



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

February 10, 2026
Eric Hollman, Planner

A.6. ALDI – MID HUDSON CENTER

SEQR review, Site Plan and Architectural Review for a proposed remodel of a portion of the existing Ocean Job Lot building retail space to operate a +/-20,567 SF ALDI grocery store, including building renovations and minor parking modifications. 3456 North Road; Grid #6062-02-990867; 9.71 acres; Zoned Fairview Center (FC) Zoning District; Type II Action; *APD Engineering & Architecture PLLC, Applicant; OSJ of Poughkeepsie LLC, Owner.*

APD Engineering on behalf of Aldi proposes a grocery store in a portion of the existing Ocean Job Lot building at Mid Hudson Center. The application proposes no changes to the building footprint, and relatively minor changes to the parking area in front of the store. A substantially revised façade is proposed facing the parking lot, for architectural review.

The Planning Board should discuss the application and conduct architectural review. A draft resolution for conditional site plan approval is provided below, with numerous comments to clarify the minor site plan changes proposed.

SEQRA Review

The proposal meets the criteria for a SEQRA Type II action in Part 617.5(c)(9), requiring no further environmental review.

Site Plan Review

1. Applicant is to consider using or overlaying a scaled line drawing to clarify and distinguish existing and all proposed site plan conditions on Sheet C1 Site Plan, upon or in lieu of the enlarged aerial photo with labels.
2. Applicant is to revise Sheet C1 Site Plan to more clearly depict the parking layout and changes from existing to proposed conditions. In addition:
 - a. The graphic plan appears to show 6 existing parking spaces converted to 4 ADA spaces with aisles, net -2 spaces, where the Parking Schedule indicates a net +2 spaces.
 - b. Show that renovated parking spaces will meet required minimum 9'x18' (minimum 8' width for ADA), and that proposed signage will not reduce the minimum 18' length.
 - c. The location of "Stop" bars and signage are to be adjusted as needed in consultation with a traffic design professional. Locations near the middle of islands (especially the northern one) appear short of the relevant aisle and potentially unsafe.
 - d. Provide standard crosswalk locations and design on the plan and details in consultation with a traffic design professional. Proposed locations directly in front of stop bars appears incorrect, and pavement markings are unclear and appear non-standard. "Yield" signage or pavement markings are to be similarly clarified and detailed.
 - e. Signs "S", "L" and "R" in the Sign Schedule are quantified as "TBD" and not found on the plan, please locate or delete them.
 - f. Show any changes to surfaces, curbing or walkways, including those in height or slope for ADA access paths between building and parking.
 - g. Distinguish existing vs. proposed building ingress/egress locations. Key or label rear ingress/egress and loading dock locations.

3. Applicant is to add a Site Plan note indicating the provision of interior shopping cart storage (reference Sheet C131) in lieu of exterior cart corrals, and daily collection of unreturned shopping carts, per applicant cover letter item #6.
4. No signage for “No Parking Anytime” was found to address prohibited parking in the main drive aisles/fire lanes, as proposed by applicant cover letter item #2, in response to pre-application meeting fire access concerns. Show signage locations, and identify the fire lane on the graphic plan.
5. The proposed dumpster location at the rear requires an enclosure and design in accordance with §210-112.
6. Applicant is to show delivery truck and refuse vehicle paths to the renovated loading dock and proposed dumpster location without obstructions or conflicts.
7. Applicant is to add a Site Plan note, “No exterior site or building lighting changes proposed,” per applicant cover letter item #3.
8. Applicant is to add a Site Plan note, “No exterior storage except as shown hereon.”
9. Site Plan Application Checklist and other information:
 - a. All plans are to be stamped and sealed by a licensed professional.
 - b. Correct North arrows on Sheet C1 Site Plan and Sheet A-131 Operations Plan, and provide the Front Elevation title with a cardinal direction (*i.e.*, West) on Sheet A-201 Exterior Elevations.
 - c. The Checklist requires an area map showing the applicant’s entire holding, that portion of the applicant’s property under consideration, and all properties, subdivision, streets and easements within 500 feet of applicant’s property. It also requires names of all abutting landowners and streets, and zoning designation of the parcel and all adjacent parcels. Please provide an area location map for that purpose; an annotated tax parcel map for Mid Hudson Center with that information, inclusive of parcel numbers, is recommended.
 - d. Applicant is to incorporate into the plan set the Snow Removal Plan with site shared highway access, circulation and surrounding uses, submitted under separate cover (please add a north arrow).
 - e. Provide required Site Plan signature blocks on the Site Plan or a cover sheet, from the online Planning Board application webpage (blocks #1, 2 and 6). Owner and applicant dated signatures are required before the Chairman’s.
10. Planning Board Application: Reconcile Record Owner listed as OSJ of Poughkeepsie LLC, with Dutchess County owner of record, TFS Mid Hudson LLC. Part A Owner affidavit is to correspond.
11. Obtain architectural review approval.

Recommendations

- 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. Classify the proposed action for SEQRA review:
“I move that the Planning Board determine that the proposed action meets the criteria for a SEQRA Type II action pursuant to SEQRA Part 617.5(c)(9), requiring no further environmental review.”
- D. Grant conditional site plan approval, as follows:
“I move that the Planning Board grant conditional site plan approval for the Aldi – Mid Hudson Center application, subject to the following:

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

1. Planning Department comments dated February 10, 2026.

2. Engineer comments dated February __, 2026.
3. Zoning Administrator comments dated February 5, 2026.
4. Water Department comments dated February 9, 2026.
5. Building Department review of a subsequent submittal.
6. Fairview Fire District comments dated February 2, 2026.
7. Comments of the Planning Board meeting.

E. Conduct architectural review.



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

TOWN DEPARTMENT, CONSULTANT AND FIRE DISTRICT COMMENTS

Project Name: ALDI – MID HUDSON CENTER
Parcel ID #(s): 6062-02-990867-0000
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

02/11/2026

Robert Bozek

1. The proposed crosswalks will direct pedestrians directly into the traffic lanes and stop bars, this is raising safety concerns. It is preferred that the crosswalks are removed from the site plan as there is no clear safe location to place them.

Review For Meeting - Water Department

02/09/2026

Tom Colgan

The water department bills one master meter for the entire Mid-Hudson center. You should consult with the management company if they desire a certain brand of meter and units of measurement. New York State approved backflow is required on the domestic water feed and on the fire line.

Review For Meeting - Building

02/09/2026

Bruce Flower

No comment

Review For Meeting - Zoning

02/05/2026

Kristina Granieri

1) As per §210-127(C), Signs attached to buildings. On a site one wall sign for each wall of a business facing a public road shall be permitted equal to an area of 25% of the face of the building up to a maximum of 100 square feet.

The applicant is proposing a front wall sign that is 120 square feet, requiring a variance of 20 feet.

2) Submit sign permits to the zoning department when ready for all exterior signs.

Review For Meeting - Fire District

02/02/2026

Joseph Tompkins Jr.

Fairview Fire District Comments:

1. Knox Box looks to be in a good place. We would like to confirm the final location at the time of installation.
2. Will there be an Alarm System? If so, the annunciator panel and full panel (if equipped) locations.
3. Sprinkler System? If so, FDC location.
4. For the access door on the rear that goes to the Ocean State Job Lot Mezzanine, we would like to see a sign stating what the door can access and can't access (i.e., "Ocean State Job Lot Mezzanine", in addition to "No Access to Aldi's")

Thank you for including us in this project.

Review For Meeting - Sewer Department

01/29/2026

Jim Bynon

No comments.

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: **Town of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Number(s): **9908670000**

Project Name: **Aldi - Mid-Hudson Plaza**

Applicant: **Amanda Speranza-Kelly**

Address of Property: **3432-3456 North Rd, Poughkeepsie, NY 12601**

Please Fill in this section

Exempt Actions:* 239 Review is NOT Required

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

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

Exempt Action submitted for informal review

Actions Requiring 239 Review

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

Parcels within 500 feet of:

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

Date Response Requested: **2/9/2026**

Entered By: **Peter, Rachel**

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

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- Matter of Local Concern
- No Jurisdiction
- No Authority
- Withdrawn
- Incomplete - municipality must resubmit to County
- Exempt from 239 Review
- None

Comments Attached:

- Local Concern with Comments
- Conditional
- Denial
- Incomplete with Comments- municipality must resubmit to County
- Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **1/29/2026**

Date Received: **1/29/2026**

Date Requested: **2/9/2026**

Date Required: **2/27/2026**

Date Transmitted: **2/3/2026**

Notes:

Also mailed hard copy

Major Project

Referral #: **ZR26-017**

Reviewer:

Tara Dillon



January 23, 2026

RE: Aldi – Poughkeepsie NY – Planning Application Narrative

To Whom it May Concern,

1. A Bulk and Area table is included on A131 attached as part of this submittal.
2. The Height requirement is now met. Please refer to the attached A201 as part of this submittal.
3. No exterior lighting changes will be made as part of this submittal.
4. No Landscaping changes will be made as a part of this submittal.
5. A dumpster will be located at the back of the building in the loading dock area that will be used solely by Aldi.
6. Aldi will not be providing a cart coral in the parking lot as they use a give a quarter take a quarter for a cart system. The franchise will collect any unreturned carts from the parking lot at the close of each business day.
7. There is an existing snow removal service that removes all snow for the portion of the plaza that the proposed Aldi will be occupying that is hired by OSJL. Snow storage is located in unoccupied spots in remote areas of the parking lot. Please refer to the Snow Removal Site Plan as part of this submittal.
8. The proposed roof equipment is shown dashed on A201. The proposed Aldi tower will screen the roof equipment and the proposed equipment will be located towards the rear of the building on the roof, therefore, it will not be visible from the front of the building.
9. Please refer to the proposed sign package attached as part of this submittal for all proposed exterior signage.
10. No changes will be made to the existing loading dock as a part of this submittal. Two of the existing loading dock doors will be proposed to be infilled and one loading dock door will be replaced with a new loading dock door, seal, and bumper. Please refer to A131 attached as part of this submittal.
11. The proposed sewer lateral is by the landlord under a separate permit.
12. There is an existing concern regarding vehicles parking in the main drive aisles/ fire lanes that will be addressed with no parking signage placed near the main drive aisles/ fire lanes.
13. Parking lot changes include the addition of crosswalks, stop bars & signs, curbside parking spaces, and new dedicated ADA spaces for Aldi building included on the Site Plan attached as part of this submittal.

Sincerely,

Meghan Dixon
Project Lead

Headquarters





Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885 Fax

Town of Poughkeepsie Planning Board Combined Application Form

REQUEST FOR: (Check all that apply)

Date of Application: 01/26/2026

- Pre-Application Discussion
- Preliminary Subdivision Approval
- Site Plan Approval
- Land Contour Permit Approval
- Architectural Approval

- Lot Line Revision Approval
- Final Subdivision Approval
- Erosion & Sediment Control Approval
- Aquatic Resources Permit Approval
- Special Use Permit

Name of Project (if applicable): Aldi - Poughkeepsie NY

Tax Map Number of all parcels: _____

Street Address of all parcels: 3456 North Rd Poughkeepsie NY 12601

Attach a copy of the current deed(s) and any easement(s) affecting the property.

