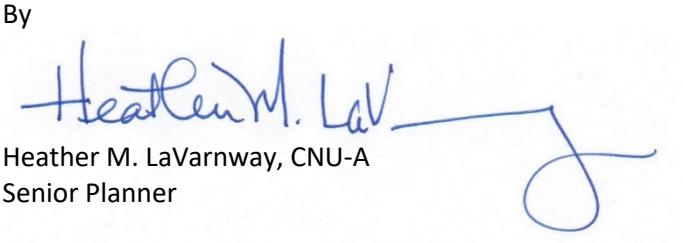
Lighting

No light fixture specifications were included in the materials for our review. All fixtures should be downlit and full cutoff. LED fixtures should have a color temperature no higher than 3,000K to ensure lighting does not appear stark or overly bright.

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



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

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **3929430000**

Project Name: **556 Main Street Mixed Use Development**

Applicant: **558 Main Street LLC (Stephan Bohdanowycz)**

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.)
- ☐ Rezonings 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: **3/14/2022**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreemment 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:	Notes:	☐ Major Project
Date Received: **3/10/2022**		
Date Requested: **3/14/2022**		Referral #: **ZR22-053**
Date Required: **4/8/2022**	☐ Also mailed hard copy	Reviewer: Heather M. Lal
Date Transmitted: **3/15/2022**		

MAAD
Architects

March 11, 2022

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
62 Civic Center Plaza,
Poughkeepsie, NY 12601

cc: Natalie Quinn, Senior Planner

RE: 556 Main Street

Dear Members of the City of Poughkeepsie Planning Board,

MAAD Architects has had the opportunity to review the submission materials provided by the applicant for the proposed new mixed-use structure to be located 556 Main Street, Poughkeepsie, NY. Additionally, our office took some time to visit the site to observe both the site location and the immediately surrounding context. We have subsequently met with the applicant via an in-person meeting on March 2nd, 2022, and participated in an architectural work session at that time. Stefan Bohdanowycz, Kimberly Ryan, Natalie Quinn, and myself were in attendance. The work session started with a presentation from the applicant's architect of the currently proposed building design, and their initial thoughts based on feedback from the initial planning board meeting. Discussion was had regarding the proposed design, site constraints, previously approved zoning variances, neighboring context, and architectural opportunities that could be investigated in the design process. Based on our initial review, MAAD has the following preliminary comments.

Site Reponses and Building Form

1. We understand the applicant is working with a variety of constraints on the parcel, as discussed at the initial planning board meeting. Some architectural decisions regarding form such as the cantilever, and the offset of the building from 558 Main Street, are driven at least in part by the site conditions.

2. The applicant has opted to take a more modern approach to the building design in regard to form. We believe a modern building form may be appropriate for this site, so long as consideration and effort is also made to create an intentional dialogue between the proposed structure and the character of the neighboring buildings.

3. The current building form presents a strong vertical presence at the street facade, making it difficult to differentiate the storefront at the ground level, and the apartments above. This is an attribute not seen in the neighborhood. We recommend that the applicant consider moving the western part of the building form that's setback from the street, forward to the street. This would provide a simpler street plane. Said simpler street plane may allow for more opportunity to celebrate the commercial ground floor space, and relate the façade architecturally to the surrounding neighborhood buildings.

4. We believe the above-mentioned form suggestions for the west side may allow for the cantilever on the east side to provide an area of modern expression in form, while maintaining community character. This form may want to stay recessed in a modern expression.

5. Given the architectural implications, we question the need for balconies facing main street, especially considering the building's rooftop amenities for tenants. We recommend the applicant consider removing said balconies or simplifying them to a stylistic gesture referencing the balconies at 562 Main Street.

Details, Materials, and Methods

1. We feel that a greater celebration of the separation of the commercial space from the residential above by way of architectural detailing would be helpful. This detailing could be as simple modern recognition of the traditional cornice. 562 Main Street is worth looking at in the way changes in brick coursing are symbolic of a cornice. Applicant should also consider storefront glazing systems and mullion patterns that relate to the neighboring buildings. Additionally, a more pronounced commercial entry, and a more consistent form at the street plane, may aid in blending with community character, and enhance pedestrian experience.

2. The applicant has chosen a modern material palette. We would ask the applicant to consider if there's an opportunity to incorporate brick into the building, specifically at the street façade, to further relate to the neighboring buildings. This could be a modern brick, possibly in a modern color palette that's consistent with the applicant's design intent. Said brick may help maintain the buildings modern style, while also relating to the surrounding character which is mostly brick. A local example of a modern brick expression that might be worth consideration is 289 Main Street.

3. We ask the applicant to provide further specification of materials selected. Specifically, the types of metal to be used, profile of metal, and specific color selections.

4. The applicant may want to consider some form of detailing at the building parapet. This may be modern interpretation of the traditional parapet detailing found in the neighborhood.

5. Areas for signage at the commercial storefront are unclear. Please clarify signage locations.

Site Safety & Lighting

1. We applaud the applicants use of lighting both architecturally as well as for safety, under the proposed cantilever.

2. It is unclear if lighting is being provided under the entry canopy. Please indicate if lighting is provided, and if so, details of said lighting at the storefront.

HVAC

1. Please clarify any HVAC equipment locations on roof, and screening for said elements.

We look forward to continued conversation and review of further development of the architectural features of this project. We also wish the applicant much success in the new development of this meaningful Main Street parcel.

Regards,

Christopher Mansfield

Christopher Mansfield, RA
Principal
cmansfield@maadarch.com

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #2

1. Date: April 12, 2022

2. Name of Site Plan: Proposed Multi-Use Development

3. Address or Location: 558 Main Street

4. Owner: Stefan Bohanowycz

5. Engineer/ Architect: LMV

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:

Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #1

1. Date: March 7, 2022

2. Name of Site Plan: Proposed Multi-Use Development

3. Address or Location: 556 Main Street

4. Owner: Stefan Bohdanowycz

5. Engineer/ Architect: LMV

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

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

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

   1. Show proposed grades and identify limits of disturbance on Site Grading Plan.
   2. Post development runoff shall not exceed pre-development. Provide drainage report to validate. Include discussion of how stormwater from new pavement will be attenuated on site, and prevented from running off onto adjacent property. Discuss discharge of roof leaders in report.
   3. Show on site plan roof leaders, proposed storm sewer features and storm water attenuation practices.
   4. Verify proposed parking spaces have sufficient backing distance. Of particular concern is the proposed handicap space (space 5) and proximity to proposed building column.
   5. An existing fence is shown at the south east corner of proposed parking area and backup area. Indicate proposed plan for fence.
   6. An on-site curb detail is included on detail page. Indicate limits of proposed on-site curb on site plan.
   7. A COP granite/bluestone curb standard detail is included in details. The curb is concrete at this location. Include City standard for 6" concrete curb for this project.
   8. Indicate sidewalk and street pavement removed for utility installations *and damaged* by construction are to be *replaced* per COP details. Indicate on site plan previously removed sidewalk panel at Main Street is to be replaced as well.

Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer

THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT
505 MAIN STREET POUGHKEESIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO

To: Planning Department

From: Fire Chief Franco

Date: 3-9-22

Subject: SITE PLAN REVIEW

SITE PLAN NAME: 556 MAIN ST
LOCATION:

✓ The Site Plan as forwarded by the Zoning Administrator is acceptable and will be signed with conditions*

____ The Site Plan as forwarded by the Zoning Administrator is acceptable and has been signed without conditions

____ The Site Plan as forwarded by the Zoning Administrator is unacceptable and will not be signed until the following items are satisfied:

*Conditions:
(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 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
(6) Where elevators are installed, a FEO K1 Fire Dept override key shall be installed
(7) Aerial Devices shall be able to negotiate gates, entrances and set up on the premises. Turning radius data is available specifically for Poughkeepsie Fire Department aerials.
(8) A comprehensive Construction Fire Safety Plan must be submitted, approved by the Fire Dept and followed during all project phases.

Attached
Attached

Sprinkler: Dry heads required. NOTES ON blueprints.

Joseph Franco, Fire Chief

THE CITY OF POUGHKEEPSIE FIRE DEPARTMENT

505 MAIN STREET POUGHKEESIE, NY 12601

TEL: 845-451-4079 FAX: 845-451-4191

FIRE CHIEF JOSEPH FRANCO

To: Planning Department

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Sprinkler: Dry heads required. NOTES ON blueprints.

Joseph Franco, Fire Chief

CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 03/04/2022

PROJECT NAME: 556 MAIN STREET

PROJECT ADDRESS: 556 MAIN STREET

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

☐ **THE SITE PLAN IS UNACCEPTABLE.**

CONDITIONS:

RECEIVED

MAR 10 2022

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:
Sgt E. A SGT. E. ACKEN #112	03/04/2022

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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

I. PROPERTY ADDRESS: 15 North Cherry Street

II. PROPERTY OWNER: North Cherry Holdings LLC
ADDRESS: 18 Sophia St
Monsey
NY 10952 (state and zip code)
PHONE NUMBER: 917-642-0410 (include area code)

III. NAME OF APPLICANT: Chaim Hirsh
ADDRESS: 7 Lety Lane
Suffern
NY 10901 (state and zip code)
PHONE NUMBER: 917.642.0410 (include area code)
EMAIL ADDRESS: shragy@ccofny.com

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

IV. CONSULTANT: AB Architekten
ADDRESS: 62 Allen Street, 2nd Floor
New York
NY 10002 (state and zip code)
PHONE NUMBER: (212) 334-1232 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Multi-Family Residential Redevelopment of an Existing Building; Facade changes proposed for DU access & egress

VI. ZONING DISTRICT: C-3, General Commercial

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

Revised January 2018: Previous Editions Obsolete

PROJECT INFORMATION

New construction: _____(yes)X_____ (no)

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

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

Alteration:X_____ (yes) _____ (no)

Cost of Construction: $4,500,000.00_____

LOT AND BULK INFORMATION:

Lot area: 0.90 _____ (acres) 39,204 _____ (square feet)

Building Footprint: 0 _____ (proposed square feet for new construction)

14,039 _____ (existing square feet for change of use/expansion)

0 _____ (additional proposed square feet for expansion)

13,495 _____ (total building footprint, square feet)

Lot Coverage: 34.42% _____ (percentage, building coverage only)

Gross Floor Area: 0 _____ (proposed square feet for new construction)

39,899 _____ (existing square feet for change of use/expansion)

0 _____ (additional proposed square feet for expansion)

38,493 _____ (total gross floor area, square feet)

Building Height: 3 + Cellar _____ (stories) 37'-2" _____ (feet)

Floor Area Ratio: 0.98 _____ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 73 _____

B) Number of Off-Street Parking Spaces provided: 22 _____

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

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

If yes, name all such municipal facilities: _____
_____
_____

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

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

_____ (Yes) X____ (No)

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

IX. RESIDENTIAL PROPOSALS

A) Type of Development: 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: 36

Number of two (2) bedroom unit's 6

Number with three or more bedrooms: 0

Total number of units: 42

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: _____

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, Chaim Hirsch, 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.

Chaim Hirsch 02-21-2022

Signature of Applicant Date

Revised January 2018: Previous Editions Obsolete

ab architekten

62 Allen Street, 2nd Floor
New York, NY 10002
T: 212.334.1232
office@abarchitekten.com

Transmittal

Date:	04/05/2022
Co:	Building Department 62 Civic Center Plaza Poughkeepsie, NY 12601
Attn:	Judith Knauss
From:	AB Architekten 62 Allen Street 2nd Floor New York, NY 10002
Tel:	(212) 334-1232
Pages:	Transmittal / Cover letter/ Project Description / Addendum (5 Page) Architectural Design (15 Pages) Civil Engineering (3 Pages) Landscape Design (4 Pages) Fire Alarm Design (3 Pages)
Project:	15 North Cherry Street
Subject:	15 North Cherry Street Application for Site Plan & Façade Review (30 Pages)

ab architekten

62 Allen Street, 2nd Floor
New York, NY 10002
T: 212.334.1232
office@abarchitekten.com

15 North Cherry Street, Poughkeepsie, NY
Proposed Adaptive Reuse Project
Planning Board Resubmission 01
April 5th, 2022

Cover Letter:

The proposed adaptive reuse project, located at 15 North Cherry Street in Poughkeepsie, New York, focuses on bringing new life to a building initially constructed in the late 1800's. Through implementation of a floor-through unit typology, the development takes advantage of the existing building's long narrow floor plate with east and west exposures. The units' floor-through layout affords desirable double exposure and cross ventilation to residents. The addition of exterior stairs and balconies activates the façade and signifies the building's new use. The industrial character of the converted manufacturing building is preserved and celebrated while offering a more residential complexion as seen from the street.

- In this resubmission, the composition of the exterior stairs and balconies has been updated so as enhance the expression of the existing façade while still creating a memorable formal expression, with which residents can identify and connect, while lending individuality to the variety of units.
- Exterior building lighting has been laid out to further complement the existing building and proposed design along with providing for safety.
- The trash/recycling receptacles for the residents at the ground level have been integrated into the updated exterior stair composition, and
- The expression of the rooftop amenities has been further developed.
- The exterior rendering from North Cherry Street added to the submission package communicates this design intent.

In order to achieve the proposed intent, the applicant seeks Site Plan/Special Permit approval to convert the existing manufacturing building in a C-3 Zoning District to a multifamily residential development with associated amenities. The existing structures' footprints predate the current zoning ordinances and no changes are proposed that would increase or create additional noncompliance. The proposed typology mix in the main three-story structure is a mix of one- and two-bedroom units, in compliance with the minimum sizes as per Section 19-3.24(2)(b)(9). The existing one-story structure on the south side of the lot, as well as the open area in the north side yard of the site, are proposed to be used for amenities associated with the residential occupancy. A kids' playground and dog run are located at the north and an onsite gym and co working café are located at the south. These amenities will promote fitness and social interaction.

- In this resubmission, the setback of the proposed amenities at the north property line is now conceived as being able to be part of an open greenway along the Fallkill Creek.

ab architekten

62 Allen Street, 2nd Floor
New York, NY 10002
T: 212.334.1232
office@abarchitekten.com

Due to the nature of existing site conditions - an existing narrow rear yard and small side yard adjacent to the Fall Kill Creek - the proposed development locates all provided parking in the confines of the front yard. Consideration for a reduced parking requirement is sought in light of the project's proximity to Main Street where public transportation is available. The development seeks to appeal to an active, forward-thinking demographic, while still providing parking for less mobile residents. The remaining portions of the improved property shall be landscaped to provide buffering, minimize erosion and stormwater runoff, and improve the aesthetic of the site.

- In this resubmission, the location of the required refuse area has been further reviewed and has been relocated to maintain access for maintenance while being better screened within the landscape. The updated proposed location additionally allows for unobstructed pedestrian access to the open green space and proposed amenities to the north.

This proposed project endeavors to contribute to the ever-improving quality of Poughkeepsie's architectural landscape. Through a circulation typology conducive to social interaction, and personal fitness, it prioritizes the well-being of Poughkeepsie's future inhabitants.

Sincerely,

Alex Blakely

LAWRENCE J. PAGGI, PE, PC

Consulting Engineering
43 Broad Street
Fishkill, New York 12524

Phone 845 897 2375
Fax 845 897 2239
Email ljpaggi@optonline.net

April 5, 2022

Attn: Judith Knauss
Deputy Zoning Administrator
City of Poughkeepsie Planning & Zoning
City Hall-2nd Floor
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: 15 North Cherry Street
Application for Site Plan & Façade Review
Planning Board Resubmission 01

Dear Judith:

This letter is provided as an addendum to the cover letter from Alex Blakely, dated April 5, 2022 relative to the above referenced project. In addition to the revisions noted in that letter, the following are noted in response to comments raised in the Site Plan Checklist provided by you and the City Development Director, Natalie Quinn, dated 2/25/22 and 3/7/22.

Responses to Site Plan Checklist Comments:

- A graphic scale is now provided on the plans.
- A note has been added to the site plan indicating that there are no existing or proposed easements, rights-of-ways, setbacks, reservations and rears dedicated to public use, covenants or deed restrictions within, adjacent or otherwise pertaining to the property.
- Existing features are shown extending twenty-five (25) feet beyond the property boundary lines.
- The number of stories and construction type of all buildings on the project site are indicated on the site plan.
- The Fallkill Creek is indicated on all plans.
- The Applicant is working to verify size, type and location of all existing utilities on the project site. Complete utility information will be provided in subsequent submissions.
- It is acknowledged that the northern portion of the project site is impacted by the 100-year floodplain. The limits of the floodplain as indicated on the FEMA Firmette map shall be shown on the plan in a subsequent submission.

- Detailed elevation information (materials, colors, window details, etc.) shall be provided in subsequent submissions.
- Additional site lighting information is indicated on the site plan and Sheet L-4.
- A note has been added to the site plan indicating that there are no existing or proposed easements, rights-of-ways, setbacks, reservations and rears dedicated to public use, covenants or deed restrictions within, adjacent or otherwise pertaining to the property.
- Regarding stormwater management requirements, the anticipated disturbance is below 1.0-acre and gaining coverage under the NYSDEC SPDES General Stormwater Permit for Construction Activities therefore does not appear to be required. As such, preparation of a Stormwater Pollution Prevention Plan and provision of post-construction stormwater management facilities does not appear to be required. The applicant intends to demonstrate a net-zero increase in impervious area based on historical aerial imagery of the project site and incorporation of permeable pavement if needed. This information will be provided in subsequent submissions.
- Hydraulic calculations shall be provided demonstrating no increase in stormwater runoff discharge rates and that the proposed stormwater conveyance structures will accommodate the 10-year storm.
- Snow storage areas are now indicated on the site plan.
- It is our understanding that the Conservation Analysis is not required for this action.
- Regarding compliance with Code Section 19-4.6:
    - Information relative to compliance with the City Flood Damage Prevention ordinance shall be provided in subsequent submissions.
- Regarding compliance with Code Section 19-4.18:
    - The plans have been modified to provide the minimum required setbacks from the proposed dog park and playground to the Fallkill Creek. An area variance is being pursued by the Applicant to allow the proposed refuse enclosure to be located within the Fallkill Creek setback.

The Applicant kindly requests to be placed on the April 19th Planning Board Agenda to review the above.

As always, please do not hesitate to contact our office with any questions or concerns.

Sincerely,

Christian R. Paggi

Christian R. Paggi, PE
Senior Engineer

PARCEL DATA

TAX MAP INFORMATION	SECTION 6162, BLOCK 79, LOT 344012
PARCEL ADDRESS	NORTH 15 CHERRY STREET POUGHKEEPSIE, NEW YORK 12601
LOT AREA	0.90± ACRES

PROPERTY LOCATION AND SIZE

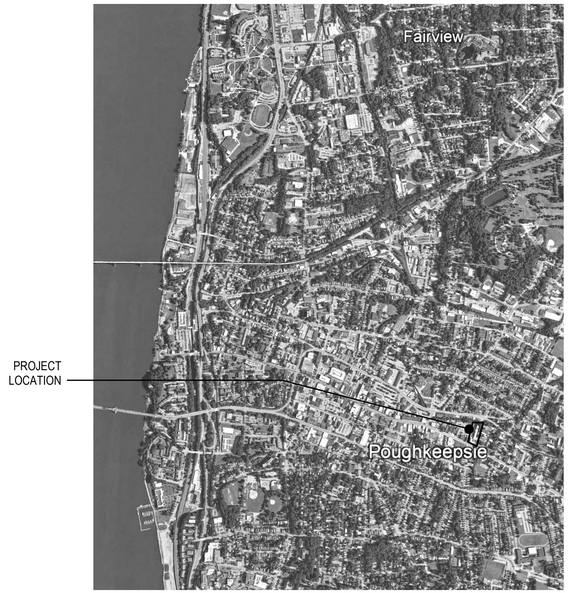
JURISDICTION	CITY OF POUGHKEEPSIE, NY
NAME	15 NORTH CHERRY STREET
ADDRESS	15 NORTH CHERRY STREET, POUGHKEEPSIE, NY 12601
SIZE	0.90 ACRES OR ± 39,204 SQ FT

ADJACENT PROPERTIES TAX MAP INFORMATION:

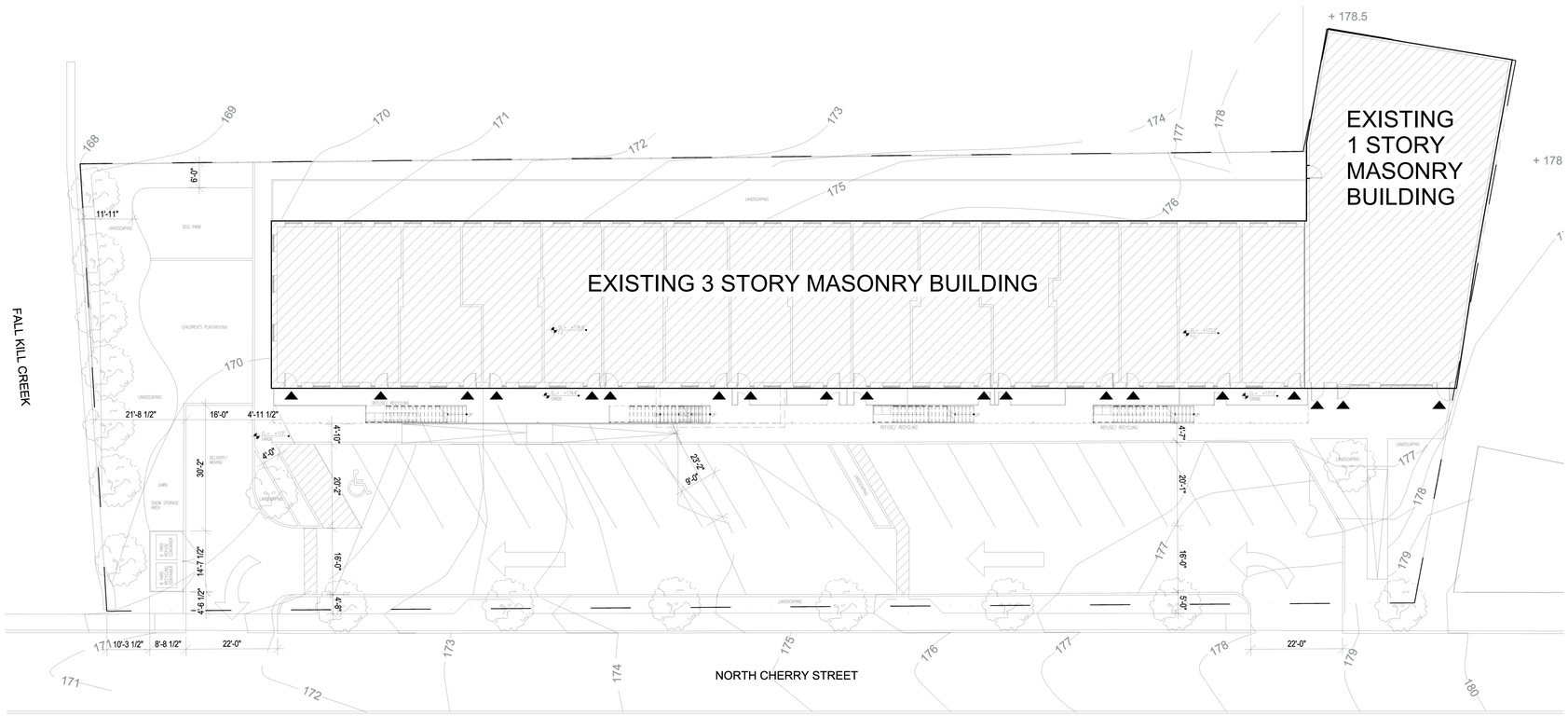
PARCEL #	PARCEL ADDRESS	AREA	OWNER	OWNER ADDRESS
326997	519 MAIN ST, POUGHKEEPSIE 126010000	0.01 ACRES	YEUNG , SHING FU (PRIMARY)	1055 DUTCHER DR, FISHKILL NY 12524
330013	8 N CHERRY ST, POUGHKEEPSIE 126010000	0.43 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
333026	N CHERRY ST, POUGHKEEPSIE 126010000	0.25 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
339035	418 MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	MCGRANE , PETER (PRIMARY)	164 WHITMAN RD, YONKERS NY 107100000
348034	420-422 MAPLE ST, POUGHKEEPSIE 126010000	0.14 ACRES	JOHNSON , NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
356033	MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	JOHNSON , NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
363017	17 ROSE ST, POUGHKEEPSIE 126010000	0.84 ACRES	FALLKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
358007	9 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	JANENDO , JOHN JR A (PRIMARY)	9 ROSE ST, POUGHKEEPSIE NY 126010000
356004	7 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	MARKOVIC , ANTO (PRIMARY)	40 OLD ROUTE 52, STORMVILLE NY 12582
354999	ROSE ST, POUGHKEEPSIE 126010000	0.22 ACRES	FALLKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
343990	521 MAIN ST, POUGHKEEPSIE 126010000	0.54 ACRES	521-527 MAIN STREET CORP (PRIMARY)	PO BOX 4, BILLINGS NY 125100000

NO EXISTING OR PROPOSED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESERVATIONS AND REARS DEDICATED TO PUBLIC USE, COVENANTS OR DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.

1 TAX MAP
N.T.S.



2 LOCATION MAP
N.T.S.



3 SITE PLAN.
1/16" = 1'-0"

0' 10' 50' 100'

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JANET REDI TRUST
2 SEDGWICK ROAD
POUGHKEEPSIE, NY 12603
OWNER

#	DATE	DESCRIPTION
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1	REVISION	03.29.22
	SUBMISSION	02.22.22

ISSUES / REVISIONS

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www.abarchitekten.com

REGISTERED ARCHITECT ALEXANDER JOHN BLACKETT No. 028571 STATE OF NEW YORK

15 NORTH CHERRY ST

SITE PLAN
DRAWING TITLE

AB
CHECKED BY
PROJECT #

AS INDICATED
SCALE
03.29.22
DATE

A-100.00
DRAWING #
01 OF 04

ZONING ANALYSIS

I. PROPERTY LOCATION AND SIZE

1. JURISDICTION:	CITY OF POUGHKEEPSIE, NY
2. NAME:	15 NORTH CHERRY STREET
3. ADDRESS:	15 NORTH CHERRY STREET, POUGHKEEPSIE, NY 12601
4. SIZE:	.90 ACRES OR +/- 39,204 SQ FT

II. EXISTING LAND USE AND ZONING

1. DATE OF EXISTING ORDINANCE	1979 CITY OF POUGHKEEPSIE ZONING ORDINANCE
2. EXISTING ZONING DESIGNATION	C-3 GENERAL COMMERCIAL
3. ADJACENT ZONING DESIGNATION AND OR USES (IF APPLICABLE):	NORTH: R-4 MEDIUM HIGH – DENSITY RESIDENTIAL C-3 GENERAL COMMERCIAL EAST: R-4 MEDIUM HIGH – DENSITY RESIDENTIAL C-1 NEIGHBORHOOD COMMERCIAL SOUTH: C-1 NEIGHBORHOOD COMMERCIAL WEST: C-3 GENERAL COMMERCIAL
4. EXISTING LAND USE:	COMMERCIAL - STORAGE, WAREHOUSE AND DISTRIBUTION FACILITIES

III. PROPOSED LAND USE AND ZONING

1. PROPOSED ZONING DESIGNATION:	C-3 GENERAL COMMERCIAL
2. PROPOSED LAND USE:	COMMERCIAL - LIVING ACCOMMODATIONS: APARTMENTS
3. IS USE PERMITTED?	PERMITTED ONLY BY SPECIAL USE PERMIT ISSUED THE PLANNING BOARD.

