



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

February 13, 2026

K. Taylor, Senior Planner

A.4. SELF-STORAGE AT THE SHOPPES AT SOUTH HILLS – 1875-1895 SOUTH ROAD

Special Use Permit Review, Site Plan Review, and Architectural Review to repurpose the Burlington building, turning the existing ±80,275 square foot building into a self-storage facility. Proposed site improvements are limited to accessible parking and building access, a crosswalk, and signage. The proposed zoning text amendment is subject to Town Board review and adoption. 1875-1895 South Road. South Hills Center (SHC) Zoning District; ±72.62 acres; Grid # 6158-01-297959; Type 1 Action; *South Hills Owner LLC c/o DLC Management (Applicant and Owner)*.

Proposed Zoning Text Amendments

The applicant sought the following zoning text amendments to the current SHC Zoning District regulations from the Town Board:

1. Amend §210-23(C) to add **Self-storage as an adaptive re-use*, subject to special use permit approval by the Planning Board
 - a. Wherein in the term *self-storage* shall mean, “An enclosed structure used exclusively for the temporary indoor storage of personal materials and goods. The structure(s) shall contain multiple individual mini-warehouse units that are rented or leased to the general public. Self-storage does not include contractor’s storage or warehouse. Also referred to as self-service storage, private rental storage, or mini-storage.”

On February 18, 2026, the Town Board approved the requested zoning text amendment for the SHC zoning district.

SEQRA Review

Per SEQRA 617.4(b)(2), the proposed action is a Type 1 Action subject to a coordinated review. The Planning Board declared their intent to serve as Lead Agency on November 20, 2025. No objections were received. The Planning Board adopted a Negative Declaration resolution on January 15, 2026. Notice of this SEQR determination was submitted to the NYSDEC Environmental News Bulletin (ENB) on February 3, 2026.

Special Use Permit Review

The applicant has proposed a zoning text amendment to the Town Board that would permit a self-storage facility as an adaptive reuse in the South Hills Center (SHC) zoning district subject to special use permit review by the Planning Board.

Site Plan Review

1. Application is subject to architectural review by the Planning Board.

Recommendations

Staff recommend that the Planning Board discuss the application and take the following actions:

- A. Open the public hearing, as follows:
“I move that the Planning Board open the public hearing.”
- B. Close the public hearing, as follows:
“I move that the Planning Board close the public hearing.”

- C. Adopt a resolution to grant conditional special use permit and conditional site plan approval, as follows:
“I move that the Planning Board grant conditional special use permit approval and conditional site plan approval for Self-Storage at the Shoppes at South Hills 1875-1895 South Road, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies and said response to be reviewed by the Planning Department as to adequacy and completeness, inclusive of, but not limited to, the following:”

1. Town Planning Department comments dated February 13, 2026 (this document).
2. Town Engineering Department comments dated February 10, 2026.
3. Town Zoning Department comments dated February 5, 2026.
4. Town Sewer Department comments dated January 29, 2026.
5. New Hamburg Fire Department comments review.
6. Planning Board comments.

- D. Planning Board to conduct architectural review.

OR

- A. Open the public hearing, as follows:
“I move that the Planning Board open the public hearing.”
- B. Adjourn the public hearing, as follows:
“I move that the Planning Board adjourn the public hearing to [March 19, 2026 or April 16, 2026].”
- C. Defer action with comments, as follows:
“I move that the Planning Board defer further action on this application, and direct the applicant to respond to comments, in writing, of the Planning Board and those received from Town departments and agencies including, but not limited to, the following:”
1. Town Planning Department comments dated February 13, 2026 (this document).
 2. Town Engineering Department comments dated February 10, 2026.
 3. Town Zoning Department comments dated February 5, 2026.
 4. Town Sewer Department comments dated January 29, 2026.
 5. New Hamburg Fire Department comments review.
 6. Planning Board comments.



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TOWN DEPARTMENT, CONSULTANT AND FIRE DISTRICT COMMENTS

Project Name: SELF-STORAGE AT THE SHOPPES AT SOUTH HILLS – 1875-1895 SOUTH ROAD
Parcel ID #(s): 6158-01-297959-0000
For Planning Board Meeting on: February 19, 2026

Town Departments, Consultants, and the appropriate Fire District have reviewed materials submitted by the applicant for this Planning Board Meeting and have the following comments:

Review For Meeting - Engineering

02/10/2026

Robert Bozek

All prior comments have been addressed and there are no further comments.

Review For Meeting - Zoning

02/05/2026

Kristina Granieri

- 1) Response to applicant comment that the project is on the Town Board agenda 2/18/26 for a text amendment to allow warehousing; storage buildings is noted.
- 2) Will there be changes to the exterior? Exterior signage to be in accordance with §210-127(C).
- 3) Any new proposed freestanding signage?

Review For Meeting - Sewer Department

01/29/2026

Jim Bynon

Response to prior comment noted and comment still stands. Will also need a plan to fix any deficiencies found during the CCTV.

Review For Meeting - Fire District - NHFD

Jeff Renihan

Comments from NHFD are pending.



January 26, 2026

Chairman Carl Whitehead
Town of Poughkeepsie Planning Board
1 Overocker Road
Poughkeepsie, NY 12603

Re: Self-Storage At The Shoppes at South Hills – 1875-1895 South Road

Dear Chairman Whitehead and Members of the Board:

Please accept this letter and accompanying revised copies of the plan set and documents as our re-submission for the above referenced project. Please find our responses to comments received from our previous submission to the Town of Poughkeepsie Planning Board on December 11, 2025.

Please find below our summary of responses to the Comments received from the Town Departments, Consultant, and Fire District.

Review for Meeting – Building

01/02/2026

Bruce Flower

The violation still exists on the property regarding the existing sprinkler system. As per Zoning Code 210-150 J this application should not be reviewed until the violation has been cured or ceased.

LRC Response: The violation with the building department has been remedied. Please find attached to this response letter an email correspondence from the Town of Poughkeepsie as confirmation.

Review for Meeting – Engineering

12/30/2025

Robert Bozek

Loureiro NY, P.C.



Response to prior comment #2 is noted, the comment has been revised. Please clarify what the 3 proposed signs shown next to the one Temp Parking sign are for. Revise the plans and sign legend as necessary.

LRC Response: The three additional signs have been removed as they are not applicable to this project. There is no change needed for the sign legend, as the total number of proposed signs (5), has not been changed.

Review for Meeting – Zoning
12/29/2025
Kristina Granieri

The applicant is applying for a text amendment to allow Warehousing; Storage buildings in the South Hills Center District for a special use. If the text amendment is not granted a use variance per §210-148(C) is required.

LRC Response: Comment noted. The project is on the 2/18/26 Town Board agenda for the proposed text amendment.

Review for Meeting – Sewer Department
12/23/2025
Jim Bynon

No comments at this time. Awaiting results of camera inspection and dye testing.

LRC Response: Once received, the televised CCTV footage will be provided to the Town Sewer Department.

Review for Meeting – Fire District - NHFD
12/22/2025
Jeff Renihan


With part of the calculations for the sprinkler system, they will need to conduct a flow testing of the hydrants for the report. The Fire Department would like to know the results of these tests so they can enter that in their mobile data terminals in the vehicles. We would like the Town to get the required annual results for the other hydrants on the property as well.

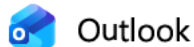
LRC Response: Flow testing data will be provided to the Fire Department once testing is completed.



Sincerely,

Loureiro NY, P.C.

By: 
Kenneth Casamento, CPESC



FW: Shoppes at South Hills - Sprinkler violation

From Ken Casamento <kcasamento@lrconsult.com>

Date Fri 1/23/2026 12:16 PM

To Shawn Curran <SCurran@lrconsult.com>

Sincerely,
Ken

Ken Casamento, CPESC
Principal Engineer



Land Resource Consultants Engineering & Surveying, LLC
Loureiro NY, P.C.

85 Civic Center Plaza, Suite 204

Poughkeepsie, NY 12601

(845) 243-2880 office

(845) 265-8175 fax

www.lrconsult.com

From: Bruce Flower <bflower@townofpoughkeepsie-ny.gov>

Sent: Thursday, January 15, 2026 10:32 AM

To: Jack Rosencrans <jrosencrans@dlcmgmt.com>; Kathy Giordano <kgiordano@dlcmgmt.com>; Mark Bradshaw <mbradshaw@dlcmgmt.com>

Cc: Rebecca Centorani <rcantorani@TownofPoughkeepsie-ny.gov>; David Seymour <dseymour@TownofPoughkeepsie-ny.gov>; Ken Casamento <kcasamento@lrconsult.com>

Subject: RE: Shoppes at South Hills - Sprinkler violation

Jack,

I reviewed the video and as demonstrated water will flow if there is an activation of the system. With this there is no objection to the project moving forward with the Planning Board. The balance of the work and current inspection reports with no violations will need to be submitted to our office prior to any building permits being issued.