Description of Proposed Activity: Retrofit of an existing retail space. Cementitious Siding with metal stud backup, aluminum framed windows, and membrane roof. New plumbing, HVAC, and electrical systems.

Name of Applicant(s): Amanda Speranza - Kelly

Address: [REDACTED]

Telephone: [REDACTED] Email: [REDACTED]

<i>For Office Use:</i>	
Fees Paid: _____	PB Meeting Date: _____
Escrow Paid: _____	Planning Board Appearance Fee Paid: _____

Name of Record Owner(s): OSJ of Poughkeepsie, LLC

Address: [REDACTED]

Telephone: [REDACTED] Email: [REDACTED]

A) For All Applications:

- 1) Total acreage involved in application: 9.71 +/-
- 2) Total contiguous acreage controlled by applicant/owner¹: 9.71 +/-
- 3) Total number of existing structures: 1
- 4) Type of existing structures: IIB
- 5) Total square footage of all new construction: N/A
- 6) Estimated value of new construction or addition: \$1,810,000
- 7) Type of construction or activity proposed: (Check all that apply)

New Construction: N/A Residential Commercial Institutional
Expansion/Renovation: Residential Commercial Institutional
Home Occupation: N/A Change in use: N/A Other: N/A

- 8) Zoning District(s): Fairview Center
- 9) Does applicant intend to request any information waivers?
No Yes . If yes, please list all waivers (attach separate pages if necessary):

- 10) Are there agricultural and/or forestry exemptions affecting the property?
No Yes . If yes, please list in detail (attach separate pages if necessary):

1. Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability companies, or other entities or partnerships in which the applicant has an interest.

11) Have any area or use variances affecting the property been granted?

No Yes _____. If yes, please list in detail (attach separate pages if necessary):

12) Have any permits affecting the property been issued by any other governmental agency?

No Yes _____. If yes, please list in detail (attach separate pages if necessary):

13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?

No Yes _____. If yes, please list in detail (attach separate pages if necessary):

Name and Address of Professional Engineer: Chris Kamar

[REDACTED]

Telephone: [REDACTED] Email: [REDACTED]

Name and Address of Licensed Land Surveyor: TBD

Telephone: _____ Email: _____

Name and Address of Attorney: N/A

Telephone: _____ Email: _____

Name and Address of Biology/Wetland Consultant: N/A

Telephone: _____ Email: _____

B) For Subdivision and Lot Line Change Applications Only: N/A

- 1) Total number of lots proposed: _____
- 2) What is the size of the smallest lot proposed? _____
- 3) What is the size of the largest lot proposed? _____
- 4) Number of private driveways proposed: _____
- 5) Number of common driveways proposed: _____
- 6) Maximum number of lots serviced by a common driveway: _____
- 7) Number of private roads proposed: _____
- 8) Number of lots serviced by a private road: _____
- 9) Preliminary Plat includes _____ acres and tentatively includes _____ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is _____ (define measure: acres/square feet).
- 10) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes _____ No _____. If no, state the number of sections to be filed _____.

C) For Land Contour Permit; Erosion & Sediment Control; Aquatic Resources Applications: N/A

- 1) Does the plan involve removal or the addition of more than two (2) feet of soil anywhere on the property? Yes _____ No _____. If yes, provide details and a map showing the proposed grading.
- 2) How many cubic yards of material will be moved? _____
- 3) Describe how was the amount of material to be moved calculated? Attach additional sheets as necessary.

- 4) Will the activity involve the clearing, grading or disturbance to one acre or more of land? Yes _____ No _____. If yes, provide details and a map showing the proposed grading.
- 5) Describe how the amount of land to be cleared, graded or disturbed was determined? Attach additional sheets as necessary.

D) For Aquatic Resource Permit Applications: N/A

- 1) The date the wetland delineation was performed is: _____

- 2) The delineation was performed by: _____
- 3) The site contains a federal jurisdictional wetland: Yes _____ No _____. If yes, provide a copy of any applications and correspondence with the USACOE.
- 4) The site contains a state protected freshwater wetland: Yes _____ No _____. If yes, provide a copy of any applications and correspondence with the NYSDEC.
- 5) The areal extent of proposed disturbance to the wetland is: _____
- 6) The areal extent of proposed disturbance to the wetland buffer area is: _____

E) For Special Use Permit Applications (except accessory apartment): N/A

Provide a description of the proposed activity with regard to the following standards. (Attach additional pages as necessary):

- 1) That there would not be any detrimental effect by the establishment of such use on other uses within the district.

- 2) That such use will be in harmony with the orderly development of the district and the location, nature and height of buildings, walls, fences and parking areas will not discourage the appropriate development and use of adjacent lands.

- 3) That all structures, equipment and materials shall be reasonably accessible for fire and police protection.

- 4) That the use meets the prescribed requirements for the district in which located, including minimum yard requirements for the district in which located or as further specified in this section and including maximum height, required off-street parking and sign regulations.

- 5) Noise. The maximum noise level at the property line applicable to the use involved shall not exceed the maximum established under Chapter 139 of the Town Code.

- 6) Discharge of water. No polluting or objectionable waste shall be discharged into any stream or other natural drainage channel or upon the land that will in any way interfere with the quality, operation or continuation of these natural systems or contribute to their despoliation.

7) Traffic access. All proposed traffic access ways shall be adequate but not excessive in number; adequate in width, grade and alignment and visibility; shall be sufficiently separated from street intersections and other places of public assembly; and shall meet other similar safety considerations.

8) Parking. Adequate off-street parking and loading spaces shall be provided in accordance with the off-street parking and loading requirements of this Chapter. Shared parking is encouraged where the peak parking demands of different uses occur at various times of the day. Use of a widely accepted means of projecting demand for shared use, such as the Urban Land Institute's Shared Parking report may be employed to demonstrate shared parking effects.

9) Circulation. The interior circulation system shall be adequate to provide safe accessibility to all required off-street parking, and to provide for the convenience and safety of vehicular, pedestrian, and bicycle movement within the site and in relation to adjacent areas or roads.

10) Landscaping and screening. All parking and service areas shall be reasonably screened during all seasons of the year from the view of adjacent residential lots and streets and the general landscaping of the site should be in character with that generally prevailing in the neighborhood. Existing trees twelve (12) inches or more in diameter at breast height (dbh) should be preserved to the maximum extent practical.

11) Character and appearance. The character and appearance of the proposed use, buildings, structures, outdoor signs, and lighting shall be in general harmony with the character and appearance of the surrounding neighborhood, and shall not adversely affect the general welfare of the inhabitants of the Town.

12) Historic and natural resources. The proposed use shall be designed and should be carried out in a manner that minimizes impacts to protect historic and natural environmental features on the site under review and in adjacent areas.

13) Sewage Treatment and Water Supply. The adequacy of available sewage disposal and water supply services supporting the proposed activity or use shall be sufficient to meet the needs of the proposed activity or use. This consideration should be given to both including, but not be limited to, the suitability of water supply and sanitary sewage facilities to accommodate the intended use, and the adequacy of measures to protect surface and groundwater from pollution.

14) Size and scale. The location and size of the proposed use, the nature and intensity of operations involved in or conducted in connection therewith, and the size of the site in relation to the use, its site layout and its relation to existing and future access streets should be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, or conflict with the normal traffic of the neighborhood.

15) The location and height of buildings; the location, nature and height of walls and fences; and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

Parts Included With This Application:

- | | |
|--|-------------------------------------|
| 1. Part "A" – Owner Affidavit: | <input checked="" type="checkbox"/> |
| 2. Part "B" – Applicant / Agent Affidavit: | <input checked="" type="checkbox"/> |
| 3. Part "C" – Licensed Professional Affidavit: | <input checked="" type="checkbox"/> |
| 4. Part "D" – Disclosure of Business Interest: | <input type="checkbox"/> |
| 5. Part "E" – Agricultural Data Statement: | <input type="checkbox"/> |
| 6. Part "F" – Site Plan Application Checklist: | <input type="checkbox"/> |
| 7. Part "G" - Subdivision Pre-Application Submission Checklist: | <input type="checkbox"/> |
| 8. Part "H" – Minor Subdivision Application Checklist: | <input type="checkbox"/> |
| 9. Part "I" – Major Preliminary Subdivision Application Checklist: | <input type="checkbox"/> |
| 10. Part "J" – Major Final Subdivision Application Checklist: | <input type="checkbox"/> |
| 11. Part "K" - Land Contour Permit Application Checklist: | <input type="checkbox"/> |

- 12. Part "L" - Aquatic Resource Protection Permit Application Checklist: _____
- 13. Part "M" – Erosion and Sediment Control Permit Checklist _____
- 14. Part "N" – Floodplain Development Permit Checklist _____
- 15. Part "O" - Acknowledgment of Required Certifications _____
- 16. Part "P" – Coastal Assessment Form _____

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its content; and 2) He/She has read, is familiar with, and understands the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Town of Poughkeepsie; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature:  _____

Print Name: Amanda Speranza - Kelly _____

Date: 01/22/2026 _____

PART "A"
OWNER AFFIDAVIT

State of Rhode Island }
 } ss:
County of Washington }

John D. Conforti, CFO, OSJ of Poughkeepsie, LLC being duly sworn, deposes and says:

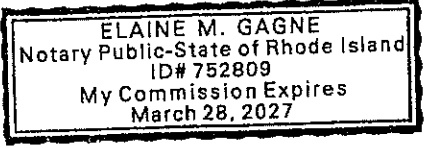
1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize _____, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Town Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Town of Poughkeepsie, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Town of Poughkeepsie Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

John D. Conforti
Applicant/Owner
John D. Conforti

Applicant/Owner

Sworn to before me this 23rd day of
January, 2026.

Elaine M. Gagne
Notary Public Elaine M. Gagne
Notary # 752809
My Commission Expires 3-28-27



PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Ontario } ss:

AMANDA SPERANZA-KELLY being duly sworn, deposes and says:

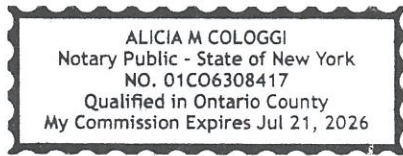
1. That I/we are the APPLICANT / AGENT named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 615 Fishers Run, Victor Ny 14564 in the County of Ontario and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Town Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Town of Poughkeepsie, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Poughkeepsie Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]
Applicant/Agent

Applicant/Agent

Sworn to before me this 22 day of January, 2026.

Alicia M. Cologgi
Notary Public

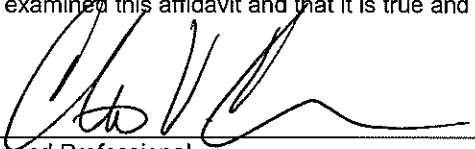


PART "C"
LICENSED PROFESSIONAL AFFIDAVIT
(To Be Completed By Each Licensed Professional)

State of New York }
County of Ontario } ss:

Christopher V. Kamar being duly sworn, deposes and says:

1. That I/we are the Licensed Professional named in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that I/we have been duly authorized by the owner in fee and the applicant to make such application and that the foregoing statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we understand that the Town of Poughkeepsie Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.



