

**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Wednesday, June 22, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of May 17, 2022 Meeting Minutes

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

1. 47 CANNON STREET: MIXED-USE DEVELOPMENT

Application for site plan review relative to the proposed mixed use development consisting of utilization of an existing two-story building at 47 Cannon Street with vertical and horizontal expansion to construct building containing a total of 66 units and 10,060 SF of commercial space for a restaurant and artisan manufacturing (brewery or distillery).

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

2. 129-131 CANNON STREET: EXPANSION OF NONCONFORMING USE

Application for site plan/special permit approval for the proposed expansion of the nonconforming use at 129-131 Cannon Street, including the construction of a 746 square foot addition, and the conversion of the third floor of the existing building to a work live loft. The work live loft requires a special permit. Owner/Applicant: Cannon Street Collaborative/Daniel Rohde; Consultant: John V. Sullivan; Grid #6161-22-217994; Zoning

District: Central Commercial (C-2) District; File #2022-010

3. **15 NORTH CHERRY STREET: ADAPTIVE REUSE RESIDENTIAL**
APPLICANT ASKED TO ADJOURN TO JULY

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **117 NORTH HAMILTON STREET**

Application for site plan review relative to the proposed wholesale storage, warehousing, manufacturing, creative, retail, contracting business. 24 off-street parking spaces are planned. Owner: 117 N Hamilton, LLC/North Hamilton Parcel LLC; Applicant: Baxter Development Corp.; Consultant: Rohde, Soyka & Andrews, Consulting Engineers, PC; Grid #271278 / 266293; Zoning District: Light Industrial (I-1) District; File #2022-020



**CITY OF POUGHKEEPSIE
PLANNING BOARD
DRAFT MINUTES FOR MAY 17, 2022**

PRESENT

Robert S. Levine, Esq
Rosaura Andujar-McNeil
Nick Deluccia
Robert Mallory
Sean O'Donnell
Anne Saylor

EXCUSED

Marjorie Smith
Brian Veltre

City Staff present:

Natalie Quinn, Director of Development
Judith Knauss, Deputy Zoning Administrator
Chris Kroner, Architectural Consultant
Chris Mansfield, Architectural Consultant

The meeting was called to order at 6:15pm with the pledge of allegiance.

The minutes of the April meeting were approved on a motion by Rosaura Andujar-McNeil, seconded by Robert Mallory, with one abstention.

135 MAIN STREET: MULTIFAMILY RESIDENTIAL SUBDIVISION

Applications for Site Plan Review and Subdivision for subdivision of 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 119 unit multiple dwelling, 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; Zone: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

On a motion by Anne Saylor, seconded by Sean O'Donnell, the Board opened the public hearing.

Public Comment:

Kevin Cook of Bridge Park Apartments on South Bridge Street spoke in opposition to the variances, particularly the parking variance. He indicated that Admiral Halsey has approached him in the past to inquire about renting/utilizing the off street parking at Bridge Park. He also expressed

concern over the height of the new building, and that it would be over-bearing to his property, which contains two story buildings.

On a motion by Anne Saylor, seconded by Rosaura Andujar-McNeil, the Board unanimously voted to adjourn the Public Hearing to July 19, 2022.

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

Appearing on behalf of the application was Michael Gillespie and Ricky Jaikarran who outlined and gave an update to project changes.

Hours of operation will be M-F 8-5, SAT 9-1 Doors may remain open during summer months.

There was general discussion about complaints relative to another automotive repair businesses in the area. There have not been any complaints about this business.

There was general discussion relative to the landscape plan, and that the landscaping will help to absorb sound and soften the appearance.

On a motion by Anne Saylor, seconded by Rosaura Andujar-McNeil, the Board opened the Board open the public hearing.

There was no public comment.

On a motion by Anne Saylor, seconded by Rosaura Andujar-McNeil, the Board closed the Board open the public hearing.

Following discussion, the Board approved the following resolution:

WHEREAS, the Planning Board has received an application from Devan Jaikarran for site plan review relative to the to the proposed expansion of a nonconforming automobile repair business located at 185 Smith Street, File #2021-066; and,

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

WHEREAS, the applicant submitted a Short EAF adequately describing the proposed action; and

WHEREAS, the action is more fully detailed on a site plan prepared by M. Gillespie & Associates , revised April 26, 2022 and elevations prepared by M. Gillespie and Associates, dated February 22, 2022, and supplemental documents; and,

WHEREAS, the Board has compared the impacts that are likely to result from the action against those detailed in the Short Environmental Assessment Form, and has determined that there will be no

significant adverse environmental impacts and therefore, a draft environmental impact statement will not be required;

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby adopts a Negative Declaration for the File PB#2021-066 as detailed in the application and plans as referenced herein:

Motion: Anne Saylor

Second: Rosaura Andujar-MacNeil

Carried: 6:0:0

WHEREAS, the project received area variances from the Zoning Board of Appeals with regards the percentage of expansion and the number of parking space, on March 8, 2022; and,

WHEREAS, Section 19-6.1 of the Zoning Ordinance provides that if the cost of improvements is anticipated to be in excess of \$30,000, a performance bond will be established to cover the cost of improvements, based on advice from the City Engineer: following the recommendations of the Engineering Department, a performance bond will be established; 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 expansion of the nonconforming autobody and auto repair facility at 185 Smith Street, File #2021-066 with the following conditions, if any:

- Proposed RSX1 LED lights shall use “external 360 full visor” and lights be directed so that foot-candles at adjoining property lines does not exceed 0.5. All LED light temperatures shall be set at 3500 kelvin or less.
- All comments of the Engineering Department and Fire Department be satisfied to the satisfaction of each department.

Motion: Anne Saylor

Second: Rosaura Andujar-MacNeil

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 and Lawrence J. Paggi Engineering; Grid #6162-77-092099; Zoning District: General Commercial (C-3) File #2022-011

Appearing on behalf of the application were Marc Ackerson, Michael Boice and Christian Paggi, who provided a project summary and update. Application for variances still pending before the Zoning Board of Appeals. Scheduled for the June 14, 2022 meeting.

Chris Kroner of MASS Design provided architectural comments.

There was discussion relative to access to the Fallkill Creek. The question of a possible easement was raised. A copy of the approved site plan for the project on Rose Street will be provided to the applicant.

On a motion by Anne Saylor, seconded by Rosaura Andujar-McNeil, the Board opened the public hearing.

There was no public comment.

On a motion by Anne Saylor, seconded by Nick DeLuccia, the Board adjourned the public hearing to June 22, 2022.

There was general discussion relative to recognition of the use of the building as a cigar factory, tying it to the Underwear Factory across the street. There was general discussion relative to the lighting and whether it would be indirect on the staircase.

The question was raised as to whether or not there had been any contact with a salvage company. The project is not that far along.

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 an eight (8) 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

At the April 2022 meeting the public hearing was adjourned to June 22, 2022.

Appearing on behalf of the application were James and Gina Sullivan, Kimberly Ryan from Liscum McCormack VanVoorhis, and Shawn Curran from LRC Group, who provided project updates.

There was general discussion relative to the issue of the height of the building, which has been resolved to be 8 stories, though it may appear from the street to be 9. The applicant conceded when asked that concessions had been made to achieve compliance.

There was general discussion relative to the location of the dumpster.

There was a determination by the Planning Board that the required number of parking spaces for the project is 68.

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

Robert S. Levine, Esq, recused himself from consideration of the application, and excused himself from the remainder of the meeting.

Anne Saylor assumed the duties of the chair.

Appearing on behalf of the application were Patrick Moore, who described the project changes.

Chris Mansfield provided an architectural review, indicating that the improvements were exciting to see.

There was extensive discussion relative to the appropriateness of materials. Rosaura Andujar-McNeil expressed concern that the design did not really blend with the historic architecture on Garden Street

WHEREAS, the Planning Board has received an application for facade review from Patrick Moore relative to the proposed remodeling of the façade of the building at 11-15 Garden Street, File #2022-007; and,

WHEREAS, this application for site plan approval is considered to be a Type 2 Action for the purposes of SEQRA, requiring no further environmental review; and,

WHEREAS, the action is more fully detailed on plans prepared by BAXTER, dated 5/3/22, and supplemental materials; and,

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

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant facade approval relative to the proposed remodeling of the exterior of the building at 11-15 Garden Street with the following conditions:

- All proposed exterior lighting shall be kept at a temperature of 3000K or less
- The wood composite on the west elevation shall be changed to Corten Steel
- The artificial plant material at the northwest corner shall be changed to Corten Steel
- Color of Corten Steel to be black or brick, and the return shortened, as approved by staff and architectural consultant

Motion: Anne Saylor

Second: Sean O'Donnell

Carried: 4:1:1

129-131 CANNON STREET: EXPANSION OF NONCONFORMING USE

Application for site plan/special permit approval for the proposed expansion of the nonconforming use at 129 (131) Cannon Street, including the construction of a 746 square foot addition, and the conversion of the third floor of the existing building to a live-work loft. Owner/Applicant: Cannon Street Collaborative/Daniel Rohde; Consultant: John V. Sullivan; Grid #6162-77-092099; Zoning District: Central Commercial (C-2) District; File #2022-010

Appearing on behalf of the application were John Sullivan and Daniel Rhode, who summarized the project.

There was general discussion relative to the elevations, particularly the new stairs proposed for the work/live loft. Material proposed is steel. Material and color options to be explored. The fact that the building is listed on National Register of Historic Places was noted, and clarification relative to the process for review was discussed. The additions to the building over the years total more than the original structure. The EFIS material on the addition will be painted to match existing additions.

As the work live loft is a special permit use, a public hearing is required. On a motion by Anne Saylor, seconded by Rosaura Andjurar-McNeil, a public hearing be set for June 22, 2022.

At 9:25pm, a motion to adjourn the meeting made by Anne Saylor and seconded by Rosaura Andujar-McNeil was approved unanimously.

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

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

OFFICE USE ONLY

CODE: PLSF

ID # _____

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

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

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

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

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

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

PROJECT INFORMATION

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

LOT AND BULK INFORMATION:

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

VIII. PROJECT PARKING INFORMATION

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

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

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

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

_____ (Yes) _____ (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:

Number of efficiency or "studio" units: ~~7~~ 0

Number of one (1) bedroom units: ~~52~~ 55

Number of two (2) bedroom unit's ~~16~~ 11

Number with three or more bedrooms: 0 0

Total number of units: 75 66

C) Is funding public? ____ Yes X No

If yes, describe funding source: _____

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

A) Number of Employees: _____

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

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

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

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

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

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

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

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

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

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

A) Specify: _____

B) Number of shifts (if any): _____

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

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

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

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

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

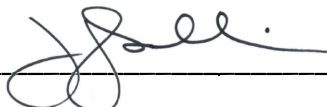
I) Days/Hours of Operation: _____

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

XVII. APPLICANT CERTIFICATION

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

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



Signature of Applicant

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

Date



June 8, 2022

Judith Knauss, Deputy Zoning Administrator
The City of Poughkeepsie
62 Civic Center Plaza, Second Floor
Poughkeepsie, NY 12601

**RE: 47 Cannon Street
Planning Board File #2021-056**

Dear Ms. Knauss,

Please accept this letter and accompanying revised copies of the plan set and documents as our resubmission for the above referenced project. Below, please find our responses to comments received from our previous submission to The City of Poughkeepsie Planning Department on March 29, 2022:

- I. Section 19-3.37, Table 3.37-3(2)(a) and (b) allows a maximum building height of six stories in the PID-UV, with up to 2 bonus stories allowed by Section 19-3.37(9)(a). The original submission proposed a nine-story building. Changes over the course of review have been made, resulting in a building that, while it may give the appearance of being nine stories, is by definition eight stories. However, the height of the 8th story may remain an issue, pending clarification of the following:
 - The height of each individual story (except the first) is limited to 14 feet. On the elevations bearing a date of 5/6/22, the 8th level begins at 78'7", and has various other dimensions provided (Lower ceiling 88'7", Core & Bedrooms 90'11", Upper Ceiling Height 92'7", At Living Rooms 95'2") which appears to indicate a 17-foot story. While less than the 21 feet shown in a previous iteration, this still exceeds the maximum of 14 feet permitted;

Response: Drawing SK300 has been revised to clarify the roof height, ceiling height and the story height dimensions. A Story defined in the zoning code is "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 sections shown at the right floor level are below the roof,

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

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Poughkeepsie, NY 12601
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so the code allows for 14' ceiling height. Drawing SK300 clarifies that all ceilings of the eight floor are 14' or less. The private unit roof access stairs have a small 5'X5' bulkhead to provide the headroom clearance to access the roof above.

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 the revised plans claim adequate open space on the roof, design of the common open space located on the roof must be provided so that realistic calculations can be made, particularly given the irregular shape of the area and the intrusion of HVAC equipment and other utilities and areas labeled as "pitch down;"

Response: Open space calculations are based off the following items. In the proposed parking area there is a total of 1,371 SF of open space. Per sheet SK103, eighth Floor and Roof Plan schematics, the rooftop has an open space of 3,202 SF for a total of 4,519 SF which exceeds the required per city code of 2,875 SF.

3. Section 19-3.37 Table 3.37-4 requires that a total of 80 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 be not as intense as it would be for a restaurant). Please note that:
 - a. It appears that either 67 or 108 spaces are claimed (Proposed "Puzzle Parking" has a note that claims 41 cars can be parked, while there is a note on within the footprint of the building that says "Proposed parking 1 Reg 65 Stacked 67 total). It is not clear if these notes are exclusive of each other, nor is it clear what is meant by "stacked" parking. Clarification of parking arrangement must be provided.

LRC Response: the parking provided has been clarified. Per the Site Plan sheet SP-1 the parking is described as follows:

- **Three (3) ADA spaces with loading and unloading areas are provided.**
- **Sixty-Five (65) puzzle parking spaces are provided.**
- **The total number for proposed parking spaces are 68 total spaces.**

- b. If 67 spaces are provided, 3 must be accessible; if 108 spaced are provided, 6 must be accessible.

LRC Response: See response to (A) above.

- c. You may also provide a fee in lieu of parking as detailed in Section 19-3.37 Table 3.37(5);

LRC Response: Noted.

4. 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;

Response: It is noted that the city has requested a lighting plan showing photometrics of the site lighting. This lighting photometric plan is currently underway being designed by the manufacturers of the lighting fixtures. It will be submitted as soon as it is



received. We have stipulated that the lighting color not exceed 3500k, not spill more than .5 Fc over the property boundary and be Nite Sky compliant. The plan, when submitted, will meet all these requirements.

5. Section 19-3.37(13)(g)(2)(viii) requires that parking lots should provide open lawn areas to accommodate snow storage. A snow storage area is now shown, though it is not a lawn area, as it overlays a bicycle storage area. It is not clear this area will be adequate; and,

LRC Response: Proposed snow storage areas have been identified on the site plan sheet that are adjacent to puzzle area in the parking lot.

6. Section 19-4.13 requires a six-foot setback for accessory uses: it appears that the stacked parking structure is proposed to sit essentially on the rear property line. 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).

LRC Response: The proposed refuse removal calls for a dumpster to be rolled out to the striped area. The dumpster area at the north is existing and is not on the subject property. Additionally, for clarity the puzzle parking area is setback at 7' from the property, line. Dimension have been added for clarity. The removal the kitchen waste will be accommodated with for a container located on a 3'x2'x3. Concrete pad located near the dumpster pad.

We appreciate your efforts to review our revised plans and look forward to satisfying any outstanding concerns as soon as possible. Thank you for your time and effort.

Sincerely,

LRC Engineering and Surveying DPC.

A blue ink handwritten signature, appearing to be "Shawn Curran", is written over a horizontal line. Below the line, the text "Shawn Curran, Project Manager" and "LRC Group" is printed.

Shawn Curran, Project Manager
LRC Group

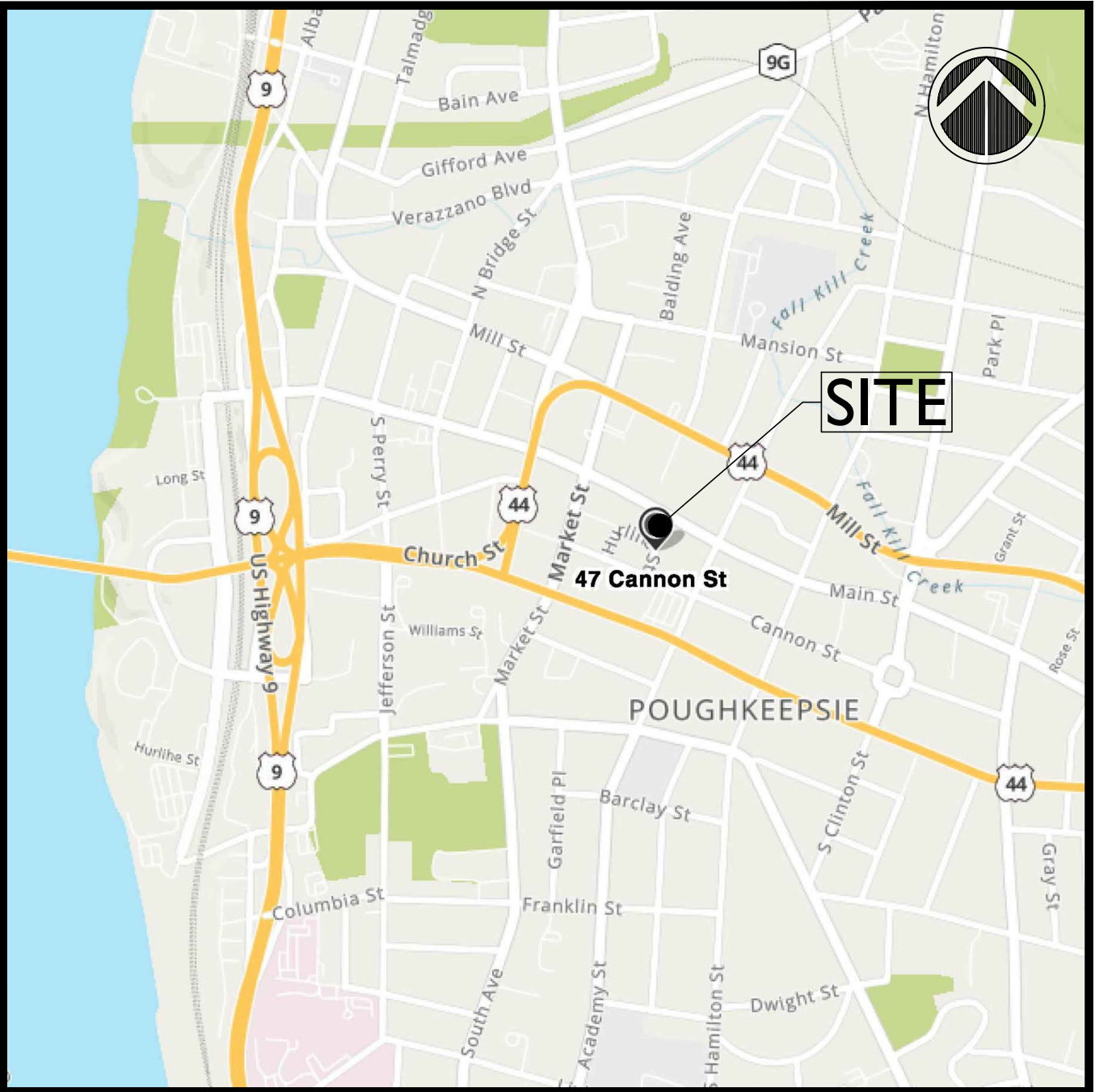


LOCATION MAP

SCALE: 1"=200'

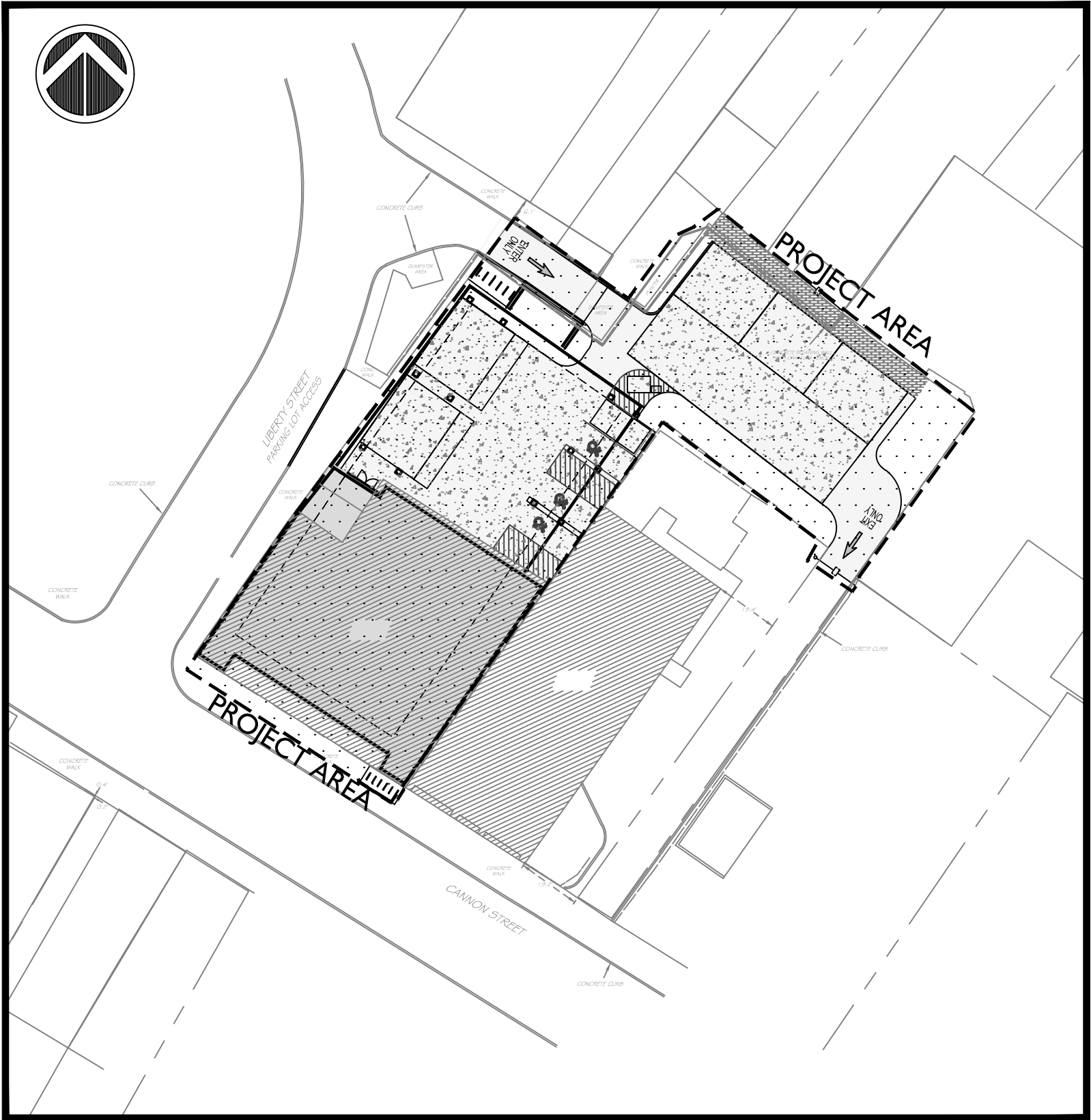
SITE PLAN SUBMISSION SET
PROPOSED MIX USE DEVELOPMENT
47 CANNON STREET
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK STATE
TAX MAP ID#:6162-77-086045

ORIGINALLY SUBMITTED: FEBRUARY 10, 2022
REVISED MARCH 29, 2022
REVISED: MAY 13, 2022
REVISED: JUNE 8, 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	DETAILS
DN-2	DETAILS

SITE PLANNER / CIVIL ENGINEER:



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

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

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com

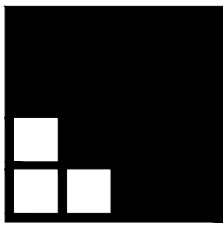
OWNER / APPLICANT:

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



Rodney Morrison P.E. #074194

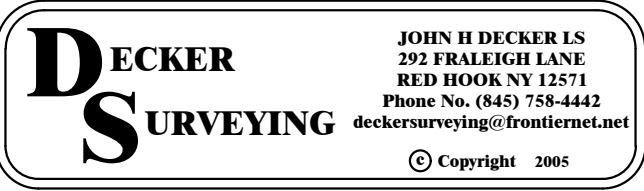
ARCHITECT:



Liscum
McCormack
VanVoorhis ^{LLP}

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

SURVEYOR:



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

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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 _____



SURVEY NOTES

- UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM FIELD OBSERVATIONS AND
MAPS PROVIDED BY OWNER, EXACT LOCATION NOT VERIFIED**

- POSSIBLE BOUNDARY OVERLAP IN NORTHERN PORTION OF PROPERTY -
CONFLICTING BOUNDARY SHOWN ON A MAP ENTITLED "SITE IMPROVEMENTS
CONTRACT NO.3A - QUEEN CITY EAST - PROJECT NO. NYR 263 FOR POUGHKEEPSIE
URBAN RENEWAL AGENCY" (APRIL 1977)
TAKING MAPS OR DEEDS MAY EXIST BUT NOT FOUND TO DATE, SUBJECT TO A TITLE
REPORT

- ELEVATIONS TAKEN FROM ABOVE REFERENCED MAP

BOUNDARY SURVEY

47 CANNON STREET LLC

CITY OF Poughkeepsie
Dutchess County, New York
December 26, 2021
1" = 20'

1" = 20'

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

ON BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENT AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR

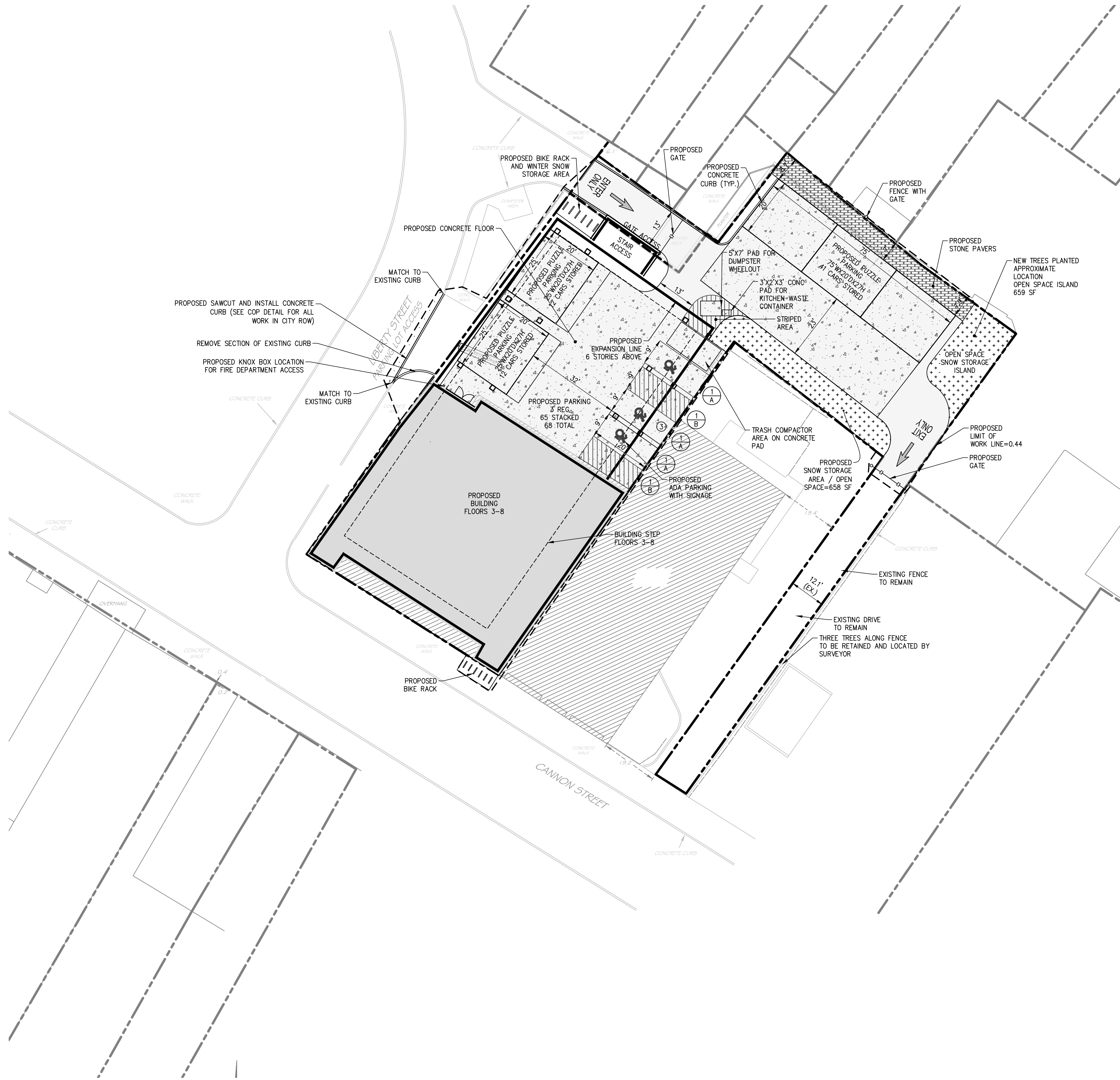
SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE NOVEMBER 9, 2021.

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.

LEGEND	
	PROPERTY BOUNDS
	OVERHEAD WIRES
	CLEANOUT
	GAS VALVE
	CHAINLINK FENCE
	WOOD GUIDERAIL
	BOLLARD
	HYDRANT
	UTILITY POLE
	PROPERTY CORNER
	WATER VALVE
	CATCH BASIN
	SEWER MANHOLE

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

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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	9 STORIES*
BUILDING HEIGHT ALLOWED (FEET)	132 FEET	LESS THAN 132 FEET	99 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 (19-3.379(g)(a)1.(i))			

*= 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	33 REQUIRED	3 ADA SPACES
RESTAURANT / BAR/ TAVERN 6300 SF	25 REQUIRED	65 PUZZLE SPACES
ARTISAN MANUFACTURING 3200 SF	0 REQUIRED	68 TOTAL SPACES
	TOTAL 58 REQUIRED	
HANDICAP SPACES	3 REQUIRED *	3
MIN. PARKING DIMENSIONS	9'x20'	VARIES
MIN. AISLE WIDTH (ONE WAY TRAFFIC)	20'	13' ONE WAY 23' TWO WAY

* PER ADA TABLE 208.2

SIGN LEGEND		
NO.	LEGEND	QTY.
A		3
B		2

LEGEND

	PROPOSED ASPHALT
	PROPOSED PAVERS
	PROPOSED CONCRETE
	PROPOSED SNOW STORAGE
	PROPOSED CONCRETE CURB
	PROPOSED SIGN

BIKE RACK:

REQUIRED:

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

PROPOSED:

EXTERIOR BIKE RACK 12
INTERIOR RACKS 28
TOTAL 41

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.

OPEN SPACE:

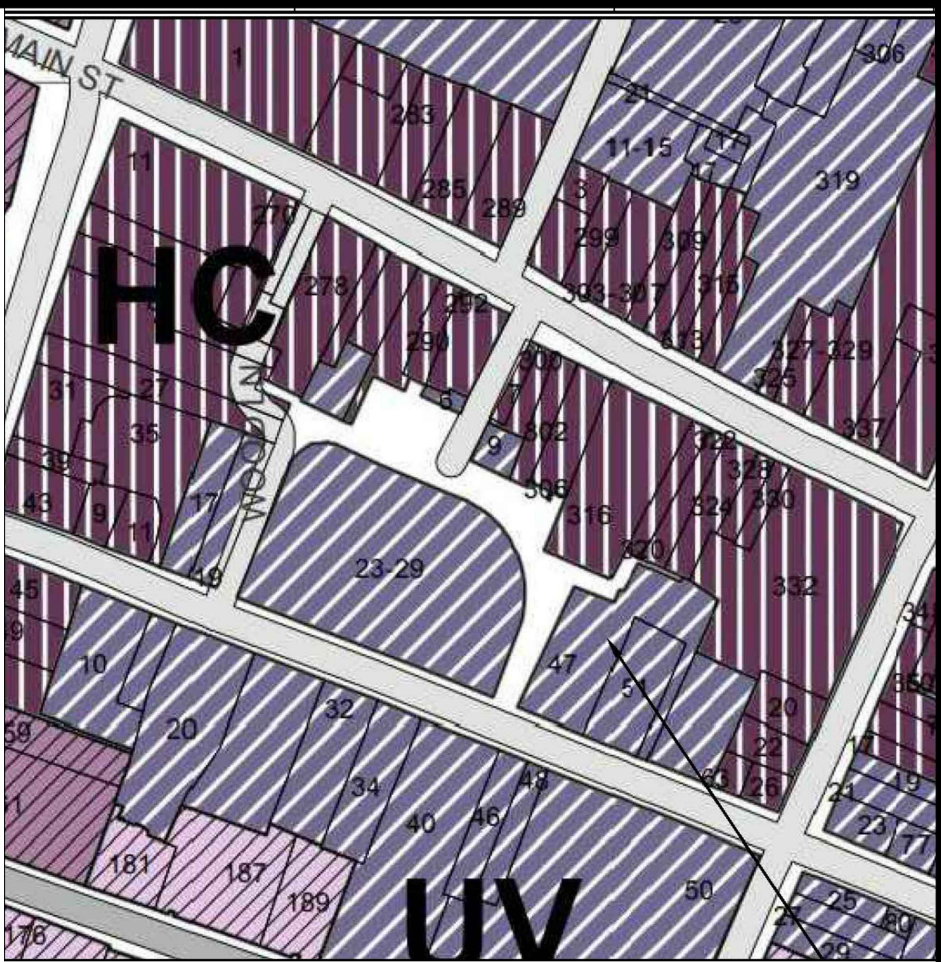
OPEN SPACE CALCULATIONS:

REQUIRED PER CITY CODE=2875 SF

ROOF TOP AREA=3,202 (PER SHEET SK103)

PARKING AREA=658+659=1317 SF

TOTAL OPEN SPACE=4,519 SF



GENERAL NOTES

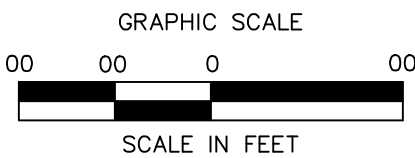
- ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- 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.
- REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- 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.
- 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.
- TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE AND NYSDOT.
- PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
- 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.
- 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.
- 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.
- PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7862 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.
- 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.
- STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
- CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
- NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.
- A SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH NFPA AND THE NYS FIRE CODE 2020.

APPLICANT:

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

OWNER:

COUNTY OF DUTCHESS
22 MARKET ST
POUGHKEEPSIE, NY 12601



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	
Checked	KFC	Date	2022-01-25	
Approved	REM	Scale	1"=20'	

SP-1



Revisions			• 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.
5	2022-06-08		
4	2022-05-13		
3	2022-03-29		
2	2022-02-10		

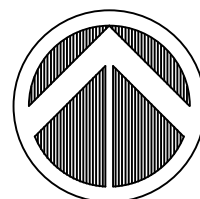
UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, 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

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.

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



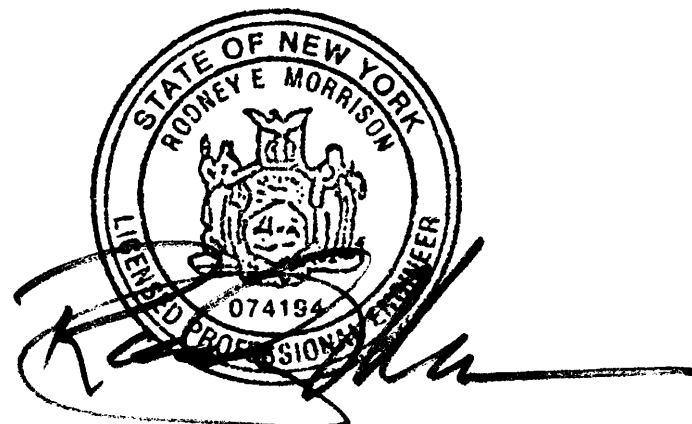
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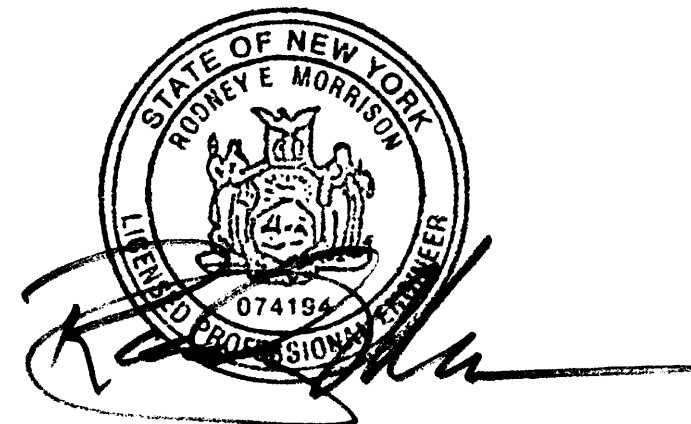
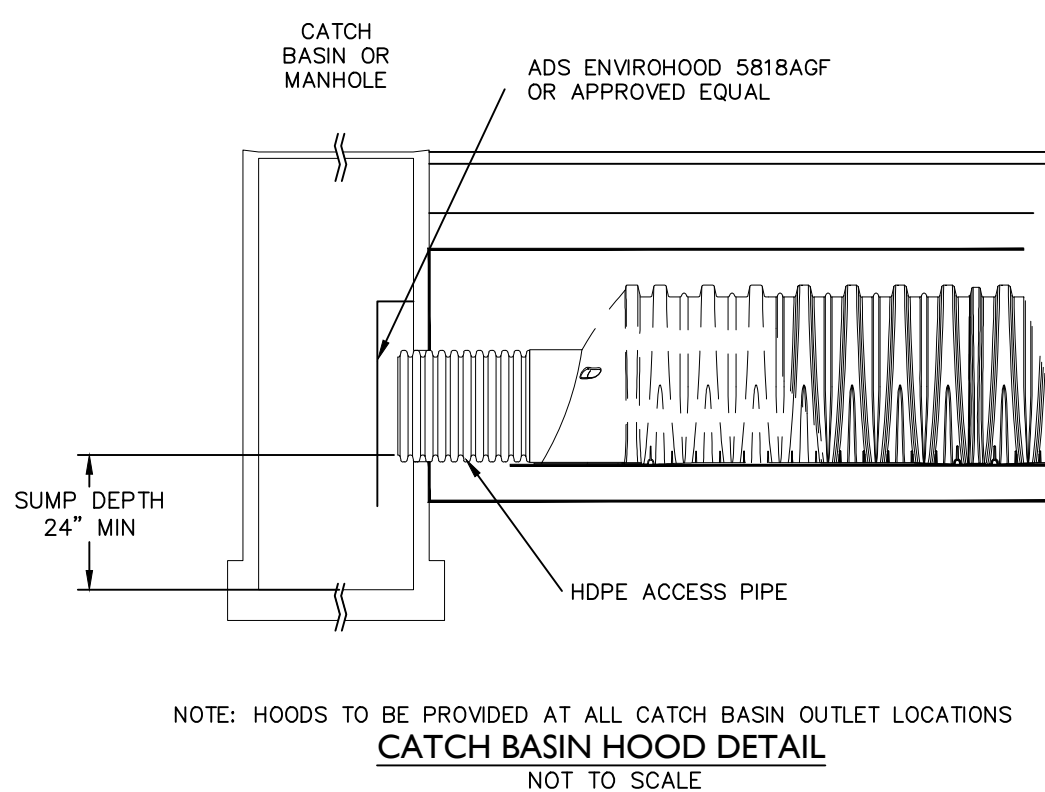
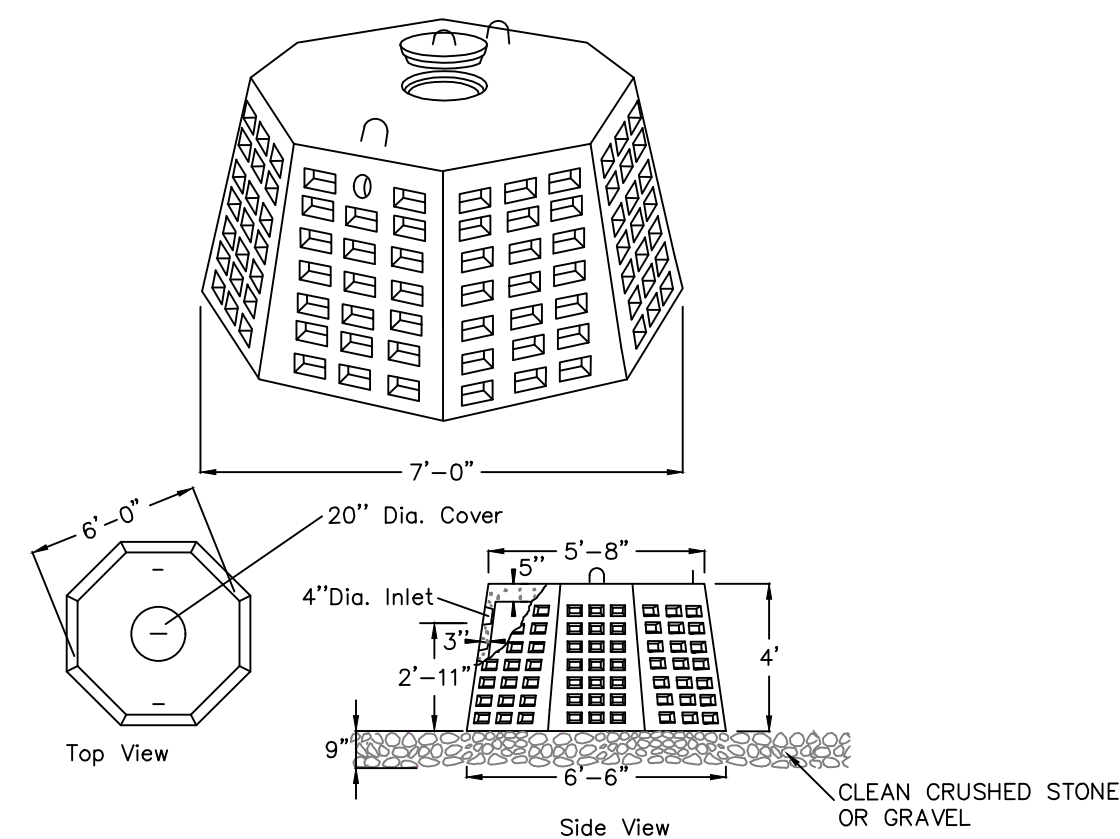
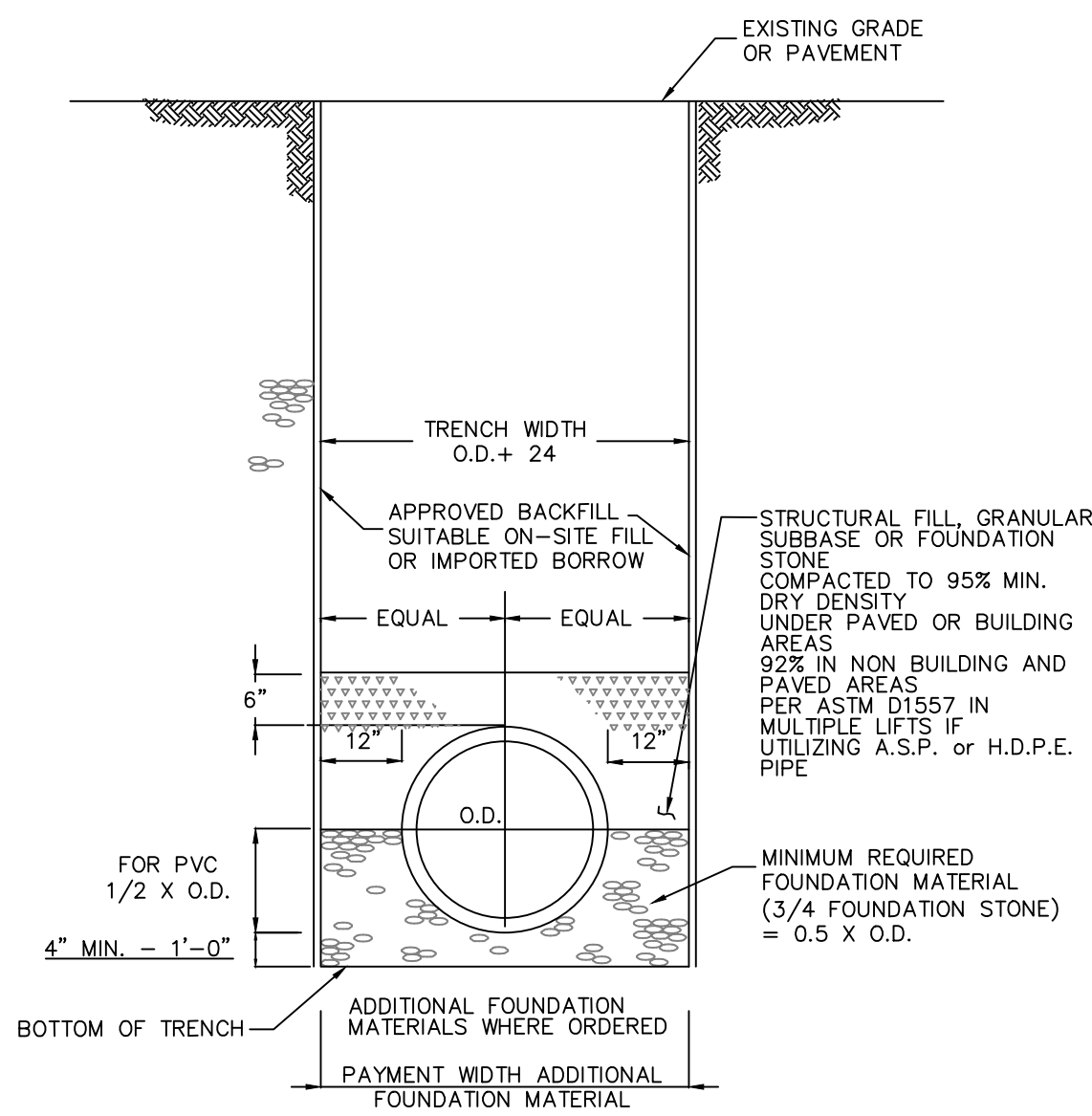
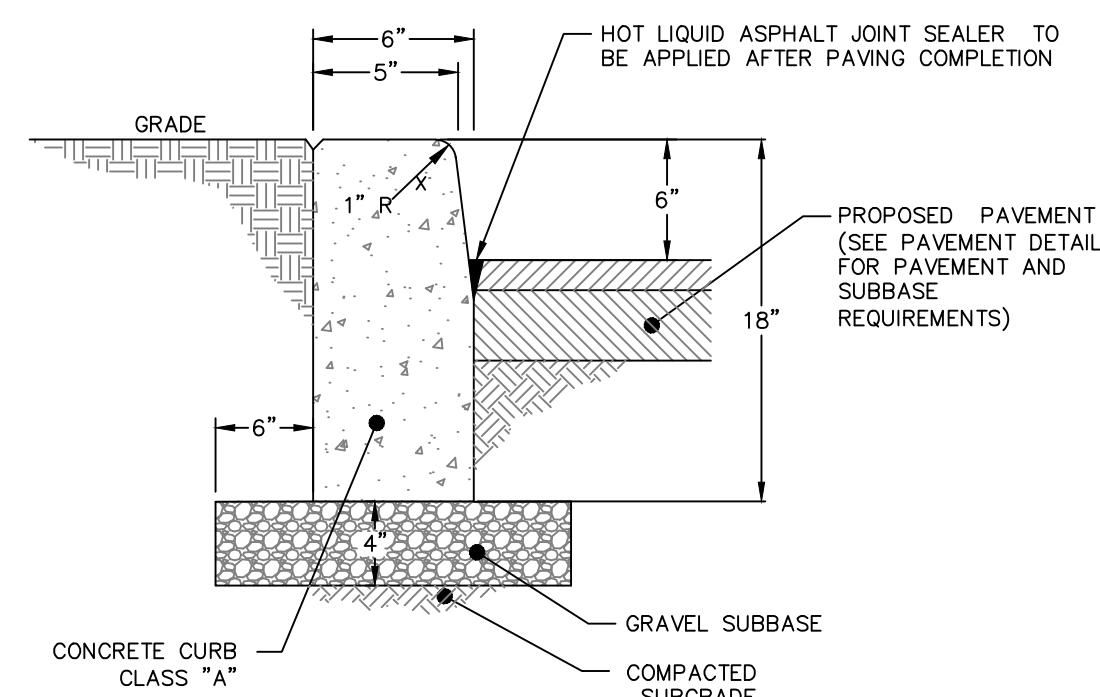
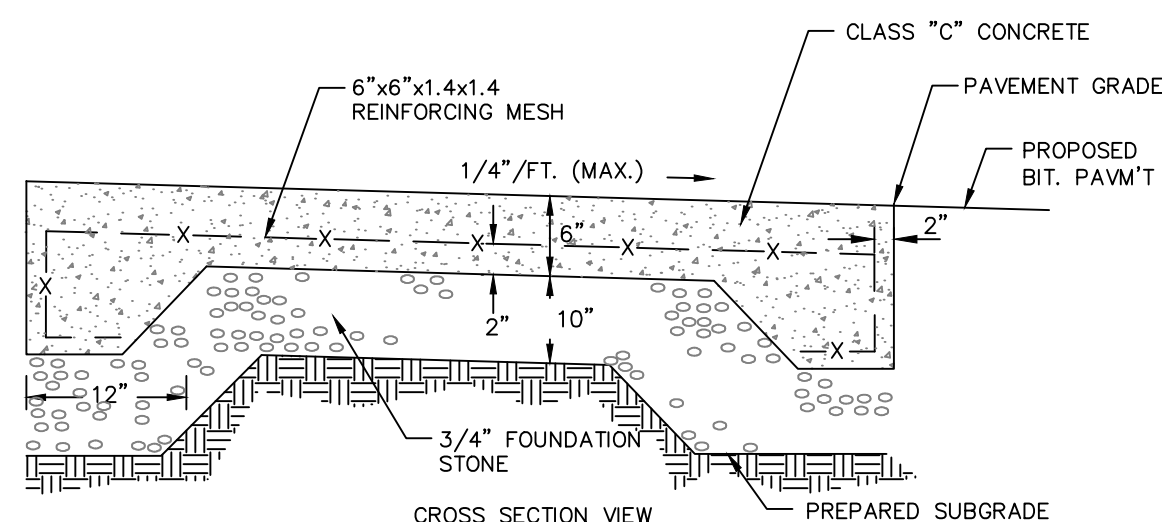
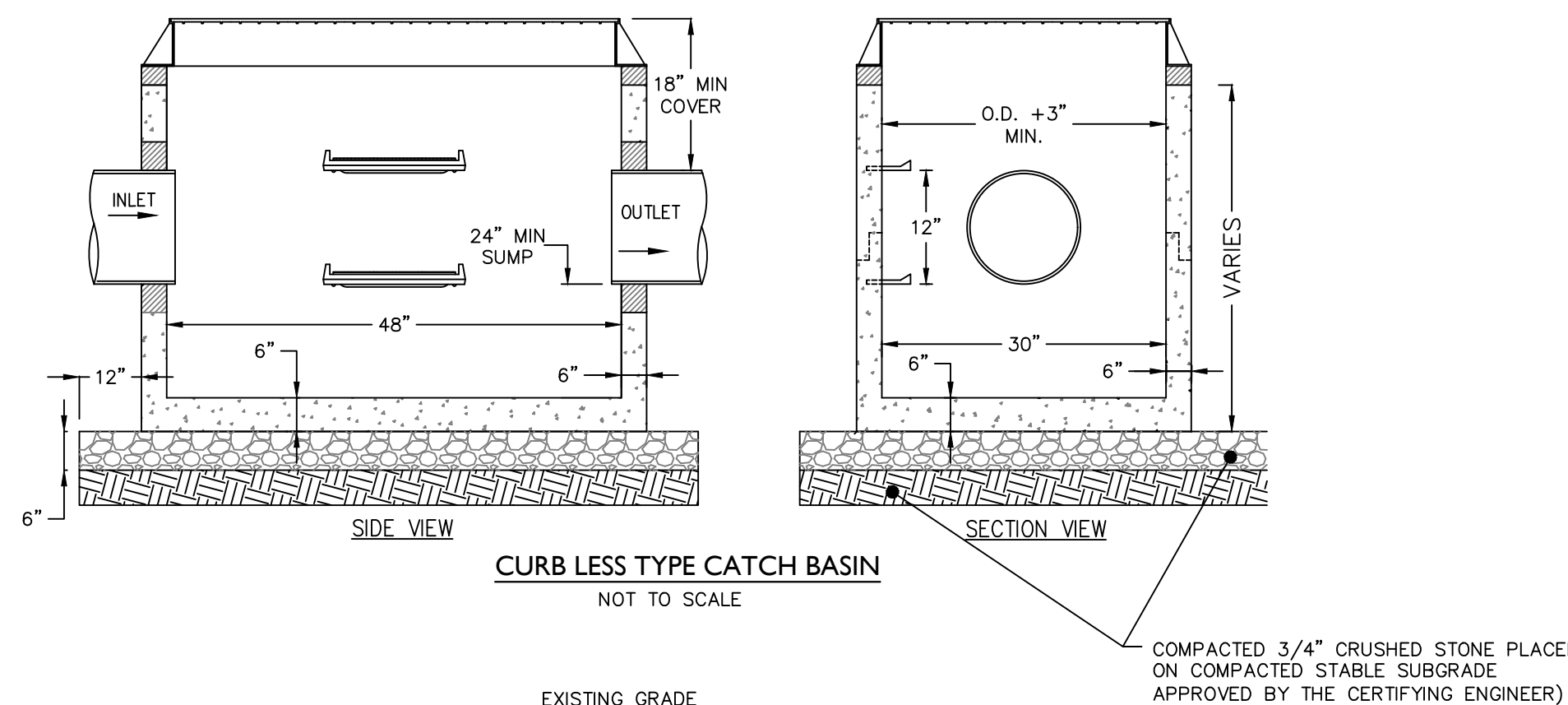
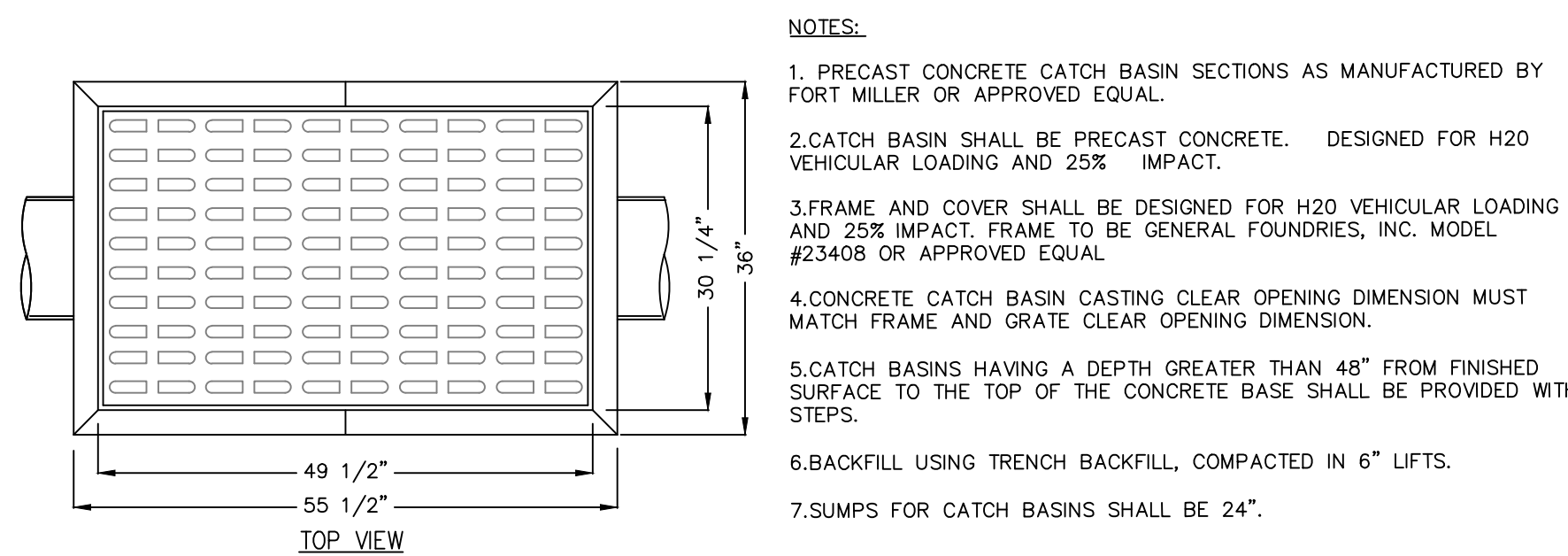
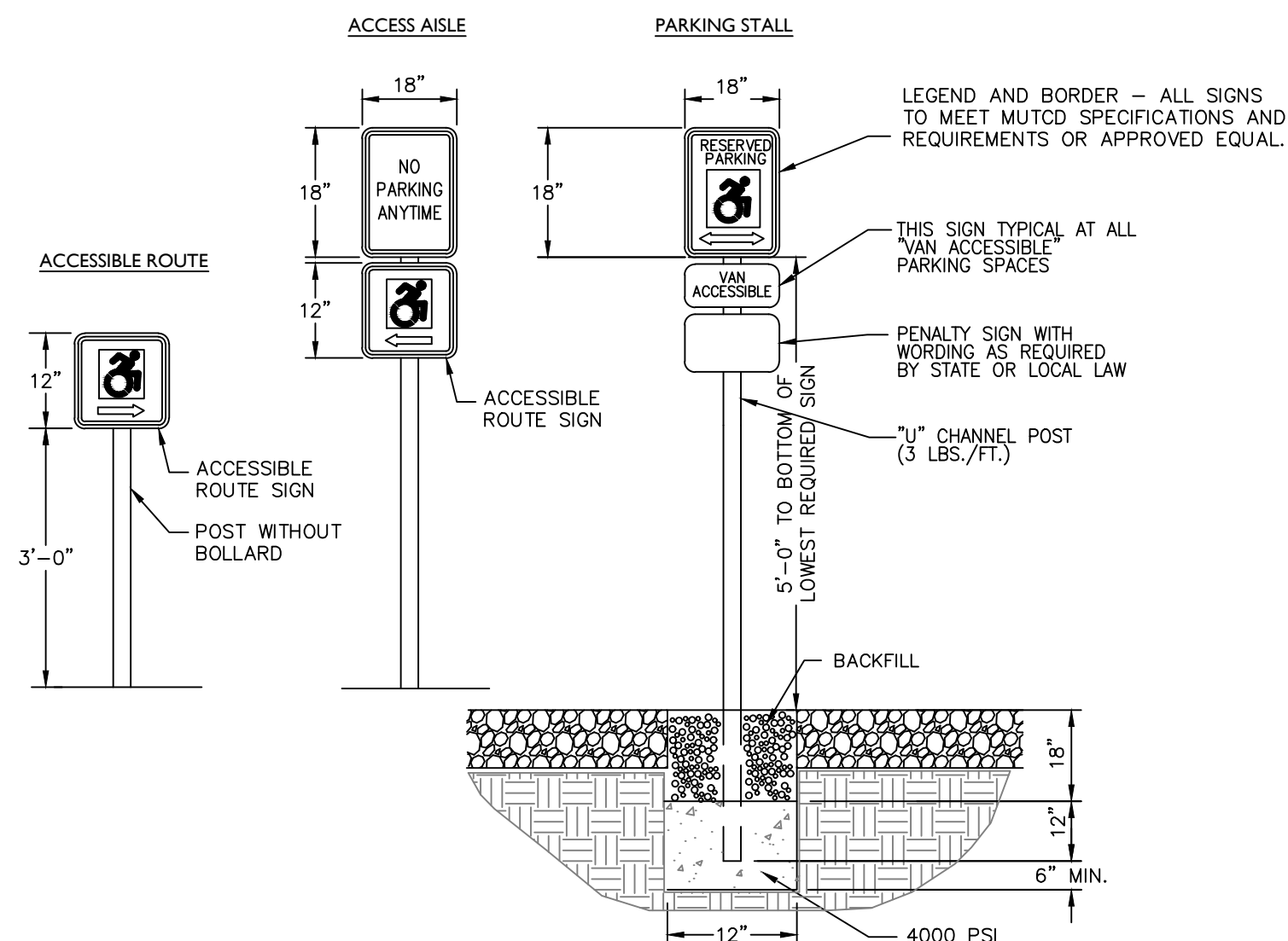
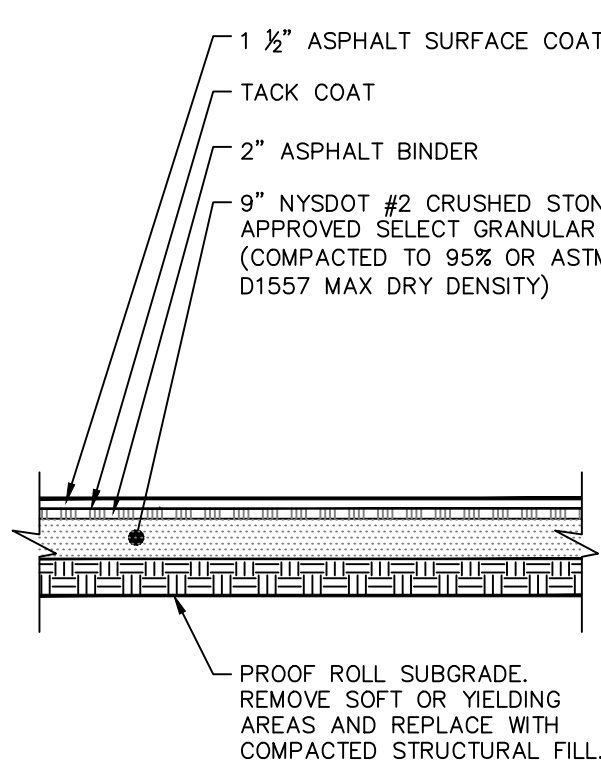
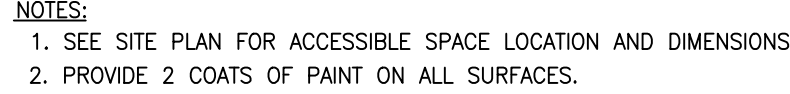
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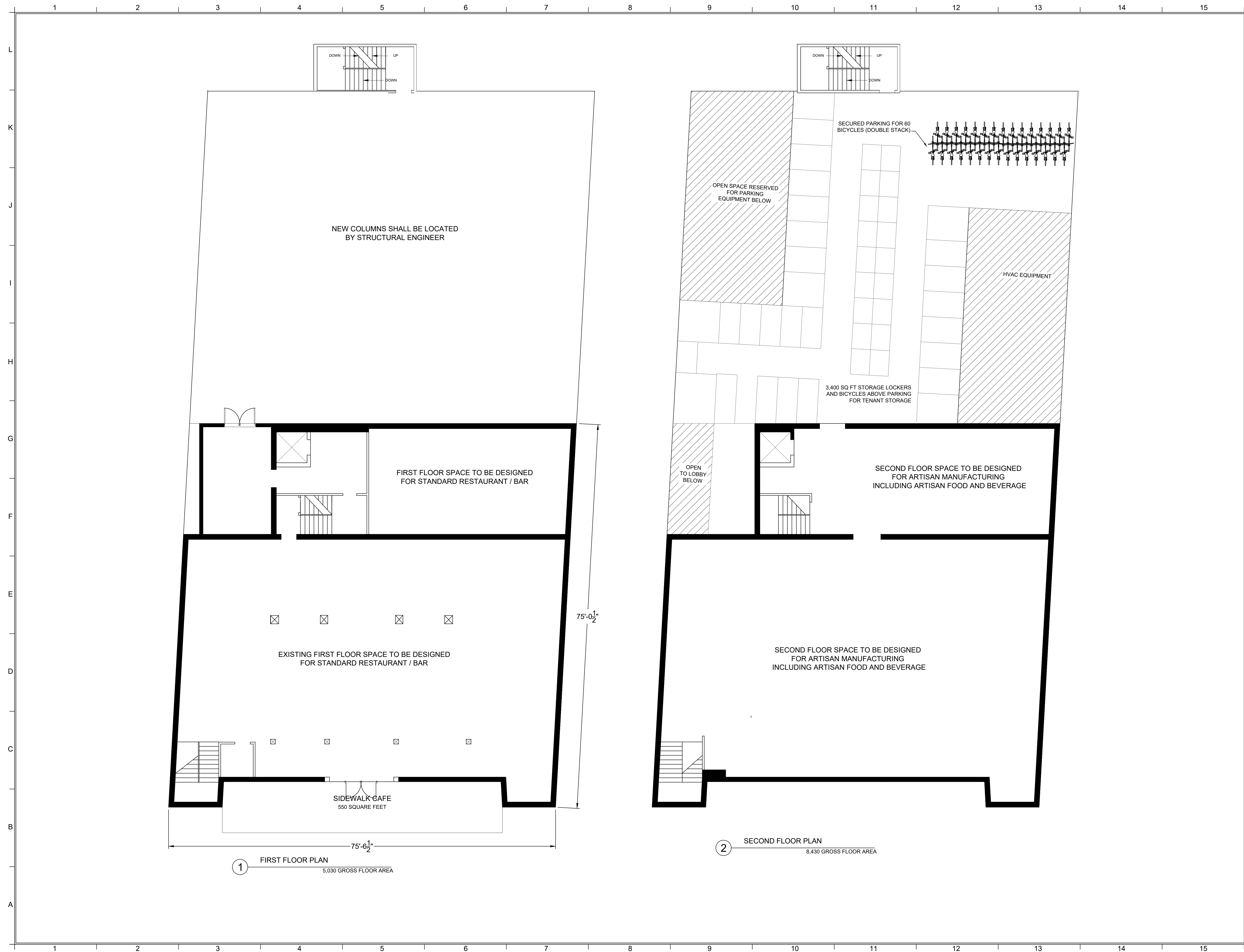
SCALE IN FEET