Thank you

Bruce Flower, Building Inspector
Town of Poughkeepsie Building Department

1 Overocker Road
Poughkeepsie, NY 12603
Phone (845)485-3655 Ext 2753
Fax (845)486-7881
Email bflower@townofpoughkeepsie-ny.gov



From: Jack Rosencrans <jrosencrans@dlcmgmt.com>
Sent: Thursday, January 15, 2026 9:29 AM
To: Bruce Flower <bflower@townofpoughkeepsie-ny.gov>; Kathy Giordano <kgiordano@dlcmgmt.com>; Mark Bradshaw <mbradshaw@dlcmgmt.com>
Cc: Rebecca Centorani <rcentorani@TownofPoughkeepsie-ny.gov>; David Seymour <dseymour@TownofPoughkeepsie-ny.gov>; Ken Casamento <kcasamento@lrconsult.com>
Subject: RE: Shoppes at South Hills - Sprinkler violation

It was sent to you yesterday from Eric Robins (screenshot below) but it was a large file, so it's possible that it didn't get through to you. Re-sending here as a link. Please let me know if any issues accessing this.

 [Shoppes at South Hill 2.mov](#)



Kevin Lenover <klenover@dvmindustries.us>

To: Eric Robbins

Cc: Bruce Flower; Kathy Giordano; Jack Rosencrans; Mark Bradshaw

If there are problems with how this message is displayed, click here to view it in a web browser. Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

This video now confirms the valve has been replaced and is now working, We still need to finish the repairs of the RTZs but the system is now functional per our discussion. Remainder of the work and final inspection is a week to 10 days out waiting on the check valve springs



Kevin Lenover
Vice President

National Facilities and Construction Management



klenover@dvmnational.us

O: 610-709-4475
FA Service Line: 631-414-7117
DVM Service Line: 718-304-7595

1965 Steinway St, Long Island City, NY 11105

From: Eric Robbins <Eric@nepah.com>
Sent: Wednesday, January 14, 2026 1:19 PM
To: Kevin Lenover <klenover@dvmindustries.us>
Cc: Bruce Flower <bflower@townofpoughkeepsie-ny.gov>; Kathy Giordano <kgiordano@dlcmgmt.com>
Subject: Re: Shoppes at South Hills - Sprinkler violation



_Shoppes at South Hill 3.mov

Good afternoon,
Please see attached picture and videos



JACK ROSENCRANS

Vice President of Redevelopment

jrosencrans@dlcmgmt.com

D T 203.561.4053 | F 913.631.6533

CORPORATE HQ | 565 Taxter Road, Elmsford, NY 10523



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From: Bruce Flower <bflower@townofpoughkeepsie-ny.gov>
Sent: Thursday, January 15, 2026 9:15 AM
To: Jack Rosencrans <jrosencrans@dlcmgmt.com>; Kathy Giordano <kgiordano@dlcmgmt.com>; Mark Bradshaw <mbradshaw@dlcmgmt.com>

Cc: Rebecca Centorani <rcentorani@TownofPoughkeepsie-ny.gov>; David Seymour <dseymour@TownofPoughkeepsie-ny.gov>; Ken Casamento <kcasamento@lrconsult.com>
Subject: RE: Shoppes at South Hills - Sprinkler violation

I was out yesterday afternoon and did not receive a report or video. Was it sent over?

Bruce Flower, Building Inspector
Town of Poughkeepsie Building Department
1 Overocker Road
Poughkeepsie, NY 12603
Phone (845)485-3655 Ext 2753
Fax (845)486-7881
Email bflower@townofpoughkeepsie-ny.gov



From: Jack Rosencrans <jrosencrans@dlcgmt.com>
Sent: Thursday, January 15, 2026 9:11 AM
To: Bruce Flower <bflower@townofpoughkeepsie-ny.gov>; Kathy Giordano <kgiordano@dlcgmt.com>; Mark Bradshaw <mbradshaw@dlcgmt.com>
Cc: Rebecca Centorani <rcentorani@TownofPoughkeepsie-ny.gov>; David Seymour <dseymour@TownofPoughkeepsie-ny.gov>; Ken Casamento <kcasamento@lrconsult.com>
Subject: RE: Shoppes at South Hills - Sprinkler violation

Bruce,

Can you advise if, based on the materials you've seen from Kevin Lenover (DVM Contractor) are we cleared on our violation for purpose of tonight's Planning Board hearing?

Thanks so much



JACK ROSENCRANS

Vice President of Redevelopment

jrosencrans@dlcgmt.com

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From: Bruce Flower <bflower@townofpoughkeepsie-ny.gov>
Sent: Monday, January 12, 2026 3:55 PM

To: Jack Rosencrans <jrosencrans@dlcgmt.com>; Kathy Giordano <kgiordano@dlcgmt.com>; Mark Bradshaw <mbradshaw@dlcgmt.com>
Cc: Rebecca Centorani <rcentorani@TownofPoughkeepsie-ny.gov>; David Seymour <dseymour@TownofPoughkeepsie-ny.gov>; Ken Casamento <kcasamento@lrconsult.com>
Subject: RE: Shoppes at South Hills - Sprinkler violation

When will the contractor schedule an inspection to prove that the system is now operational?
 This will satisfy the requirement to close the violation.

Bruce Flower, Building Inspector
 Town of Poughkeepsie Building Department
 1 Overocker Road
 Poughkeepsie, NY 12603
 Phone (845)485-3655 Ext 2753
 Fax (845)486-7881
 Email bflower@townofpoughkeepsie-ny.gov



From: Jack Rosencrans <jrosencrans@dlcgmt.com>
Sent: Monday, January 12, 2026 2:27 PM
To: Bruce Flower <bflower@townofpoughkeepsie-ny.gov>; Kathy Giordano <kgiordano@dlcgmt.com>; Mark Bradshaw <mbradshaw@dlcgmt.com>
Cc: Rebecca Centorani <rcentorani@TownofPoughkeepsie-ny.gov>; David Seymour <dseymour@TownofPoughkeepsie-ny.gov>; Ken Casamento <kcasamento@lrconsult.com>
Subject: RE: Shoppes at South Hills - Sprinkler violation

Bruce,

Our contractor worked over the weekend to repair sprinkler issues at the property. We are going to have an updated report from our contractor by tomorrow to provide you evidencing its satisfactory repair and operation.

Can you let us know (assuming the report shows what you need) if there's anything else that you need to clear the active violation? We don't want to miss out on our place on the Planning Board agenda for this Thursday so trying to do everything we can to clear this up before 1/15.

Please advise, thanks!

JACK ROSENCRANS

Vice President of Redevelopment



[✉ jrosencrans@dlcgmt.com](mailto:jrosencrans@dlcgmt.com)
 ☎ D T 203.561.4053 | F 913.631.6533

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From: Bruce Flower <bflower@townofpoughkeepsie-ny.gov>
Sent: Monday, December 29, 2025 9:16 AM
To: Jack Rosencrans <rosencrans@dlcmgmt.com>; Kathy Giordano <kgiordano@dlcmgmt.com>; Mark Bradshaw <mbradshaw@dlcmgmt.com>
Cc: Rebecca Centorani <rcentorani@TownofPoughkeepsie-ny.gov>; David Seymour <dseymour@TownofPoughkeepsie-ny.gov>
Subject: RE: Shoppes at South Hills - Sprinkler violation

Some people who received this message don't often get email from bflower@townofpoughkeepsie-ny.gov. [Learn why this is important](#)

Good morning,

Looking for a status regarding the violation on the sprinkler report. Currently your company has an application in front of the Planning Board for the old Bulington Store and has requested comments from our office regarding the application. Until the sprinkler system violations are resolved, I will object to the application moving forward and request it be removed from the agenda as per Code of the Town of Poughkeepsie. Please advise the timeframe for when these violations will be resolved.

Chapter 210 Zoning
Article XIII Procedures and Standards for Site Plan Approval
§ 210-150 General regulations.

J. Violations. No site plan approval shall be issued for any use or new construction where there is on the subject property an existing violation of any chapter of the Town of Poughkeepsie Code or the New York State Building Code. Further, upon written report or receipt of a notice of violation or order to cease and desist from the Zoning Administrator and/or Building Inspector, the Planning Board shall not review, hold public meetings or public hearings, or take action regarding an application for site plan approval until notified by the Zoning Administrator and/or Building Inspector that such violation has been cured or ceased by the applicant. However, the Planning Board may, upon written recommendation of the Zoning Administrator and/or Building Inspector, review and act on an application involving property for which there is a violation where such application is a plan to cure the violation and bring the property or use of the property into compliance with the Town Code.

Bruce Flower, Building Inspector
Town of Poughkeepsie Building Department
1 Overocker Road
Poughkeepsie, NY 12603
Phone (845)485-3655 Ext 2753
Fax (845)486-7881
Email bflower@townofpoughkeepsie-ny.gov



From: Jack Rosencrans <jrosencrans@dlcgmt.com>
Sent: Monday, December 22, 2025 4:00 PM
To: Bruce Flower <bflower@townofpoughkeepsie-ny.gov>; Kathy Giordano <kgiordano@dlcgmt.com>; Mark Bradshaw <mbradshaw@dlcgmt.com>
Cc: Rebecca Centorani <rcentorani@TownofPoughkeepsie-ny.gov>; David Seymour <dseymour@TownofPoughkeepsie-ny.gov>
Subject: RE: Shoppes at South Hills - Sprinkler violation

Copying in Kathy who is DLC's property manager here. Kathy, can you advise on question below?