Licensed Professional

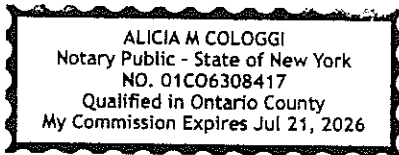
Licensed Professional

Licensed Professional

Licensed Professional

Sworn to before me this 22 day of
January, 2026.

Alicia M. Cologgi
Notary Public



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.

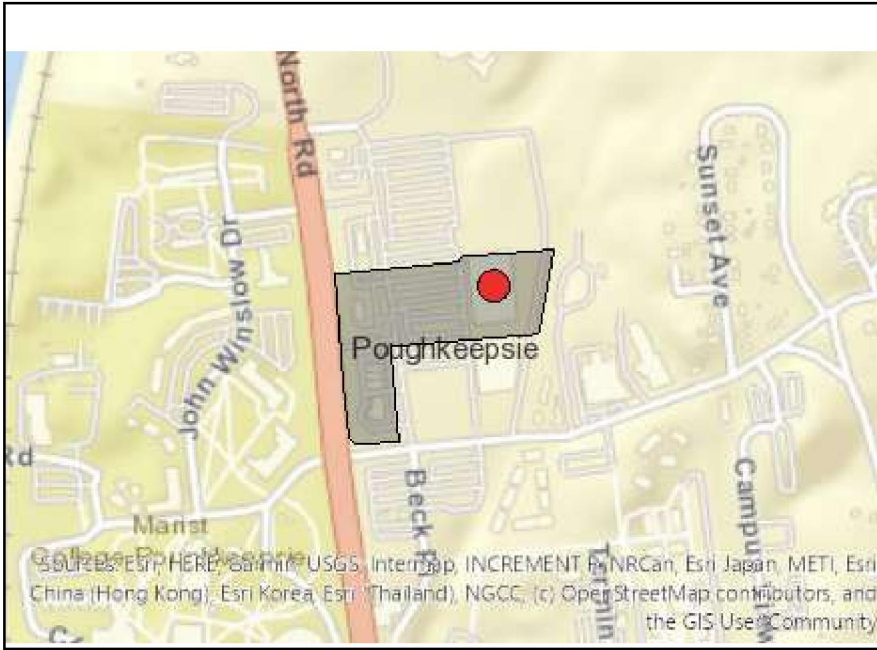
Part 1 – Project and Sponsor Information			
Name of Action or Project: ALDI - Poughkeepsie, NY			
Project Location (describe, and attach a location map): 3456 North Road; Poughkeepsie, NY 12601			
Brief Description of Proposed Action: ALDI is proposing to remodel and existing building space to be able to operate a +/- 20,567sf ALDI grocery store. The existing Job Lot store interior will be renovated to provide ALDI with a layout that works for them. The project will consist of the building renovation and minor parking modifications.			
Name of Applicant or Sponsor: ALDI Inc. SWN Division c/o Bruno Lourenco		Telephone: (860) 783-4832 E-Mail: Bruno.Lourenco@aldi.us	
Address: 295 Rye Street			
City/PO: South Windsor		State: CT	Zip Code: 06074
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 <input type="checkbox"/>	YES <input type="checkbox"/>
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:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 9.71± acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 9.71± acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> 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? Atlantic Sturgeon, Shortnos...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Bruno Lourenco</u> Date: <u>1/19/2026</u>		
Signature: <u><i>Bruno Lourenco</i></u> Title: <u>DoRE</u>		
<small>DocuSigned by: AEE5BFD2381F4A0...</small>		

EAF Mapper Summary Report

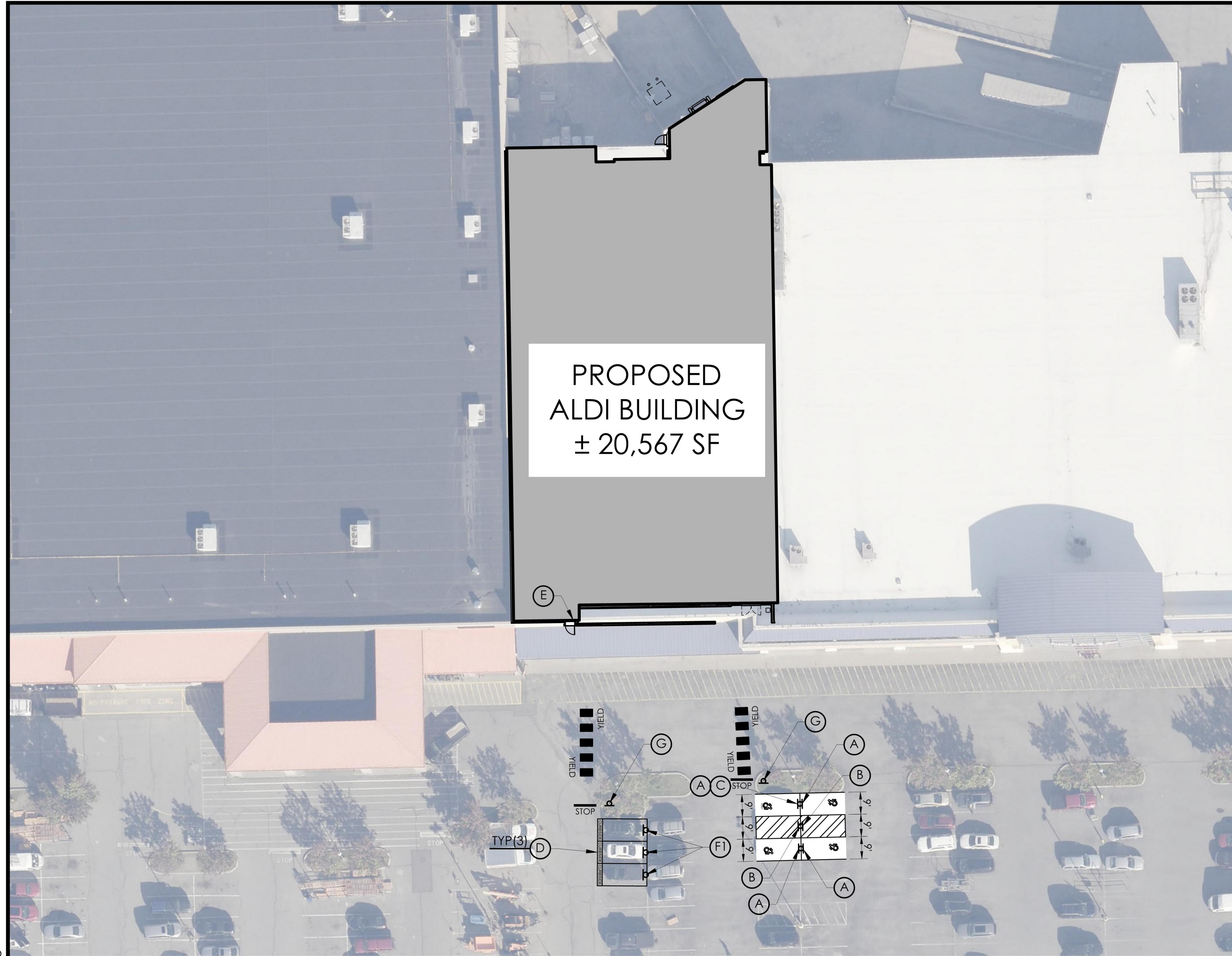
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Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information 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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

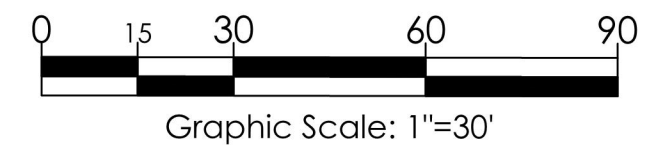


SITE LEGEND:

- (A) ACCESSIBLE PARKING SIGN, POST & BOLLARD (REFER TO DETAIL)
- (B) "NO PARKING ANY TIME" SIGN, POST & BOLLARD (REFER TO DETAIL)
- (C) "VAN ACCESSIBLE" SIGN (REFER TO DETAIL)
- (D) PAINT CURBSIDE PARKING STALL (REFER TO DETAIL)
- (E) EMPLOYEE INGRESS/EGRESS
- (G) STOP BAR STRIPING AND SIGN (REFER TO DETAIL)

ABBREVIATIONS:

- AC -ASPHALT CONCRETE
- ARCH -ARCHITECT
- CM -CONSTRUCTION MANAGER
- FT -FEET
- MAX -MAXIMUM
- MIN -MINIMUM
- N.T.S. -NOT TO SCALE
- O.C -ON CENTER
- SF -SQUARE FEET
- TYP -TYPICAL
- W/ -WITH



REFERENCE:
1. CONNECTEXPLORER ONLINE ORTHOGRAPHIC HI-RES IMAGERY BY EAGLEVIEW DATED 04/2024.



SIGN SCHEDULE/LEGEND:

LEGEND	SIGN	DESCRIPTION	TYPE OF MOUNT	MOUNTING HEIGHT (BOTTOM OF SIGN)	QUANTITY
(F1)		13.65" x 22" CURBSIDE PICK-UP PARKING SIGN	POST MOUNTED IN BOLLARD	5'	3
(S)		12" x 18" DIRECTIONAL SIGNAGE, STRAIGHT ARROW	POST MOUNTED IN GRASS	5'	TBD
(L)		12" x 18" DIRECTIONAL SIGNAGE, LEFT ARROW	POST MOUNTED IN GRASS	5'	TBD
(R)		12" x 18" DIRECTIONAL SIGNAGE, RIGHT ARROW	POST MOUNTED IN GRASS	5'	TBD
(A)		12"X18"BLUE AND GREEN LEGEND ON WHITE BACKGROUND	POST MOUNTED WITHIN BOLLARD	5' MIN.	4
(B)		12"X18" RED LEGEND ON WHITE BACKGROUND	POST MOUNTED WITHIN BOLLARD	5' MIN.	2
(C)		12"X6" GREEN LEGEND ON WHITE BACKGROUND	POST MOUNTED WITHIN BOLLARD	5' MIN.	1
(G)		30" x 30" OCTAGONAL WHITE ON RED	POST MOUNTED	5'	1

LEGEND OF IMPROVEMENTS

- PROPOSED ALDI BUILDING
- SITE SIGN
- PEDESTRIAN CROSSWALK (REFER TO DETAIL)
- PAINTED VAN ACCESSIBLE PARKING SYMBOL (REFER TO DETAILS)
- PAINTED ACCESSIBLE PARKING SYMBOL (REFER TO DETAILS)
- PAINTED PARKING ISLAND AREA TO BE STRIPED WITH 4" SYSL @ 2' O.C. AND AT 45° TO PARKING SPACE