		SITE GRADING / DRAINAGE PLAN				
● 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: 845.243.2380 1 International Blvd, Suite 400 Mahwah, NJ 07495 Tel: 908.603.7340 www.lrcconsult.com		MUTLI USE DEVELOPMENT 47 CANNON STREET CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK				
5. 2022-06-08	REUSED PER CITY COMMENTS	Design/Calcs	SMC	CAD File	SG21283001.dwg	Sheet No.
4. 2022-03-13	REUSED PER CITY COMMENTS	Drawn	SMC	Project No.	21-2830	SG-1
3. 2022-03-29	REUSED PER CITY COMMENTS	Checked	KFC	Date	2022-01-25	
2. 2022-02-03	REUSED PER CITY COMMENTS	Approved	REM	Scale	1"=20'	
1. 2022-02-03	REUSED PER CITY COMMENTS	LRC Engineering & Surveying, DPC LRC Engineering & Surveying, LLC LRC Environmental Services, Inc.				
Revisions						



[illegible]

X:\JOBS\Jobs 2021\21-2830-47 Cannon Street LLC\DWG\DN21283002.dwg 6/8/2022 11:32 AM Scurran



NOTES

3		
2	REVISED RENDERINGS, CLARIFIED ROOF PLAN AND SECTIONS	6-8-22
1	ADDED SK400 AND SK401	5-13-22
No.	REVISION/SUBMISSION	DATE



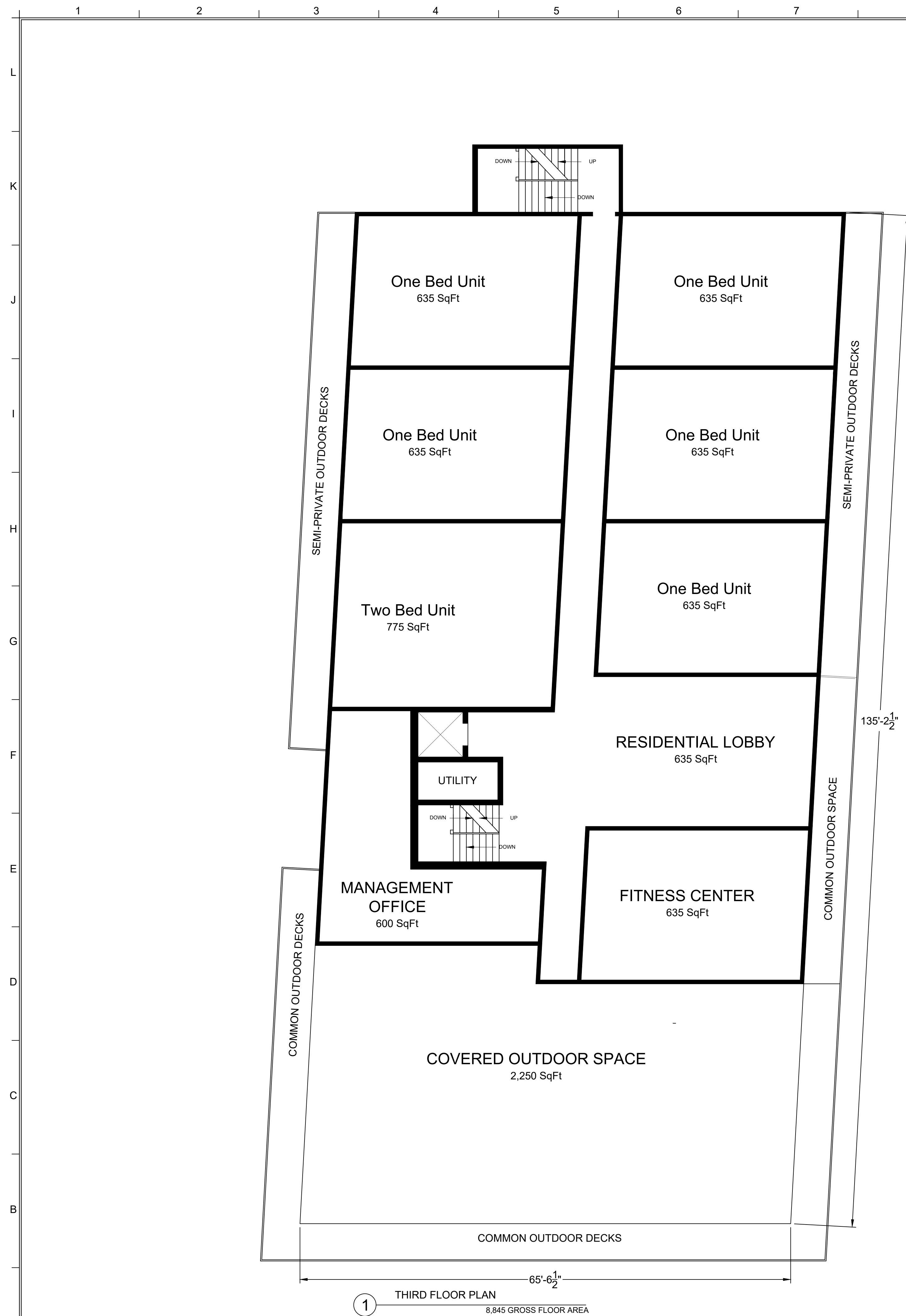
**Liscum
McCormack
VanVoorhis**

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

**ARCHITECTURE
PLANNING INTERIORS**

PROJECT
47 CANNON
47 CANNON ST
POUGHKEEPSIE, NEW YORK 12601

	DRAWN BY	PROJECT NUMBER
	KRR	21130
	CHECKED BY	DATE
MTM	5-6-22	
DRAWING NUMBER		
SK101		
FILE	P:2000JOB# - JOB NAME	



NOTES		
▲		
▲	REVISED RENDERINGS, CLARIFIED ROOF PLAN AND SECTIONS	6-9-22
▲	ADDED SK400 AND SK401	5-13-22
No.	REVISION/SUBMISSION	DATE

Liscum McCormack Van Voorhis

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

ARCHITECTURE
PLANNING INTERIORS

PROJECT

47 CANNON
47 CANNON ST
POUGHKEEPSIE, NEW YORK 12601

DRAWING

THIRD THRU SEVENTH FLOOR PLAN
SCHEMATICS

DRAWN BY

KRR

CHECKED BY

MTM

PROJECT NUMBER

21130

DATE

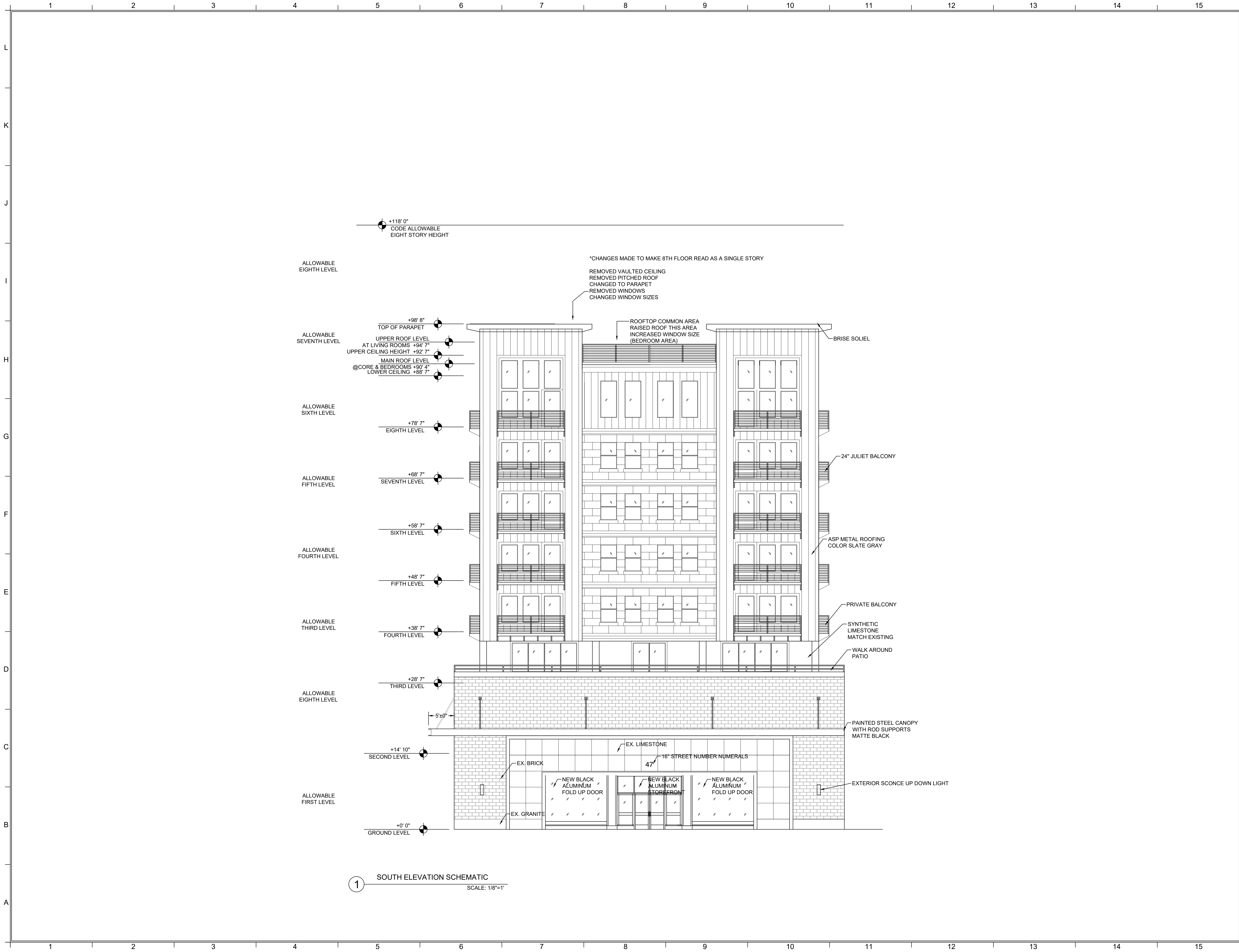
5-6-22

DRAWING NUMBER

SK102

FILE

P: 2000 JOB # - JOB NAME



NOTES

REVISION

No.

REVISED RENDERINGS, CLARIFIED ROOF PLAN AND SECTIONS

ADDED SK400 AND SK401

REVISION/SUBMISSION

6-8-22

5-13-22

DATE

PROJECT

47 CANNON

47 CANNON ST

POUGHKEEPSIE, NEW YORK 12601

ARCHITECTURE

181 CHURCH STREET

POUGHKEEPSIE, NEW YORK 12601

PLANNING INTERIORS

PHONE 845-452-2268

FAX 845-452-3752

DRAWING

SOUTH ELEVATION SCHEMATIC

SK200

REGISTERED ARCHITECT

JOSEPH T.J. MCCORMACK

NO. 018322-1

STATE OF NEW YORK

KRR

CHECKED BY

MTM

21130

DATE

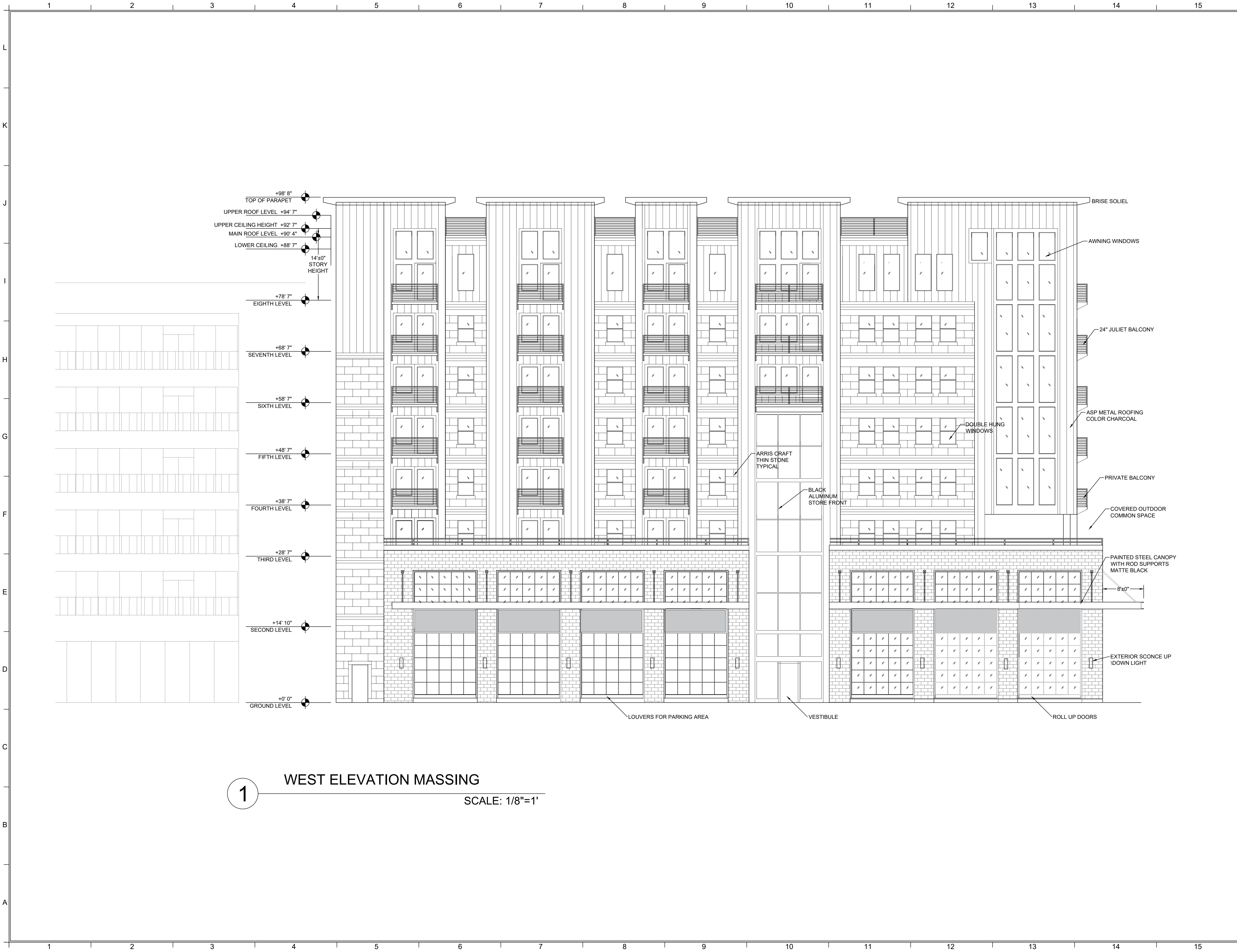
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JOB # -

JOB NAME

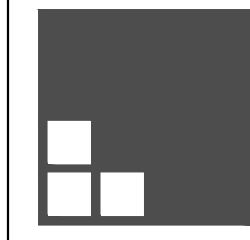
Page 26 of 186



1 WEST ELEVATION MASSING
SCALE: 1/8"=1'

NOTES

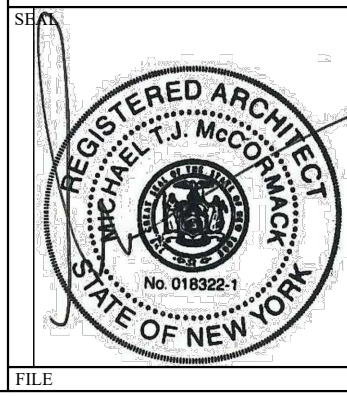
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△	ADDED SK400 AND SK401	5-13-22
No.	REVISION/SUBMISSION	DATE



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

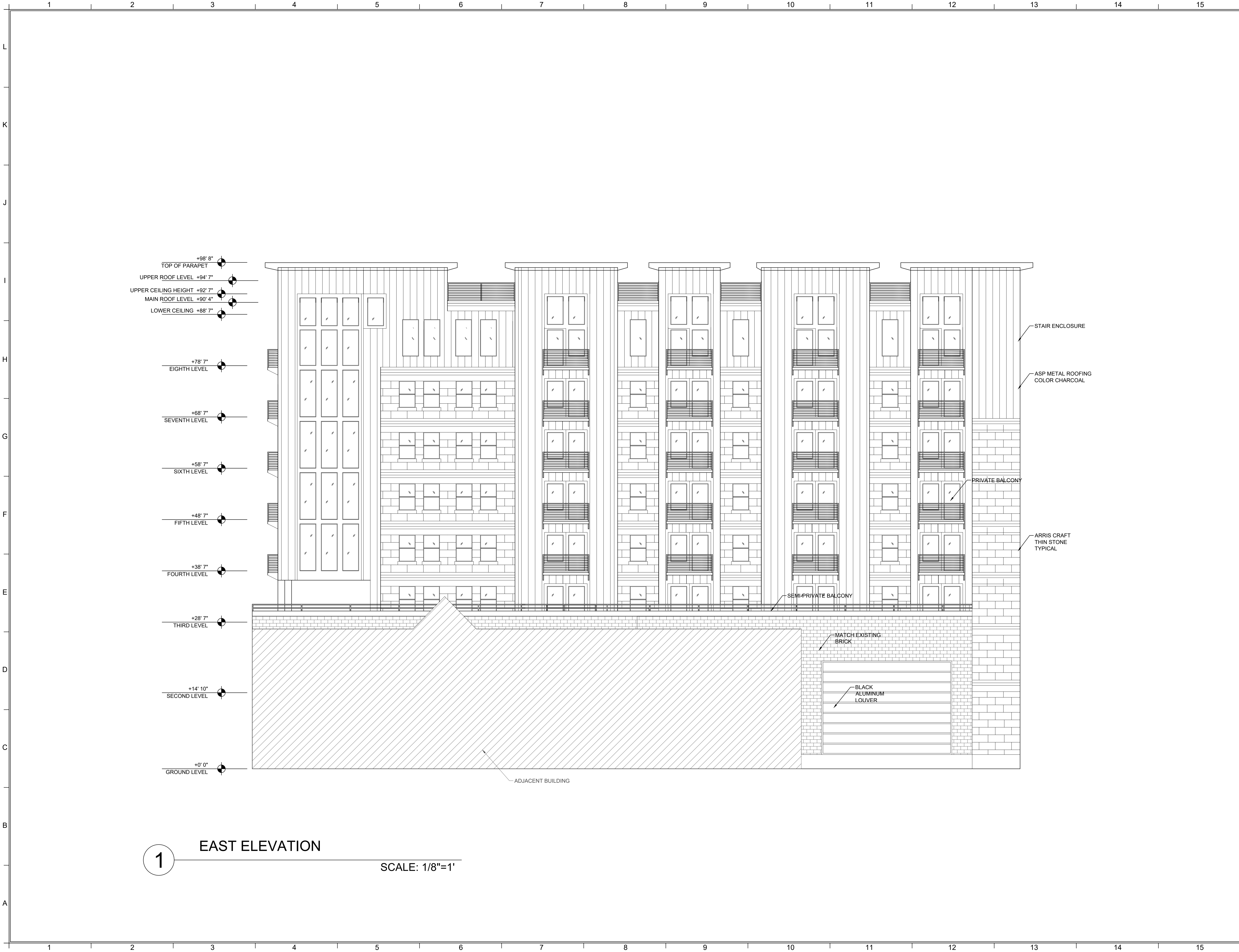
PROJECT
47 CANNON
47 CANNON ST
POUGHKEEPSIE, NEW YORK 12601

DRAWING
WEST ELEVATION SCHEMATIC



DRAWN BY KRR	PROJECT NUMBER 21130
CHECKED BY MTM	DATE 5-6-22
DRAWING NUMBER SK201	

P:\2000\JOB # - JOB NAME\



NOTES

No.

REVISION/SUBMISSION

DATE

PROJECT

47 CANNON
47 CANNON ST
POUGHKEEPSIE, NEW YORK 12601

DRAWING

EAST ELEVATION SCHEMATIC

REGISTERED ARCHITECT

THOMAS J. MCCORMACK

NO. 018322-1

STATE OF NEW YORK

DRAWN BY

KRR

PROJECT NUMBER

21130

CHECKED BY

MTM

DATE

5-6-22

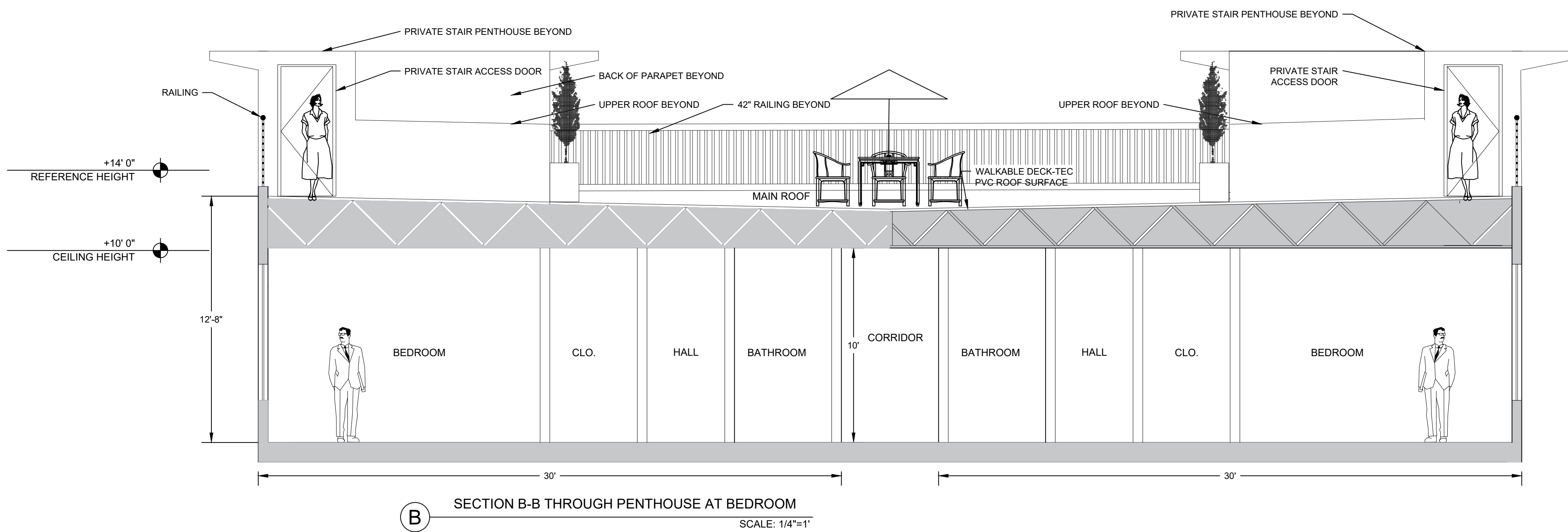
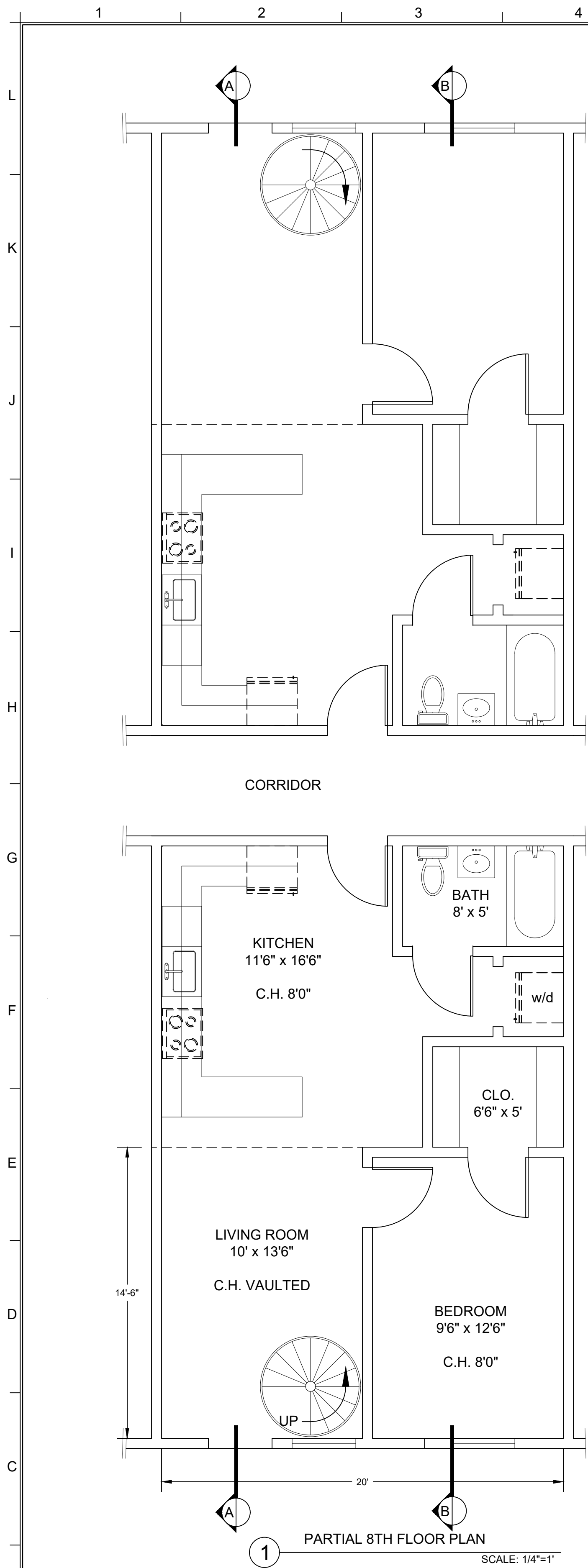
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SK202

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PENTHOUSE AND ROOF ACCESS DRAWINGS

NOTES

△	REVISED RENDERINGS, CLARIFIED ROOF PLAN AND SECTIONS	6-8-22
△	ADDED SK400 AND SK401	5-13-22
No.	REVISION/SUBMISSION	DATE

Liscum
McCormack
VanVoorhis

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

PROJECT
47 CANNON
47 CANNON ST
POUGHKEEPSIE, NEW YORK 12601

DRAWING
SECTION SCHEMATICS @ EIGHTH FLOOR
AND ROOF

DRAWN BY KRR	PROJECT NUMBER 21130
CHECKED BY MTM	DATE 5-6-22
DRAWING NUMBER SK300	

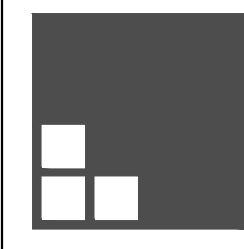
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NOTES

REVISD RENDERINGS, CLARIFIED ROOF PLAN AND SECTIONS		6-8-22
ADDED SK400 AND SK401		5-13-22
No.	REVISION/SUBMISSION	DATE

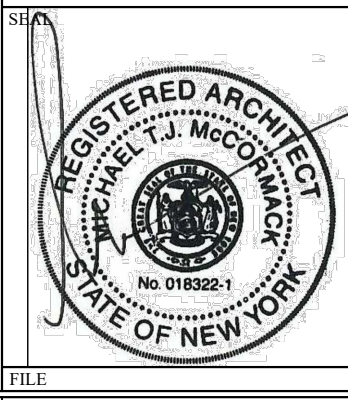


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ARCHITECTURE PLANNING INTERIORS PHONE 845-452-2268 FAX 845-452-3752

PROJECT
47 CANNON
47 CANNON ST
POUGHKEEPSIE, NEW YORK 12601

DRAWING
RENDERING OF SOUTHWEST CORNER
FROM CANNON ST



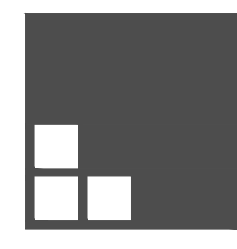
DRAWN BY KRR	PROJECT NUMBER 21130
CHECKED BY MTM	DATE 5-6-22
DRAWING NUMBER SK400	

FILEP:\2000\JOB # - JOB NAME\



NOTES

△		
△	REVISED RENDERINGS, CLARIFIED ROOF PLAN AND SECTIONS	6-8-22
△	ADDED SK400 AND SK401	5-13-22
No.	REVISION/SUBMISSION	DATE



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

PROJECT
47 CANNON
47 CANNON ST
POUGHKEEPSIE, NEW YORK 12601

DRAWING
RENDERING OF SOUTHEAST CORNER
FROM CANNON ST



DRAWN BY KRR	PROJECT NUMBER 21130
CHECKED BY MTM	DATE 5-6-22
DRAWING NUMBER SK401	

P:\2000\JOB # - JOB NAME\

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is 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, ☐ Yes ☐ No or Village Board of Trustees		
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.			
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>
	<u>Multiple Family (four or more)</u>		
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? ☒ Yes ☐ No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>Construction excavation for proposed building and parking</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>N/A</u> • Over what duration of time? <u>N/A</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	
<u>urban soil</u>	
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? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☒ Yes ☐ No ☐ Yes ☒ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
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? _____ 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 ☐ Yes ☒ No ☒ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
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? _____ 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 _____	☒ Yes ☐ No	
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? _____ 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 6:30 Am-9 PM • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hours • Saturday: _____ 24 hours • Sunday: _____ 24 hours • Holidays: _____ TBD </td> </tr> </table>		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
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 Covertypes	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: <u>Lawn/landscaping</u>	0.02	0.03	+0.01

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? _____ <u>unknown</u> 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: <u>urban land soils</u> _____ _____ 1000 % _____ _____	
d. What is the average depth to the water table on the project site? Average: <u>unknown</u> feet	
e. Drainage status of project site soils: ☒ Well Drained: ☐ Moderately Well Drained: ☐ Poorly Drained 100 % of site _____ _____	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: ☐ 10-15%: ☐ 15% or greater: 100 % 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>i</i> or <i>ii</i>, 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) _____	

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: <u>site boundaries are identified, the entire existing parcel is currently developed therefore the site is not associated with the project.</u> 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 five 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

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, Barmer'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.



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

Jim Sullivan
JSullivan Corporation
Pawling, NY

Re: CHG&E Utility Load Letter

To whom it may concern,

47 Cannon St, Poughkeepsie NY, is an 8-story approximately 61,000 SF residential and commercial building; having existing first and second floors as a commercial restaurant and artisan food and beverage manufacturing tenant spaces respectively, and floors 3-8 consist of 66-unit apartment units with accessible roof patios for upper floor tenants.

A NEC load calculation has been conducted below.

Per the results, an 800A, 208V, 3-phase service is requested for the commercial and 1600A, 208V, 3-phase service is requested to feed the residential units.

Commercial:

Continuous loads:

Lighting: 13,500 sq. ft. * 2 VA = 27 KVA

Total continuous loads: 27 KVA

Non-Continuous loads:

Receptacles: 150 * 180VA = 9 KVA

Kitchen Equipment (Estimated): 75 KVA

HVAC (all electric, estimated): 16.9 KVA

Central Water Heating (Estimated): 14.4 KVA

Geo Pumping/Controls: 36 KVA

Total Non-Continuous loads: 151.3 KVA

Per 230.42(A)(1): continuous loads * 125% + non-continuous loads = total load

27 KVA * 1.25 + 151.3 KVA = 185.1 KVA

185.1 KVA / (208V * 1.73) = 514.2 A

An 800A 208v, three phase electrical service is requested for commercial Loads.

Residential:

Continuous loads:

General lighting and receptacle: $47,500 \text{ sq. ft.} * 3 \text{ VA/sq. ft} = 142.5 \text{ KVA}$

Small appliance circuit: $2 * 1500 \text{ VA} * 66 \text{ Units} = 198 \text{ KVA}$

Diversified: $3 \text{ KVA} + 0.35 * 120 \text{ KVA} + 0.25 * 217.5 \text{ KVA} = 99.38 \text{ KVA}$

Lighting: $1870 \text{ sq. ft.} * 1 \text{ VA} = 1.9 \text{ KVA}$

Total continuous loads: 101.3 KVA

Non-Continuous loads:

Receptacles: $50 * 180 \text{ VA} = 9 \text{ KVA}$

Dryer (66 units): $66 * 5000 * 0.25 \text{ Demand} = 82.5 \text{ KVA}$

Electric Range: $66 @ 8 \text{ KVA}$

Maximum demand: 74.5 KVA

HVAC (all electric, estimated): 190 KVA

Total Non-Continuous loads: 356 KVA

Per 230.42(A)(1): continuous loads * 125% + non-continuous loads = total load

$101.3 \text{ KVA} * 1.25 + 356 \text{ KVA} = 546.3 \text{ KVA}$

$546.3 \text{ KVA} / (208 \text{ V} * 1.73) = 1517.5 \text{ A}$

An 1600A 208v, three phase electrical service is requested for residential loads.

A preliminary heating and domestic hot water load calculation has been conducted.

Per the results, a 5500 MBH natural gas service is requested for this project.

Required Natural Gas utilities are comprised of the following:

Commercial:

1 st Floor Commercial Kitchen and Restaurant Space:	2500 MBH
Cooking Line	1000 MBH
Hot Water	300 MBH
Make Up Air	700 MBH
2 nd Floor Manufacturing	500 MBH

Residential:

3000 MBH

Residential Domestic Hot Water Plant	1000 MBH
Residential Heating Load – Boiler Backup	2000 MBH



May 13, 2022

Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer
The City of Poughkeepsie
Department of Public Works & Engineering
62 Civic Center Plaza, Second Floor
Poughkeepsie, NY 12601

RE: 47 Cannon Street

Dear Mr. Chenier,

Please accept this letter and accompanying revised copies of the plan set and documents as our resubmission for the above referenced project. Below, please find our responses to comments received from our previous submission to the Department of City Works & Engineering on March 29, 2022:

1. Show proposed grades (spot elevations will suffice) and identify limits of disturbance on Site Grading/Drainage Plan.

LRC Response: Proposed spot grades have been added to the site grading / drainage plan along with the limits of disturbance shown on both the site plan and site grading plan.

2. Provide brief drainage report validating size of proposed drywells.

LRC Response: A drainage report for the replacement of the drywells is provided.

3. Provide maintenance schedule and plan for proposed catch basins, drywells and paved areas.

LRC Response: Maintenance of stormwater structures will be provided by a representative of the owner. Post management of storm structures is performed on an annual basis.

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

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Poughkeepsie, NY 12601
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4. Provide hoods at proposed catch basins.

LRC Response: A catch basin hood detail has been added to detail sheet DN-I.

5. Provide Engineer's Report (or letter report) prepared by a design professional indicating existing water and sewer services are sufficient for buildout. If this cannot be demonstrated, provide new services and applicable details. Include a discussion of fire flow. The 2/4/22 Cameron Spence email provided is insufficient.

LRC Response: *Provided in the revised submission documents is a Preliminary engineers report.*

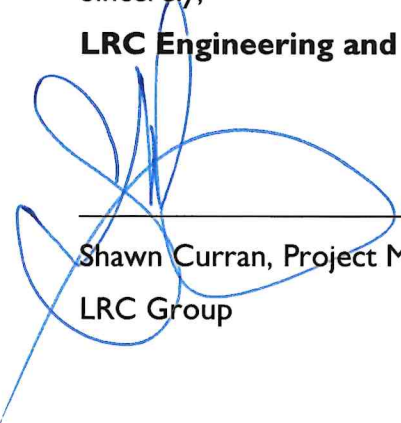
6. Provide an itemized cost estimate for proposed site work.

LRC Response: A generalized cost estimate for site work has been provided.

We appreciate your efforts to review our revised plans and look forward to satisfying any outstanding concerns as soon as possible. Thank you for your time and effort.

Sincerely,

LRC Engineering and Surveying DPC.

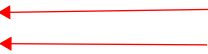


Shawn Curran, Project Manager
LRC Group

PLUMBING FIXTURE UNIT CALCULATIONS

FIXTURE		DRAINAGE FIXTURE UNITS			WATER SUPPLY FIXTURE UNITS					
TYPE	SUPPLY CONTROL	QUANTITY	DFU/FIXT	TOTAL FIXT DFU	COLD/FIXT	HOT/FIXT	COMB/FIXT	TOTAL COLD	TOTAL HOT	TOTAL COMB
BATHROOM GROUP (PRIVATE)	FLUSH TANK	66	5.0	330.0	2.70	1.50	3.60	178.20	99.00	237.60
BATHROOM GROUP (PRIVATE)	FLUSH VALVE		5.0	0.0	6.00	3.00	8.00	0.00	0.00	0.00
BATHTUB/SHOWER HEAD (PRIVATE)	FAUCET/MIXING VALVE		2.0	0.0	1.00	1.00	1.40	0.00	0.00	0.00
BATHTUB/SHOWER HEAD (PUBLIC)	FAUCET/MIXING VALVE		2.0	0.0	3.00	3.00	4.00	0.00	0.00	0.00
BIDET (PRIVATE)	FAUCET		1.0	0.0	1.50	1.50	2.00	0.00	0.00	0.00
COMBINATION SINK & TRAY	FAUCET		2.0	0.0	2.25	2.25	3.00	0.00	0.00	0.00
DISHWASHING MACHINE	AUTOMATIC	1	2.0	2.0	0.00	1.40	1.40	0.00	1.40	1.40
DRINKING FOUNTAIN	3/8" VALVE		0.5	0.0	0.25	0.00	0.25	0.00	0.00	0.00
EMERGENCY FLOOR DRAIN	N/A		0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00
FLOOR DRAIN	N/A		2.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00
HOSE BIBB	FAUCET	4	0.0	0.0	2.25	0.00	2.25	9.00	0.00	9.00
KITCHEN SINK (HOTEL/RESTAURANT)	FAUCET	1	2.0	2.0	3.00	3.00	4.00	3.00	3.00	4.00
KITCHEN SINK (PRIVATE)	FAUCET	66	2.0	132.0	1.00	1.00	1.40	66.00	66.00	92.40
LAUNDRY TRAYS (PRIVATE, 1 TO 3)	FAUCET		2.0	0.0	1.00	1.00	1.40	0.00	0.00	0.00
LAVATORY (PRIVATE)	FAUCET		1.0	0.0	0.50	0.50	0.70	0.00	0.00	0.00
LAVATORY (PUBLIC)	FAUCET	6	1.0	6.0	1.50	1.50	2.00	9.00	9.00	12.00
SERVICE/MOP SINK	FAUCET	2	3.0	6.0	2.25	2.25	3.00	4.50	4.50	6.00
URINAL	1" FLUSH VALVE		4.0	0.0	10.00	0.00	10.00	0.00	0.00	0.00
URINAL	3/4" FLUSH VALVE	2	4.0	8.0	5.00	0.00	5.00	10.00	0.00	10.00
URINAL	FLUSH TANK		4.0	0.0	3.00	0.00	3.00	0.00	0.00	0.00
WASHING MACHINE (PRIVATE) 8 LBS.	AUTOMATIC	66	2.0	132.0	1.00	1.00	1.40	66.00	66.00	92.40
WASHING MACHINE (PUBLIC) 15 LBS.	AUTOMATIC		2.0	0.0	3.00	3.00	4.00	0.00	0.00	0.00
WASHING MACHINE (PUBLIC) 8 LBS.	AUTOMATIC		2.0	0.0	2.25	2.25	3.00	0.00	0.00	0.00
WATER CLOSET	FLUSHMETER TANK		4.0	0.0	2.00	0.00	2.00	0.00	0.00	0.00
WATER CLOSET (PRIVATE)	FLUSH VALVE		3.0	0.0	6.00	0.00	6.00	0.00	0.00	0.00
WATER CLOSET (PRIVATE)	FLUSH TANK		3.0	0.0	2.20	0.00	2.20	0.00	0.00	0.00
WATER CLOSET (PUBLIC)	FLUSH VALVE		4.0	0.0	10.00	0.00	10.00	0.00	0.00	0.00
WATER CLOSET (PUBLIC)	FLUSH TANK	6	4.0	24.0	5.00	0.00	5.00	30.00	0.00	30.00
TOTAL DFU				642.0	TOTAL SFU					494.80

MAIN BLDG SEWER PIPE SIZE	6 "
MAIN DOMESTIC SERVICE PIPE	2 1/2 "



	WSFU	GPM	SIZE	
MAIN COLD WATER PIPE	375.70	118.82	2.20 "	→ 2 1/2 "
MAIN HOT WATER PIPE	248.90	101.68	2.04 "	→ 2 1/2 "
MAIN DOMESTIC SERVICE PIPE	494.80	140.61	2.40 "	



April 29, 2022

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

Mr. Levine,

This letter is to outline our understanding of terms outlined by Corporation Counsel regarding the Bonus Heights and inclusive development section of the Poughkeepsie Innovation district zoning code. It is our intent to conform the design to an 8 story building. As such, we are looking at the following sections:

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

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

It is my understanding that we've agreed to provide:

3 units at 80% of Dutchess County AMI and annual HOME rents and equivalents as established by HUD (one 2 bedroom unit and two 1 bedroom units)

4 units at 100% of Dutchess County AMI and annual HOME rents and equivalents as established by HUD (one 2 bedroom unit and three 1 bedroom units)

We would agree to keep these units affordable in perpetuity through a deed restriction and we agree to the annual reporting requirements, use of annual HOME rents and equivalents and the deed restriction

Please let me know if there is anything that requires further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Sullivan', is written over the name 'James J Sullivan' which is printed in a black sans-serif font below it.

James J Sullivan



May 13, 2022

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

RE: 47 Cannon Street
Redevelopment Project
Poughkeepsie, NY

Dear Mr. Chenier,

In review of the proposed project, currently the site is covered by 100% impervious surface area. The proposed project will cover the site by 92%. Two (2) new drywells are being proposed on the site to account for the proposed project. Each of the drywells will be 5 feet in depth. Because there is a decrease in impervious surface, the pre to post runoff numbers will decrease.

The required volume for a redevelopment project would be 25% of the water quality volume which would be 350 cubic feet. Each dry well provides 250 cubic feet of water quality volume for a total of 500 cubic feet of volume. This exceeds the required 350 cubic feet of storage.

The proposed building will utilize the existing 6" sanitary sewer connection and the 2" water connection. The existing building is currently an office building with an approximate occupancy of 38 employees. This would equate to a total of 570 gallons per day (GPD) for a flow rate. The proposed building will consist of 11 2-bedroom apartments and 55 1-bedroom apartments for a total of 77 bedrooms. It will also include a small artisan manufacturing bakery. The total proposed flow rate would be 770 GPD. Using a peaking factor of 4.0 as recommended by the NYSDEC, the design maximum hourly flow rate is 2.13 gallons per minute (GPM). The 6" sanitary and the 2" water have adequate capacity to handle the

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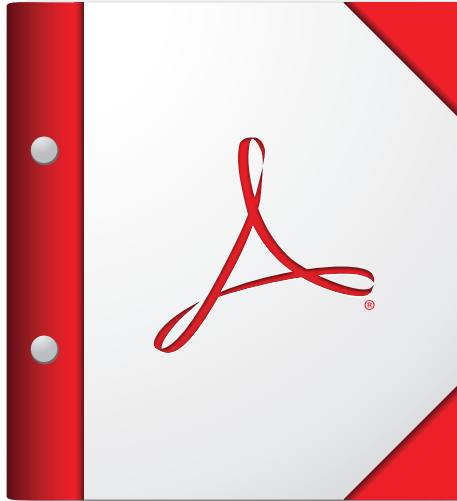


proposed development. A new 6" fire service is proposed for the building in addition to the existing 2" domestic service.

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

Sincerely,
Land Resource Consultants

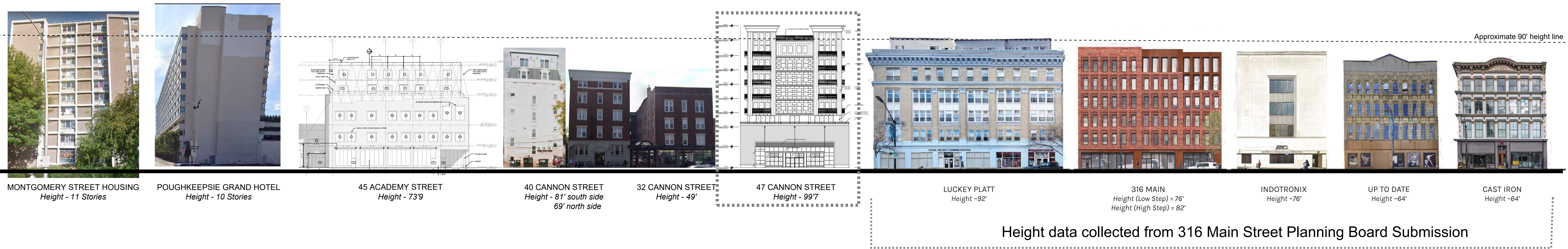

Brittany Shakley



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47 Cannon St - Height Comparison Study





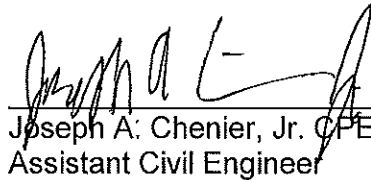
THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #1

1. Date: May 10, 2022
2. Name of Site Plan: Multi-Use Development
3. Address or Location: 47 Cannon Street
4. Owner: John Sullivan
5. Engineer/ Architect: LMV / LRC
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 (spot elevations will suffice) and identify limits of disturbance on Site Grading / Drainage Plan.
 2. Provide brief drainage report validating size of proposed drywells.
 3. Provide maintenance schedule and plan for proposed catch basins, drywells and paved areas.
 4. Provide hoods at proposed catch basins.
 5. Provide Engineer's Report (or letter report) prepared by a design professional indicating existing water and sewer services are sufficient for buildout. If this cannot be demonstrated, provide new services and applicable details. Include a discussion of fire flow. The 2/4/22 Cameron Spence email provided is insufficient.
 6. Provide an itemized cost estimate for proposed site work.


Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer

April 19, 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

1 Chandler Street #101
Boston, MA 02118

289 Main Street #101
Poughkeepsie, NY 12601

hello@massdesigngroup.org
+1 857 233 5788
+1 845 473 4003

massdesigngroup.org

Dear City of Poughkeepsie Planning Board,

Our office downloaded the latest digital drawings for 47 Cannon on April 18, 2022, and would like the board to consider the following notes.



Board of Elections Facade

While we understand editing the Hurlihe Street (west) facade of the board of elections building for programmatic functions, **we would encourage the applicant to consider preserving the Board of Elections Building south facade without canopies or adornments.**

New Construction at Street Level

We would also encourage the new ground level construction along Hurlihe Street to have a different articulation than the Board of Elections Building, so that the new construction frames, preserves and celebrates the historic character of the original building instead of masking it as new construction.

Architectural Review for City of Poughkeepsie Planning Board

RE: 2021-056: 47 Cannon Street

Page 1

Nine Stories

We understand from the applicant's drawings that they are trying to carve space out of the penthouse spaces to create a mezzanine space, which deserves additional discussion with the code officials. **In any event, we would maintain our recommendation that the facade treatment of the dark modern palette be used on the top two floors. We appreciate the contemporary brise soleil, as a modern take on the cornice as a point for the planning board to review.**

We look forward to the evolution of the design of this inventive and ambitious project in Downtown Poughkeepsie.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Kroner", with a horizontal line drawn through it.

Chris Kroner
Principal
ckroner@mass-group.org



**THE CITY OF POUGHKEEPSIE
FIRE DEPARTMENT**
505 MAIN STREET
POUGHKEEPSIE, NY 12601
TEL: 845-451-4079 FAX: 845-451-4191
FIRE CHIEF JOSEPH FRANCO



SITE PLAN REVIEW FORM

TO: Planning Board

FROM: Fire Chief Franco

DATE:

4/26/22

ADDRESS:

47 CANNON ST.

RECEIVED

APR 27 2022

☒ The site plan is acceptable and will be signed without conditions.

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

See
note

☒

Location of Knox Box entry system shall be shown on the site plan/elevation, and keys supplied on completion of construction.

See
note

☒

If a standpipe/sprinkler system is required, the location of the Fire Department connection shall be noted and verification that the existing water supply can meet the system demand provided.

☐

Aerial devices shall be able to negotiate gates, entrances and set-up on premises. Rolled curbing not in excess of 5" on inside turning radius shall be noted. Additional data available from the Fire Department.

☐

An approved rapid entry system shall be installed to open any gates.

☒

If a Fire Alarm system is required, the location of the annunciator panel shall be noted at the front entrance (or other location listed in comments) unclear in plans

☒

911 address to be noted on façade, a minimum of 6" in height in contrasting colors.

OTHER COMMENTS:

8 stories will require A possible fire pump for standpipe "Automatic"

Restaurant/Bar? Adequate Allowances for Class I hood system in kitchen?



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: 4-25-22

PROJECT ADDRESS: 47 Cannon St

PROJECT NAME:

OWNER: 47 Cannon St 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:

They show they will provide 67 parking spaces and per NYS building Code they would need to have a minimum of 3 accessible spaces not 2 as listed. Even if only had the minimum required parking spaces of 58 they would still need a minimum of 3 accessible spaces.