JACK ROSENCRANS

Vice President of Redevelopment

jrosencrans@dlcgmt.com

D T 203.561.4053 | F 913.631.6533

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From: Bruce Flower <bflower@townofpoughkeepsie-ny.gov>
Sent: Monday, December 22, 2025 3:57 PM
To: Jack Rosencrans <jrosencrans@dlcgmt.com>
Cc: Rebecca Centorani <rcentorani@TownofPoughkeepsie-ny.gov>; David Seymour <dseymour@TownofPoughkeepsie-ny.gov>
Subject: RE: Shoppes at South Hills - Sprinkler violation

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Jack,

After reviewing the recent report you have sent, it only appears the sprinkler contractor has corrected the stuck water valve. The report still shows other parts of the system have not been tested along with other deficiencies. Is there an update for those items?

Bruce Flower, Building Inspector
 Town of Poughkeepsie Building Department
 1 Overocker Road

Poughkeepsie, NY 12603
Phone (845)485-3655 Ext 2753
Fax (845)486-7881
Email bflower@townofpoughkeepsie-ny.gov



From: Rebecca Centorani <rcentorani@TownofPoughkeepsie-ny.gov>
Sent: Friday, December 19, 2025 11:21 AM
To: Bruce Flower <bflower@townofpoughkeepsie-ny.gov>; David Seymour <dseymour@TownofPoughkeepsie-ny.gov>
Subject: FW: Shoppes at South Hills - Sprinkler violation

This came to me and I think both of you were involved with this....maybe??

Town of
Poughkeepsie



Rebecca Centorani

Senior Clerk

Dept: [Building](#)
Address: 1 Overocker Road, Poughkeepsie, NY 12603

Phone: **845.485.3655**

Fax: **845.486.7888**

Web: www.townofpoughkeepsie.com
Email: rcentorani@townofpoughkeepsie-ny.gov

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From: Jack Rosencrans <jrosencrans@dlcgmt.com>
Sent: Friday, December 19, 2025 9:42 AM
To: Rebecca Centorani <rcentorani@TownofPoughkeepsie-ny.gov>
Cc: Kathy Giordano <kgiordano@dlcgmt.com>
Subject: RE: Shoppes at South Hills - Sprinkler violation

Rebecca,

In November I had reached out requesting documentation for a sprinkler violation that came to our attention through the course of an application before the Planning Board. We have since resolved the issue. I'm attaching the resolution report from our contractor: see top of Page 4, resolution is noted on the right side of the page.

Can you advise what you need from DLC to formally resolve this as an open item with the Town?



JACK ROSENCRANS

Vice President of Redevelopment

jrosencrans@dlcmgmt.com

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From: Rebecca Centorani <rcentorani@TownofPoughkeepsie-ny.gov>
Sent: Tuesday, November 18, 2025 12:28 PM
To: Jack Rosencrans <jrosencrans@dlcmgmt.com>
Subject: Sprinkler violation

You don't often get email from rcentorani@townofpoughkeepsie-ny.gov. [Learn why this is important](#)

Here are the documents relating to the sprinkler issue at Hobby Lobby

Town of
Poughkeepsie



Rebecca Centorani
Senior Clerk

Dept: **Building**
Address: 1 Overocker Road, Poughkeepsie, NY 12603
Phone: **845.485.3655**
Fax: **845.486.7888**

Web: www.townofpoughkeepsie.com
Email: rcentorani@townofpoughkeepsie-ny.gov

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SITE PLAN AMENDMENT SUBMISSION SET

FOR

SELF STORAGE

THE SHOPPES AT SOUTH HILLS

1895 SOUTH HILLS ROAD

TOWN OF POUGHKEEPSIE,

DUTCHESS COUNTY, NEW YORK

TAX MAP ID# 6158-01-297959



LOCATION MAP

SCALE: 1"=200'

REVISED: JANUARY 26, 2026

VICINITY MAP

SCALE: 1"=1000'

TOWN OF POUGHKEEPSIE SITE PLAN NOTES:

- IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO SUBMIT TO THE PLANNING BOARD PROOF THAT THE CONDITIONS OF APPROVAL HAVE BEEN COMPLETED, AND THE SIGNATURE OF THE PLANNING BOARD CHAIRMAN SHALL BE WITHHELD PENDING RECEIPT OF A WRITTEN MEMORANDUM FROM THE PLANNING BOARD'S CONSULTING PLANNER VERIFYING THAT THE CONDITIONS OF APPROVAL HAVE BEEN COMPLETED.
- PRIOR TO COMMENCEMENT OF ANY SITE WORK THE APPLICANT'S CONTRACTOR AND CONSULTING ENGINEER SHALL MEET WITH THE BUILDING DEPARTMENT, THE TOWN ENGINEER, AND THE PLANNING DEPARTMENT TO DISCUSS THE PHASING OF THE SITE WORK AND THE CONSTRUCTION WORK, THE PLACEMENT OF EROSION CONTROL MEASURES, REQUIREMENTS FOR CERTIFICATION FROM THE APPLICANT'S PROFESSIONALS, IMPLEMENTATION OF REQUIRED MITIGATION, APPROVAL OF FIELD CHANGES, AND PERIODIC FIELD INSPECTIONS BY THE BUILDING DEPARTMENT, THE TOWN ENGINEER, AND THE PLANNING DEPARTMENT.
- AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO ISSUANCE OF A TEMPORARY OR A PERMANENT CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE, THE APPLICANT SHALL PROVIDE TO THE PLANNING DEPARTMENT, THE TOWN ENGINEER, AND THE BUILDING INSPECTOR A CERTIFICATION IN THE FORM REQUIRED BY THE TOWN, PREPARED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER, A NYS LICENSED LAND SURVEYOR AND OTHER NEW YORK STATE LICENSED PROFESSIONALS AS THE CASE MAY BE, THAT ALL SITE WORK HAS BEEN CARRIED OUT AND COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS FOR THE PROJECT. ADDITIONALLY, THE APPLICANT SHALL PROVIDE TO THE PLANNING DEPARTMENT, THE TOWN ENGINEER, AND THE BUILDING INSPECTOR AN "AS BUILT" SURVEY OF THE COMPLETED SITE WORK INCLUDING ASSOCIATED STORM WATER MANAGEMENT FACILITIES AND ANY EASEMENTS.
- IN THE EVENT THE APPLICANT SEEKS A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY FOR ANY BUILDING OR USE PRIOR TO THE COMPLETION OF CONSTRUCTION OF ALL ELEMENTS SHOWN ON THE APPROVED PROJECT, THE APPLICANT SHALL PROPOSE AND OBTAIN DEPARTMENT OF PLANNING AND ENGINEERING DEPARTMENT APPROVAL OF A PHASED IMPLEMENTATION PLAN. THE PHASED IMPLEMENTATION PLAN SHALL ADDRESS BUILDINGS, ACCESS, UTILITIES, PARKING, LANDSCAPING, LIGHTING, PEDESTRIAN AMENITIES, PUBLIC SAFETY AND SEPARATION FROM CONTINUING CONSTRUCTION ACTIVITIES AND ANY OTHER ELEMENTS OR ISSUES AS DEEMED APPROPRIATE BY THE TOWN. THE APPLICANT SHALL PROVIDE THE PREVIOUSLY REFERENCED ENGINEER'S CERTIFICATION AND "AS BUILT" SURVEY UPON COMPLETION OF ALL CONSTRUCTION.

SITE PLANNER / CIVIL ENGINEER:



- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

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Poughkeepsie NY 12601
(845) 243-2880

160 West Street, Suite E
Cromwell, CT 06416
(860) 635-2877

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ARCHITECT:

