



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

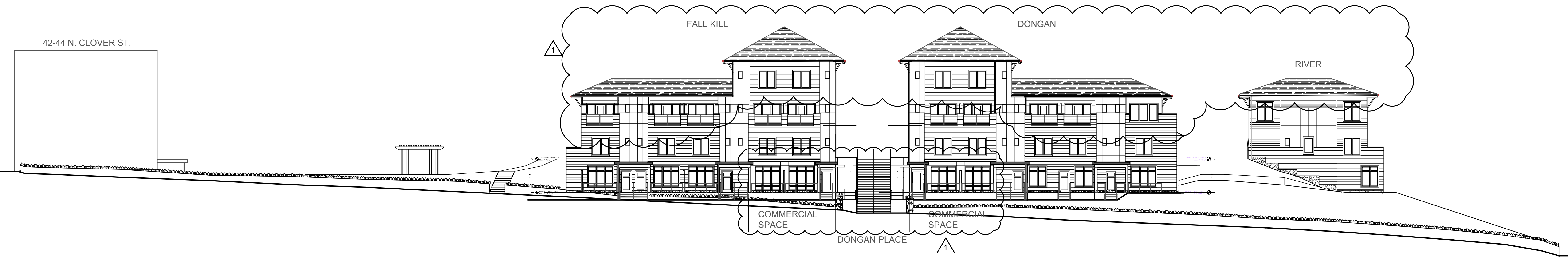
Common Council Chambers

Thursday, June 16, 2022

7:00 PM

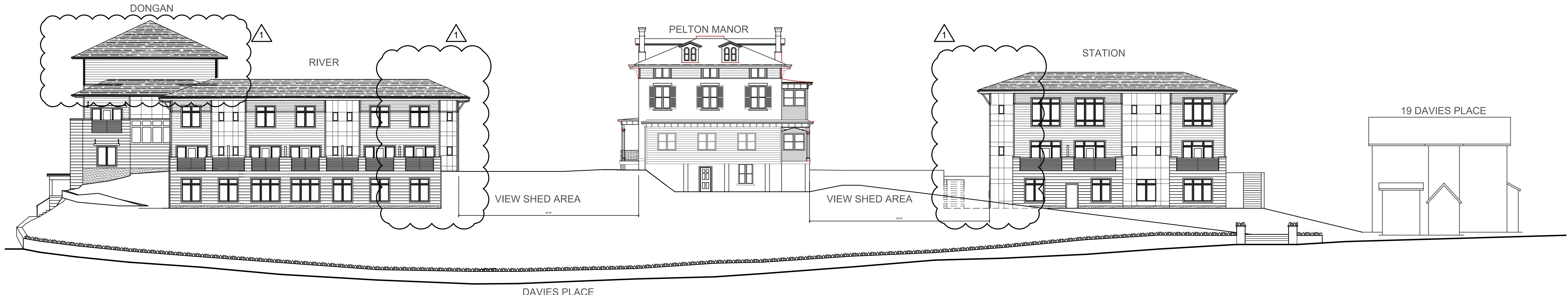
I. COMMISSION BUSINESS

1. NOTICE IS HEREBY GIVEN THAT A SPECIAL MEETING will be held by the Historic District and Landmarks Commission of the City of Poughkeepsie, Dutchess County, New York, in the Common Council Chambers, City Hall, 62 Civic Center Plaza, Poughkeepsie, New York, on Thursday, June 16, 2022, at 7:00 PM, for the purpose of reviewing a settlement proposal in the litigation of Pelton Partners LLC v. the City of Poughkeepsie et. Al. There will be no public comment period.



1 STREET VIEW AT DONGAN PLACE
NTS

NOTES:
1) CONCEPT DESIGN ELEVATIONS & PORCH / WINDOW LOCATIONS SUBJECT TO FINAL FLOOR PLAN REVISIONS.
2) THE MECHANICAL EQUIPMENT FOR DONGAN, FALLKILL, RIVER, AND STATION BUILDING WILL BE LOCATED ON THE ROOF OF EACH BUILDING.



2 STREET VIEW AT DAVIES PLACE
NTS

REVISIONS:	
6/15/2022	ISSUED TO HDLPC
11/9/2021	2021 HDLPC SUBMISSION
8/28/19	ISSUED TO HDLPC
6/25/2019	ISSUED TO PLANNING BOARD
3/28/2019	PRE-SUBMISSION - HDLPC
11/7/2018	ISSUED TO HDLPC
8/3/2018	ISSUED TO HDLPC
6/4/2018	ISSUED TO PLANNING BOARD
3/26/2018	ISSUED TO PLANNING BOARD
2/13/2018	ISSUED TO PLANNING BOARD
1/29/2018	ISSUED TO SCENIC HUDSON
1/24/2018	ISSUED TO HDLPC
11/9/2017	ISSUED TO PLANNING BOARD
10/6/2017	ISSUED TO PLANNING BOARD