Eric Philipp
Building Inspector



CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 04/25/2022

PROJECT NAME: 47 CANNON STREET

PROJECT ADDRESS: 47 CANNON STREET

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

☐ THE SITE PLAN IS UNACCEPTABLE.

CONDITIONS:

APPROVED BY CHIEF THOMAS PAPE OR AGENT:

DATE:

Sgt E. Acken #112

SGT. E. ACKEN #112

04/25/22

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

1 Chandler Street #101
Boston, MA 02118

289 Main Street #101
Poughkeepsie, NY 12601

hello@massdesigngroup.org
+1 857 233 5788
+1 845 473 4003

massdesigngroup.org

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. Detail and Massing

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. Differentiation of New and Existing

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).



Architectural Review for City of Poughkeepsie Planning Board

RE: 2021-056: 47 Cannon Street

Page 1

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

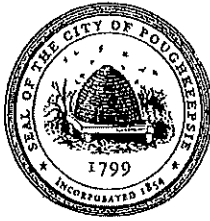
References are shown on the site plans for stacked parking. **Please elaborate for the planning board to understand the intended system.**

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).

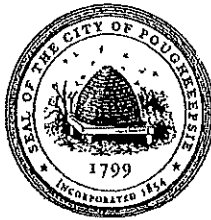
The property is located in an area zoned Poughkeepsie Innovation District – Urban Village (PID). A zoning review was provided to your design professional on February 15, 2022. At your request, a re-review has been conducted, and the following determinations have been re-affirmed:

- 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;



**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**

- 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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NEW YORK
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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



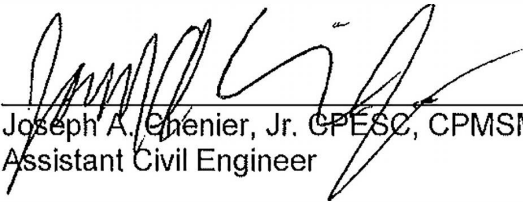
THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #3

1. Date: June 13, 2022
2. Name of Site Plan: Multi-Use Development
3. Address or Location: 47 Cannon Street
4. Owner: Jim Sullivan
5. Engineer/ Architect: LMV / LRC
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. Label 6" water main on SG-1. Show 20" main on south side of Cannon Street
 2. Indicate tapping valve on SG-1 is right open; show curb valve on building side of curb and indicate it is right open.
 3. Provide traffic control plan for 6" fire service.


Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer

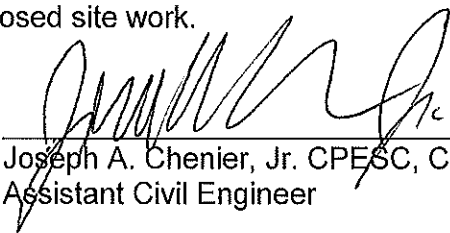


THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW Form #2

1. Date: June 13, 2022
2. Name of Site Plan: Multi-Use Development
3. Address or Location: 47 Cannon Street
4. Owner: John Sullivan
5. Engineer/ Architect: LMV / LRC
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. Provide brief drainage report validating size of proposed drywells.
 2. Provide maintenance schedule and plan for proposed catch basins, drywells and paved areas.
 3. Provide Engineer's Report (or letter report) prepared by a design professional indicating existing water and sewer services are sufficient for buildout. If this cannot be demonstrated, provide new services and applicable details. Include a discussion of fire flow. The 2/4/22 Cameron Spence email provided is insufficient.
 4. Provide an itemized cost estimate for proposed site work.



Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer



**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**

June 14, 2022

James J. Sullivan
PO Box 305
Pawling, NY 12564

RE: 47 Cannon Street: Planning Board File #2021-056

Dear Mr. Sullivan:

The Planning Department has reviewed the most recently revised materials relative to your application for site plan review for 47 Cannon Street, located in the Poughkeepsie Innovation District – Urban Village (PID). The plans reviewed bear a revision date of June 8, 2022.

This review replaces previous reviews, including those of March 1, 2022 and May 17, 2022. Please be advised that all zoning deficiencies have been satisfactorily addressed and Please feel free to contact me if you have any questions in this regard.

Very truly yours,

Judith Knauss
Deputy Zoning Administrator



COUNTY OF DUTCHESS
DEPARTMENT OF PLANNING AND DEVELOPMENT

May 27, 2022

To: Planning Board, City of Poughkeepsie
Re: **ZR22-111, 47 Cannon Street Redevelopment**
Lot: 086045, Cannon 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 renovate the existing structure at 47 Cannon Street and construct an additional six stories of residential above it, to include a minimum 10% affordable units as per the zoning.

COMMENTS

Cannon Street Frontage: This project affords the City and applicant with a unique opportunity to improve this stark, south-facing façade and streetfront into something more inviting through the inclusion of architectural detailing, shade, and vegetation:

- Our Department encourages the inclusion of thoughtful modifications to the existing Cannon Street façade. Strict preservation of this façade should not outweigh the importance of an improved public realm. To soften the harsh façade and counteract excess heat during the summer months – of particular importance if the outdoor dining area shown on the site plan comes to fruition – we suggest reintroducing the previously proposed bracketed canopy along the south façade.
- The City and applicant could explore ways to introduce street trees along this portion of Cannon Street. Since the street is wide enough to accommodate on-street parking, perhaps it could be extended east to this portion of the block and include a curb extension(s) for landscaping and street trees. This would have the added benefit of the on-street parking providing a buffer between the travel lane and outdoor dining area, further improving the experience for pedestrians and customers.

Materials: The proposed cladding on stories 3-7 is a combination of light-colored Arriscraft Thin Stone and charcoal-colored ASP Metal Roofing, with the oversized top floor of the building clad entirely with the dark charcoal roofing. This eighth story is approximately 70% taller than the stories below it, and when paired with the dark cladding it gives the building a top-heavy look. Of additional concern is the contribution from the dark cladding to the urban heat island effect. With climate change concerns growing, every effort should be made to use materials that do not exacerbate the heat island effect in our urban areas. The US Green Building Council supports the use of reflective or “cool walls” to help cool cities, and is piloting a new credit for their LEED program for the installation of cool exterior walls. While some dark-colored trim could be retained for aesthetics, we encourage the applicant and City to explore using predominantly lighter colored exterior cladding material(s).

Rooftop Common Area: Details were not provided about the labeled “common rooftop greenspace.” Will any portion of this common area be furnished, include greenroof plantings, or otherwise provide amenity beyond just access to the roof? It appears that each eighth-floor unit has private access to the common space, and the

rest of the building's residents can access the roof via the elevator/stair tower. Rather than have a centralized access point for everyone that preserves a majority of the views from the rooftop, this building is designed so that each private access interrupts the roof edge, leaving the leftover in-between spaces as the common area. It could feel uncomfortable for building residents to utilize the narrower edge areas pinched between the private access doors, so it appears that it would primarily be the area around the utility tower, and perhaps along the southern edge, that might feel comfortable enough for common space use. On some level, the roof appears programmed to provide two divergent functions – private access for top floor residents, but private access to a common area meant for use by all residents. This dichotomy could serve to reduce the benefit of rooftop access for all residents.

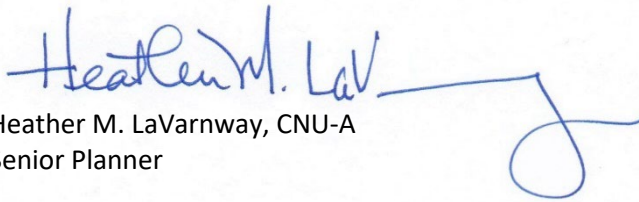
Affordable Housing: Regarding the affordable housing component tied to the building height bonus outlined in the PID zoning, a communication from the applicant specifies the number of units to be provided “at 80%” and “at 100%” of Dutchess County AMI. Given the code language requiring a portion of affordable units be offered at 60-80% AMI and another portion at 80%-100% AMI, the agreement for this project could be adjusted to read “up to” the 80% and 100% AMI, rather than “at”.

RECOMMENDATION

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

Eoin Wrafter, AICP, Commissioner

By

A handwritten signature in blue ink, reading "Heather M. LaV", followed by a long horizontal line and a large circular flourish.

Heather M. LaVarnway, CNU-A
Senior Planner

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

239 Planning/Zoning Referral - Exemption Communities	
Municipality: City of Poughkeepsie	
Referring Agency: Planning Board	
Tax Parcel Numbers(s): 0860450000	
Project Name: 47 Cannon Street	
Applicant: 47 Cannon Street LLC/James J. Sullivan	
Address of Property: 47 Cannon St, Poughkeepsie, NY 126010000	

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

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

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

Parcels within 500 feet of:

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

Date Response Requested: **6/14/2022**

Entered By: **Knauss, Judith**

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

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☐ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☒ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted: 4/25/2022	Notes: Updated materials received 5/23.	☒ Major Project	
Date Received: 5/23/2022		Referral #: ZR22-111	
Date Requested: 6/14/2022			
Date Required: 6/21/2022	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 5/27/2022			

APPLICATION TO THE PLANNING BOARD

CITY OF POUGHKEEPSIE, NEW YORK

PB #2022-010

Application for Site Plan, Special Permit & Facade Approval

I. **PROPERTY ADDRESS:** 131 Cannon Street

II. **PROPERTY OWNER:** Cannon Street Collaborative
ADDRESS: Daniel Rohde (managing member)
 4 Dwight Street - Poughkeepsie
 New York 12601 (state and zip code)
PHONE NUMBER: 845.264.9644 (include area code)

III. **NAME OF APPLICANT:** same as above
ADDRESS:
 (state and zip code)
PHONE NUMBER: (include area code)
EMAIL ADDRESS: dan@drohdeheatingandac.com

OFFICE USE ONLY

CODE: PLSF

ID #

FEE:

\$1265.00
 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)

PB #2022-010

(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):
 Proposed work / live loft 3rd level and 745 square foot addition for storage (north side of building and site).

VI. **ZONING DISTRICT:** C-2

(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: \$ ^{110,000}

LOT AND BULK INFORMATION:

Lot area: 0.267 (acres) 11,631 (square feet)

Building Footprint: 1,971 (proposed square feet for new construction)

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

~~893~~ 746 (additional proposed square feet for expansion)

2,864 2,717 (total building footprint, square feet)

Lot Coverage: ~~28%~~ 23% (percentage, building coverage only)

Gross Floor Area: 4,922 (proposed square feet for new construction)

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

~~460~~ 746 (additional proposed square feet for expansion)

~~5,382~~ 5,668 (total gross floor area, square feet)

Building Height: 3 (stories) <40' (feet)

Floor Area Ratio: ~~0.48~~ 0.49 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 12

B) Number of Off-Street Parking Spaces provided: 12

C) Waiver Requested: (Yes) ^x (No)

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

Revised January 2018: Previous Editions Obsolete

If yes, name all such municipal facilities: Cannon Street municipal Lot 1

(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: One work live loft proposed (existing 3rd level main bldg.)
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

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

Number of one (1) bedroom units: 1

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

Number with three or more bedrooms: n/a

Total number of units: 1

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: Heating and Air Conditioning _____
- 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): n/a _____
- 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: _____

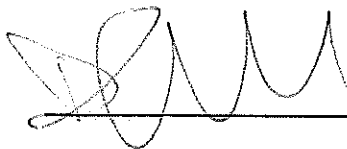
I) Days/Hours of Operation: _____

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

XVII. APPLICANT CERTIFICATION

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

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



Signature of Applicant

APRIL 29, 2022
February 22, 2022

Date

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

16 Barclay Street
Poughkeepsie, NY 12601

914.456.1299

jsullivan2@hvc.rr.com

June 10, 2022

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

Re: **131 Cannon Street** –Application for site plan approval inclusive of a proposed work/live loft located on the third floor of the existing main building along with a new exterior stair and a proposed enclosed storage expansion located on the rear of the existing building.

Attached with this memo are revised graphic drawings last dated June 10, 2022. The following revisions are inclusive with previous submission on April 29, 2022.

- Comments from the City of Poughkeepsie assistant engineer were received in an email from development director Natalie Quinn on June 7, 2022. The engineer's comments are relative to the existing water service to the site as well as sanitary sewer and how the proposal effects those utilities. The plumbing notes on graphic drawings S-1.0 and S-1.1 have been updated describing water and sewer utilities.
- A refuse area detail has been added to graphic drawings S-1.1.
- The exterior elevation drawing has been revised with color added to the storage area addition to match the existing. Colors and finished have updated with EIFS color and architectural shingles. The previous was discussed at the May 17th planning board meeting.

The above mentioned summarizes the current application. The applicant Daniel Rohde and I look forward to discussing this proposal at the June 22, 2022 planning board meeting and public hearing.

Respectfully submitted,

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

Cc: Daniel Rohde – Managing member the Cannon Street Collaborative.

ZONING REQUIREMENTS			
ZONING DISTRICT:	C-2 CENTRAL COMMERCIAL DISTRICT		
TAX MAP No's.	6161-22-217994		
LOT AREA :	(129-131 CANNON STREET) 11,631 SQ. FT. (0.267 ACRES) +/-		
GROUND LEVEL FLOOR:	OFFICE , WAREHOUSE / STORAGE		
2nd LEVEL:	OFFICE		
EXISTING 3rd LEVEL:	STORAGE		
PROPOSED 3rd LEVEL:	(1) WORK / LIVE LOFT (ONE - BEDROOM)		
BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	NONE	11,631 SQ. FT.	11,631 SQ. FT.
MIN. LOT WIDTH	55'-0"	82'-13"	UNCHANGED
MAX. LOT COVERAGE	100%	16%	26%
MIN. FRONT YARD (FEET)	10'-0"	11'-3"	11'-3"
MIN. ONE SIDE YARD (FEET)	6'	10'-3"	6'-0"
MIN. REAR YARD (FEET)	6'-0"	39'-3"	6'-0"
MAX. HEIGHT (FEET)	10 STORIES OR 100'	3 STORIES / 40' +/-	UNCHANGED
MAX. F.A.R.	4.0 + 5.0 = 9.0	0.34	0.45
PARKING SPACES	12	9	12

NOTES TO DRAWING:

1. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE. UTILITY LOCATIONS SHOWN FOR WATER, SANITARY AND ARE EXISTING AND SHALL REMAIN. ALL UTILITIES ARE LOCATED BASED ON DIAGRAMS PROVIDED BY THE CITY OF Poughkeepsie ASSISTANT CIVIL ENGINEER. EXACT LOCATIONS BELOW GROUND LINE MAY VARY.

2. THERE ARE NO EXISTING R.O.W. DEDICATED TO PUBLIC USE ON THE NORTH SIDE OF THE PROPERTY WHICH SHALL REMAIN. NONE OF THE FORMER ARE PROPOSED.

3. THERE ARE NO WATERSOURCES, 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 IS NO LANDSCAPE BEING PROPOSED FOR THIS PROJECT. LANDSCAPING & PLANTINGS ARE EXISTING AND SHALL REMAIN.

6. THERE IS NO PROPOSED LIGHTING ON THE FACE OF THE BUILDING. THE SURROUNDING AREA ADJACENT TO THE BUILDING IS LIT WITH CITY OWNED & OPERATED LIGHTING ON CANNON STREET.

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

8. PROJECT IS NOT WITHIN THE FALLKILL CREEK WATER SHED. THEREFORE A STORMWATER REPORT WILL NOT BE SUBMITTED. STORMWATER RUN-OFF FROM THE EXISTING BUILDING IS EXISTING TO REMAIN.

9. A SPRINKLER SYSTEM FOR THE PROPOSED WORK /LIVE LOFT ON THE THIRD FLOOR WILL BE REQUIRED (NFPA13) THE MUNICIPAL WATER IN CANNON STREET SHALL BE TESTED FOR VOLUME AND PRESSURE IN ORDER TO DETERMINE SIZE OF NEW WATER SERVICE TO BUILDING. THE PROPOSED 3rd FLOOR DWELLING WILL BE REQUIRED TO HAVE A FIRE ALARM SYSTEM MONITORED BY FIRE ALARM COMPANY 24 HOURS A DAY 7 DAYS A WEEK.

10. THE MANAGING MEMBER FOR CANNON STREET COLLABORATIVE HAS INDICATED THE FINANCIAL CAPABILITY TO COMPLETE THIS PROPOSAL AS SUBMITTED.

11. LOCATION OF KNOX BOX SHALL BE VERIFIED & COORDINATED WITH CITY OF Poughkeepsie FIRE DEPARTMENT AND FIRE INSPECTOR DURING CONSTRUCTION.

12. ANY DAMAGE TO CANNON ST. WALKWAY OR SIDEWALKS & ADJACENT ALLEYS DURING CONSTRUCTION SHALL BE REPLACED AND RESTORED TO ORIGINAL CONDITION @ OWNERS EXPENSE.

PLUMBING NOTES:

1. THE WATER SERVICE TO THE BUILDING SHALL FOLLOW THE REGULATIONS OF NEW YORK STATE SANITARY CODE UNDER PART 5 SUBPART 5-1 SECTION 5-1-31.

2. THE WATER SERVICE SHALL HAVE A WATTS DOUBLE CHECK VALVE BACKFLOW PREVENTER OR EQUAL INSTALLED.

3. THE SPRINKLER SYSTEM SHALL HAVE AN APPROVED DOUBLE CHECK VALVE AND SHALL BE INSTALLED ON THE WATER SUPPLY TO THE SPRINKLER SYSTEM.

4. ALL BACKFLOW PREVENTERS MUST BE TESTED BY A NEW YORK STATE CERTIFIED TESTER. A CERTIFICATE OF APPROVAL MUST BE SENT TO THE PLUMBING INSPECTOR AND THE DUTCHESS COUNTY BOARD OF HEALTH.

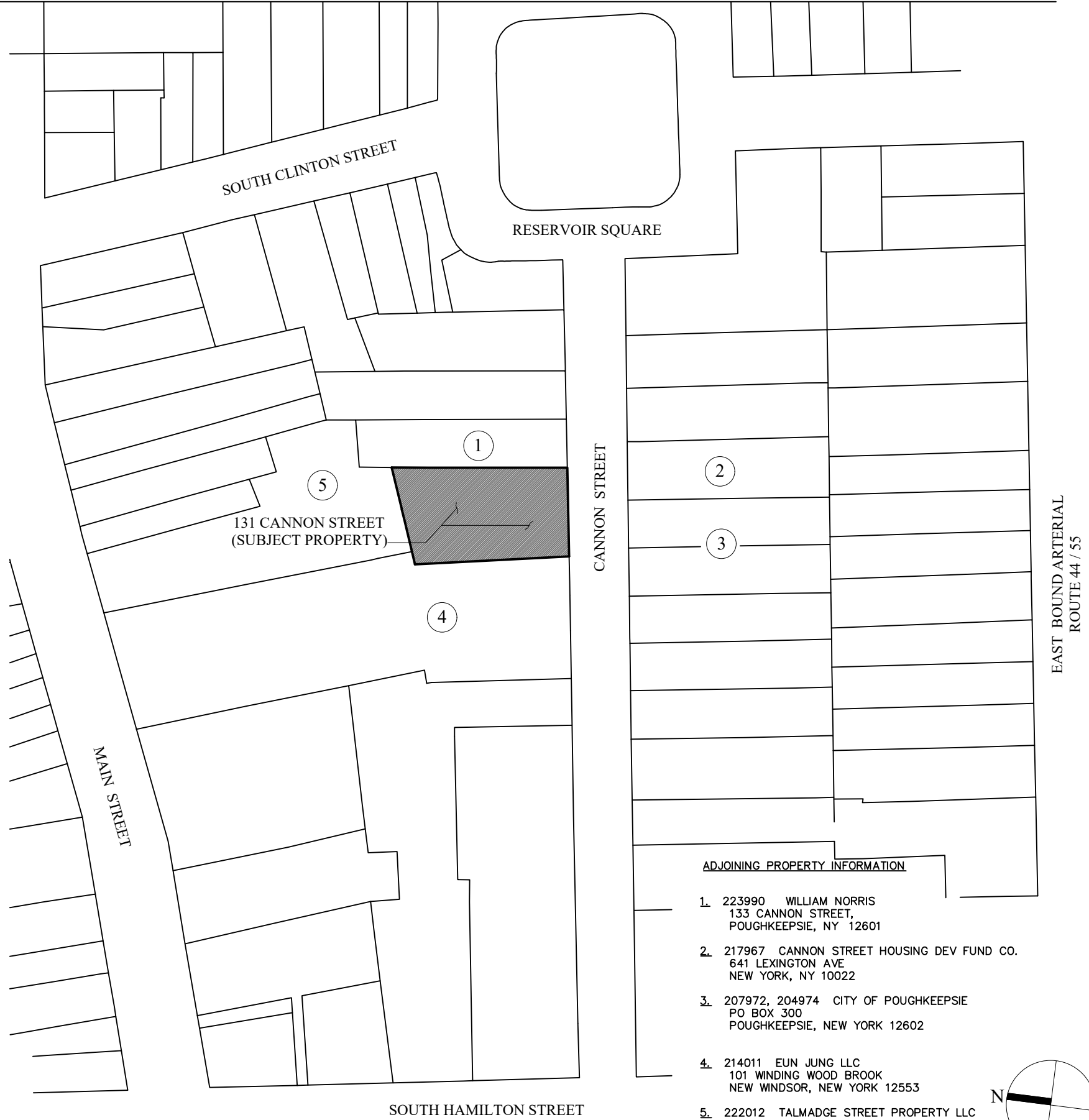
5. THE EXISTING SEWER MAIN STACK / SIZE LOCATED ON THE WEST WALL OF THE BUILDING IS ADEQUATE FOR THE PROPOSED BATHROOM ON ON THE THIRD LEVEL AS WELL AS THE ALL THE PLUMBING FIXTURES LOCATED ON THE FIRST AND SECOND LEVELS FOR THE BUSINESS USE. NO PLUMBING FIXTURES ARE PROPOSED IN THE STORAGE AREA ADDITION.

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



PROPOSED STORAGE ADDITION & WORK LIVE LOFT:
CANNON STREET COLLABORATIVE
131 CANNON STREET
CITY OF POUGHKEEPSIE, NY

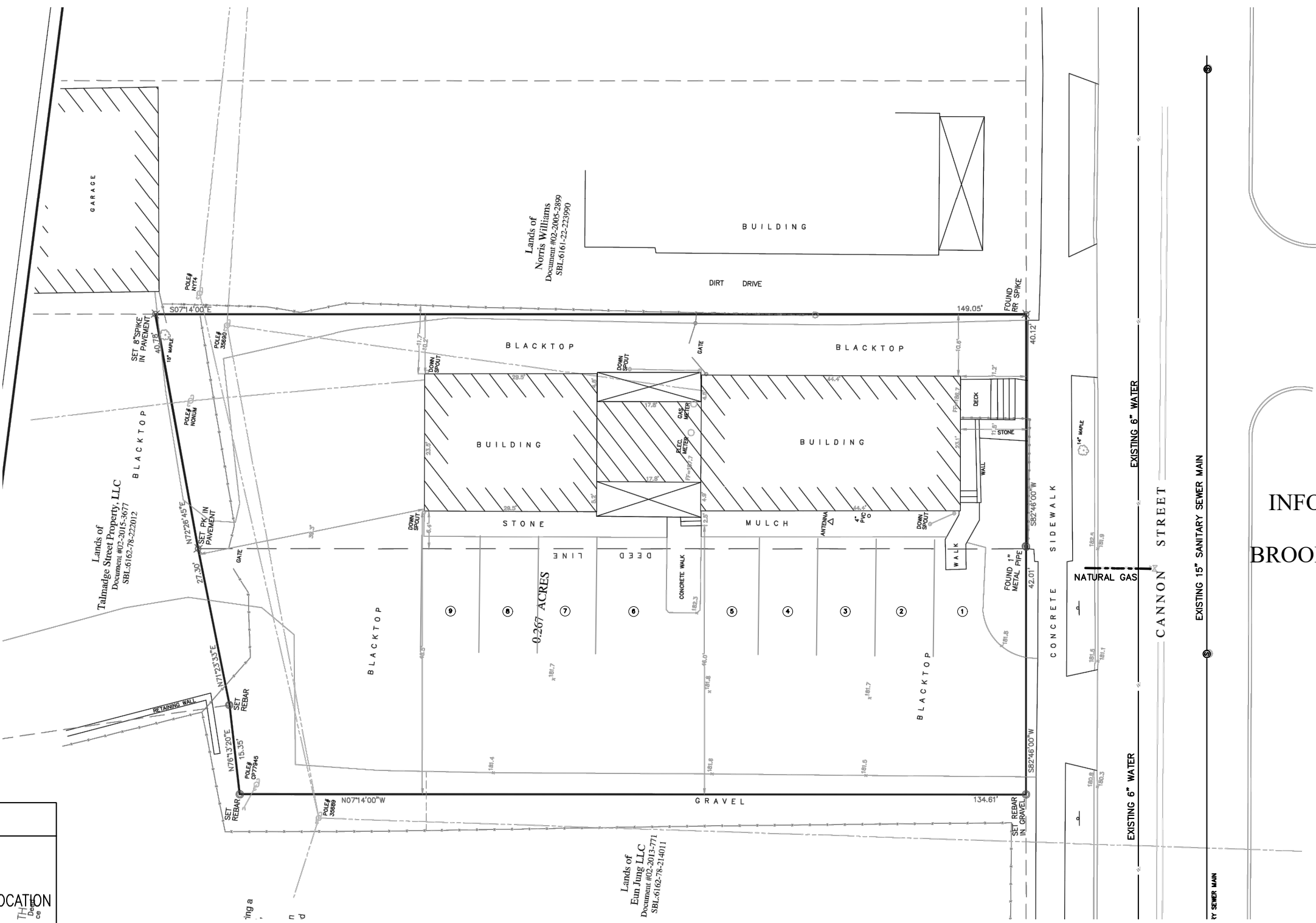


LOCATION MAP

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):

SCALE: NONE

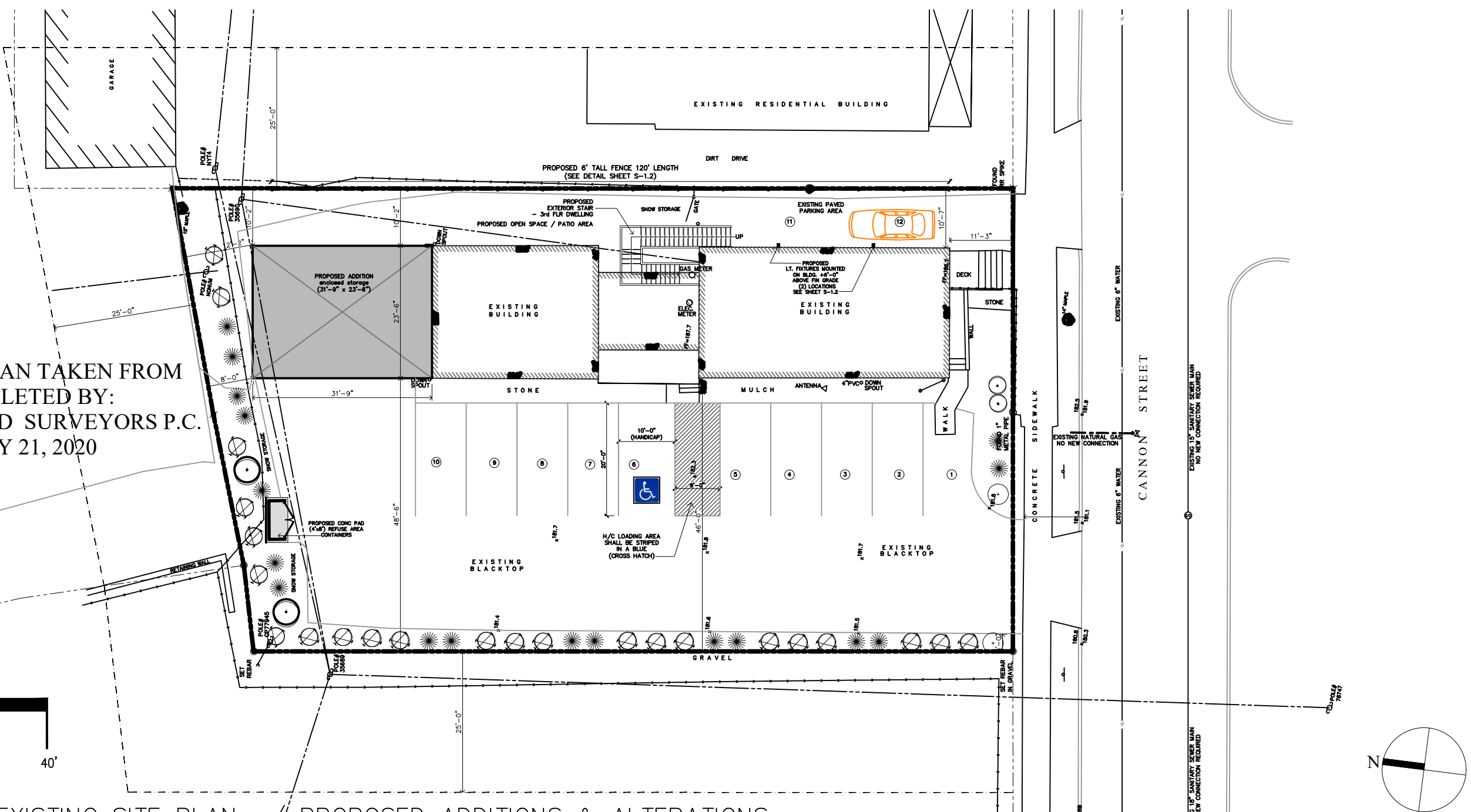
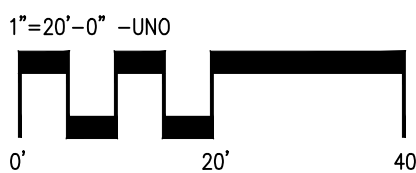
Fire Chief
Police Chief
Building Inspector
City Engineer
Commissioner of Public Works



EXISTING SITE PLAN

SCALE: 1" = 20'-0"

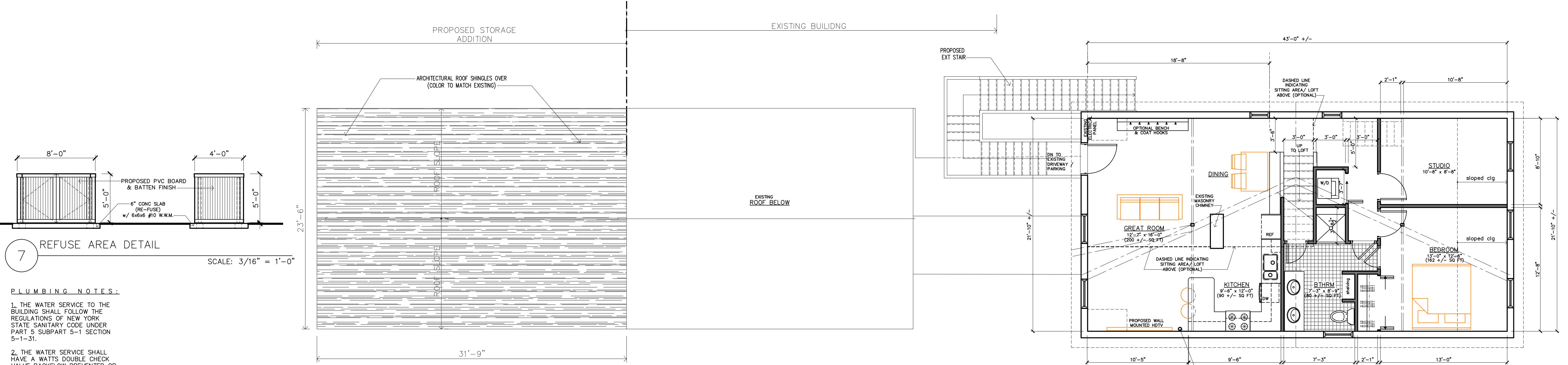
INFORMATION ON SITE PLAN TAKEN FROM
SURVEY MAP COMPLETED BY:
BROOKES & BROOKES, LAND SURVEYORS P.C.
DATED: FEBRUARY 21, 2020



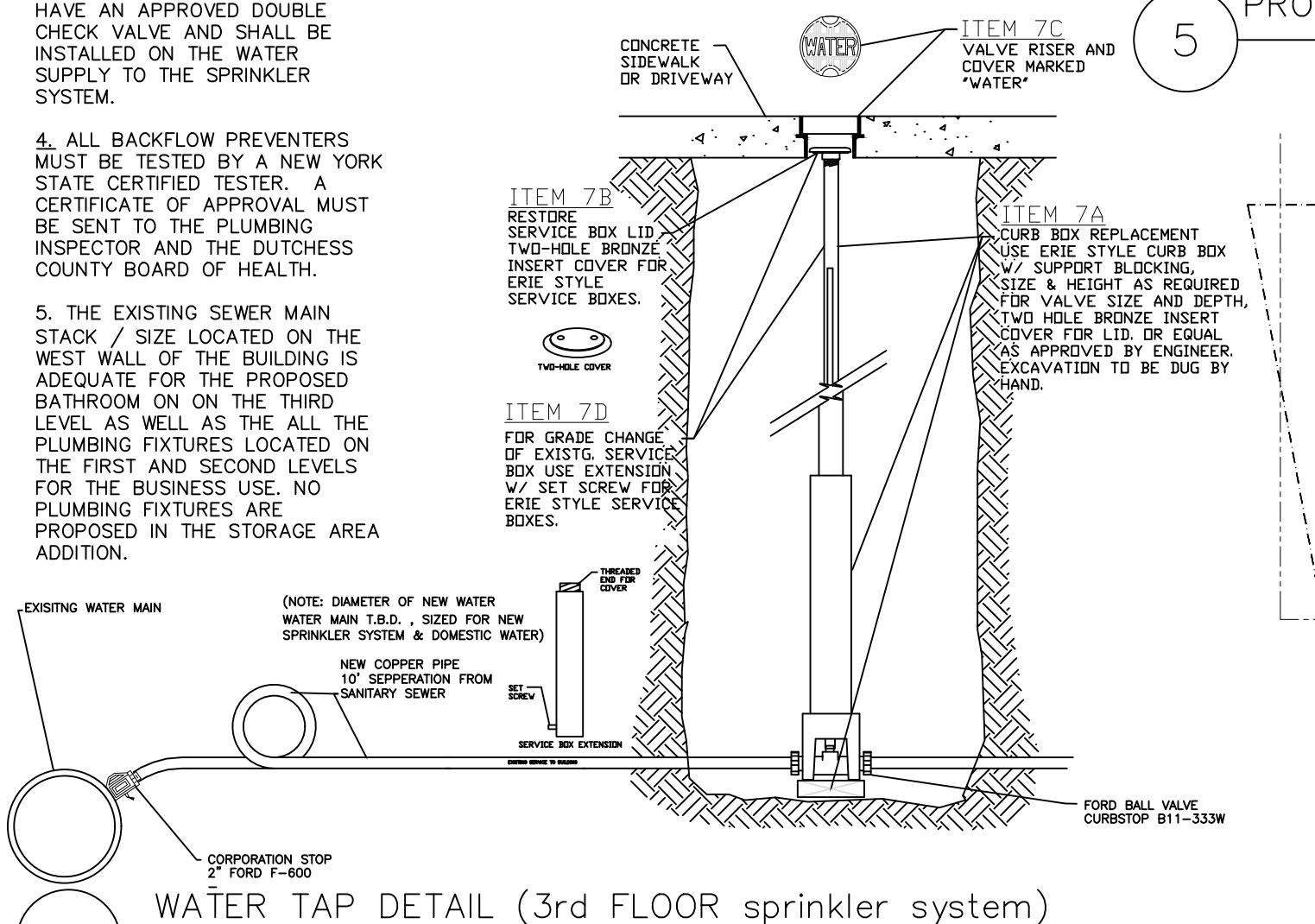
EXISTING SITE PLAN w/ PROPOSED ADDITIONS & ALTERATIONS

SCALE: 1" = 20'-0"

DESIGN AND DRAWINGS PREPARED BY:
JOHN SULLIVAN - associate a.i.a. BARCLAY STREET POUGHKEEPSIE, NY
WILLIAM MOREAU, P.E. 60 RYMPH ROAD LA GRANGEVILLE, NY
PROPERTY OWNER:
CANNON STREET COLLABORATIVE DANIEL ROHDE 4 DWIGHT STREET POUGHKEEPSIE, NY
Date Issue
1.17.2022 ISSUED TO OWNER FOR REVIEW
2.4.2022 REVISED AS PER FIELD CONDITIONS
2.21.2022 ISSUED TO OWNER FOR REVIEW
2.22.2022 ISSUED TO CITY OF POUGH. PLANNING BOARD
3.17.2022 REVISED AS PER OWNER
4.27.2022 ISSUED TO CITY OF POUGH. PLANNING BOARD
6.10.2022 REVISED FOR CITY OF POUGH. PLANNING BOARD
Project Title
EXISTING & PROPOSED SITE PLANS 131 CANNON STREET POUGHKEEPSIE, NY
Drawing Title
Existing & Proposed Site Plan
Project No. 2202
Date 1.17.2022
Scale AS NOTED
Drawing by JVS
Checked by
Drawing No. S-1.0



- PLUMBING NOTES:
1. THE WATER SERVICE TO THE BUILDING SHALL FOLLOW THE REGULATIONS OF NEW YORK STATE SANITARY CODE UNDER PART 5 SUBPART 5-1 SECTION 5-1-31.
 2. THE WATER SERVICE SHALL HAVE A WATTS DOUBLE CHECK VALVE BACKFLOW PREVENTER OR EQUAL INSTALLED.
 3. THE SPRINKLER SYSTEM SHALL HAVE AN APPROVED DOUBLE CHECK VALVE AND SHALL BE INSTALLED ON THE WATER SUPPLY TO THE SPRINKLER SYSTEM.
 4. ALL BACKFLOW PREVENTERS MUST BE TESTED BY A NEW YORK STATE CERTIFIED TESTER. A CERTIFICATE OF APPROVAL MUST BE SENT TO THE PLUMBING INSPECTOR AND THE DUTCHESS COUNTY BOARD OF HEALTH.
 5. THE EXISTING SEWER MAIN STACK / SIZE LOCATED ON THE WEST WALL OF THE BUILDING IS ADEQUATE FOR THE PROPOSED BATHROOM ON THE THIRD LEVEL AS WELL AS THE ALL THE PLUMBING FIXTURES LOCATED ON THE FIRST AND SECOND LEVELS FOR THE BUSINESS USE. NO PLUMBING FIXTURES ARE PROPOSED IN THE STORAGE AREA ADDITION.



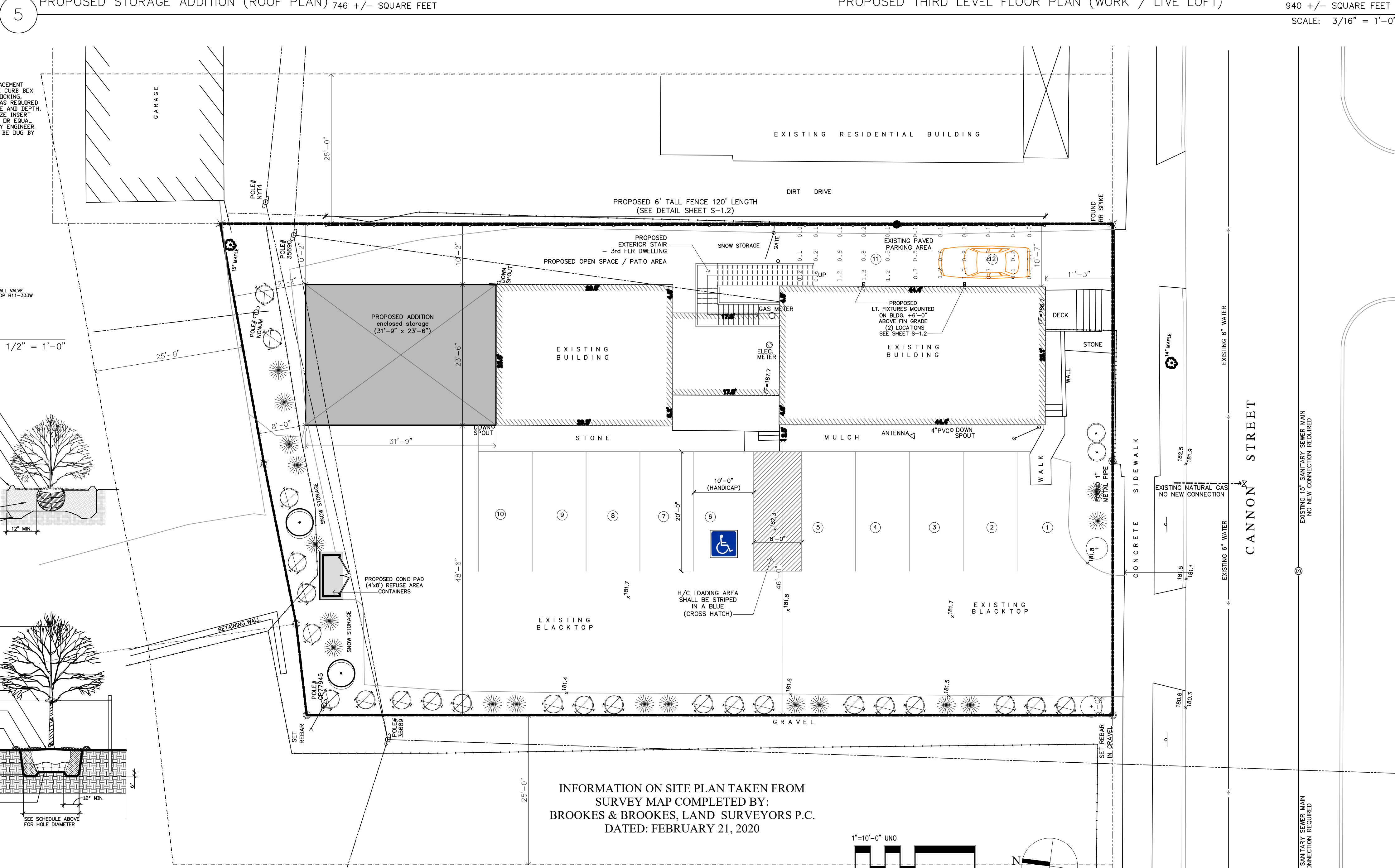
EXCAVATION NOTE:
PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION THE GENERAL CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK 811" FOR ALL UNDERGROUND UTILITIES TO BE LOCATED AND MARKED FOR PRECISE LOCATION

LANDSCAPE LEGEND	
QUANTITY	
17	ORNAMENTAL GRASS (ZEBRA)
23	SPIREA (BRIDAL WREATH) CLUSTER OF (3)
2	GOLD MOUND SPIREA
2	FLOWERING CRAB APPLE MIN. 2.5" CALIBER
2	HONEYLOCUST
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, 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.	
2. LAWN / GRASS AREAS SHALL BE SEEDED WITH A MIXTURE OF 50%-60% KENTUCKY BLUE, 20% PERENNIAL RYE AND 20% FINE OR RED FESCUE.	

LANDSCAPE / PLANTINGS

SCALE: NONE

PROPOSED STORAGE ADDITION (ROOF PLAN) 746 +/- SQUARE FEET



EXISTING SITE PLAN w/ PROPOSED ADDITIONS & ALTERATIONS

PROPOSED THIRD LEVEL FLOOR PLAN (WORK / LIVE LOFT)

940 +/- SQUARE FEET
SCALE: 3/16" = 1'-0"

DESIGN AND DRAWINGS PREPARED BY:

JOHN SULLIVAN - associate a.i.a.
BARCLAY STREET
POUGHKEEPSIE, NY

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

PROPERTY OWNER:

CANNON STREET COLLABORATIVE
DANIEL ROHDE
4 DWIGHT STREET
POUGHKEEPSIE, NY

Date Issue

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2.4.2022 REVISED AS PER FIELD CONDITIONS
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4.27.2022 ISSUED TO CITY OF POUGH. PLANNING BOARD
6.10.2022 REVISED FOR CITY OF POUGH. PLANNING BOARD

Project Title

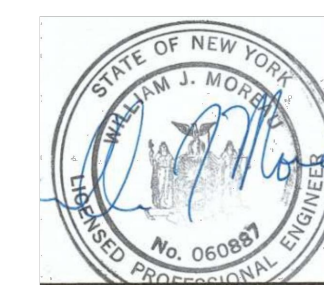
PROPOSED 3RD FLOOR WORK / LIVE LOFT
131 CANNON STREET
POUGHKEEPSIE, NY

Drawing Title

Site Plan,
3rd Level Floor Plan

Project No. 2202
Date 1.17.2022
Scale AS NOTED
Drawing by JVS

Checked by



Drawing No.

S-1.1



LOCATION OF PROPOSED
STORAGE ADDITION
(SEE ELEVATIONS 5 & 6
THIS SHEET)



1

PHOTO OF WEST FACADE

SCALE: NONE

2

PHOTO OF NORTH / WEST CORNER

SCALE: NONE

3

EAST FACADE / LOCATION OF PROPOSED EXT STAIR

SCALE: NONE

BUILDING MOUNTED LIGHT FIXTURE —NOT TO EXCEED 3000K

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 future 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:

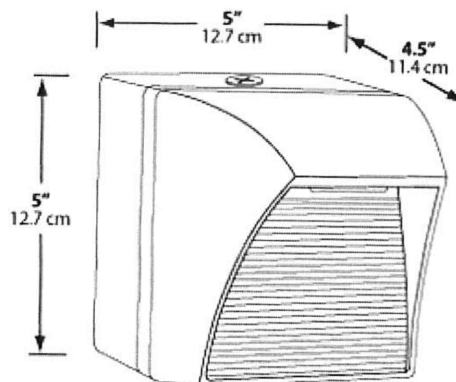
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

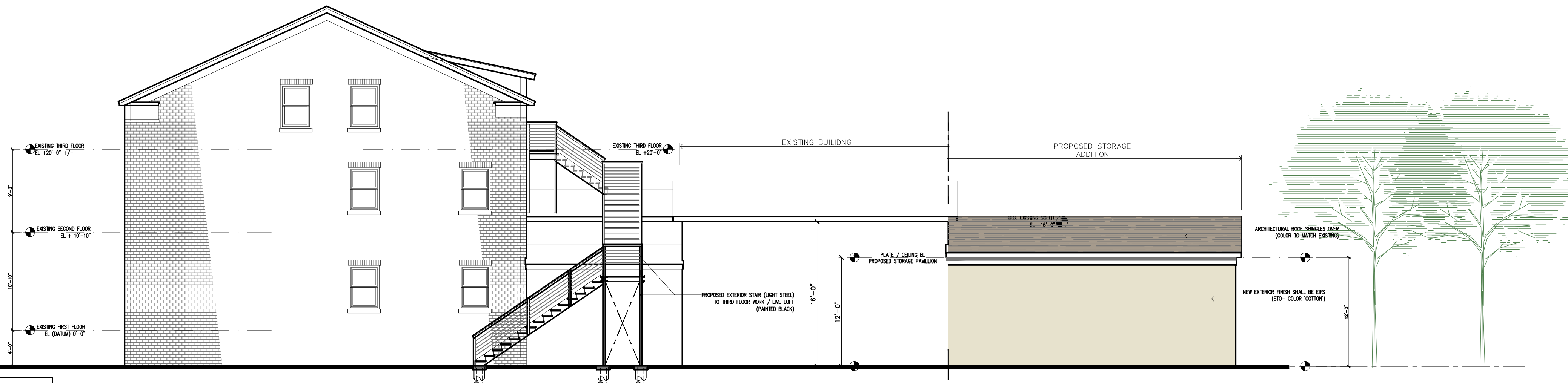
B0 U1 G0

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



4

EXISTING EAST ELEVATION w/ NEW EXTERIOR STAIR TO 3rd FLOOR WORK / LIVE LOFT & STORAGE ADDITION

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

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



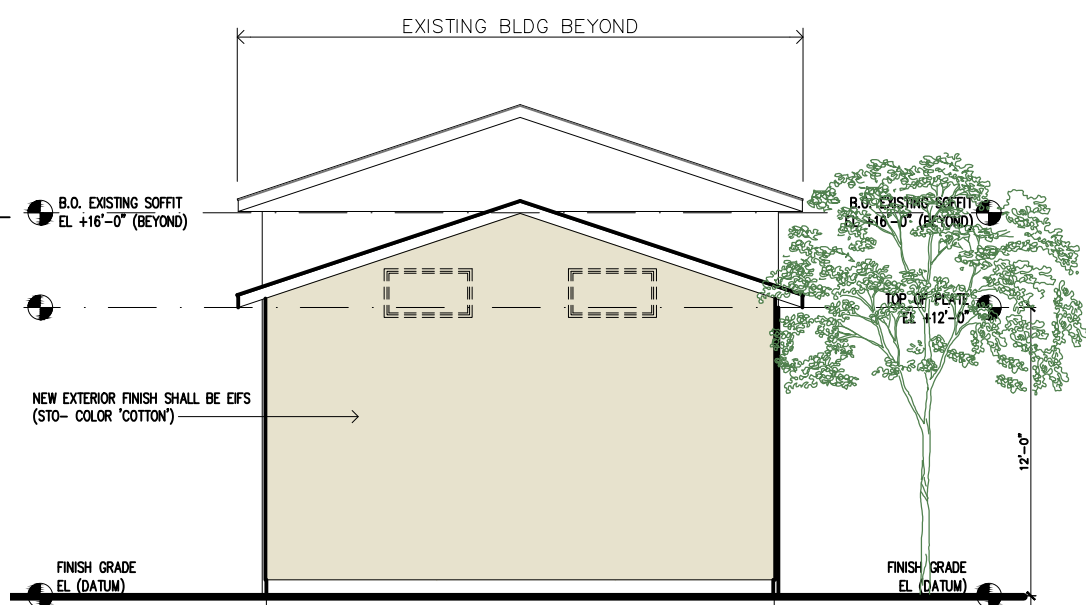
IMAGE OF PROPOSED FENCE
ALONG EASTERN PROPERTY EDGE

SCALE: NONE

7

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



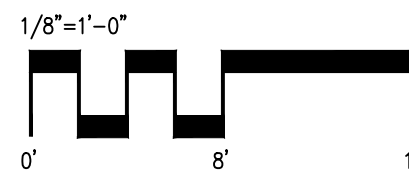
5

PROPOSED NORTH ELEVATION
w/ NEW STORAGE ADDITION

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

6

EXISTING WEST ELEVATION w/ NEW STORAGE ADDITION



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

DESIGN AND DRAWINGS PREPARED BY:

JOHN SULLIVAN - associate a.i.a.
BARCLAY STREET
POUGHKEEPSIE, NY

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

PROPERTY OWNER:

CANNON STREET COLLABORATIVE
DANIEL ROHDE
4 DWIGHT STREET
POUGHKEEPSIE, NY

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Project Title

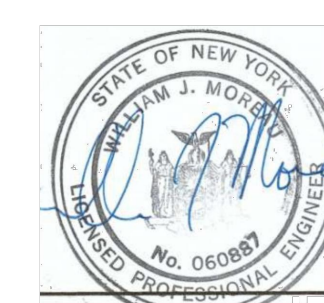
PROPOSED 3RD FLOOR WORK / LIVE LOFT
131 CANNON STREET
POUGHKEEPSIE, NY

Drawing Title

Exterior Photos,
Elevations

Project No. 2202
Date 1.17.2022
Scale AS NOTED
Drawing by JVS

Checked by



Drawing No.

S-1.2

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: Amended site to an existing business use.			
Project Location (describe, and attach a location map): 131 Cannon Street - Poughkeepsie, NY			
Brief Description of Proposed Action: Proposed action is amend an existing plumbing and heating business (home base) to include an addition of an open storage pavilion 895 square feet to the rear of the existing building. A proposed garage / shed structure 460 square feet located in the side / rear portion of the parcel. A proposed work / live loft located in teh 3rd floor of the existing main building.			
Name of Applicant or Sponsor: Cannon Street Collaborative		Telephone: 845.264.9644 E-Mail: dan@drohdeheatingandac.com	
Address: 4 Dwight Street			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Poughkeepsie Planning board and building department.			YES ☒
3. a. Total acreage of the site of the proposed action? _____ b. Total acreage to be physically disturbed? _____ c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____			0.267 acres 0.076 acres 0.267 acres
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: The proposal will exceed the 2020 Energy Conservation Construction code of NY state by the use of energy efficient heating and cooling equipment for the proposed work / live loft as well as efficient lighting for the dwelling, expanded storage pavilion and garage / shed. _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Daniel Rohde (Cannon Street Collaborative)</u> Date: <u>February 22, 2022</u> Signature: _____ Title: <u>Managing Member</u>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 06/06/2022

PROJECT NAME: 129-131 CANNON STREET

PROJECT ADDRESS: 129-131 CANNON STREET

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

☐ THE SITE PLAN IS UNACCEPTABLE.

CONDITIONS:

RECEIVED

JUN 9 6 2022



APPROVED BY CHIEF THOMAS PAPE OR AGENT:

DATE:

Sgt E. Acken #112

SGT. E. ACKEN #112

June 06, 2022



THE CITY OF POUGHKEEPSIE

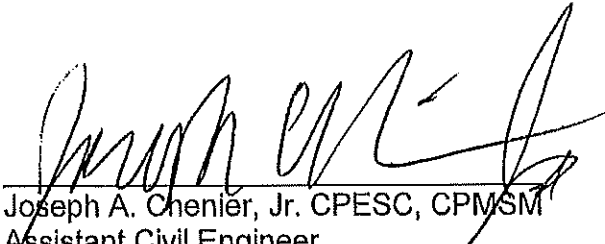
DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW Form #1

1. Date: June 7, 2022
2. Name of Site Plan: Cannon Street Collaborative
3. Address or Location: 131 Cannon Street
4. Owner: Daniel Rohde
5. Engineer/ Architect: John V. Sullivan
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:

ENGINEERING SITE PLAN REVIEW COMMENTS:

1. Verify existing sewer and water services are sufficient for the addition and change in use.


Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer

Note: If #6 or #7 above are checked "yes" there is no need to go on to Form #2.



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: 5-10-22

PROJECT ADDRESS: 129 Cannon St.

PROJECT NAME:

OWNER: Rohde

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

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- I. **PROPERTY ADDRESS:** 117 N. Hamilton Street
- II. **PROPERTY OWNER:** See Attachment A
ADDRESS: _____

_____ (state and zip code)
- PHONE NUMBER:** _____ (include area code)
- III. **NAME OF APPLICANT:** Baxter Development Corp. Attn: Eric Baxter
ADDRESS: 278 Mill Street, Suite 100

Poughkeepsie

NY 12601 (state and zip code)
- PHONE NUMBER:** 845-471-1047 (include area code)
- EMAIL ADDRESS:** Eric@Baxterbuilt.com
- (If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)
- IV. **CONSULTANT:** Rohde, Soyka & Andrews, Consulting Engineers, PC
ADDRESS: 40 Garden Street

Poughkeepsie

NY 12601 (state and zip code)
- PHONE NUMBER:** 845-452-7515 (include area code)
- V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): _____
Wholesale storage, warehousing, manufacturing, creative, retail, contracting businesses
- VI. **ZONING DISTRICT:** I-1

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)

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

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

**Application for Site Plan, Special Permit & Façade Approval
Attachment A**

OWNERSHIP:

- PARCEL: 266293
117 N Hamilton, LLC
186 Cottage Street
Poughkeepsie, 12601
Size: 0.43 Acres
Telephone : 845-465-0207
Email: truforminc@verizon.net
- PARCEL: 271278
North Hamilton Parcel, LLC
278 Mill St., Suite 100
Poughkeepsie, NY 12601
Size: 1.20 Acres
Telephone: 845-471-1047
Email: eric@baxterbuilt.com

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: 1.63 (acres) 71,003 (square feet)

Building Footprint: 19,957 (proposed square feet for new construction)

 (existing square feet for change of use/expansion)

 (additional proposed square feet for expansion)

 (total building footprint, square feet)

Lot Coverage: 28 (percentage, building coverage only)

Gross Floor Area: 23,422 (proposed square feet for new construction)

 (existing square feet for change of use/expansion)

 (additional proposed square feet for expansion)

 (total gross floor area, square feet)

Building Height: 1 (stories) 32 (feet)

Floor Area Ratio: 0.33 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 24

B) Number of Off-Street Parking Spaces provided:

C) Waiver Requested: (Yes) ☒ (No)

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

If yes, name all such municipal facilities: _____

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

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

_____ (Yes) _____ (No)

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

IX. RESIDENTIAL PROPOSALS

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

B) Unit Breakdown:
Number of efficiency or "studio" units: _____
Number of one (1) bedroom units: _____
Number of two (2) bedroom unit's _____
Number with three or more bedrooms: _____
Total number of units: _____

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

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

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

XI. SERVICE BUSINESS PROPOSALS

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

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

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

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

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

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

- A) Specify Use: WAREHOUSE
- B) Number of shifts (if any): ONE
- C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): NA - NOT APPLICABLE
- F) Days/Hours of operation: 6 DAYS PER WEEK - 8-10 HOURS PER DAY 7a-5p

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

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

Signature of Applicant

Date



June 1, 2022

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

Re: 117 North Hamilton Street

To Whom it may concern,

We write to you regarding our upcoming project at 117 N Hamilton Street and in response to the questions and comments posed by the Planning Board.