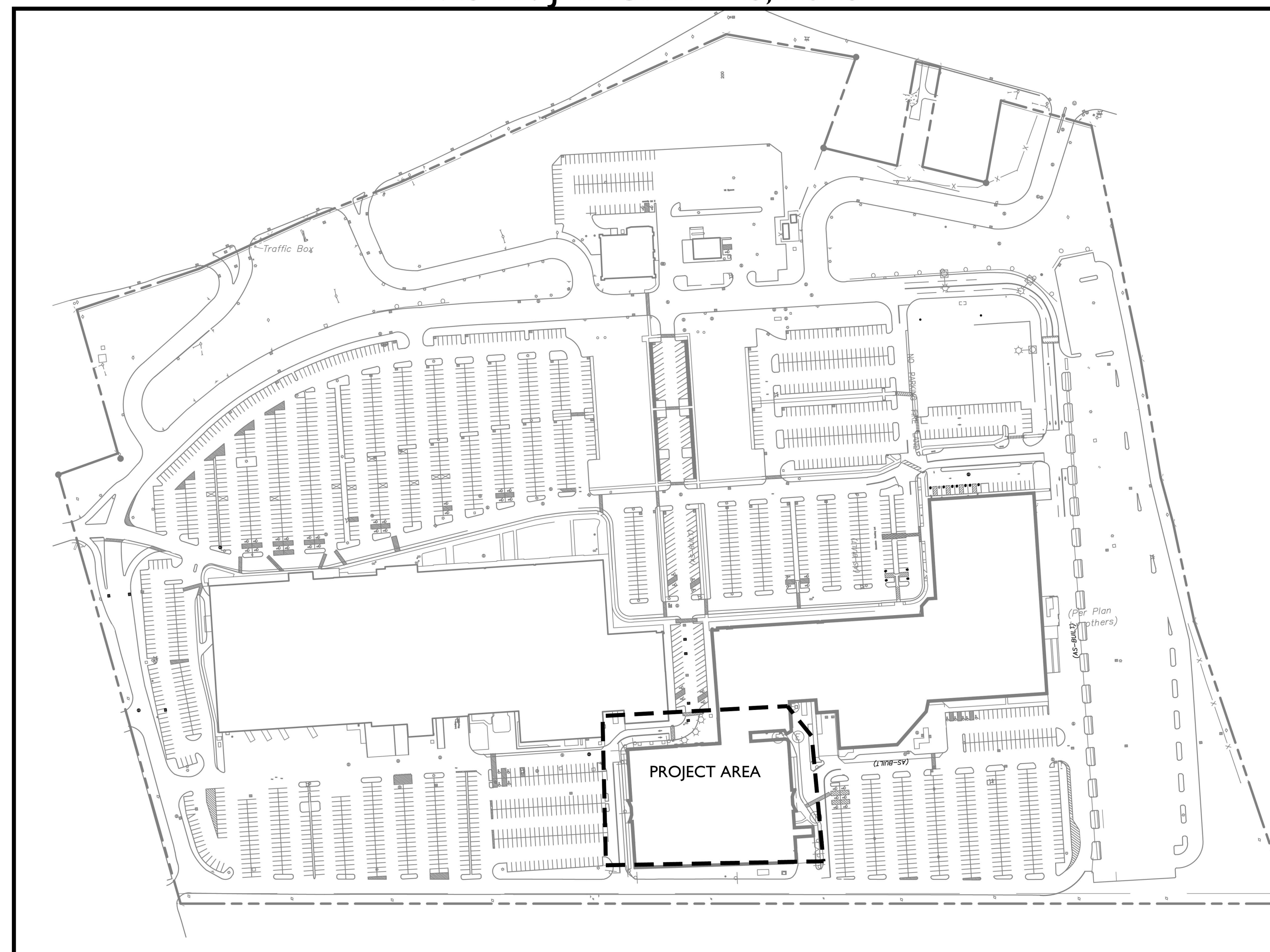
DESIGNHAUS ARCHITECTURE
3300 AUBURN RD, SUITE 300
AUBURN HILLS, MI 48326

APPLICANT / OWNER

SOUTH HILLS OWNER, LLC
556 TAXTER ROAD, 4TH FLOOR,
LMSFORD, NY 10523



Rodney Morrison P.E. #074194



OVERALL SITE PLAN

SCALE: 1"=150'

INDEX OF DRAWINGS

- CV-1 COVER SHEET
- EX-1 EXISTING CONDITIONS SURVEY
- SP-1 SITE / GRADING PLAN
- DN-1 PROJECT DETAILS

TOWN OF POUGHKEEPSIE PLANNING BOARD
OWNER / APPLICANT SIGNATURES

THE UNDERSIGNED APPLICANT(S) FOR THE PROPERTY AND THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THE PREMISES AS PER PLAN APPROVAL BY THE PLANNING BOARD UNTIL A NEW OR REVISED PLAN FOR DEVELOPMENT OR USE OF THE SITE IS APPROVED BY THE PLANNING BOARD. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE TOWN FOR THE OCCUPANCY AS APPROVED HEREON.

OWNER

DATE

APPLICANT

DATE

TOWN OF POUGHKEEPSIE PLANNING BOARD
PLAN APPROVAL

THE PLAN OF DEVELOPMENT FOR THE PROPERTY AS DEPICTED HEREON WAS APPROVED BY A MAJORITY OF THE MEMBERS OF THE TOWN OF POUGHKEEPSIE PLANNING BOARD AT A MEETING HELD ON _____, AND THE CONDITIONS OF SITE PLAN APPROVAL HAVE BEEN SATISFIED OR ARRANGEMENTS HAVE BEEN MADE TO ENSURE THE COMPLETION OF ANY OUTSTANDING OR INCOMPLETE CONDITIONS.

CHAIRMAN

DATE

TOWN OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES
(REQUIRED BEFORE CHAIRMAN'S SIGNATURE)

PLANNING DEPARTMENT

DATE

BUILDING DEPARTMENT

DATE

FIRE DEPARTMENT

DATE

WATER DEPARTMENT

DATE

SEWER DEPARTMENT

DATE

ZONING ADMINISTRATOR

DATE

ENGINEERING DEPARTMENT

DATE

SELF STORAGE
TOWN OF POUGHKEEPSIE

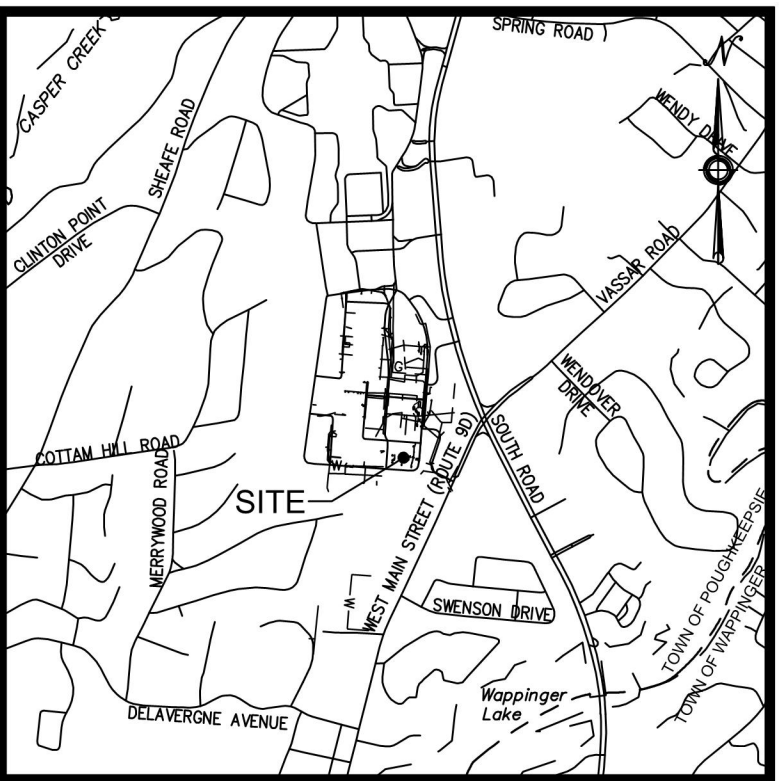
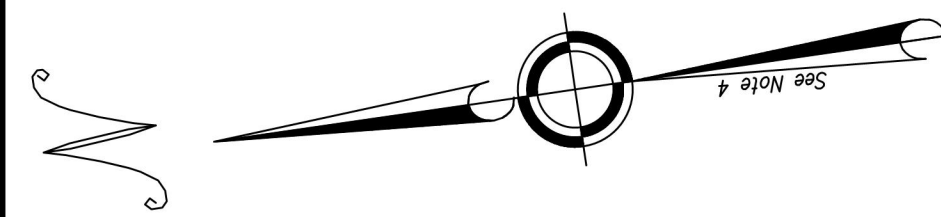
COVER SHEET

Drawing No.

CV-1

SHEET 1 OF 4

REVISION NOTE #2: 2026-01-26
REVISION NOTE #1: 2025-11-24
ORIGINALLY SUBMITTED: 2025-10-27



Vicinity Map
Scale: 1"=2,000'