IV. SPECIAL USE PERMIT REQUIREMENTS 19-3.24-9

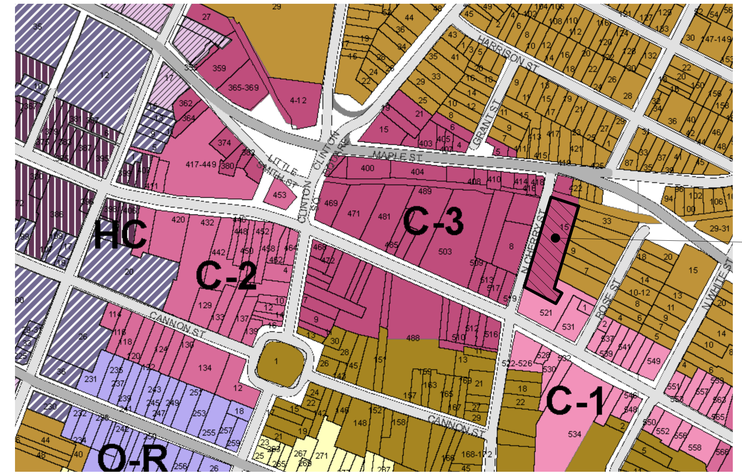
	REQUIRED	EXISTING	PROPOSED
1. BUILDING IS IN EXISTENCE ON THE EFFECTIVE DATE OF THE ZONING ORDINANCE.	YES	YES	YES
2. NO DWELLING UNIT SHALL CONTAIN MORE THAN TWO BEDROOMS	YES	N/A	**2**
3. MIN. STUDIO DWELLING UNIT SQUARE FOOTAGE	400 SQ FT	N/A	N/A
4. MIN. ONE BEDROOM DWELLING UNIT SQUARE FOOTAGE	600 SQ FT	N/A	600 - 700 SQ FT
5. MIN. TWO BEDROOM DWELLING UNIT SQUARE FOOTAGE.	750 SQ FT	N/A	1,100 - 1,200 SQ FT
6. MIN LIVE/WORK LOFT DWELLING UNIT SQUARE FOOTAGE.*	800 SQ FT	N/A	N/A
7. *LIVE WORK UNITS SHALL NOT BE USED AS RETAIL SHOP, GALLEY, OR ANY USE THAT RELIES ON REGULAR CUSTOMER OR CLIENT VISITATION AS PART OF NORMAL OPERATION. NO LOFT SHALL SERVES AS A PLACE FROM WHICH, COMMERCIAL VEHICLES ARE DISPATCHED OR OPERATED.			
8. OFF STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 19 -4.3, AND SUCH PARKING SHALL BE LOCATED WITHIN 600 FEET OF THE PREMISES.			

V. SUMMARY OF BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
1. BUILDING SET-BACK LINES FRONT: SIDE: REAR:	 10 FEET 10 FEET EACH 20 FEET TOTAL 20 FEET*	 43.5 FEET 42 FEET / 0 FEET 42 FEET 2.6 FEET	 51.5 FEET NO CHANGE NO CHANGE 14 FEET
	*WHERE C-3 DISTRICT IS WITHIN 50 FEET OF ANY R-1 THROUGH R-6 DISTRICT, A LANDSCAPED BUFFER OF AT LEAST 20 FEET SHALL BE PROVIDED ALONG THE PROPERTY LINE		
2. LOT AREA:	NONE	39,204 SQ FT	NO CHANGE
3. LOT WIDTH:	UNLISTED	+/- 316.25 FEET	NO CHANGE
4. LOT FRONTAGE:	40 FEET	+/- 314 FEET	NO CHANGE
5. BUILDING HEIGHT:	UNLISTED	+/- 37 FEET 2 INCH	NO CHANGE
6. LOT COVERAGE:	60%	35.81%	34.42%
7. USABLE OPEN SPACE:	UNLISTED	N/A	N/A
8. FLOOR AREA RATIO (FAR):	2.0	0.98	1.01

VI. OFF – STREET PARKING AND LOADING

	REQUIRED	EXISTING	PROPOSED
1. PLANTINGS AT STREET OR PROPERTY LINE (SEPARATING PARKING). MIN WIDTH: MIN HEIGHT: MAX SPACING:	 3 FEET 3 FEET 3 FEET	 N/A N/A N/A	 3 FEET 3 FEET 3 FEET
2. MAX CONTINUOUS PARKING ROW:	12 SPACES	N/A	11 SPACES
3. MAX UNINTERRUPTED PARKING AREA:	24 SPACES	N/A	22 SPACES
4. SCREENING:	WHERE A PARKING AREA FOR 3 OR MORE VEHICLES ABUTS A RESIDENTIAL PROPERTY, IT SHALL BE SCREENED FROM VIEW BY MEANS APPROVED BY PLANNING BOARD.		
5. ACCESS LANES AREAS SERVING < 20 SPACES AREAS SERVING >20 SPACES	 ONE 15' WIDE LANE TWO 10' WIDE LANES	 N/A N/A	 N/A VARIES
6. PARKING SPACES MIN LENGTH: MIN WIDTH:	 20 FEET LONG 9 FEET WIDE	 N/A N/A	 20 FEET LONG 9 FEET WIDE
7. PARKING AISLE MIN AISLE BETWEEN ROWS MIN AISLE FOR ANGLE PARKING	 22 FEET AISLE 16 FEET AISLE	 N/A N/A	 N/A 16 FEET AISLE
8. ENTRANCE EXIT DISTANCE FROM INTERSECTION:	50 FEET MIN	>50 FEET	>50 FEET
9. PARKING REQUIREMENTS* STUDIO.....1 SPACE 1 – BEDROOM.....1.5 SPACES 2 – BEDROOM.....2 SPACES LIVE / WORK LOFT.....1 SPACE *ADD 10 % TO TOTAL FOR VISITORS.	73 SPACES	N/A	22 SPACES



ZONING MAP

BUILDING GROSS FLOOR AREA - EXISTING			
FLOOR	3-STORY BLDG GROSS F.A.	1-STORY BLDG GROSS F.A.	TOTAL GROSS F.A.
CELLAR	5,274.89		5,274.89
1ST FLOOR	10,549.39	3,489.79	14,039.18
2ND FLOOR	10,292.39		10,292.39
3RD FLOOR	10,292.39		10,292.39
TOTAL ABOVE GRADE	31,134.17	3,489.79	34,623.96
TOTAL INCL. CELLAR	36,409.06	3,489.79	**39,898.85**

BUILDING GROSS FLOOR AREA - PROPOSED			
FLOOR	RESIDENTIAL GROSS F.A.	AMENITIES GROSS F.A.	TOTAL GROSS F.A.
CELLAR	4,987.62		4,987.62
1ST FLOOR	10,005.12	3,489.79	13,494.91
2ND FLOOR	10,005.12		10,005.12
3RD FLOOR	10,005.12		10,005.12
TOTAL ABOVE GRADE	30,015.36	3,489.79	33,505.15
TOTAL INCL. CELLAR	35,002.98	3,489.79	**38,492.77**

F.A. RATIO (LOT/GROSS F.A.) 0.98

PARKING SCHEDULE					
	UNIT TYPE	UNITS	REQUIRED BY TYPE	REQUIRED	PROVIDED
RESIDENTIAL TOTAL	STUDIO	0	1 SPACE PER UNIT	0	
	ONE BEDROOM	36	1.5 SPACES PER UNIT	54	
	TWO BEDROOM	6	2 SPACES PER UNIT	12	
	ADDITIONAL 10% VISITOR REQUIREMENT			7	
TOTAL				**73**	**22**

UNIT SCHEDULE				
FLOOR	UNIT TYPE			TOTAL
	STUDIO	1-BED	2-BED	
CELLAR				0
1ST FLOOR		16	0	16
2ND FLOOR		16	0	16
3RD FLOOR		4	6	10
ROOF/BULKHEAD				0
TOTAL UNIT COUNT	0	36	6	**42**

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JANET REDI TRUST
2 SEDGWICK ROAD
POUGHKEEPSIE, NY 12603
OWNER

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#	DATE	DESCRIPTION
	SUBMISSION	02.22.22

ISSUES / REVISIONS

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New York New York 10002
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F 212.334.4520
www.abarchitekten.com

REGISTERED ARCHITECT ALEXANDER JOHN BUNDY No. 029571 STATE OF NEW YORK

15 NORTH CHERRY ST

ZONING ANALYSIS & AREA TABULATIONS
DRAWING TITLE

AB
CHECKED BY
PROJECT #

N.T.S.
SCALE
02.21.22
DATE

A-101
DRAWING #
02 OF 04

1 WEST ELEVATION

3/32" = 1'-0"

0' 10' 50' 100'

2 EAST ELEVATION

3/32" = 1'-0"

0' 10' 50' 100'

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2 SEDGWICK ROAD
POUGHKEEPSIE, NY 12603

OWNER

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1	REVISION	03.29.22
	SUBMISSION	02.22.22

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REGISTERED ARCHITECT
ALEXANDER JOHN BLAKEY
No. 029574
STATE OF NEW YORK

15 NORTH CHERRY ST

EAST AND WEST ELEVATIONS

DRAWING TITLE

AB

CHECKED BY

PROJECT #

3/32" = 1'-0"

SCALE

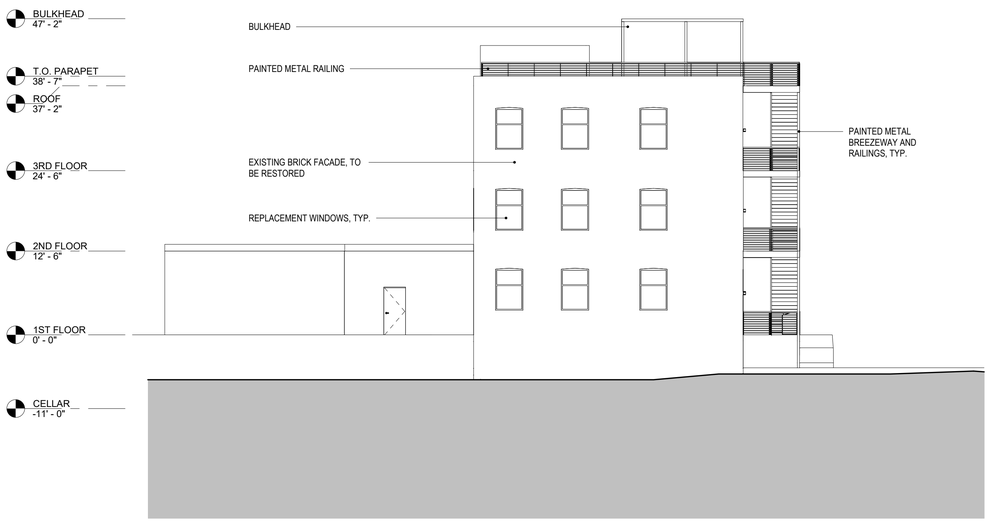
03.29.22

DATE

A-401.00

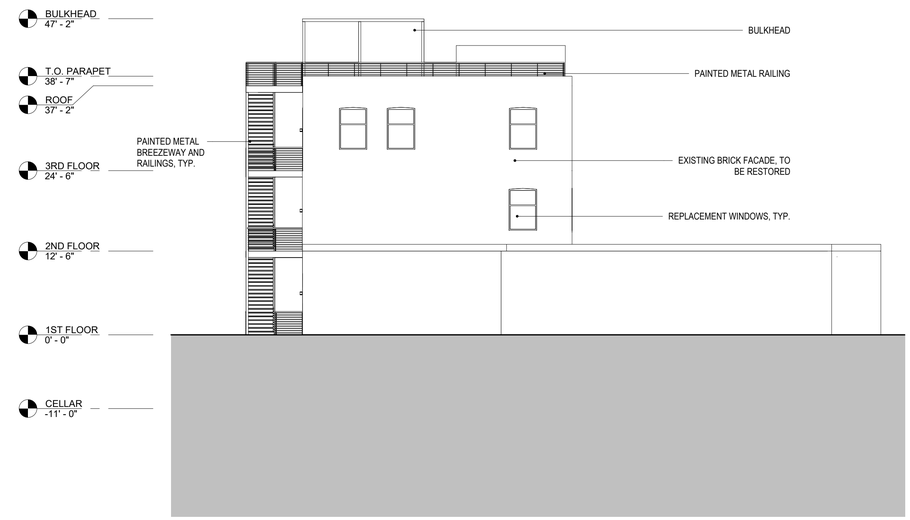
DRAWING #

25 OF 42



1 NORTH ELEVATION
3/32" = 1'-0"

0' 10' 50'



2 SOUTH ELEVATION
3/32" = 1'-0"

0' 10' 50'

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JANET REDI TRUST
2 SEDGWICK ROAD
POUGHKEEPSIE, NY 12603

OWNER

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1	REVISION	03.29.22
	SUBMISSION	02.22.22

ISSUES / REVISIONS

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REGISTERED ARCHITECT
ALEXANDER JOHN BLAGG
No. 028571
STATE OF NEW YORK

15 NORTH CHERRY ST

SOUTH AND NORTH ELEVATIONS

DRAWING TITLE

AB
CHECKED BY

PROJECT #

3/32" = 1'-0"
SCALE

03.29.22
DATE

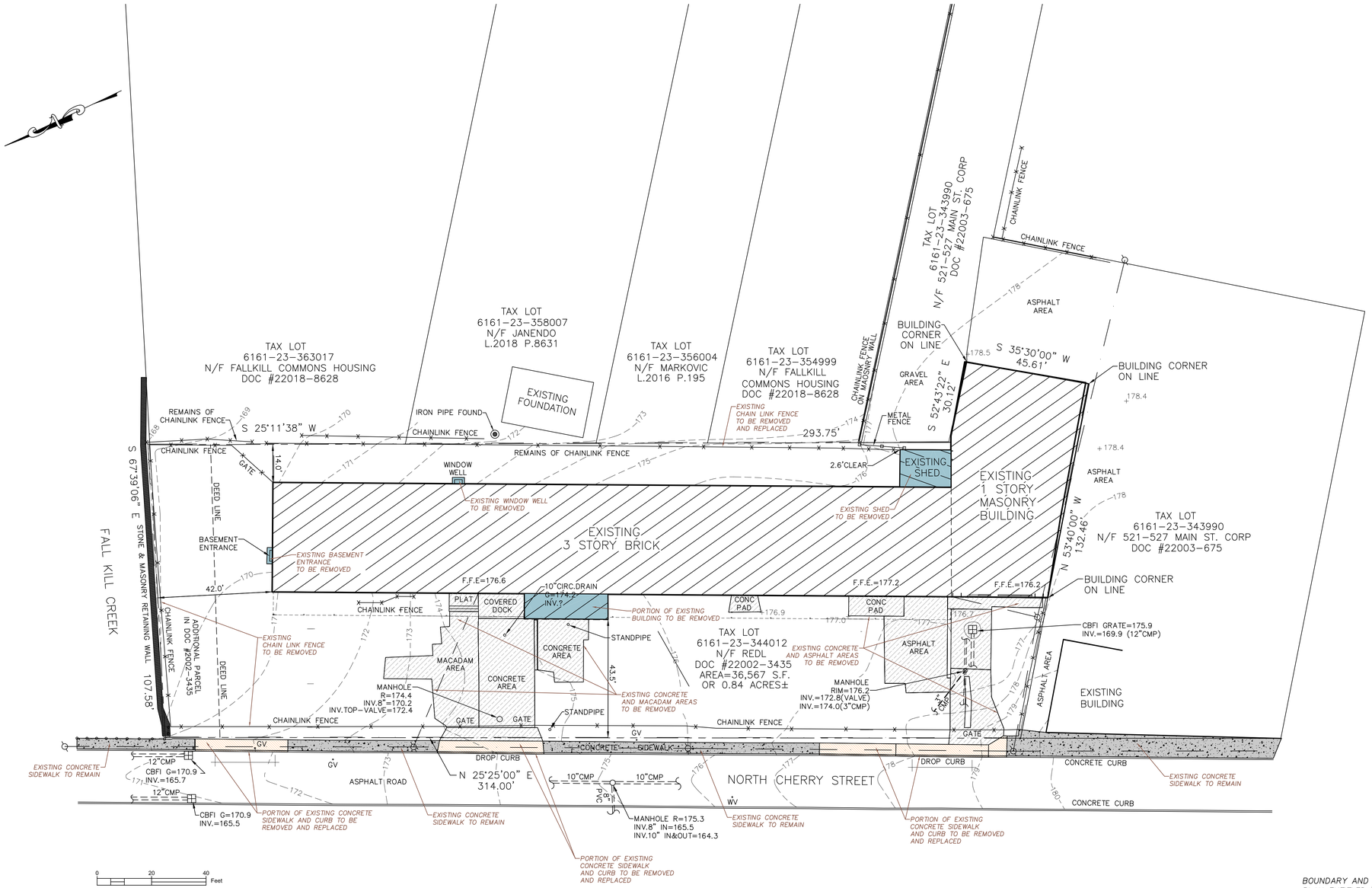
A-402.00
DRAWING #

04 OF 04

PROGRESS DRAWING
NOT FOR CONSTRUCTION

LEGEND

ø	DENOTES EXISTING UTILITY POLE
— — - —	DENOTES EXISTING OVERHEAD WIRES
—x—x—x—x—	DENOTES EXISTING CHAIN LINK FENCE
— —350— —	DENOTES EXISTING CONTOUR LINE
348.5+	DENOTES EXISTING SPOT GRADE



BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY LOCATED AT 5-15 NORTH CHERRY STREET", PREPARED BY DARREN J. STRIDIRON, P.L.S., DATED APRIL 14, 2021.

CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK" PRIOR TO COMMENCING CONSTRUCTION. 1-800-962-7962.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARK OUT OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

LAWRENCE J. PAGGI, PE, PC
CONSULTING ENGINEERING
43 BROAD STREET
FISHKILL, NEW YORK 12524
TELEPHONE: (845) 897-2375
Civil, Sanitary & Site Engineering
Site Planning
Environmental Assessment

STATE OF NEW YORK · LAWRENCE J. PAGGI · 065155 · LICENSED PROFESSIONAL ENGINEER

NO.	REVISIONS	BY	DATE
1.	APRIL 19, 2022 PLANNING BOARD MEETING	CRP	4/5/2022

DRAWN BY: VZ · CHECKED BY: LJP · Concept · Preliminary · Final · Construction

COMMERCIAL SITE PLAN FOR
5-15 NORTH CHERRY STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
EXISTING CONDITIONS, DEMOLITION PLAN

DATE: FEBRUARY 21, 2022
SCALE: 1" = 20'
JOB NUMBER: 21-14
SHEET NUMBER: C101

PROGRESS DRAWING
NOT FOR CONSTRUCTION

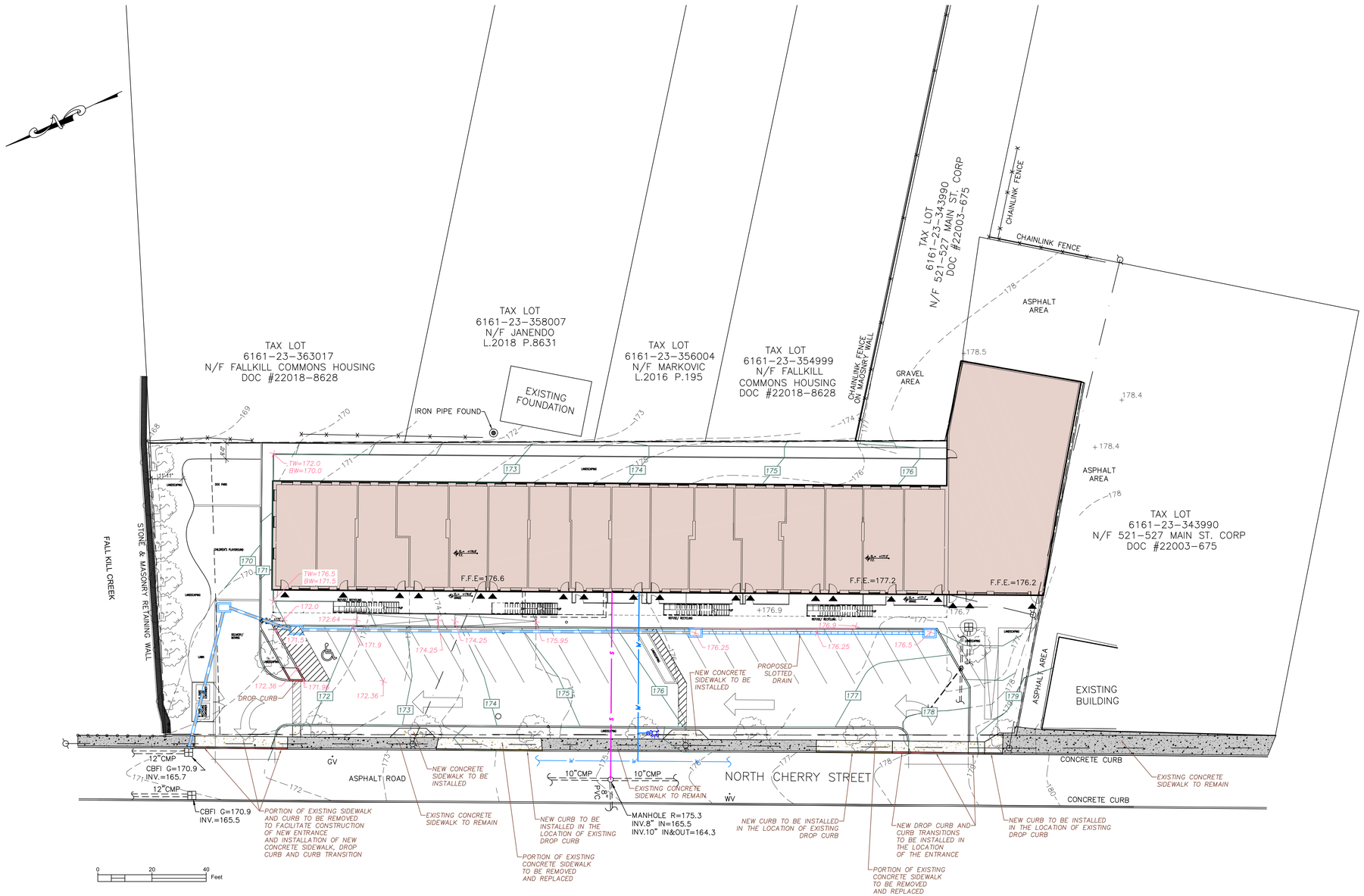
LEGEND

	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING OVERHEAD WIRES
	DENOTES EXISTING CHAIN LINK FENCE
350	DENOTES EXISTING CONTOUR LINE
348.5+	DENOTES EXISTING SPOT GRADE

LEGEND:

PROPOSED CONDITIONS:

178	PROPOSED CONTOUR
CB1	PROPOSED CATCH BASIN AND STORM LINE
171.9	PROPOSED SPOT ELEVATION
W	PROPOSED WATER SERVICE LINE
S	PROPOSED SANITARY SEWER GRAVITY LINE



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STATE OF NEW YORK
LAWRENCE J. PAGGI
065155
LICENSED PROFESSIONAL ENGINEER

NO.	REVISIONS	BY	DATE
1.	APRIL 19, 2022 PLANNING BOARD MEETING	CRP	4/5/2022

DRAWN BY: VZ
CHECKED BY: LJP
Concept Preliminary Final Construction

COMMERCIAL SITE PLAN FOR
5-15 N. CHERRY STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
GRADING PLAN

DATE: FEBRUARY 21, 2022
SCALE: 1" = 20'
JOB NUMBER: 21-14
SHEET NUMBER: C201

PROGRESS DRAWING
NOT FOR CONSTRUCTION

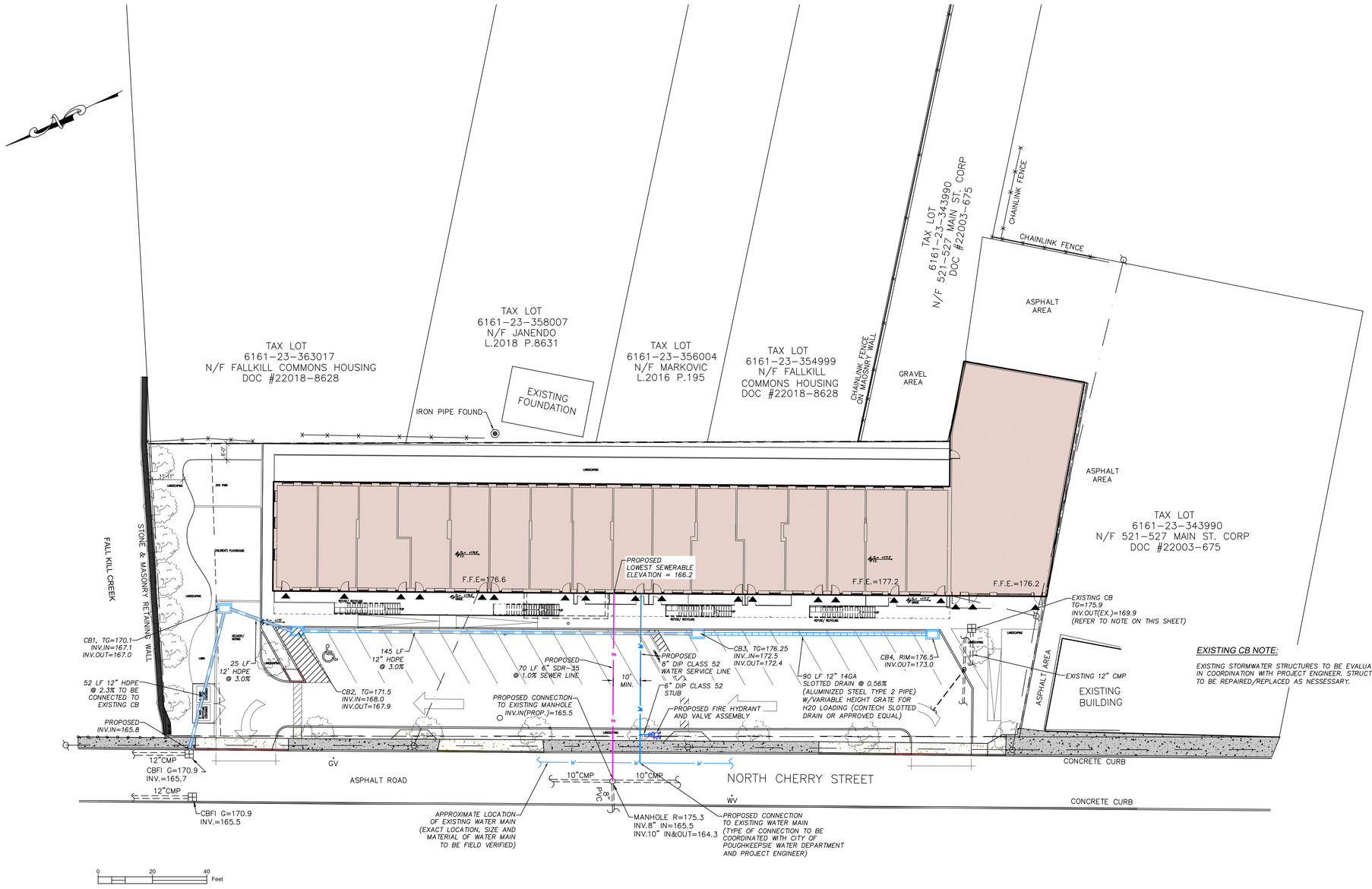
LEGEND

	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING OVERHEAD WIRES
	DENOTES EXISTING CHAIN LINK FENCE
350	DENOTES EXISTING CONTOUR LINE
348.5+	DENOTES EXISTING SPOT GRADE

LEGEND:

PROPOSED CONDITIONS:

178	PROPOSED CONTOUR
CB1	PROPOSED CATCH BASIN AND STORM LINE
171.9	PROPOSED SPOT ELEVATION
W	PROPOSED WATER SERVICE LINE
S	PROPOSED SANITARY SEWER GRAVITY LINE



EXISTING CB NOTE:

EXISTING STORMWATER STRUCTURES TO BE EVALUATED IN COORDINATION WITH PROJECT ENGINEER. STRUCTURES TO BE REPAIRED/REPLACED AS NESSESSARY.