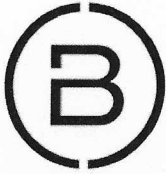
To recap, we are planning the redevelopment of the vacant land as previously presented.

As part of this resubmission, we have included the unchanged application, updated site plan drawings, updated architectural floor plans, updated elevations and new renderings, the unchanged FEAF, and supplemental pieces including information about the merging of the two lots as well as direct responses to the questions and comments posed after our initial submission.

We appreciate your consideration for approval and are available for any questions or comments that may arise during your review.

Thank you,

Eric Baxter
Vice President
Baxter Development Corp.



June 1, 2022

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

Re: 117 North Hamilton Street

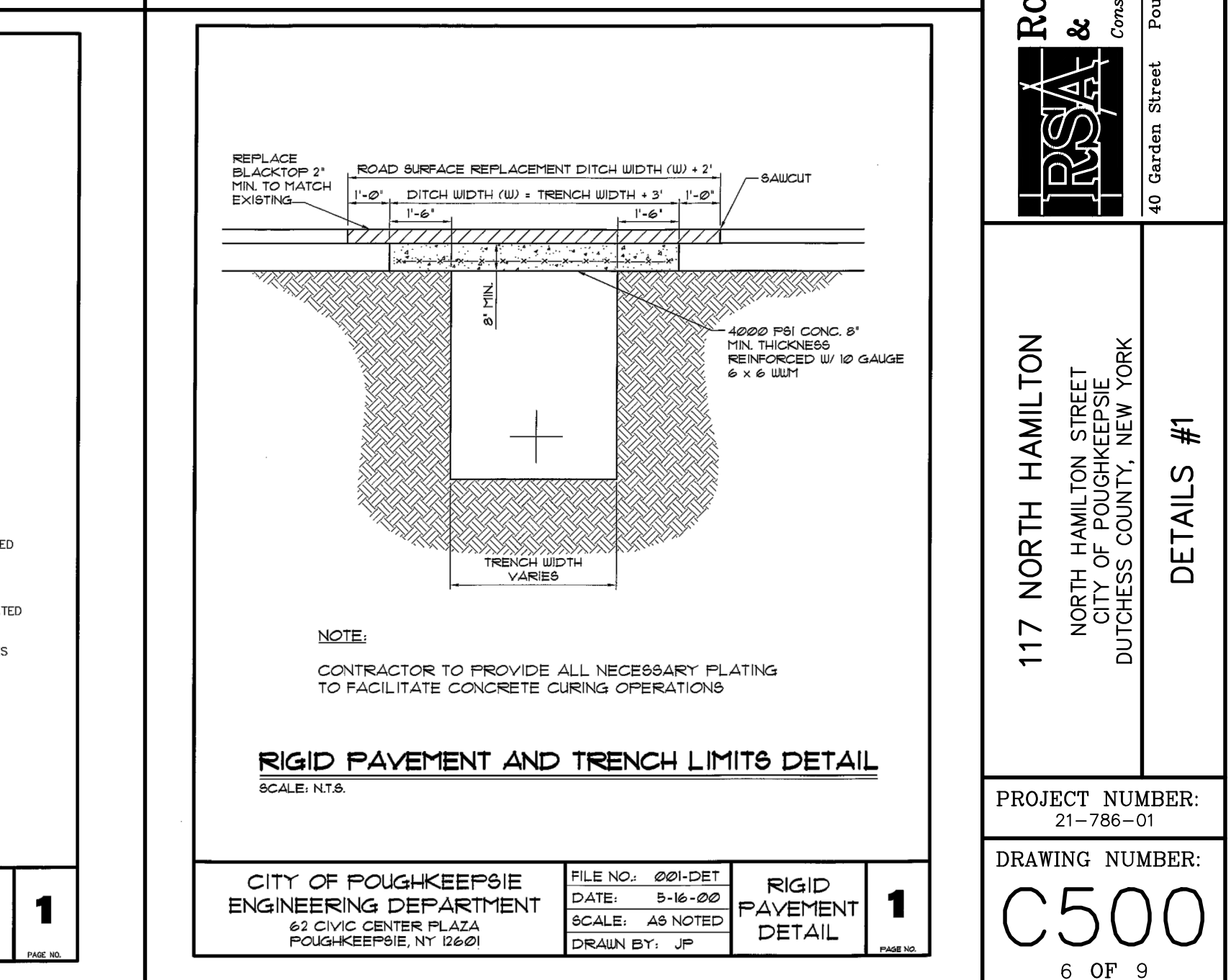
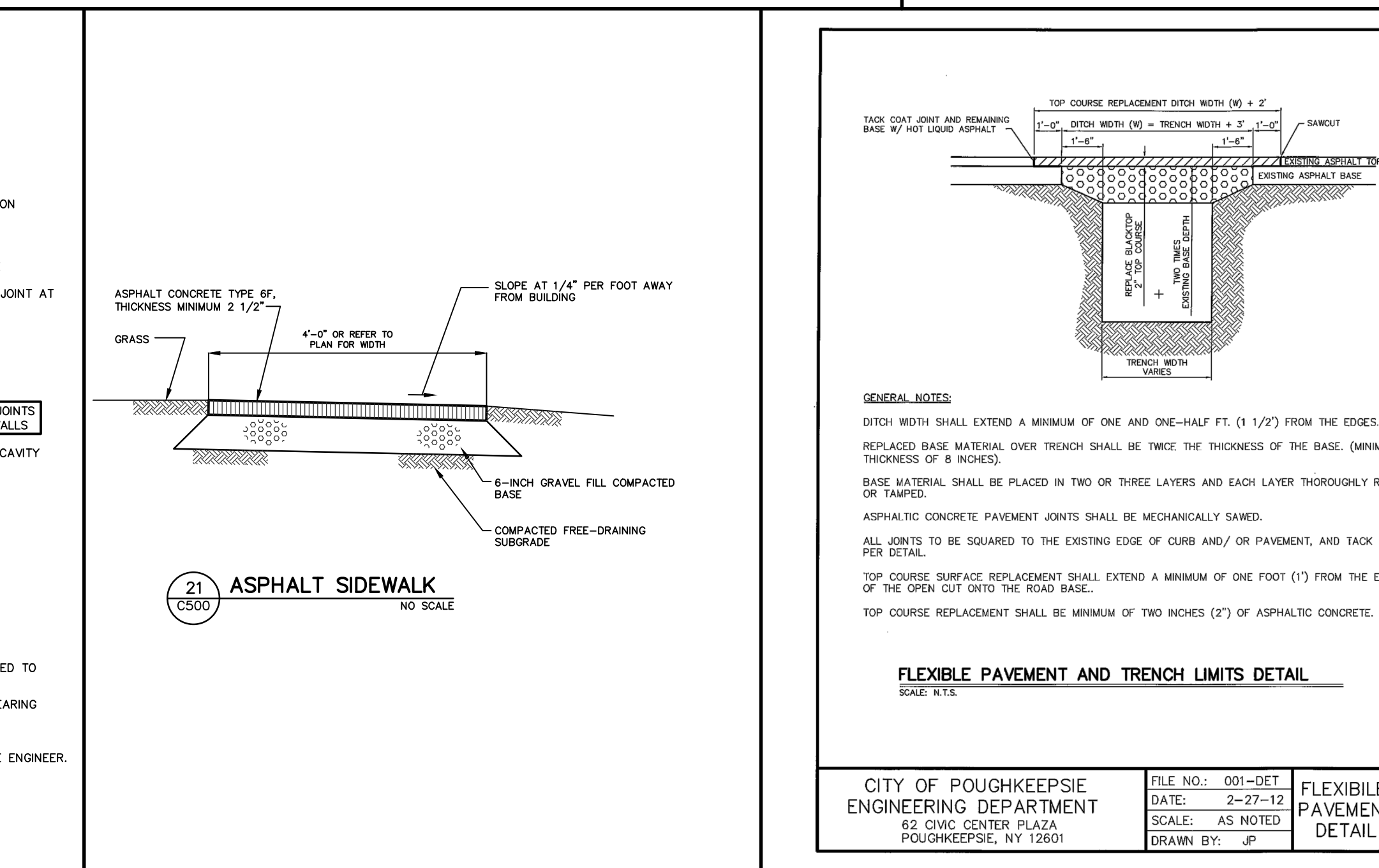
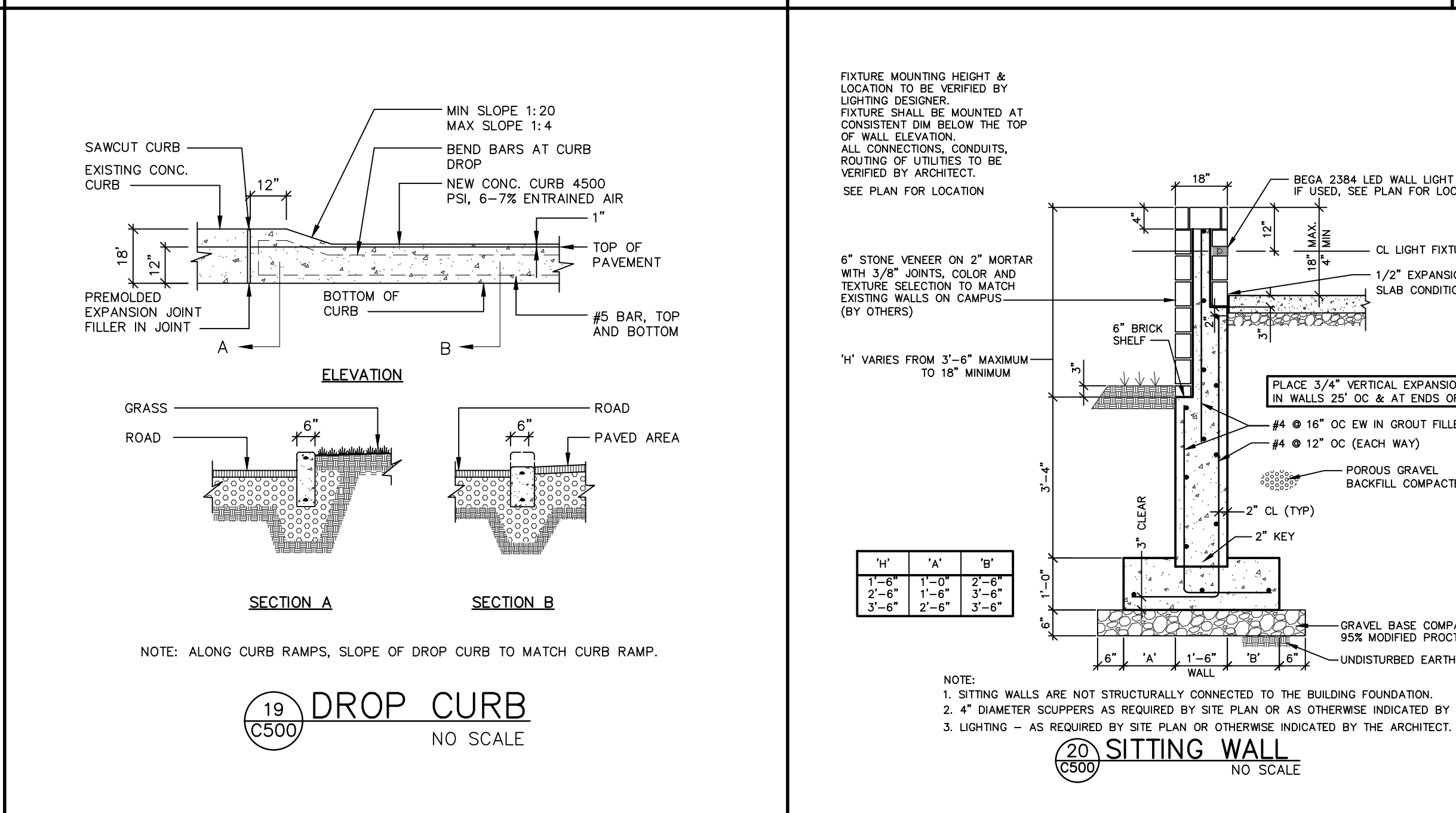
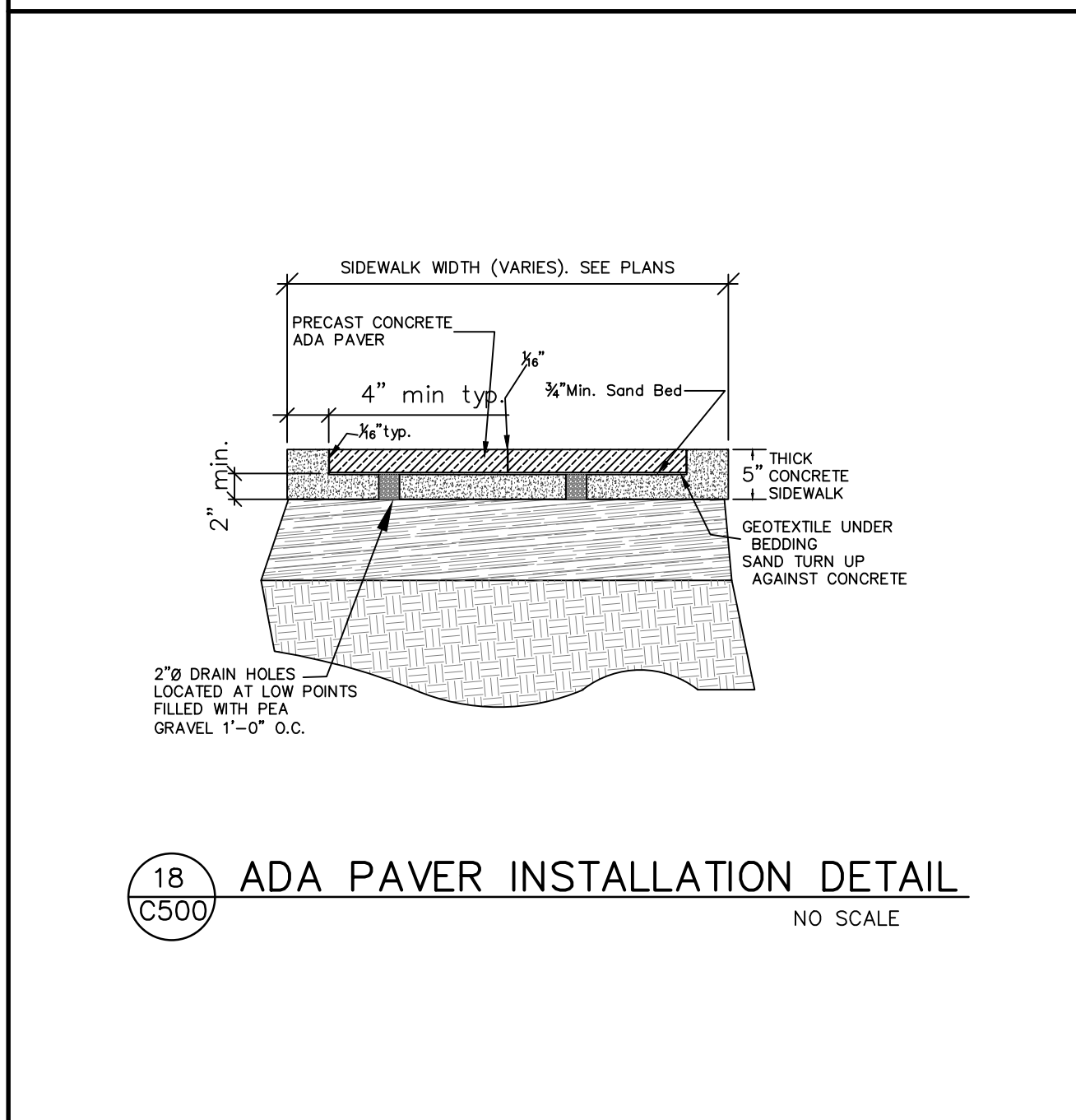
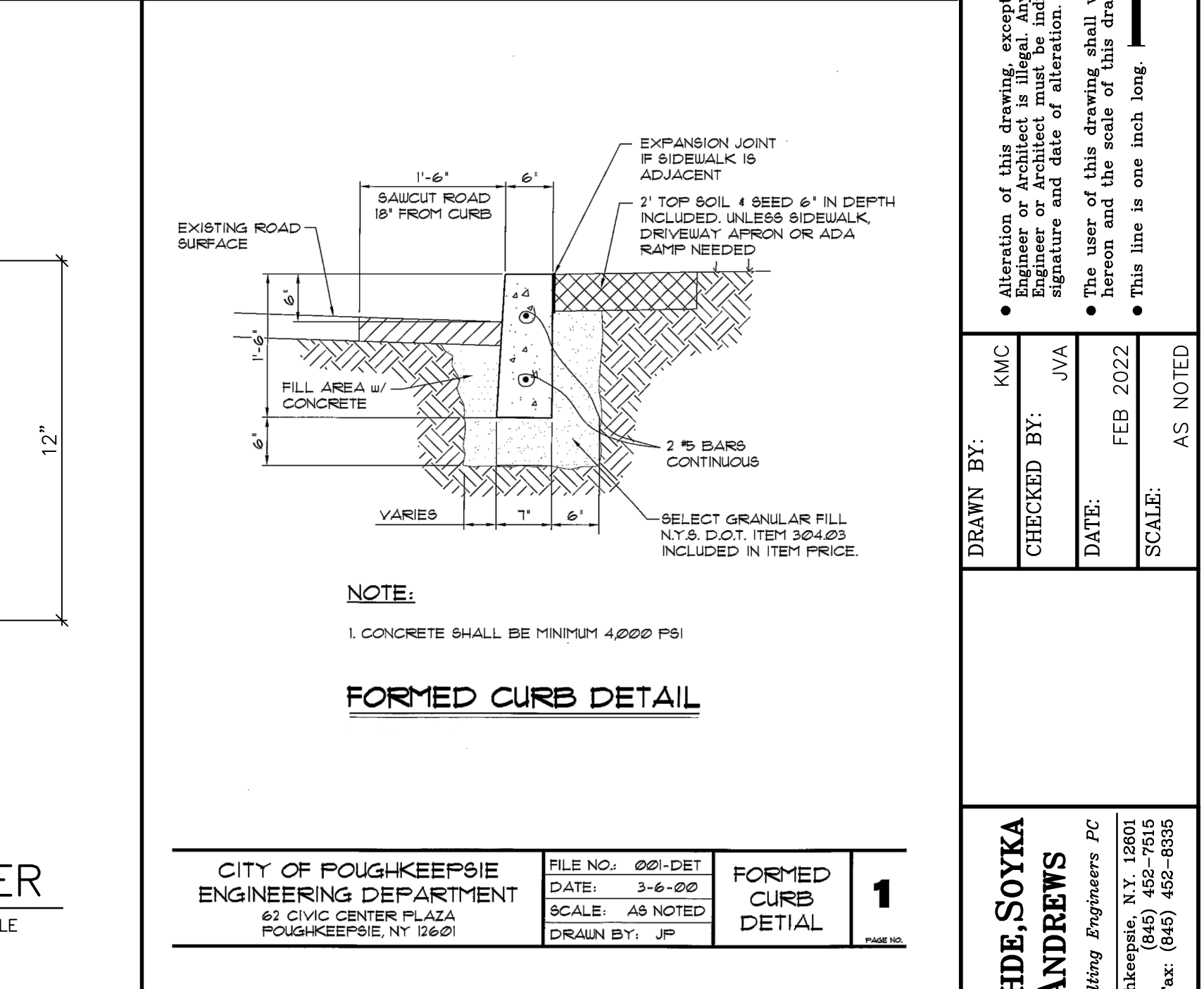
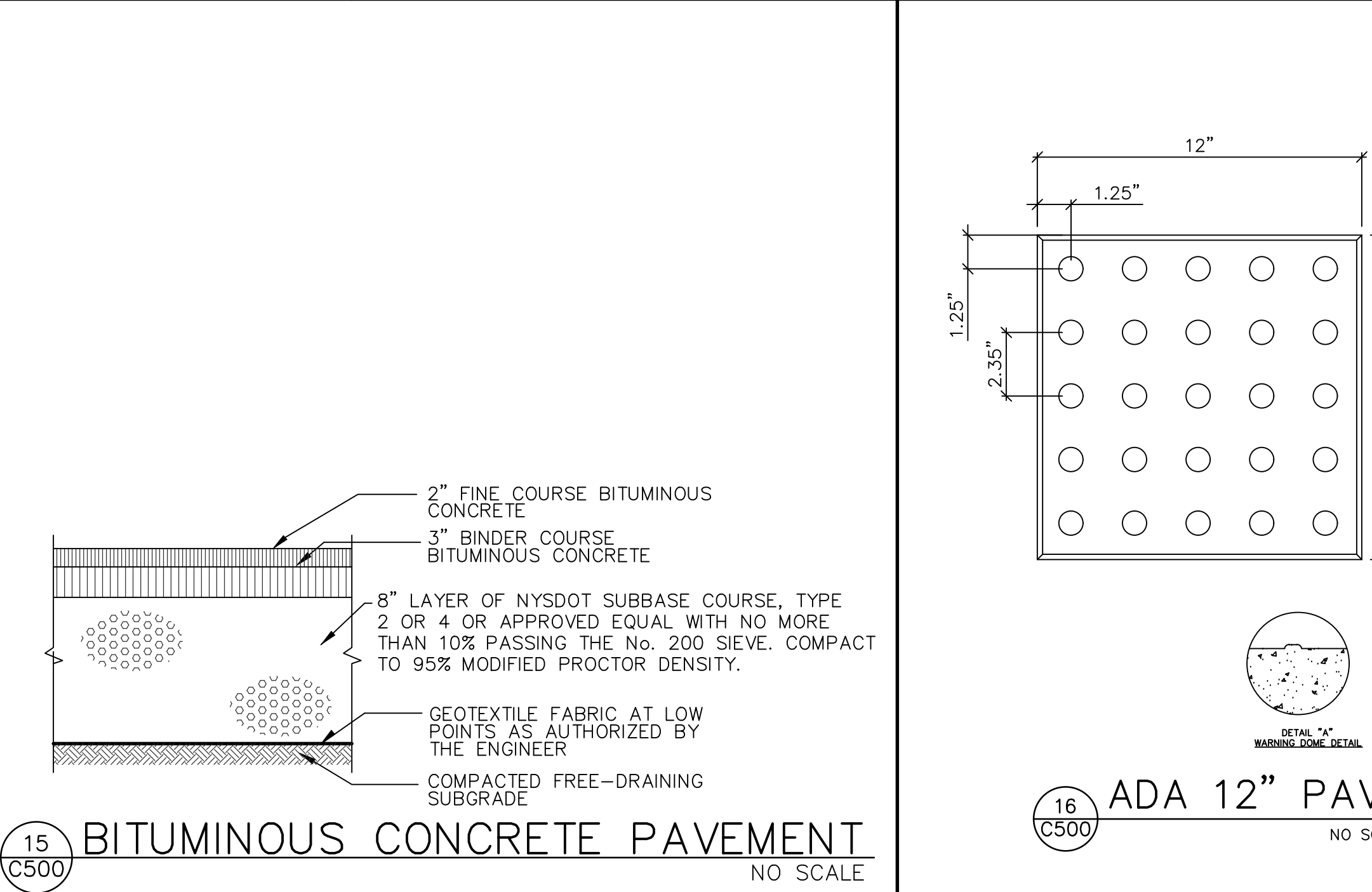
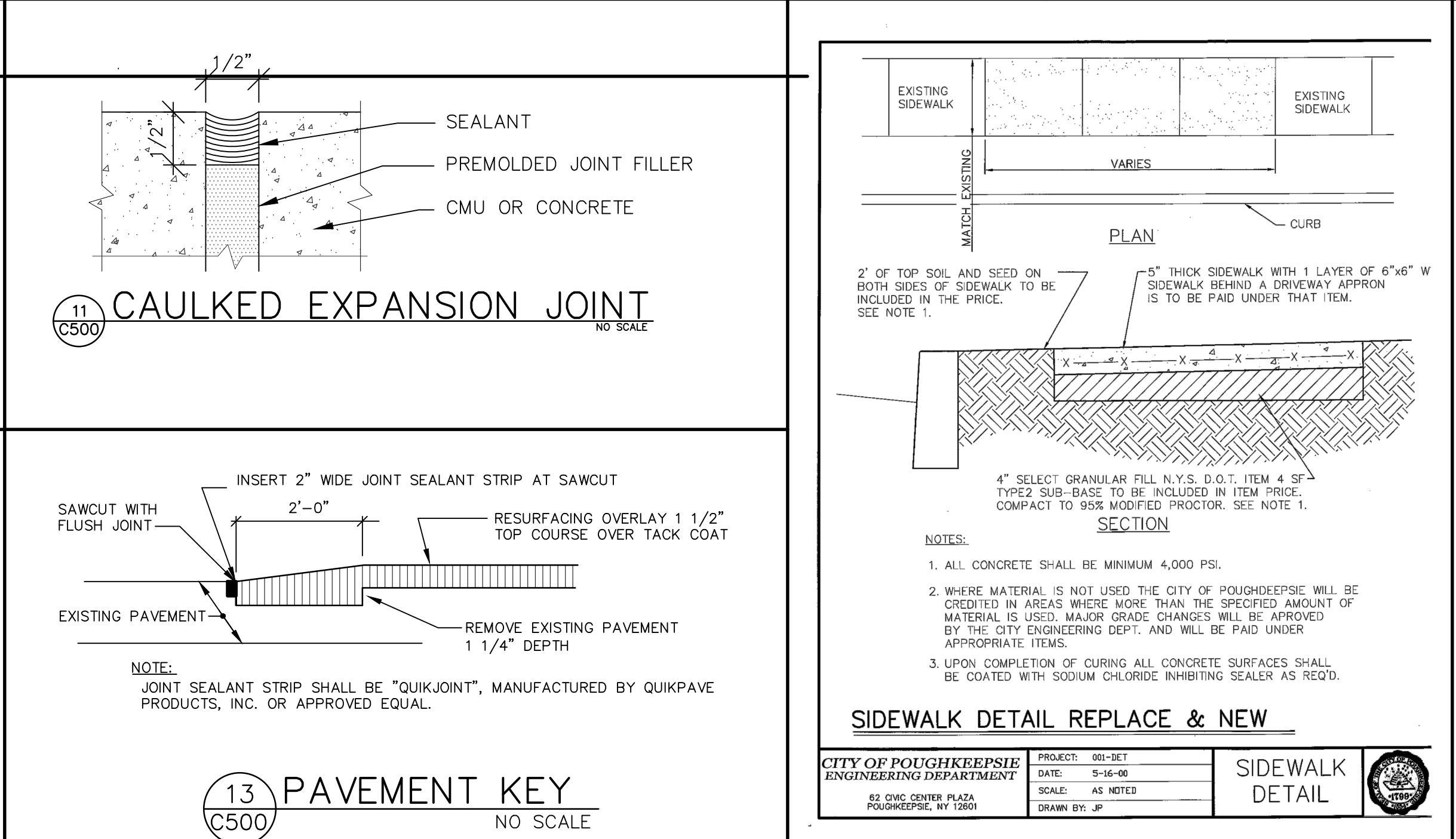
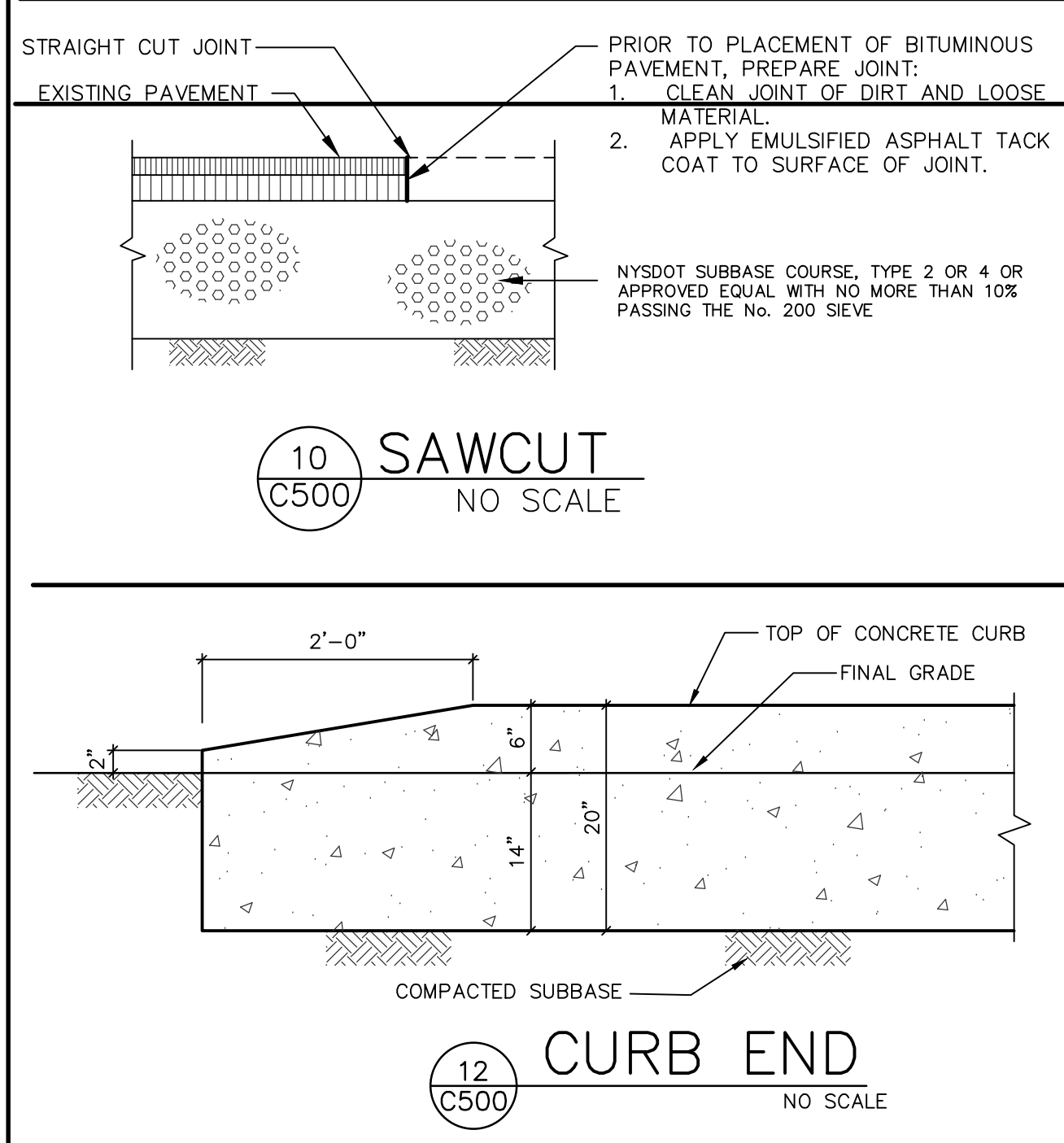
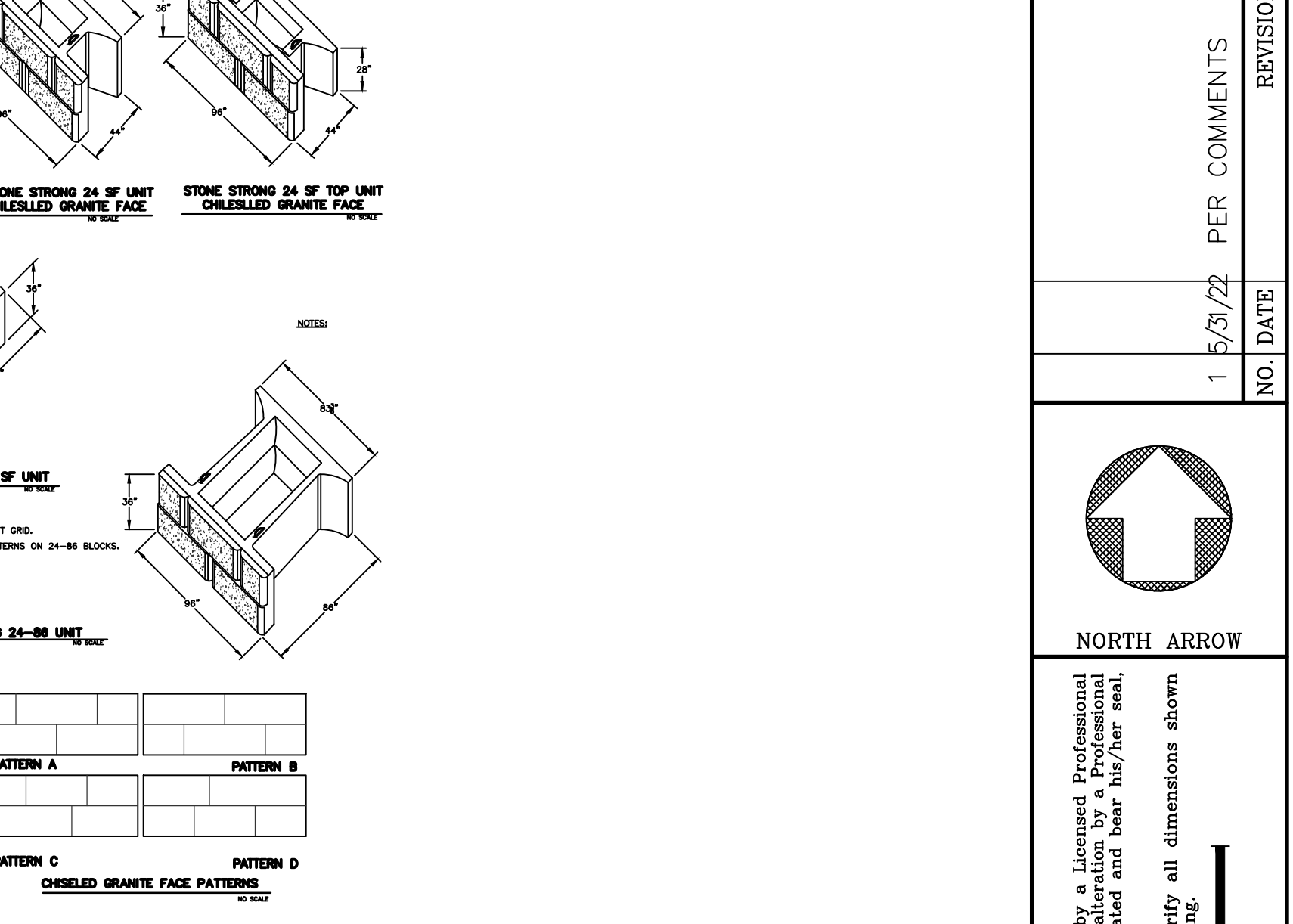
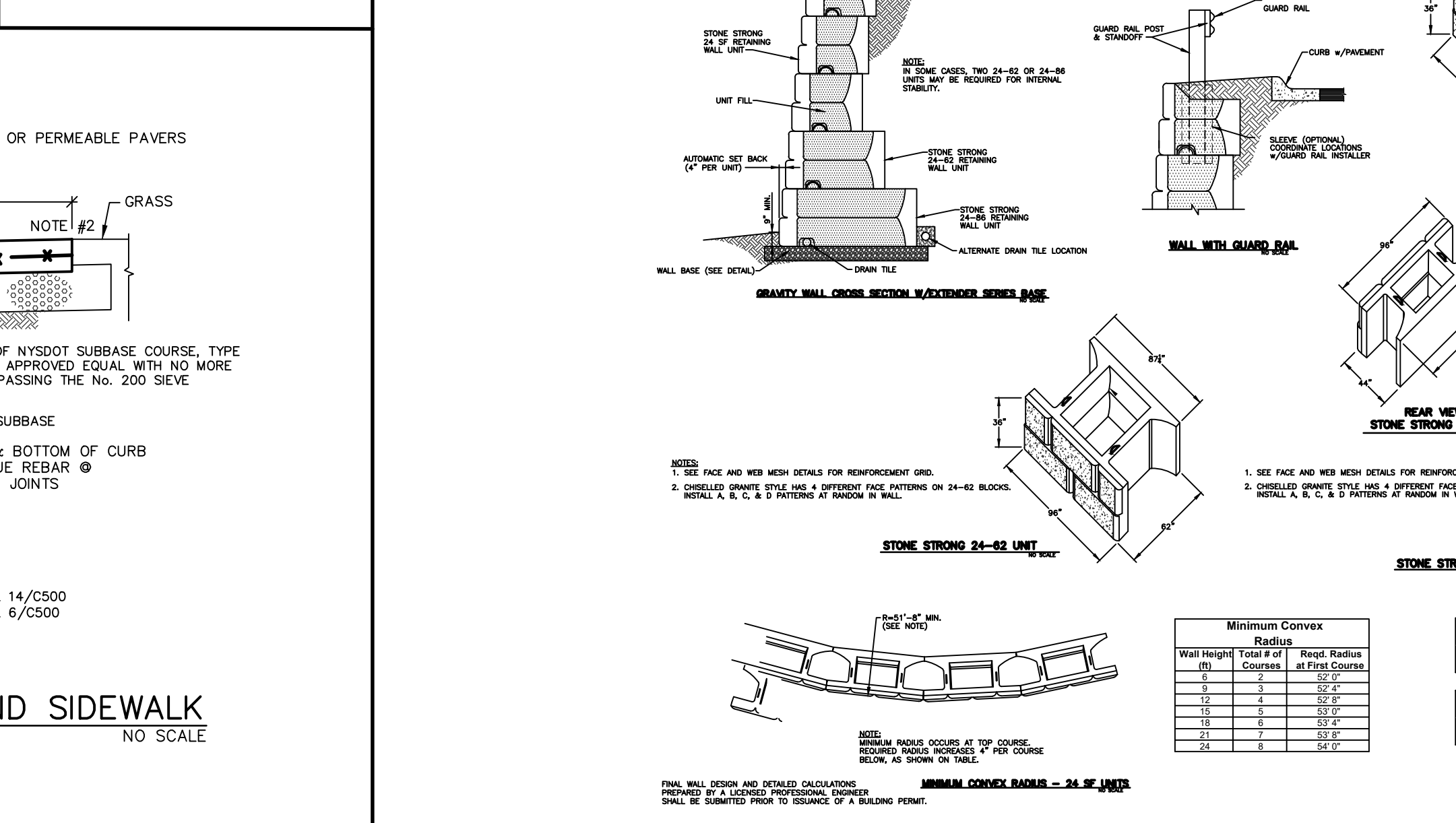
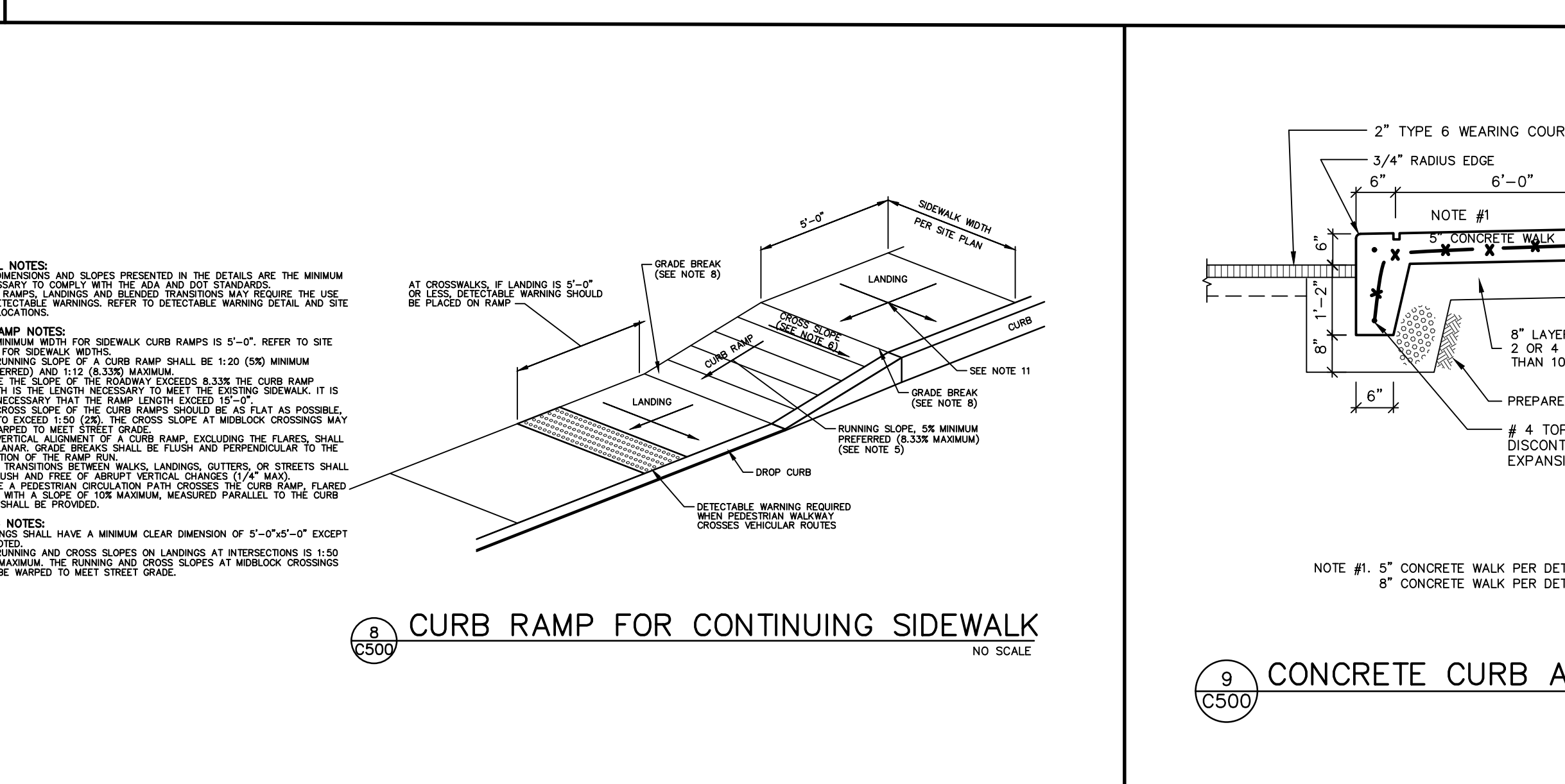
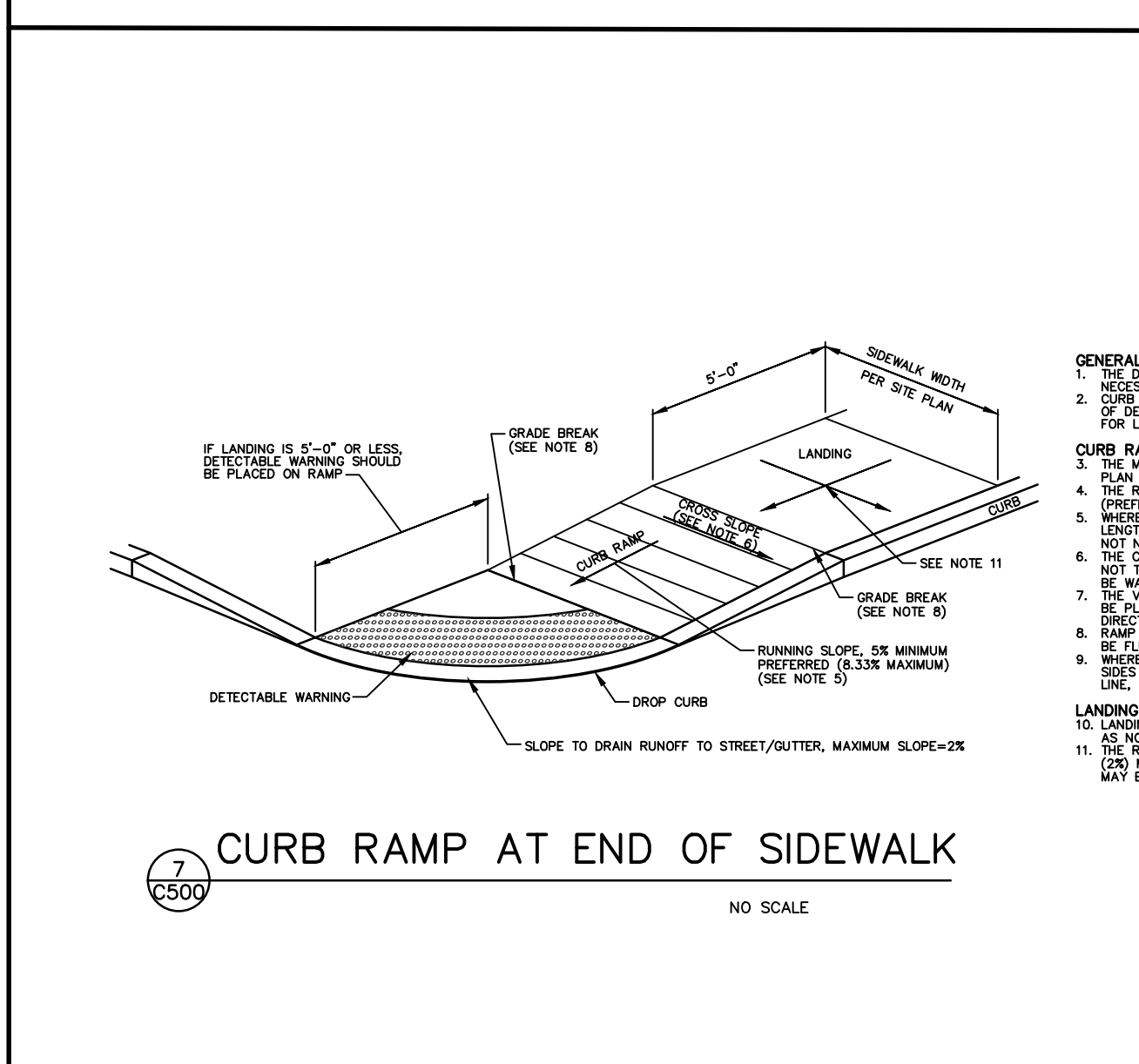
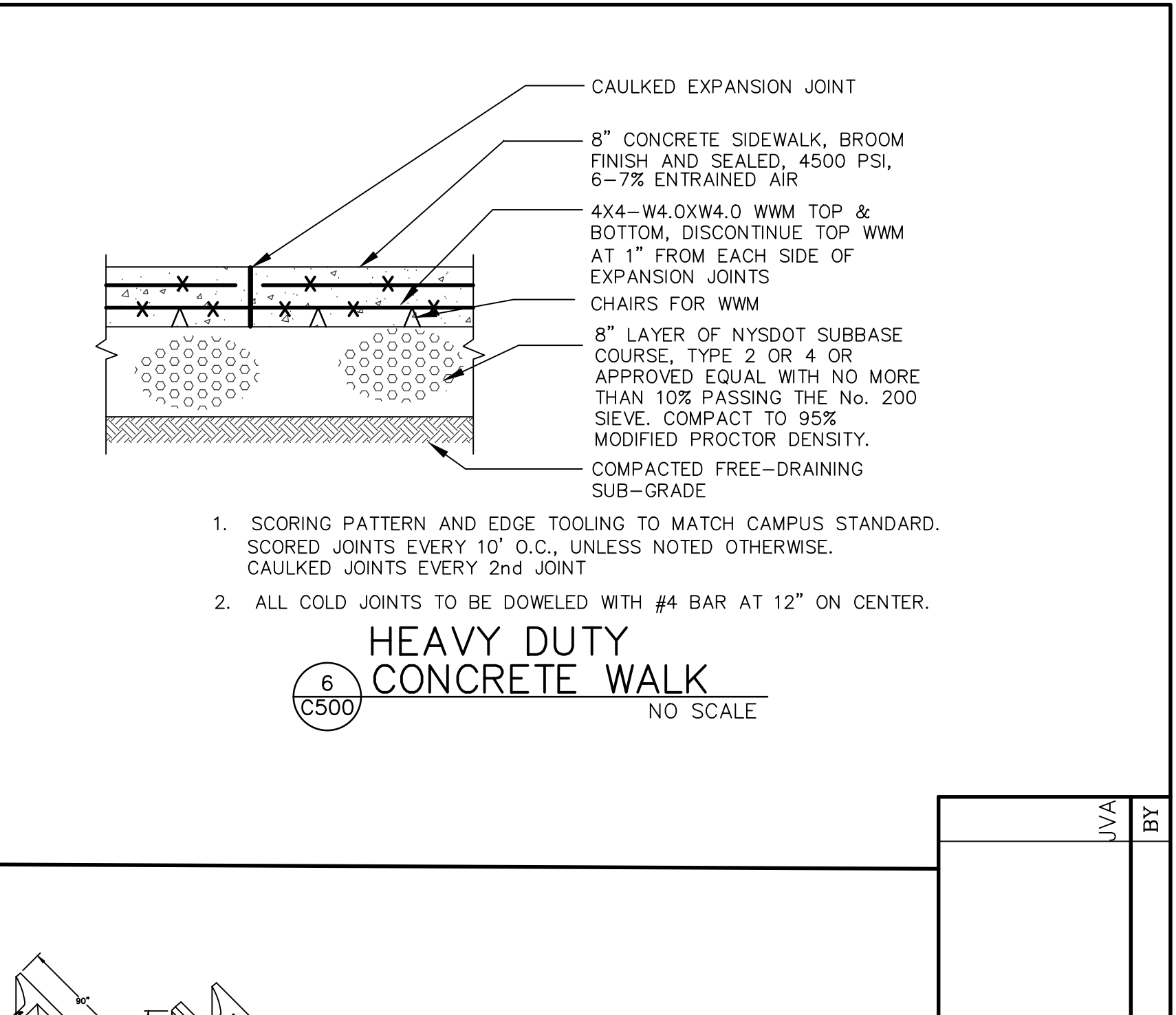
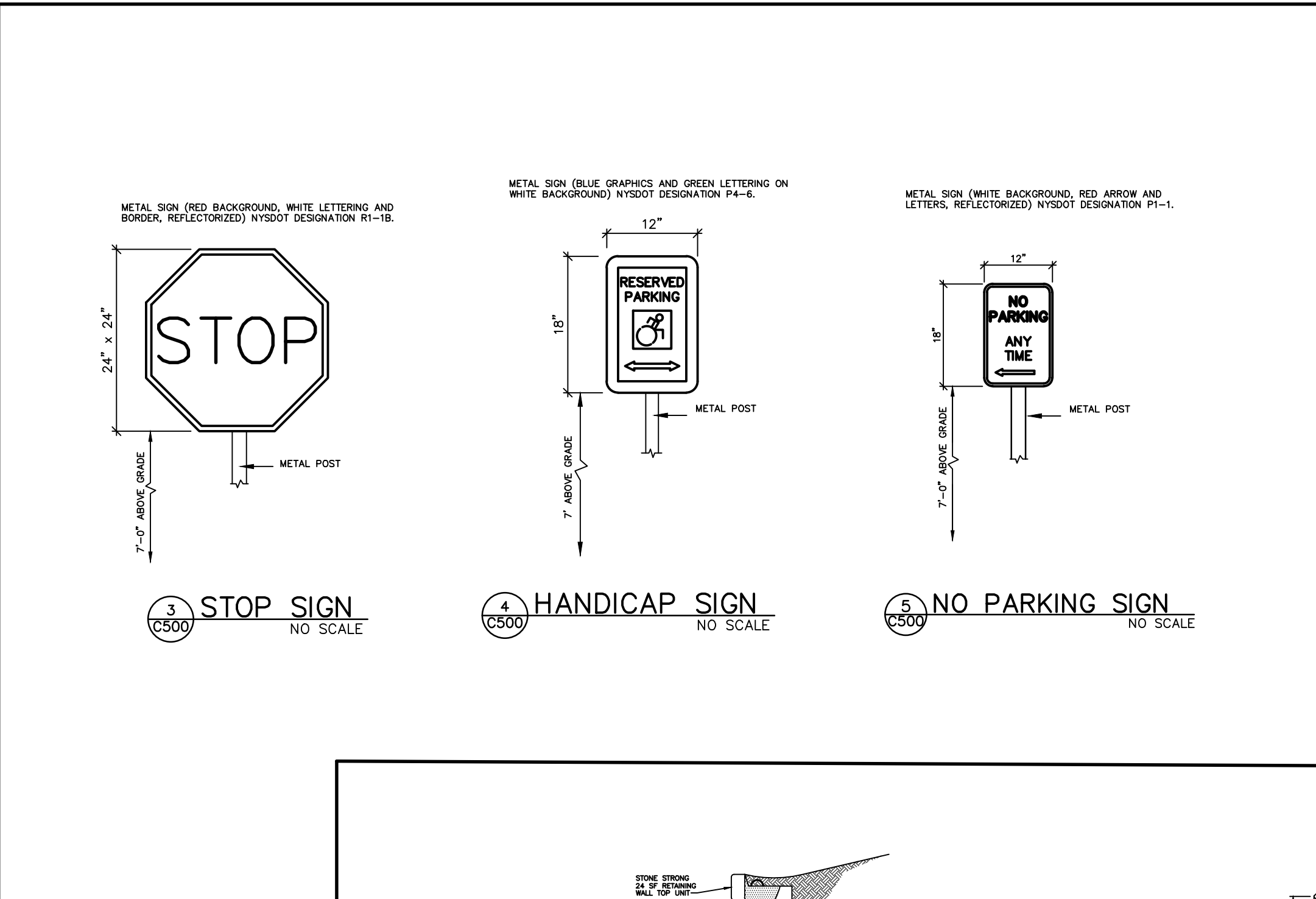
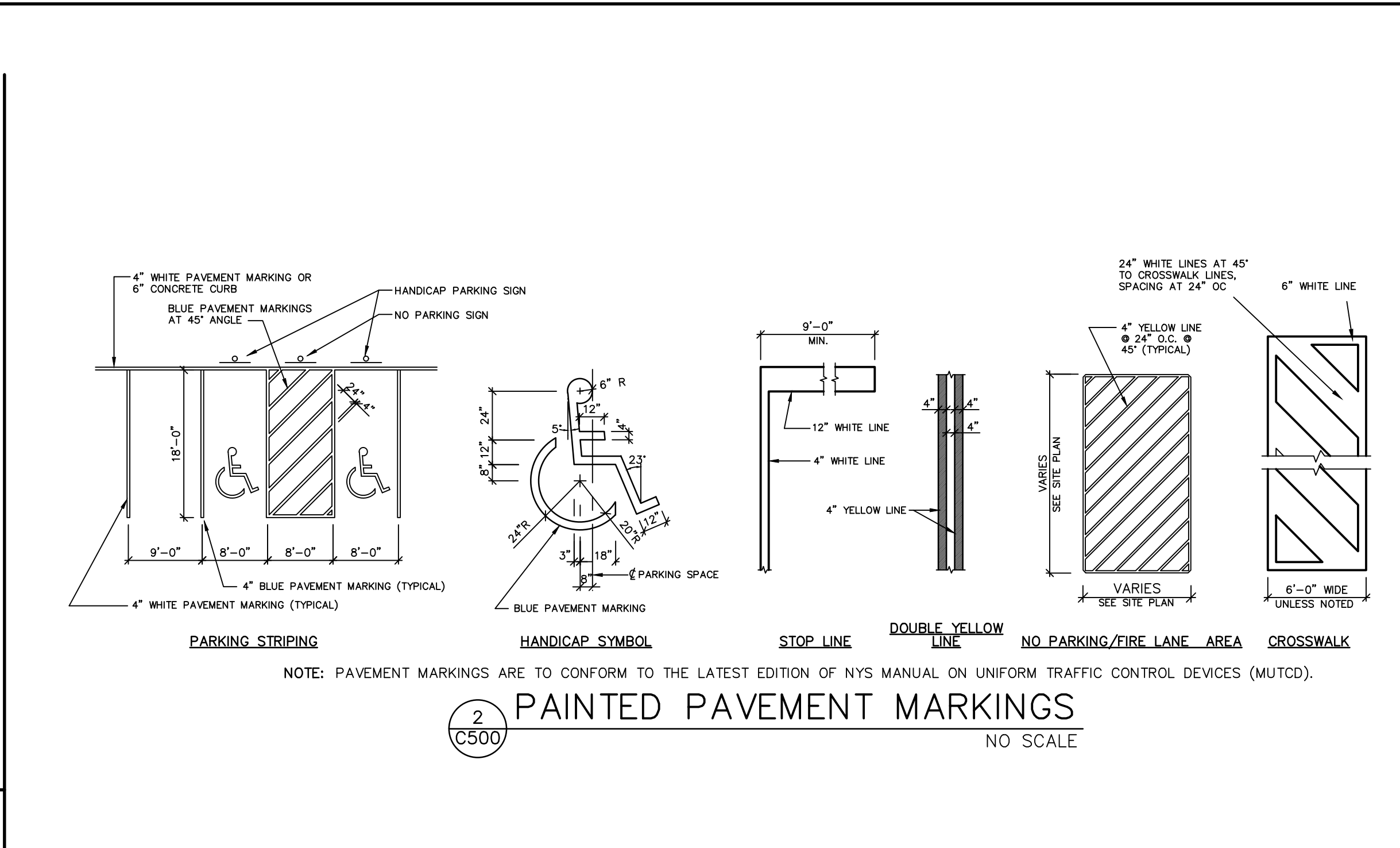
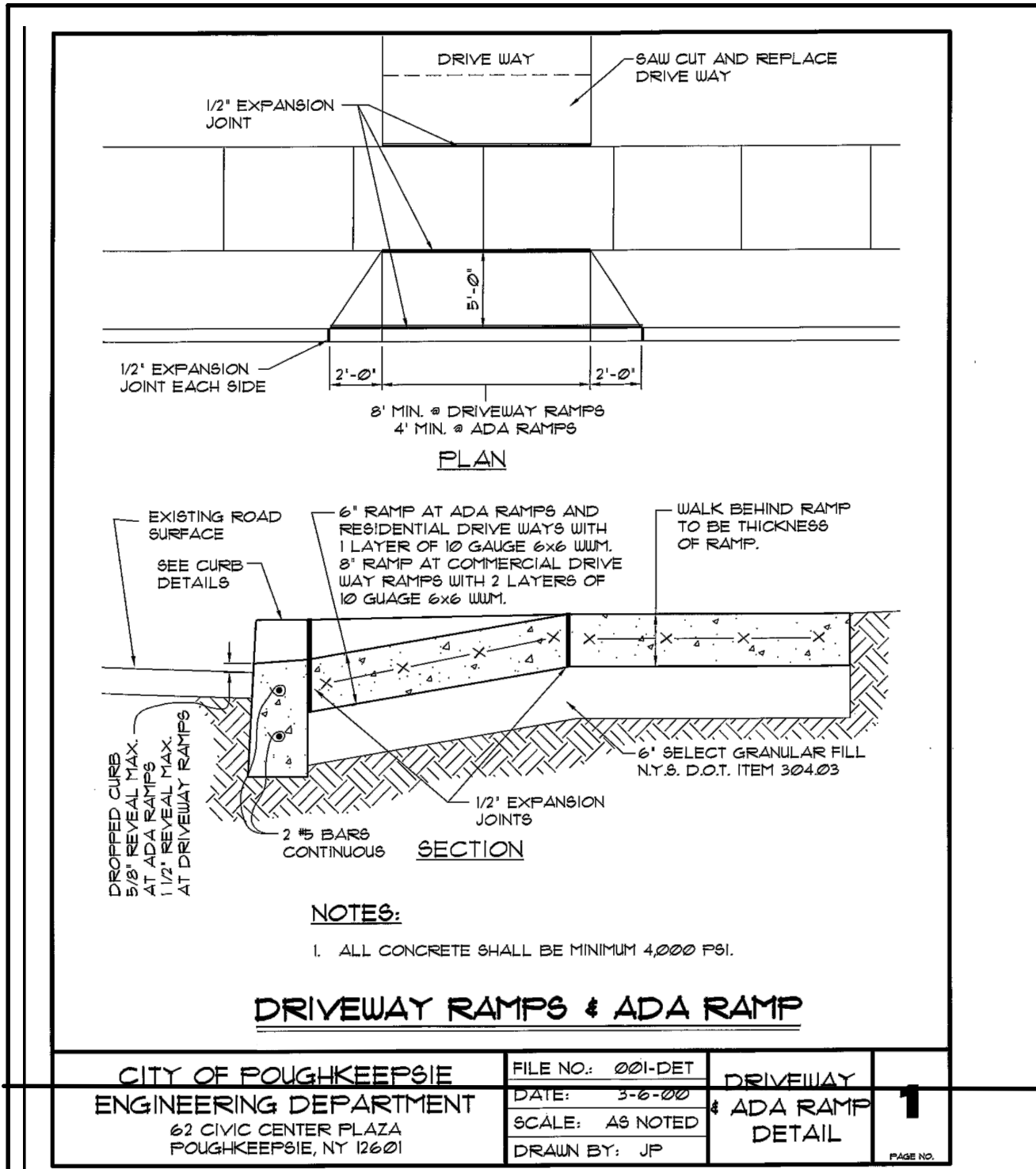
To Whom it may concern,

We write to you regarding our upcoming project at 117 N Hamilton Street and in response to the questions and comments posed by the Planning Board.