Legend

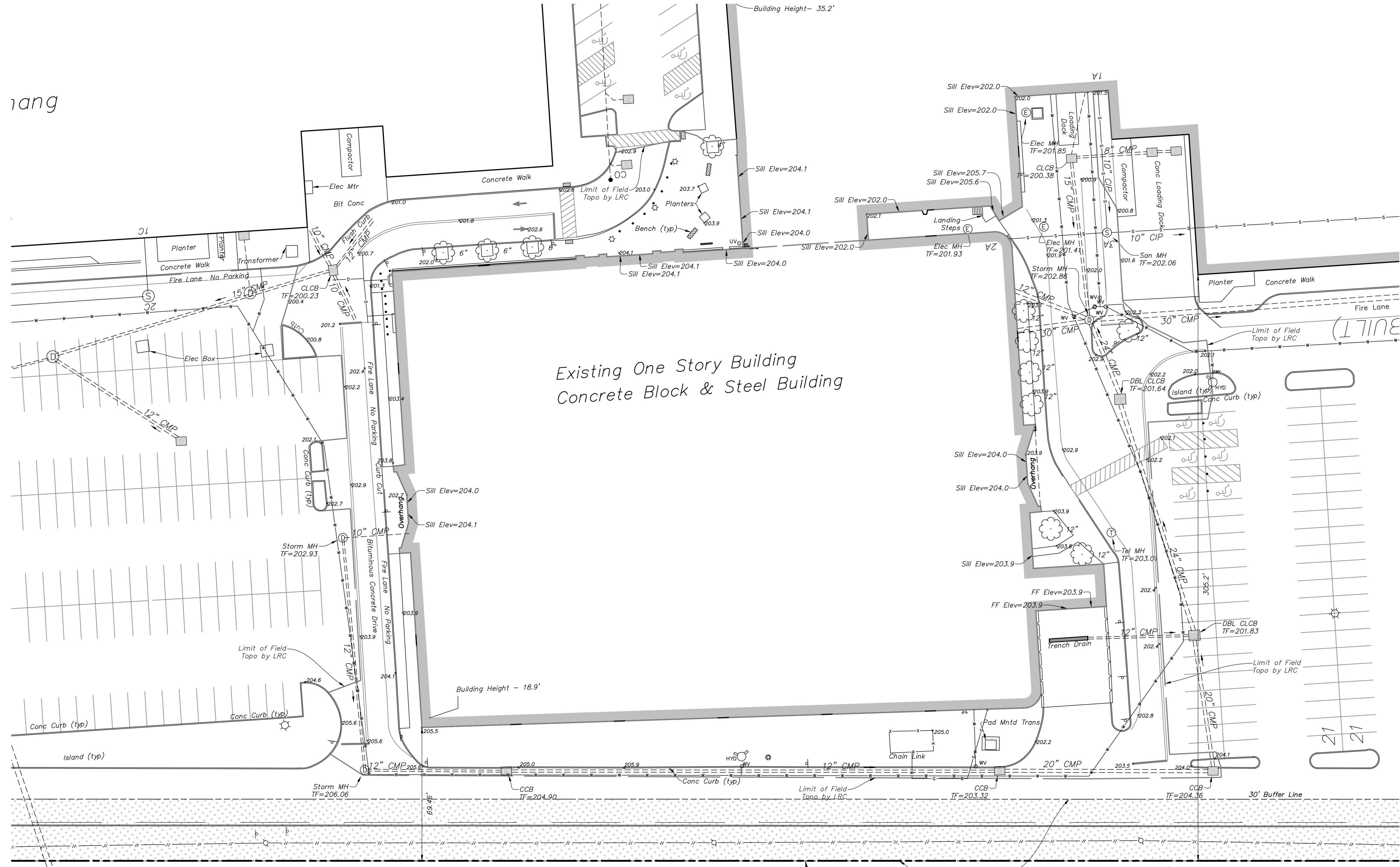
- - - - - Fence
- - - - - Storm Sewer
- - - - - Sanitary Sewer
- - - - - Water Main
- - - - - Sign
- 234.0 Ballard
- Existing Spot Grade
- Hydrant
- Drainage Manhole
- Sanitary Manhole
- Sanitary Cleanout
- Catch Basin
- Curbside Catch Basin
- Deciduous Tree
- Handicap Parking
- Bituminous Concrete Surface
- Concrete Surface
- Detectable Warning Strip

Map Notes

1. 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.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.
3. The above certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. North Arrow is referenced to the North American Datum (NAD) of 1983 projected onto the New York State Plane Coordinate System based on GPS observations made on March 13, 2020 utilizing the Keystone KeyNetGPS VRS GPS network.
5. Contours and elevations are referenced to the North American Vertical Datum (NAVD) of 1988 based on GPS observations made on March 13, 2020 utilizing the Keystone KeyNetGPS VRS GPS network.
6. Field survey was completed on December 21, 2020.
7. Reference is made to the following maps:
 - A. "South Hills Mall Re-Development Amended Site Plan - Burlington Courtyard Construction Drawings, Town of Poughkeepsie, Dutchess County, New York," dated August 24, 2009, revised through February 12, 2010, sheets 1-11, prepared by Chazen Engineering, Land Surveying & Landscape Architecture CO., P.C.
8. Parcel is identified as 134689-6158-01-297959-0000 on the Dutchess County Parcel Access.
9. Property is located in Zone "X" as depicted on Flood Insurance Rate Map (FIRM) Panel 0456E, Dutchess County, New York, Town of Poughkeepsie, community number 361142, Town of Wappinger, community number 361387, Village of Wappingers Falls, community number 360223, map number 3602700456E, effective date: May 2, 2012.
10. The subsurface utilities depicted hereon conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document 01/ASCE 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data":
 - Sanitary Sewer: QLC
 - Storm Sewer: QLC
 - Water: QLC and QLD
 - Natural Gas: QLC and QLD
 - Electric: QLC and QLD
 - Communications: QLC and QLD

The subsurface utilities were compiled from parcel evidence, record drawings, and surficial evidence located during the field survey. The Surveyor has not physically exposed the subsurface utilities, and makes no guarantee that the subsurface utilities depicted hereon comprise all such utilities within the surveyed area, either in service or abandoned. The Surveyor further does not warrant or guarantee that the subsurface utilities are in the exact location depicted, though they have been plotted, in accordance with the standard of care, from information available.

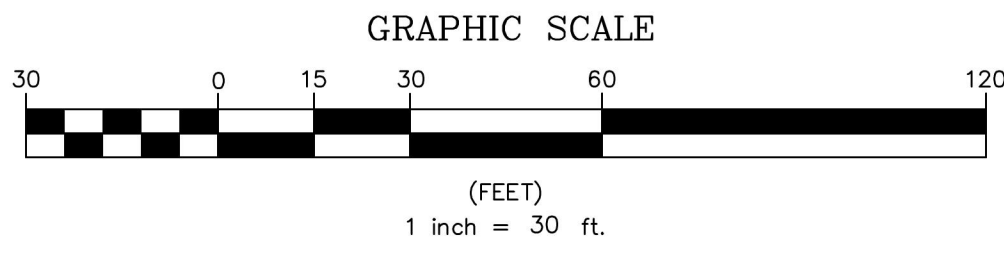
The contractor is required to utilize the local utility one call system prior to excavation for the purpose of verifying the subsurface utilities in the area.



Certification

I hereby declare this map to be prepared in accordance with the Code of Practice of the New York State Association of Land Surveyors, adopted October, 1996 and revised through July 18, 1997.

John F. Wagenblatt
JOHN F. WAGENBLATT, L.S. Lic. No. 050,547



Date	Description
2025-11-21	REVISED PER COMMENTS
2025-01-26	REVISED PER COMMENTS

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EXISTING CONDITIONS SURVEY

SELF STORAGE THE SHOPPES AT SOUTH HILLS

1895 SOUTH ROAD
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	EX20252701.dwg	Sheet No.
Drawn	BLS	Project No.	20-2527	
Checked	JW	Date	2025-10-27	
Approved	JW	Scale	1"=30'	

EX-1
SHEET 2 OF 4

X:\085\Jobs\2020\20-2527-South Hills Mall-1895 South Road\DWG\Self Storage_Sat_EX20252701.dwg 1/23/2025 8:18 AM Scurran

Existing Building

Existing Building

PARKING SUMMARY CHART

ITEM	REQUIREMENTS	EXISTING	PROPOSED
PARKING	REQUIRED PER 2008 APPROVED SITE PLAN= 2,730 SPACES EXISTING PER 2023 SITE PLAN APPROVAL=3,250 SPACES PROPOSED TOTAL PER SITE PLAN=3,248 SPACES		
HANDICAP SPACES	REQUIRED WITHIN THE SELF STORAGE PROJECT AREA EXISTING SPACES=325 SPACES REQUIRED SPACES= 323 SPACES PROPOSED SPACES=323 SPACES-2 REMOVED FOR HANDICAP SPACES		
HANDICAP SPACES	REQUIRED WITHIN THE SELF STORAGE PROJECT AREA EXISTING HANDICAP SPACES=6 SPACES REQUIRED HANDICAP SPACES= 8 SPACES PROPOSED HANDICAP SPACES= 8 SPACES		
MIN. PARKING DIMENSIONS		26'	9'x18'
MIN. AISLE WIDTH			26' (TWO WAY)

FIRE DISTRICT
NEW HAMBURG
SCHOOL DISTRICT
WAPPINGERS CENTRAL SCHOOL DISTRICT

- PROPOSED DETECTABLE WARNING STRIP
- PROPOSED SIGN
- PROPOSED CONCRETE CURB
- PROPOSED CROSSWALK
- PROPOSED LANDSCAPE (SHRUB)
- PROPOSED LANDSCAPE (TREE)

NOTE:

THE CONCRETE WASHOUT AREA MUST BE FULLY CONTAINED AND BE REMOVED FROM THE SITE

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES, AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2022 AND ALL ADDENDA THERETO.

NOTE:
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

DO NOT PLACE MULCH DIRECTLY AT THE ROOT COLLAR

3" MULCH - FINELY SHREDDED HARDWOOD BARK (SAMPLE TO BE APPROVED)

3" SOIL SAUCER TYP.