LAWRENCE J. PAGGI, PE, PC
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Civil, Sanitary & Site Engineering
Site Planning
Environmental Assessment

STATE OF NEW YORK
LAWRENCE J. PAGGI
065155
LICENSED PROFESSIONAL ENGINEER

DRAWN BY: VZ | CHECKED BY: LJP | Concept | Preliminary | Final | Construction

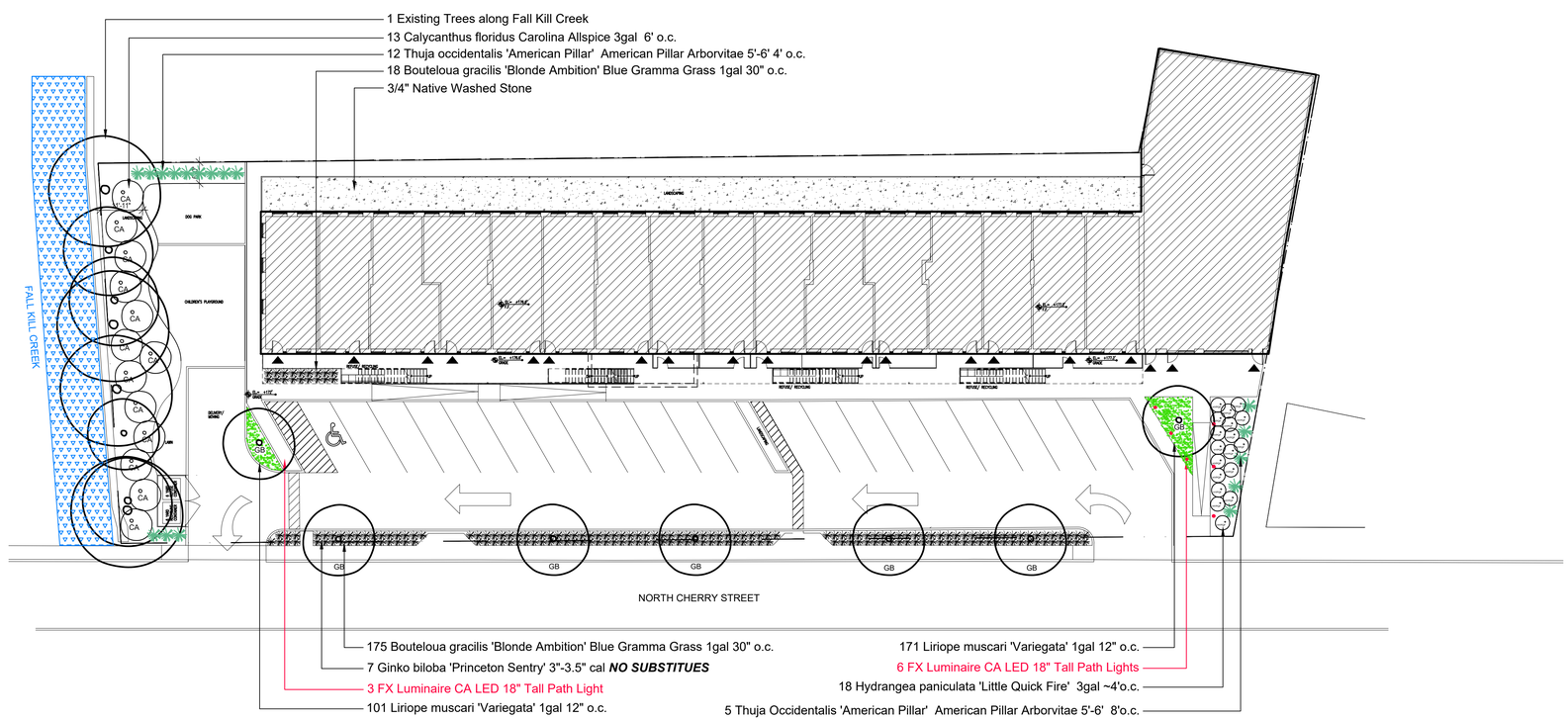
NO.	REVISIONS	BY	DATE
1.	APRIL 19, 2022 PLANNING BOARD MEETING	CRP	4/5/2022

COMMERCIAL SITE PLAN FOR
5-15 N. CHERRY STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

UTILITY PLAN

DATE: FEBRUARY 21, 2022
SCALE: 1" = 20'
JOB NUMBER: 21-14
SHEET NUMBER: C301

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



L1

845-702-1004

11 South Fowlerhouse Road Wappinger Falls, New York 12590

The Michael Boice Collaboration

DESIGNERS AND MAKERS OF FINE LANDSCAPES

North Cherry Street Holdings LLC

15 North Cherry Street Poughkeepsie, New York

Scale | 1" - 20' - 0"

Date | February 18, 2022

Revisions |

mdi February 25, 2022
mdi March 8, 2022
mdi March 30, 2022
planning board report new site plans

PLANTING NOTES

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

1. All plant material must conform to American Standard for Nursery Stock ANSI Z60.1-2014

2. Voluntary Alternates/Plant substitutions must be approved by the Designer/Landscape Architect

3. All plant material delivered to the site and or planted must be maintained by the Landscape Contractor until the scope of agreed Landscape work is complete

4. All wire baskets must be either removed from the root ball or cut from the root ball after placing the plant in the planting hole

5. All burlap must be removed from root balls or cut away from the root ball after placing the plant in the planting hole. All planting holes must be 50% wider than the root ball or container root mass.

6a. The indigenous soil or back fill for major trees must not be conditioned unless rocky or unsuitable conditions are present

6b. Incorporate 50% organic soil media and slow release fertilizer per instructions into indigenous soil used to back fill shrubs, perennials and ground cover. Ground cover beds in partticular will require mechanical tilling in an effort to create a friable soil texture

6c. Any soil glazing created by the back of the shovel shall be removed by reversing the shovel and caving in the planting hole

7. A soil pH test is highly recommended before planting begins

8. All existing unwanted plant material and weeds and their roots systems must be completely removed from planting beds prior to installing new plant material. The use of Round-Up may be required to eliminate invasive/stoloniferous weeds. Only a licensed professional may apply Round-Up

9. Only non-dyed natural mulch may be used. Install mulch to a depth of 2" - 3"

10. Stake any trees or plants that may be affected by high wind loads.

11. Where an automatic irrigation system is recommended, the Landscape Contractor shall provide proof of CID, CIC, CIT - Certified Irrigation Designer, Contractor, Technician through the Irrigation Association

12. It is the Landscape Contractor's responsibility to comply with all local and state codes. Any permits required for the Landscape Contractor's work must be obtained by the Landscape Contractor

13. It is the Landscape Contractor's responsibility to coordinate the planting schedule with the owner

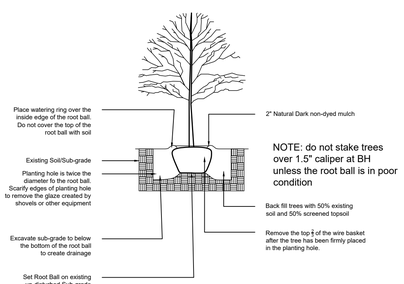
14. Any deviations from the design due to unkown site conditions must be brought to the attention of the Designer/Landscape Architect

15. All Grasses and perennials must be cut back either in fall or early spring - before new foliage emerges. Bouteloua must not be pruned lower than 12" in fall

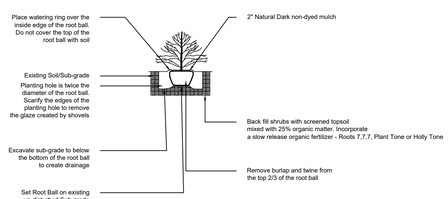
16. Hydrangea may be pruned back 12" - 18" each fall or spring - before new foliage emerges

18. Prune the Ginko biloba for structure and open habit for the first 3-5 seasons.

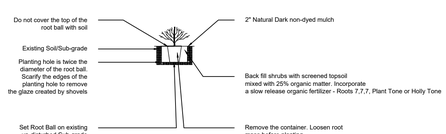
19. Trim liriope back every late fall with a lawn mower set at its highest setting.



TREE PLANTING SPECIFICATION



SHRUB PLANTING SPECIFICATIONS



CONTAINER PLANTING SPECIFICATIONS

L2

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

North Cherry Street Holdings LLC
15 North Cherry Street Poughkeepsie, New York

Scale | 1" - 20' - 0"
Date | February 18, 2022
Revisions |

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Ginko biloba 'Princteon Sentery'

Thuja occidentalis 'American Pillar'

Bouteloua gracilis 'Blonde Ambition'

Calycanthus floridus

Liriope muscari 'Variegata'

Hydrangea paniculata 'Little Quick Fire'

Solar South

L3

845-702-1004

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The Michael Boice Collaboration

DESIGNERS AND MAKERS OF FINE LANDSCAPES

North Cherry Street Holdings LLC

15 North Cherry Street Poughkeepsie, New York

Scale | 1" - 20' - 0"

Date | February 18, 2022

Revisions | mob March 30, 2022 remove Quick Fire and Yarn

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L4

CA LED Path Light PHOTOMETRICS

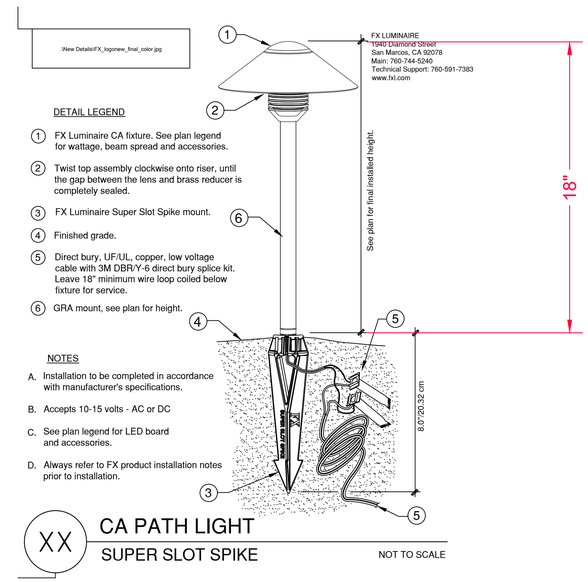
CA Path Light - Recommended Spacing				
	1LED		3 LED	
Footcandles (Lux)	12" Riser	18" Riser	12" Riser	18" Riser
0.1 fc (1.1 lx)	11.0' (3.4 m)	13.5' (4.1 m)	12.0' (3.7 m)	15.0' (4.6 m)
0.2 fc (2.2 lx)	9.0' (2.7 m)	9.0' (2.7 m)	10.5' (3.2 m)	13.5' (4.1 m)
0.3 fc (3.2 lx)	8.0' (2.4 m)	6.0' (1.8 m)	9.5' (2.9 m)	12.0' (3.7 m)
0.4 fc (4.3 lx)	7.0' (2.1 m)	5.3' (1.6 m)	9.0' (2.7 m)	11.0' (3.4 m)
0.5 fc (5.4 lx)	5.0' (1.5 m)	4.5' (1.4 m)	8.5' (2.6 m)	10.0' (3.0 m)
0.1 fc (1.1 lx) minimum spacing recommended for residential projects				

0.3 fc (3.2 lx) minimum spacing recommended for commercial projects

CA LED Path Light SPECIFICATIONS

Output	1LED	3LED	3LEDT	ZDC
Total Lumens†	62	166	74	83
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	1.9	4.0	4.2	6.0
VA	2.2	4.4	4.5	7.2
Efficacy (Lumens/Watt)	34	43	21	36
Color Rendering Index (CRI)	85	85	--	84
Max Candela	55	91	29	40
Dimming	Phase-cut**	Phase-cut**	Phase-cut**	Luxor
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning	--	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	Zoning/Dimming/Color
Minimum Rated Life (L70)	72,000 Hrs	72,000 Hrs	55,000 Hrs	55,000 Hrs

** For optimal performance, use a trailing-edge (reverse phase-cut) dimmer.
† Measured using the 2,700K CCT option.



FX Luminaire CA LED Dark Sky Compliant Fixture - Copper or Bronze

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North Cherry Street Holdings LLC
15 North Cherry Street Poughkeepsie, New York

Scale | 1" - 20' - 0"
Date | February 18, 2022
Revisions |

FIRE ALARM NOTES & SPECIFICATIONS

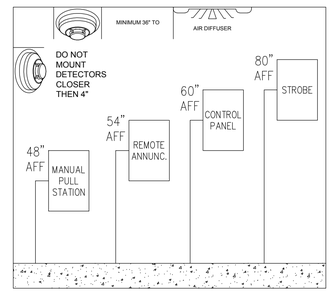
1) THE SYSTEM SHALL NOT BE POWERED UP UNTIL A MANUFACTURER'S TRAINED TECHNICIAN HAS INSPECTED IT.
2) PANELS AND BOXES SHALL BE MOUNTED ON STRUCTURAL SUPPORT.
3) SUPPORT ALL WIRES TO STRUCTURAL SUPPORT EVERY 4 1/2 FEET UNLESS INSIDE A RACEWAY.
4) MOUNT MANUAL PULL STATION NO HIGHER THAN 48" FROM THE FLOOR TO THE TOP OF THE HANDLE.
5) DO NOT PIPE DIRECTLY INTO ANY TAMPER VALVE AND OR WATER FLOW SWITCHES, USE FMC.
6) ALL MODULES SHALL BE MOUNTED IN A 2 1/8" DEEP SQUARE BOX.
7) SMOKE DETECTORS SHALL NOT BE MOUNTED WITHIN 36" OF ANY HVAC AIR DIFFUSERS.
8) SMOKE DETECTORS SHALL NOT BE LOWER THAN 12" FROM A CEILING, NOR WITHIN 4" OF WALLS AND OR CEILINGS.
9) ALL FIRE ALARM RELATED JUNCTION BOXES AND FITTING COVERS SHALL BE PAINTED RED.
10) ALL WIRES SHALL BE CLEARLY LABELED INDICATING THEIR LOCATION AND PURPOSE.
11) FIRE ALARM CABLES SHALL NOT BE MIXED WITH ANY NON FIRE ALARM CABLES.
12) ALL WIRES SHALL BE TESTED TO ENSURE THERE ARE NO GROUND FAULTS OR SHORTS PRIOR TO STARTING THE SYSTEM.
13) POLARITY MUST BE OBSERVED THROUGHOUT THE ENTIRE SYSTEM AND NO T-TAPPING SHALL BE PERMITTED UNLESS SPECIFICALLY DIRECTED BY MANUFACTURER'S TRAINED TECHNICIAN.
14) ALL FIRE ALARM CIRCUITS SHALL BE SIZED TO A MAXIMUM OF 80% OF CAPACITY.
15) ALL FIRE ALARM CIRCUITS SHALL BE WIRED ACCORDING TO NFPA "CLASS B" WITH THE EXCEPTION OF THE NETWORK CIRCUIT WHICH SHALL BE WIRED IN "CLASS A".
16) ALL CONNECTIONS SHALL BE EITHER SOLDERED, APPROVED TERMINAL STRIPS OR SCOTCH LOCKS (WIRE NUTS).
17) ALL AUX POWER AND NOTIFICATION CIRCUITS SHALL BE A MINIMUM OF 14 AWG AND ALL OTHER PLFA CABLING FOR FIRE ALARM CIRCUITS SHALL BE 16 AWG MINIMUM.
18) DEVICE LOCATIONS SHALL BE READILY ACCESSIBLE TO ALLOW FOR MAINTENANCE AND REPAIR.
19) THIS SYSTEM SHALL BE OF ADDRESSABLE TYPE AND ALL DEVICES AND MODULES USED SHALL MATCH THIS SYSTEM AND BE UL LISTED TO OPERATE WITH THIS PANEL.
20) THE EXACT LOCATION OF EQUIPMENT AND DEVICES SHALL BE COORDINATED WITH THE SPRINKLER CONTRACTOR AND SHALL BE APPROVED BY THE GENERAL CONTRACTOR.
21) THIS CONTRACTOR SHALL INCLUDE IN HIS PROPOSAL AN ADDITIONAL SMOKE DETECTOR SHOULD A TELE/DATA/ELECTRIC CLOSET BE ADDED AT NO ADDITIONAL COST TO THE OWNER AND/OR GENERAL CONTRACTOR.
22) SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3, R-4 AND I-1 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:
    1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
    2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
    3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
23) EACH STORY THAT CONTAINS DWELLING UNITS SHALL BE PROVIDED WITH THE FUTURE CAPABILITY TO INTERCONNECT THE BUILDING FIRE ALARM SYSTEM WITH THE UNIT SMOKE ALARMS.

FIRE ALARM SEQUENCE OF OPEARATION

SYSTEM OUTPUTS / INDICATING CONTROLLED DEVICES / SYSTEM INPUTS / INITIATING DEVICES	A ACTIVATE AUDIBLE ALARM SIGNAL W/LED AT PANEL & RAP	B ACTIVATE AUDIBLE & VISIBLE APPLIANCES THROUGHOUT	C ACTIVATE AUDIBLE SUPERVISORY SIGNAL W/LED AT PANEL & RAP	D ACTIVATE AUDIBLE TROUBLE SIGNAL W/LED AT PANEL & RAP	E TRANSMIT MANUAL PULL ALARM SIGNAL TO CENTRAL OFFICE	F TRANSMIT WATERFLOW ALARM SIGNAL TO CENTRAL OFFICE	G TRANSMIT SMOKE ALARM SIGNAL TO CENTRAL OFFICE	H TRANSMIT HEAT ALARM SIGNAL TO CENTRAL OFFICE	I TRANSMIT CARBON MONOXIDE ALARM SIGNAL TO CENTRAL OFFICE	J ACTIVATES A LOCAL TEMPORAL 4 SIGNAL	K TRANSMIT SUPERVISORY SIGNAL TO CENTRAL OFFICE	L TRANSMIT TROUBLE SIGNAL TO CENTRAL OFFICE
1 MANUAL PULL STATION	●	●			●							
2 SPRK, WATERFLOW SWITCH	●	●				●						
3 AREA SMOKE DETECTORS	●	●					●					
4 AREA HEAT DETECTORS	●	●						●				
5 CARBON MONOXIDE DET.			●						●	●		
6 SPRK, TAMPER VALVE			●								●	
7 AC POWER FAIL & GROUND FAULT & SHORT				●								●
8 TELCO & COMMON TRBL				●								●
9 NOTIFICATION APPL. TRBL				●								●

SYMBOL LEGEND:

- FACP — FIRE ALARM CONTROL PANEL
- DACT — DIGITAL ALARM COMMUNICATOR TRANSMITTER
- PNL — MAIN ELECTRICAL PANEL
- SBP — STROBE BOOSTER PANEL
- RAP — REMOTE ANNUNCIATOR PANEL
- F — MANUAL PULL STATION
- DM — INTELLIGENT ADDRESSABLE DUAL MONITOR MODULE
- RM — INTELLIGENT ADDRESSABLE RELAY MODULE
- AREA HEAT DETECTOR (135° F. FIXED)
- AREA SMOKE DETECTOR (PHOTO ELECTRIC TYPE)
- SA — SMOKE ALARM (WITH FUTURE CAPABILITY TO INTERCONNECT WITH BUILDING FIRE ALARM SYSTEM)
- SPRINKLER WATER FLOW ALARM SWITCH
- SPRINKLER VALVE TAMPER SWITCH
- END OF LINE RESISTOR
- H — WALL MOUNTED COMBINATION HORN/STROBE
- S — WALL MOUNTED STROBE
- "WP" — WEATHER PROOF



WIRING LEGEND:

1. 1 PAIR #16 FPLP NON SHIELDED CABLE
2. 1 PAIR #14 FPLP NON SHIELDED CABLE
3. 2 PAIRS #16 FPLP NON SHIELDED CABLE
4. 2 PAIRS #14 FPLP NON SHIELDED CABLE
5. 2-#12 + 1- #10 G, THHN SOLID IN 3/4" RGS C,
6. 2-#10 THHN SOLID IN 3/4" RGS C,
7. 1-#8 THHN STRND GREEN TO GROUNDING ELECTRODE

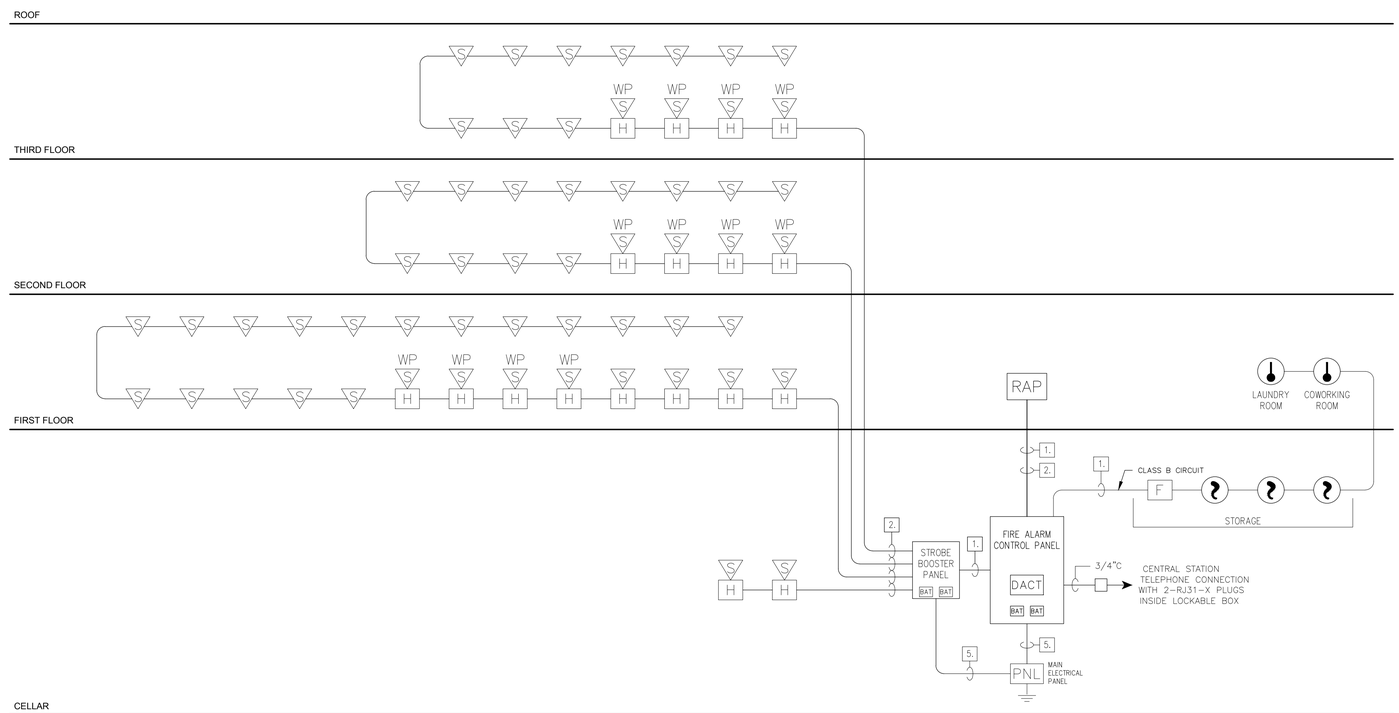
RECOMMENDED CANDELA SETTING CHART

MAXIMUM ROOM SIZE FT	MINIMUM REQUIRED LIGHT OUTPUT (EFFECTIVE INTENSITY, cd) ONE LIGHT PER ROOM	TWO LIGHTS PER ROOM (LOCATED ON OPPOSITE WALLS)	FOUR LIGHTS PER ROOM (ONE LIGHT PER WALL)
20 x 20	15	NA	NA
28 x 28	30	UNKNOWN	UNKNOWN
30 x 30	34	15	NA
40 x 40	60	30	15
45 x 45	75	UNKNOWN	UNKNOWN
50 x 50	94	60	30
54 x 54	110	UNKNOWN	UNKNOWN
60 x 60	135	95	30
70 x 70	184	95	60
80 x 80	240	135	60
90 x 90	304	185	95
100 x 100	375	240	95
110 x 110	455	240	135
120 x 120	540	305	135
130 x 130	635	375	185

NA = NOT ALLOWABLE
NOTE: IN HANDICAP ROOMS CANDELA RATING TO BE 177cd MINIMUM

RECOMMENDED WALL MOUNT HORN SETTINGS

Switch Position @ Temporal Setting	dBA	24V Nominal Measurements: Reverberant DC	Reverberant FWR	Anechoic DC	Anechoic FWR
1	High	88	88	99	98
2	Medium	86	85	96	96
3	Low	81	79	94	89



FIRE ALARM / SMOKE / HEAT DETECTION SYSTEM RISER DIAGRAM

NOT TO SCALE

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REVISIONS

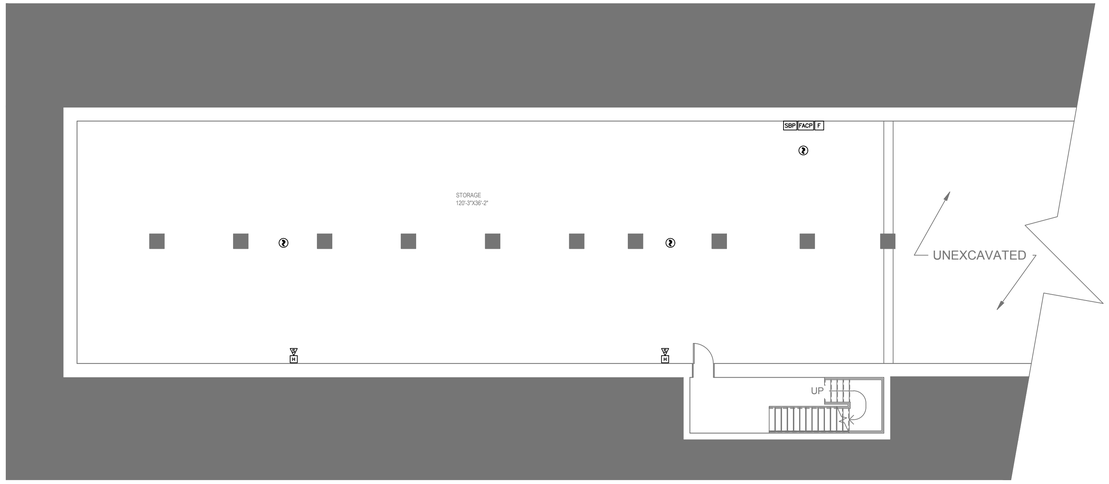
#	DATE	DESCRIPTION
01	02/22/22	UPDATED CELLAR FLOOR PLAN

ADDRESS:
15 N CHERRY ST
POUGHKEEPSIE, NY 12601

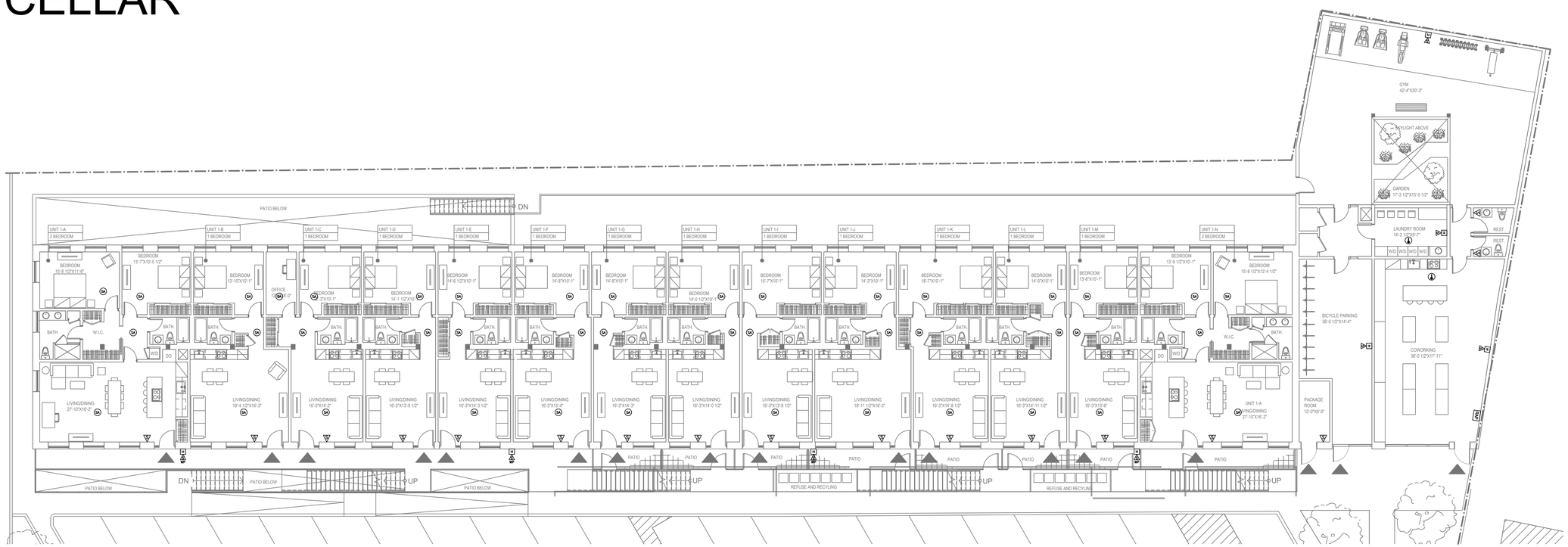
DWG TITLE:
FIRE ALARM
NOTES, LEGENDS, MATRIX AND RISER

SEAL & SIGNATURE:
STATE OF NEW YORK · JONATHAN WILLIAM OTTENSTEIN · 087755 · LICENSED PROFESSIONAL ENGINEER
JONATHAN OTTENSTEIN P.E.