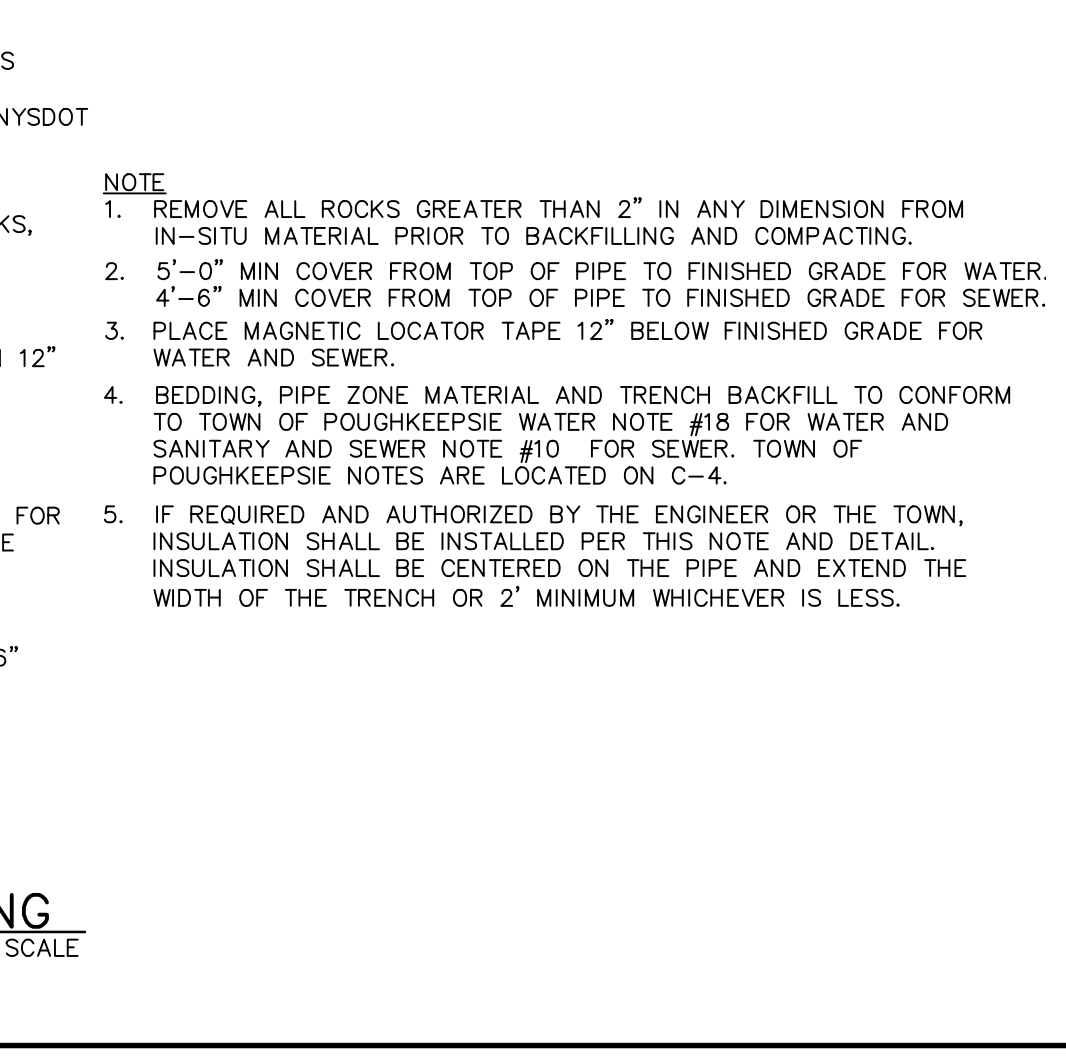
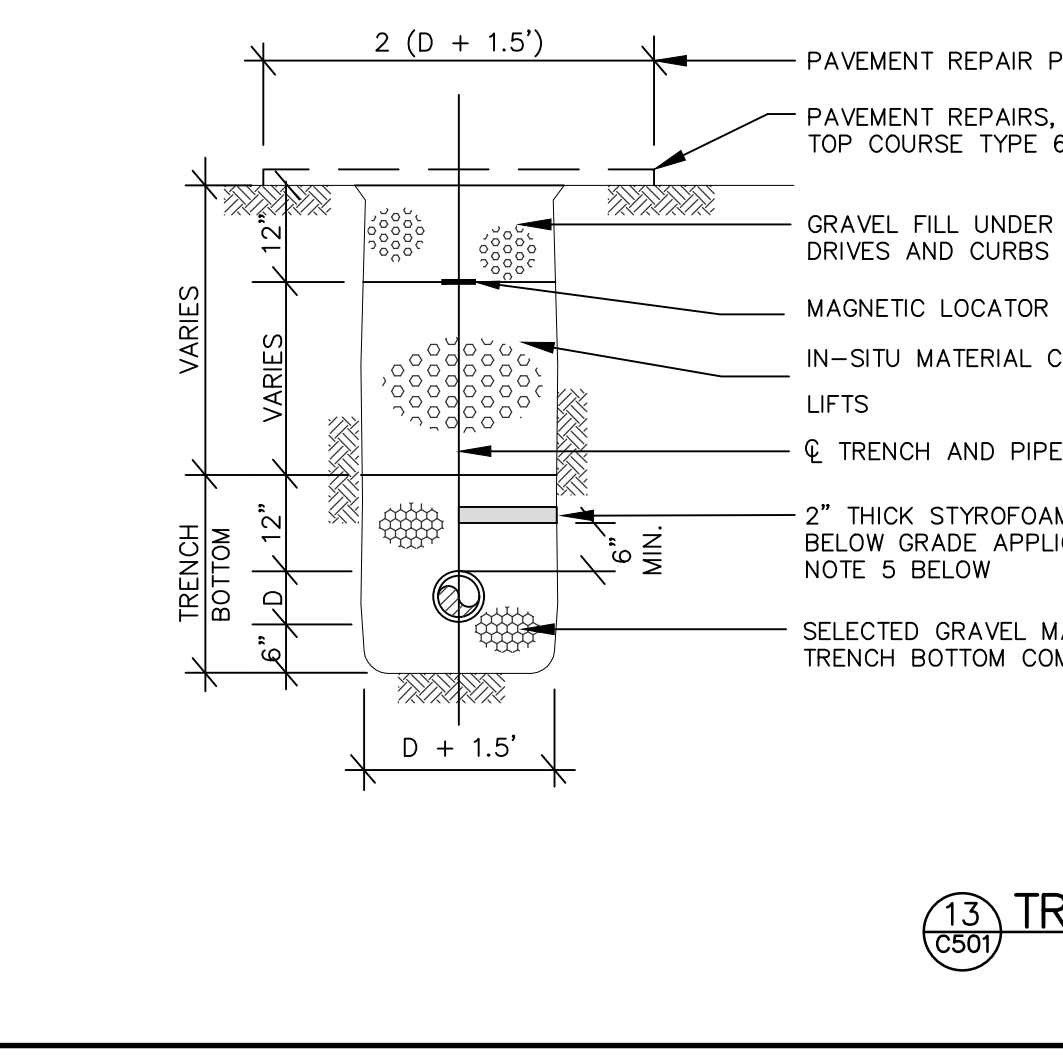
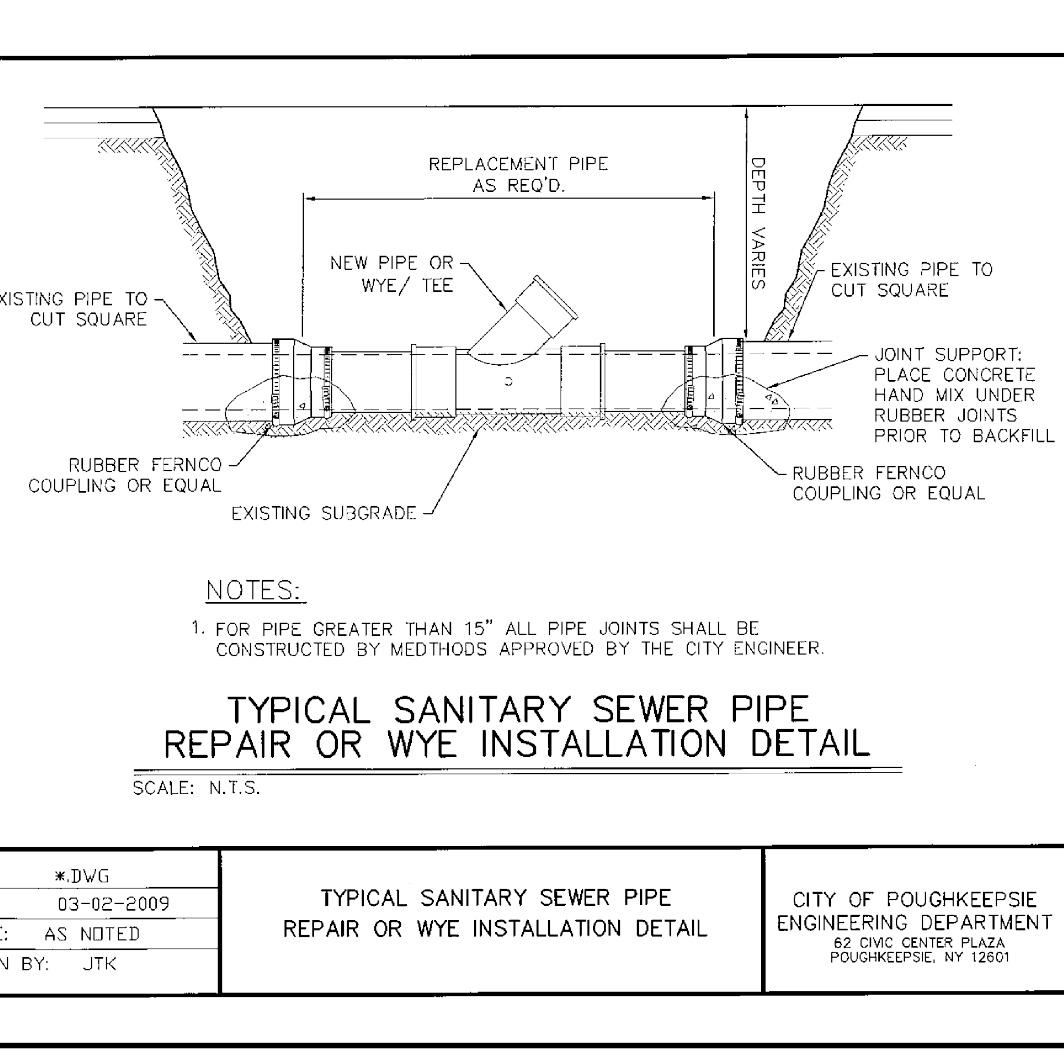
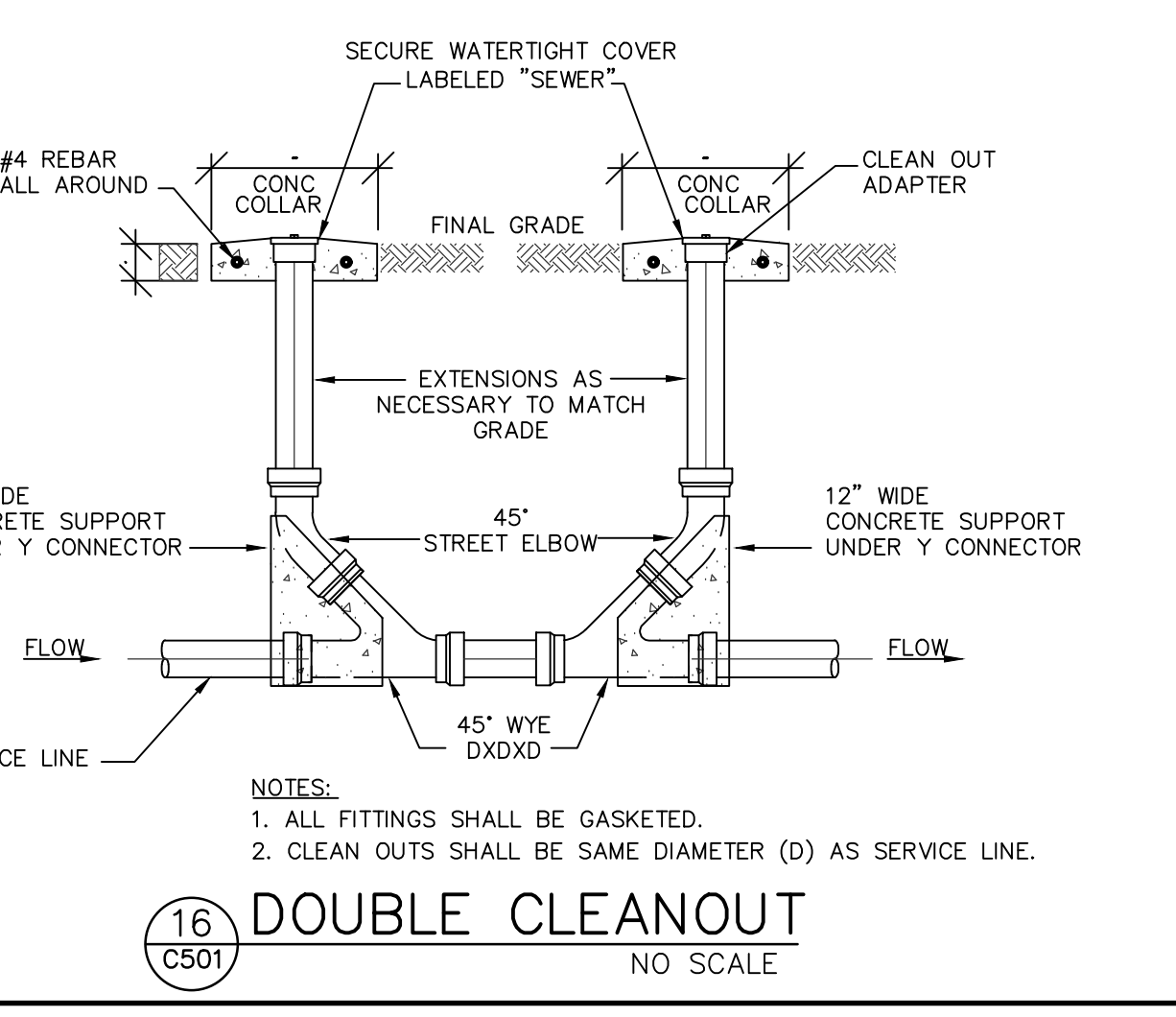
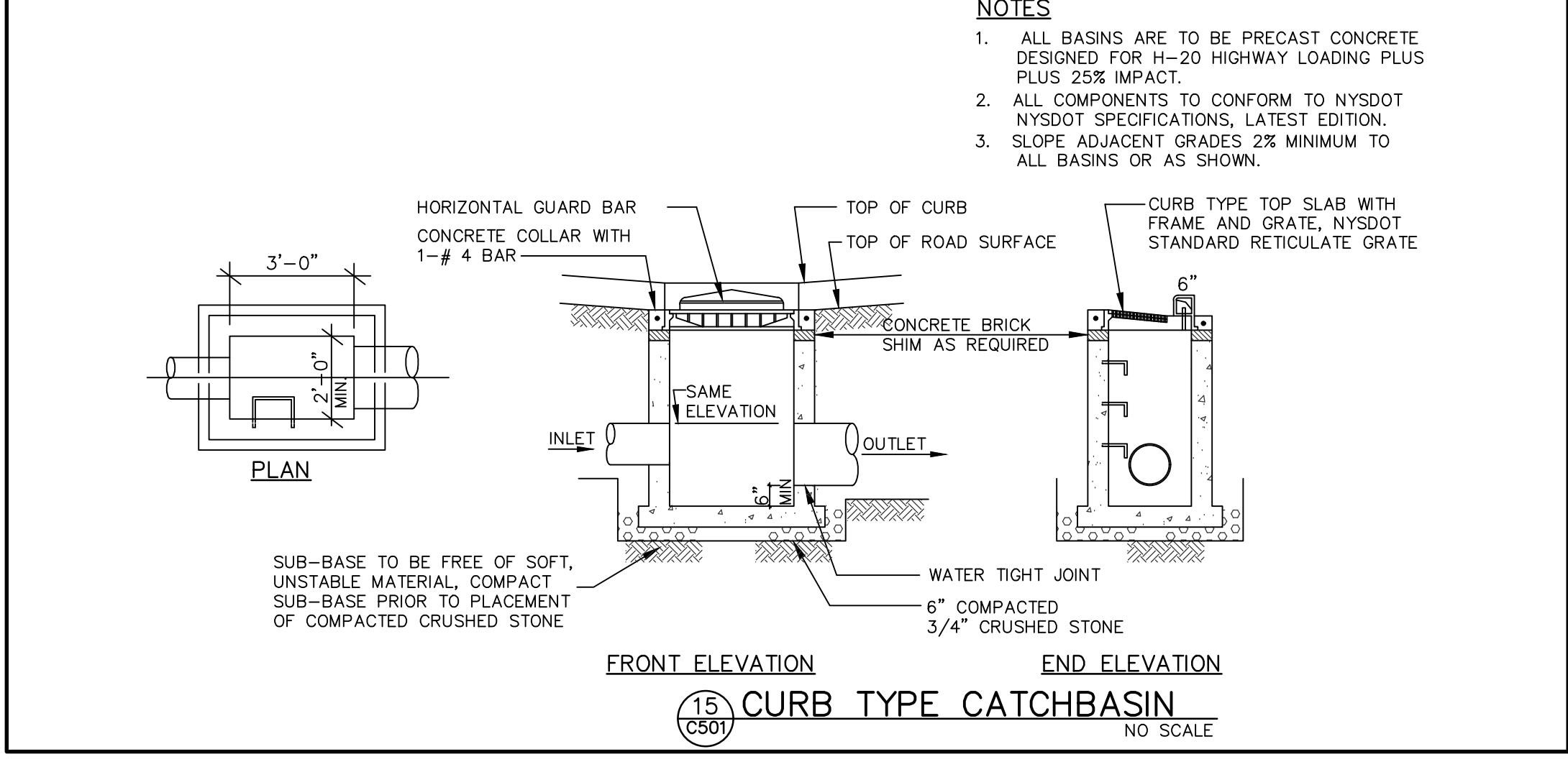
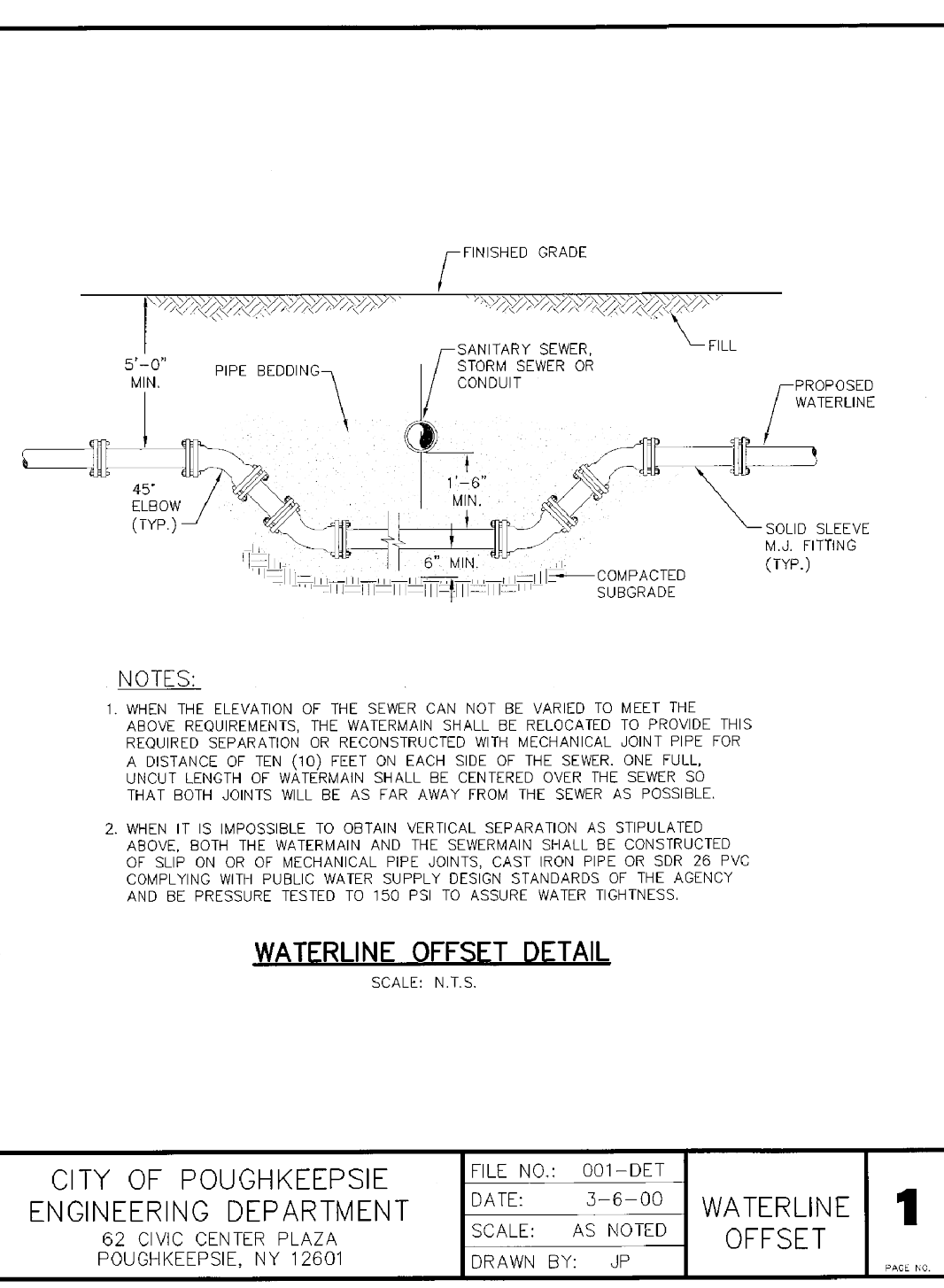
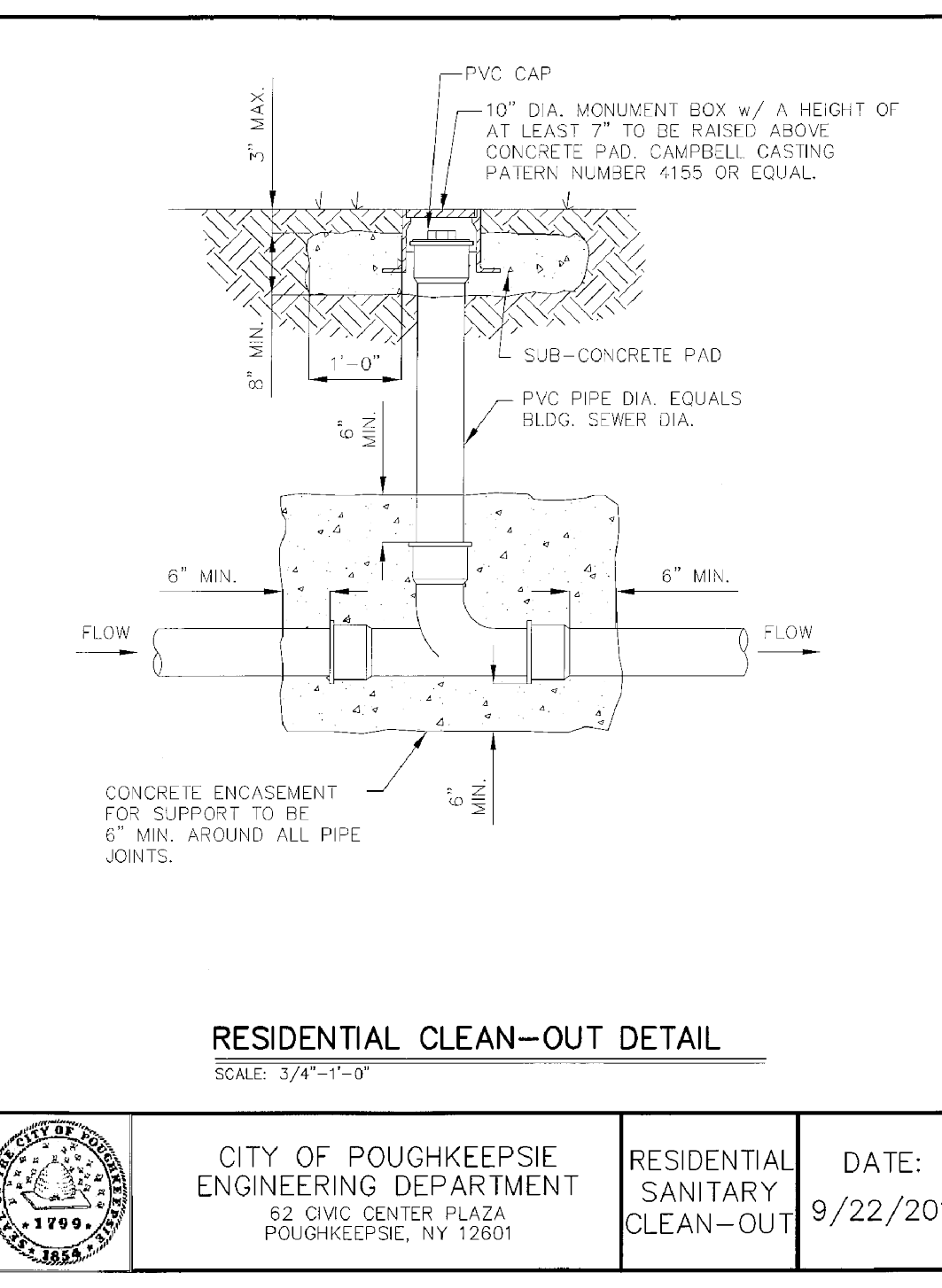
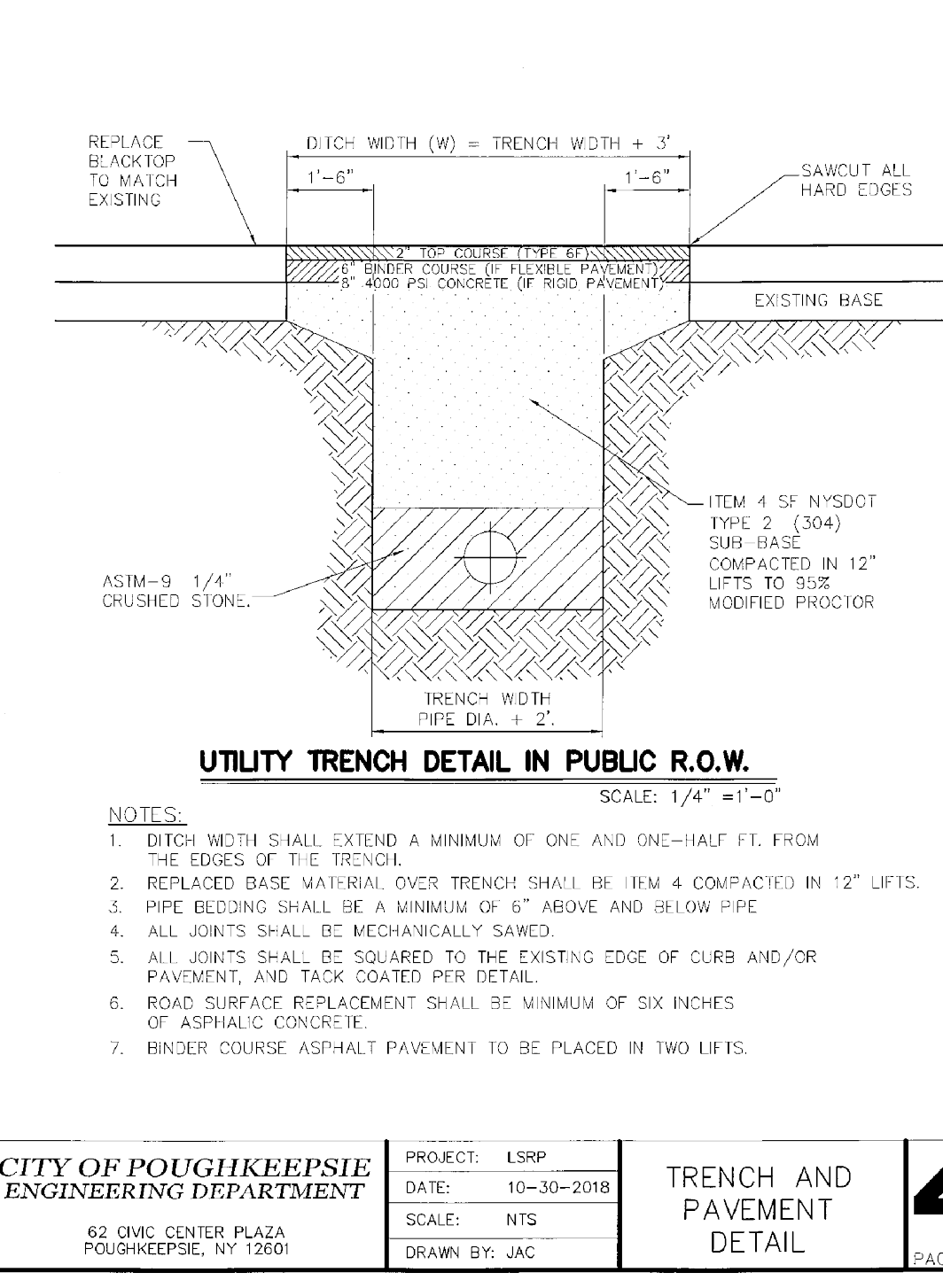
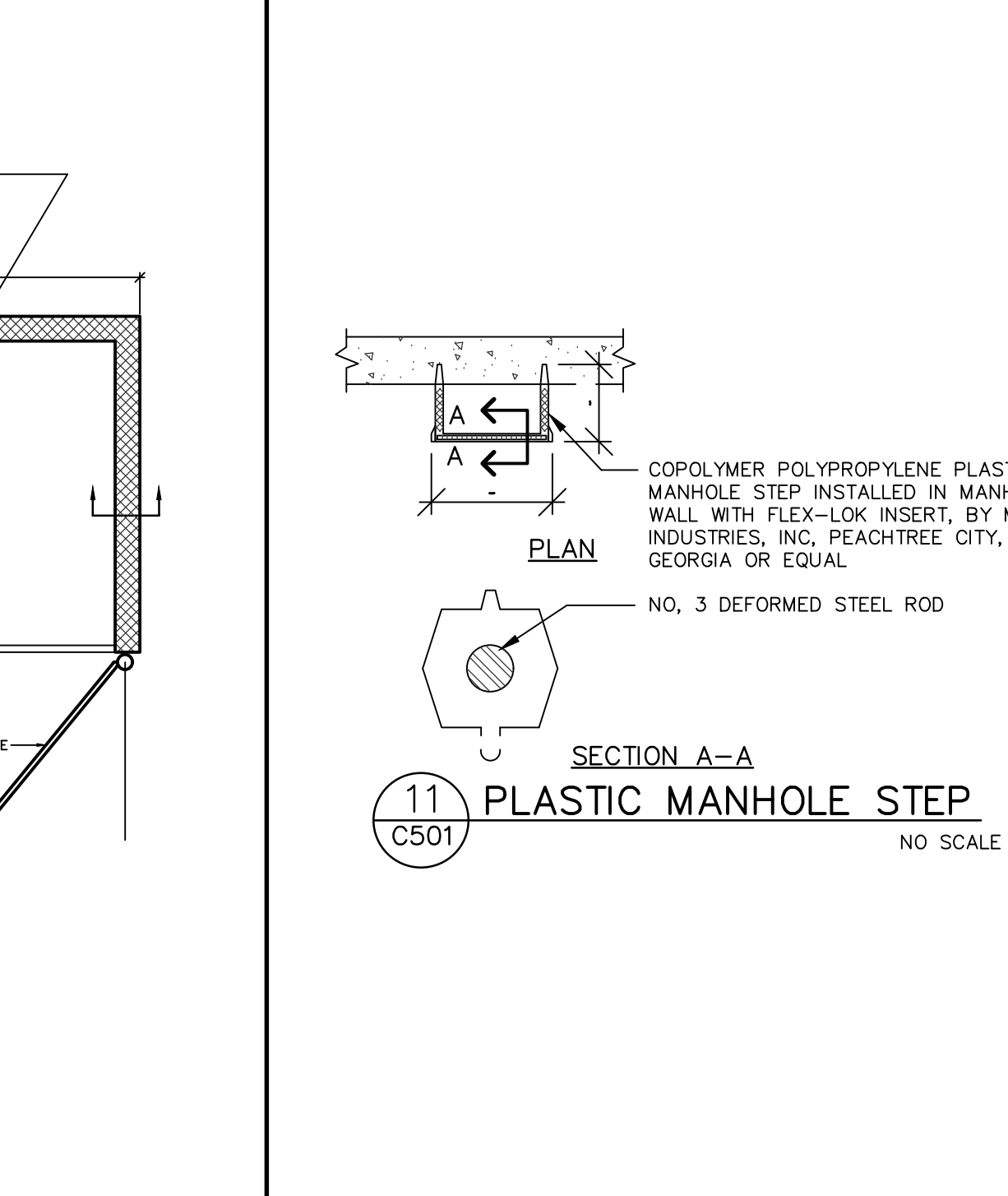
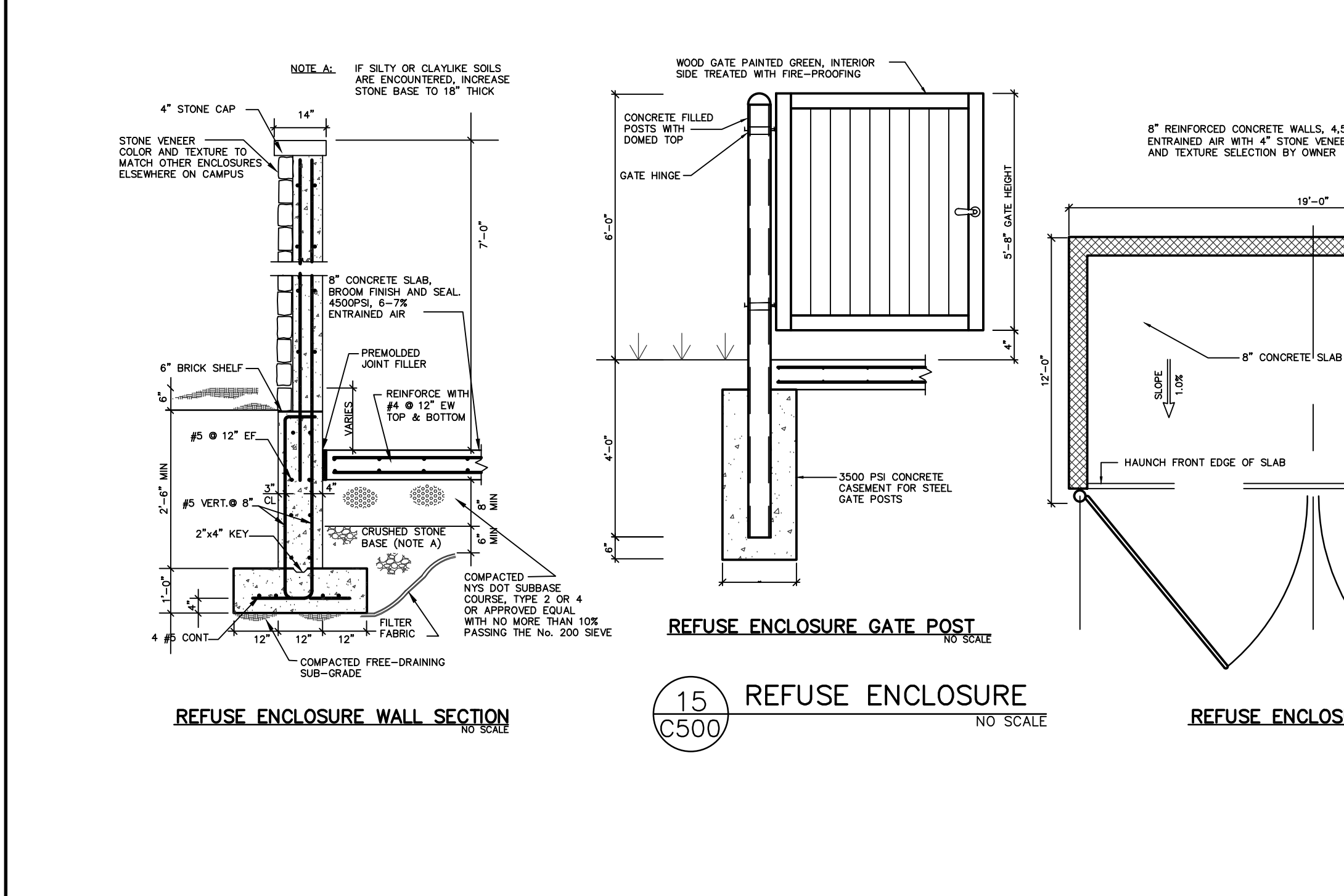
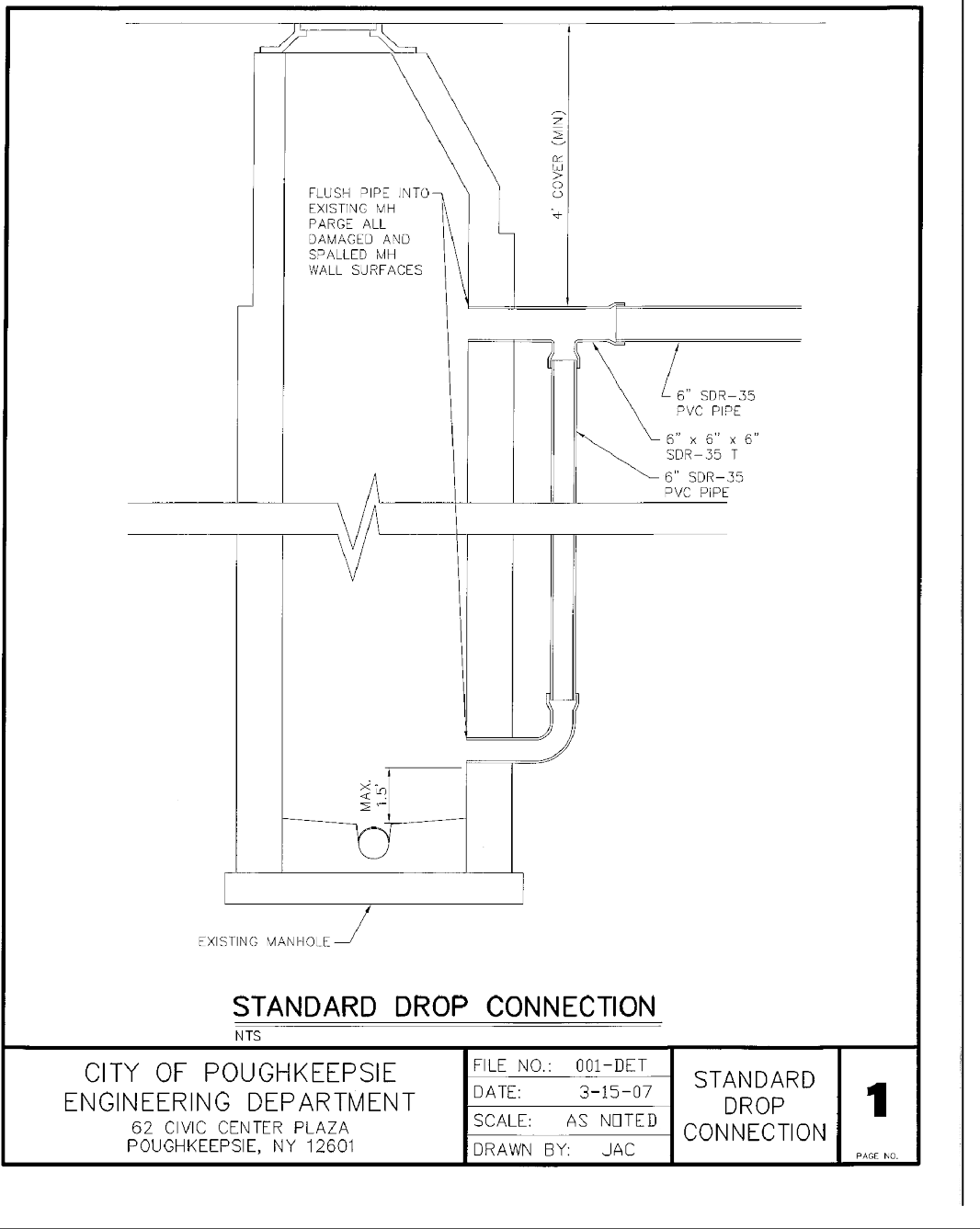
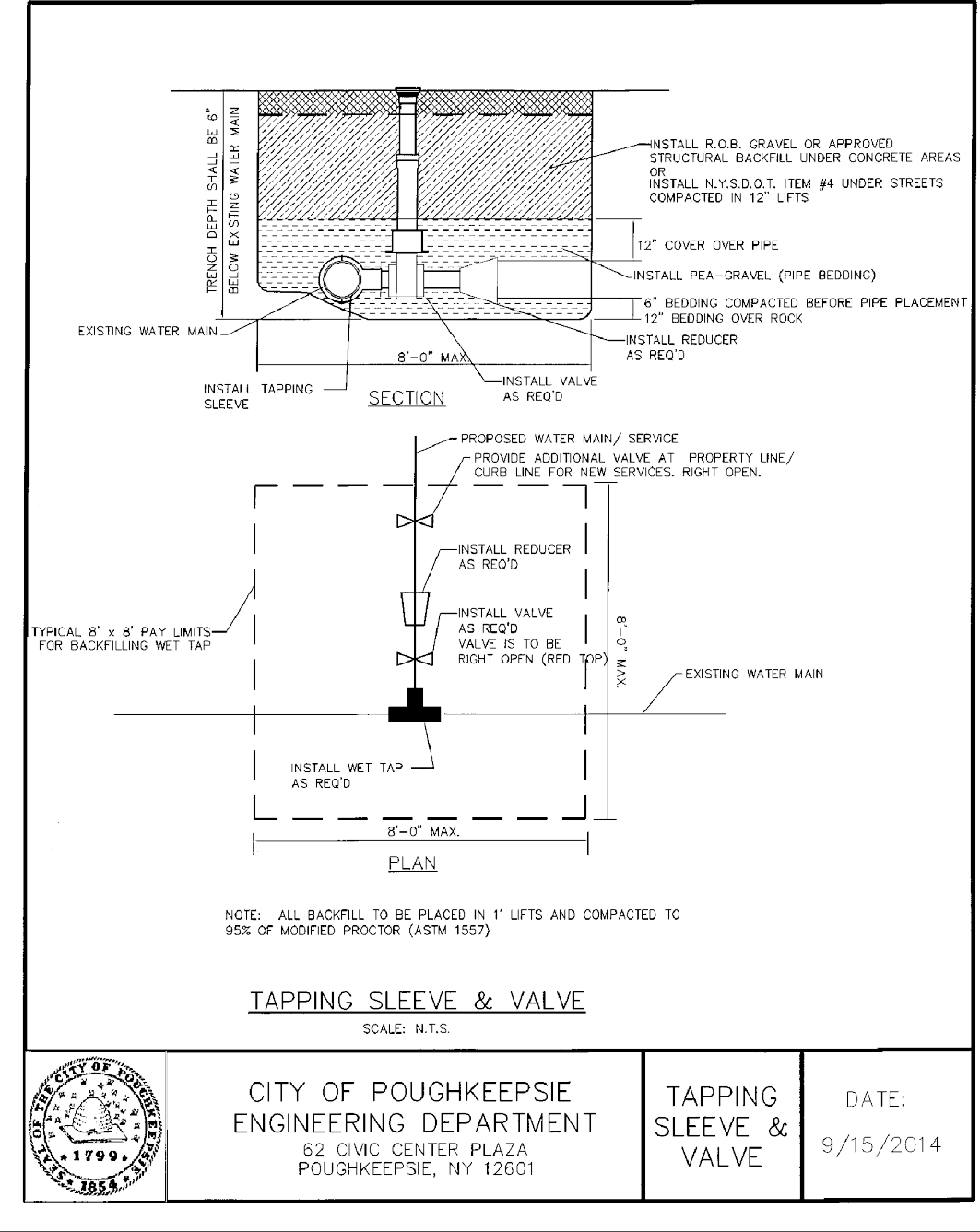
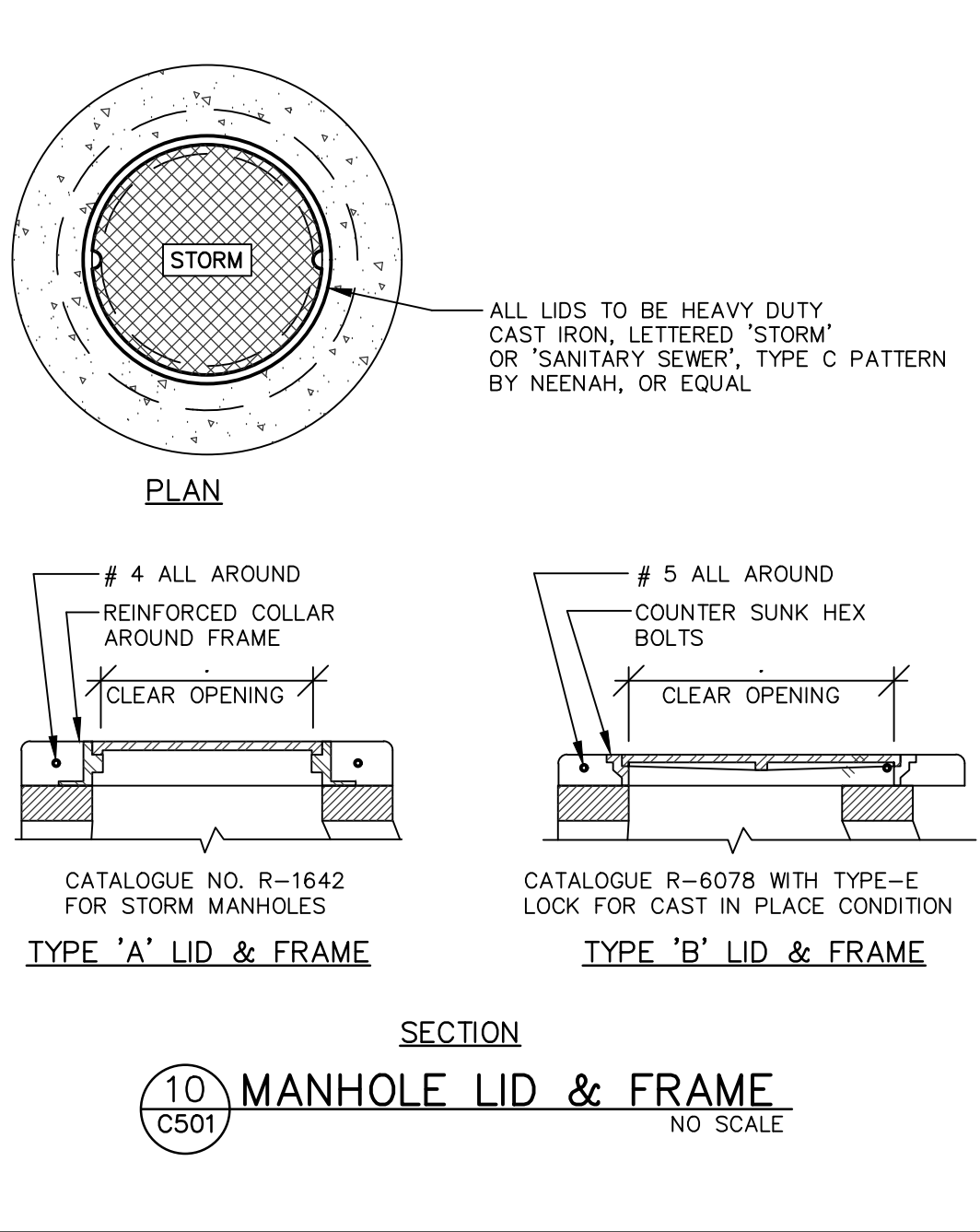
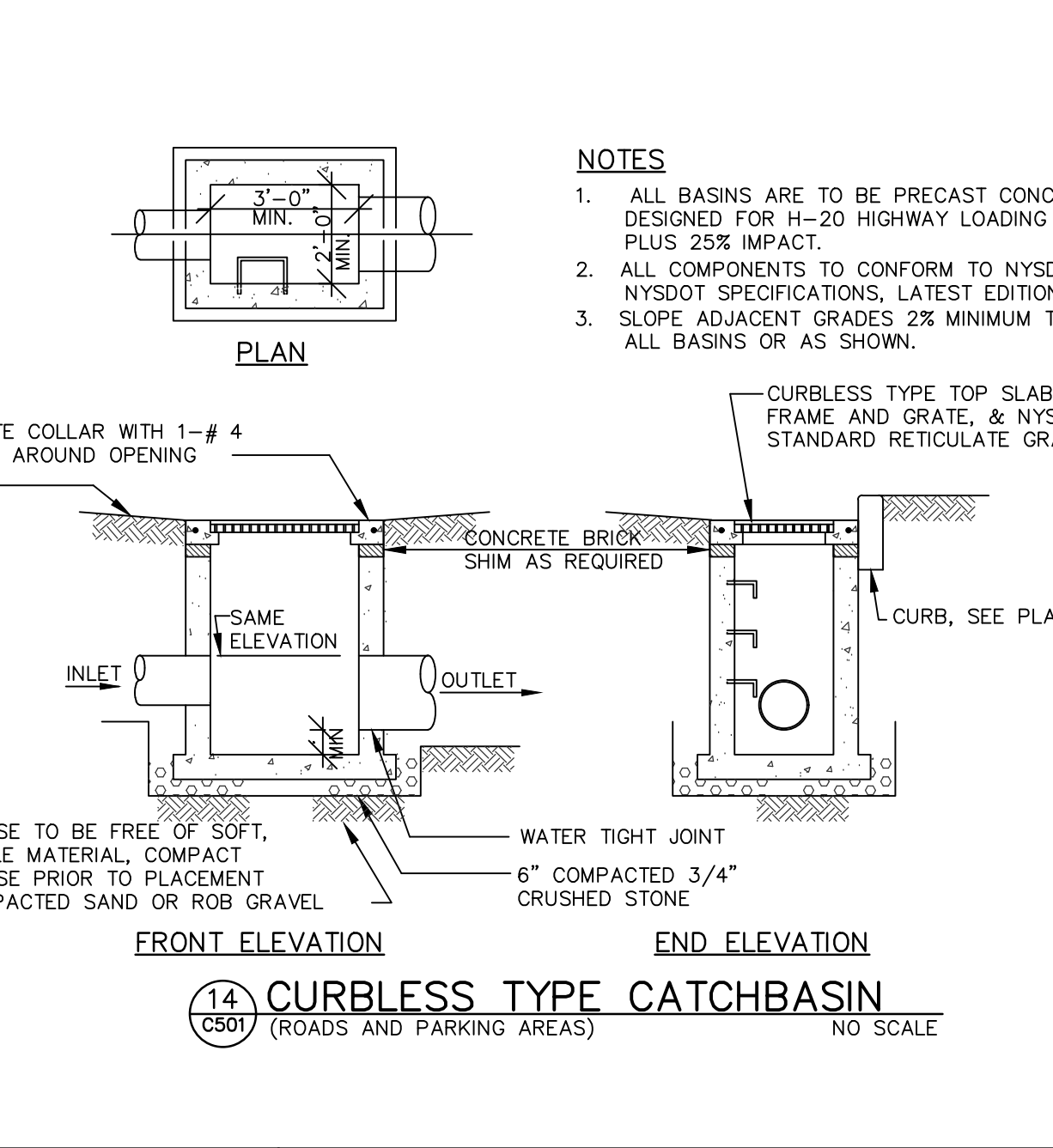
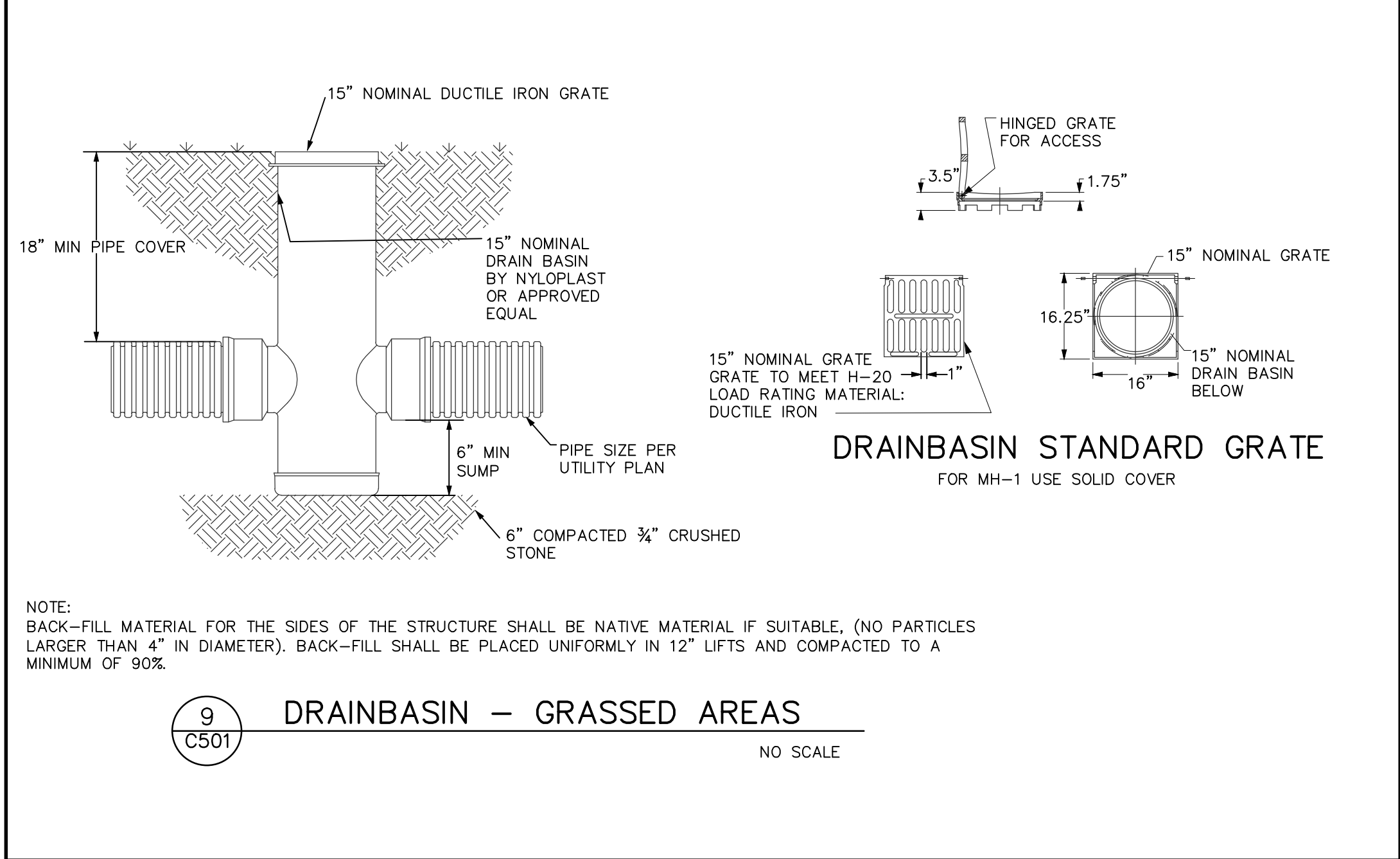
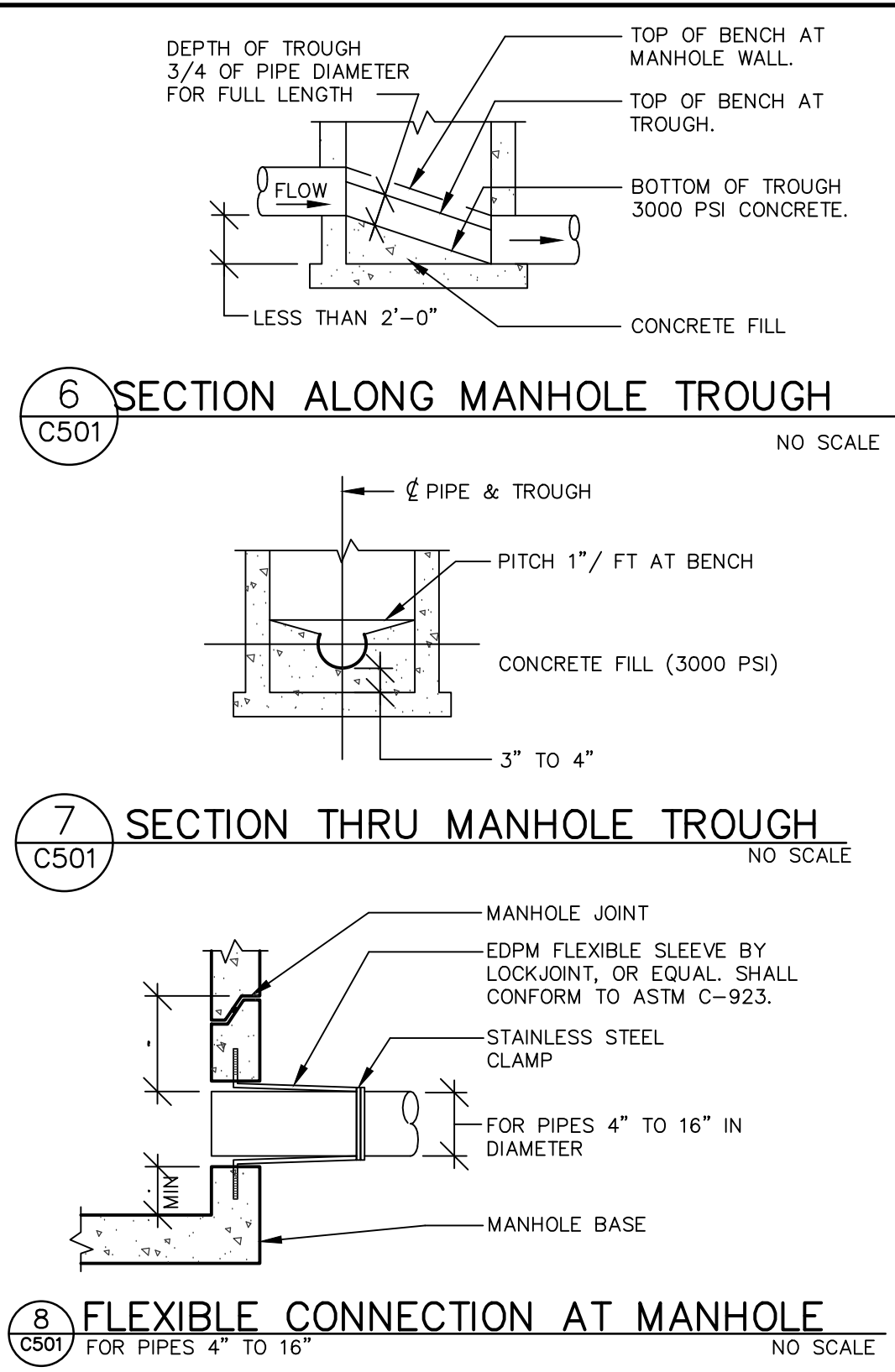
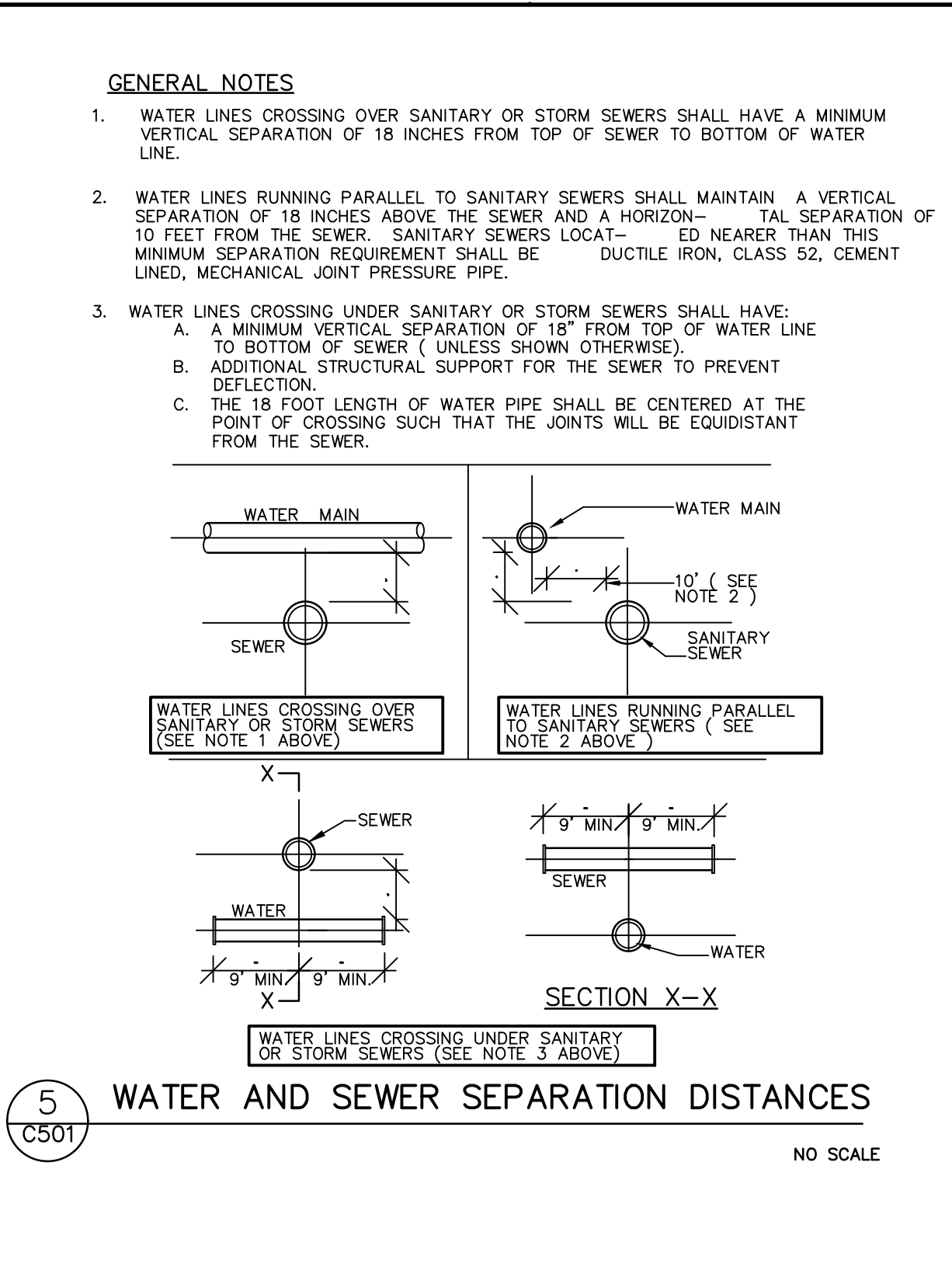
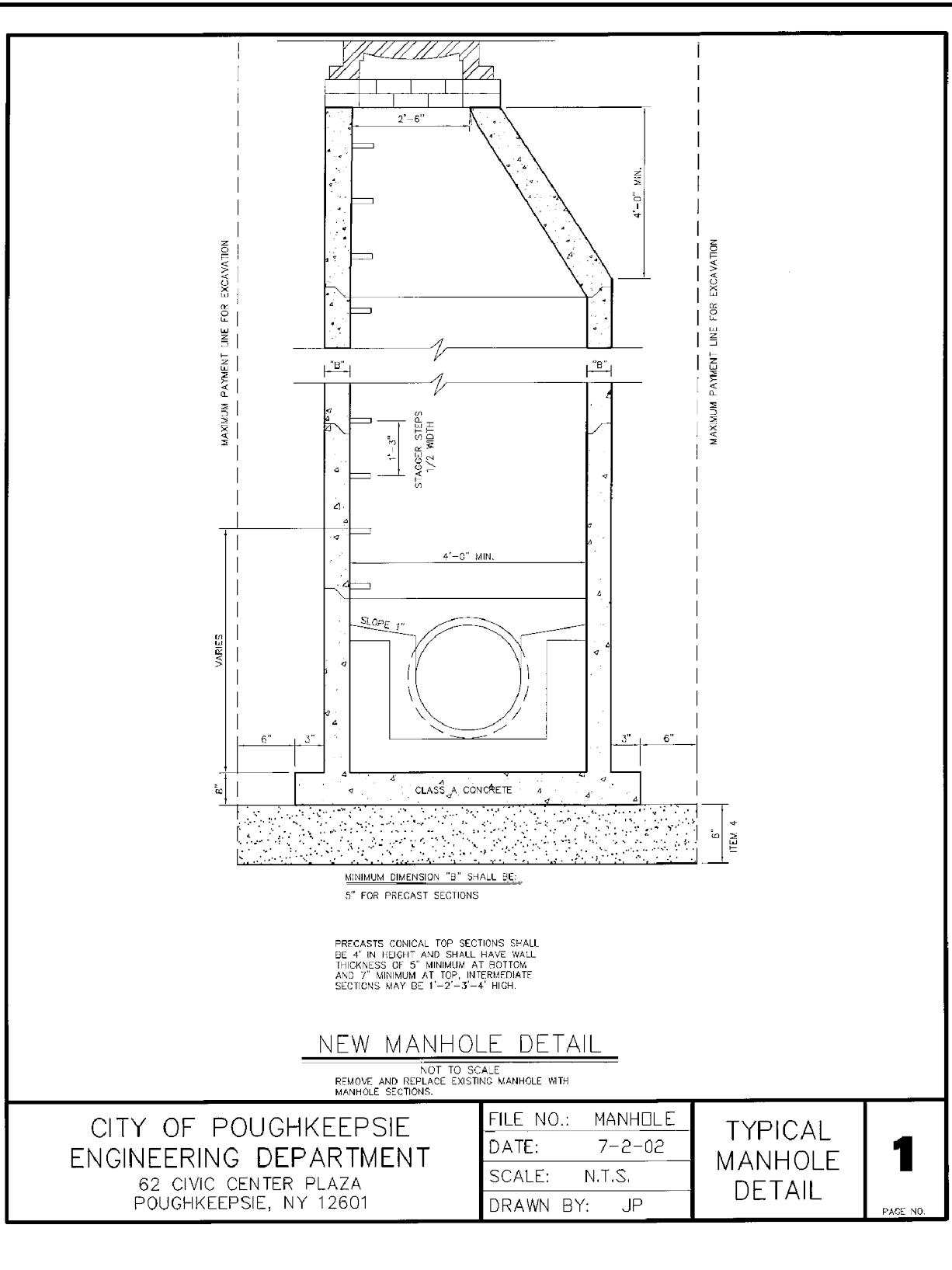
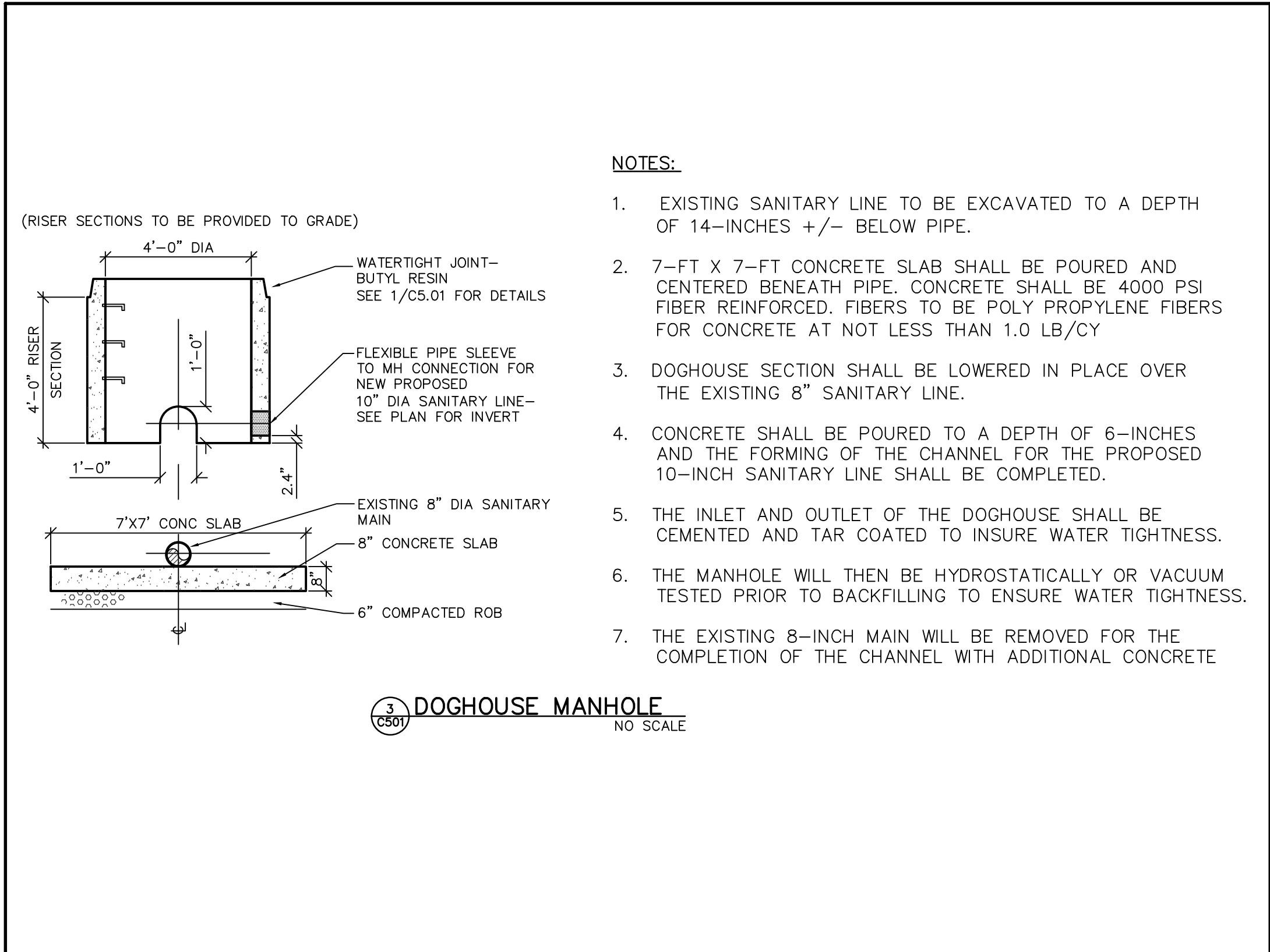
Attached are the updated drawings to reflect our responses to the comments and questions from the planning board.