PARKING SCHEDULE IN FRONT OF EXISTING OCEAN STATE JOB LOT			
EXISTING SPACES		PROPOSED SPACES	
STANDARD PARKING SPACES	ADA SPACES	STANDARD PARKING SPACES	ADA SPACES
261	4	259	8

NOTE: CONTRACTOR TO COORDINATE FINAL SIGNAGE LOCATION AND TYPE WITH ALDI CONSTRUCTION MANAGER

GENERAL NOTES:

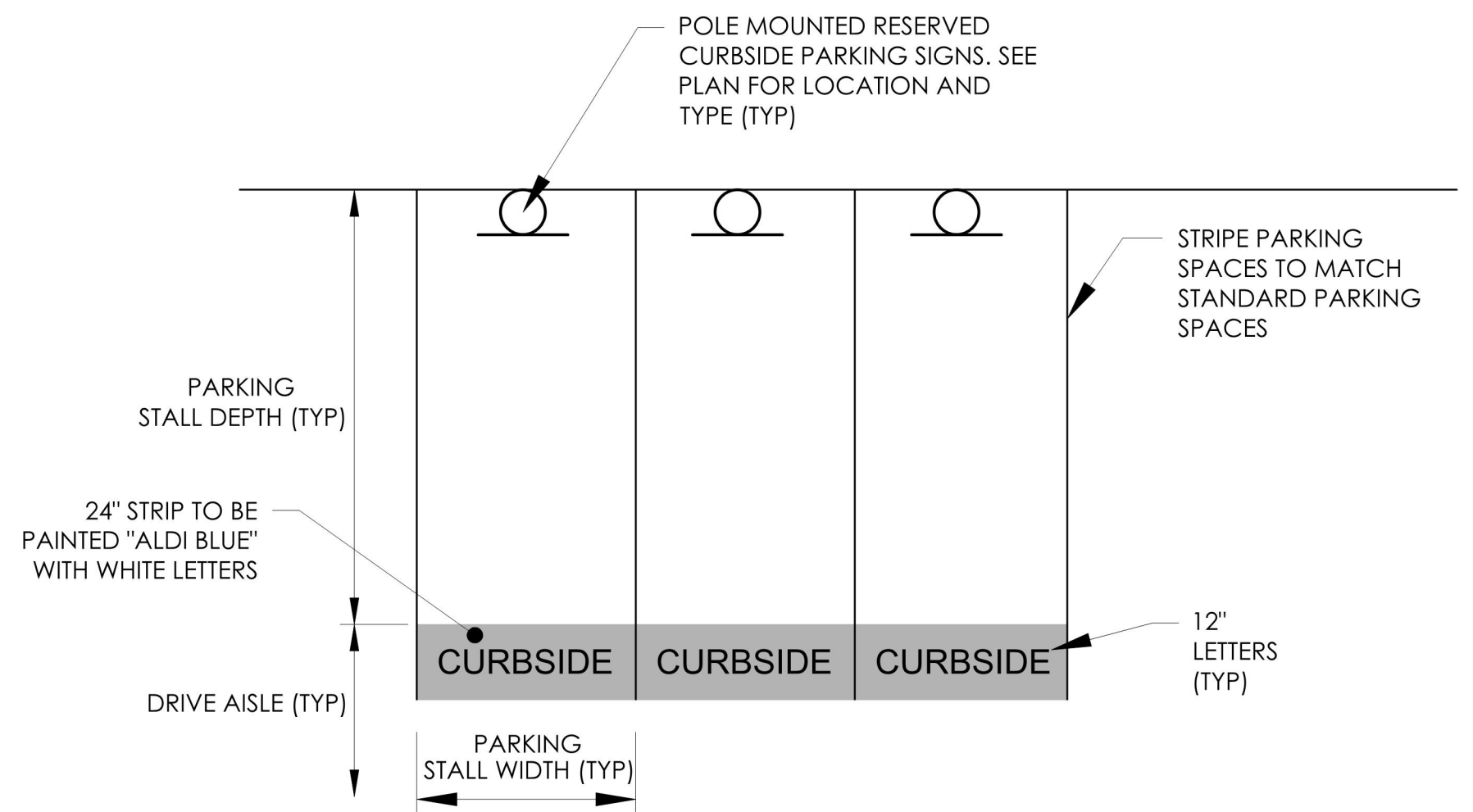
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY AND/OR OTHER AUTHORITIES HAVING JURISDICTION.
- ALL EXISTING BUILDING(S), SITE, ROADWAY AND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS REPRESENTED BASED UPON THE AVAILABLE DATA AND MAY OR MAY NOT ACCURATELY REPRESENT THE CURRENT SITE CONDITIONS. CONTRACTOR TO VERIFY LOCATION AND LIMITS OF WORK PRIOR TO STARTING. ANY CONFLICTS DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. OUTSIDE OF WORK LIMITS CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPLICABLE AGENCIES TO MAINTAIN EMERGENCY ACCESS TO THEIR SATISFACTION.
- APD ENGINEERING AND ARCHITECTURE, PLLC (APD) ACCEPTS NO RESPONSIBILITY FOR EXISTING SITE CONDITIONS OR FEATURES THAT WERE DESIGNED AND BUILT PREVIOUS TO THE PREPARATION OF THESE PLANS. CONTRACTOR SHALL REVIEW EXISTING SITE FEATURES PRIOR TO PREPARATION OF BID.
- ANY EXISTING STRIPING WHICH IS TO REMAIN IN PLACE AND WHICH MAY BECOME OBSCURED OR DAMAGED DUE TO THE CONSTRUCTION OF IMPROVEMENTS SHALL BE REPLACED AND/OR REPAINTED AS NECESSARY.

TRAFFIC SIGNAGE AND PAVEMENT MARKINGS:

- FONT STYLE FOR CURBSIDE SIGNAGE AND PARKING SPACE LETTERING SHALL BE ARIAL BOLD.
- PAVEMENT MARKINGS SHALL BE THE TYPE, COLOR, SIZE, AND LOCATIONS SHOWN ON THE PLANS. CONTRACTOR SHALL PROVIDE TWO (2) COATS OF PAINT FOR ALL PAVEMENT MARKINGS. IF THE INFORMATION ON THE PLANS AND DETAILS IS NOT COMPLETE AND THE AUTHORITY HAVING JURISDICTION DOES NOT HAVE REQUIREMENTS REGARDING THIS, USE THE FOLLOWING:
 - PAINT SHALL BE SUPPLIED IN ACCORDANCE WITH AASHTO: M 248 LATEST ADDITION.
 - COLORS SHALL BE AS FOLLOWS:
 - YELLOW- PARKING STALLS, PARKING ISLANDS, AND FIRE LANES
 - WHITE - STOP BARS AND LETTERING, PEDESTRIAN CROSSINGS, HANDICAP PARKING SYMBOL AND CHARACTERS, TRAFFIC CONTROL LETTERING AND CHARACTERS
 - BLUE - BACKGROUND OF HANDICAP PARKING SYMBOL
 - REFER TO CURBSIDE PARKING DETAIL FOR PAINT TYPE, COLOR AND FONT
- THE PAVEMENT SHALL BE CLEAN AND FREE OF DIRT, DUST, MOISTURE, OILS, AND OTHER FOREIGN MATERIALS. ANY OLD PAVEMENT MARKINGS SHALL BE REMOVED UNLESS PAINTS ARE COMPATIBLE AND OVERLAY IDENTICAL. THE SURFACE OF THE PAVEMENT PRIOR TO APPLICATION SHALL BE 45 DEGREES F AND RISING UNLESS MANUFACTURER'S RECOMMENDATIONS ARE GREATER. ALL PAINTING SHALL BE APPLIED IN APPROPRIATE WEATHER CONDITIONS (E.G. TEMPERATURE, WIND, PRECIPITATION), AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE SIGNAGE AND PAVEMENT MARKINGS SHALL BE THE TYPE AND AT THE GENERAL LOCATION SHOWN ON THE DRAWINGS.
- POSTS, BRACKETS, AND FRAMES SHALL BE STEEL PER ASTM A-36, A-242, A-441, A-572, A588, GRADE 50, AND HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123. ALL CUTTING, DRILLING, OR OTHER POLE MODIFICATIONS SHALL BE PAINTED WITH GALVANIZING PAINT. ALL BOLTS, NUTS, AND WASHERS SHALL BE STAINLESS STEEL.
- POST HOLES IN PAVEMENT SHALL BE IN ACCORDANCE WITH THE DETAIL UNLESS POOR SOILS OR FROST CONDITIONS REQUIRE GREATER DEPTH. SIGN POSTS SHALL BE KEPT PLUMB, 6 INCHES OFF BOTTOM AND CENTERED AS 4,000 PSI CONCRETE IS PLACED AROUND THE POST. THE OVERALL SIGN AND POST SYSTEM SHOULD BE ABLE TO WITHSTAND 33 POUNDS PER SQUARE FOOT.
- CONTRACTOR CAN PLACE SIGNS ON POSTS AFTER CONCRETE HAS CURED FOR SEVEN DAYS OR 3/4 STRENGTH IS ACHIEVED.
- ALL HANDICAP STRIPING AND SIGNAGE, INCLUDING SPACES, CROSSWALK, ACCESSIBLE PATH, AND CURB RAMPS, SHALL MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. FIRE LANE STRIPING AND SIGNAGE SHALL MEET THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTOR AND FIRE DEPARTMENT.

SITE NOTES:

- ALL NEW PAINTED PAVEMENT MARKINGS SUCH AS LETTERING SHALL BE PAINTED USING TEMPLATES. REPAINT (TWO COATS) ANY EXISTING PAVEMENT MARKINGS DAMAGED DURING CONSTRUCTION.
- THE EXISTING STORE WILL REMAIN OPEN DURING CONSTRUCTION. ANY WORK THAT MAY IMPACT STORE OPERATIONS, DELIVERIES, ACCESS AND/OR PARKING SHALL BE COORDINATED WITH THE ALDI CONSTRUCTION MANAGER AND THE STORE MANAGER AT LEAST 48 HOURS IN ADVANCE. VEHICULAR, TRUCK AND PEDESTRIAN ACCESS TO THE STORE SHALL BE MAINTAINED AT ALL TIMES WHEN STORE IS OPEN