PRJC NO: 211861	DATE: 02-03-22
SCALE: 24"X36" AS SHOWN	DWG: FA-101.01
DWG BY: K.L.	REVISION: 01
CHK BY: P.P.	PAGE: 1 OF 3



CELLAR



1ST FLOOR

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REVISIONS

#	DATE	DESCRIPTION
01	02/22/22	UPDATED CELLAR FLOOR PLAN

ADDRESS:

15 N CHERRY ST
POUGHKEEPSIE, NY 12601

DWG TITLE:

FIRE ALARM
CELLAR &
1ST FLOOR

SEAL & SIGNATURE:

STATE OF NEW YORK
JONATHAN WILLIAM OTTENSTEIN
067755
LICENSED PROFESSIONAL ENGINEER

JONATHAN OTTENSTEIN P.E.

PRJC NO:	211861	DATE:	02-03-22
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DWG BY:	K.L.	REVISION:	01
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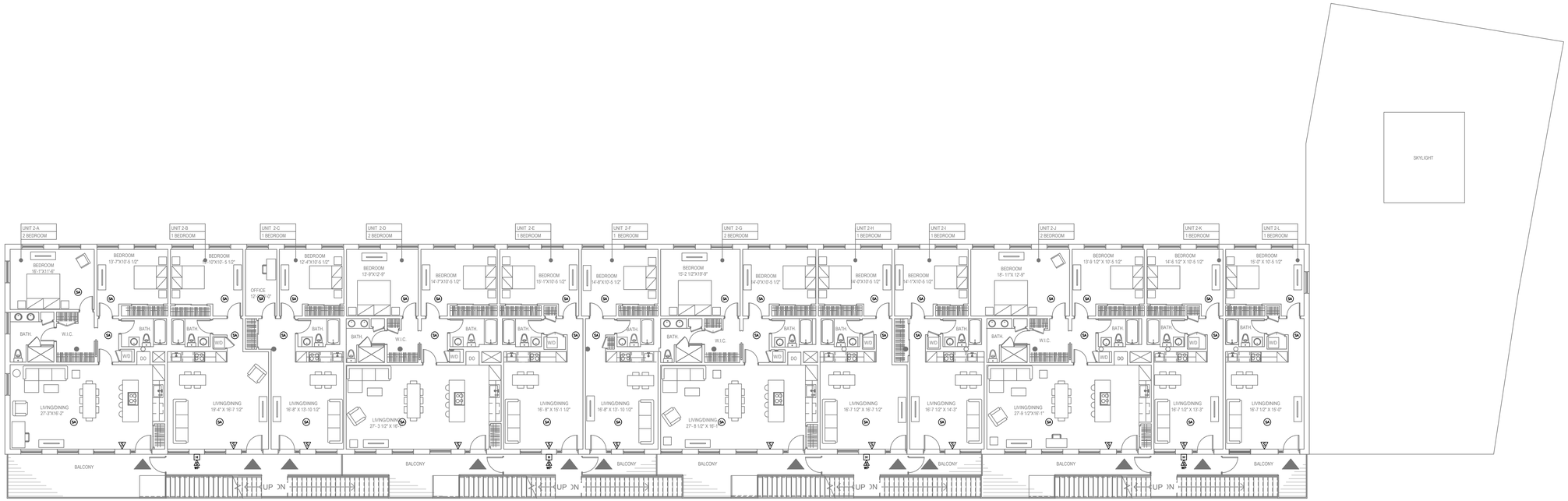
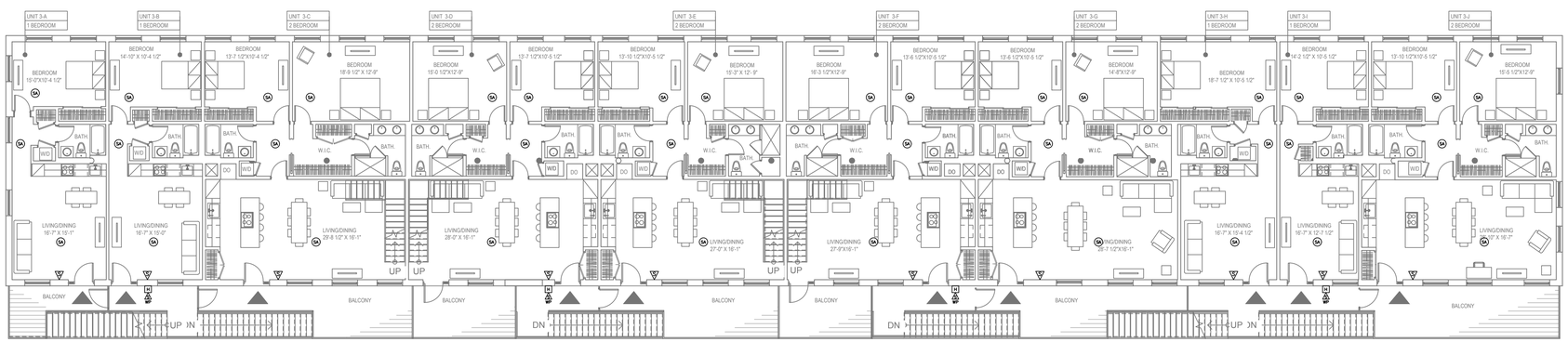


2ND FLOOR



3RD FLOOR

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REVISIONS

#	DATE	DESCRIPTION
01	02/22/22	UPDATED CELLAR FLOOR PLAN

ADDRESS:
15 N CHERRY ST
POUGHKEEPSIE, NY 12601

DWG TITLE:
FIRE ALARM
2ND & 3RD FLOOR

SEAL & SIGNATURE:
STATE OF NEW YORK · JONATHAN WILLIAM OTTENSTEIN · 087755 · LICENSED PROFESSIONAL ENGINEER

JONATHAN OTTENSTEIN P.E.

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SCALE:	24"X36" AS SHOWN	DWG:	FA-103.01
DWG BY:	K.L.	REVISION:	01
CHK BY:	P.P.	PAGE:	3 OF 3

1 WEST ELEVATION

3/32" = 1'-0"

0' 10' 50' 100'

2 EAST ELEVATION

3/32" = 1'-0"

0' 10' 50' 100'

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2 SEDGWICK ROAD
POUGHKEEPSIE, NY 12603

OWNER

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10		
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4		
3		
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1	REVISION	03.29.22
	SUBMISSION	02.22.22

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ab architekten
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New York New York 10002
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F 212.334.4520
www.abarchitekten.com

REGISTERED ARCHITECT
ALEXANDER JOHN BLAKEY
No. 029574
STATE OF NEW YORK

15 NORTH CHERRY ST

EAST AND WEST ELEVATIONS

DRAWING TITLE

AB

CHECKED BY

PROJECT #

3/32" = 1'-0"

SCALE

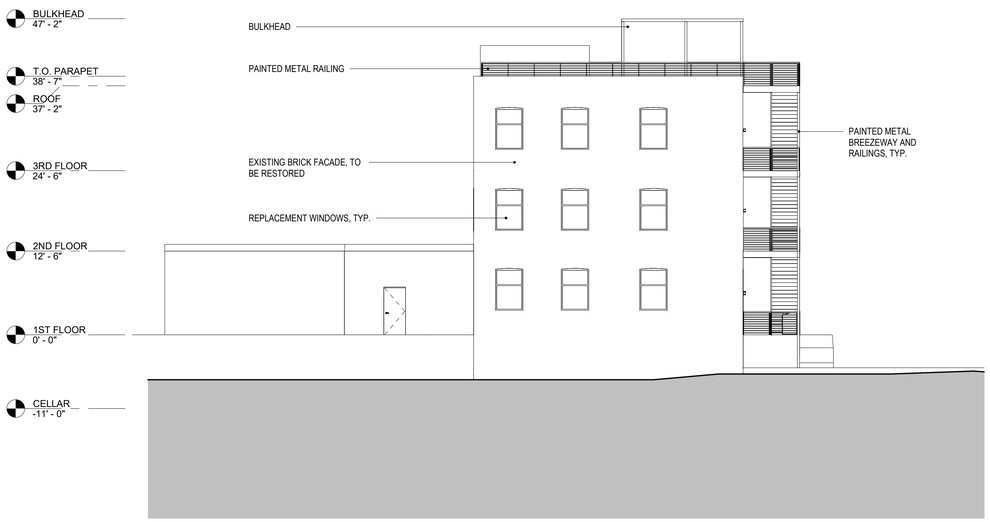
03.29.22

DATE

A-401.00

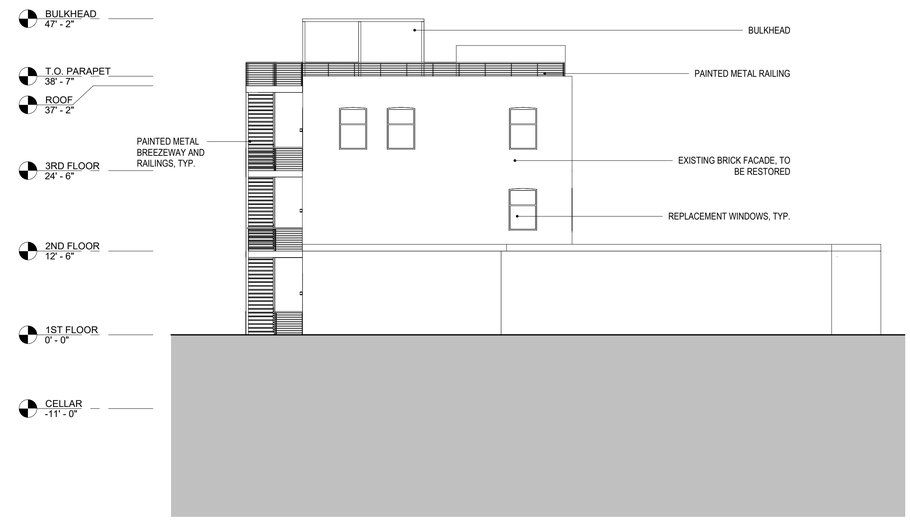
DRAWING #

25 OF 42



1 NORTH ELEVATION
3/32" = 1'-0"

0' 10' 50'



2 SOUTH ELEVATION
3/32" = 1'-0"

0' 10' 50'

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STATE OF NEW YORK

15 NORTH CHERRY ST

SOUTH AND NORTH ELEVATIONS
DRAWING TITLE

AB
CHECKED BY
PROJECT #

3/32" = 1'-0"
SCALE
03.29.22
DATE

A-402.00
DRAWING #
04 OF 04

JANET REDL TRUST
2 Sedgwick Road
Poughkeepsie, New York 12603
845-674-5009
frankredl@aol.com

February 21, 2022

City of Poughkeepsie Planning Department
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: 5-15 North Cherry Street

Dear Sir/Madam:

Please be advised that we own the above site.

Kindly accept this letter as our consent for North Cherry Street Holdings, LLC and Chaim Hirsch to make application for site plan approval with your office.

Very truly yours,

Frank Redl, Trustee

15 NORTH CHERRY STREET

Poughkeepsie / New York

March 29th, 2022

ab architekten

INTRODUCTION

The proposed adaptive reuse project, located at 15 North Cherry Street in Poughkeepsie, New York, focuses on bringing new life to a building initially constructed in the late 1800's. Through implementation of a floor-through unit typology, the development takes advantage of the existing building's long narrow floor plate with east and west exposures. The units' floor-through layout affords desirable double exposure and cross ventilation to residents.

The addition of exterior stairs and balconies activates the façade and signifies the building's new use. The industrial character of the converted manufacturing building is preserved and celebrated while offering a more residential complexion as seen from the street. The composition of balconies and exterior stairs creates a memorable formal expression, with which residents can identify and connect, while lending individuality to the variety of units.

The development seeks to appeal to an active, forward-thinking demographic, while still providing parking for less mobile residents. This proposed project endeavors to contribute to the ever-improving quality of Poughkeepsie's architectural landscape. Through a circulation typology conducive to social interaction, and personal fitness, it prioritizes the well-being of Poughkeepsie's future inhabitants.

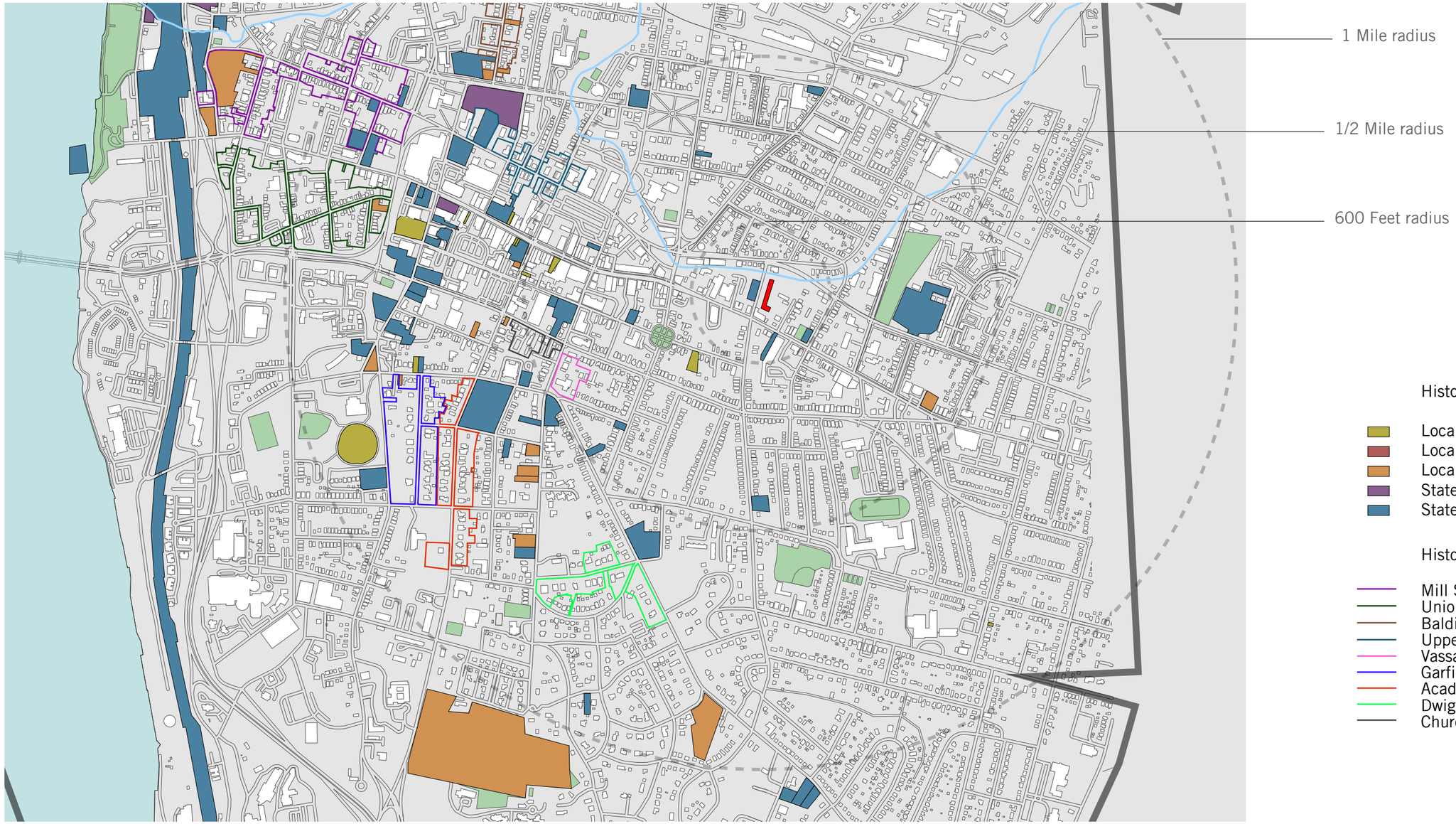
MISSION

(1) HISTORICAL PRESERVATION

(2) REVITALIZATION THROUGH STRATEGIC ARCHITECTURAL INTERVENTION

(3) CITY CONNECTIVITY

(1) HISTORICAL PRESERVATION



Historical Landmarks

- Local
- Local and State
- Local, State, and National
- State
- State and National

Historical Districts

- Mill St - N. Clover St
- Union St
- Balding Ave
- Upper Mill St
- Vassar-Warner Row
- Garfield Place
- Academy Street
- Dwight St - Hooker Ave
- Church Street Row

HISTORICAL LANDMARKS MAP

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW

MARCH 29TH, 2022

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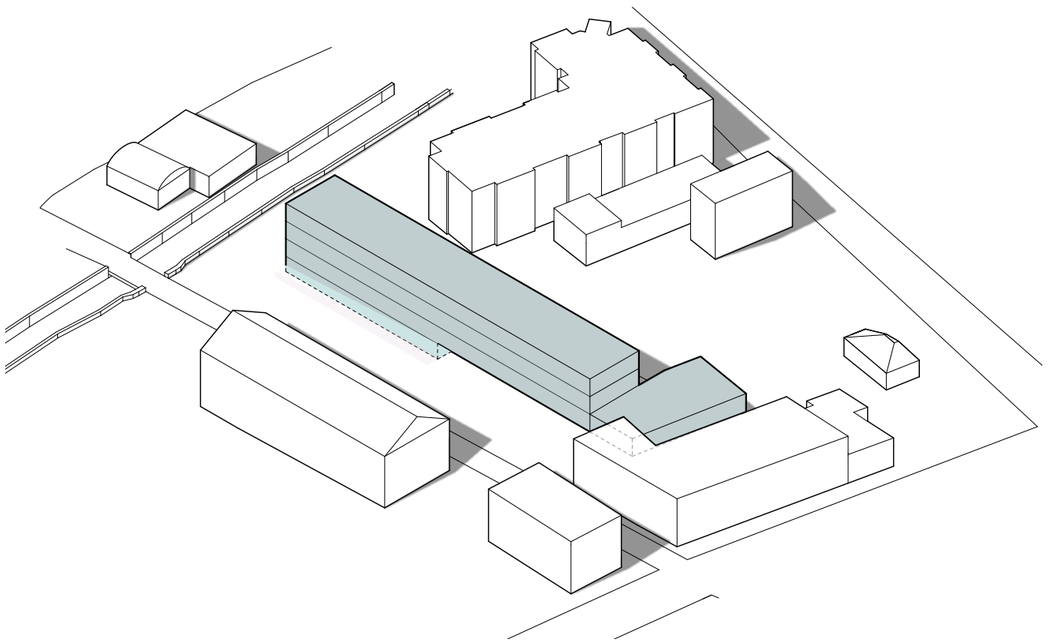
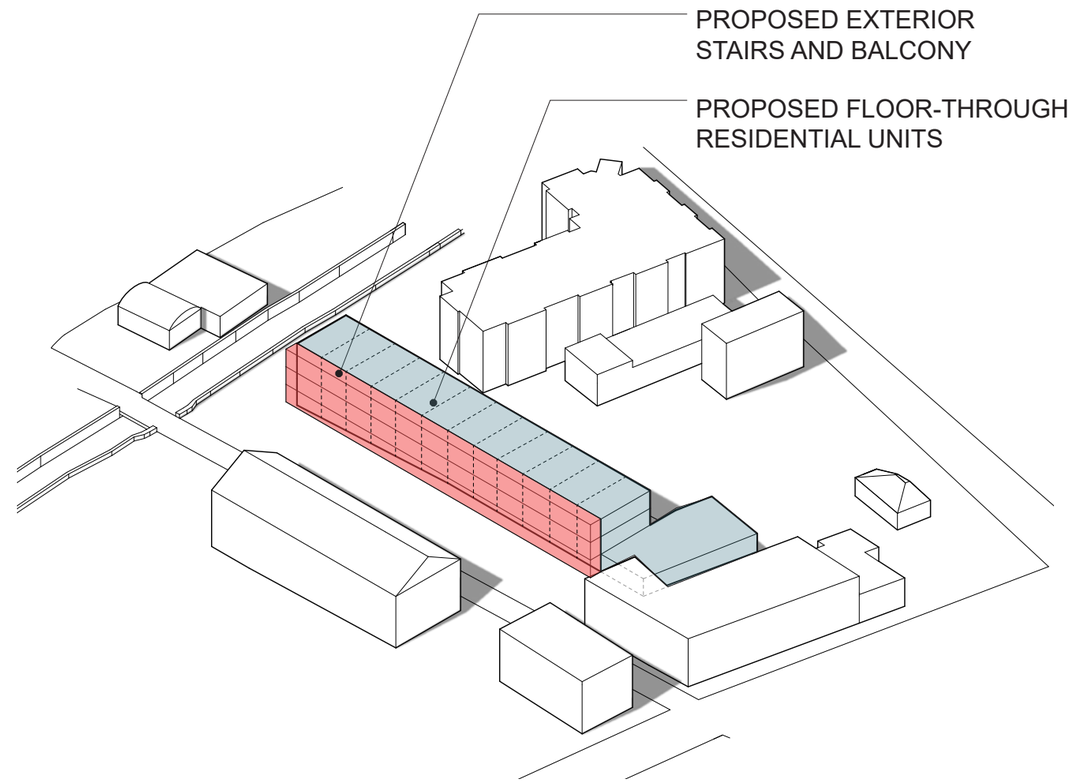
(2) REVITALIZATION THROUGH STRATEGIC ARCHITECTURAL INTERVENTION