Thank you,

Eric Baxter
Vice President
Baxter Development Corp.

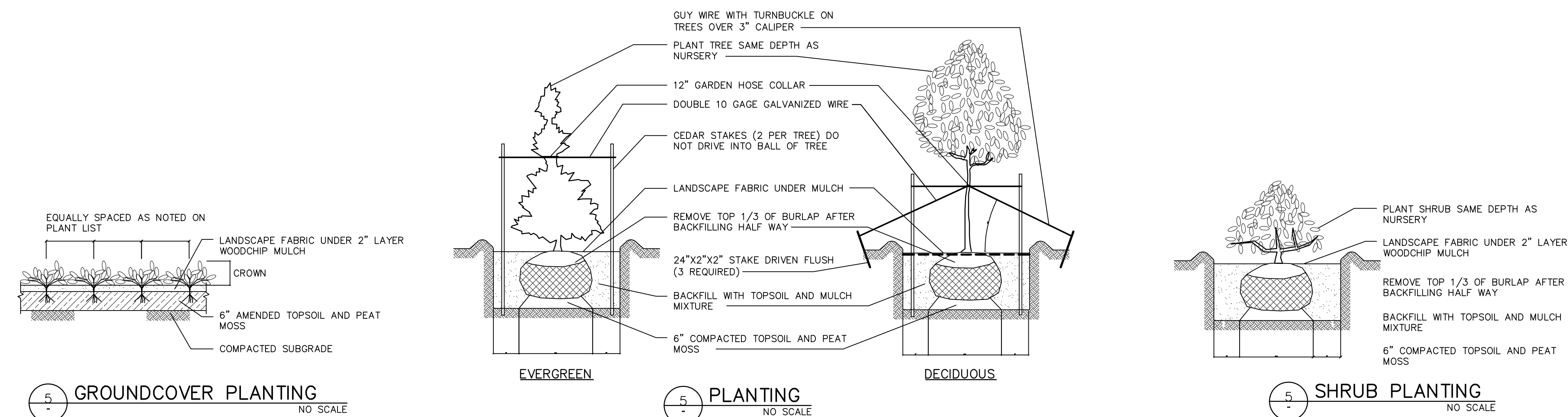


JVA		BY
1 2/3/22		REVISION
NO. DATE		PER COMMENTS
NORTH ARROW		
KMC		DRAWN BY:
JVA		CHECKED BY:
FEB 2022		DATE:
AS NOTED		SCALE:
117 NORTH HAMILTON STREET		PROJECT NUMBER:
CITY OF POUGHKEEPSIE		21-786-01
DUTCHES COUNTY, NEW YORK		
DETAILS #1		
C500		DRAWING NUMBER:
6 OF 9		



BY	
REVISION	
NO. DATE	
NORTH ARROW	
Alteration of this drawing, except by a Licensed Professional Engineer or Architect, must be indicated and bear his/her seal, signature and date of alteration.	
• The user of this drawing shall verify all dimensions shown.	
• This line is one inch long.	
DRAWN BY: KMC	CHECKED BY: JVA
DATE: FEB 2022	SCALE: AS NOTED
AS NOTED	
ROIDE, SOYKA & ANDREWS Consulting Engineers PC Poughkeepsie, N.Y. 12601 Fax: (845) 882-8300	
117 NORTH HAMILTON STREET POUGHKEEPSIE, NY 12601 DUTCHES COUNTY, NEW YORK	
PROJECT NUMBER: 21-786-01	
DRAWING NUMBER: C501	
7 OF 9	

Page 1

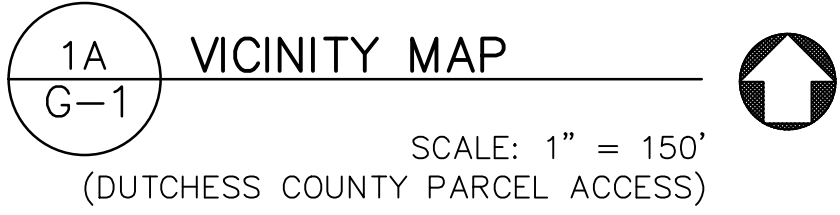


[illegible]

PARKING : USE - WHOLESALE BUSINESSES, WAREHOUSES BUILDING, PLUMBING AND ELECTRICAL CONTRACTORS INCLUDING STORAGE RELATED THERETO.

BEST FIT PARKING CATEGORY - INDUSTRIAL AND HEAVY COMMERCIAL USES:

- WHOLESALE, STORAGE, AND WAREHOUSING - 1 SPACE FOR EACH 1000 SQUARE FEET OF GROSS FLOOR AREA OR 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT , WHICHEVER IS GREATER
- TOTAL GROSS SQUARE FEET, ALL BUILDINGS - 23422 SF - 23 x 24 x 24 SPACES REQUIRED
- MAX EMPLOYEES (7 INDIVIDUAL UNITS - 3 EMPLOYEES EACH) - 21 SPACES



ADJACENT PROPERTY OWNERS						
PARCEL NO.	PARCEL ADDRESS	OWNER NAME	OWNER ADDRESS	TOWN	ST	ZIP
6162-63-290274	112 N. Clinton St	Senon Antonio Galvan	112 N. Clinton St	Poughkeepsie	NY	12601
6162-63-288281	114 N. Clinton St	Senon Antonio Galvan	112 N. Clinton St	Poughkeepsie	NY	12601
6162-63-286286	118 N. Clinton St	Christine McNair	118 N. Clinton St	Poughkeepsie	NY	12601
6162-62-233288	N. Hamilton St	County of Dutchess	22 Market St	Poughkeepsie	NY	12601
6162-62-247286	N. Hamilton St	Highway Displays	404 Maple St	Poughkeepsie	NY	12601
6162-62-238330	150 N. Hamilton St	Dutchess County	22 Market St	Poughkeepsie	NY	12601
6162-63-322264	103 N. Clinton St	Carl J. Grabala, Jr.	533 Salt Point Tpke	Poughkeepsie	NY	12601
6162-63-308267	N. Clinton St	Mary Williams	533 Salt Point Tpke	Poughkeepsie	NY	12601
6162-63-309270	107 N. Clinton St	Hudson River Housing	313 Mill St	Poughkeepsie	NY	12601
6162-63-287290	122 N. Clinton St	Aurelio Cruz	122 N. Clinton St	Poughkeepsie	NY	12601
6162-63-288295	N. Clinton St	Aurelio Cruz	122 N. Clinton St	Poughkeepsie	NY	12601
6162-63-267298	119 N. Hamilton St	William Hockler	2139 New Hackensack Rd	Poughkeepsie	NY	12603

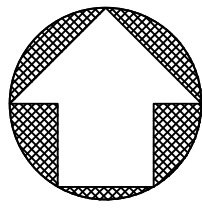


- | | |
|--|--|
| | EX. FLOOD ZONE LIMIT |
| | EX. PROPERTY LINE |
| | EX. ADJACENT PROPERTY LINE |
| | EX. MINOR CONTOUR |
| | EX. MAJOR CONTOUR |
| | EX. RETAINING WALL |
| | EX. FENCE |
| | EX. ASPHALT LIMIT |
| | EX. GRAVEL LIMIT |
| | EX. CONCRETE LIMIT |
| | EX. CONCRETE CURB |
| | EX. OVERHEAD WIRES WITH UTILITY POLE |
| | EX. SANITARY SEWER LINE & MANHOLE |
| | EX. STORMWATER LINE & DRAINAGE MANHOLE |
| | EX. GAS LINE WITH GAS VALVE |
| | EX. LIGHT POLE |
| | EX. MAILBOX |
| | EX. HYDRANT |
| | EX. CATCH BASIN |
| | EX. SIGN |

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: _____
DESIGNER: _____
DATE SIGNED: _____
CONDITION(S): _____

LIST OF DRAWINGS:		
SHEET NO.	DRAWING NO.	TITLE
1	C100	EXISTING CONDITIONS & NOTES
2	C101	SITE PLAN
3	C102	GRADING PLAN
4	C103	UTILITY PLAN
5	C104	EROSION CONTROL PLAN
6	C500	DETAILS #1
7	C501	DETAILS #2
8	C502	ESC DETAILS
9	L100	LANDSCAPING PLAN

			JVA
			BY
			REVISION
			PER COMMENTS
			NO. DATE
			1 5/3/22



NORTH ARROW

- Alteration of this drawing, except by a Licensed Professional Engineer or Architect is illegal. Any alteration by a Professional Engineer or Architect must be indicated and bear his/her seal, signature and date of alteration.
- The user of this drawing shall verify all dimensions shown hereon and the scale of this drawing.
- This line is one inch long.

DRAWN BY:	KMC
CHECKED BY:	JVA
DATE:	JUNE 2021
SCALE:	1" = 20'

PSA
ROHDE, SOYKA
& ANDREWS
Consulting Engineers PC

40 Garden Street
Foughkeapeake, N.Y. 12001
(845) 452-7515
Fax: (845) 452-8335

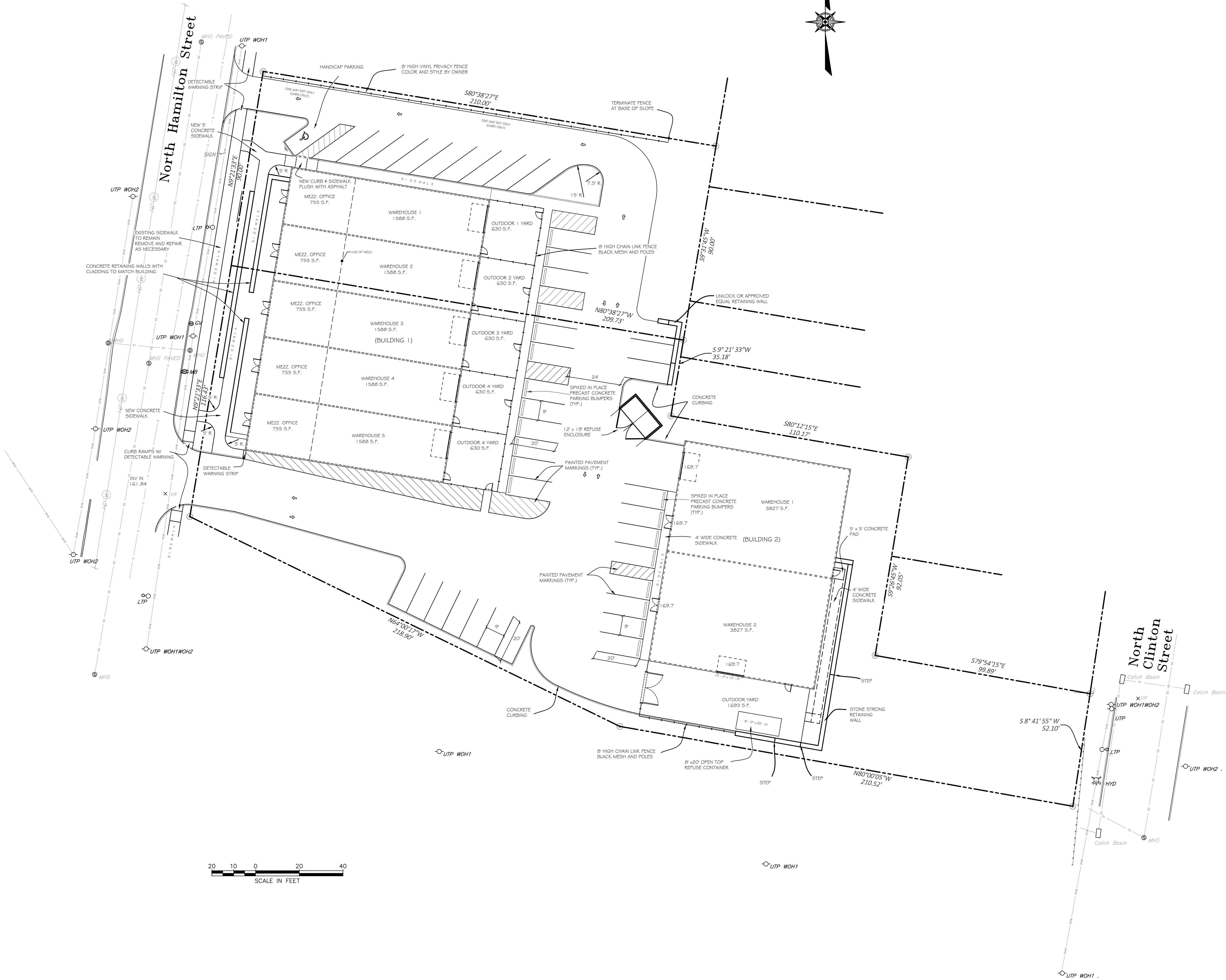
NORTH HAMILTON PARCEL, LLC
NORTH HAMILTON STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

EXISTING CONDITIONS & NOTES

PROJECT NUMBER:
21-786-01

DRAWING NUMBER:
C100

1 OF 9

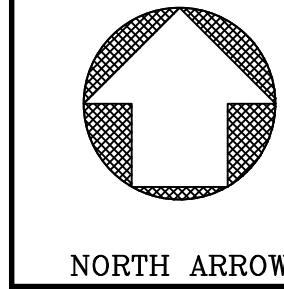


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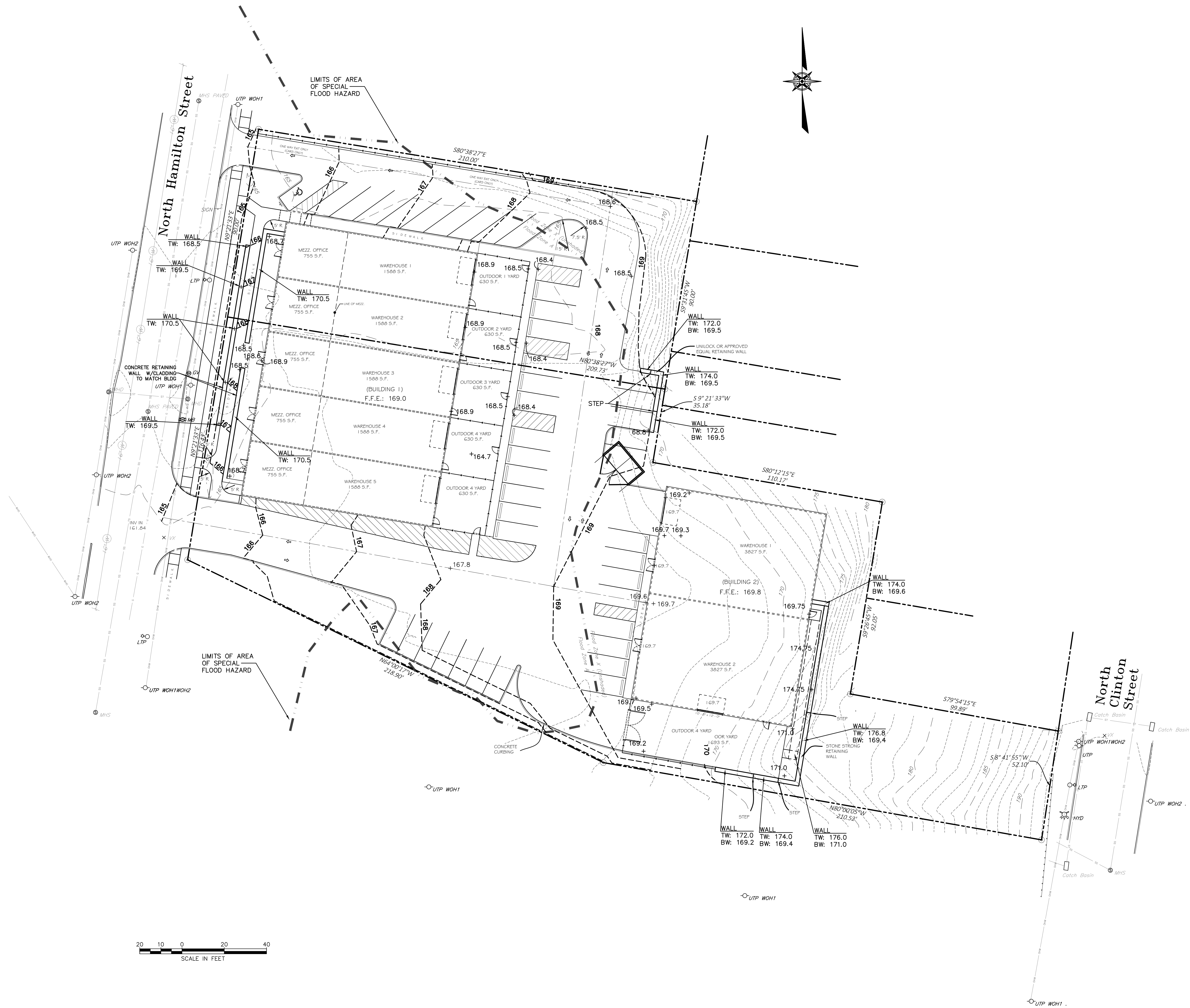
SHEET NO.	DRAWING NO.	TITLE
1	C100	EXISTING CONDITIONS & NOTES
2	C101	SITE PLAN
3	C102	GRADING PLAN
4	C103	UTILITY PLAN
5	C104	EROSION CONTROL PLAN
6	C500	DETAILS #1
7	C501	DETAILS #2
8	C502	ESC DETAILS
9	L100	LANDSCAPING PLAN

1 SITE PLAN 1" = 20'

117 NORTH HAMILTON STREET NORTH HAMILTON STREET CITY OF Poughkeepsie DUTCHESS COUNTY, NEW YORK		PROJECT NUMBER: 21-786-01	
DRAWN BY: KMC CHECKED BY: JVA DATE: MARCH 2022 SCALE: 1" = 20'		PROJECT NUMBER: 21-786-01	
ROHDE, SOYKA & ANDREWS Consulting Engineers PC Poughkeepsie, N.Y. 12601 40 Garden Street P.O. Box 846 Tel: (845) 482-2335 Fax: (845) 482-2335		DRAWING NUMBER: C101 2 OF 9	
NO. DATE 1 5/3/22 PER COMMENTS		REVISION	
BY: JVA		BY: JVA	



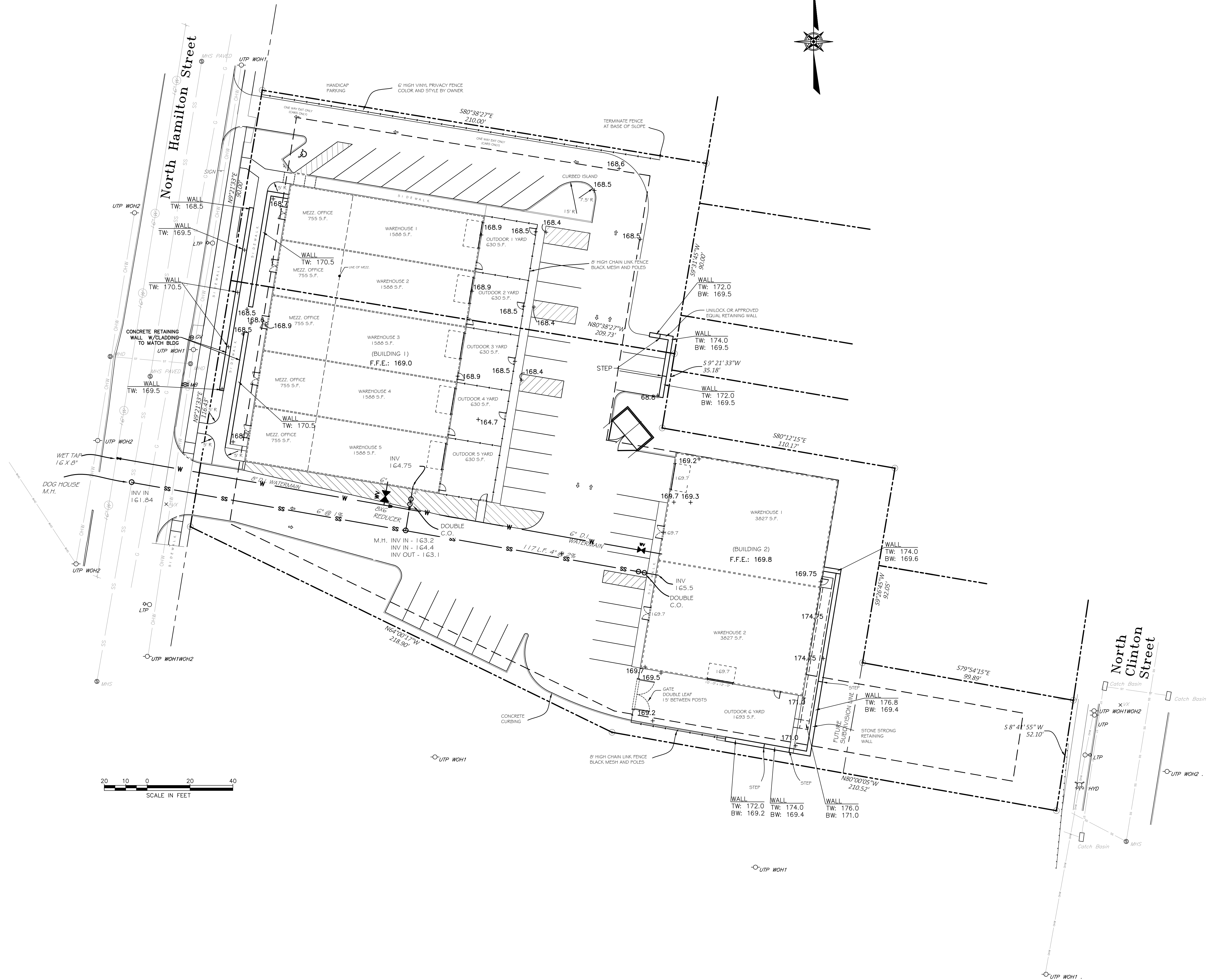
Alteration of this drawing, except by a Licensed Professional Engineer or Architect, is prohibited. The user of this drawing shall verify all dimensions shown and be responsible for any errors. This line is one inch long.



20 10 0 20 40
SCALE IN FEET

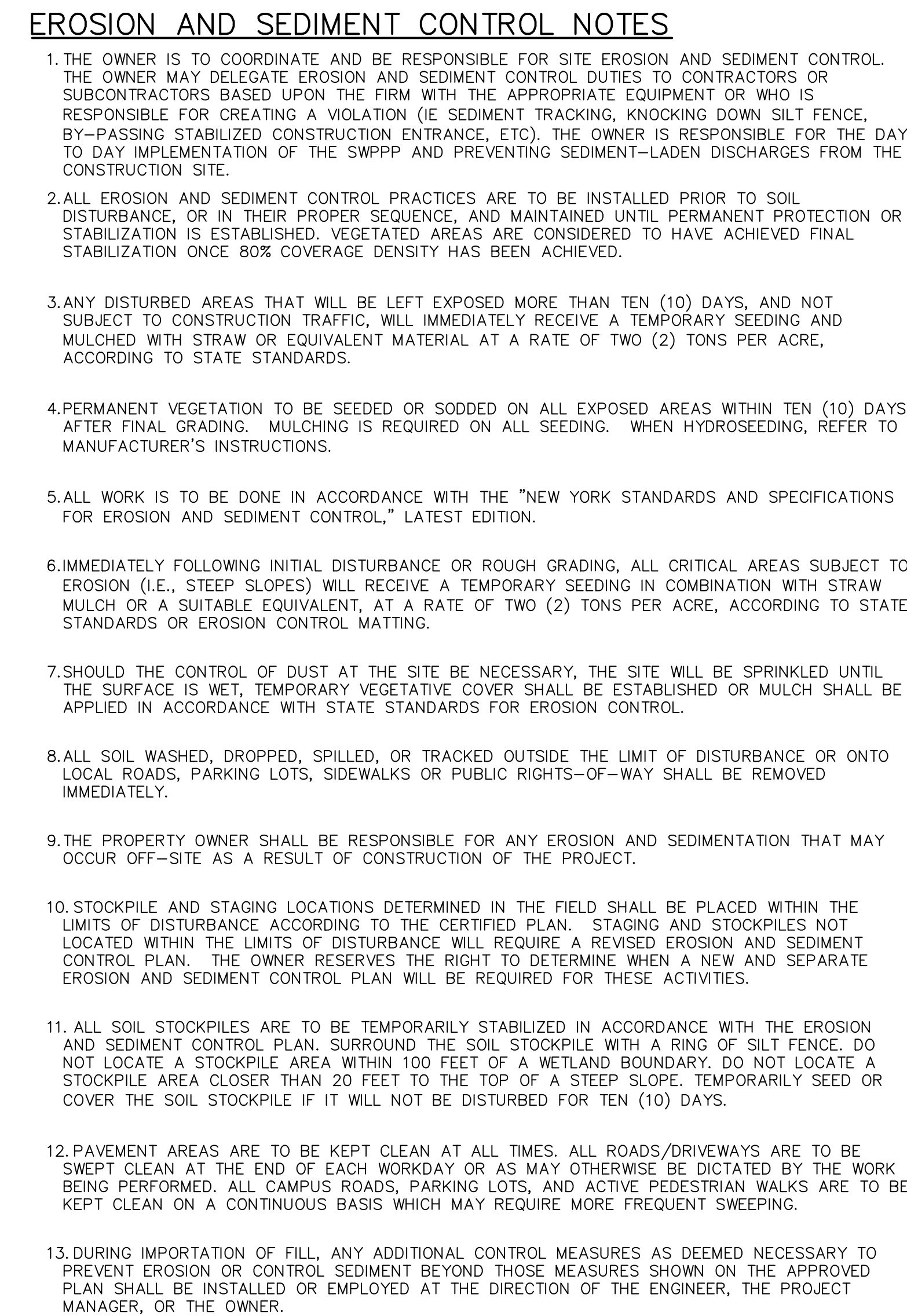
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C102 GRADING PLAN
1" = 20'

PROJECT NUMBER: 21-786-01		DRAWING NUMBER: C102		3 OF 9	
117 NORTH HAMILTON NORTH HAMILTON STREET CITY OF Poughkeepsie DUTCHESS COUNTY, NEW YORK		GRADING PLAN		PROJECT NUMBER: 21-786-01	
ROHDE, SOYKA & ANDREWS Consulting Engineers PC Poughkeepsie, N.Y. 12601 40 Garden Street Fax: (845) 852-8355		DRAWN BY: KMC CHECKED BY: JVA DATE: MARCH 2022 SCALE: 1" = 20'		PROJECT NUMBER: 21-786-01	
NORTH ARROW		1" = 20'		PROJECT NUMBER: 21-786-01	
Alteration of this drawing, except by a Licensed Professional Engineer or Architect, is prohibited. The user of this drawing shall verify all dimensions shown and date of alteration.		1 5/3/22 PER COMMENTS		PROJECT NUMBER: 21-786-01	
NO. DATE		REVISION		PROJECT NUMBER: 21-786-01	
JVA		BY:		PROJECT NUMBER: 21-786-01	



1
C103 UTILITY PLAN
1" = 20'

PROJECT NUMBER: 21-786-01		DRAWING NUMBER: C103	
117 NORTH HAMILTON NORTH HAMILTON STREET CITY OF PoughKEEPSIE DUTCHESS COUNTY, NEW YORK		UTILITY PLAN	
ROHDE, SOYKA & ANDREWS Consulting Engineers, PC 400 Garden Street Poughkeepsie, N.Y. 12601 Phone: (845) 852-8355 Fax: (845) 852-8355		PROJECT NUMBER: 21-786-01	
DRAWN BY: KMC		CHECKED BY: JVA	
DATE: MARCH 2022		SCALE: 1" = 20'	
ALTERNATION OF THIS DRAWING, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT, IS PROHIBITED. THE USER OF THIS DRAWING SHALL VERIFY ALL DIMENSIONS SHOWN.		NORTH ARROW	
1 5/3/22 PER COMMENTS		REVISION	
NO. DATE		BY:	

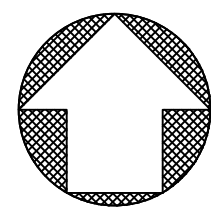


<u>EROSION & SEDIMENT MAINTENANCE REQUIREMENTS</u>		
<u>MEASURE</u>	<u>FREQUENCY</u>	<u>REQUIRED MAINTENANCE</u>
SILT FENCE	ONCE PER WEEK OR AFTER A STORM EVENT	REMOVE ACCUMULATED SEDIMENT. REPAIR/RESET WHEN TORN OR KNOCKED DOWN
SILT/STOX	ONCE PER WEEK OR AFTER A STORM EVENT	REMOVE ACCUMULATED SEDIMENT. RESET /STABILIZE. REPLACE TORN OR DAMAGED SECTIONS. DISPOSE OF PER MANUFACTURER'S RECOMMENDATION
SOIL STOCKPILE	ONCE PER WEEK OR AFTER A STORM EVENT	RESEED/MULCH VISIBLE BARE SPOTS. REMOVE ACCUMULATED SEDIMENT FROM SILT FENCE. REPAIR/RESET WHEN SILT FENCE IS TORN OR KNOCKED DOWN
DUST CONTROL	AS NEEDED	SWEEP SURFACES. WET AFFECTED AREAS

CONSTRUCTION SEQUENCE

1. CLEAN AND PREPARE SITE - REMOVE LITTER AND DEBRIS, CLEAN CONCRETE SURFACE.
2. INSTALL REQUIRED EROSION AND SEDIMENT CONTROL MEASURES.
3. STABILIZE STOCKPILE AND SITE ANYTIME THE IMPORTATION OF FILL OR GRADING CEASES FOR ONE WEEK (7 CONSECUTIVE DAYS) AND UPON COMPLETION OF THE IMPORT OF FILL AND/OR GRADING.

			JVA
	1	5/31/22	PER COMMENTS
	NO.	DATE	REVISION
			BY



NORTH ARROW

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- This line is one inch long.

DRAWN BY:	AGL
CHECKED BY:	JVA
DATE:	JUNE 2021
SCALE:	1" = 20'

PSA
ROHDE, SOYKA
& ANDREWS
Consulting Engineers PC

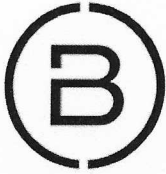
40 Garden Street
Poughkeepsie, N.Y. 12601
(845) 452-7515
Fax: (845) 452-8335

117 NORTH HAMILTON
NORTH HAMILTON STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

PROJECT NUMBER:

DRAWING NUMBER:

C104



June 1, 2022

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

Re: 117 North Hamilton Street

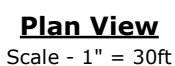
To Whom it may concern,

We write to you regarding our upcoming project at 117 N Hamilton Street and in response to the questions and comments posed by the Planning Board.

Attached are the updated drawings to reflect our responses to the comments and questions from the planning board.

Thank you,

Eric Baxter
Vice President
Baxter Development Corp.

[illegible]

Note
Please note this analysis does not comply with IESNA RP-8-18 levels for parking and pedestrian safety. Acuity Brands Lighting will not be liable for any issues that may arise from the installation of this design. An alternative design can be provided if requested through your acuity Agent.

Note
Background Image Disclaimer
Please note this design utilizes an image format or converted image such as a PDF or JPEG formats for the background shown. These types of formats can vary in accuracy and possibly resulting in deficiencies of actual readings in the field. Acuity Brands strongly suggest the use of Auto CAD formats for all design request.

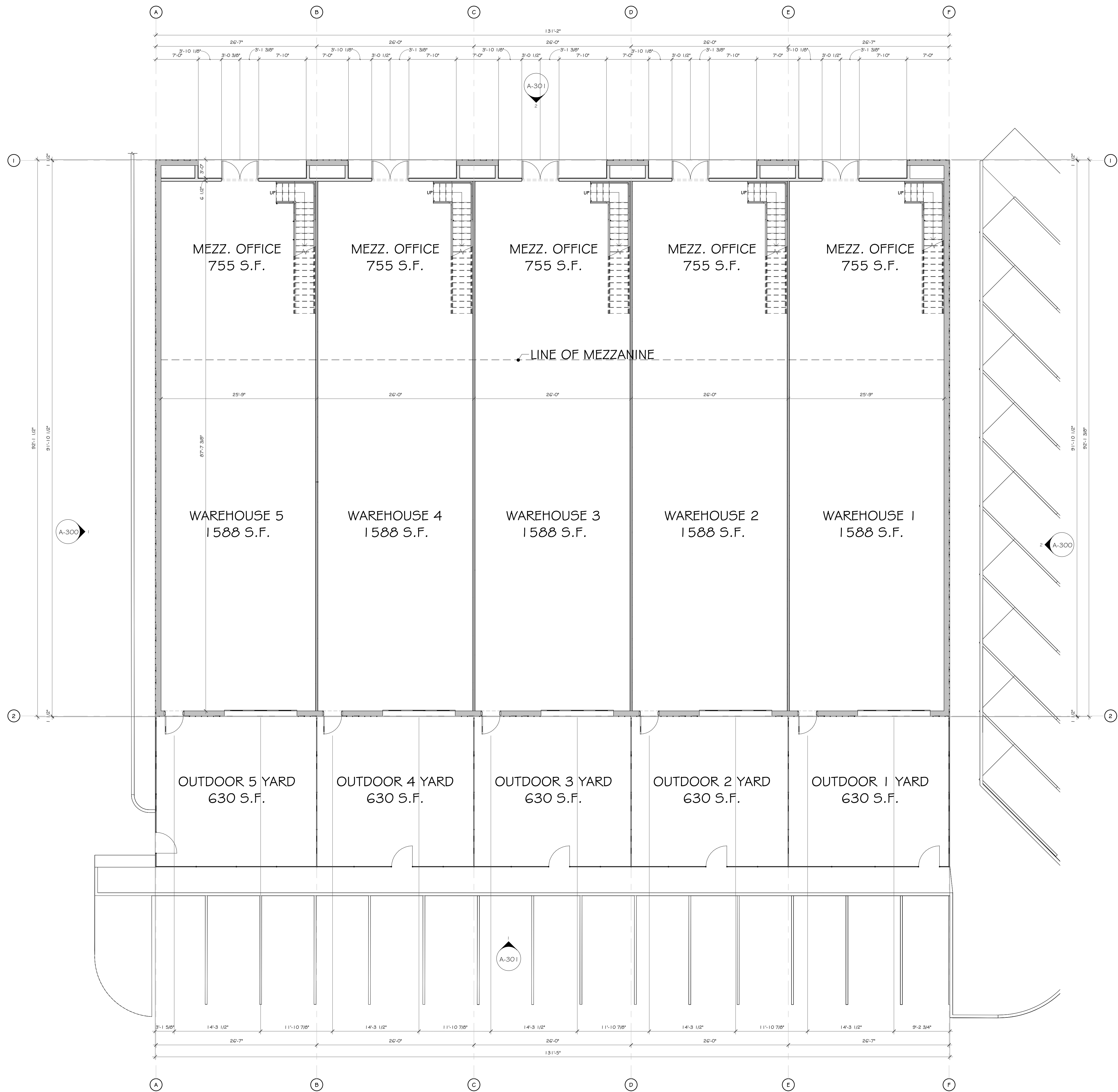
Note

1. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
2. Please refer to the "luminaire locations" table for mounting heights.
3. Product information can be obtained at www.AcuityBrands.com.

Luminaire Locations							
		Location					
No.	Label	X	Y	Z	MH	Orientation	Tilt
1	A	89.00	-13.00	20.00	20.00	186.34	0.00
2	A	110.00	121.00	8.00	8.00	9.46	0.00
3	A	59.00	130.00	8.00	8.00	5.19	0.00
1	B	194.00	-52.00	20.00	20.00	282.26	0.00
2	B	93.00	-6.00	20.00	20.00	101.31	0.00
3	B	109.00	89.00	20.00	20.00	101.31	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	✕	0.4 fc	5.2 fc	0.0 fc	N/A	N/A
PROPERTY LINE	✕	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SITE CALCULATIONS	+	0.4 fc	5.6 fc	0.0 fc	N/A	N/A

Schedule								
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	3	HLWPC2 P10 40K XX T2M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type II Medium	1	3110	0.9	28
	B	3	HLWPC2 P10 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Forward Throw Medium	1	3209	0.9	28



CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.

WINDOW / DOOR NOTES:

- ALL WINDOWS ARE BASED UPON USING ANDERSEN 200 SERIES W/ DUAL PANE HIGH PERFORMANCE LOW E GLAZING WINDOWS AND DOOR ASSEMBLIES SHALL BE LABELED AND CERTIFIED BY THE MANUFACTURER NOT TO EXCEED 0.3 CFM/SF AND SWINGING DOORS SHALL HAVE NO MORE THAN 0.5 CFM PER SQUARE FOOT OF LEAKAGE.
- G.C. TO CONFIRM ALL DOOR AND WINDOW ROUGH OPENING SIZES PRIOR TO ORDERING.
- CONFIRM HEAD HEIGHT AND SILL HEIGHT W/ OWNER IN FIELD TO DETERMINE SPECIAL CONDITIONS IN KITCHEN AND ON 2ND FLOOR.
- GLAZING W/ 1/8" W FLOOR REQUIRED TO BE TEMPERED.

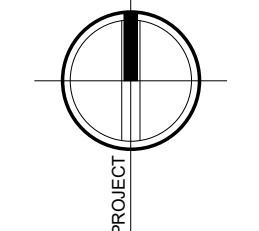
NOTES:

- ALL BATHROOMS & LAVS, NOT HAVING OPERABLE WINDOWS OR HAVING LESS THAN 1.5 S.F. OF WINDOW VENT SPACE SHALL BE MECHANICAL VENTED TO THE EXTERIOR AND TERMINATE USING A WEATHERPROOF BATTLE DEVICE. (SEE FOLLOWING CFM REQUIREMENTS) INTERMITTENT VENTILATION REQUIRES A MIN. OF 50 CFM (25 G.P.M) WHILE CONTINUOUS VENTILATION REQUIRES 20 CFM (10 G.P.M).

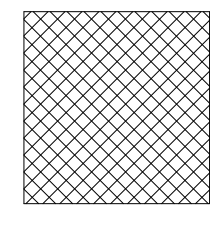
WALL NOTES:

- ALL MTL. STUD WALLS, PROVIDE COLD ROLLED CHANNEL @ EV. 4'-0" VERT.
- ALL MTL. STUD WALLS OVER 12'-0" & ALL DEERING WALLS, INSTALL DIAGONAL X-BEAMING AT 45° ANGLE @ CORNER & ENDS, USE 2" x 10 S.A. GALVANIZED STRIPS W/ (4) #10 TEX SCREWS @ ENDS & ONE @ EACH STUD INSTALL COLD ROLLED CHANNEL @ 4' AND 8'.
- ALL DIMENSIONS ARE TO ROUGH FRAMING.
- CLOSED CELL SPRAY FOAM INSUL. MAY BE SUBSTITUTED FOR BATT INSULATION GIVEN THAT AN IGNITION BARRIER IS PROVIDED.
- STRUCTURAL SPECIFICATION OF METAL FRAMING MEMBERS/GAUGES AND ANY BRACING SUPERSEDE THE ARCHITECTURAL DRAWINGS.