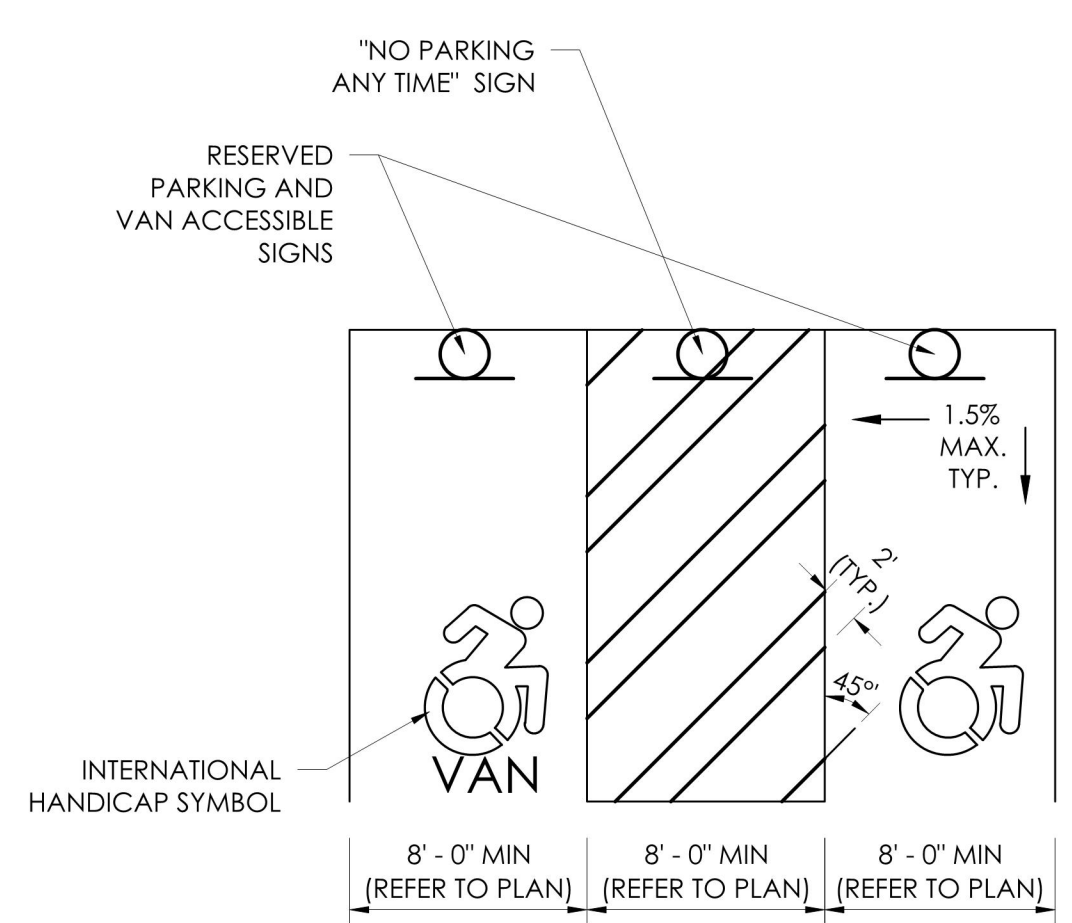


ALDI BLUE CUSTOM COLOR:

CCE COLORANT	OZ	32	64	128
L1-BLUE	-	63	1	1
R3-MAGENTA	-	5	-	1
Y3-DEEP GOLD	-	1	1	-

- ARIAL BOLD FONT SHALL BE USED FOR LETTERS
- PAINT SHALL BE SEALMASTERS 'COLOR PAVE' OR 'LIQUID THERMOPLASTIC' TRAFFIC MARKING PAINT OR AS APPROVED BY ALDI CM. CONTACT ROCHESTER JET-BLACK, GARY ROSBROOK, 585-441-4125 FOR ORDERING.
- a. COLOR PAVE SHALL BE USED FOR NEW PAVEMENT
- b. LIQUID THERMOPLASTIC SHALL BE USED FOR OLDER PAVEMENT THAT HAS BEEN SEALED WITH A COAL TAR SEALER.
- SURFACE PREPARATION SHALL COMPLY WITH MANUFACTURERS REQUIREMENTS.
- SIGNS AND WORDING TO BE PLACED CENTERED

CURBSIDE PARKING DETAIL
N.T.S.



- NOTES:**
- REFER TO SITE PLAN FOR ACCESSIBLE PARKING STRIPING LAYOUT.
 - ALL SIDEWALK, RAMPS, LANDING AREAS, DETECTABLE WARNING, ETC. ALONG THE ACCESSIBLE PATH SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
 - CONTRACTOR TO REFER TO THE GRADING AND DRAINAGE PLAN FOR SLOPES.
 - CROSS SLOPES FOR SIDEWALKS AND RAMPS SHALL BE 1.5% AT A MAXIMUM
 - RUNNING SLOPES FOR SIDEWALKS SHALL BE 4.5% AT A MAXIMUM
 - RUNNING SLOPES FOR RAMPS SHALL BE AT 7.5% MAXIMUM
 - SLOPES FOR ADA PARKING STALLS AND UNLOADING BAYS SHALL BE 1.5% AT A MAXIMUM
 - SIGNS TO BE PLACED IN CENTER OF PARKING STALL OR UNLOADING BAY (IF APPLICABLE) WHENEVER POSSIBLE. SHIFT "NO PARKING ANYTIME" SIGN SLIGHTLY OFF CENTER TO MAINTAIN THE MINIMUM OF 32" CLEAR SPACE REQUIRED IN ACCORDANCE WITH ADA REQUIREMENTS

ACCESSIBLE PARKING DETAIL
N.T.S.



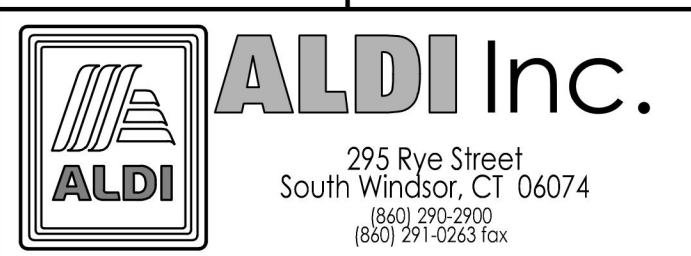
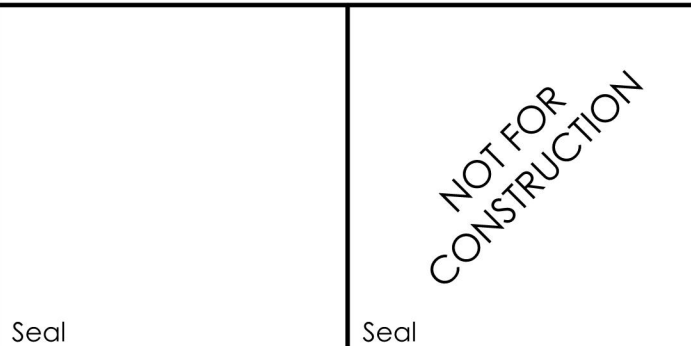
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Issued:	Date:
A	Issued to Planning Board
B	
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Revisions:	Date:
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CIVIL ENGINEER OF RECORD
Name:
State License No.:
Exp. Date:
Firm Reg. No.:
Exp. Date:



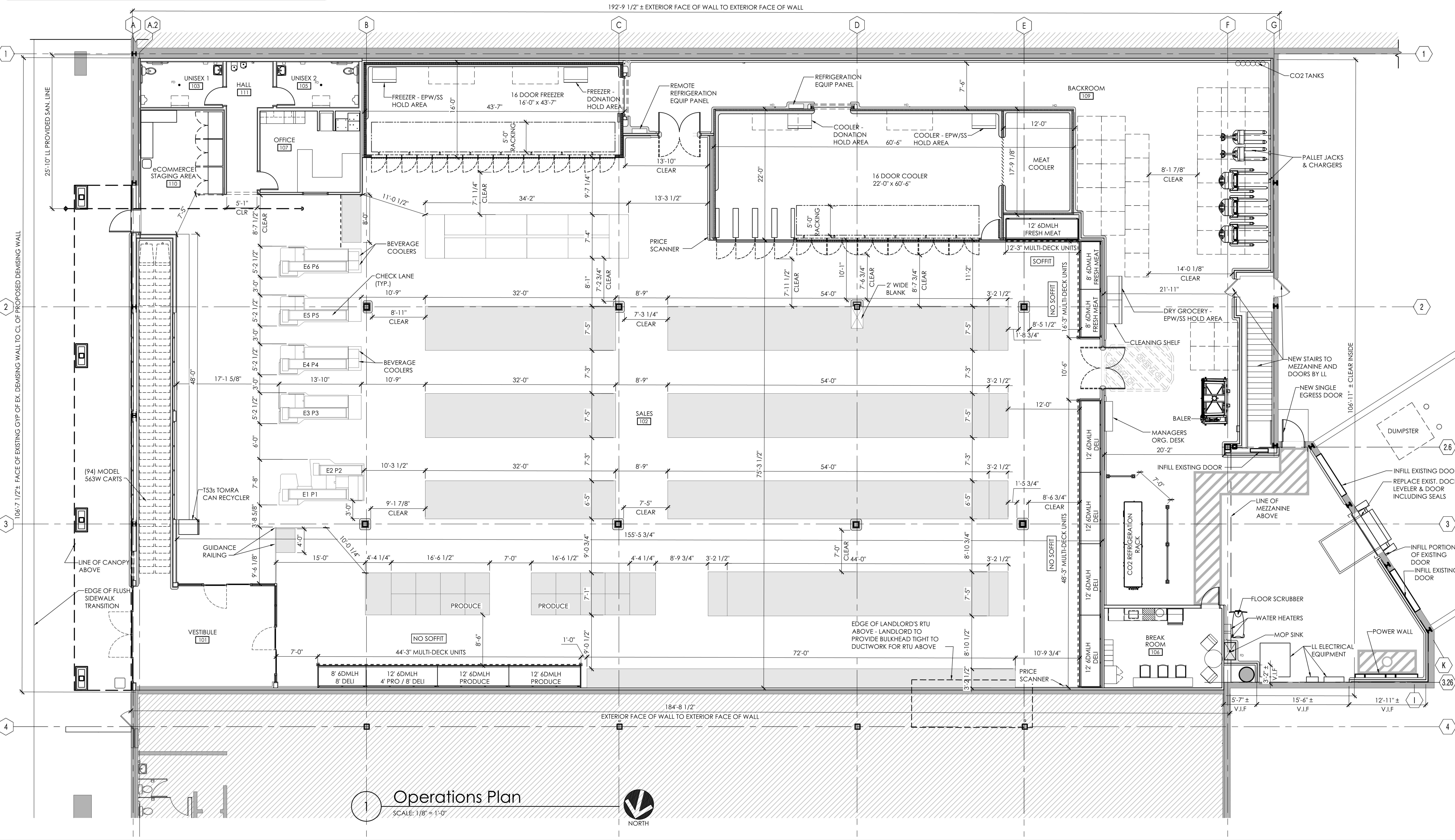
ALDI - Poughkeepsie, NY
Store #: XX
3456 North Road
Poughkeepsie, NY 12601
Dutchess County
Project Name & Location:

Site Plan	
Drawing Name:	Project No.
Date: 12/03/25	24-0553
Type: Retrofit	
Drawn By: ROL	C1
Scale: 1" = 30'	Drawing No.