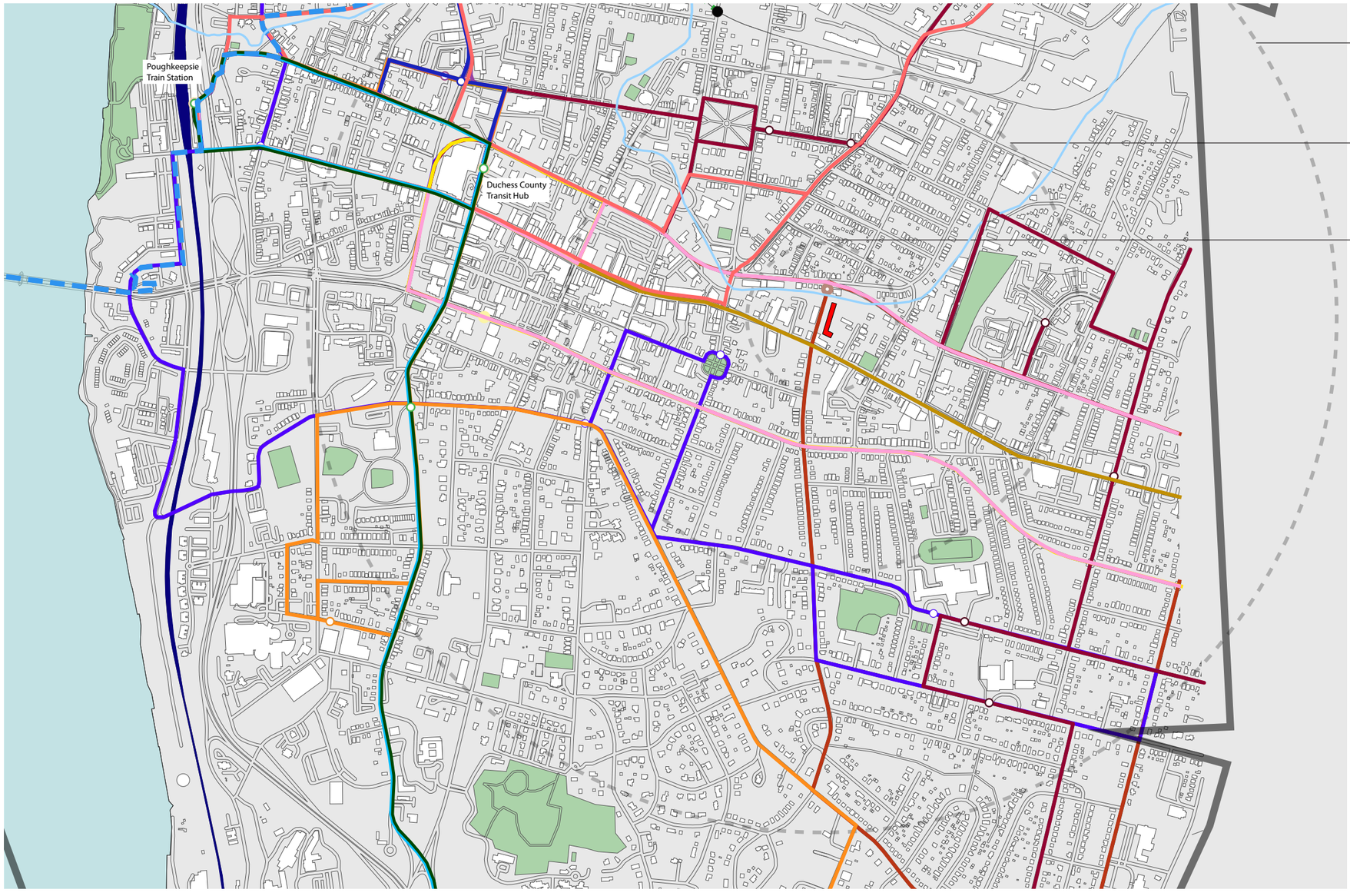


EXISTING CONDITIONS



PROPOSED INTERVENTION

(3) CITY CONNECTIVITY



1 Mile radius

1/2 Mile radius

600 Feet radius

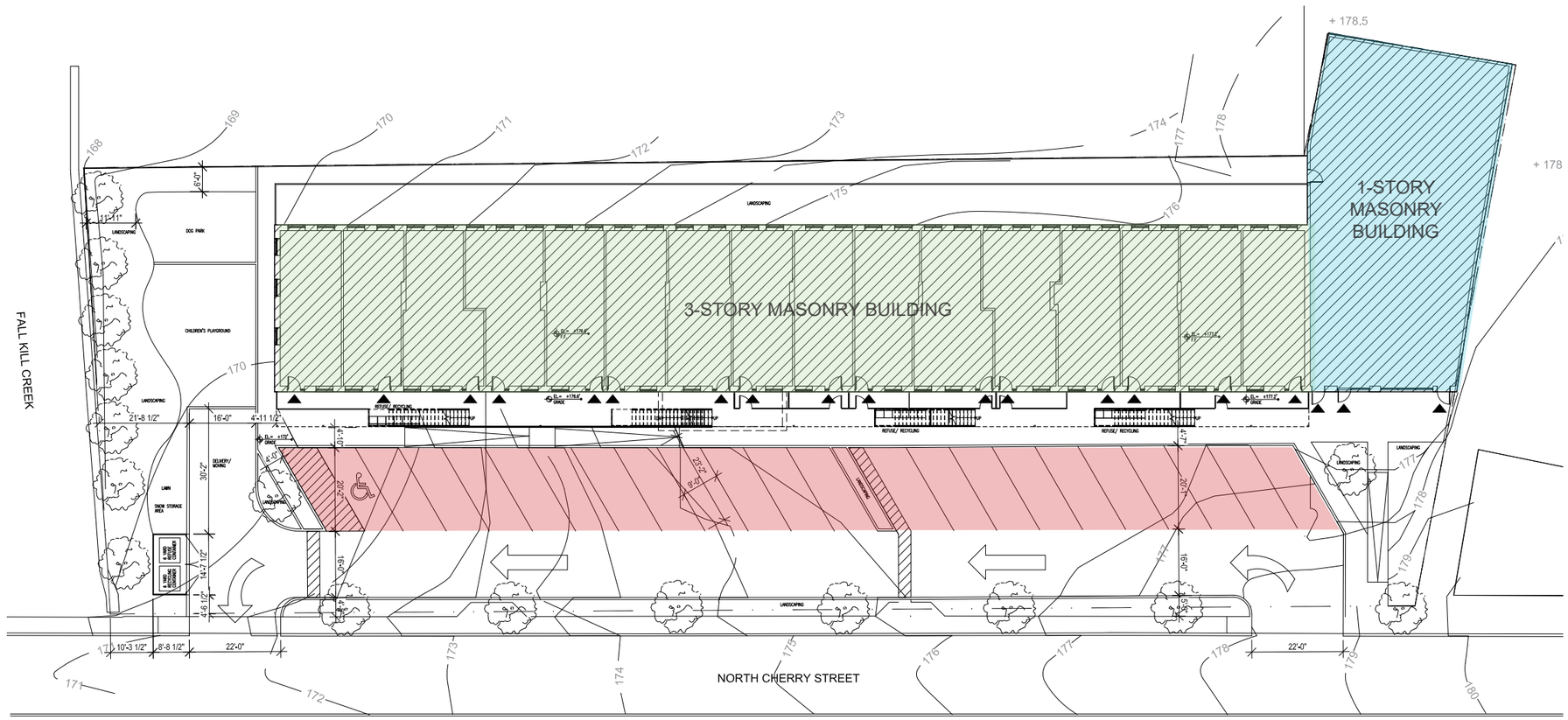
Poughkeepsie Bus Routes

- Route A - PK to Fishkill
- Route B - PK to Beacon
- Route C - PK to Tivoli
- Route D - PK to Wassaic
- Route E - PK to Pawling
- Route H - PK Transit Hub to Duchess County College
- Route J - PK Transit Hub to Hyde Park
- Route K - PK to The Shoppes at South Hills
- Route L - PK to Stop & Shop or Adam Fairace Farms
- Route M - PK to Grand Avenue at Hooker Ave.
- Route P - PK Transit Hub to PK Highschool
- PRL - PK Train Station to Hudson River Housing
- Urban Trial path
- W.R.S. Dutchess Rail Trail
- Walkway Loop Trail
- Poughkeepsie Train Station

- Duchess County Transit Hub 15 min walk
- Mansion St & Smith St 9 min walk
- North Cherry St & Main St 1 min walk
- Canon St & Clinton St 6 min walk
- Access to Urban Trail

KEY

PARKING
RESIDENTIAL
AMENITIES



SCALE: 1/32" = 1'- 0"

0' 10' 50'

PROPOSED SITE PLAN

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW

MARCH 29TH, 2022

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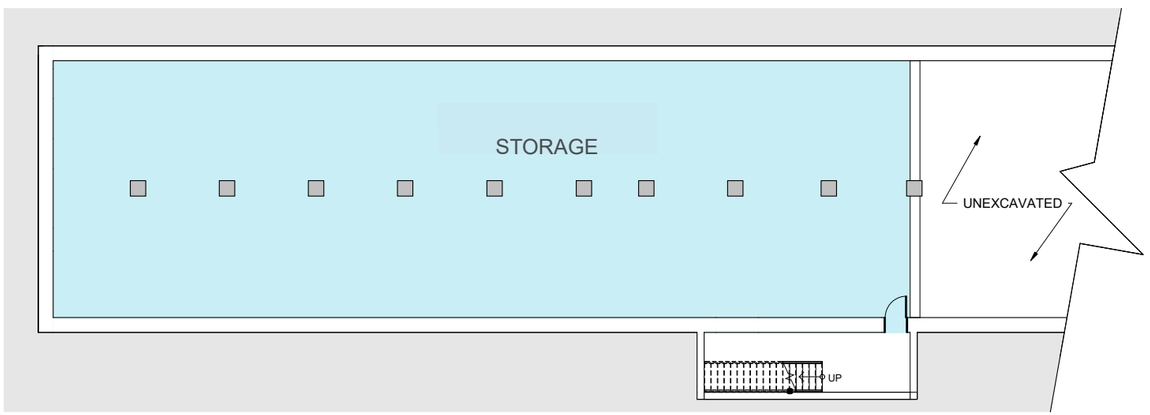
KEY

PARKING
RESIDENTIAL
AMENITIES

CELLAR



SCALE: 3/64" = 1'-0"

0' 10' 50'

PROPOSED CELLAR PLAN

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW

MARCH 29TH, 2022

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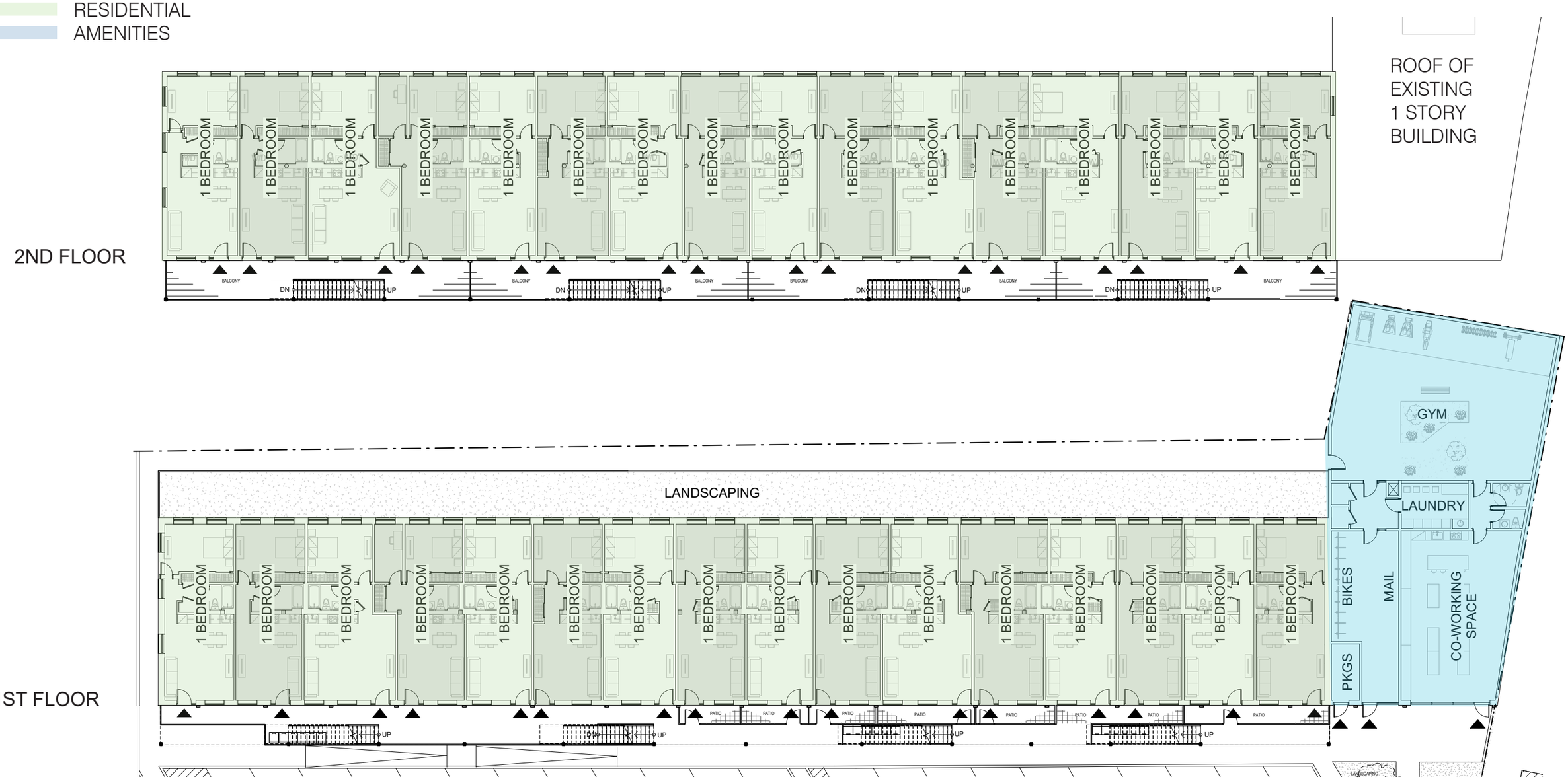
KEY

PARKING
RESIDENTIAL
AMENITIES



SCALE: 3/64" = 1'-0"

0' 10' 50'

PROPOSED 1ST & 2ND FLOORS

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW

MARCH 29TH, 2022

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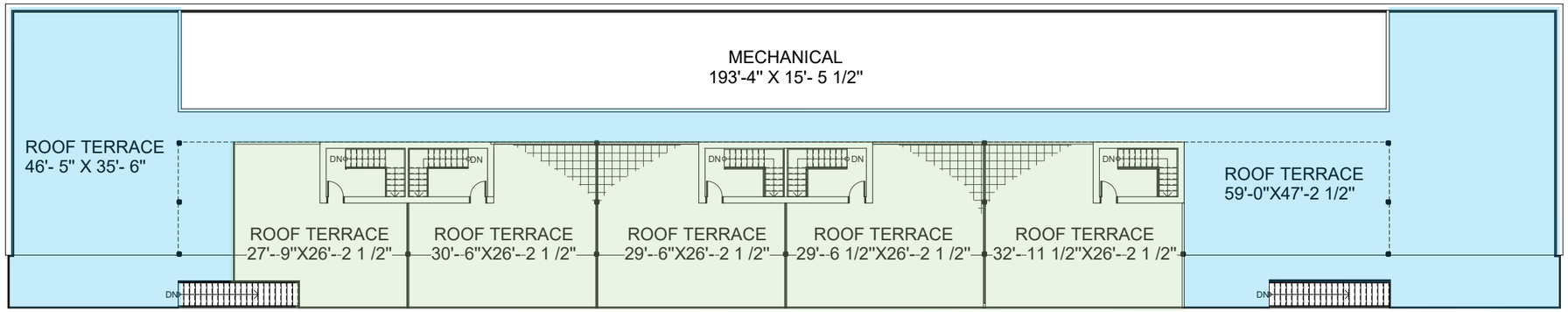
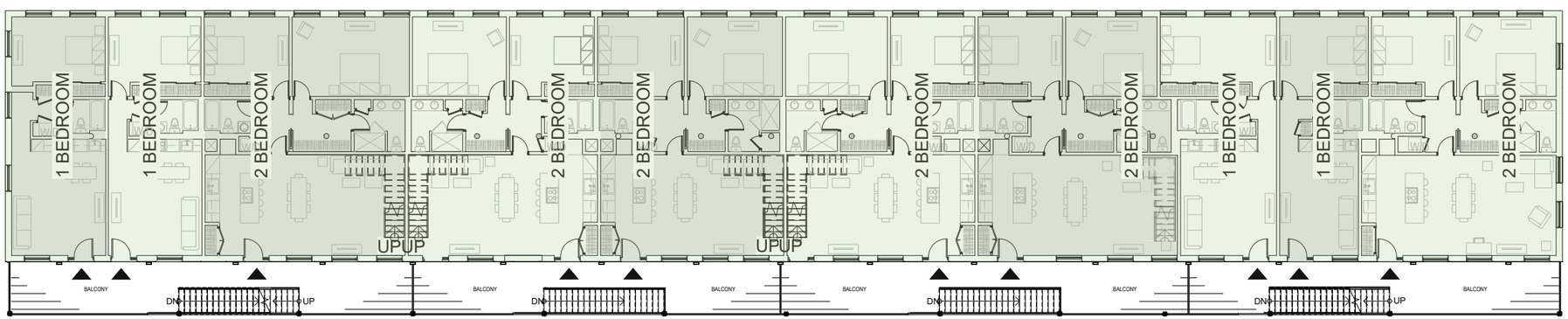
KEY

PARKING
RESIDENTIAL
AMENITIES

ROOF



3RD FLOOR



SCALE: 3/64" = 1'-0"

0' 10' 50'

PROPOSED 3RD FLOOR & ROOF

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW

MARCH 29TH, 2022

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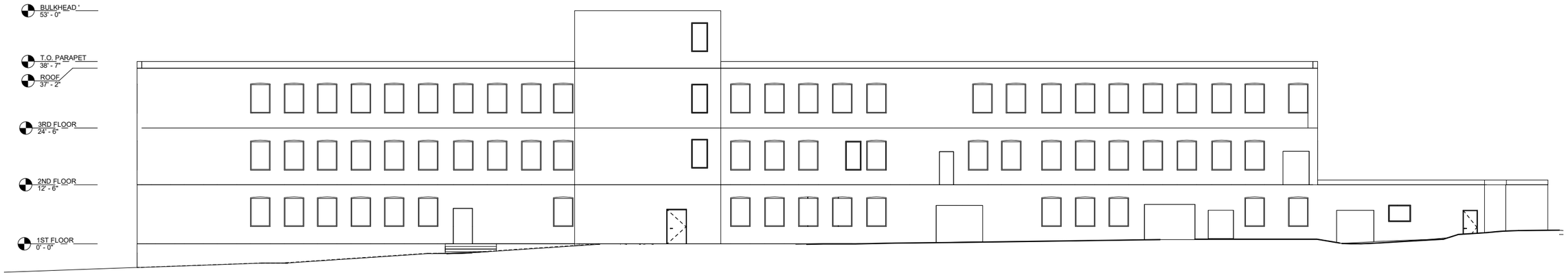
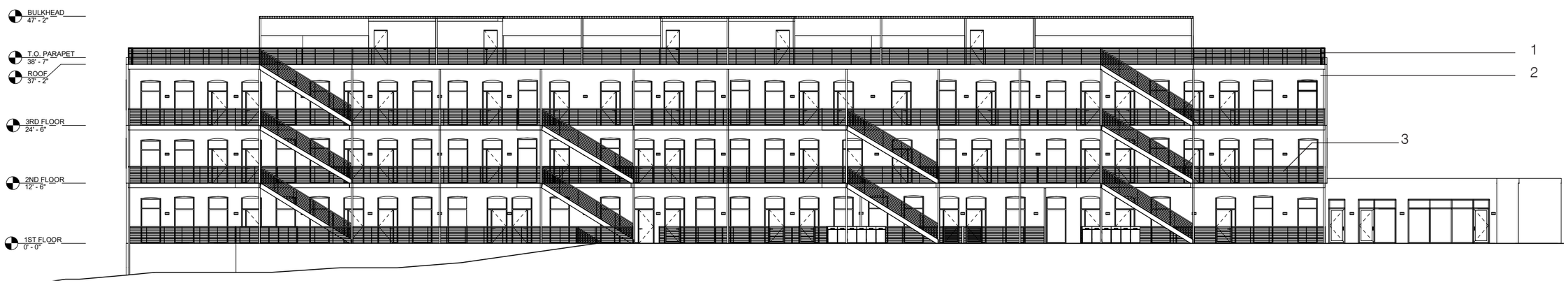


EXISTING WEST FACADE



PROPOSED WEST FACADE

1. PAINTED SOLID METAL RAILING

2. EXISTING BRICK FACADE, TO BE RESTORED

3. PAINTED METAL GUARDRAIL

SCALE: 3/64" = 1'-0"

0' 10' 50'

WEST FACADE ELEVATION

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW

MARCH 29TH, 2022

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SOUTHWEST PERSPECTIVE

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW

MARCH 29TH, 2022

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CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 04/01/2022

PROJECT NAME: 15 North Cherry Street

PROJECT ADDRESS: 15 North Cherry Street

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

☐ **THE SITE PLAN IS UNACCEPTABLE.**

CONDITIONS:

RECEIVED
APR 05 2022

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:
Sgt E. A #112 SGT. E. ACKEN #112	04/01/2022

BUILDING DEPARTMENT

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

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 4-6-22

PROJECT ADDRESS: 15 N Cherry St

PROJECT NAME:

OWNER: North Cherry Hoildings LLC

ENGINEER/ARCHITECT:

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

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

_____

_____

_____

_____

_____

_____

Eric Philipp
Building Inspector

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

March 7, 2022

Chaim Hirsh
North Cherry Holdings LLC
7 Lety Lane
Suffern, NY 10901

RE: 15 North Cherry Street

Dear Mr. Hirsh:

The Development Department is in receipt of your zoning review request relative to the property at 15 North Cherry Street and the proposed conversion of the warehouse thereon to a multiple residence containing 42 dwelling units. The Department is also in receipt of an application for site plan and special permit review relative to the same conversion.

The property is located in an area of the City zoned General Commercial (C-3) District. The conversion of existing building in C-3 Districts to residential use is permitted, with site plan and special permit approval from the Planning Board, pursuant to the provisions of Section 19-3.24(2)(b)(9) of the Zoning Ordinance, as follows:

i. A building is in existence on the effective date of this chapter.
ii. No dwelling unit shall contain more than two bedrooms.
iii. The minimum floor area of a dwelling unit not containing a separate bedroom shall be 400 square feet.
iv. The minimum floor area of a one-bedroom dwelling unit shall be 600 square feet.
v. The minimum floor area of a two-bedroom dwelling unit shall be 750 square feet.
vi. The minimum floor area for a work/live loft shall be 800 square feet; and no such loft shall be used as a retail shop, gallery or any other use which relies on regular customer or client visitation as a normal part of its operation. No such loft shall serve as a place from which, commercial vehicles are dispatched or operated.
vii. Off-street parking space shall be provided in accordance with the requirements of Section **19-4.3** of this chapter, and such space shall be located within 600 feet of the premises.

Review of the proposal for compliance with these criteria and the other applicable criteria of the Ordinance reveals the following deficiencies:

- Section 19-3.24(2)(b)(9)(vii) requires that off-street parking be provided in accordance with Section 19-4.3, and that such parking shall be located within 600 feet of the property: 73 spaces are required: 22 spaces are provided on site, additional spaces are not provided within 600 feet;

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

- Section 19-4.3(11) requires that 73 off-street parking spaces be provided: 22 spaces are provided on site;
- Section 19-4.3(1) requires that not more than 12 parking spaces shall be permitted in a continuous row without being interrupted by landscaping: there are 22 spaces in a row without interruption by landscaping:
- Section 19-4.13(1) does not permit parking in front yards: the parking is proposed to be located entirely within the front yard;
- Section 19-4.13(1) requires that all accessory uses be set back a minimum of six (6) feet from any side or rear property line: the children's playground and dog park appear to be located on the north and east property lines on some of the pages submitted, although the landscape plan appears to suggest a setback of at least six (6) feet from the north property line and three (3) feet from the east property line (unless these uses are integrated into the landscaping;
- Section 19-4.18(2)(a) prohibits any structure or use of land other than for parking, recreation or open space within 30 feet of the top of the banks of the Fallkill Creek as defined by the Director of Development: the refuse area is proposed to be located approximately 20 feet from what appears to be the top of the banks (the retaining wall along the Creek).

Therefore, the proposal is hereby denied. You may, within sixty (60) days of the date of this communication, either:

1) Make application to the Zoning Board of Appeals, requesting that variances be granted (application attached); or,
2) Revise the plan to the degree possible to comply with the provisions of the Zoning Ordinance as outlined herein to eliminate or reduce the need for any variances.

Also attached please find a site plan check sheet, annotated to identify deficiencies in the site plan/special permit application. Attached you will also find a workship for preparation of a Conservation Analysis, which is also required. It is recommended that if you have not yet done so, you contact Acting Fire Chief Joseph Franco to review the plans, particularly with regard to your plans for fire suppression (including whether or not there is adequate water pressure for any sprinkler systems).

Please feel free to contact me if you have any questions in this regard.

Very truly yours,

Judith Knauss
Deputy Zoning Administrator

CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

PB 2021-0606

OFFICE USE ONLY
CODE: PLSF
ID # 419022
FEE: _____ Total, from: $500, plus $_____ ($150 per 1000 square feet of floor area), plus $_____ ($35 per number of required parking spaces), plus $_____ ($500 for special permit, if applicable)

I. **PROPERTY ADDRESS:** 185 Smith Street, Poughkeepsie, NY 12601

II. **PROPERTY OWNER:** Ricky Auto Body Inc

ADDRESS: 6 Spy Glass Hill Road

Hopewell Junction

New York, 12533 (state and zip code)

PHONE NUMBER: (917) 416-7591 (include area code)

RECEIVED DEC - 1 2021 $1165.50 BY 1801

III. **NAME OF APPLICANT:** Devanand Jaikarran

ADDRESS: 6 Spy Glass Hill Road

Hopewell Junction

New York, 12533 (state and zip code)

PHONE NUMBER: (917) 416-7591 (include area code)

EMAIL ADDRESS: info@vincesautobodyworks.com

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

IV. **CONSULTANT:** M. Gillespie & Associates Consulting Engeering, PLLC

ADDRESS: 847 Route 376

Wappingers Falls

New York, 12590 (state and zip code)

PHONE NUMBER: (845) 227-6227 (include area code)

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

VI. **ZONING DISTRICT:** R-D (Research and Development District)

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

Revised July 2018: Previous Editions Obsolete

PROJECT INFORMATION

New construction: _____(yes)__✓__ (no)

Change of use:_____ (yes) __✓__ (no)

Expansion/addition:__✓__ (yes) _____ (no)

Alteration:__✓__ (yes) _____ (no)

Cost of Construction: $_____

LOT AND BULK INFORMATION:

Lot area: 0.97 (acres) 42,253.2 (square feet)

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

8,130 (existing square feet for change of use/expansion)

4,370 (additional proposed square feet for expansion)

12,500 (total building footprint, square feet)

Lot Coverage: 29% (percentage, building coverage only)

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

8,130 (existing square feet for change of use/expansion)

4,370 (additional proposed square feet for expansion)

12,500 (total gross floor area, square feet)

Building Height: 1 (stories) 22' (feet)

Floor Area Ratio: .25 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 58

B) Number of Off-Street Parking Spaces provided: 35

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

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

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: Automobile Repair

B) Number of shifts (if any): _____

C) Number of employees: 7
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): 16 proposed

F) Days/Hours of operation: Monday thru Friday 8am - 5pm, Saturday 9am - 12 noon

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, Devanand Jaikarran, 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.

Vidyawatie Jaikarne 11/29/2021

Signature of Applicant Date

Revised July 2018: Previous Editions Obsolete

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590 - P. (845) 227-6227 F. (845) 226-1430 - MGAENGRS.COM

March 29, 2022

City of Poughkeepsie Planning Board
Attn: Natalie Quinn, Planning Director
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, New York 12601

SENT VIA HAND DELIVERY AND EMAIL (nquinn@cityofpoughkeepsie.com***) – 3 pages + attachments***

Re: ***Amended Site Plan for***
Vinces Auto Body Works Inc
Tax Grid I.D. #6162-65-510286
185 Smith Street
City of Poughkeepsie

Dear Chairman and Board Members -

Please see enclosed within this submission the following:

- Six (6) full-size copies of the Amended Site Plan (SH 1 – SH2) dated last revised March 28, 2022
- Four (4) 11”x17” copies of the Amended Site Plan (SH 1 – SH 2) dated last revised March 28, 2022
- Six (6) full-size copies of the Architectural Elevations dated last revised February 22, 2022
- Four (4) 11”x17” copies of the Architectural Elevations (SH 1 – SH 2) dated last revised February 22, 2022
- Ten (10) copies of the NRI Maps
- Ten (10) copies of the City of Poughkeepsie Fire Department Checklist
- One (1) check in the amount of $1260.00 for the application fee

Revisions Made:

1- Check in the amount of $1260 for the parking fee
Response: A check in the amount of $1260 has been provided within this submission.

2- Site plan is prepared under the direction of a licensed surveyor or professional engineer or reference a properly prepared survey with surveyor name, license number and survey date indicated. If a city digital map is utilized, filed verification of all features and elevation must be certified by a licensed surveyor or licensed professional engineer. [*Is the plan based on a survey?]*
Response: The plans are prepared under the direction of a licensed professional engineer.

3- 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: There are no proposed or existing easements, right of ways, setback, reservation and rears dedicated to public use.

4- All watercourses, marshes, wooded areas, rock outcrops, isolated trees with diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, curbs, sidewalks, adjacent streets with names and widths, and other significant features. *[if none, so note]*
Response: There are not watercourses, marches, wooded arears, rock outcrop, isolated trees with diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, curb, sidewalks adjacent streets with names and width and other significant features.