PROJECT



NORTH



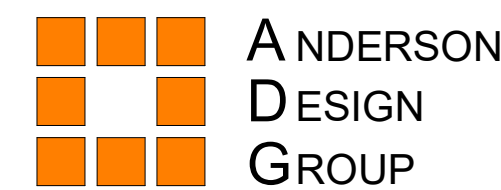
KEY PLAN

AREA OF CONSTRUCTION

CONSTRUCTION DOCUMENT

REVISIONS:

NUM.	DATE	DESCRIPTION



ANDERSON
DESIGN
GROUP

ARCHITECTURE
PLANNING
INTERIORS

25 WALLKILL AVE • MONTGOMERY • NY 12549
O: 845.294.2724 | F: 888.305.6442

WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM

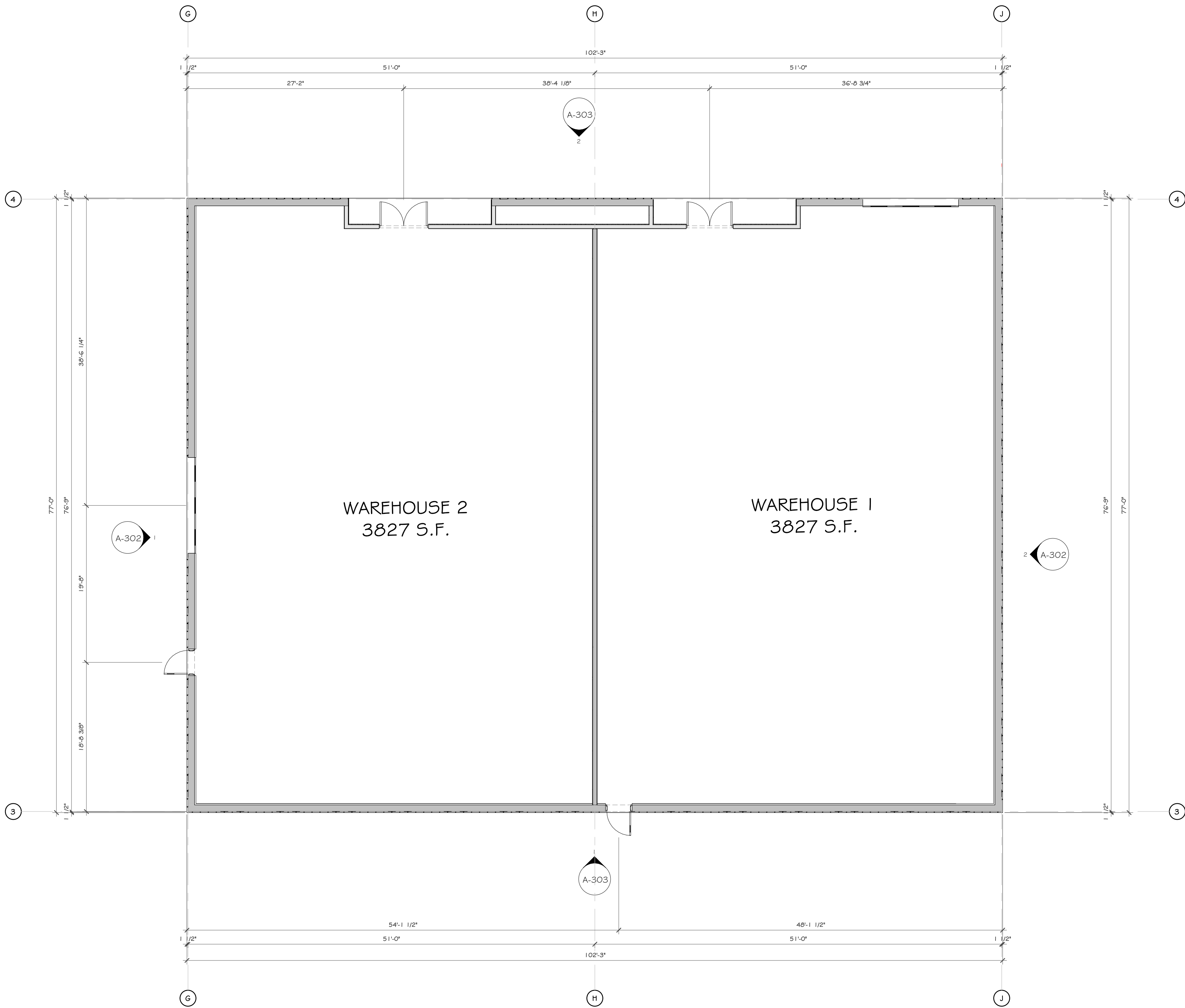
Project: BAXTER 117 N HAMILTON
117 NORTH HAMILTON ST., CITY OF POUGHKEEPSIE
COUNTRY OF DUTCHESS, NEW YORK

Drawing Name: BUILDING 1 FLOOR PLAN

Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 03/02/22

Drawing Number:

A-201



1 BUILDING 2 FLOOR PLAN
1/8" = 1'-0"

CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.

WINDOW / DOOR NOTES:

- ALL WINDOWS ARE BASED UPON USING ANDERSEN 200 SERIES W/ DUAL PANE HIGH PERFORMANCE LOW E GLAZING WINDOWS AND DOOR ASSEMBLIES SHALL BE LABELLED AND CERTIFIED BY THE MANUFACTURER NOT TO EXCEED 0.3 CPM/ SF AND SWINGING DOORS SHALL HAVE NO MORE THAN 0.5 CPM PER SQUARE FOOT OF LEAKAGE.
- G.C. TO CONFIRM ALL DOOR AND WINDOW ROUGH OPENING SIZES PRIOR TO ORDERING.
- CONFIRM HEAD HEIGHT AND SILL HEIGHT W/ OWNER IN FIELD TO DETERMINE SPECIAL CONDITIONS IN KITCHEN AND ON END FLOOR.
- GLAZING W/ IN 18" W/ FLOOR REQUIRED TO BE TEMPERED.

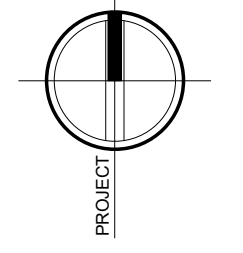
NOTES:

ALL BATHROOMS & LAVS, NOT HAVING OPERABLE WINDOWS OR HAVING LESS THAN 1.5 S.F. OF WINDOW VENT SPACE SHALL BE MECHANICALLY VENTED TO THE EXTERIOR AND TERMINATE USING A WEATHERPROOF BATTLE DEVICE. (SEE FOLLOWING CPM REQUIREMENTS) INTERMITTENT VENTILATION REQUIRES A MIN. CFM OF 50 CPM (23.6 US) WHILE CONTINUOUS VENTILATION REQUIRES 20 CPM (9.4 US).

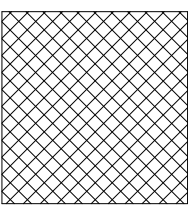
WALL NOTES:

- ALL MTL. STUD WALLS, PROVIDE COLD ROLLED CHANNEL @ EV. 4'-0" VERT.
- ALL MTL. STUD WALLS OVER 12'-0" & ALL BEARING WALLS, INSTALL DIAGONAL X-BEARING AT 45° ANGLE @ CORNER & ENDS, USE 2" 16 G.A. GALVANIZED STRAPS W/ (4) #10 TEK SCREWS @ ENDS & ONE @ EACH STUD. INSTALL COLD ROLLED CHANNEL @ 4" AND 2".
- ALL DIMENSIONS ARE TO ROUGH FRAMING.
- CLOSED CELL SPRAY FOAM INSUL. MAY BE SUBSTITUTED FOR BATT INSULATION GIVEN THAT AN IGNITION BARRIER IS PROVIDED.
- STRUCTURAL SPECIFICATION OF METAL FRAMING MEMBERS/GAUGES AND ANY BRACING SUPERSEDE THE ARCHITECTURAL DRAWINGS.

PROJECT



NORTH



KEY PLAN

AREA OF CONSTRUCTION

CONSTRUCTION DOCUMENT

REVISIONS:

NUM.	DATE	DESCRIPTION



ANDERSON
DESIGN
GROUP

ARCHITECTURE
PLANNING
INTERIORS

25 WALLKILL AVE • MONTGOMERY • NY 12549
O: 845.294.2724 | F: 888.305.6442

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CONTACT@ADGARCHITECT.COM

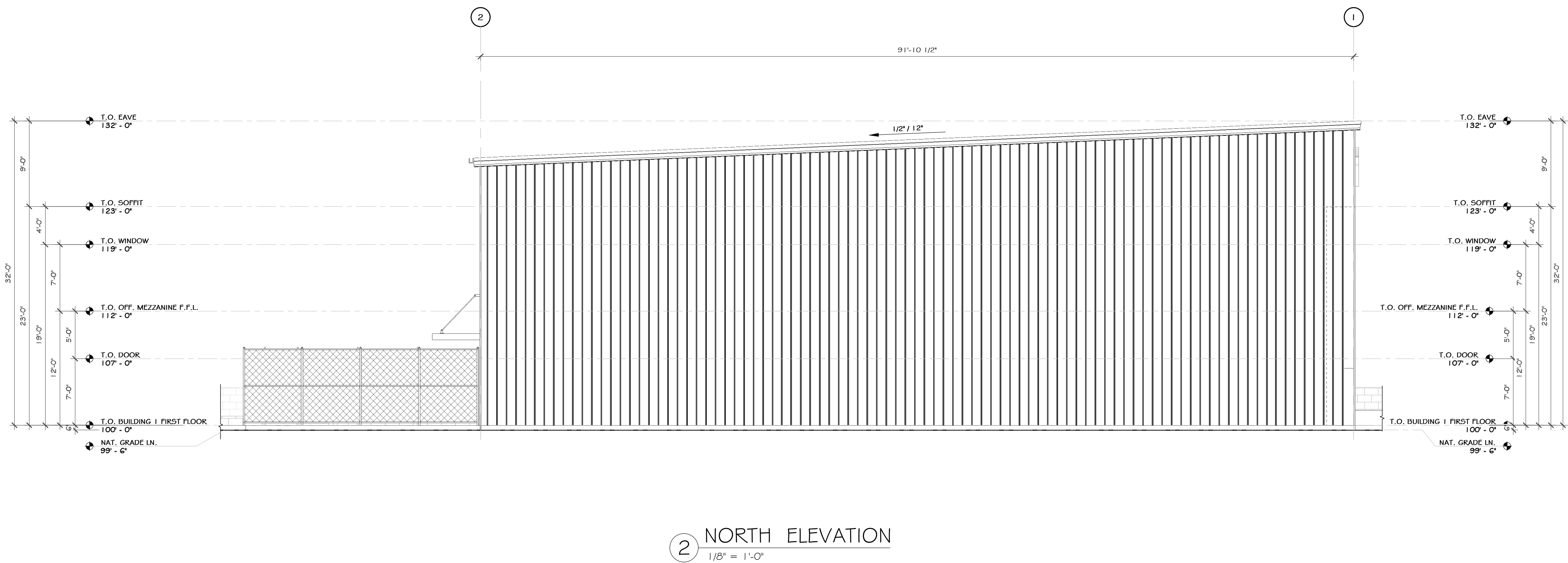
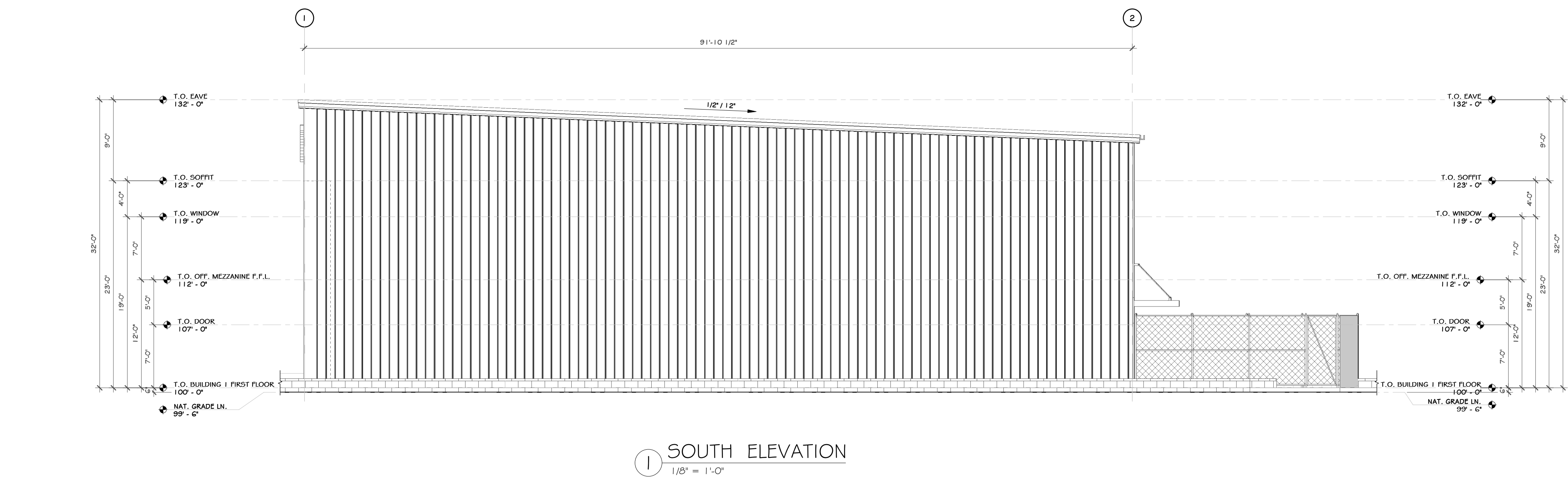
Project: BAXTER 117 N HAMILTON
117 NORTH HAMILTON ST., CITY OF PLOMKEEPSIE
COUNTRY OF DUTCHESS, NEW YORK

Drawing Name: BUILDING 2 FLOOR PLAN

Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 03/02/22

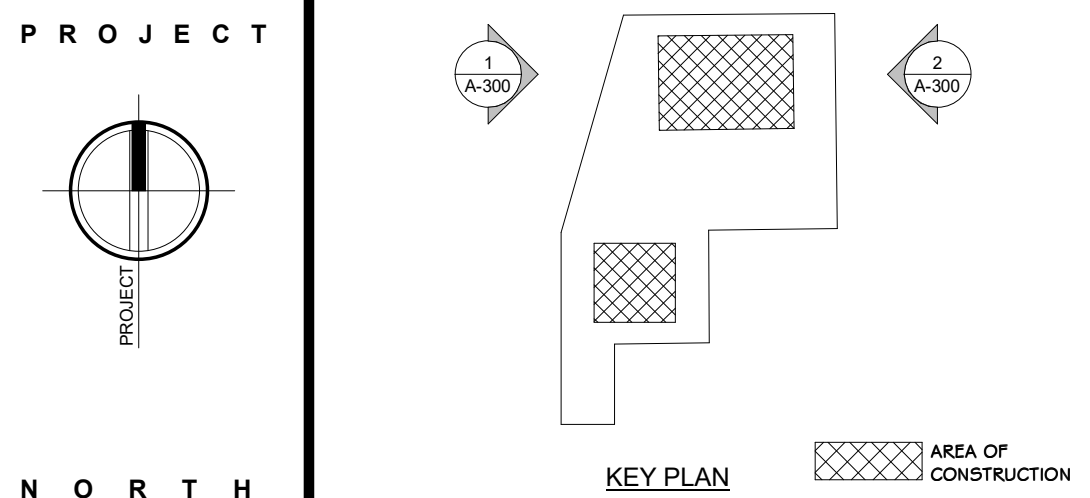
Drawing Number:

A-202



CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.



100% SCHEMATIC DESIGN

REVISIONS:		
NUM.	DATE	DESCRIPTION

ANDERSON
DESIGN
GROUP

ARCHITECTURE
PLANNING
INTERIORS

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O: 845.294.2724 | F: 888.305.6442

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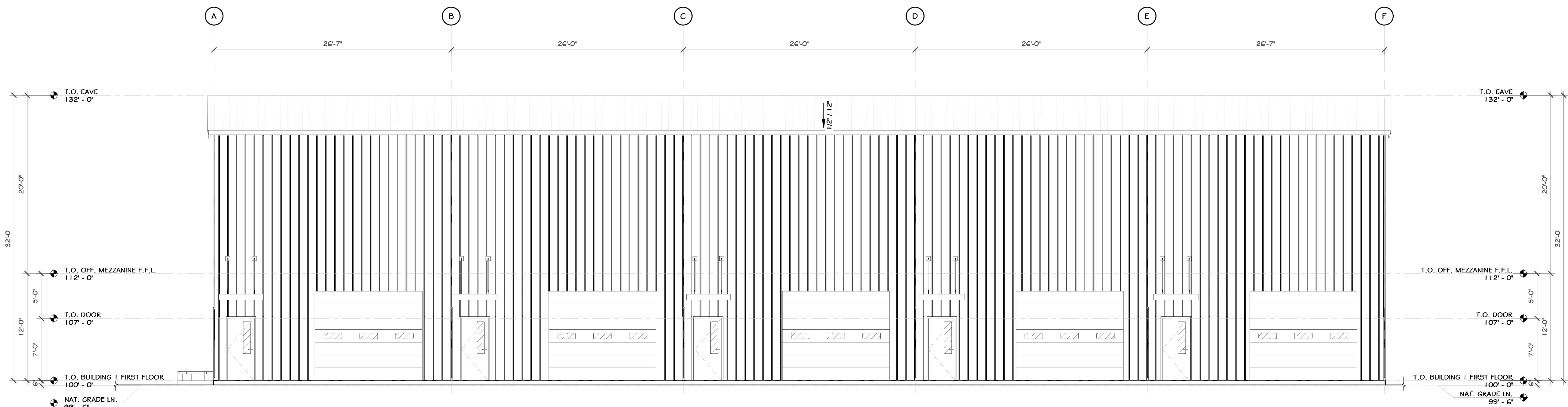
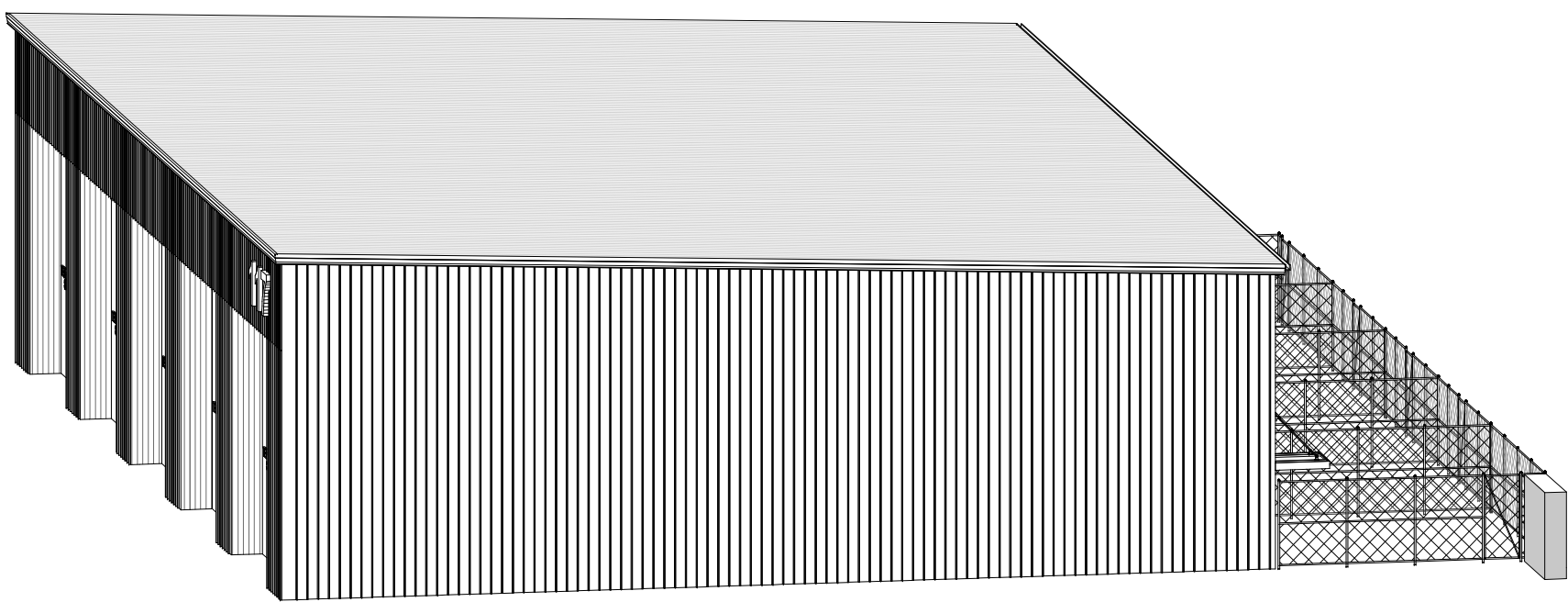
Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name: BUILDING 1 EXTERIOR ELEVATIONS

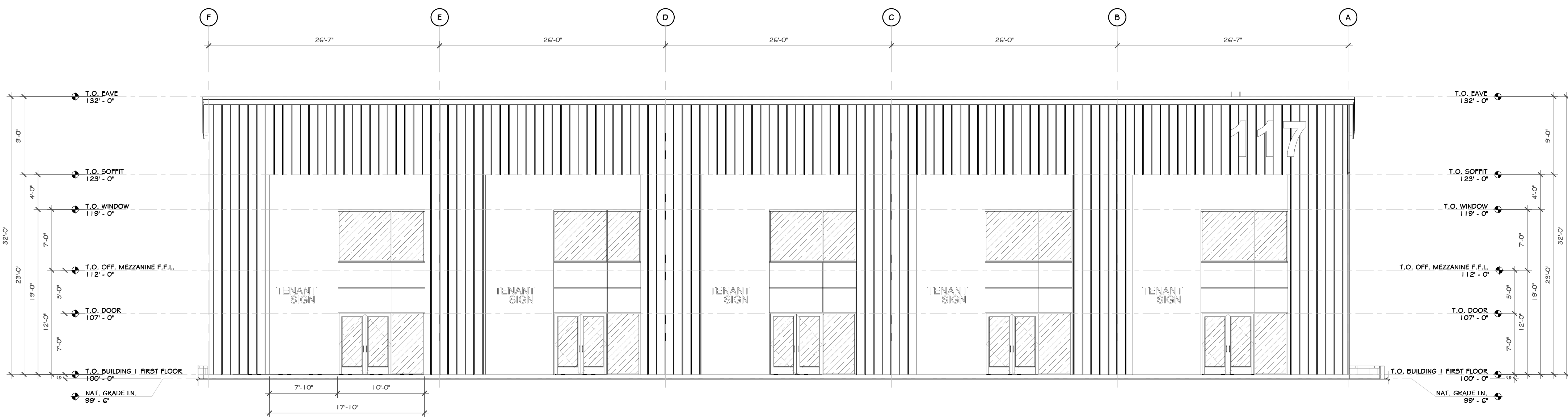
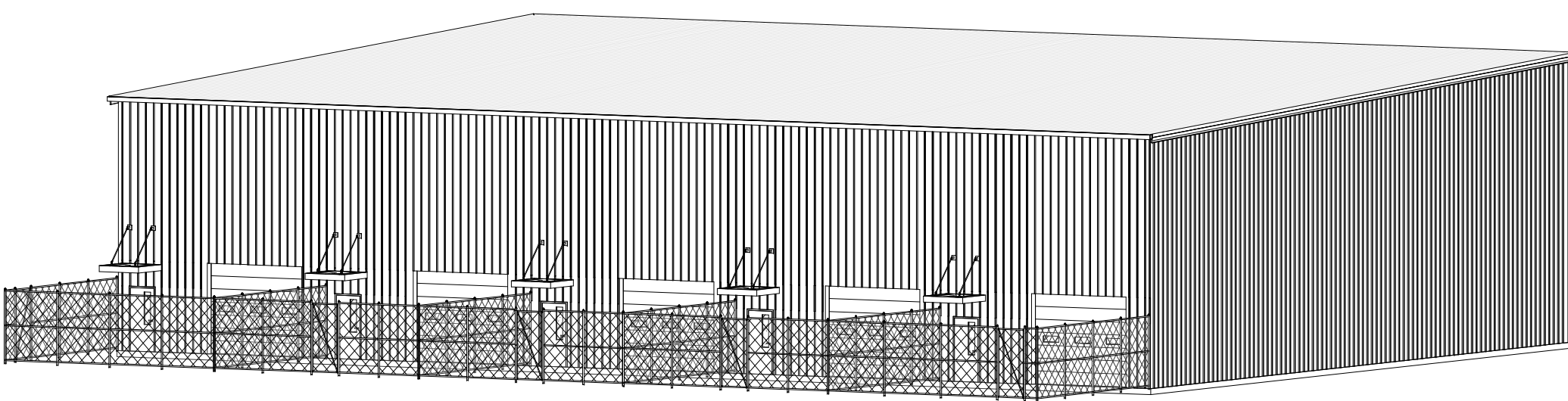
Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 05/31/22

REGISTERED ARCHITECT
JASON T. ANDERSON
033121
STATE OF NEW YORK

Drawing Number:
A-300-PB



1 EAST ELEVATION
1/8" = 1'-0"

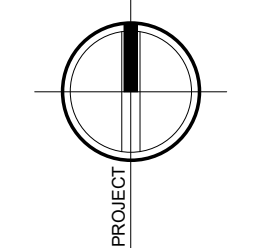


2 WEST ELEVATION
1/8" = 1'-0"

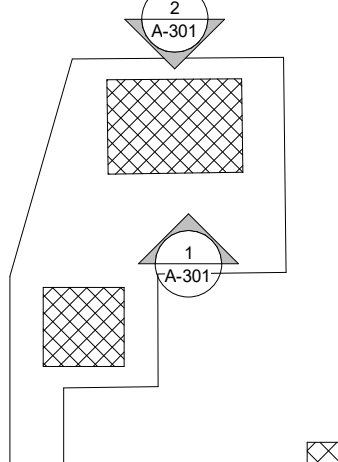
CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.

PROJECT



NORTH



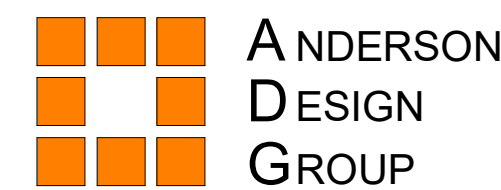
KEY PLAN

100%

SCHEMATIC DESIGN

REVISIONS:

NUM.	DATE	DESCRIPTION



ANDERSON
DESIGN
GROUP

ARCHITECTURE
PLANNING
INTERIORS

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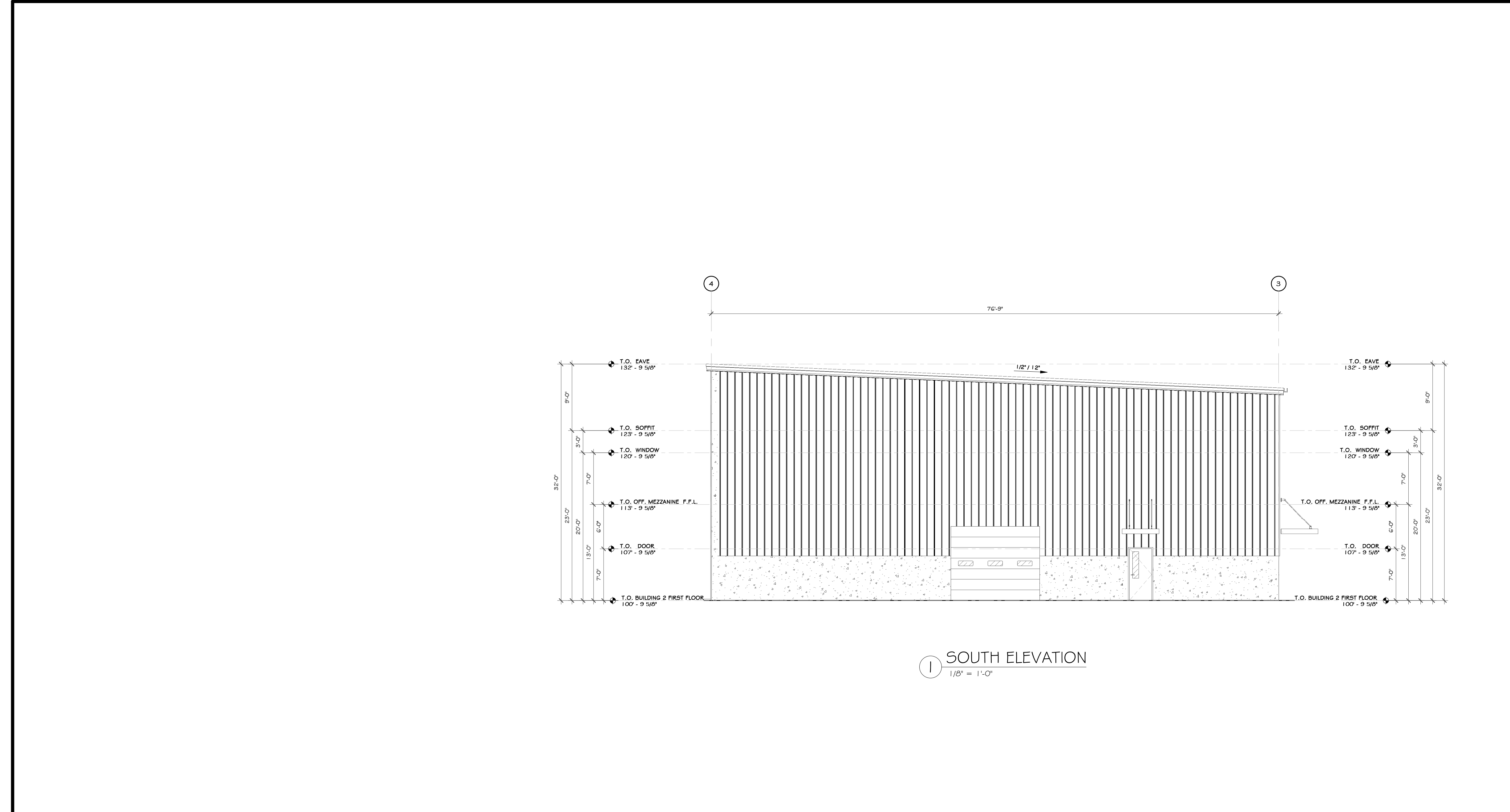
Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name: BUILDING 1 EXTERIOR ELEVATIONS

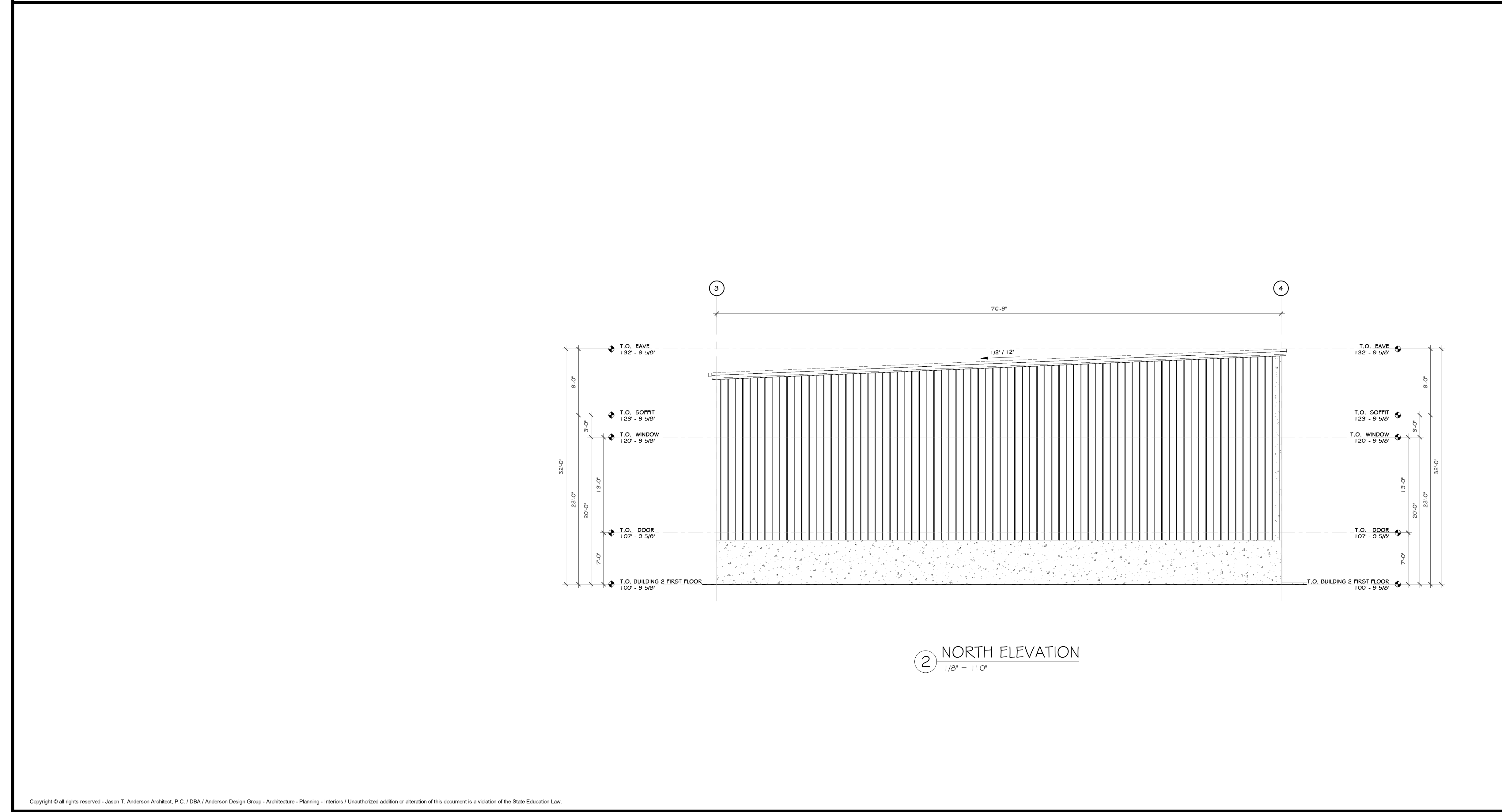
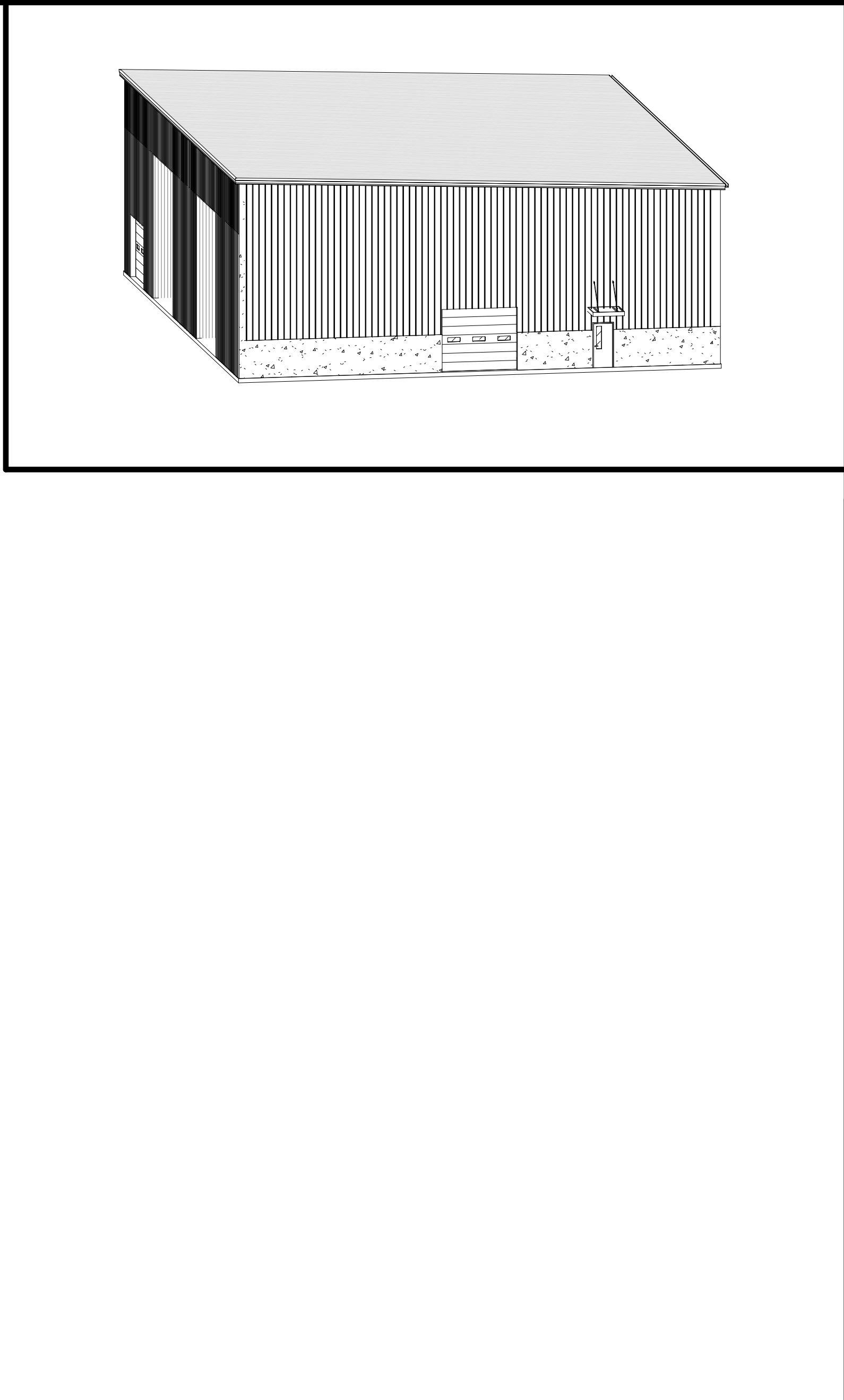
Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 05/31/22



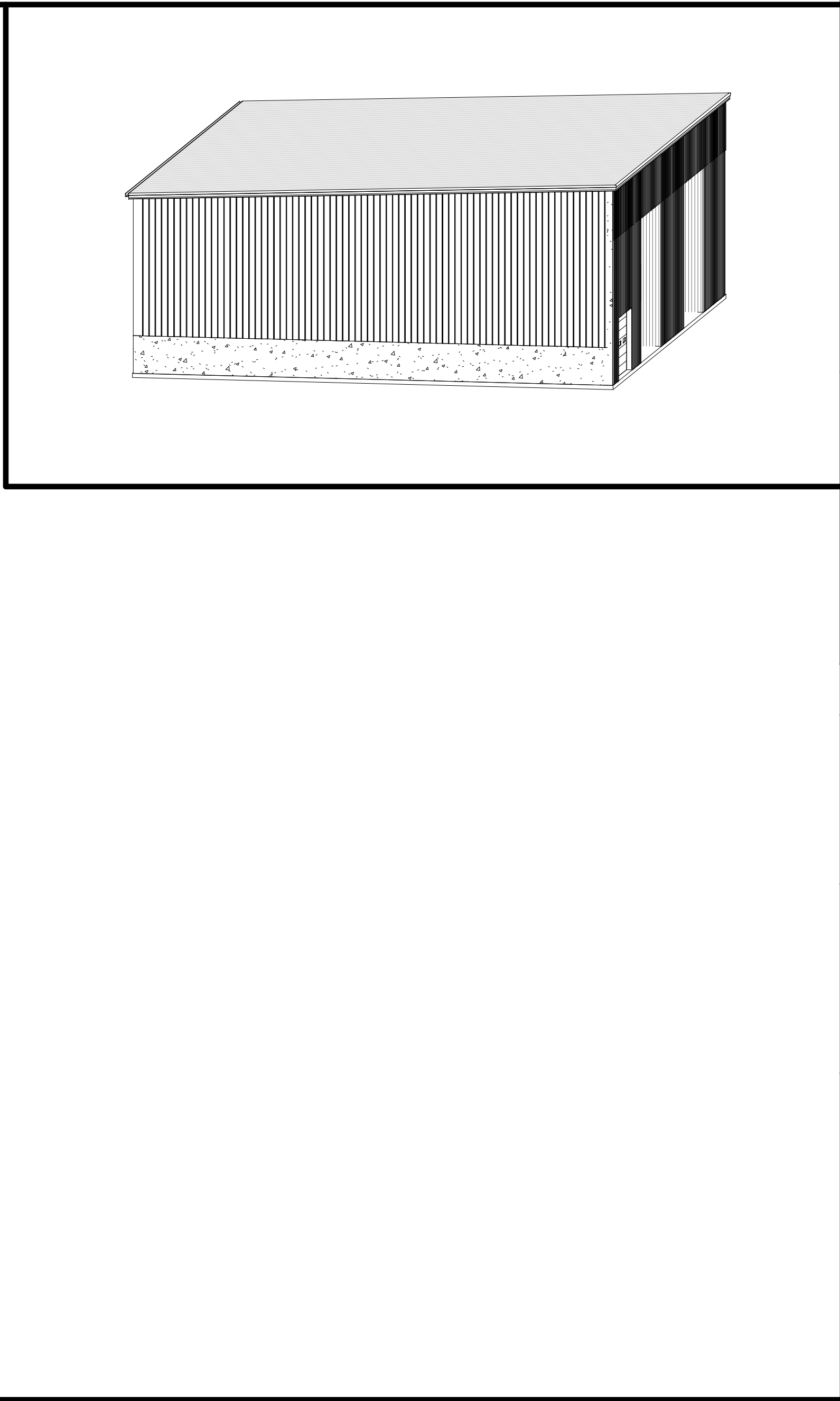
Drawing Number:
A-301-PB



1 SOUTH ELEVATION
1/8" = 1'-0"



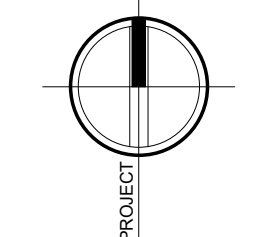
2 NORTH ELEVATION
1/8" = 1'-0"



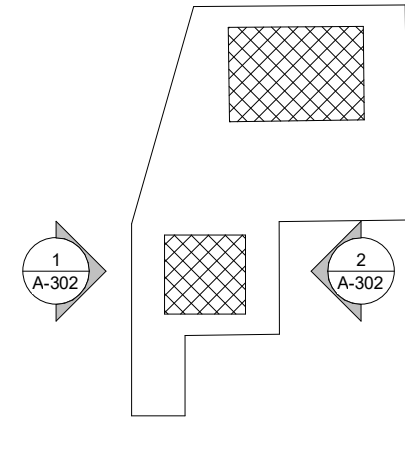
CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.

PROJECT



NORTH



KEY PLAN

AREA OF CONSTRUCTION

100%

SCHEMATIC DESIGN

REVISIONS:

NUM.	DATE	DESCRIPTION



ANDERSON
DESIGN
GROUP

ARCHITECTURE
PLANNING
INTERIORS

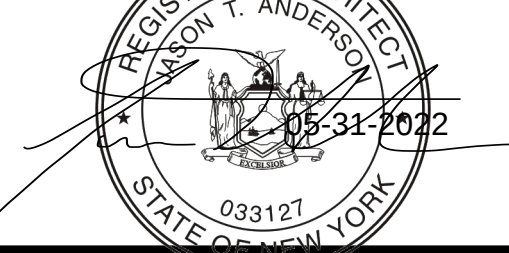
25 WALLKILL AVE • MONTGOMERY • NY 12549
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CONTACT@ADGARCHITECT.COM

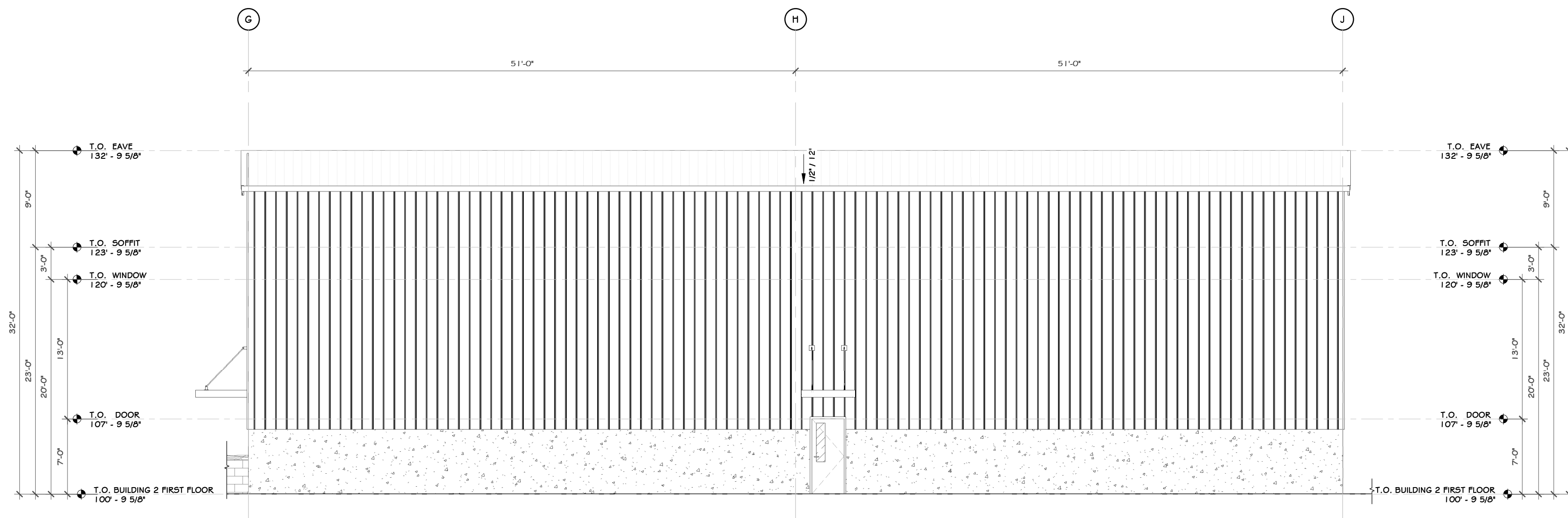
Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name:
BUILDING 2 EXTERIOR ELEVATIONS

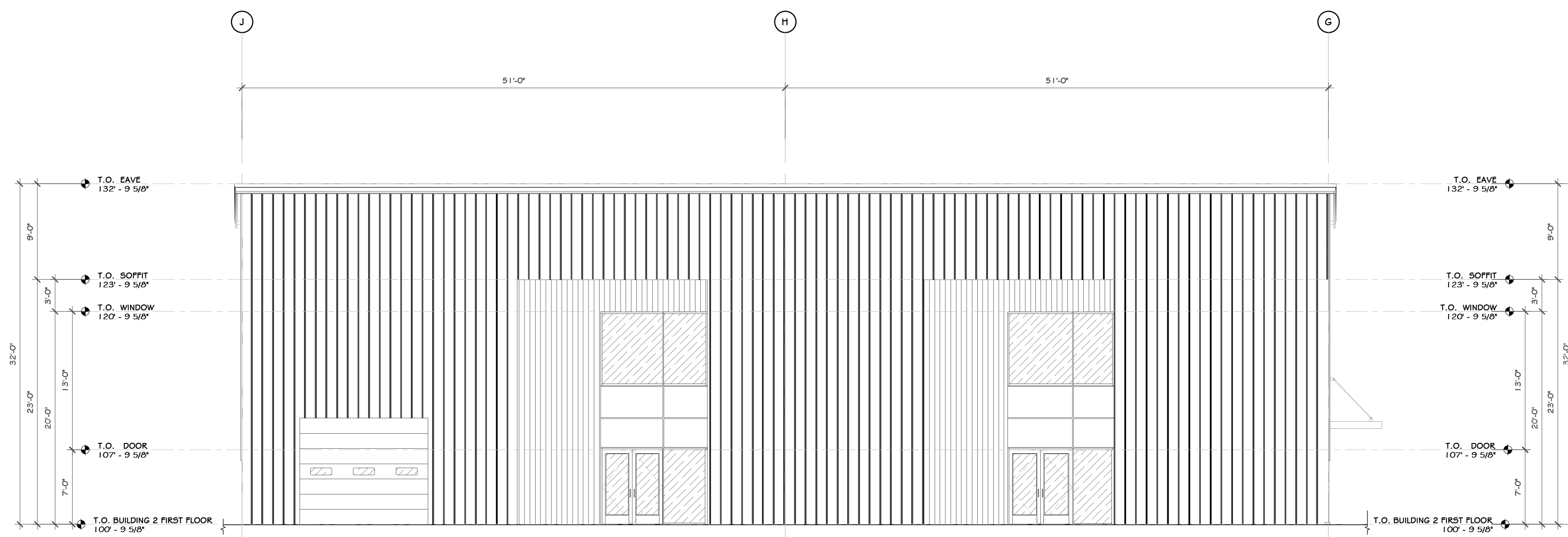
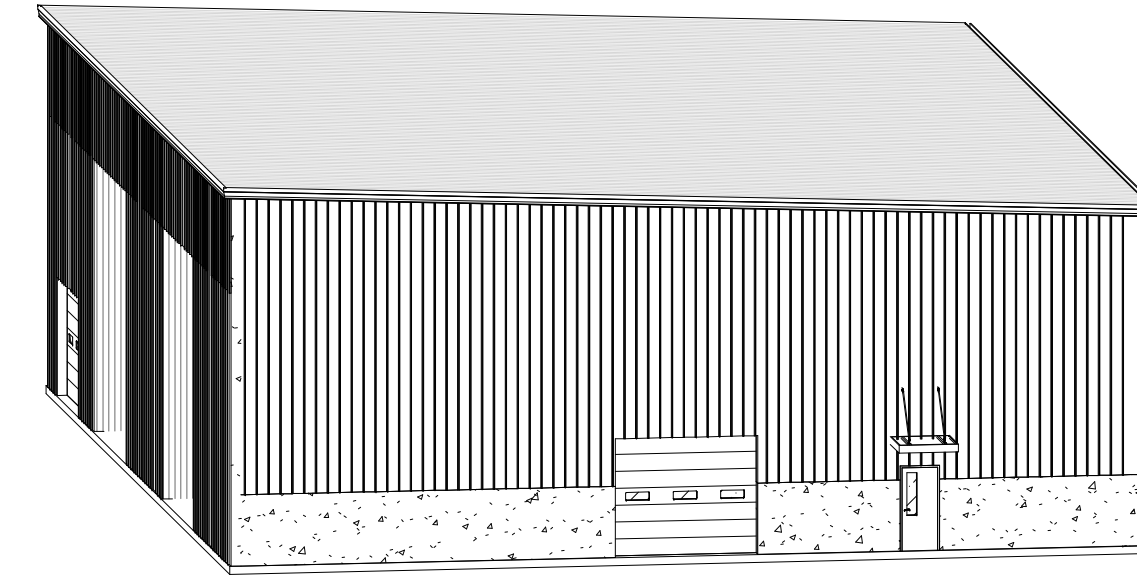
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Scale: AS NOTED
Project: 22102
Date: 05/31/22



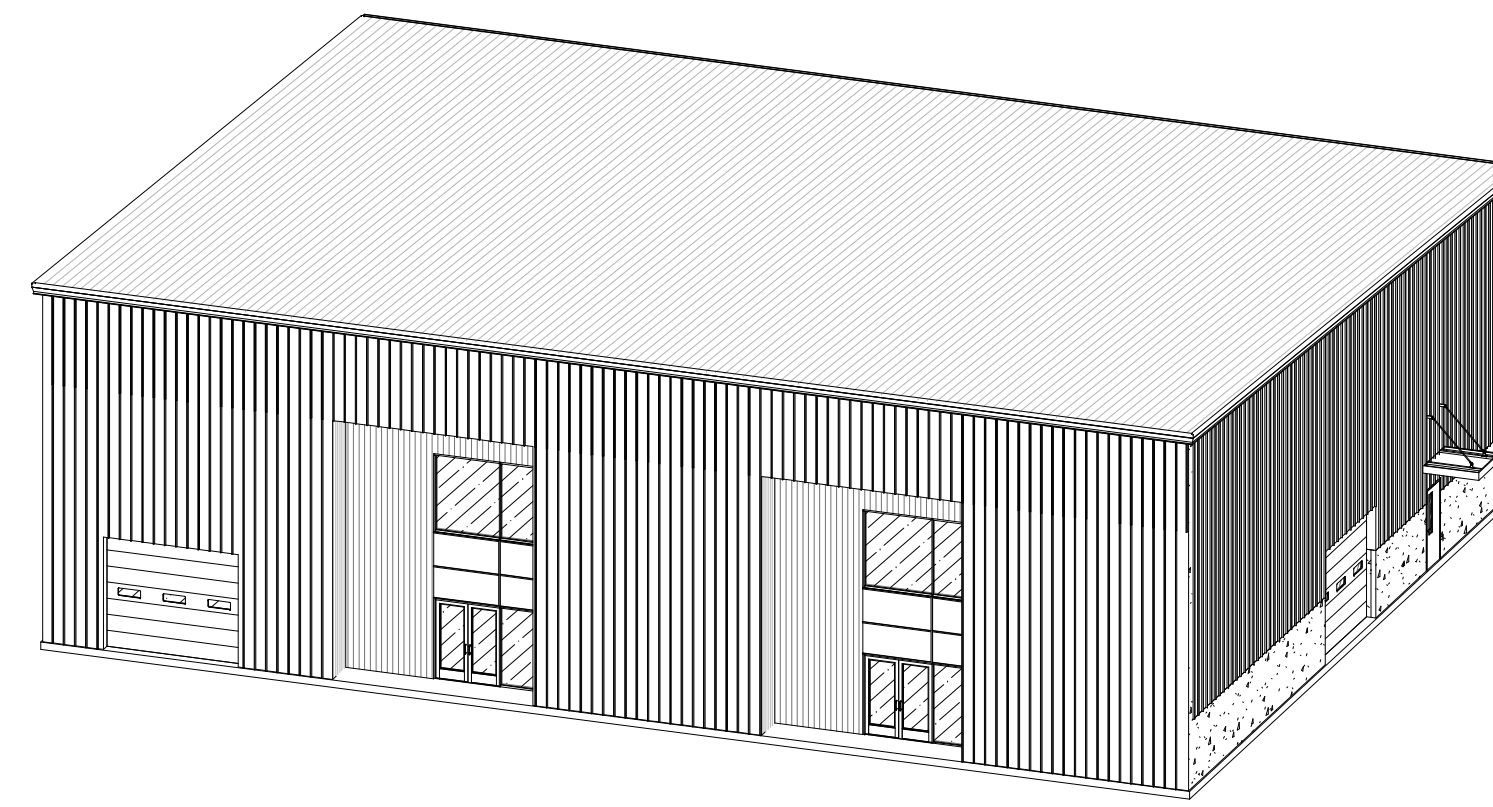
Drawing Number:
A-302-PB



1 EAST ELEVATION
1/8" = 1'-0"



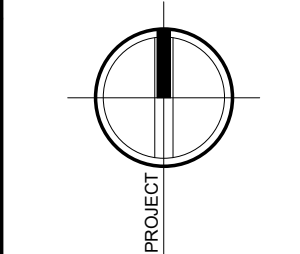
2 WEST ELEVATION
1/8" = 1'-0"



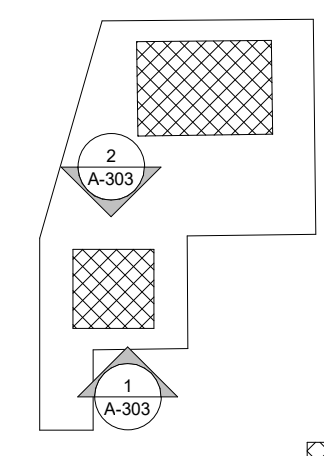
CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.

PROJECT



NORTH



KEY PLAN

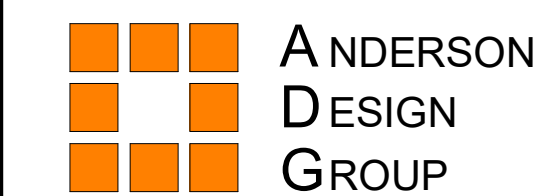
AREA OF CONSTRUCTION

100%

SCHEMATIC DESIGN

REVISIONS:

NUM.	DATE	DESCRIPTION



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Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name:
BUILDING 2 EXTERIOR ELEVATIONS

Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 05/31/22



Drawing Number:
A-303-PB



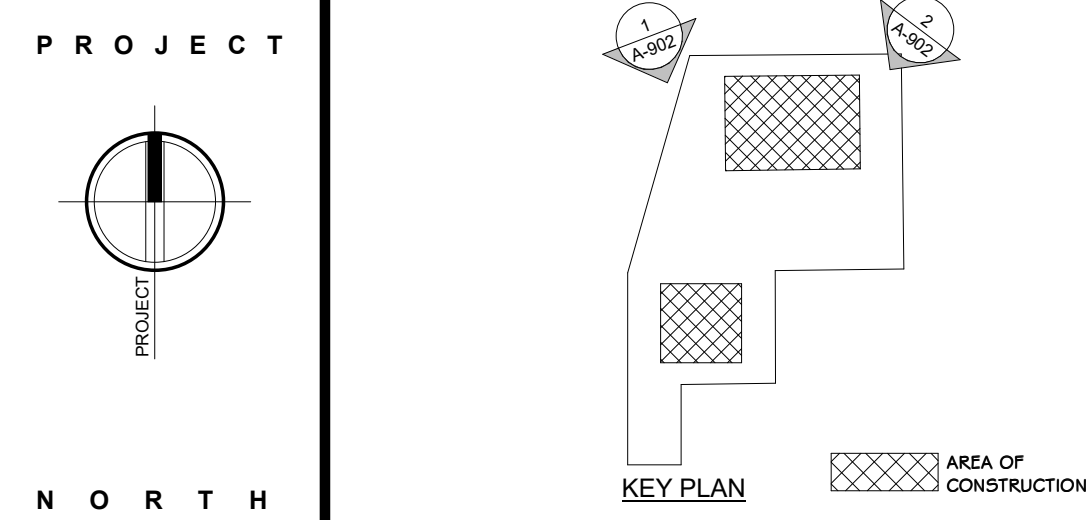
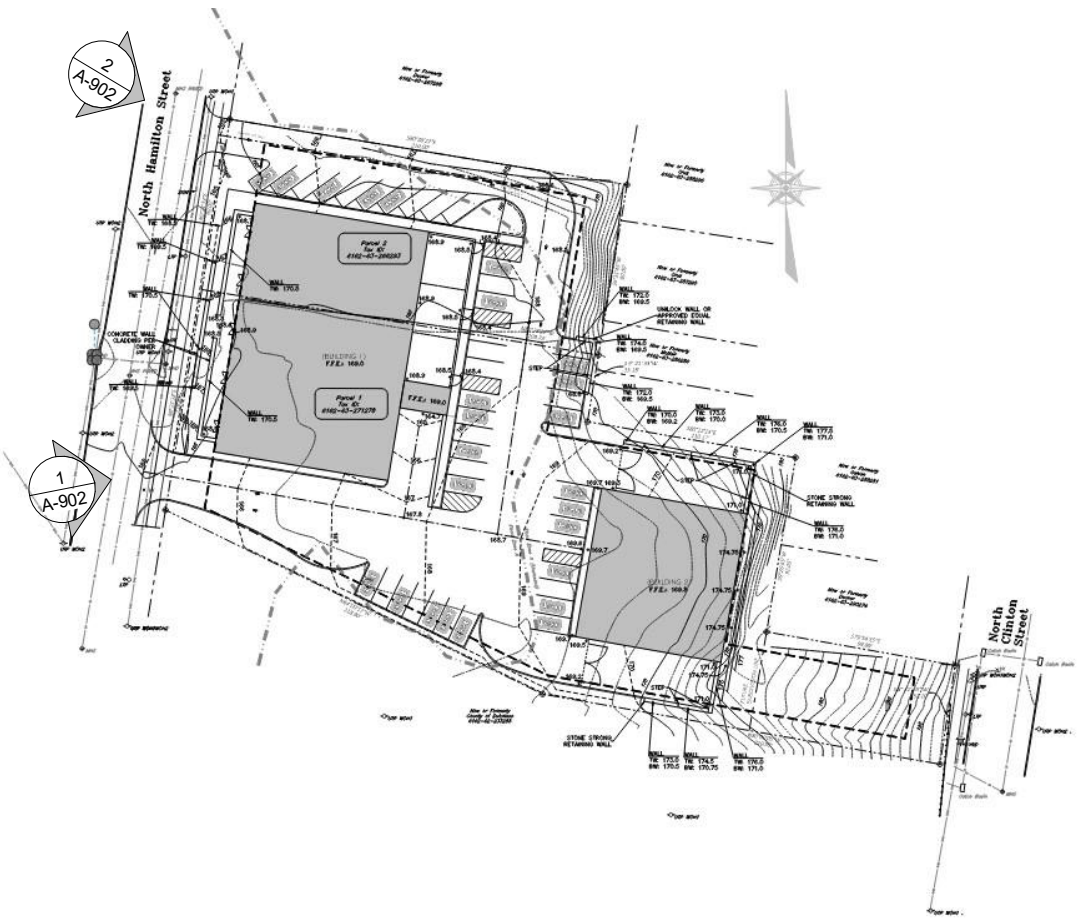
1 EXTERIOR RENDERING



2 EXTERIOR RENDERING

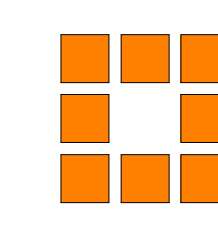
CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.