SHELF FOR SLOPED GRADE CONDITIONS OVER 1:10

FINISHED GRADE ADJACENT TOPSOIL NATIVE OR PLACED SUBSOILS PLANTING SOIL MIX

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

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

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

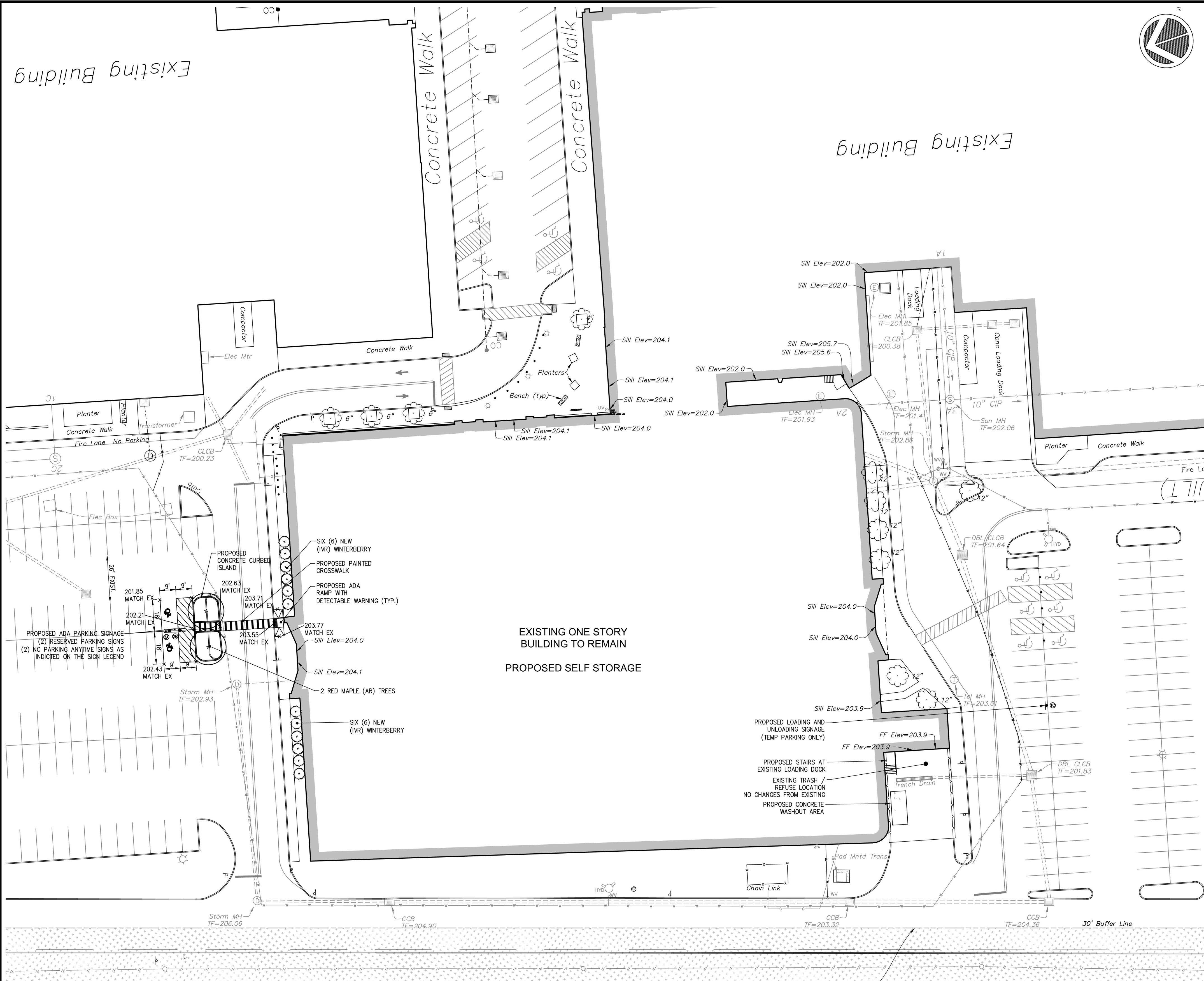
CUT BURLAP AND WIRE BASKETS FROM TOP 1/3 OF ROOT BALL
SET TOP OF ROOT BALL AT OR SLIGHTLY ABOVE FINISHED GRADE
3" MULCH - FINELY SHREDDED HARDWOOD BARK (SAMPLE TO BE APPROVED)
3" SOIL SAUCER TYP.
ADJACENT TOPSOIL PLANTING SOIL MIX NATIVE OR PLACED SUBSOILS
SCARIFY GLAZED SIDES OR HARDENED SURFACE IF PITS ARE DUG WITH AUGERING DEVICE
COMPACT PLANTING MIX BELOW BALL/ROOT MASS (TYPICAL)

CONTAINER GROWN

BALLED & BURLAPPED

SHRUB PLANTING DETAIL
SCALE: NTS

SCALE IN FEET
30 15 0 30



Buffer Area L. 1502 P. 646
N08'13'42"E 2194.47'
Central Hudson Gas & Electric Corporation Easement L.1378 P.385
N/F Town of Poughkeepsie Book 1908 Page 38
30' Buffer Line

SIGN LEGEND

NO.	LEGEND	MUTCD DESIGNATION	DIMENSIONS	QTY.
A		R7-8	12" x 18"	2
B		R7-1	12" x 18"	2
C			12" x 18"	1

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

PLANT LIST

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
AR	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B&B	2-2.5" cal	40' ht.	Broad oval crown
IVR	12	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	CONT.	24-30" ht.	6' ht.	



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160 West Street, Suite E
Crownville, CT 06416
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SITE PLAN/ GRADING PLAN

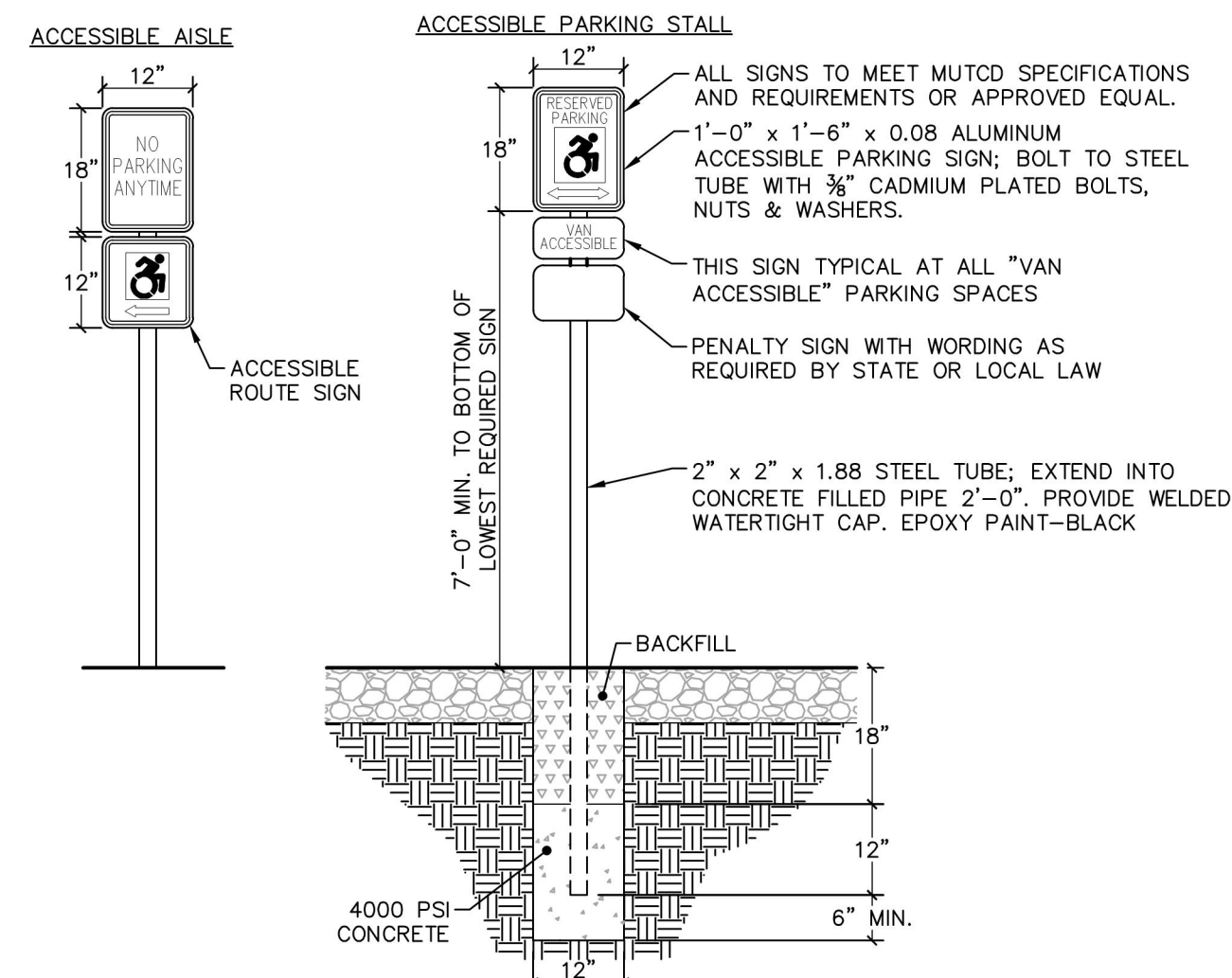
SELF STORAGE
THE SHOPPES AT SOUTH HILLS
1895 SOUTH ROAD
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	SP20252701.dwg	Sheet No.
Drawn	BLS	Project No.	20-2527	
Checked	KFC	Date	2025-10-27	
Approved	REM	Scale	1"=30'	