5- Show locations of ALL existing utilizes, underground and above ground, within adjacent to property and in the street, including, but not limited to: sanitary storm, water, gas and electric, and utility poles, including light poles. Shown all existing connections.

6- Approximate boundaries of any areas subject to storm water overflow (reference FEMA 100 year floodplain panel or study). *[if none, so note]*
Response: According to FEMA, the parcel is not in any areas subject to storm water overflow.

7- Detailed elevations of all proposed principal and accessory structures.
Response: The elevation have been provided within this submission.

8- The location and design of all uses not requiring structures, such as off-street parking and loading areas, walkways, other paved areas and any open spaces for tent recreational purposes for residential development. Profiles indication grading and cross sections showing location and width or roadways and walkways. Any proposed direct pedestrian connection to public parking lots or structures will also be shown. *[no accessible spaces are indicated]*
Response: One accessible space has been added to the parking area.

9- Proposed screening and landscaping, including a planting plan, in accordance with Section 19-4.11 of the Zoning Ordinance.
Response: Proposed screening and landscaping, including a planting plan in accordance with section 19-4.11 has been added to the plans.

10- Location, direction, power and time of use of any proposed lighting or public address systems. 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, as a separate sheet or view. One-half (1/2) foot candle is recommended., All lights to be shielded to prevent glare on adjoining properties, including public property.
Response: A lighting plan provided within this submission.

11- Any proposed new grades, indicating clearly how such grades will meet existing grade of adjacent properties or the street.
Response: There is no regrading proposed and the lots is relatively flat.

12- An outline of any proposed easement, deed restrictions, covenants or right-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: None are proposed.

13- Location of any fire alarm or FD connection to the city fire alarm system.
Response: The FD checklist has been provided withing this submission.

14- A determination of storm water quality requirement based on NYDES Phase II requirements. Further, ANY improvements within the Fall Creek watershed, which has be declared a 303(D) impaired watershed, require full stormwater treatment as per NYSDEC. [*Contact Engineering Department*]
Response: A response from the engineering department is pending.

15- Show plans for all proposed stormwater improvements. Applicant shall mitigate storm to historic run-off rates for the 10-year storm. [*Contact Engineering Department*]
Response: A response from the engineering department is pending.

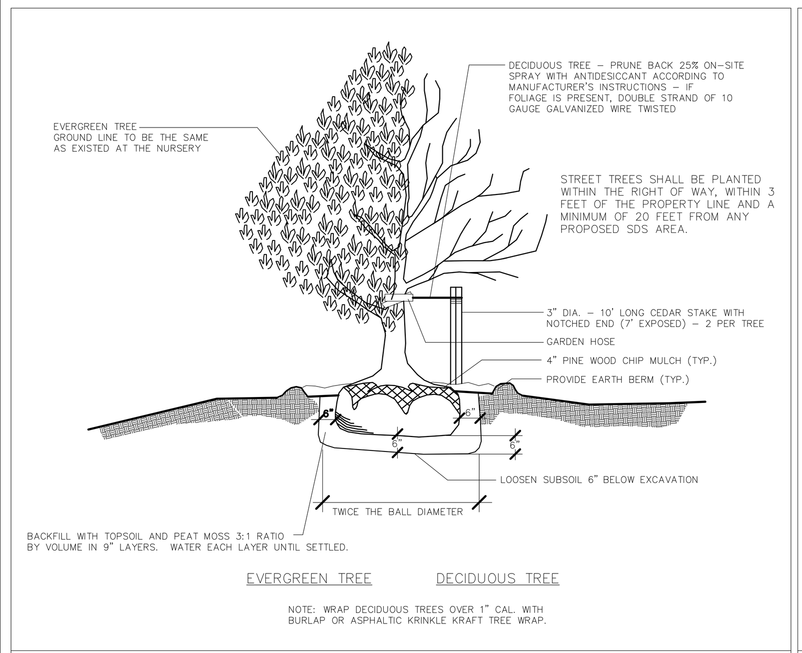
16- No NRI info provided.
Response: The NRI Maps have been provided within this submission.

We would respectfully request to be placed on the April 19, 2022 , Planning Board meeting for discussion and review of the amended site plan. If you have any additional questions or concerns, please do not hesitate to call. Thank You.

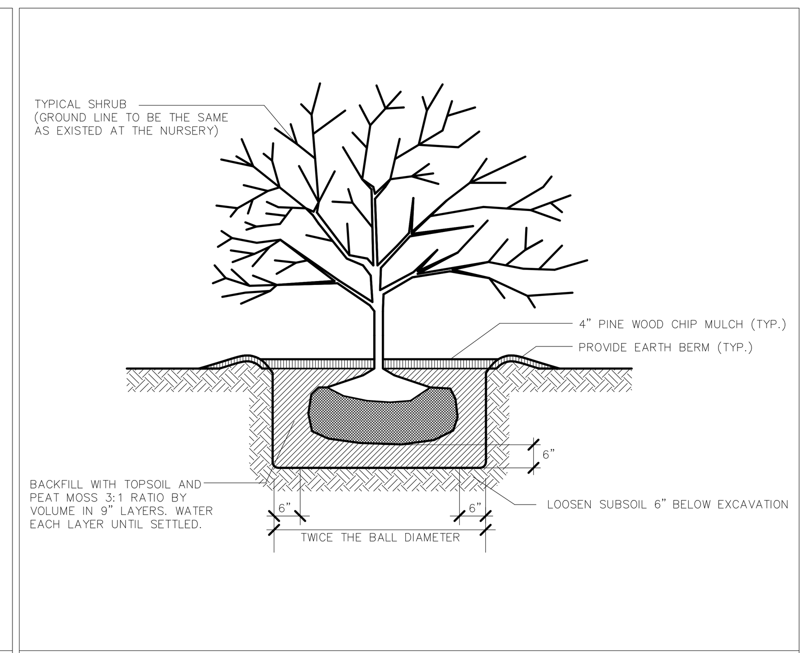
Very truly yours,

Illeana A. Tucker, Associate Engineer
M. Gillespie & Associates, Consulting Engineering, PLLC

cc: Devanand Jaikarran (info@vincesautobodyworks.com)
file



TREE PLANTING DETAIL — NOT TO SCALE



SHRUB PLANTING DETAIL — NOT TO SCALE

TREE PLANTING SCHEDULE

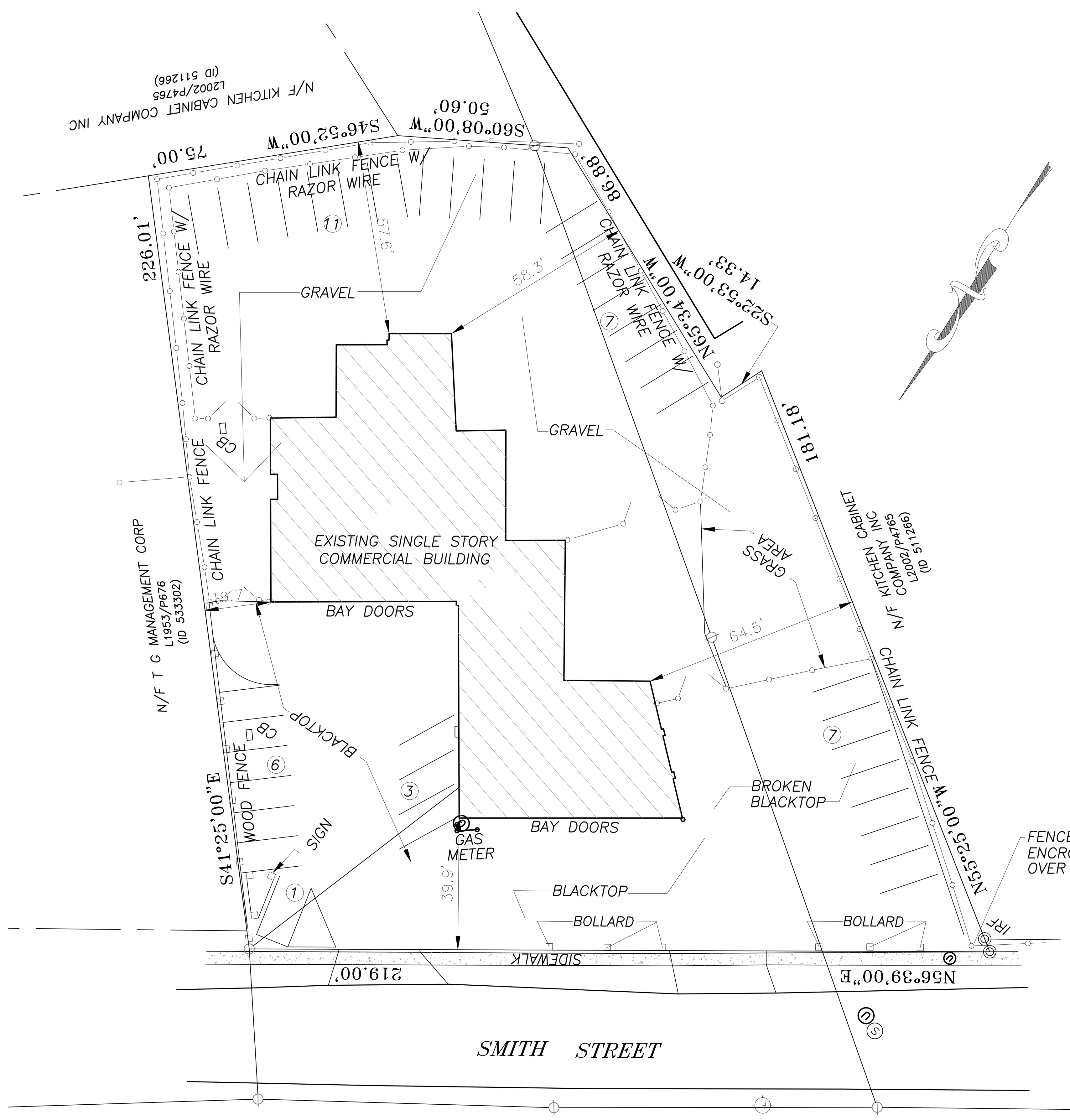
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	BALL SIZE/ HEIGHT	REMARKS
1	SM	SUGAR MAPLE	ACER SACCHARUM	MIN. 8" CALIPER		NURSERY GROWN, PLANT IN SPRING OF YEAR
18		AMERICAN ARBORVITAE	THUJA OCCIDENTIALS	7'–8' HEIGHT	32"	NURSERY GROWN, PLANT IN SPRING OF YEAR

SHRUB PLANTING SCHEDULE

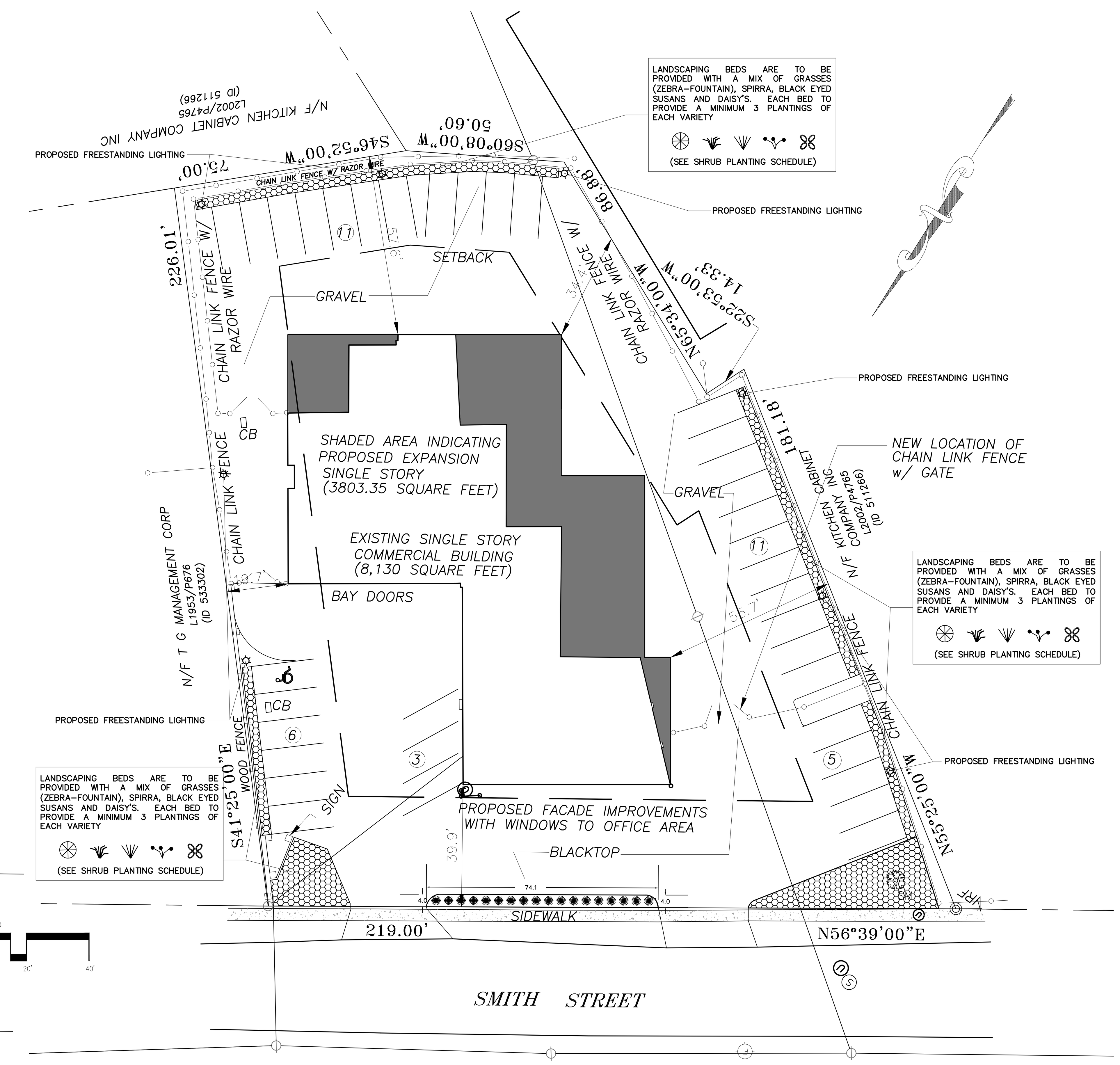
SYMBOL **	COMMON NAME	SCIENTIFIC NAME	SIZING
	SPIREA		24" CONTAINER
	ZEBRA GRASS	MISCANTHUS ZEBRINUS	24" CONTAINER
	FOUNTAIN GRASS	PENNISETUM VARIETIES	24" CONTAINER
	BLACK EYED SUSAN	RUDBECKIA HIRTA	24" CONTAINER
	OX-EYE DAISEY	CHRYSANTHEMUM LEUCANTHEMUM	24" CONTAINER

SITE SPECIFIC NOTES:

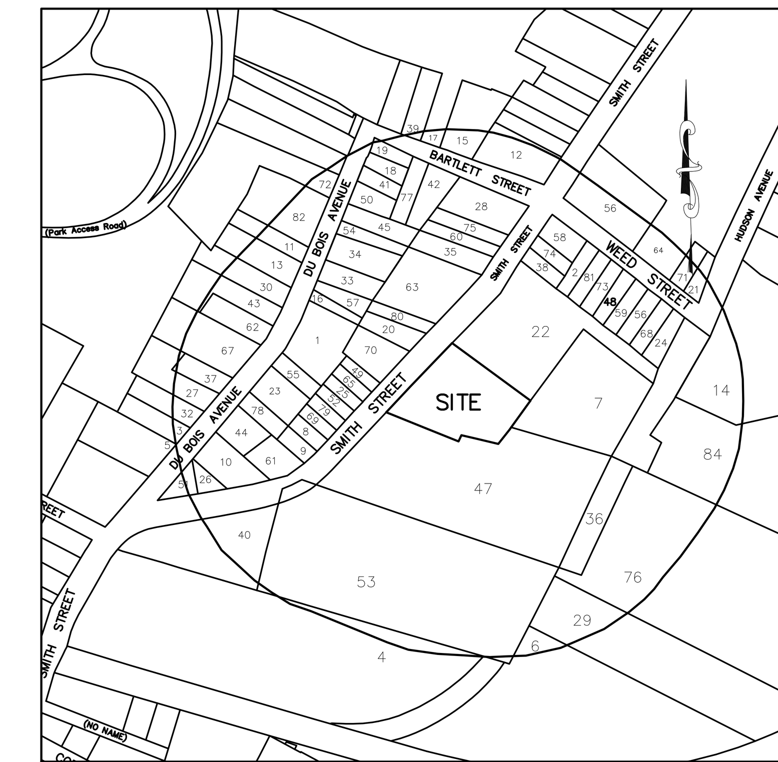
A. THE PARCEL LIES WITHIN THE R–D (RESEARCH AND DEVELOPMENT DISTRICT) ZONING DISTRICT. BUSINESSES ARE A PERMITTED USE WITHIN THIS DISTRICT. CONSULTING WITH THE CITY ZONING ADMINISTRATOR IS RECOMMENDED TO ASSURE ALL TOWN ZONING REQUIREMENTS ARE BEING MET.
B. ALTERATION OF THIS DOCUMENT, EXCEPT BY A NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR WITH A 7208–N EXEMPTION OF THE NEW YORK STATE EDUCATION LAW, IS ILLEGAL.
C. WHEN SOIL IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.



EXISTING SITE PLAN — SCALE: 1"= 20'



PROPOSED SITE PLAN — SCALE: 1"= 20'



LOCATION MAP — SCALE: 1" = 250'

ADJOINING OWNERSHIP INFORMATION
(AS OBTAINED FROM THE DUTCHESS COUNTY PARCEL ACCESS)

1. 131300006162006447629800000; FRED A. BEATTY; 17 DUBOIS AVE, POUGHKEEPSIE, NY 12601
2. 131300006162006553531500000; MARY A. GAMBLE; 1 WEED ST, POUGHKEEPSIE, NY 12601
3. 131300006162006443828100000; THOMAS A. ZUKOWSKI; 8 DUBOIS AV, POUGHKEEPSIE, NY 12601
4. 131300006162007246123400000; PHI–TAN LLC; 165 SMITH ST, PUGHKEEPSIE, NY 12601
5. 31300006162006443127600000; EFCO PRODUCTS INC; PO BOX 991, POUGHKEEPSIE, NY 12602
6. 131300006162007352821200000; JOAN MILLENS, TRUSTEE; 150 LOUNSBURY RD, KINGSTON, NY 12401
7. 131300006162006553728600000; POUGHKEEPSIE COMMONS HOUSEING, NOMINEE; 1777 RT 6, CARMEL, NY 10512
8. 131300006162006447327800000; NELSON A. MURRAY; 78 GRAND AVE S, POUGHKEEPSIE, NY 12603
9. 131300006162006447027500000; NELSON A. MURRAY; 78 GRAND AVE S, POUGHKEEPSIE, NY 12603
10. 131300006162006445427000000; GRAYILL A. DOGULAS; 23 EDGAR ST, POUGHKEEPSIE, NY 12603
11. 131300006162006446432500000; ANNA LOIS BRUTON; 28 DUBOIS AVE, POUGHKEEPSIE, NY 12601
12. 131300006162006552234200000; MARK A. ROTH; 13 MAIN ST, NEW HAMBURG, NY 12590
13. 131300006162006446231900000; 26 DUBOIS HOLDINGS LLC; 51 FOREST RD STE 316–310, MONROE, NY 10950
14. 131300006162006557929500000; POUGHKEEPSIE COMMONS HOUSING, NOMINEE; 1777 RT 6, CARMEL, NY 10512
15. 131300006162006551235000000; ANDREW ARTHUR; 8 BARTLETT ST, POUGHKEEPSIE, NY 12601
16. 131300006162006447930500000; JASON L. DORN; 19 DUBOIS AVE, POUGHKEEPSIE, NY 12601
17. 131300006162005751039100000; CITY OF POUGHKEEPSIE; PO BOX 300, POUGHKEEPSIE, NY 12602
18. 131300006162006449033700000; MICHAEL A. SMOOT; 35 DUBOIS AVE, POUGHKEEPSIE, NY 12601
19. 131300006162006449334100000; LATOSHIA CLARK; 37 DUBOIS AVE, POUGHKEEPSIE, NY 12601
20. 131300006162006449330000000; PETER MCGRANE; 164 WHITMAN RD, YONKERS, NY 10710
21. 131300006162006556331300000; FEDERICO JUAREZ; 94 HUDSON AVE, POUGHKEEPSIE, NY 12601
22. 131300006162006553330200000; T G MANAGEMENT CORP; 189 SMITH ST, POUGHKEEPSIE, NY 12601
23. 131300006162006446728600000; NANCY M. TWYMAN; 7 DUBOIS AVE, POUGHKEEPSIE, NY 12601
24. 131300006162006555529900000; HUDSON RIVER HOUSING INC; 313 MILL ST, POUGHKEEPSIE, NY 12601
25. 131300006162006448128700000; CITY OF POUGHKEEPSIE; 62 CIVIC CENTER PLZ, POUGHKEEPSIE, NY 12601
26. 131300006162006448267000000; LISA A. CUMMINGS; 144 SMITH ST, POUGHKEEPSIE, NY 12601
27. 131300006162006444029100000; LUIS LOPEZ; 7 PITT ST, PORT CHESTER, NY 10573
28. 131300006162006551433000000; NARENDRA RUPARELIA; 25 ACADEMY ST, POUGHKEEPSIE, NY 12601
29. 131300006162007355722300000; SHAWMUT PURCHASE LLC; 124 COURT ST, WHITE PLAINS, NY 10601
30. 131300006162006446031400000; ISSA NESHEIWAT; 27 RITCHIE'S WAY, PLEASANT VALLEY, NY 12569
31. 131300006162006446633900000; VIVIAN NEAL; 34 DUBOIS AVE, POUGHKEEPSIE, NY 12601
32. 131300006162006444028500000; PAULET M. CRAWFORD; 10 DUBOIS AVE, POUGHKEEPSIE, NY 12601
33. 131300006162006448331000000; YVETTE STONE; 23 DUBOIS AVE, POUGHKEEPSIE, NY 12601
34. 131300006162006448431700000; LURLINE M. BROWN; 25 DUBOIS AVE, POUGHKEEPSIE, NY 12601
35. 131300006162006550631900000; JAMEL J. ROBINSON; 190 SMITH ST, POUGHKEEPSIE, NY 12601
36. 131300006162006553925800000; CITY OF POUGHKEEPSIE; PO BOX 300, POUGHKEEPSIE, NY 12602
37. 131300006162006444929200000; MICHAEL A. BLOCKER; 14 DUBOIS AV, POUGHKEEPSIE, NY 12601
38. 131300006162006552731600000; MERRANDIE WALKER; 195 SMITH ST, POUGHKEEPSIE, NY 12601
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40. 131300006162006445025000000; BLEAKLEY & SONS INC; 12 HAZELNUT DR, TRUMBULL, CT 06611
41. 131300006162006448833400000; DANA L. ROSADO; 33 DUBOIS AVE, POUGHKEEPSIE, NY 12601
42. 131300006162006550133100000; SARAH M. FLANAGAN; 8 ARDEN LN, POUGHKEEPSIE, NY 12603
43. 131300006162006445431200000; FALISA M. WASHINGTON–EVANS; 22 DUBOIS AVE, POUGHKEEPSIE, NY 12601
44. 131300006162006445827800000; THURSTON MAGILL, JR; 3 DUBOIS AV, POUGHKEEPSIE, NY 12601
45. 131300006162006448832500000; RICHARD HUBBARD; 29 DUBOIS AVE, POUGHKEEPSIE, NY 12601
46. 131300006162006446934800000; DELORIS WHITTED; 22 MACK RD, POUGHKEEPSIE, NY 12603
47. 131300006162006551126600000; KITCHEN CABINET COMPANY INC; 17 VAN KLEECK DR, POUGHKEEPSIE, NY 12601
48. 131300006162006554430800000; DANIEL C. MIZELL; 7 WEED ST, POUGHKEEPSIE, NY 12601
49. 131300006162006448529100000; CITY OF POUGHKEEPSIE; 62 CIVIC CENTER PLZ, POUGHKEEPSIE, NY 12601
50. 131300006162006448733000000; BARBARA J. GARDENER; 31 DUBOIS AVE, POUGHKEEPSIE, NY 12601
51. 131300006162006444326500000; KIM EDMONDS; 9 BRADLEY LN, WALDEN, NY 12586
52. 131300006162006447928500000; CITY OF POUGHKEEPSIE; 62 CIVIC CENTER PLZ, POUGHKEEPSIE, NY 12601
53. 131300006162007249524300000; KOSHII MAXELUM AMERICA INC; 12 VAN KLEECK DR, POUGHKEEPSIE, NY 12601
54. 131300006162006448732200000; AMBER K. SELLERS; PO BOX 411, POUGHKEEPSIE, NY 12602
55. 131300006162006447029100000; ROBERTO C. CEDENO; 11 DUBOIS AVE, POUGHKEEPSIE, NY 12601
56. 131300006162006555030500000; GUERRERO SERVICES INC; 11 WEED ST, POUGHKEEPSIE, NY 12601
57. 131300006162006448130600000; JAMES J. NEAL; 69 QUAKER AVE S, HYDE, PARK, NY 12538
58. 131300006162006553232300000; MERRANDIE WALKER; 197 SMITH ST, POUGHKEEPSIE, NY 12601
59. 131300006162006554630600000; DALLAS R. DICKENS, JR; 9 WEED ST, POUGHKEEPSIE, NY 12601
60. 131300006162006550932200000; STARLETTE M. JOHNSON; 2 SHERWOOD CT, HIGHLAND MILLS, NY 10930
61. 131300006162006446527200000; ROBYN ADAMS; 10–12 RICORD ST, NEWARK, NJ 07106
62. 131300006162006445730500000; MICHELE CONSTANT; 16 DU BOIS AVE, POUGHKEEPSIE, NY 12601
63. 131300006162006450031000000; ADAM MK HOLDINGS LLC; 41 SCENIC DRM, POUGHKEEPSIE, NY 12603
64. 131300006162005758238200000; POK HOUSING AUTHORITY; 4 HOWARD ST, POUGHKEEPSIE, NY 12601
65. 131300006162006448328900000; CITY OF POUGHKEEPSIE; 62 CIVIC CENTER PLZ, POUGHKEEPSIE, NY 12601
66. 131300006162006554533200000; NUTRA–VET RESEARCH CORP; 201 SMITH ST, POUGHKEEPSIE, NY 12601
67. 131300006162006445030000000; JOEL CRAIG; 763 COUNTY ROUTE 8, GERMANTOWN, NY 12526
68. 131300006162006555230200000; HVNY PROPERTIES INC; 725 ROUTE 9, FISHKILL, NY 12524
69. 131300006162006447528000000; SHANNON R. BARBUTO; 603 LONG AVE, PORT SAINT JOE, FL 32456
70. 131300006162006448829600000; ISAAC ARTHUR; 3325 CURRY ST, YORKTOWN HEIGHTS, NY 10598
71. 131300006162006556131600000; MARC CHERRY; 14 WEED ST, POUGHKEEPSIE, NY 12601
72. 131300006162006445433000000; MYRNA H. CHERRY; 32 DUBOIS AVE, POUGHKEEPSIE, NY 12601
73. 131300006162006554131100000; CHRISTOPHER MCLAURIN; 5 WEED ST, POUGHKEEPSIE, NY 12601
74. 131300006162006552931900000; MERRANDIE WALKER; 197 SMITH ST, POUGHKEEPSIE, NY 12601
75. 131300006162006551032500000; ALBERT B. AMES, III; 89 CARDINAL RD, HYDE PARK, NY 12538
76. 131300006162007356724400000; BARONI SCRAP METAL LLC; 1913 ROUTE 44, PLEASANT VALLEY, NY 12569
77. 131300006162006449633400000; CHRISTOPHER C. BROWN; 13 BARTLETT ST, POUGHKEEPSIE, NY 12601
78. 131300006162006446328200000; TRACEY M. OWENS; 5 DUBOIS AVE, POUGHKEEPSIE, NY 12601
79. 131300006162006447728200000; JOSE SOSA; 681 COURTLANDT AVE, BRONX, NY 10451
80. 131300006162006449530400000; ELINORA JAMES; 180 SMITH ST, POUGHKEEPSIE, NY 12601
81. 131300006162006553831300000; JOSHUA A. WRIGHT; 3 WEED ST, POUGHKEEPSIE, NY 12601
82. 131300006162006446833100000; LIVINGSTONE BROWN; 30 DUBOIS AVE, POUGHKEEPSIE, NY 12601
83. 131300006162006551028600000; RICKY AUTO BODY INC; 6 SPY GLASS HILL RD, HOPEWELL JUNCTION, NY 12533
84. 131300006162006559026700000; HIGHRIDGE GARDENS HOUSING; 1776 ROUTE, CARMEL, NY 10512