100% SCHEMATIC DESIGN

REVISIONS:		
NUM.	DATE	DESCRIPTION



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Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name: EXTERIOR RENDERING

Drawn: IDEA Project: 22102 Date: 05/31/22



Drawing Number:
A-902-PB



June 1, 2022

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

Re: 117 North Hamilton Street

To Whom it may concern,

We write to you regarding our upcoming project at 117 N Hamilton Street and in response to the questions and comments posed by the Planning Board.

Attached is a resubmittal of the SEQRA from March 9th, 2022 as it remained unchanged.

Thank you,

Eric Baxter
Vice President
Baxter Development Corp.

Full Environmental Assessment Form
Part 1 - Project and Setting

117 N Hamilton - 5
SEQRA
3.29.2022

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 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 117 N Hamilton		
Project Location (describe, and attach a general location map): 117 N Hamilton Street, City of Poughkeepsie, Dutchess County, - easterly side of N Hamilton St., approx. 250' north of its intersection with High St.		
Brief Description of Proposed Action (include purpose or need): The action involves Site Plan approval for the redevelopment of vacant land with construction of two (2), one tall story, multi-tenant warehouse facilities, 15,712 and 7710 square feet, to be connected to existing City water and sewer facilities, including outdoor access-controlled storage areas with landscaping, paved parking and maneuvering areas involving two (2) existing lots of record which are to be combined into one lot totaling 1.63 acres . Portions of the site are in an area of special flood hazard with no identified base flood elevation which requires a flood plain development permit and for which structures are required to be elevated 3'0" above the highest adjacent grade.		
Name of Applicant/Sponsor: Baxter Development Corp., Attn: Eric Baxter		Telephone: 845-471-1047
		E-Mail: eric@baxterbuilt.com
Address: 278 Mill Street, Suite 100		
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): SEE ATTACHED ADDITIONAL INFORMATION		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 Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	City Counsel - Rezone Tax parcel 266293	12.20.2022 Approved
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	City Planning Board- Site Plan	
c. City, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	City Zoning Board - Possible Area Variance	
d. Other local agencies ☒ Yes ☐ No	Building Inspector - Flood Plain Development Permit	
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 I	
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?

Light Industrial - I-1

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? Previously approved I-1 for Tax Parcel 266293

C.4. Existing community services.

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

All City of Poughkeepsie Park Facilities

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)? commercial - warehousing, contractor storage

b. a. Total acreage of the site of the proposed action? 1.63 acres

b. Total acreage to be physically disturbed? 1.39 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.63 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: 6 months

ii. If Yes:

- Total number of phases anticipated
- Anticipated commencement date of phase I (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.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
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 <u>2</u> ii. Dimensions (in feet) of largest proposed structure: <u>32'</u> height; <u>92.125'</u> width; and <u>131.17'</u> length iii. Approximate extent of building space to be heated or cooled: <u>23,422 gross</u> 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 (c.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ 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: 7 units at 4 employees per unit times 15 gpd per employee

i. Total anticipated water usage/demand per day: 420 gallons/day

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

- Name of district or service area: City of Poughkeepsie Water Service Area
- 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: 7 units at 4 employees per unit times 15 gpd per employee

i. Total anticipated liquid waste generation per day: 420 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): _____

Sanitary Wastewater

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

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

• Do existing sewer lines serve the project 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 <u>1.2</u> acres (impervious surface) 0.57 IMPERVIOUS EXISTING TO BE REDEVELOPED _____ Square feet or <u>1.63</u> 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)? ON-SITE STORMWATER MANGAMENT FACILITIES DISCHARGE TO GROUND WATER _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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: _____
customary electric usage

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
connection to existing CHGE grid

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: _____ 7 am - 4:30 pm • Saturday: _____ 7 am - 4:30 pm (possible) • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 7 am - 5 pm • Saturday: _____ 7 am - 5 pm (possible) • Sunday: _____ • Holidays: _____
---	--

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: DURING CONSTRUCTION ONLY - DURING WORKING HOURS ONLY	
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: Building mounted LED lighting aimed downward - greater than 50' to nearest occupied structure	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>recycling existing concrete to be removed</u> • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Royal Carting</u> • Operation: <u>Royal Carting</u>	

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): Dutchess County Jail facility

ii. If mix of uses, generally describe:

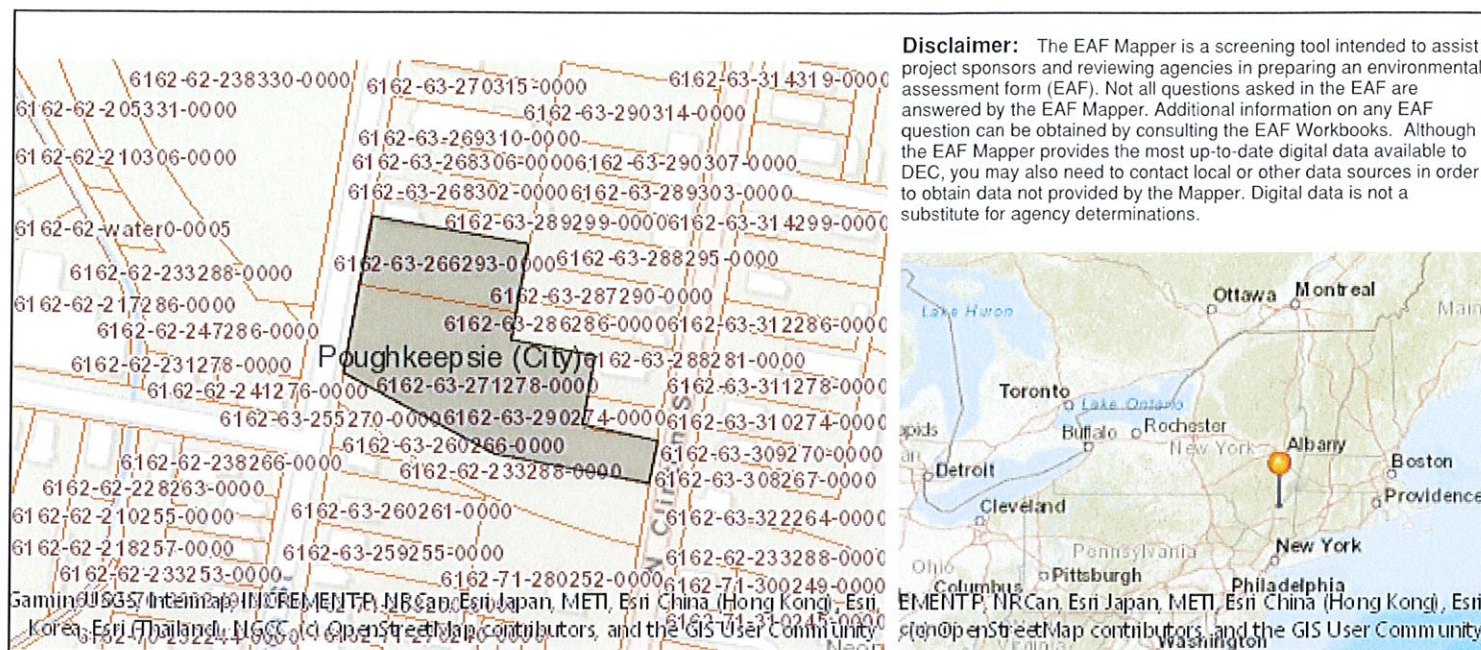
some surrounding residential - mixed uses single and multifamily

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	0.57	1.20	+0.63
• Forested	0.58	0.15	-0.43
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.24	0	-0.24
• 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)	0.24	0	-0.24
• Other Describe: <u>Lawn/Landscaping</u>		0.28	+0.28

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? 5.0+/- 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">DxB-Dutchess Cardigan Urban</td> <td style="width: 30%; text-align: right;">75 %</td> </tr> <tr> <td>BeC-Bernardston silt loam</td> <td style="text-align: right;">24 %</td> </tr> <tr> <td>Ur-Urban land</td> <td style="text-align: right;">1 %</td> </tr> </table>		DxB-Dutchess Cardigan Urban	75 %	BeC-Bernardston silt loam	24 %	Ur-Urban land	1 %						
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BeC-Bernardston silt loam	24 %												
Ur-Urban land	1 %												
d. What is the average depth to the water table on the project site? Average: 5.0+/- feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ Well Drained:	100 % of site	☐ Moderately Well Drained:	_____ % of site	☐ Poorly Drained	_____ % of site						
☒ Well Drained:	100 % of site												
☐ Moderately Well Drained:	_____ % of site												
☐ Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	_____ % of site	☐ 10-15%:	_____ % of site	☐ 15% or greater:	_____ % of site						
☒ 0-10%:	_____ % of site												
☐ 10-15%:	_____ % of site												
☐ 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☒ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☒ Yes ☐ No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.		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								
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ii. Do any wetlands or other waterbodies adjoin the project site?	☒ Yes ☐ No												
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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name <u>Fall Kill</u></td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name <u>Fall Kill</u>	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
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• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name <u>Fall Kill</u>	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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table>		i. Name of aquifer: _____											
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: _____



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00036, C314130, C314131, C314134, B00020, 314122, 314074
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

**117 N HAMILTON
CITY OF POUGHKEEPSIE**

**LONG ENVIRONMENTAL ASSESSMENT FORM
PART 1 – PROJECT INFORMATION**

**ADDITIONAL INFORMATION
March 29, 2022**

OWNERSHIP:

- PARCEL: 266293
117 N Hamilton, LLC
186 Cottage Street
Poughkeepsie, 12601
Size: 0.43 Acres
Telephone : 845-465-0207
Email: truforminc@verizon.net
- PARCEL: 271278
North Hamilton Parcel, LLC
278 Mill St., Suite 100
Poughkeepsie, NY 12601
Size: 1.20 Acres
Telephone: 845-471-1047
Email: eric@baxterbuilt.com



Dutchess County
New York

117 N Hamilton
Dutchess County, NY

Printed by:
ParcelAccess

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ParcelAccess
Internet
11/4/2021



Department of
Environmental
Conservation

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: Former Hamilton Reproduction

Site Code: B00020

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 166-186 North Hamilton Street

City: Poughkeepsie (c) **Zip:** 12601-

County: Dutchess

Latitude: 41.71181953

Longitude: -73.92125559

Site Type:

Estimated Size: 1.96 Acres

Institutional And Engineering Controls

Control Type:

[Environmental Easement](#)

Control Elements:

Ground Water Use Restriction

Vapor Mitigation

Soil Management Plan

Landuse Restriction

Site Management Plan

Site Owner(s) and Operator(s)

Site Description

Location: The Former Hamilton Reproduction site is a 1.96-acre site located in an urban area in the City of Poughkeepsie. The site consists of four tax parcels: 150 North Hamilton Street (portion of parcel), 182 North Hamilton Street, 104 Parker Avenue, and 108 Parker Avenue. **Site Features:** The 108 Parker Avenue parcel was redeveloped into a four-story office building, housing the Dutchess County Sheriff Department. The 150 North Hamilton Street, 182 North Hamilton Street, and 104 Parker Avenue parcels are undergoing redevelopment as part of the Dutchess County Law Enforcement Center expansion. **Current Zoning and Land Use:** The site is currently active and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial and residential uses. The nearest residential area is 0.1 miles east and northeast of the site along Hamilton Street. **Past Use of the Site:** From 1913 until 1992 the site was used for various manufacturing operations including buttons, clothing, electronics manufacturing and assembling, and printing. Prior uses that appear to have led to site contamination include machining, parts cleaning, a leaking underground storage tank, and release of wastewater into a storm water system. **Site Geology and Hydrogeology:** The bedrock underlying the site is the Austin Glen shale and greywacke formation. The weathered shale bedrock was observed between 1 to 20 feet bgs. The overburden soils range in thickness from 1 to 15 feet, and consist of tightly packed sandy silts, gravel and fill materials. An unconfined aquifer is found in soils deeper than six feet at the site. Local groundwater is towards the south following local topography. Generally, groundwater flow in the area is estimated to flow to the southwest towards the nearby Fallkill Creek.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

ethylbenzene

iron

trichloroethene (TCE)

benzo(b)fluoranthene

tetrachloroethene (PCE)

toluene

benzene

copper

benzo(a)anthracene
dibenz[a,h]anthracene
lead
chromium
chrysene
indeno(1,2,3-cd)pyrene
arsenic
benzo(a)pyrene
benzo(k)fluoranthene
xylene (mixed)

Site Environmental Assessment

Post-Remediation: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were SVOCs, chlorinated VOCs and BTEX constituents, found in soil, groundwater, and the drainage system sediment and water. Prior to Remediation: Soil, groundwater and the drainage system sediments and water were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and pesticides. Based upon investigations conducted to date, the primary contaminants of concern include chlorinated VOCs, SVOCs, and BTEX constituents. Soil- Several chlorinated VOCs were found to exceed their respective soil cleanup objectives (SCOs), in and around a catch basin at the southwest corner of the former building. Tetrachloroethane (PCE) was found at a maximum concentration of 18 parts per million(ppm), with an SCO of 1.4 ppm. Trichloroethene had a maximum concentration of 3.1 ppm (SCO of 0.7 ppm); cis-1,2-dichloroethene had a maximum concentration of 3.2 ppm (SCO of 0.3 ppm); and 1,1,1-trichloroethane had a maximum concentration of 0.8 ppm (SCO of 0.76 ppm). The SVOCs detected that exceeded their SCOs were benzo(a)anthracene at a maximum concentration of 4.8 ppm (SCO of 0.22 ppm); benzo(a)pyrene at 9.8 ppm (SCO of .006); benzo(b)fluoranthene at 15 ppm (SCO of 1.1 ppm); benzo(k)fluoranthene at 13 ppm (SCO of 1.1 ppm); dibenzo(a,h)anthracene at 0.46 ppm (SCO of 0.014 ppm); indeno(1,2,3-cd)pyrene at 5 ppm (SCO of 3.2 ppm); and chrysene at 12 ppm (SCO of 0.4 ppm). Data does not indicate any off-site impacts in soil related to this site.

Groundwater- The VOCs that exceeded their SCOs were benzene at a maximum concentration of 120 parts per billion (ppb), with a guidance value (GV) of 1 ppb; 1,1-dichloroethane at 93 ppb (GV of 5 ppb); cis-1,2-dichloroethene at 440 ppb (GV of 5 ppb); ethylbenzene at 78 ppb (GV of 5 ppb); PCE at 1,100 ppb (GV of 5 ppb); toluene at 27 ppb (GV of 5 ppb); 1,1,1-trichloroethane at 110 ppb (GV of 5 ppb); trichloroethene at 510 ppb (GV of 5 ppb); trichlorofluoromethane at 8.3 ppb (GV of 5 ppb); vinyl chloride at 34 ppb (GV of 2 ppb); xylene at 64 ppb (GV of 5 ppb). The only SVOC that exceeded its guidance value (10 ppb) was naphthalene at 14 ppb. Data does not indicate any off-site impacts in groundwater related to this site. Surface Water (site drainage system)- the following contaminants were found to exceed their guidance values of 5 ppb: 1,1-dichloroethane at 53 ppb; 1,1,1-trichloroethane at 5.4 ppb; and trichlorofluoromethane at 5.6 ppb.

Site Health Assessment

Exposures to potentially contaminated groundwater and/or soils are not expected because public water serves this municipality and contaminated soils have been removed. The environmental easement requires that the potential for vapor intrusion into any buildings developed on the site must be evaluated, including provisions for mitigation of any impacts identified.

For more Information: [E-mail Us](#)

Refine This Search



**Department of
Environmental
Conservation**

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: Crannell Square

Site Code: C314130

Program: Brownfield Cleanup Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 35 Catharine Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.703861111

Longitude: -73.924555556

Site Type:

Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Crannell Square Housing Development Fund Company, Inc.

Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie, NY, 12601

Current Owner Name: Crannell Square Limited Partnership

Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place, NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library

Address: 93 Market Street
Poughkeepsie, NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River. **Site Features:** The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected. **Current Zoning and Land Use:** The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. **Past Use of the Site:** The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. **Site Geology and Hydrogeology:** Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

benzo(b)fluoranthene

benzo(a)pyrene

benzo(a)anthracene

chrysene

mercury

carbon tetrachloride

arsenic
benzo(k)fluoranthene
chloroform
trichloroethene (TCE)
indeno(1,2,3-cd)pyrene
tetrachloroethene (PCE)
dibenz[a,h]anthracene
lead

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each.

The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m³) of tetrachloroethylene (PCE), 0.67 ug/m³ of trichloroethene (TCE), and 0.51 ug/m³ of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

[For more Information: E-mail Us](#)

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**Department of
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Conservation**

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

methylene chloride

tetrachloroethene (PCE)

cis-1,2-dichloroethene
perfluorooctanoic acid
trichloroethene (TCE)
arsenic
perfluorooctane sulfonic acid
1,1,1-Trichloroethane(TCA)
benzo(a)anthracene
chromium
mercury

Site Environmental Assessment

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

concluded that appropriate remediation measures to remove or contain the contaminated soils and groundwater would be necessary to prevent potential offsite contamination.

Site Health Assessment

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

For more Information: [E-mail Us](#)

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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: Wallace Campus

Site Code: C314134

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 319, 325, 327-329 & 331 Main Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.703661111

Longitude: -73.925775

Site Type:

Estimated Size: 2.48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Key Main LLC

Current Owner(s) Address: 80 Washington Street, Suite 400
Poughkeepsie, NY, 12601

Current Owner Name: IIC Properties Inc.

Current Owner(s) Address: 14 Catherine Street
Poughkeepsie, NY, 12601

Current Owner Name: Wallace Campus Manager LLC

Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria, NY, 11103

Site Document Repository

Name: Adriance Memorial Library

Address: 93 Market Street

Poughkeepsie, NY 12601

Site Description

Location: The Wallace Campus BCP site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079), 327-329 Main Street (Block 7, Lot 109077), and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York. The site is a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south.

Site Features: The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards.

Current Zoning and Land Use: The site tax lots are zoned C-2, central commercial district (residential use is excluded), and portions of the site fall within the Poughkeepsie Innovation District (PID) Historic Core and Urban Village Zones. The site consists of a several vacant and active commercial and light manufacturing uses, located on four tax lots.

Past Use of the Site: Information regarding site environmental history was obtained from a July 2020 Phase I ESA, which included review of historical maps, ownership and occupant records, local records, regulatory records and previous subsurface investigations. A Phase II ESA was subsequently issued in October 2020. The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities (potentially involving chlorinated solvents), and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street did not document any storage tanks or contaminated soil, but elevated levels of lead were found in groundwater at 331 Main Street. The buildings at 319 Main Street and 325 Main Street are currently vacant; 327-329 Main Street building is currently in use as an office building and 331 Main Street is in use as an office building and for light manufacturing. Additional investigative work was conducted in 2020, including geophysical survey, advancement of 24 soil borings to a maximum depth of 15 feet below grade surface (bgs) across the site, the installation of 3 permanent groundwater monitoring wells, and the installation of 6 soil vapor probes. Soils located along the eastern and northern portions of 319 Main Street, within a layer of fill materials that extends to approximately 7 feet bgs, contain polycyclic aromatic hydrocarbons (PAHs) and lead above restricted residential use (RRU) soil cleanup objectives (SCOs), and lead and mercury were reported above RRU SCOs in soil at other portions of the site.

Site Geology and Hydrogeology: State geological data indicate that local soils are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soils observed during subsurface investigations generally consisted of variable-texture fill (unsorted sand containing debris, primarily brick and concrete, with some coal and ash) to approximately 1 to 7 feet bgs, underlain by sands with gravel to depths of 15 feet bgs, with two borings showing layers of clayey-silt below 12 feet bgs. Soils generally below 8 feet bgs appeared to

be native, undisturbed material. Bedrock was not encountered. Groundwater was documented in wells at approximately 15 to 17 feet below the casings and direction of flow was determined to be easterly.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

indeno(1,2,3-cd)pyrene
benzo(a)pyrene
benzo(k)fluoranthene
copper
chrysene
manganese
methylene chloride
nickel
perfluorooctane sulfonic acid
zinc
lead
mercury
sodium
benzo(a)anthracene
perfluorooctanoic acid
acetone
benzo(b)fluoranthene

Site Environmental Assessment

Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

For more Information: [E-mail Us](#)

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**Department of
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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: Qual Krom Site

Site Code: B00036

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 28 Orchard Place

City: Poughkeepsie Zip: 12602

County: Dutchess

Latitude: 41.712122207

Longitude: -73.926662504

Site Type:

Estimated Size: 0.2 Acres

Site Owner(s) and Operator(s)

Site Description

This 0.2 acre site is located in a residential section in the City of Poughkeepsie. The site is bordered by an abandoned railroad grade and residential housing. The facility was operated as a metal plating facility until 1987 by the same PRP that operated the hazardous waste site Qual Krom, ID No. 314013. The City took ownership in 1988 for back taxes. Abandoned drums were found inside and outside the building. Samples were collected in 1989. A partial removal was performed in 1992. The drums and wastes that were in the building were similar to those removed from the outside the building. In 1996 the USEPA conducted a CERCLA removal action. It included stabilization of the building; containerization of the vat sludges, drums, and labpacks; inventorying, sampling and analysis

of all materials for waste characterization; and disposal. This site was initially designated a potential Registry site ('P' site) and was then remediated under the Environmental Restoration Program. Asbestos abatement, building demolition and soil removal has been completed. Based upon the fact that soil cleanup numbers for unrestricted residential use were met in the excavation confirmation samples, an Environmental Easement will not be required for the property.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic

lead

mercury

chromium

Site Environmental Assessment

The primary contaminants of concern at the site are metals. The site has been remediated. Asbestos abatement, building demolition and soil removal has been completed. An Environmental Easement will not be required for the property

Site Health Assessment

This site no longer represents a public health concern because metals-contaminated soils were excavated and properly disposed off-site and municipal water serves the area.

For more Information: [E-mail Us](#)

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**Department of
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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: HRH Lead Abatement Site

Site Code: 314122

Program: State Superfund Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 55 Garden Street

City: Poughkeepsie **Zip:** 12601

County: Dutchess

Latitude: 41.705761

Longitude: -73.925741

Site Type:

Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company

Current Owner(s) Address: 313 Miller Street
Poughkeepsie, NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. Site

Features: The 0.17 acre site includes a single family home with small front and rear yards. Current

Zoning and Land Use: The site is currently zoned and in use as a single family residence. Past Use of

the Site: The site was a single family residence that was abated for lead paint as part of a

rehabilitation project. Site Geology and Hydrogeology:

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: [E-mail Us](#)

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**Department of
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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: Schatz Plant

Site Code: 314074

Program: State Superfund Program

Classification: 02

EPA ID Number:

Location

DEC Region: 3

Address: 70 FAIRVIEW AVENUE

City:POUGHKEEPSIE Zip: 12601

County:Dutchess

Latitude: 41.71668964

Longitude: -73.92178268

Site Type: STRUCTURE

Estimated Size: 30 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Lot Six Realty Corporation

Current Owner(s) Address: 70 Fairview Avenue
Poughkeepsie,NY, 12601

Current Owner Name: SCHATZ FEDERAL BEARING COMPANY

Current Owner(s) Address: 70 FAIRVIEW AVE.
POUGHKEEPSIE,NY, 12601

Owner(s) during disposal: SCHATZ FEDERAL BEARING COMPANY

Current On-Site Operator: Schatz Federal Bearings Company

Stated Operator(s) Address: 70 Fairview Avenue
Poughkeepsie,NY 12601

Hazardous Waste Disposal Period

From: 1910 **To:** 1981

Site Description

Location: The Schatz Plant Site (Site) is located at 10-70 Fairview Avenue in the City and Town of Poughkeepsie, Dutchess County, New York. The Site consists of four tax parcels and occupies an area of approximately 30 acres. **Site Features:** The original Schatz Plant Facility, two stand-alone buildings, and miscellaneous debris and storage boxes occupy the three northernmost parcels of the Site (~22 acres). A bearing manufacturing plant currently operates on the southernmost parcel of the Site (approx. 8 acres). **Current Zoning and Land Use:** The area south of the Site is primarily industrial, with residential areas located to the north and east. A formerly utilized railroad bed abuts the west side of the Site, and immediately beyond the western boundary is a residential area and medical facilities. **Past Use of the Site:** The Schatz Company began operations at the Site in 1910, started manufacturing ball bearings in 1915, and increased the plant size in 1920 and 1926. The company filed for bankruptcy in 1980 was closed in 1981. The Schatz Company name was purchased in 1983 and Schatz Manufacturing currently produces bearings at a plant located on the southernmost parcel of the Site at 10 Fairview Avenue, owned by the Schatz Land Company. The remaining three tax parcels making up the Site were purchased in 1988 and are presently owned by Lot Six Realty Corporation and Hudson Valley Management Associates. Currently, the property owner leases space in the former manufacturing facility to various small commercial/industrial entities. **Site Geology and Hydrogeology:** The site geology at the Schatz Plant Site consists of lacustrine silts and fine sands overlying weathered Austin Glen Formation phyllites. The fill and lacustrine sediments (overburden) range in thickness from 0.5 feet to 27 feet. Weathered bedrock ranges in thickness from less than 2 feet to 7 feet on-site. Competent bedrock was found at depths across the site ranging from 7.5 feet to 30 feet below grade. Groundwater flow direction across the site is generally west-northwesterly from Fairview Avenue towards the Hudson River. Groundwater movement in the bedrock is limited primarily to fractures, joints and bedding planes.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

PCBS (1.7 PPM- 330 PPM) (B007)
TOLUENE, ETHYLBENZENE & XYLENES
polychlorinated biphenyls (PCB)
DRUMS OF WASTE CONTAINING:

Site Environmental Assessment

Nature and Extent of Contamination: Contaminants of concern at the site include PCBs, SVOCs (PAHs), and metals (lead, chromium, arsenic, and antimony). Extensive PCB contamination was found in numerous floor wipe, floor drain, and floor sweeping samples collected within Building #3, the Heat Treatment Building, and the former Rehabilitation Center. In 1996, approximately 1,800 cubic yards of PCB-contaminated soil was removed from the southern edge of the site. In October 2009

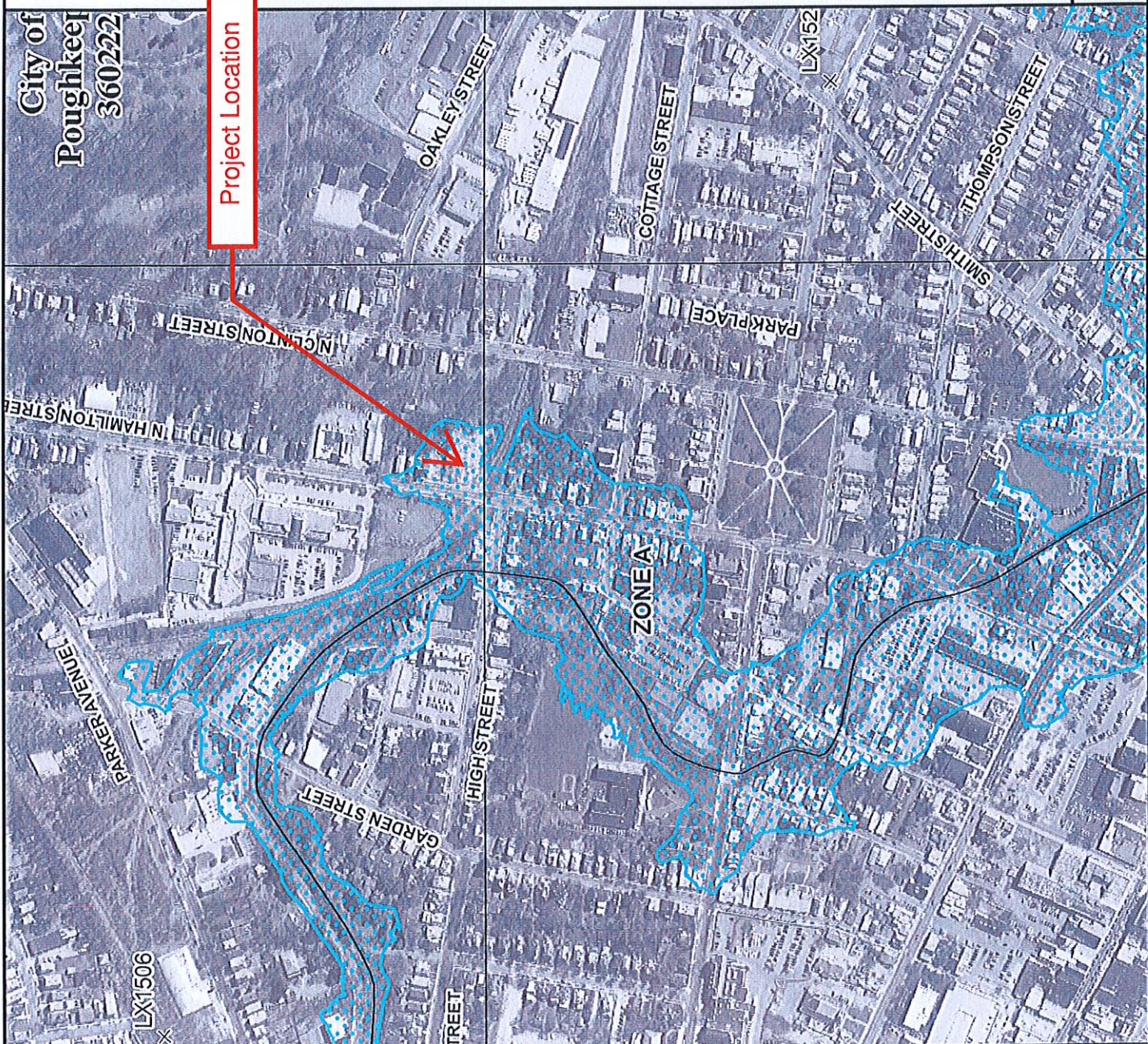
USEPA performed an emergency response action to identify, remove and dispose of hazardous materials abandoned in the facility buildings. By March 2011, all of the staged and containerized wastes were shipped off-site for disposal and EPA demobilized from the site. The USEPA evaluated the results of the test pitting and soil sampling performed around the facility in 2010 for possible additional removal action, however, no additional action is planned by the USEPA at this time. The southernmost parcel of the Site has been previously remediated.

Site Health Assessment

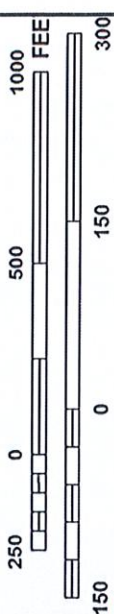
Polychlorinated biphenyls (PCBs) were detected in soil at several on-site locations. PCB-contaminated soil was excavated and disposed of at an off-site location in 1996. PCBs have been detected at concentrations above the NYSDOH cleanup guideline on the floors in two on-site buildings and in the soil at several on-site locations. One of the contaminated buildings (#3) is readily accessible. PCBs were detected on the subflooring of the on-site building that previously housed a rehabilitation center; however, since the subfloor is inaccessible, contact with contaminated surfaces is not expected. To minimize potential exposures to contaminated building surfaces, NYSDOH has recommended restricting access to authorized persons only. PCBs were not detected during two rounds of air sampling conducted in the rehabilitation center. Exposures to site-related contaminants in drinking water are not expected since nearby homes and businesses are supplied with public drinking water.

For more Information: [E-mail Us](#)

Refine This Search



MAP SCALE 1" = 500'



NFIP

PANEL 0358E

FIRM

FLOOD INSURANCE RATE MAP

for DUTCHESS COUNTY, NEW YORK
(ALL JURISDICTIONS)

CONTAINS:

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

PANEL 358 OF 602

MAP SUFFIX: E

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

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

MAP NUMBER

36027C0358E

EFFECTIVE DATE

MAY 2, 2012



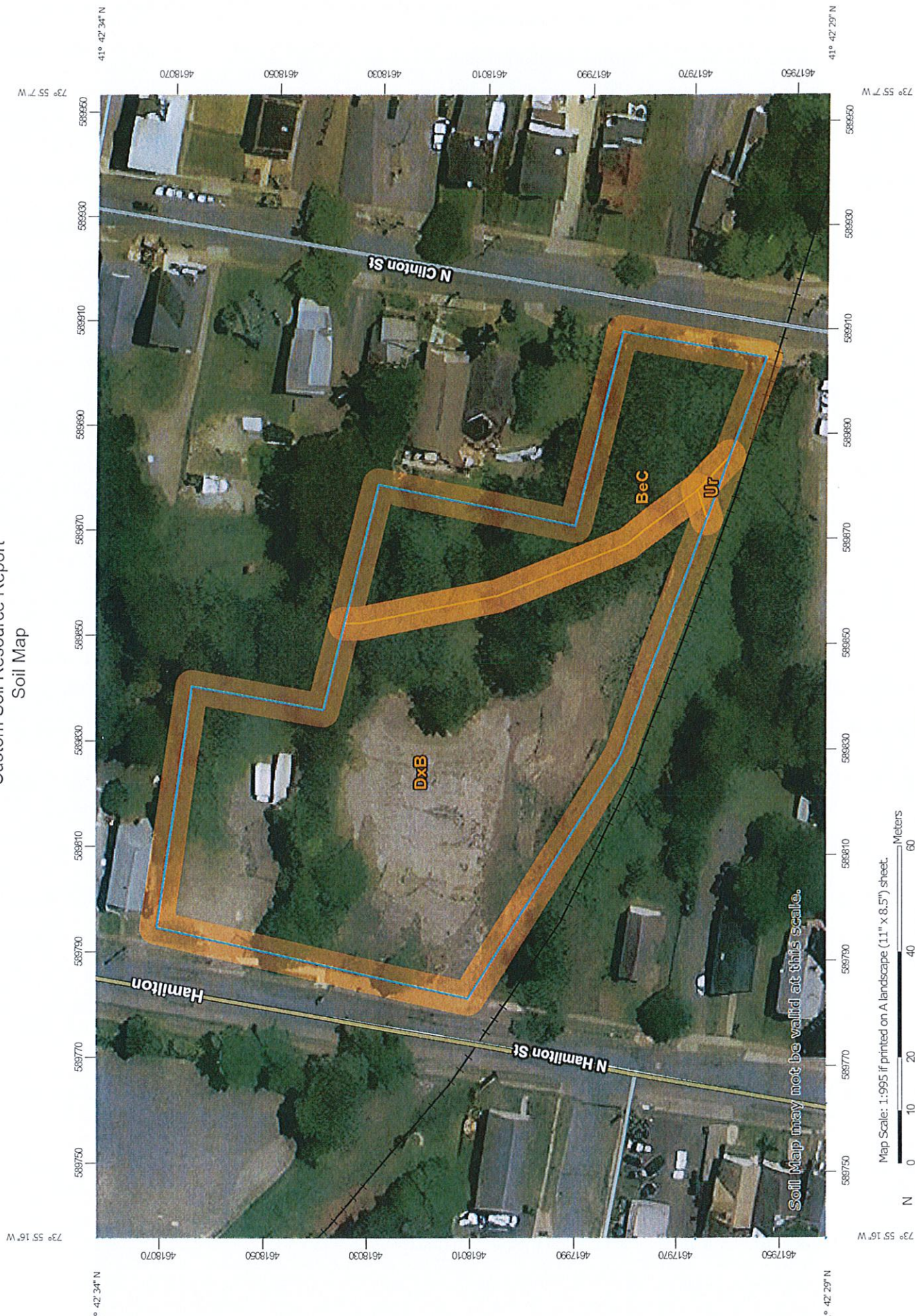
Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:995 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

MAP INFORMATION

Area of Interest (AOI)

Area of Interest (AOI)	
	Area of Interest (AOI)
	Soils
	Soil Map Unit Polygons
	Soil Map Unit Lines
	Soil Map Unit Points
Special Point Features	
	Blowout
	Borrow Pit
	Clay Spot
	Closed Depression
	Gravel Pit
	Gravelly Spot
	Landfill
	Lava Flow
	Marsh or swamp
	Spoil Area
	Stony Spot
	Very Stony Spot
	Wet Spot
	Other
	Special Line Features
Water Features	
	Streams and Canals
Transportation	
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads
Background	
	Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 18, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeC	Bernardston silt loam, 8 to 15 percent slopes	0.4	24.1%
DxB	Dutchess-Cardigan-Urban land complex, undulating, rocky	1.3	75.6%
Ur	Urban land	0.0	0.3%
Totals for Area of Interest		1.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

BeC—Bernardston silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9rdn
Elevation: 0 to 1,000 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Bernardston and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bernardston

Setting

Landform: Till plains, hills, drumlinoid ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy, acid, dense till derived mainly from phyllite, shale, slate, and schist

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 27 inches: silt loam
H3 - 27 to 80 inches: silt loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 15 to 30 inches to densic material
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Ecological site: F144AY007CT - Well Drained Dense Till Uplands
Hydric soil rating: No

Minor Components

Punsit

Percent of map unit: 5 percent
Hydric soil rating: No

Pittstown

Percent of map unit: 5 percent

Hydric soil rating: No

Stockbridge

Percent of map unit: 5 percent

Hydric soil rating: No

Unnamed soils, fine-loamy

Percent of map unit: 3 percent

Hydric soil rating: No

Sun

Percent of map unit: 1 percent

Landform: Depressions

Hydric soil rating: Yes

Canandaigua

Percent of map unit: 1 percent

Landform: Depressions

Hydric soil rating: Yes

DxB—Dutchess-Cardigan-Urban land complex, undulating, rocky

Map Unit Setting

National map unit symbol: 9rfr

Elevation: 20 to 1,000 feet

Mean annual precipitation: 41 to 47 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 115 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Dutchess and similar soils: 30 percent

Cardigan and similar soils: 25 percent

Urban land: 20 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dutchess

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy till derived mainly from phyllite, slate, schist, and shale

Typical profile

H1 - 0 to 8 inches: silt loam

Custom Soil Resource Report

H2 - 8 to 28 inches: silt loam

H3 - 28 to 86 inches: channery silt loam

Properties and qualities

Slope: 1 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Cardigan

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy till or colluvium derived from phyllite, slate, shale, and schist

Typical profile

H1 - 0 to 8 inches: channery silt loam

H2 - 8 to 20 inches: channery loam

H3 - 20 to 30 inches: channery silt loam

H4 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 6 percent

Depth to restrictive feature: 20 to 40 inches to lithic bedrock

Drainage class: Well drained

*Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low
(0.00 to 0.06 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: Unranked

Minor Components

Udorthents

Percent of map unit: 10 percent

Hydric soil rating: No

Georgia

Percent of map unit: 5 percent

Hydric soil rating: No

Nassau

Percent of map unit: 5 percent

Hydric soil rating: No

Massena

Percent of map unit: 4 percent

Hydric soil rating: No

Sun

Percent of map unit: 1 percent

Landform: Depressions

Hydric soil rating: Yes

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb

Mean annual precipitation: 41 to 47 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 115 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent

Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent

Hydric soil rating: No

Rock outcrop

Percent of map unit: 1 percent

Hydric soil rating: Unranked

Unnamed soils, undisturbed

Percent of map unit: 1 percent

Hydric soil rating: Unranked

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Custom Soil Resource Report

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Dutchess County
New York

117 N Hamilton-Wetlands
Dutchess County, NY

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11/5/2021



June 1, 2022

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

Re: 117 North Hamilton Street

To Whom it may concern,

We write to you regarding our upcoming project at 117 N Hamilton Street and in response to the questions and comments posed by the Planning Board. Attached, you will find the questions and comments posed followed by the responses as well as the site plan check sheet.

Supplemental to our application, and in response to a comment in the site plan check sheet, we are informing the Board that we are seeking a parcel merger for the following parcels: 266293 and 271278. This is already in motion.

Additionally, to note in the drawings included in other sections of this resubmission, we included 40 parking spaces per the new landscape and site plan, snow storage, lighting plan, necessary refuse enclosures, grading plan complete with floor elevations and spot grades, and other clarified matters identified on the site plan check list.

If anything still remains unclear after your review of all of our submitted materials, please let us know.

Thank you,

Eric Baxter
Vice President
Baxter Development Corp.

BAXTER

278 MILL ST, SUITE 100 | POUGHKEEPSIE, NY 12601 | 845.471.1047

BAXTERBUILT.COM



June 1, 2022

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

Re: 117 North Hamilton Street

To Whom it may concern,

We offer the following comments for your consideration. The comments are numbered to correspond to the comments contained in the review letter of Judith Knauss, Deputy Zoning Administrator dated April 12, 2022.

1. The rear warehouse is set back 25 feet from the rear (easterly) lot line. Located to the rear of the structure, encroaching into the rear yard area, is a retaining wall. The wall is separate from and not connected to the warehouse structure. This rear retaining wall is necessary to accommodate a second means of emergency egress from one of the interior tenant spaces. The wall is less than 8'foot in height at any point along its length. The wall is not located within 10 foot of the rear lot or any structure on an adjacent parcel. From the top of the wall to the rear lot line the land slopes up sharply, to a height of at least 6 greater than the wall height. Given the height and location of the wall, it would appear to fit within the parameters permitted by Section 19.-4.14 (3) (a) covering projections and obstructions. If it does not, we are prepared to seek a variance to allow its installation as this is a necessary project element.
2. This is a redevelopment proposal. The property is wedged between the former rail line and existing developed properties in what is already a somewhat mixed-use neighborhood. We understand and acknowledge that the property abuts a residential district along the north and east property boundary and as such requires a 25-foot buffer along those boundaries. The code offers alternatives to permit the modification of or substitution for the required buffer. The proposal incorporates an 8-foot-high privacy fence along the northerly line for the front portion of the lot with a minimum 3-foot landscaped buffer. The landscaping is proposed along the outer portion of the fence. The front building is setback a minimum of 40-feet from the property line. The driveway, one-way out, occupies generally the same location as the prior drive. We are using the same curb cut location as currently exists. A line of parking is located in that same area faced toward the building and



way from the lot line. There are no access doors and/or windows along that side of the building. Taken together, these elements effectively function as a buffer from the adjacent residential zone in this area. For this same portion of the property, along the easterly line, development has been minimized, limited a small number of parking spaces and a masonry refuse enclosure. The property slopes up to the rear lot line in this same area. The slope will be untouched and landscaped. Here again the design elements taken together with the change in topography serve to provide an appropriate buffer. The rear warehouse adjoins the rear portions of lots that front on North Clinton Street. The land generally slopes up to N. Clinton with the structure tucked into the slope relying on the existing landforms to screen and buffer the proposed development from the adjoining parcels. We respectfully request that the Planning Board consider the design, the proposed landscaping, the existing topography, and landscaping and modify the buffer requirement and/or permit the identified factors to serve as an acceptable substitute for the 25-foot buffer. We are prepared to seek a variance if required.

3. Each individual unit is proposed with an outdoor storage area. The areas are located to the rear of the facility on the from building and limited to one side on the rear building. All the yard areas are to be provided with an 8-foot-high black vinyl coated chain link fence with lockable access gates. Landscaping has been provided around the perimeter of the property to screen and otherwise soften the view into the site. We submit that the location, fencing and off set landscaping work together to screen these outdoor yards from view and satisfy the intent of the applicable code section.
4. A landscape plan has been incorporated into this submittal. All portions of the property not otherwise occupied by building, paving or concrete walkways have been appropriately landscaped including planting areas and open lawn.
5. As noted previously a landscape plan has been incorporated into this submittal. The landscape plan has addressed all perimeter areas of the site. Those portions of the site that adjoin N Hamilton and the residential parcels to the north have been more heavily planted than the southerly side that adjoins the former railbed.

We trust the comments contained herein address your concerns. We believe that we have submitted a plan that complies with the provisions of Zoning Code subject to review by the Planning Board. We understand and acknowledge that seeking variances is available to us. Before doing so, we would like the opportunity to review the development and discuss the alternatives offered herein in order to possibly avoiding the need to obtain variances.



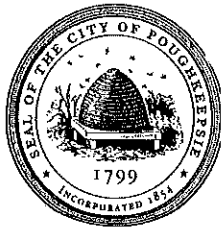
Thank you,

Eric Baxter
Vice President
Baxter Development Corp.

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278 MILL ST, SUITE 100 | POUGHKEEPSIE, NY 12601 | 845.471.1047

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

April 12, 2022

Eric Baxter
278 Mill Street, Suite 100
Poughkeepsie, NY 12601

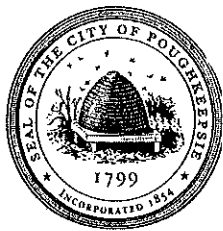
RE: (117) North Hamilton Street

Dear Mr. Baxter:

The Development Department is in receipt of your application for site plan review relative to the proposed construction of a wholesale storage and warehouse facility on two vacant parcels of land on North Hamilton Street.

The property is located in an area of the City of Poughkeepsie zoned Light Industrial (I-1) District. The use of property in I-1 Districts for wholesale storage and warehousing is permitted, pursuant to the provisions of Section 19-3.29(2)(a)(1) of the Zoning Ordinance. The site plan has been reviewed for compliance with the provisions of the Zoning Ordinance relative to the I-1 District and the following deficiencies were noted to exist:

- 1) Section 19-3.29(4)(c) (3) requires that rear yards of 25 feet be provided: **at the rear warehouses, it is not clear what the purpose of the retaining wall that encroaches in the rear yard is, but this wall encroaches approximately eight (8) feet into the rear yard, which otherwise is 25 feet;**
- 2) Section 19-3.29(4)(d) provides that where a lot in an I-1 District adjoins a lot in the residential district, that a landscaped buffer of a least 25 feet shall be provided along said property line: **the property abuts an R3A District along the north and east property boundaries, but no 25 foot landscape buffer is provided along any of those boundaries;**
- 3) Section 19-3.29(3)(d) allows open storage in compliance with Section 19-4.10, which provides that when open storage is permitted in a commercial or industrial district as a principal or accessory use, provided that such storage shall be screened from view by an eight-foot high fence or evergreen screening, the design and location of which shall be approved by the Planning Board. In no case shall the stored material exceed the height of the screening: **it is not clear this requirement is met; it is not clear this requirement is met;**



**THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

- 4) Section 19-4.11(1)(a) requires that all portions of nonresidential properties which are not otherwise utilized be appropriately landscaped with grass, shrubs, Trees and other ground cover in such manner as to minimize erosion and stormwater runoff and to maintain or improve the aesthetics of such development. **No landscaping is indicated;**
- 5) Section 19-4.11(1)(b) requires that landscape strips be provided along all property lines of nonresidential uses. Said landscape strips shall be at least three feet wide and include evergreen planting and other landscaping of such type, height, spacing and arrangement as, in the judgment of the Planning Board, will effectively screen the activity on the lot from neighboring uses. **No landscaping is indicated.**

Therefore, the application as submitted is hereby denied. You may, within sixty (60) days of the date of this determination, either:

- 1) Make application to the Zoning Board of Appeals, requesting variances; or,
- 2) Revise that plan to reflect compliance with the provisions of the Zoning Ordinance as outlined herein.

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

Very truly yours,

Judith Knauss
Deputy Zoning Administrator

**CITY OF POUGHKEEPSIE, NY
BUILDING, PLANNING & ENGINEERING DEPARTMENTS**

SITE PLAN CHECK SHEET

ADDRESS: (117) NORTH HAMILTON ST

The following is a list of deficiencies noted to exist in the submission relative to the requirements for site plan review.

I) APPLICATION REQUIREMENTS AND GENERAL SITE PLAN INFORMATION

Compliance Certified

Item Description

☐ YES	☐ NO	Properly completed application form, including accurate contact information and applicant signature.
☒ YES SOME INFORMATION MISSING (# OF PARKING SPACES PROVIDED, # OF EMPLOYEES)		
☐ YES	☐ NO	Required fees submitted: ☐ Site Plan: \$500, plus \$150 for 1000 square feet of floor area; ☐ Special Permit: \$500 ☐ Full EAF: \$500; ☐ \$35 x _____ (# of Required Parking Spaces) = _____
		TOTAL: _____
☐ YES	☐ NO	Short Environmental Assessment Form submitted.
☒ YES	☐ NO	Full Environmental Assessment Form submitted.
☐ YES	☒ NO	Name and address of owner of record appears on plan.
☒ YES	☐ NO	Name and address of person, firm or organization preparing the plan.
☐ YES	☒ NO	Date (including any revision dates), north arrow, written and graphic scale.
☒ YES	☐ NO	Vicinity map (i.e., Sanborn, tax map).
☐ YES	☐ NO	Existing zoning with accurate lot and bulk tables.
☐ YES	☒ NO SEAL, NO SIGNATURE	Professional signature and seal on plan, as required by law.
☐ YES	☒ NO	Names of owners of adjoining properties, as shown on the latest tax records.
☒ YES	☐ NO	A statement indicating the financial capability of the applicant to complete the proposed development.
☐ YES	☐ NO	Are any waivers requested? If so, list here (and provide a written request for waiver, outlining the item to be waived and the rational for waiver: _____)

ADDRESS: N. HAMILTON ST

II) EXISTING SITE CONDITIONS

Compliance Certified

Item Description

☒ YES ☐ NO

Site plan is prepared under the direction of a licensed surveyor or licensed professional engineer or references a properly prepared survey with surveyor name, license number and survey date indicated. If a city digital map is utilized, field verification of all features and elevations must be certified by a licensee surveyor or licensed professional engineer.

☐ YES ☐ NO
IF NONE, SO NOTE

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.

☐ YES ☐ NO

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

☒ YES ☐ NO

Existing contours with intervals of five (5) feet or less, referred to a datum satisfactory to the Planning Board. If parcel is relatively flat, contours MAY be waived if spot elevations are shown which indicate the general slope of the terrain;

☒ YES ☐ NO

Paved areas, walkways, parking areas, vehicular access to public streets, internal drives (detailed as required by material type: i.e., asphalt, concrete, stone, etc); existing landscaping, screening and fences (detailed);

☐ YES ☐ NO

Outlines and descriptions of all structures;

☐ YES ☐ NO
IF NONE, SO NOTE

All watercourses, marshes, wooded areas, rock outcrops, isolated trees with a 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 any other significant features.

☒ YES ☐ NO

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

☐ YES ☐ NO
IF NONE, SO NOTE

Approximate boundaries of any areas subject to storm water overflows (reference FEMA 100 year floodplain panel or study).

ADDRESS: N. HAMILTON ST

III) PROPOSED SITE IMPROVEMENTS

Compliance Certified

Item Description

☒ YES ☐ NO

The location of all proposed buildings or structural improvements.

☐ YES ☒ NO
NO ELEVATIONS PROVIDED

Detailed elevations of all proposed principal and accessory structures.

☐ YES ☒ NO

Show locations, size and material of all proposed utilities and service connections.

☐ YES ☐ NO

→ FIRE DEPT
EQUIPMENT
CONCERNS

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 space for tenant recreational purposes for residential development. Profiles indication grading and cross sections showing location and width of roadways and walkways. Any proposed direct pedestrian connection to public parking lots or structures will also be shown.

☐ YES ☒ NO

Proposed screening and landscaping, including a planting plan, in accordance with Section 19-4.11 of the Zoning Ordinance.

☐ YES ☒ NO

Location, direction, power and time of use of any proposed outdoor 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.

☒ YES ☐ NO

Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.

☐ YES ☐ NO

IF NONE, SO NOTE

An outline of any proposed easements, deed restrictions, covenants or rights-of-way and a notation of any areas to be dedicated to a public agency, and any public improvements contemplated on or adjoining the property.

☐ YES ☒ NO

Location of any fire alarm boxes and/or connections to the city fire alarm system.

☐ YES ☐ NO

ENGINEERING
TO REVIEW

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

ADDRESS: N. HAMILTON ST

IV) OTHER REQUIRED PLAN NOTES

Compliance Certified

☐ YES ☐ NO

ENGINEERING TO
RENEW

☐ YES ☐ NO

N/A

Item Description

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

The following note concerning the protection of trees must be shown on all site plans where existing trees are proposed to be retained: "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."

In addition to the note on the plan, the location of the protective fencing must be shown on the site plan or landscape plan. Where a trees close proximity to a proposed building, driveway, parking area, or construction vehicle access way prevents the installation of fencing at the drip line, the modification of the fence position shall be shown on the site plan and shall be subject to the approval of the Planning Board. Field modification of the fence position may be granted by the Building Inspector/Zoning Administrator or Deputy Building Inspector.

V) REQUIRED REFERRALS TO OTHER AGENCIES OR BOARDS

☐ YES ☐ NO

Dutchess County Planning Department

☐ YES ☐ NO

MAYBE

Zoning Board of Appeals

☐ YES ☒ NO

Historic District and Landmark Preservation Commission

☐ YES ☒ NO

Waterfront Advisory Committee

☐ YES ☐ NO

MAYBE

Shade Tree Commission

ADDITIONAL COMMENTS

1) NO SNOW STORAGE SHOWN

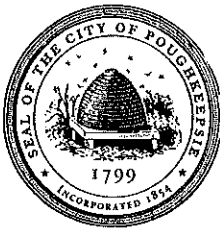
2) NO REFUSE AREA SHOWN

3) VISUAL DETAILS ON RETAINING WALLS

4) LOTS TO BE COMBINED INTO SINGLE LOT OF RECORD.

Natalie Quinn, Senior Planner
Judith Knauss, Deputy Zoning Administrator

4/12/22
Date



**THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

June 14, 2022

Eric Baxter
278 Mill Street, Suite 100
Poughkeepsie, NY 12601

RE: (117) North Hamilton Street

Dear Mr. Baxter:

The Development Department is in receipt of a letter dated June 1, 2022, and plans with a revision date of 5/31/22, relative to your application for site plan review for the proposed construction of a wholesale storage and warehouse facility on two vacant parcels of land on North Hamilton Street.

As you know, the property is located in an area of the City of Poughkeepsie zoned Light Industrial (I-1) District. The use of property in I-1 Districts for wholesale storage and warehousing is permitted, pursuant to the provisions of Section 19-3.29(2)(a)(1) of the Zoning Ordinance. The revised plans have been reviewed for compliance with the provisions of the Zoning Ordinance relative to I-1 Districts. This review replaces the previous review of April 22, 2022. The following deficiency was noted to remain:

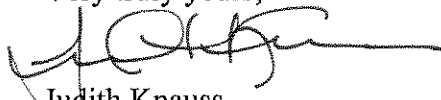
- 1) Section 19-3.29(4)(d) provides that where a lot in an I-1 District adjoins a lot in the residential district, that a landscaped buffer of a least 25 feet shall be provided along said property line: **the property abuts an R3A District along the north and east property boundaries, but no 25 foot landscape buffer is provided along any of those boundaries.** Please note that while you indicate in your letter that that that zoning ordinance provides alternatives to allow modification or substitution of the landscaping requirements, those alternatives are relevant to Section 19-4.11 of the Ordinance and are not applicable in this instance. The requirement for the 25 foot landscape buffer is built in to the requirements of the I-1 District.

Therefore, the application as submitted remains deficient. You may, within sixty (60) days of the date of this determination, either:

- 1) Make application to the Zoning Board of Appeals, requesting a variance; or,
- 2) Revise that plan to reflect compliance with this provision.

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

Very truly yours,


Judith Knauss
Deputy Zoning Administrator