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POUGHKEEPSIE NY AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	13,312
	UNISEX 2	104
	UNISEX 1	103
	HALL	133
	SUBTOTAL (MERCANTILE)	13,652
BUSINESS (B)	OFFICE	225
	BREAK ROOM	263
	eCOMMERCE	238
	CLOSET	##
	SUBTOTAL (BUSINESS)	726
STORAGE / STOCK (S-2)	BACKROOM	4,015
	COOLER	1,281
	FREEZER	697
SUBTOTAL (STORAGE / STOCK)	5,993	
SUBTOTAL (OCCUPANCIES)		20,371
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		913
BUILDING AREA		21,284
EXTERIOR CANOPY		1,157
TOTAL AREA (INCLUDING CANOPY)		22,441

POUGHKEEPSIE NY OPERATIONS DATA		
ITEM	POUGHKEEPSIE NY	VX.1 (107w.)
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	801'-2"	777'-4"
ASSUMED PALLET STORAGE	40	48
BUILDING DIMENSIONS	107'-4" x 192'-9 1/2"	107'-1" x 190'-0"
SALES FLOOR DIMENSIONS	75'-9 1/4" x 155'-5 3/4"	74'-11 1/4" x 152'-10 1/4"
LENGTH OF MULTI-DECK	120'	120'
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREEZER GENERAL DOORS	16	16
SPOT MERCHANDISERS	10	10
CART STORAGE	(94) MODEL 563W	(92) MODEL 563W



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



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A P D Engineering & Architecture, PLLC
03/27/2026

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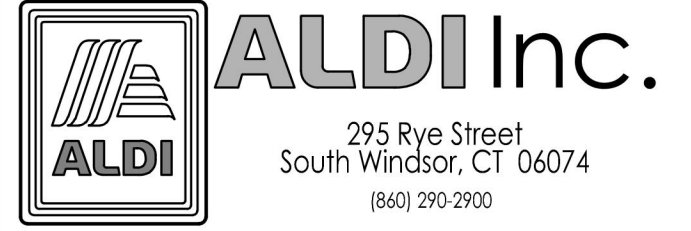
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Issued:	Date:
A Issued for Planning Submittal	01/26/26
B	
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Revisions:	Date:
1	
2	
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10	
11	
12	

PROJECT ARCHITECT/ENGINEER
Amanda Speranza-Kelly, AIA
PROJECT LEAD
Meghan Dixon

NOT FOR CONSTRUCTION



ALDI Inc. Store #: 107
Poughkeepsie NY
3456 North Rd
Poughkeepsie, NY 12601
Dutchess County
Project Name & Location:

Operations Plan	
Drawing Name:	Project No.
Prototype:	VX.1N
Type:	24-0553A
Drawn By:	RETROFIT
Scale:	JLN
As Noted	A-131
	Drawing No.

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EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - SELECT PALETTE OPTION - AT BRICK A1b - SELECT PALETTE OPTION - AT NICHIIA TOWERS	SEE SPECIFICATIONS APPENDIX 'B'
A2	CMU TO MATCH EXISTING ADJACENT		
A3	PREFINISHED ALUM. SILL FLASHING	A3- BRIGHT SILVER A3a - PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A8	ALUMINUM BRAKE METAL CLOSURE	ANODIZED ALUM.	RE: DWG. A505
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'BARK'	CONTACT NICHIIHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DETAIL B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DETAIL B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	RE: DETAIL 9/A601 FOR CONDITION BEHIND SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	16" SCUPPER, OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS FOR TIE IN AT HUB)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1 (ALDI GRAY)	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE RE: DETAIL D1/A503
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/4" w. x 9'-5 1/2" h. SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE: DWG A601 & A602

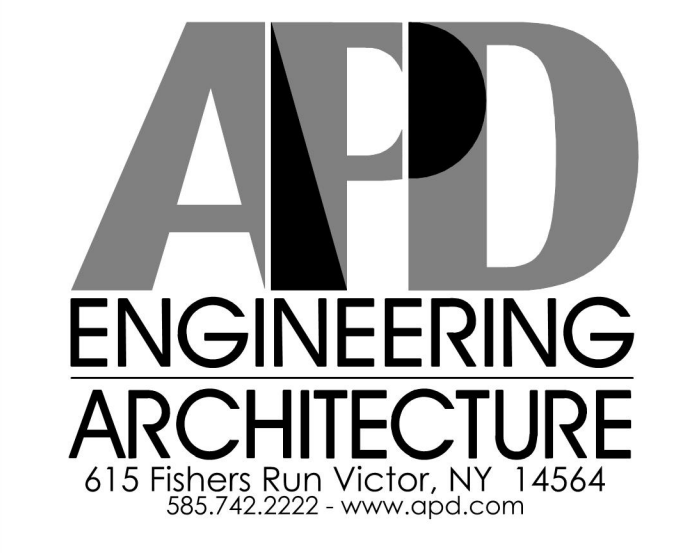
EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A24	RTU		
A25	REFRIGERATION UNIT		
A26	NOT USED		
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	FIBER CEMENT PANEL BASE FLASHING	NICHIIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - 'AGED BRONZE'
A29	NOT USED		
A30	NOT USED		
A31	NICHIIHA CONTROL JOINT WITH "H" CLIP		
A32	EXISTING EIFS TO REMAIN		
A33	EXISTING CMU TO REMAIN		
E1	NOT USED		
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.S.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.S., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 8'-0" A.F.S., BREAK ROOM WINDOW @ 10'-0" A.F.S. TRUCK WELL - MOUNT @ 12'-0" A.F.S. (SIDE DOCK ONLY)
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.S. IN 4" SQUARE J-BOX
E7	NOT USED		
E8	NOT USED		
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHIIHA PANEL JOINTS C: ALIGN NICHIIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	1	75.1	75.1
TOTAL SIGNAGE			75.1

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL.



2 Front Elevation
SCALE: 1/8" = 1'-0"



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01/26/2026

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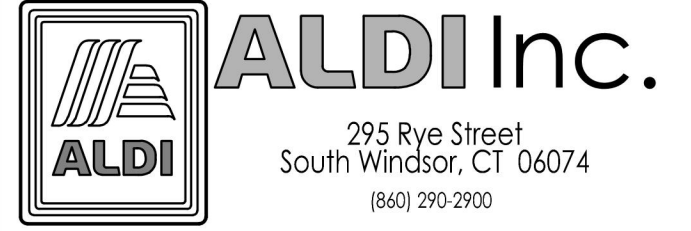
Issued:	Date:
A	Issued for Planning Submittal 01/26/26
B	
C	
D	
E	

Revisions:	Date:
1	
2	
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12	

PROJECT ARCHITECT/ENGINEER
Amanda Speranza-Kelly, AIA
PROJECT LEAD
Meghan Dixon

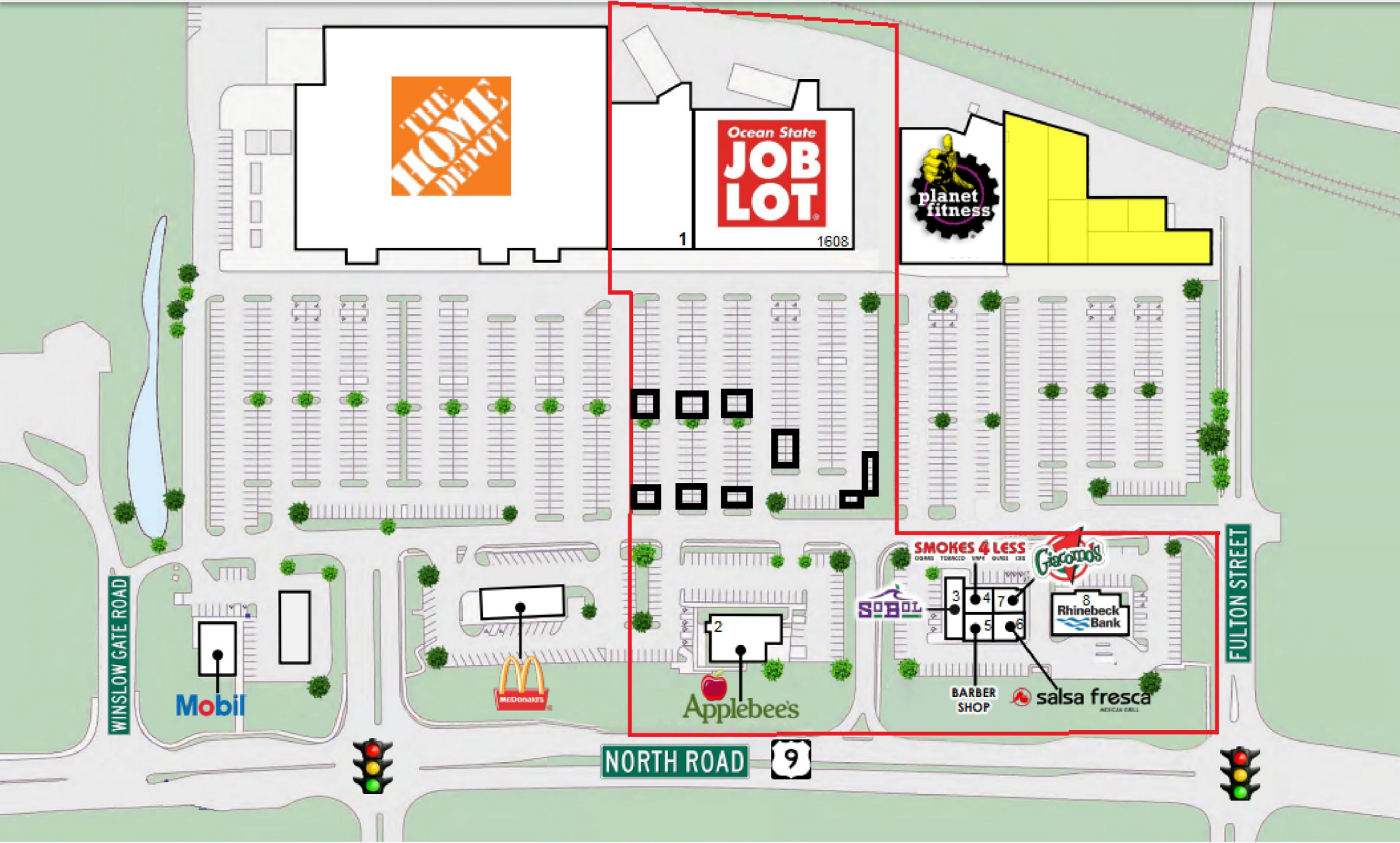
NOT FOR CONSTRUCTION

Seal Seal



ALDI Inc. Store #: 107
Poughkeepsie NY
3456 North Rd
Poughkeepsie, NY 12601
Dutchess County
Project Name & Location:

Exterior Elevations	
Drawing Name:	
Prototype:	Project No.
VX.IN	24-0553A
Type:	
RETROFIT	
Drawn By:	
TSL	
Scale:	
As Noted	
	A-201
	Drawing No.