PARCEL(S) INFORMATION

TAX GRID PARCEL NUMBER(S):	131300–6162–65–510286
ADDRESS:	185 SMITH ST, POUGHKEEPSIE, NY 12601
ZONING DISTRICT:	R–D RESEARCH AND DEVELOPMENT DISTRICT
TOPO DATUM (REFERENCE):	UNITED STATES GEOLOGICAL SURVEY (U.S.G.S.)
TOTAL AREA (OF ALL PARCELS)	0.97 ACRES (42,253 SF)

BULK REQUIREMENTS	MIN. REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
MIN. AREA	3.0 AC. (20,000 SQ.FT.)	*1.236 AC (42,253 SQ. FT.)	*1.236 AC (42,253 SQ. FT.)
MIN. FRONTAGE	100'	219'	219'
MIN. WIDTH (@ BUILDING LINE)	––	209'	209'
MIN. DEPTH	––	237'	237'
MIN. FRONT YARD	30'	40'	40'
MIN. SIDE YARD	30'	20'	20'*
MIN. REAR YARD	30'	58'	58'
MAX. BUILDING COVERAGE	40%	19%	31%
MAX. HEIGHT	3 STORIES OR 40'	1STORY/22'	1 STORY/22'
MAX. F.A.R.	1.0	0.45	0.62
PARKING SPACES	58	35	36*
INTERNAL REPAIR BAYS	––	13	18
MAX PROPOSED EXPANSION	25%	––	46%*

REFERENCE: ZONING; CHAPTER 19, CITY OF POUGHKEEPSIE, ATTACHMENT 1 – SUMMARY OF BULK REGULATIONS
*REQUIRED VARIANCES BY CITY OF POUGHKEEPSIE ZONING BOARD OF APPEALS

APWA UNIFORM COLOR CODE
FOR MARKING UNDERGROUND UTILITY LINES

WHITE	PROPOSED EXCAVATION
PINK	TEMPORARY SURVEY MARKINGS
RED	ELECTRICAL POWER LINES, CABLES CONDUIT AND LIGHTING CABLES
YELLOW	GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
ORANGE	COMMUNICATION, ALARM OR SIGNAL LINES CABLES, OR CONDUIT
BLUE	POTABLE WATER
PURPLE	RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	SEWER & DRAIN LINES

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1-800-962-7962
www.digsafelynewyork.com

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- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

800-962-7962
www.digsafelynewyork.com

i-notice
- Create your own stake out–request on the internet, 24 hours a day, 7 days a week, 365 days a year
- The i-notice will satisfy all the requirements of an excavation notification as mandated by Code Rule 753
- No waiting on the phone
- Electronic maps are available to help pin point accurate dig site locations
- The only requirement is access to the internet and Microsoft Internet Explorer 4.0 or newer.
- Verbal transcription errors are eliminated.
- Self-paced on line tutorials and site training is available.
- The i-notice services is FREE!

Simply send an e-mail to: register@digsafelynewyork.com expressing your interest in participating in this innovative time efficient and user friendly method to create your OWN stake-out notice.

RECOMMENDED FOR APPROVAL

DUTCHESS COUNTY DEPARTMENT OF HEALTH
APPROVED

PROJECT: ____________

SUPERVISING PUBLIC HEALTH ENGINEER

OWNER/APPLICANT

RICKY AUTO BODY INC
C/O DEVANAND JAIRKARRAN
6 SPY GLASS HILL ROAD
HOPEWELL JUNCTION, NY 12533

OWNER'S/APPLICANT'S CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK.

DEVANAND JAIRKARRAN — DATE

CITY OF POUGHKEEPSIE
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):

CITY OF POUGHKEEPSIE SIGNATURES

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

AMENDED SITE PLAN

VINCE'S AUTO BODY INC.

DUTCHESS CO., NEW YORK
NOVEMBER 30, 2021
CITY OF POUGHKEEPSIE
SCALE(S) - AS NOTED

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
WWW.MGILLESPIEASSOCIATES.COM

PROJECT NO. 2020:228
DRAWN BY: IAT
CHECKED BY: MEG
REVISIONS:
JANUARY 17, 2022
FEBRUARY 22, 2022
MARCH 28, 2022

NYSPE# 074666

SHEET No.
S1
S1

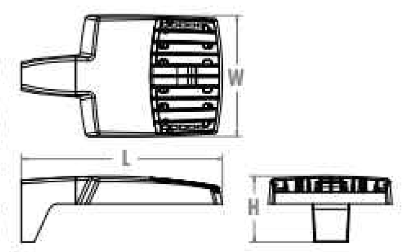
LIGHTING SPECS AND PHOTOMETRIC

RSX1 LED
Area Luminaire

Buy American

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)

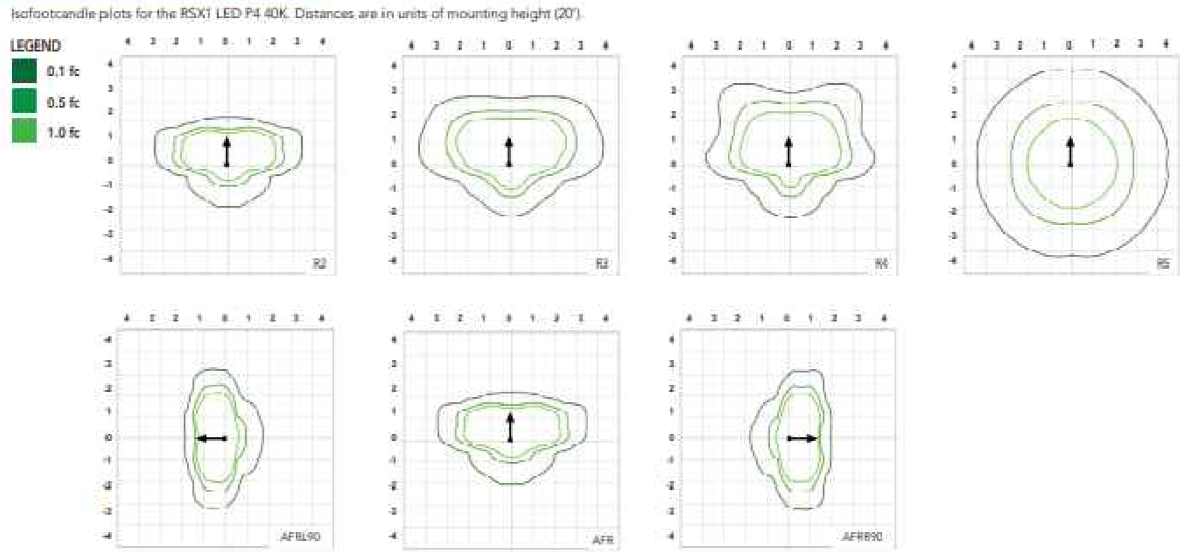


External Shields

Photometric Diagrams

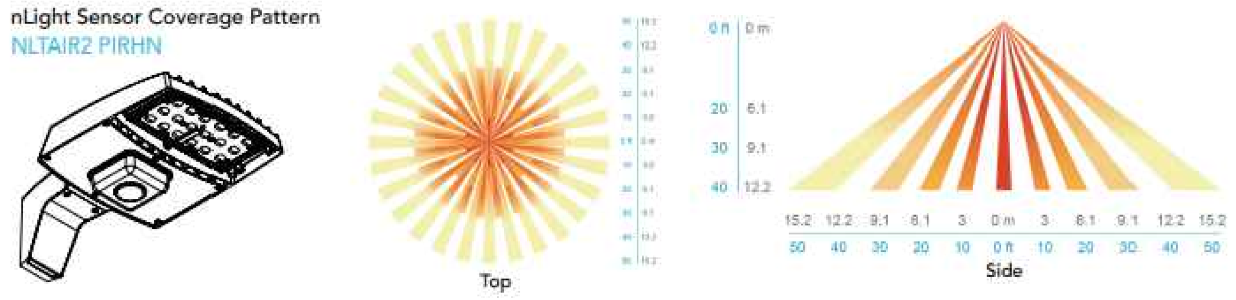
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



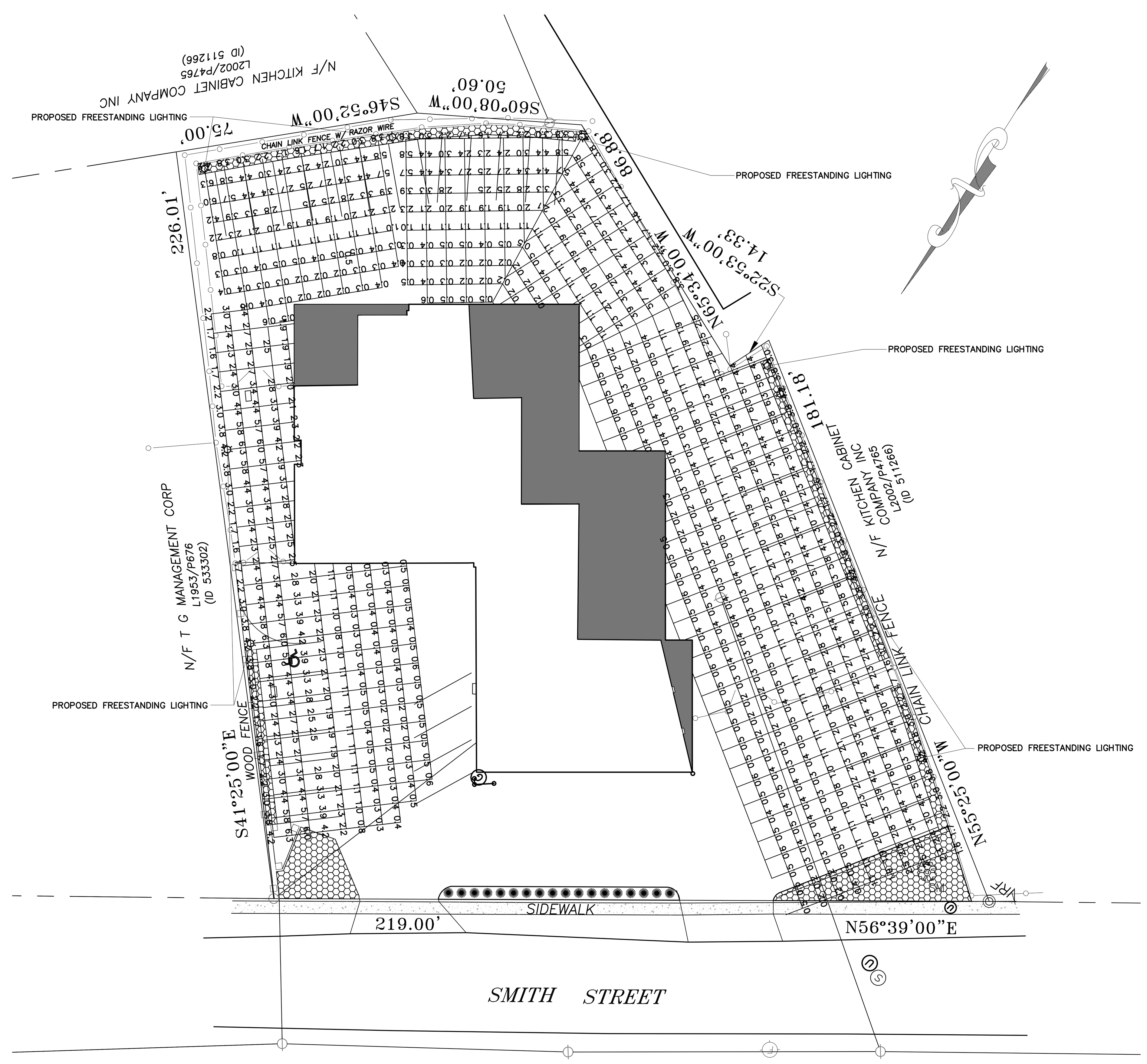
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN



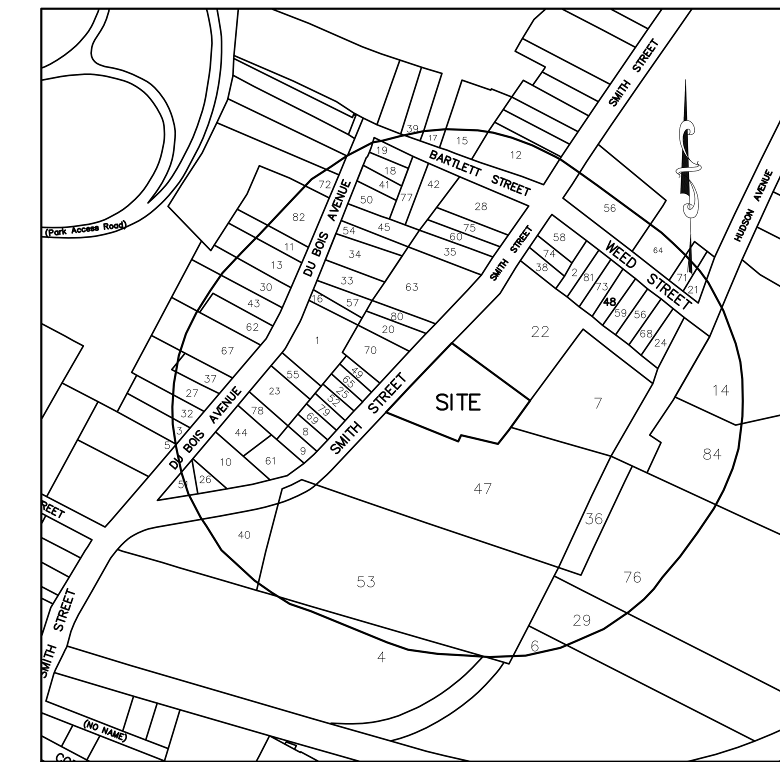
Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.



PHOTOMETRIC LIGHTING PLAN

SCALE: 1"= 20'



LOCATION MAP

SCALE: 1" = 250'

LIGHTING PLAN & DETAILS

VINCE'S AUTO BODY INC.

CITY OF POUGHKEEPSIE
SCALE(S) - AS NOTED
DUTCHESS CO., NEW YORK
NOVEMBER 30, 2021

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
WWW.MGILLESPIEASSOCIATES.COM

PROJECT NO.	2020:228
DRAWN BY:	IAT
CHECKED BY:	MEG
REVISIONS:	
JANUARY 17, 2022	
FEBRUARY 22, 2022	
MARCH 28, 2022	

CITY OF POUGHKEEPSIE
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):

OWNER/APPLICANT

RICKY AUTO BODY INC
C/O DEVANAND JAIRKARRAN
6 SPY GLASS HILL ROAD
HOPEWELL JUNCTION, NY 12533

OWNER'S/APPLICANT'S CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK.

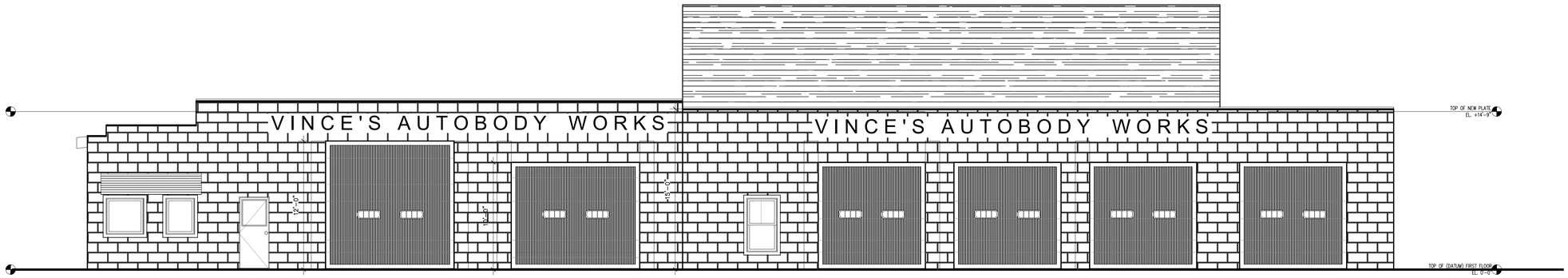
DEVANAND JAIRKARRAN DATE

CITY OF POUGHKEEPSIE SIGNATURES

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

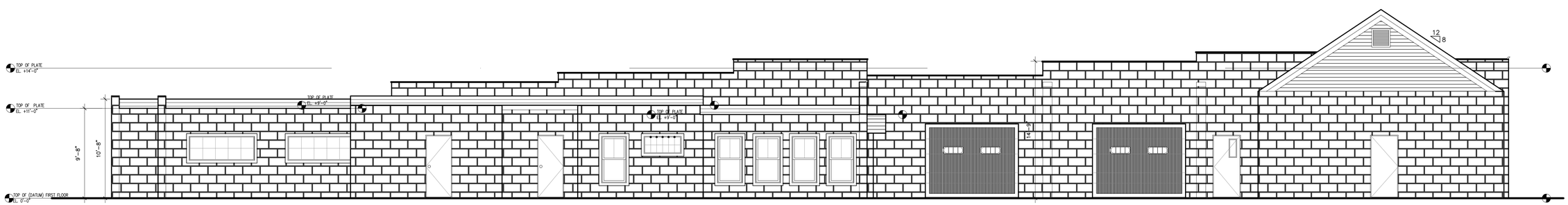
NYSPE# 074666

SHEET No.
S2
S2



FRONT ELEVATION

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



LEFT SIDE ELEVATION

SCALE: 3/16"= 1'-0"

CONCRETE SLAB IMPROVEMENT FOR:

Vince's Auto Body Works

185 SMITH STREET,
POUGHKEEPSIE, NEW YORK

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 · WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
WWW.MGILLESPIEASSOCIATES.COM

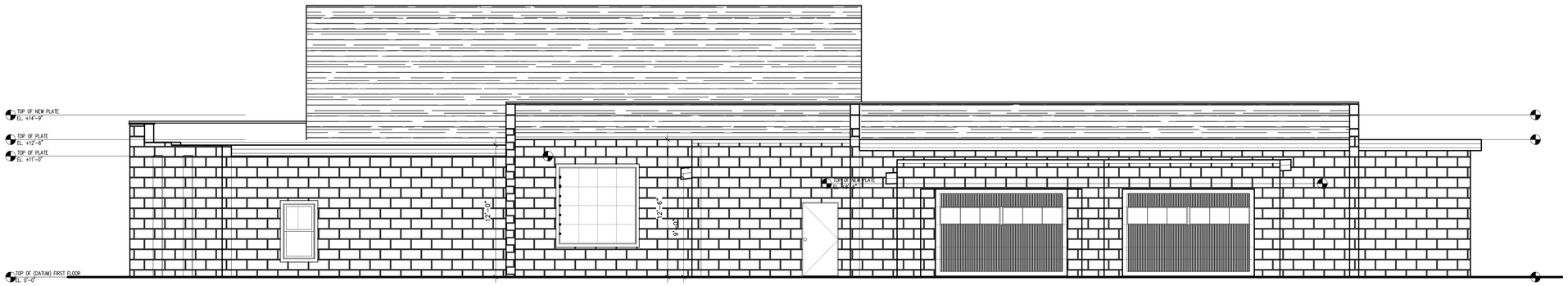
PROJECT No.	2020:150
DRAWN BY:	S.G.
CHECKED BY:	J.S.

REVISIONS
AUGUST 31, 2020
FEBRUARY 17, 2021
MARCH 11, 2021
FEBRUARY 22, 2022

NYSPE #074666

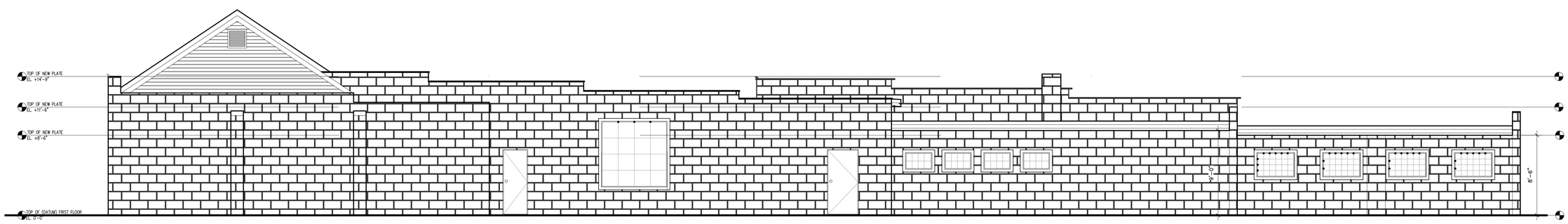
SHEET No.

A / 1



REAR ELLEVATION

SCALE: 3/16"= 1'-0"



RIGHT ELEVATION

SCALE: 3/16"= 1'-0"

CONCRETE SLAB IMPROVEMENT FOR:

Vince's Auto Body Works

185 SMITH STREET,
POUGHKEEPSIE, NEW YORK

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
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SHEET No.

A / 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:
Vince's Auto Body Works - Amended Site Plan

Project Location (describe, and attach a location map):
185 Smith Street, Poughkeepsie, NY 12601

Brief Description of Proposed Action:
Expand existing single story (8,130 sq. ft.) commercial building to add 4,370 square feet of space (single story)

Name of Applicant or Sponsor:	Telephone: (917) 416-7591
Devanand Jaikarran	E-Mail: info@vincesautobodyworks.com

Address:
6 Spy Glass Hill Road

City/PO:	State:	Zip Code:
Hopewell Junction	New York	12533

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

3. a. Total acreage of the site of the proposed action? 0.97 acres
   b. Total acreage to be physically disturbed? 0.10 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☐ Suburban

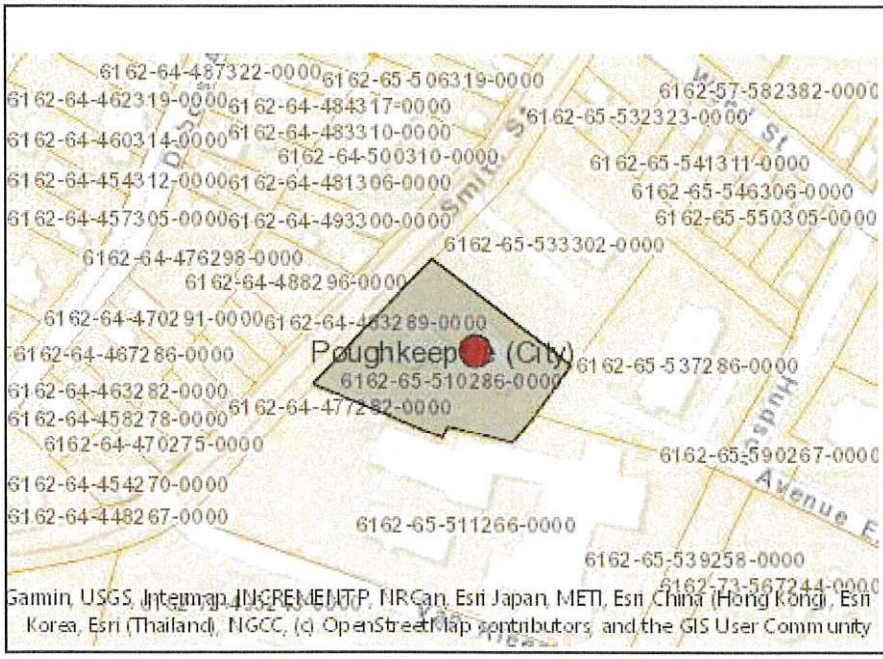
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge,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

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

Applicant/sponsor/name: Illeana Tucker Date: 11/30/2021

Signature: Illeana A Tucker Title: Agent

PRINT FORM



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

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]	No

CITY OF POUGHKEEPSIE
CITY CHAMBER
2022 MAR 11 PM 12 25

CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS DECISION

In the matter of the appeal of Ricky Jaikarran/Ricky Auto Body, regarding the property at 185 Smith Street Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held on the 8th day of March, 2022, at 6:00pm:

Present
Scott Parker, Chairman
John Gildard
Thomas Klug
Rob Page
Steven Reifler
Jessica Vinall

WHEREAS, the Zoning Board of Appeals has received an application for area variances from Ricky Jaikarran/Ricky Auto Body, Inc, relative to the proposed expansion of the automobile repair business at 185 Smith Street, requesting variances of Sections 19-5.1(1)(3), and 19-4.3(11) of the Zoning Ordinance relative to expansion of nonconforming uses and off street parking; and,

WHEREAS, the application was accompanied by additional materials, including a revised site plan prepared by M. Gillespie & Associates revised February 22, 2022; and,

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

WHEREAS, the action is more fully detailed on the Short Environmental Assessment Form prepared by Ileana Tucker dated 11/30/2021; 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: Rob Page
Carried: 6:0:0

WHEREAS, a public hearing was held on January 11, 2022, February 8, 2022 and March 8, 2022; and,

CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS DECISION

WHEREAS, the applicant has demonstrated that the granting of the area variances will not produce an undesirable change in the character of the neighborhood, and will not be a detriment to nearby properties, in that the bulk of the addition is to the rear of the property, resulting in little to no impact on the character of the neighborhood, and that the reorganizing of the parking and addition of landscaping along the front and side property lines. Additionally, though there is residential development directly across the street, the character of the area is relatively industrial; the requirement for 88 off-street parking spaces is excessive compared to the actual need for off-street parking, which is minimal and satisfied by the existing number provided. Cars are essentially in the building to be repaired, and then picked up. No off-site parking occurs.