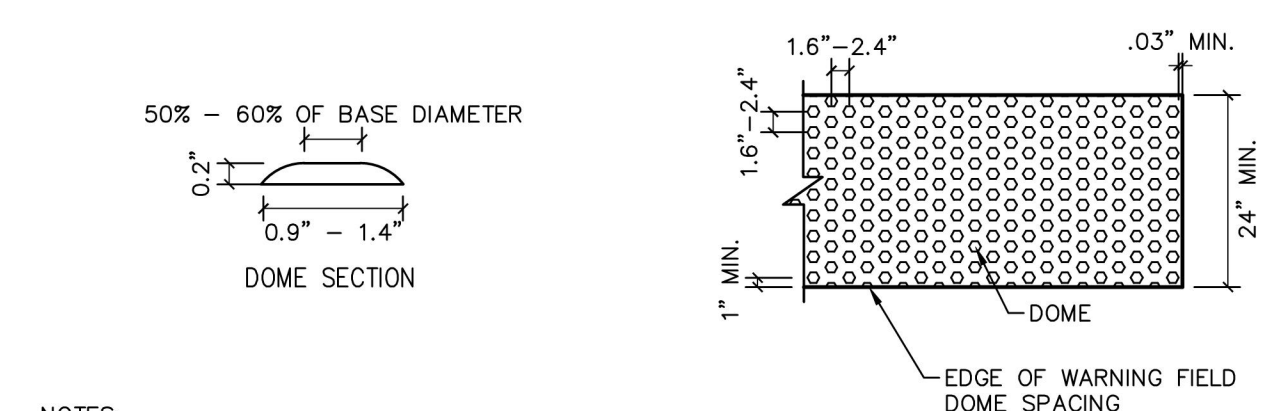
SP-1
SHEET 3 OF 4



X:\085\Jobs\2025\20-2527-South Hills Mall-1895 South Road\DWG\Self Storage_Sit\SP20252701.dwg 1/23/2026 8:19 AM Scurran



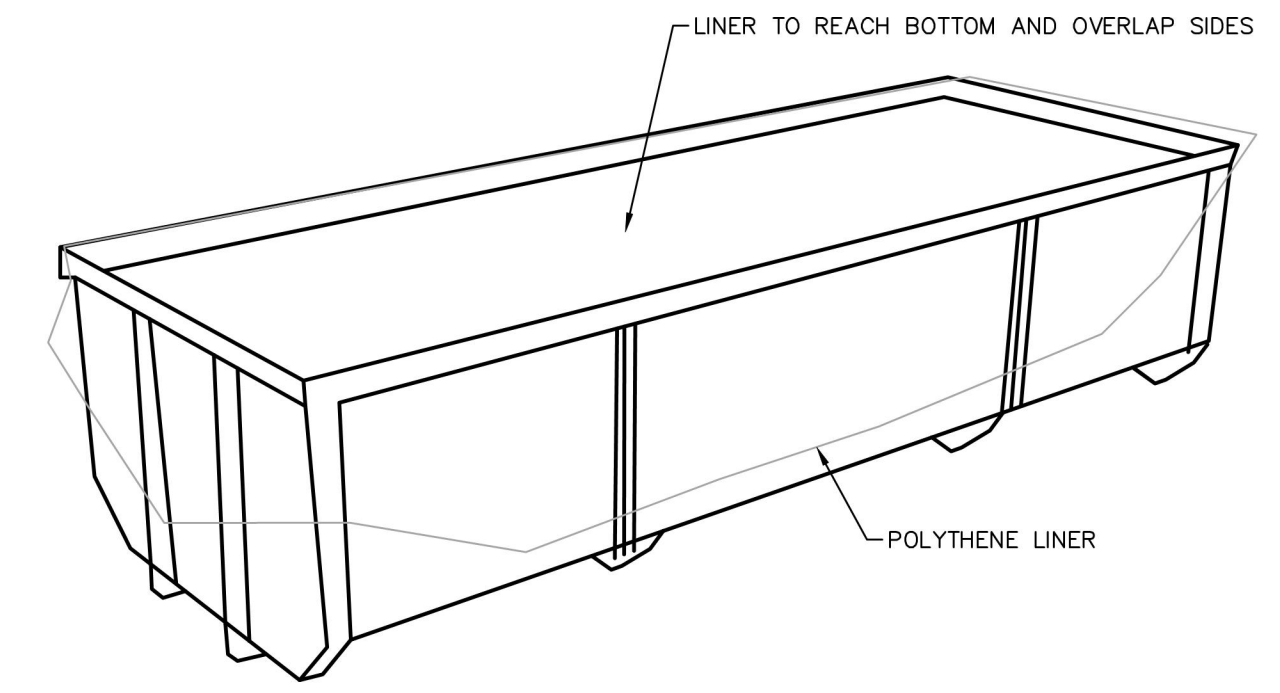
ACCESSIBLE PARKING & ACCESS SIGNS
SCALE: 1/2" = 1'-0"



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

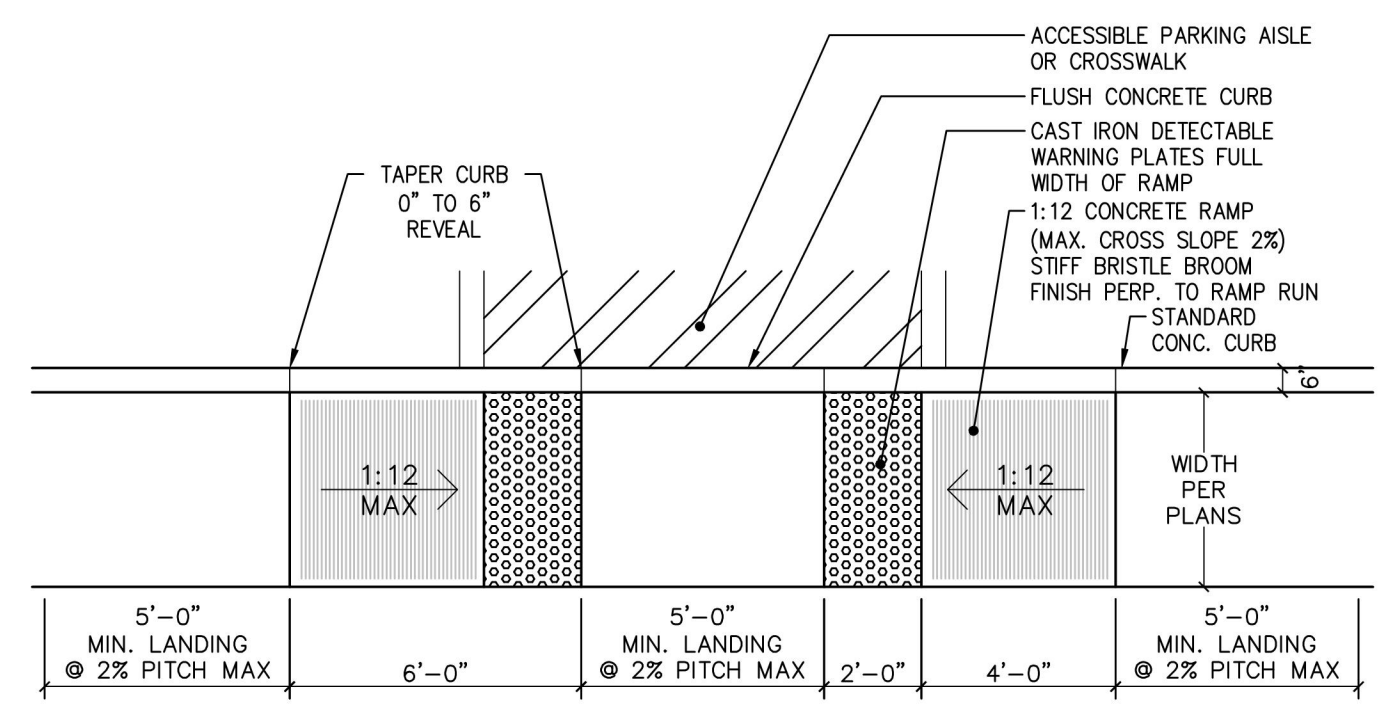
DETECTABLE WARNING TILE SPECS
"DURALAST" CAST IRON WARNING TILES AS FABRICATED BY EAST JORDAN IRON WORKS, 800-626-4653; NATURAL FINISH (NO POWDER COATING)
NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"

DETECTABLE WARNING DETAIL
SCALE: 1/2" = 1'-0"

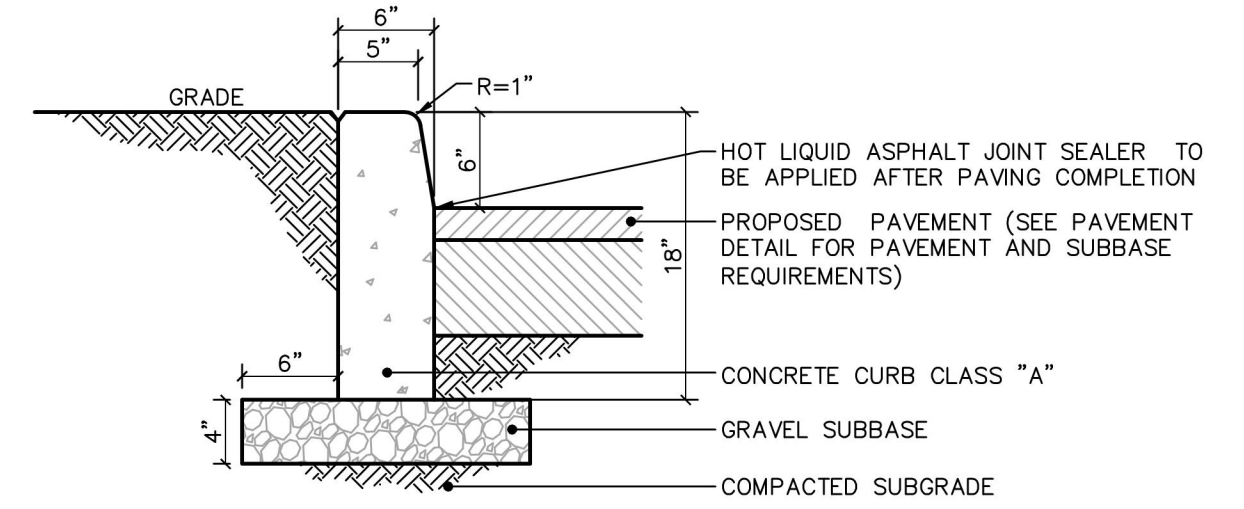


- NOTES:**
- SIZE DUMPSTER ACCORDINGLY BASED ON PROJECTED WASHOUT. ONE DUMPSTER TO BE ON SITE AT ALL TIMES.
 - CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 - REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
 - CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
 - LINERS SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
 - SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
 - NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

ABOVE GROUND TEMPORARY CONCRETE WASHOUT DETAIL
SCALE: N.T.S.