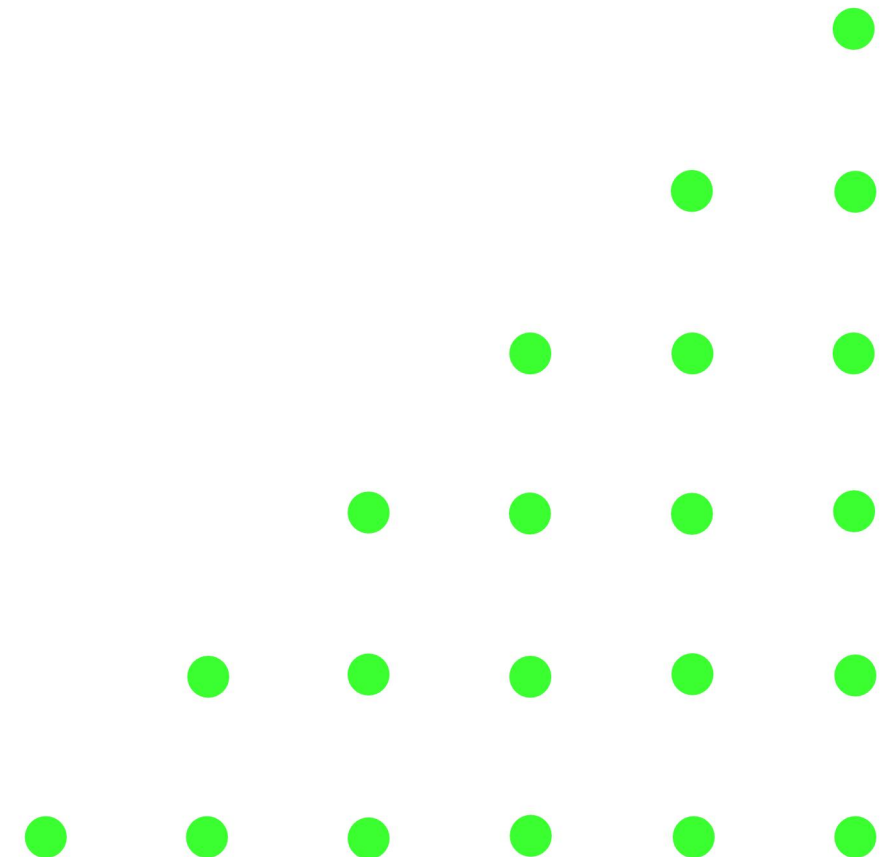
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1608	OSJL	40,263
1	Demised Premises	21,584
2	Apple Bees	4,997
3	SoBol	1,600
4	Cigs 4 Less	1,164
5	Super Cuts	1,200
6	SFMG 10	1,362
7	Giacomo's Pizza & Ice Cream	1,370
8	Rhinebeck Savings Bank	5,277
		78,817

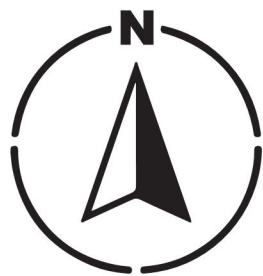
SNOW REMOVAL SITE PLAN



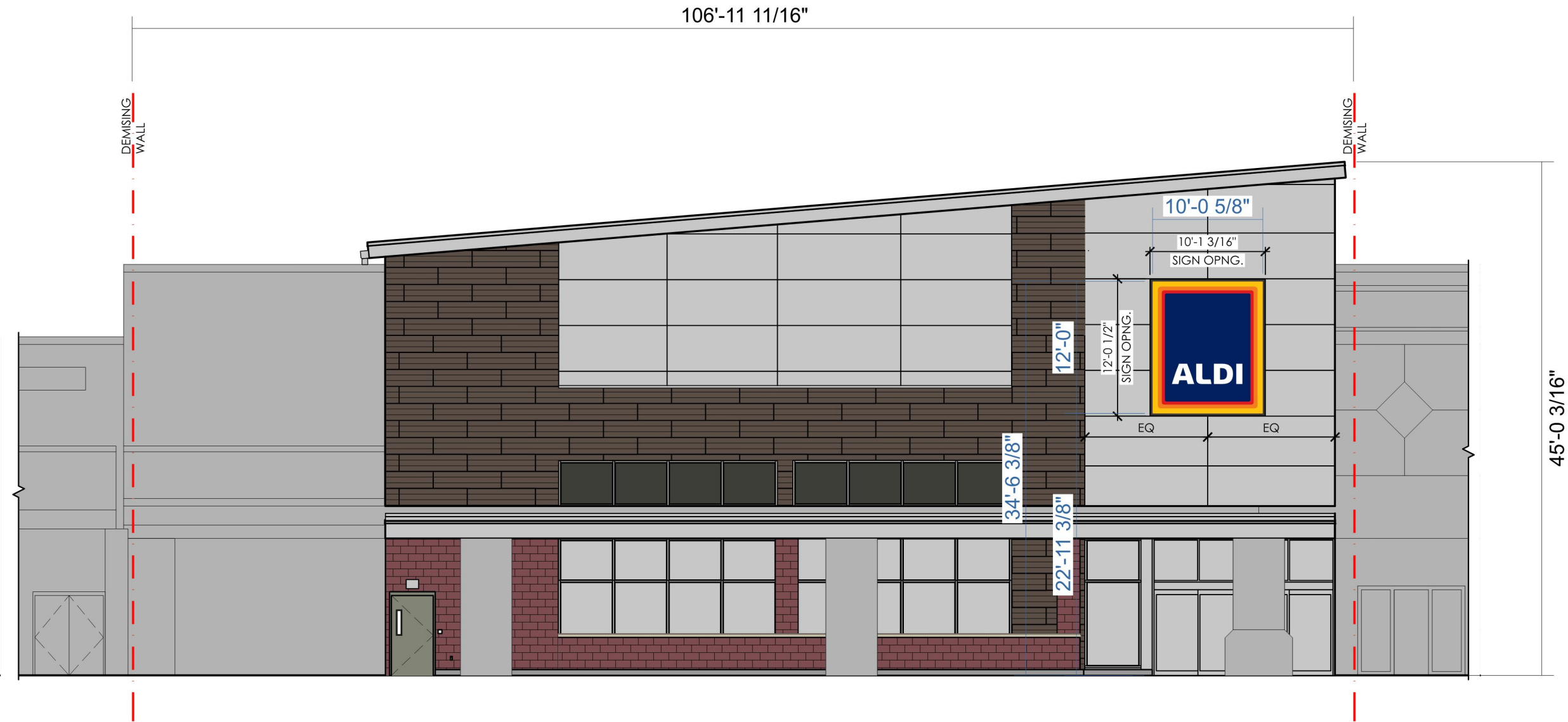
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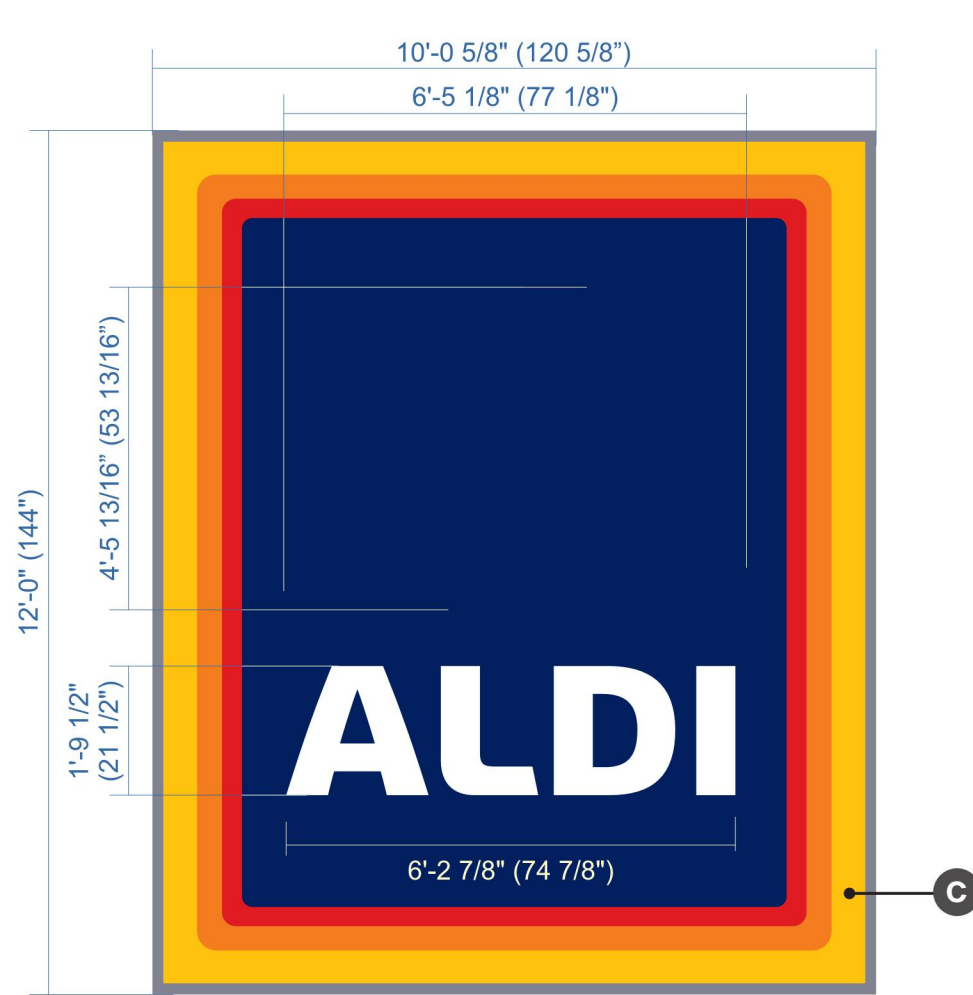
**3456 NORTH RD.
POUGHKEEPSIE, NY**