WHEREAS, the applicant has demonstrated that there is no other feasible method to achieve compliance with the remaining two variances, inasmuch as there is no property adjoining the parcel available for acquisition;

WHEREAS, the applicant has demonstrated that the variances requested are not substantial, in that the applicant has reduced the number of variances originally requested to two, the percentage of the expansion allowed and the off-street parking requirement. Further, the percentage of the expansion has also been somewhat reduced, and the applicant has indicated that off-street parking provided is more than adequate for their needs, a fact verified by personal experience of a Board member; and,

WHEREAS, the applicant has demonstrated the granting of the variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood, in that the addition will be to the rear and will serve to improve the work flow within the structure, not affecting the way the business operates on the outside. Traffic flow will remain the same and no increase in off-street parking is anticipated. Further, the proposal includes a reconfiguration of the front yard area that provides landscaping, and there will be additional landscaping on the property lines, all improvements to the physical or environmental conditions in the neighborhood, ameliorating the impacts of the expansion; and,

WHEREAS, the applicant has testified that the need for the variances is not necessarily self-created, inasmuch as the existing building is not adequate for the business to operate efficiently without the variances

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variances as noted above.

Motion: Thomas Klug
Second: John Gildard
Carried: 6:0:0

The motion to grant the variances as set forth herein carried.

Scott Parker
Chairman
Zoning Board of Appeals

Background

Buildings under construction present unique fire exposures that require special attention. Fires can result in major losses and long delays in the completion of the project. Compliance with Model Codes and NFPA standards reduces the possibility of a fire. Moreover, compliance with this checklist may reduce loss even if a fire occurs.

Factors that should be considered in a fire prevention and protection program for buildings under construction include:

ACCOUNTABILITY

Yes ☒ No ☐ N/A ☐ The owner has designated a person to be a fire prevention program superintendant?

Yes ☒ No ☐ N/A ☐ The fire prevention program superintendant has the authority to enforce the provisions of Model Code and NFPA standards, as necessary to secure the intent of these codes and standards?

Yes ☐ No ☐ N/A ☒ Where guard service is provided superintendant is responsible for the guard service?

PRE-FIRE PLANNING

Yes ☒ No ☐ N/A ☐ The fire prevention program superintendant shall develop and maintain an approved pre-fire plan in cooperation with the local authority having jurisdiction (AHJ), including building and fire?

Yes ☒ No ☐ N/A ☐ The AHJ, including the fire code official are to be notified of any changes effecting the utilization of information contained in those plans?

TRAINING

Yes ☒ No ☐ N/A ☐ The training of qualified and competent personnel is the responsibility of the fire prevention program superintendant?

Yes ☐ No ☐ N/A ☐ There shall be a method of identifying individuals who have completed this training?

WATER SUPPLY

Yes No N/A
☐ ☐ ☐ An approved water supply for fire protection either temporary or permanent, shall be made availed as soon as combustible material arrive on the site?

Yes No N/A
☐ ☐ ☐ Care must be taken to prevent any blocking or obscuration of water supply for the building?

Yes No N/A
☐ ☐ ☐ When hydrants are installed they should be in service prior to combustibles accumulating on site?

Yes No N/A
☐ ☐ ☐ Due to visibility issues hydrants should be flagged by a vertical 2x4 painted red identifying their location?

Yes No N/A
☐ ☐ ☐ Any impairment to the water supply, to automatic sprinkler systems must be addressed immediately?

Yes No N/A
☐ ☐ ☐ Where fire hydrants are subject to impact by motor vehicles, guard posts or other means of protection should be provided?

SITE ACCESS

Yes No N/A
☐ ☐ ☐ The address numbers of the property and lot numbers or project location shall be plainly visible or legible fronting the property at the fire apparatus access point or as otherwise approved?

Yes No N/A
☒ ☐ ☐ Are access roads of sufficient width and clearance for fire department use?

Yes No N/A
☒ ☐ ☐ Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading of fire apparatus?

Yes No N/A
☒ ☐ ☐ The recommendation is that the roadway should consist of compacted sub-base and six (6) inches of road base material (class 2 aggregate base rock) both compacted to a minimum of 95% of maximum grades of 15%?

Yes No N/A
☐ ☐ ☒ Grades that exceed 15% shall be paved?

Yes No N/A

☒ ☐ ☐ There should be a minimum of 14ft to allow aerial apparatus to maneuver in the area?

Yes No N/A
☐ ☐ ☒ Dead end fire access roads in excess of 150ft in length shall be proved with approved turnarounds?

Yes No N/A
☒ ☐ ☐ Approved vehicle access for firefighting shall be proved within 100ft of access to the building?

Yes No N/A
☐ ☐ ☐ Security fences and gates shall not be placed across fire apparatus access roads without approval of the fire department?

EMERGENCY REPORTING

Yes No N/A
☐ ☐ ☐ A readily accessible emergency telephone shall be provided in an approved location at the construction site. The street address of the construction site and the emergency telephone number of the fire department shall be posted adjacent to the telephone.?

TEMPORARY HEATING EQUIPMENT

Yes No N/A
☐ ☐ ☒ All devices shall be listed and labeled with the International Mechanical Code or the International Fuel Gas Code?

Yes No N/A
☐ ☐ ☒ Installation, maintenance and use of all temporary heating devices shall be in accordance with the terms of the listing?

Yes No N/A
☐ ☐ ☒ Fuel supplies for LP gas fired heaters shall comply with Chapter 38 of the International Fuel Gas Code?

Yes No N/A
☐ ☐ ☒ The use of temporary heating devices shall be supervised and maintained by competent personnel only?

SMOKING

Yes No N/A
☒ ☐ ☐ Smoking shall be prohibited unless in approved areas?

Yes No N/A
☐ ☐ ☒ Approved areas must be clearly designated?

Yes No N/A
☒ ☐ ☐ Appropriate signs will be posted in accordance with physical layout of the site?

MOTORIZED EQUIPMENT

Yes No N/A
☒ ☐ ☐ Equipment shall be located so that exhausts do not discharge against combustible material?

Yes No N/A
☒ ☐ ☐ Exhausts shall be piped to the outside of the building?

Yes No N/A
☒ ☐ ☐ Equipment shall not be refueled while in operation?

Yes No N/A
☐ ☐ ☒ Fuel for equipment shall be stored in an approved area outside of the building?

INCENDIARISM AND ARSON

Yes No N/A
☒ ☐ ☐ Are all exterior areas of the property illuminated?

Yes No N/A
☒ ☐ ☐ Is the perimeter of the property protected by a fence?

Yes No N/A
☒ ☐ ☐ Are trees and vegetation cut back to provide a clear space of at least 100ft (30.4m) clearance around the perimeter of the property?

Yes No N/A
☒ ☐ ☐ Are combustible materials and trash in yard areas removed on a regular basis?

HOT WORK OPERATIONS

Yes No N/A
☒ ☐ ☐ Is a hot-work permit system used for all cutting, welding, and soldering operations?

Yes No N/A
☒ ☐ ☐ Is hot-work equipment, including torches and fuel/gas cylinders, regularly inspected and serviced?

Yes No N/A
☒ ☐ ☐ Are portable gas cylinders used in welding and cutting operations stored and used in accordance with NFPA 55, *Standard for the Storage, Use, and Handling of Compressed and Liquefied Gases in Portable Cylinders*, published by the National Fire Protection Association (NFPA)?

Yes ☒ No ☐ N/A ☐ Are multi-purpose, portable fire extinguishers kept nearby whenever hot-work operations are undertaken?

Yes ☒ No ☐ N/A ☐ Is a fire watch provided during hot-work operations and for at least one hour after operations have been completed?

HOUSEKEEPING

Yes ☒ No ☐ N/A ☐ Are good housekeeping practices followed, including routine cleaning of dust over 1/8 in (3.18mm) in depth from all surfaces?

Yes ☐ No ☒ N/A ☐ If smoking is allowed on the premises, is it restricted to certain areas?

Yes ☒ No ☐ N/A ☐ Are storage rooms, trash rooms, inside dumpsters, and similar areas separated from other areas by one-hour fire barriers or protected by automatic sprinklers?

UTILITIES

Yes ☒ No ☐ N/A ☐ Are electrical appliances that are used in areas where flammable atmospheres are present listed/approved for such use by a nationally recognized testing laboratory, such as Underwriters Laboratories, Inc (UL?)?

Yes ☐ No ☐ N/A ☒ Are electrical systems that are installed where flammable liquids are stored or dispensed listed/ approved for Class I, Division 2 locations?

Yes ☒ No ☐ N/A ☐ Is electrical equipment that is used in wet areas, such as restrooms and outside locations, provided with ground fault protection, including the use of isolated power supplies?

Yes ☒ No ☐ N/A ☐ Is gas and oil fired equipment maintained according to the manufacturers' recommendations?

Yes ☐ No ☒ N/A ☐ Are wood fired boilers present?

Yes ☐ No ☐ N/A ☒ Are temporary heating devices operated in accordance with recommended safe practices?

FLAMMABLE AND COMBUSTIBLE LIQUIDS

Yes ☒ No ☐ N/A ☐ The storage, use and handling of flammable and combustible liquids at construction sites shall be in accordance with the International Fire Code. Ventilation shall be provided for operations involving the application of materials containing flammable solvents?

Yes ☒ No ☐ N/A ☐ Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials. Such storage areas shall not be used for the storage of combustible materials?

Yes ☒ No ☐ N/A ☐ Sources of ignition and smoking shall be prohibited in flammable and combustible liquid storage areas. Signs shall be posted in accordance with the International Fire Code?

Yes ☒ No ☐ N/A ☐ Flammable and combustible liquids shall be kept in approved safety containers?

Yes ☒ No ☐ N/A ☐ Leaking vessels shall be immediately repaired or taken out of service and spills shall be cleaned up and disposed of properly?

DISPENSING OF FUELS

Yes ☒ No ☐ N/A ☐ Are flammable liquids and gases stored in containers that are listed/approved for such use?

Yes ☐ No ☐ N/A ☒ Is equipment using gasoline or diesel fuel stored in a separate, detached building or in a room segregated from storage areas by firewalls or fire barriers and automatic closing fire doors?

Yes ☒ No ☐ N/A ☐ Are refueling operations performed by trained and designated personnel, and only in specified, well-ventilated areas?

Yes ☒ No ☐ N/A ☐ Is proper bonding/grounding provided before transferring flammable liquids into portable containers or equipment fuel tanks?

STORAGE

Yes No N/A
☒ ☐ ☐ If compressed gases stored on site, are they stored in a separate area, away from ignition sources, and secured to prevent tipping and damage?

Yes No N/A
☐ ☐ ☒ If blasting operations are performed, are explosives stored according to recommend practices?

Yes No N/A
☐ ☐ ☒ Is lumber that is used for framing and forms stored in separate facilities, preferably in an outside location?

Yes No N/A
☐ ☐ ☒ Is lumber stored in the horizontal plane and wrapped in tight bundles?

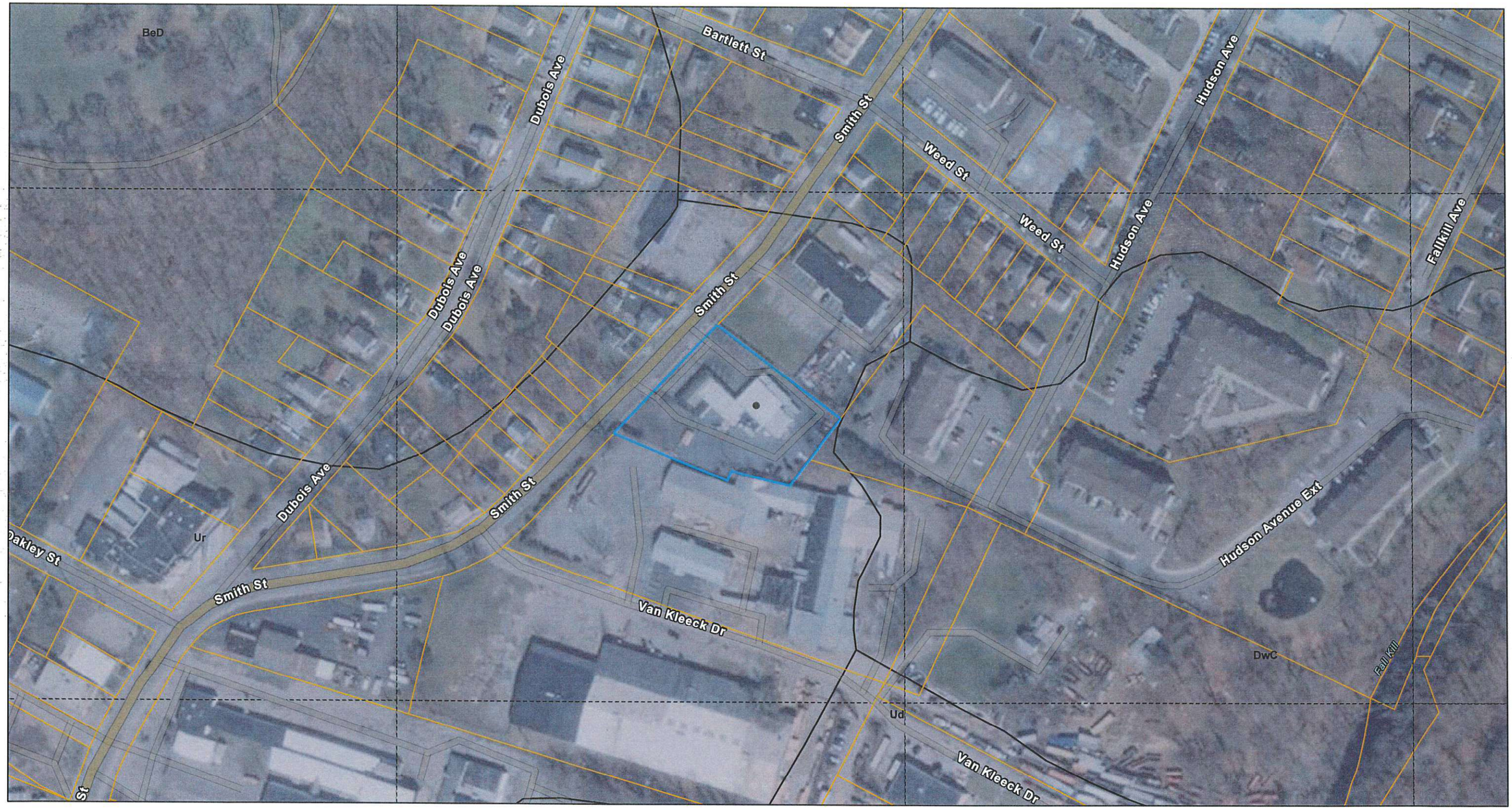
FIRE PROTECTION

Yes No N/A
☒ ☐ ☐ Is there a sufficient number of listed/approved portable fire extinguishers, and are they properly located and maintained, as required in NFPA 10, *Standard for Portable Fire Extinguishers* or in compliance with Model Code?

Yes No N/A
☒ ☐ ☐ Are employees trained in the use of portable fire extinguishers?

Yes No N/A
☐ ☐ ☒ Are fire alarms, detectors, and fixed fire protection, such as automatic sprinklers, installed in temporary structures? (NO TEMP. STRUCTURES)

Yes No N/A
☐ ☐ ☒ In buildings in four or more stories in height, there should be at least one standpipe for use by fire department during construction?



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City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Graywacke, shale (Oag)

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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3/16/2022, 11:55:06 AM

- Parcel Boundaries
- City of Poughkeepsie Boundary
- Wetlands
- Hudsonia Surface Water

Hudsonia Streams

- Perennial Stream or Not Classified

Hudsonia Habitats

- Developed
- Cultural
- Hardwood swamp
- Constructed pond
- Stream
- Upland shrubland
- Upland hardwood forest
- Upland mixed forest
- Waste ground

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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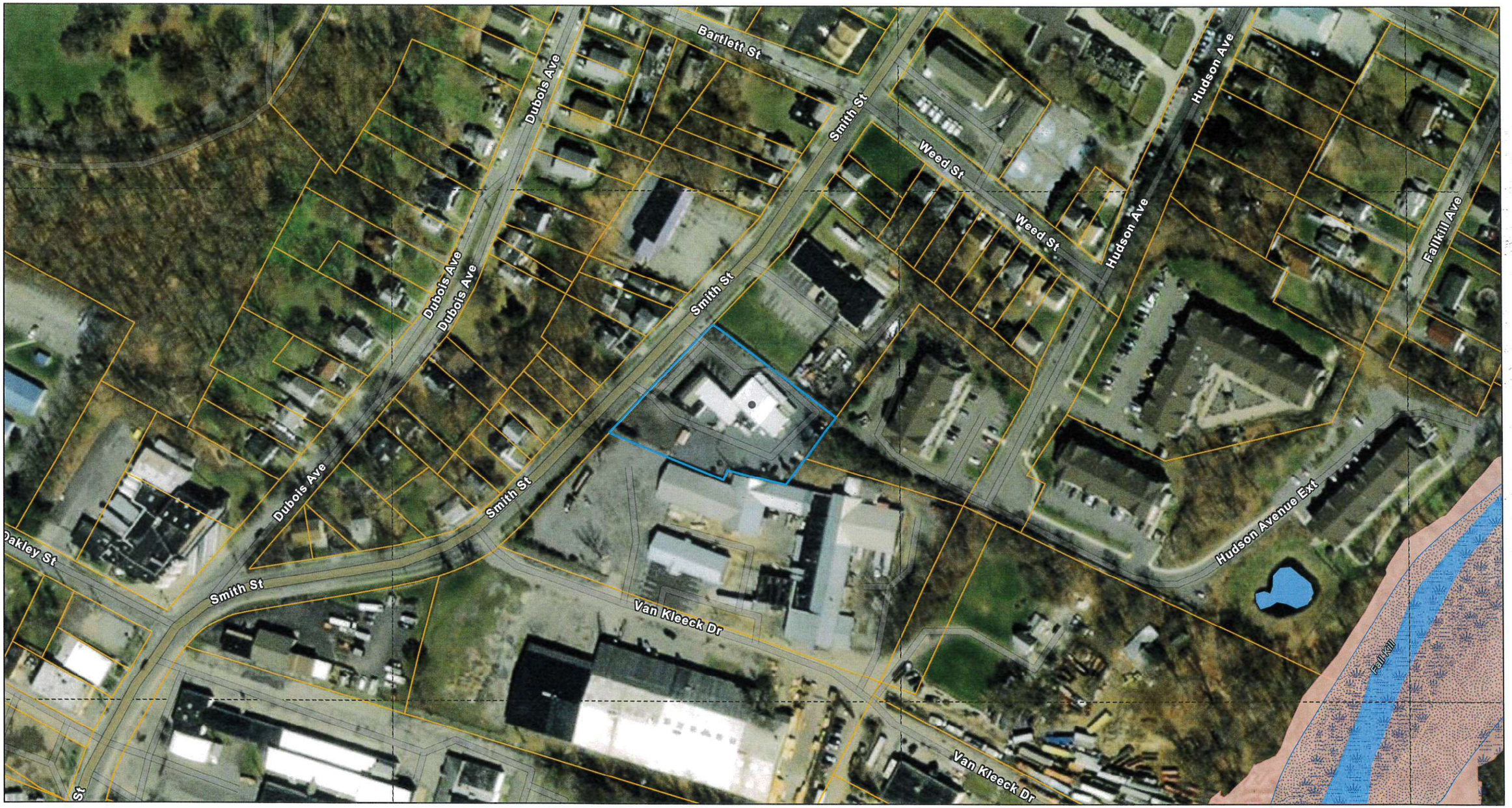

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Parcel Boundaries
City of Poughkeepsie Boundary
Wetlands
Surface Water
Streams
Perennial Stream or Not Classified
Riparian Buffers
Flood Hazard Areas

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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City of Poughkeepsie Boundary

Poughkeepsie_Parcels_LandCoverCategories

Commercial

Community Services

Industrial

Public Services

Recreation and Entertainment

Residential

Vacant Land

Water

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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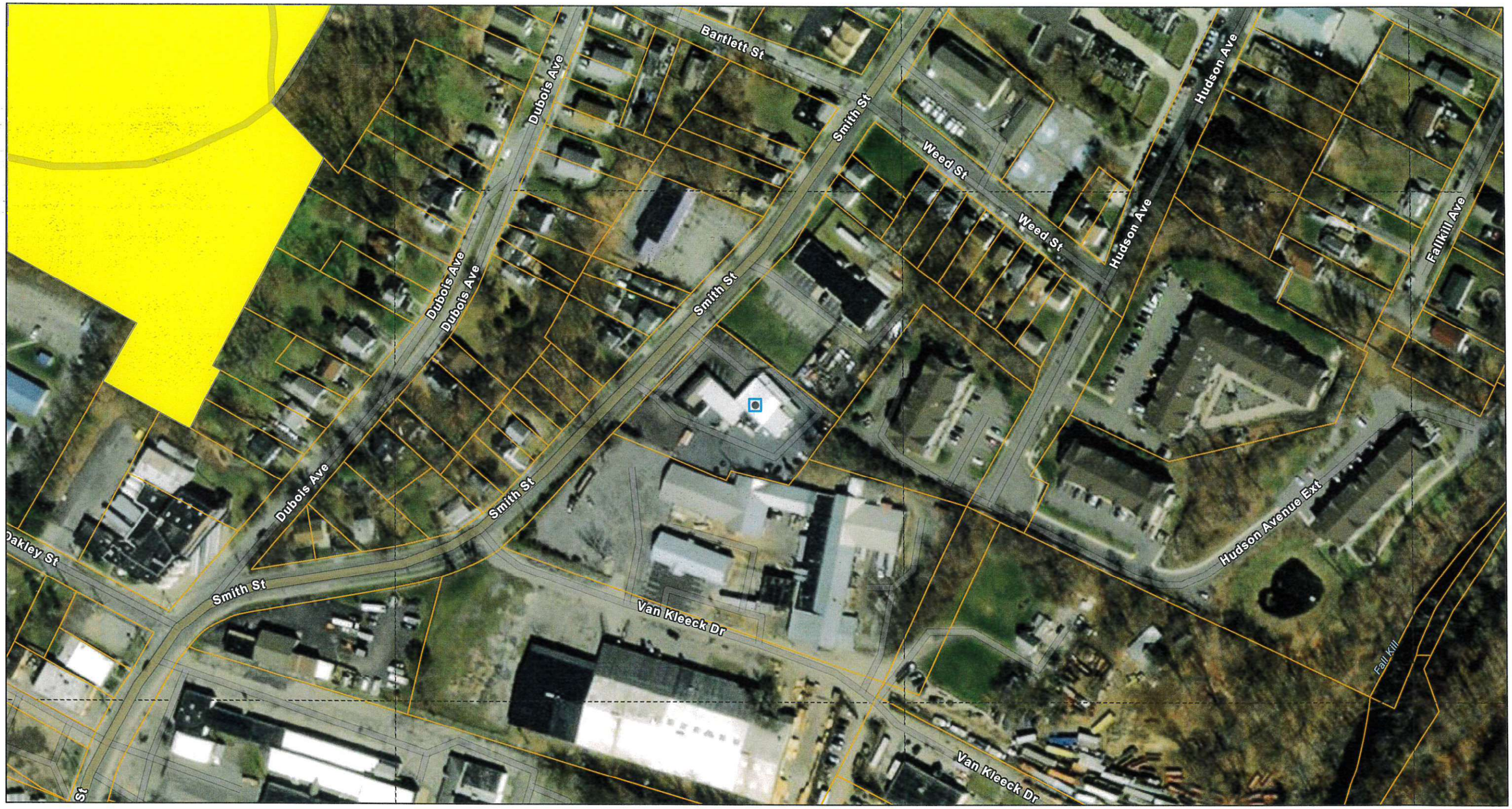

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Parcel Boundaries

Historic Sites (2021)

Local

City of Poughkeepsie Boundary

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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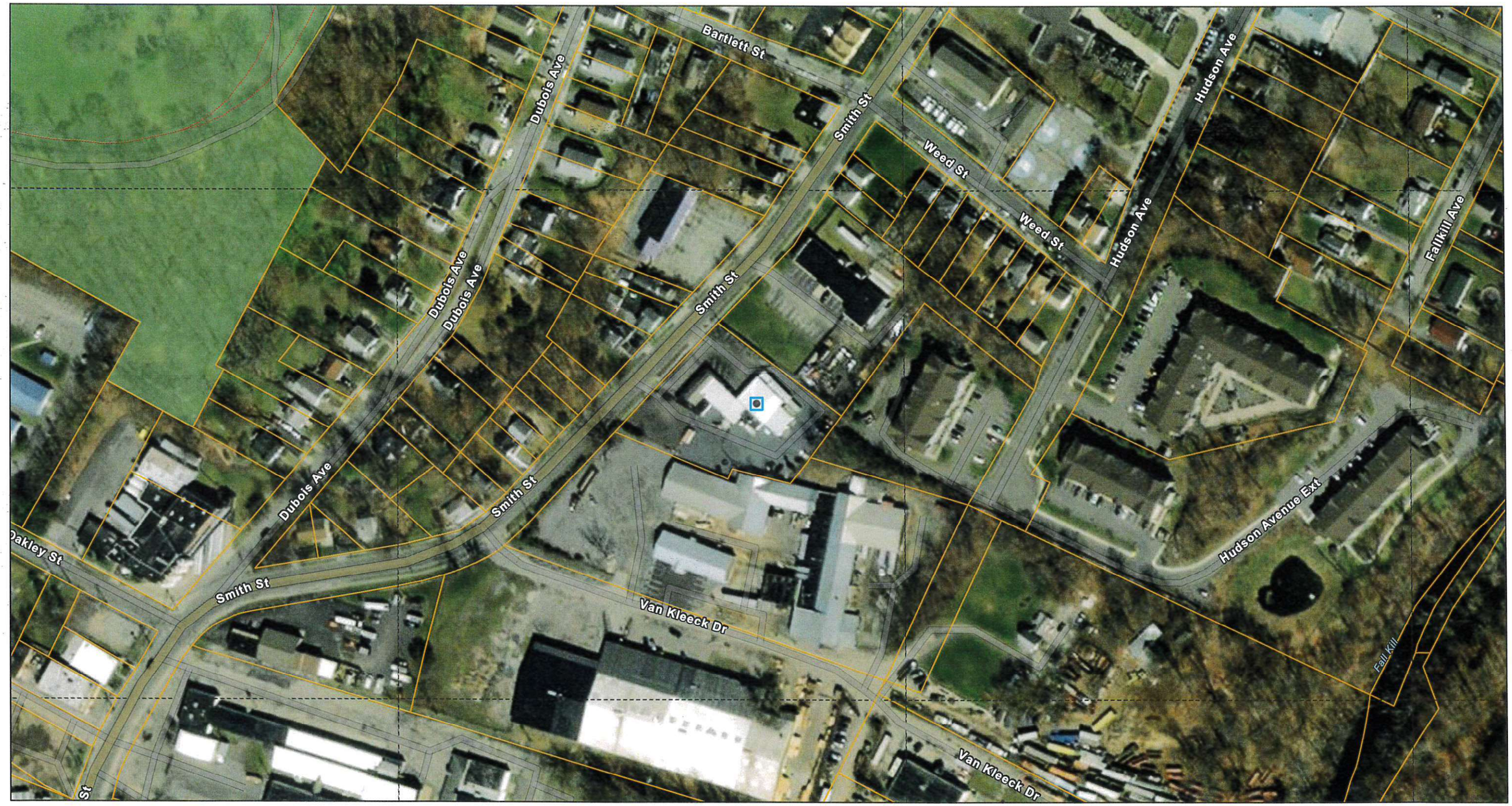

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- Parcel Boundaries
- City of Poughkeepsie Boundary
- Trails
- Parks and Open Spaces

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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