CLIENT:
Pelton Partners LLC
25 Van Wagner Road
Poughkeepsie, NY 12603

PROJECT NAME:
Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

STREET ELEVATIONS	
DRAWN BY: J.L.	PZ-19
JOB No. Y1022	
DATE: 6/16/22	

- GENERAL SITE PLAN NOTES:
1. SITE GRADING INFORMATION, REFER TO DWG. SG-1 BY LRC GROUP.
 2. SIDEWALK DETAILS, REFER TO DWG. PZ-06.
 3. HANDI-CAP PAVING MARKINGS, REFER TO DWG. PZ-06.
 4. STREET/ PARKING SIGNS, REFER TO DWG. PZ-06.
 5. CURB DETAILS, REFER TO DWG. PZ-06.
 6. DUMPSTER ENCLOSURE DETAILS, REFER TO DWG. PZ-05.
 7. SITE STAIRS DETAIL, REFER TO DWG. PZ-05.
 8. PAVEMENT DETAILS, REFER TO DWG. PZ-05.

BUILDING GROSS AREAS	
FALLKILL GROSS AREA:	
LOWER DUPLEX - LEVEL 1	3,396 SF
LOWER DUPLEX - LEVEL 2	3,324 SF
UPPER DUPLEX - LEVEL 1	3,039 SF
TOTAL GROSS AREA	9,759 SF
DONGAN GROSS AREA:	
LOWER DUPLEX & SIMPLEX - LEVEL 1	2,056 SF
LOWER DUPLEX & SIMPLEX - LEVEL 2	3,101 SF
UPPER DUPLEX - LEVEL 3	2,839 SF
TOTAL GROSS AREA	7,996 SF
RIVER GROSS AREA:	
STUDIO - LEVEL 1	1,658 SF
LOWER DUPLEX - LEVEL 2	2,357 SF
UPPER DUPLEX - LEVEL 3	2,357 SF
TOTAL GROSS AREA	6,372 SF
PELTON MANOR GROSS AREA:	
LOWER LEVEL	1,949 SF
FIRST FLOOR	2,338 SF
SECOND FLOOR	1,970 SF
THIRD FLOOR	1,699 SF
TOTAL GROSS AREA	7,956 SF
STATION GROSS AREA:	
SIMPLEX - LEVEL 1	2,249 SF
SIMPLEX - LEVEL 2	3,714 SF
SIMPLEX - LEVEL 3	3,714 SF
TOTAL GROSS AREA	9,677 SF
CARRIAGE HOUSE GROSS AREA:	
CARRIAGE HOUSE - LEVEL 1	4,247 SF
CARRIAGE HOUSE - LEVEL 2	4,247 SF
CARRIAGE HOUSE - LEVEL 3	787 SF
TOTAL GROSS AREA	9,281 SF
BUILDING GROSS AREAS:	
FALLKILL	9,759 SF
DONGAN	7,996 SF
RIVER	6,372 SF
PELTON MANOR	7,956 SF
STATION	9,677 SF
CARRIAGE HOUSE	9,281 SF
GRAND TOTAL	51,041 SF



1 SITE DEVELOPMENT PLAN
1" = 20'

- SITE DEVELOPMENT NOTES:
- 1) THE LIMITS AND LOCATIONS OF THE POROUS PAVEMENT ARE INDICATED ON THE CIVIL ENGINEER'S 'GRADING & DRAINAGE PL' SHEET SG-1. REFER TO CIVIL ENGINEER'S DRAWING SET FOR MC INFORMATION & DETAILS.
 - 2) THE PERIMETER EDGES OF THE PROPOSED PARKING LOT / AI OF PAVEMENT SHALL STOP AT CONCRETE CURBS OR SIDEWALK W/ INTEGRAL CURBS, UNLESS INDICATED OTHERWISE OR AT THE LOCATIONS OF RAMPS.
 - 3) PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES THAT ARE TO BE RETAINED SHALL BE PROTECTED BY SIL 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 REFER TO THE LANDSCAPE PLAN FOR THE LOCATIONS OF THESE TREES AND THE ASSOCIATED FENCING.
 - 4) REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN & DETAILS.
 - 5) THE MECHANICAL EQUIPMENT FOR DONGAN, FALLKILL, RIVER STATION BUILDINGS WILL BE LOCATED ON THE ROOF.
 - 6) GROSS BUILDING AREA APPROXIMATE, SUBJECT TO FINAL FLIC PLAN REVISIONS.

REVISIONS	
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10/5/2017	ISSUED TO PLANNING BOARD

CLIENT:

Pelton Partners LLC
33 Arlington Avenue
Poughkeepsie, NY 12603

PROJECT NAME:

Pelton Mount Carmel
36 N. Clover St.
Poughkeepsie, NY 12601

SITE DEVELOPMENT
PLAN

DRAWN BY:	PZ-03
J.L.	
JOB No.	
Y1022	
DATE:	
6/15/22	