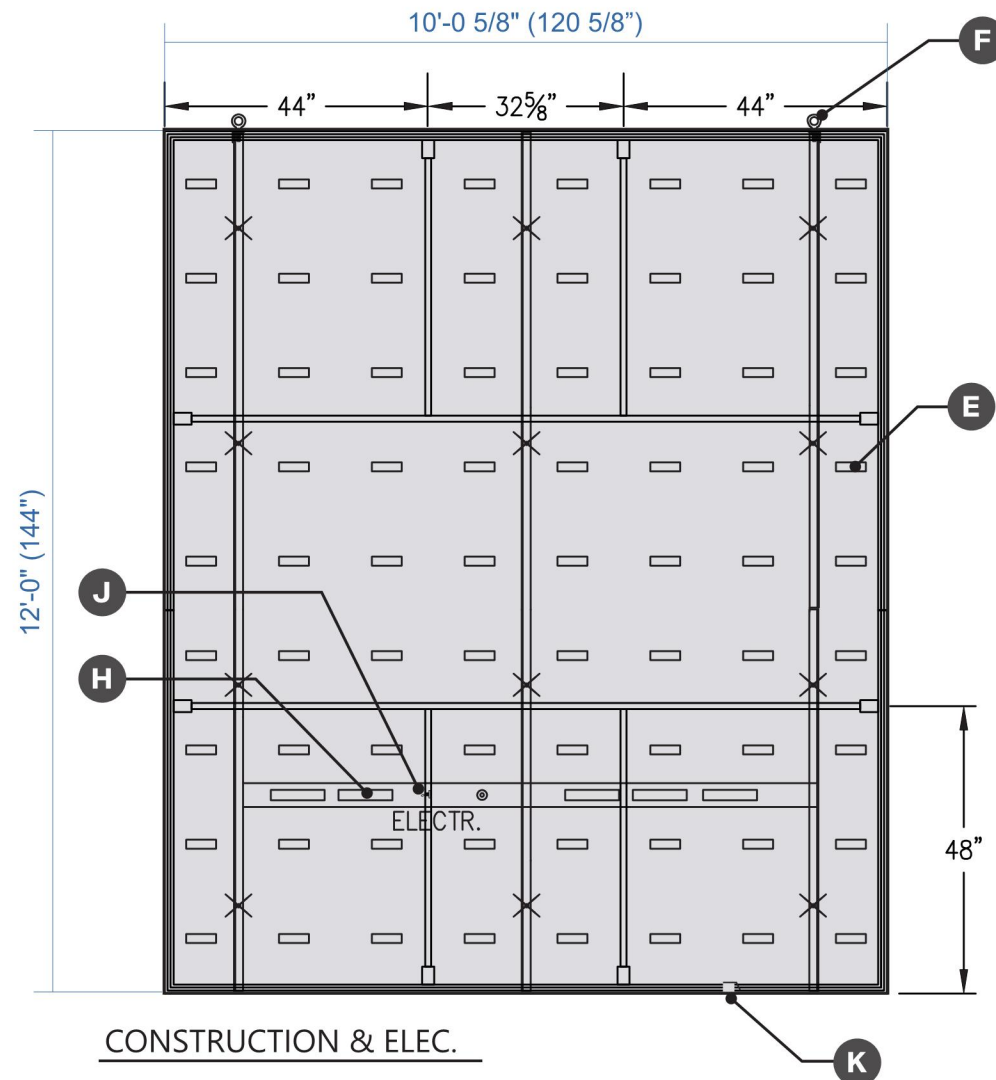


FRONT EXTERIOR ELEVATION
SIGN A



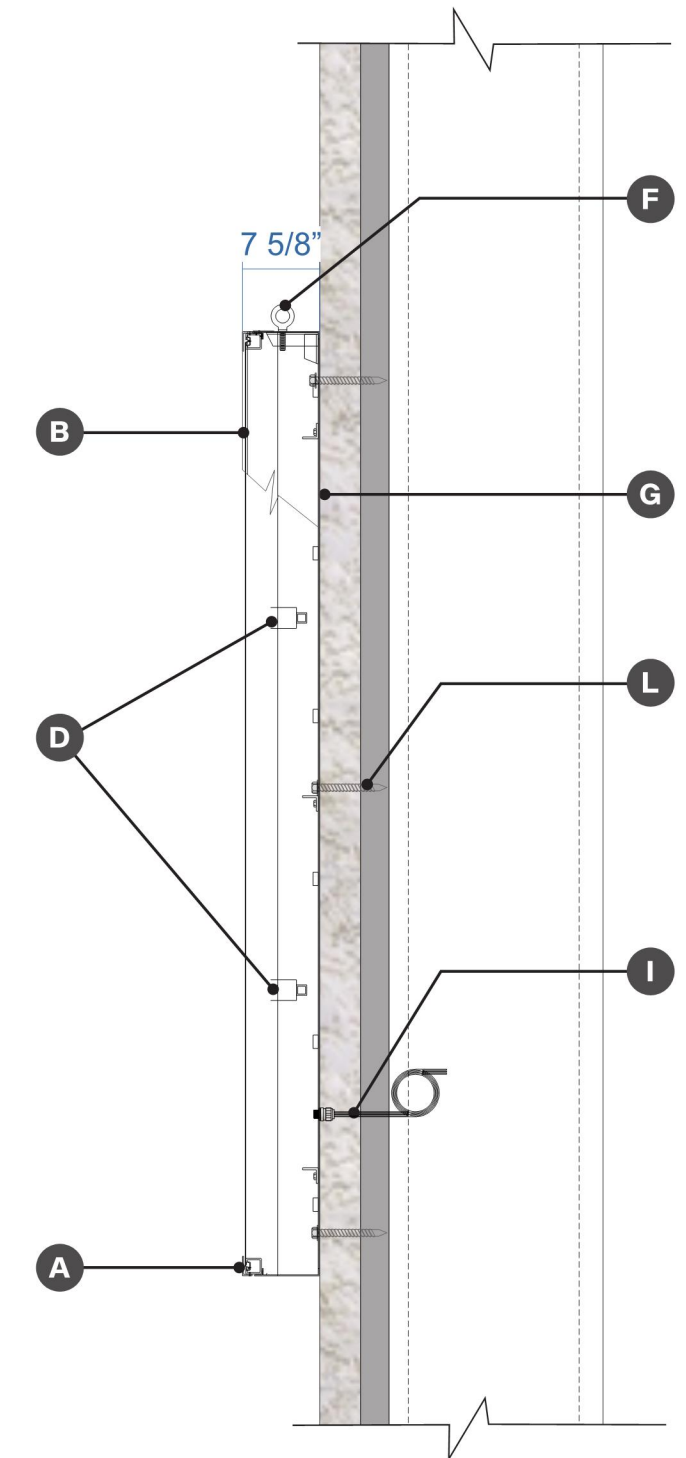


GRAPHIC



CONSTRUCTION & ELEC.

**SECTION DETAIL
NOT TO SCALE**



SPECIFICATIONS

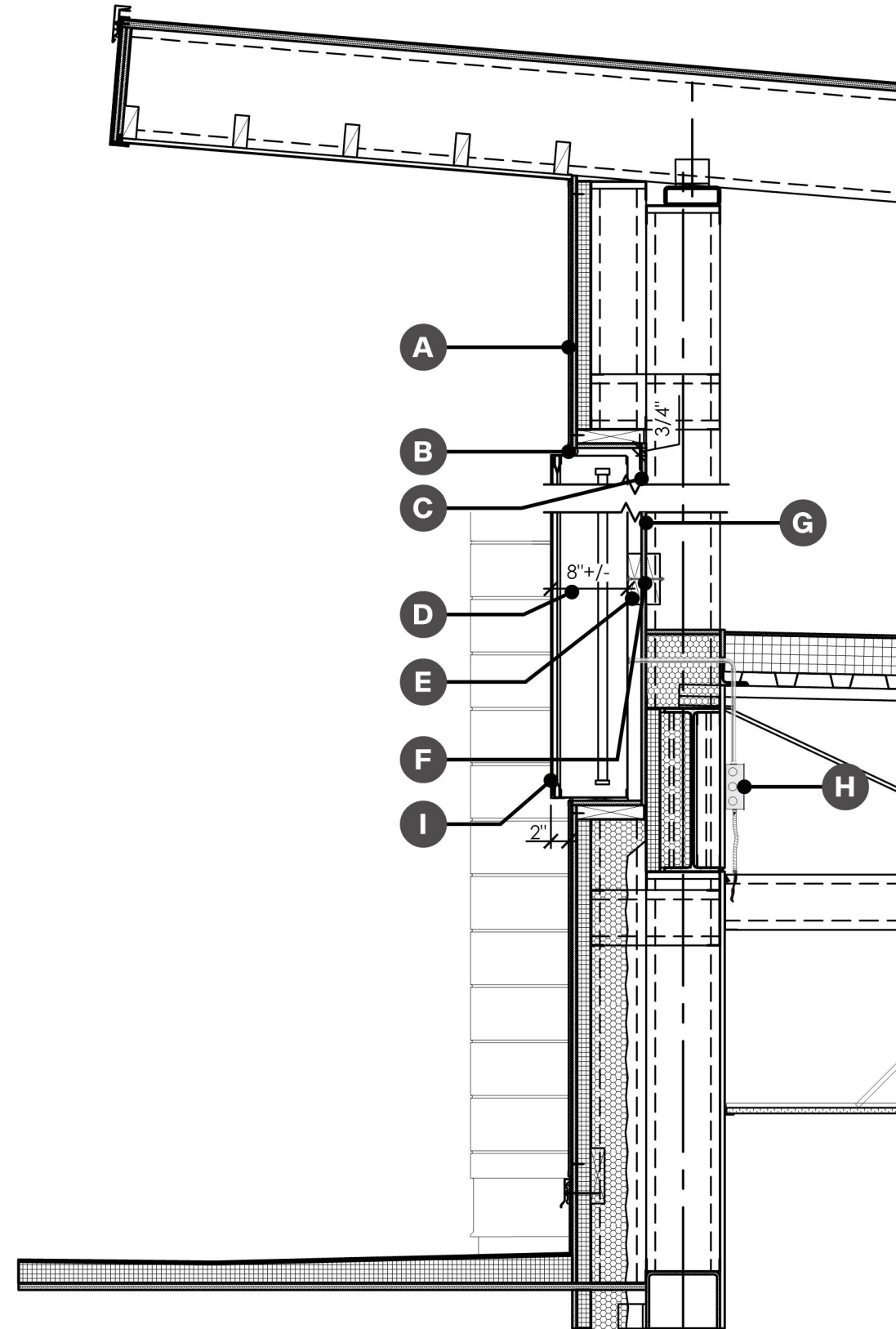
- A** Flex face aluminum extrusion painted slate gray w/ routed out back lip
- B** Brake-formed aluminum retainer painted slate gray
- C** Flexible substrate w/ first surface applied graphics
- D** Square aluminum tube for face support (As close as possible to back)
- E** White LED modules
- F** Lifting eye bolts
- G** 3mm white aluminum sign back
- H** 60W power supply
- I** Electrical pigtail w/ connector
- J** Internal disconnect toggle switch
- K** 1/4" weep holes w/ light baffles
- L** 1/2" x 4" lag bolts mounted to wood blocking behind the ACM panel (3) Top, (6) Middle, & (3) Bottom. Total (12) bolts min.

COLOR KEY			
PMS 7548 C YELLOW	PMS 3564 C ORANGE	PMS 2035 C RED	PMS 281 C DARK BLUE
PMS 298 C LIGHT BLUE	PMS 430 C SLATE GRAY	FLEXIBLE SUBSTRATE	



SPECIFICATIONS

- A** Facade: Aluminum composite (ACM) panel
- B** 3/4" Deflection space
- C** Self-adhering WRB membrain flashing @ sign recess
- D** Coordinate sign depth to have sign remain w/ 2" reveal
- E** 2 x Wood blocking @ sign fastening points
- F** 3/8" x 4" lag bolts mounted to wood behind ACM Panel
- G** 1/2" Exterior plywood
- H** Dedicated 120V 20amp AC circuit within 6' of sign (provided by others prior to install)
- I** Main Aldi sign



PROPOSED






NOTES:
SURVEY WILL NEED TO BE CONDUCTED PRIOR TO FABRICATION.
LLD WILL PROVIDE NEW OCEAN STATE JOB LOT FACES & DIVIDER BARS.





SPECIFICATIONS

3/16" polycarbonate panel w/ 1st surface digitally printed graphics

COLOR KEY		
PMS 7548 C YELLOW	PMS 3564 C ORANGE	PMS 2035 C RED
		
PMS 281 C DARK BLUE	PMS 298 C LIGHT BLUE	CLEAR POLYCARB