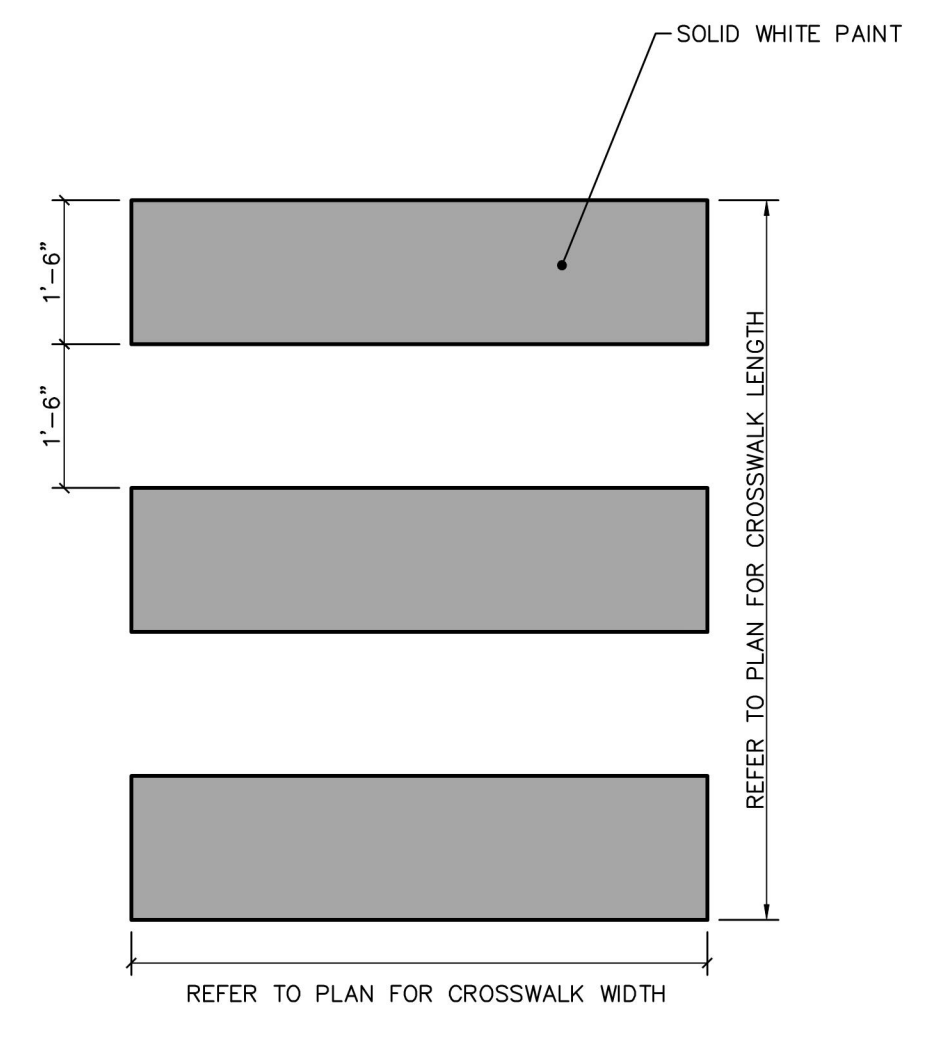


TYPE A CONCRETE CURB RAMP
SCALE: N.T.S.

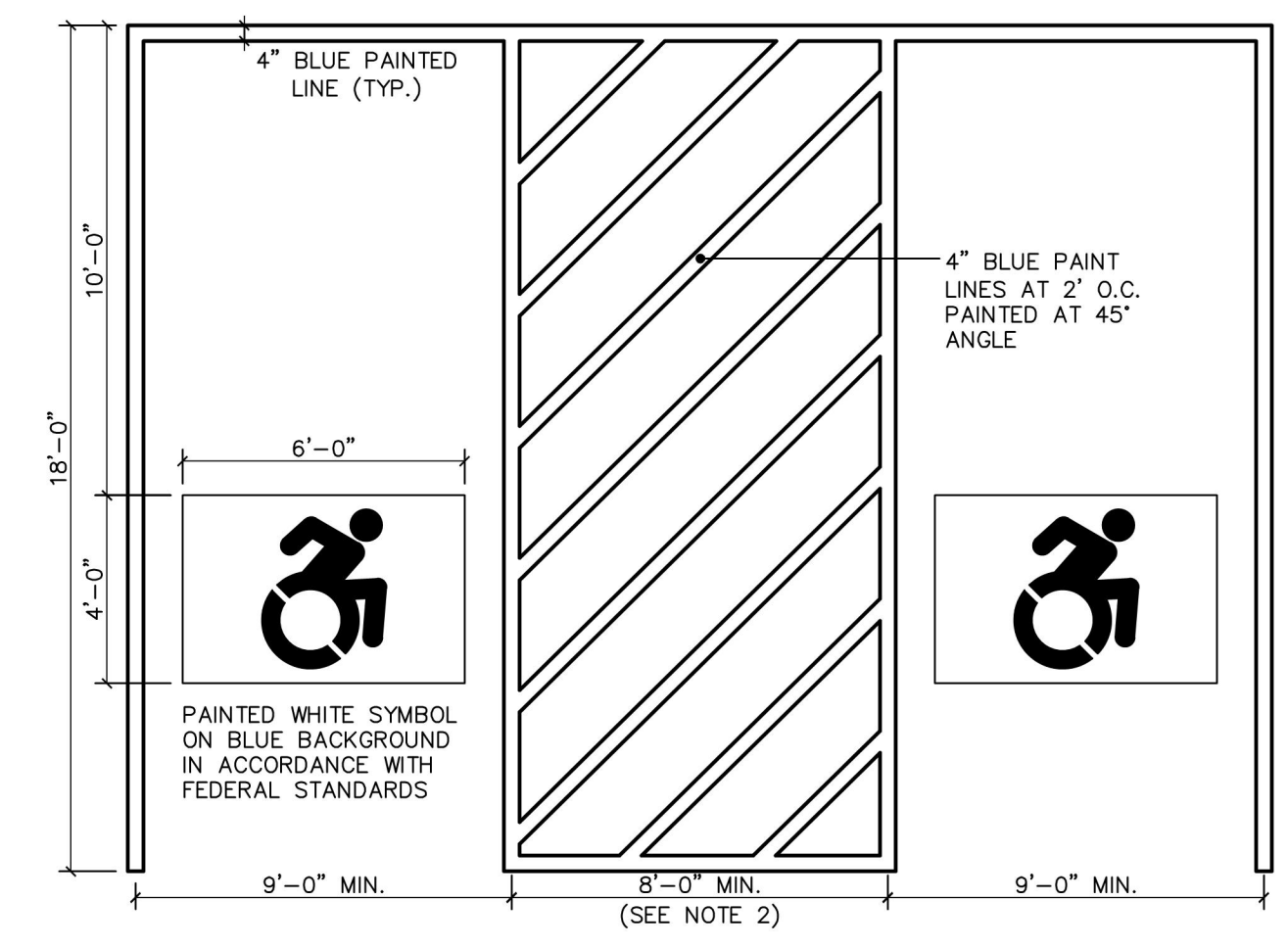


- NOTES:**
- COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET SP-1 FOR COMPACTION REQUIREMENTS.

ON-SITE CONCRETE CURB DETAIL
SCALE: 1" = 1'-0"



CROSSWALK STRIPING DETAIL
SCALE: 1/2" = 1'-0"



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

TYPICAL ACCESSIBLE PARKING SPACE DETAIL
SCALE: 1/4" = 1'-0"

X:\085\Jobs\2020\20-2327-South Hills Mall-1895 South Road\DWG\Self Storage - Sat\DWG20252701.dwg 1/23/2025 8:18 AM Scurran



Date	Description
2025-11-21	REVISED PER COMMENTS
2025-01-28	REVISED PER COMMENTS

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PROJECT DETAILS			
SELF STORAGE THE SHOPPES AT SOUTH HILLS			
1895 SOUTH ROAD TOWN OF POUGHKEEPSIE DUTCHESS COUNTY, NEW YORK			
Design/Calcs	LRG	CAD File	DN20252701.dwg
Drawn	BLS	Project No.	20-2527
Checked	KFC	Date	2025-10-27
Approved	REM	Scale	NOTED
			Sheet No. DN-1 SHEET 4 OF 4